

P A L M B E A C H , F L O R I D A

(COMBO PROJECT FOR SPECIAL EXCEPTION W/ SITE PLAN REVIEW & VARIANCE REQUESTS)

D R C F I N A L S U B M I T T A L

FEBRUARY 10, 2023

ARCOM MEETING DATE: FEBRUARY 22, 2023 | TOWN COUNCIL MEETING DATE: MARCH 8, 2023



D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM
CASE #:
ARC-23-022

ZONING
CASE #:
ZON-23-032

125 WORTH AVE.

PALM BEACH, FLORIDA

SHEET TITLE

COVER SHEET

DATE FEB. 10, 2023	SHEET NO A-000
SCALE AS NOTED	
BY CG	



FAIRFAX & SAMMONS
— NEW YORK ~ PALM BEACH —
FAIRFAX, SAMMONS & PARTNERS, LLC.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8891
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LICENSE NO. AA26000846

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CIVIL ENGINEER
KESHAVARZ & ASSOCIATES
711 N. DIXIE HWY., SUITE 201
WEST PALM BEACH, FL 33401
561-689-8600

ARCHITECT
FAIRFAX & SAMMONS ARCHITECTS
214 BRAZILIAN AVENUE, SUITE 100
PALM BEACH, FL 33480
561-805-8591

LANDSCAPE ARCHITECT
PARKER-YANNETTE DESIGN GROUP, INC.
4425 MILITARY TRAIL, SUITE 202
JUPITER, FL 33458
561-747-5069

SCOPE OF WORK:

- NEW ADDITIONS TO EXISTING BUILDING
- NEW LANDSCAPE & HARDSCAPE

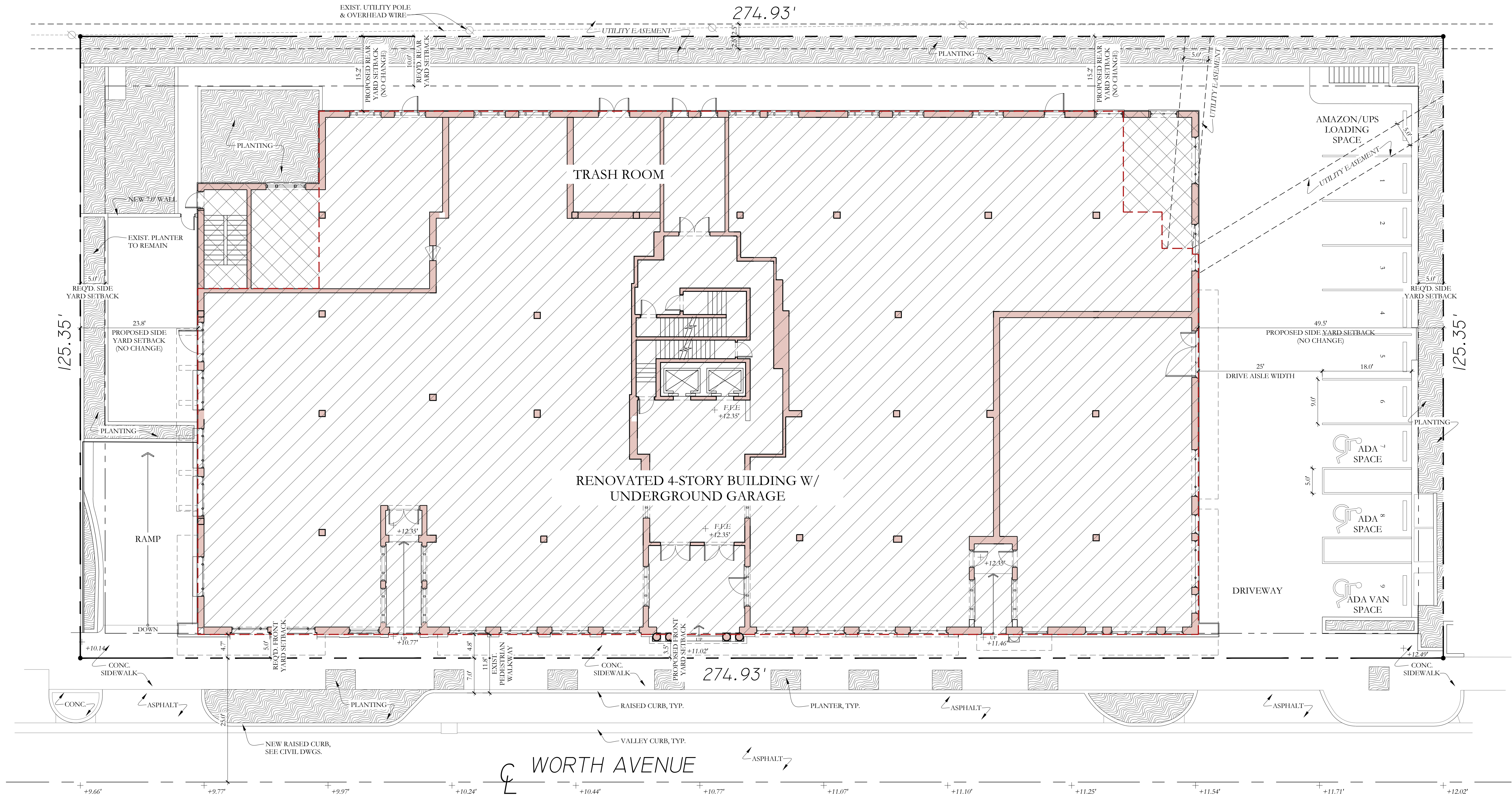
CODES AND STANDARDS:

THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH THE
2020 FLORIDA BUILDING CODE.

LEGAL DESCRIPTION:

LOTS 38 TO 48, BLOCK 16, **REVISED MAP OF ROYAL PARK ADDITION**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

MUNICIPALITY: PALM BEACH
LOCATION ADDRESS: 125 WORTH AVENUE
PARCEL CONTROL NUMBER: 50-43-43-23-05-016-0380
SUBDIVISION: ROYAL PARK ADDITION



NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

LEGEND:

- +5.50' EXISTING SPOT
ELEVATION
- +5.50' PROPOSED SPOT
ELEVATION

NEW ADDITION
= 970 SQ.FT.

EXISTING
= 19,993 SQ.FT.

OUTLINE OF EXISTING
BUILDING

TOTAL PARKING SPACE- 9

A TOTAL OF 9 PARKING
SPACES ARE PROPOSED ON
THE PROPOSED GROUND
FLOOR, WHICH IS 25
SPACES LESS THAN THE
EXISTING GROUND
PARKING

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125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED SITE PLAN

DATE FEB. 10, 2023	SHEET NO A-001
SCALE 1" = 10'-0"	
BY CG	



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214 BRAZILIAN AVENUE, PALM BEACH 33480
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1 PROPOSED SITE PLAN
1"=10'-0"



VARIANCES:

VARIANCE #1:

Per Section 134-2176, a variance to allow for a reduction in parking spaces from the 264 required parking spaces to the 141 provided parking spaces.

VARIANCE #2:

Penthouse/Fourth Floor Addition. The proposed building height (52'-1") and overall building height (55'-10") exceeds the 40' maximum height permitted by the Worth Avenue Design Guidelines.

VARIANCE #3:

Per Section 134-419, a Variance to allow for an expansion of an existing non-conforming building by increasing the existing floor area of the fourth story to 11,238 square feet from 6,785 square feet existing.

VARIANCE #4:

Per Section 134-1163(9)c, a Variance for Lot Coverage of 32.6% on the fourth floor in lieu of the 30% maximum allowable by the Zoning Code.

VARIANCE #5:

Per Section 134-1163(5), a Variance from a Front-Yard Set back Requirement of 5' to the proposed 3.5'.

VARIANCE #6:

Per Section 134-2211, a Variance from a Minimum Number of Off-Street Loading Spaces of 3 spaces to the proposed 1 space.

VARIANCE #7:

Per Section 134-1163(9)c, a Variance for Lot Coverage of 64.3% on the second floor and 61.9% on the third floor in lieu of the 60% maximum allowable on the second floor, and 30% maximum allowable on the third floor by the Zoning Code and Worth Avenue Design Guidelines.

VARIANCE #8:

Per Section 134-1163(10), a Variance for Maximum Building Length of 201.83' in lieu of the 150 feet maximum allowable by the Zoning Code.

VARIANCE #9:

Per Section 134-1163(11), a Variance for Landscape Open Space (LOS) of 6.29% in lieu of the 25% maximum allowable by the Zoning Code.

VARIANCE #10:

Per Section 134-1163(12), a Variance for Floor Area of 20,963 S.F. square feet on the ground floor, 23,246 S.F. square feet on the second floor, and 21,324 S.F. square feet on the third floor in lieu of the 15,000 square feet per floor maximum allowable by the Zoning Code.

SPECIAL EXCEPTIONS:

Section 134-1165(b)(2), a third story and other special allowances may be granted if the structure is built in accordance with the Worth Avenue Design Guidelines in conformance with Section 134-233.

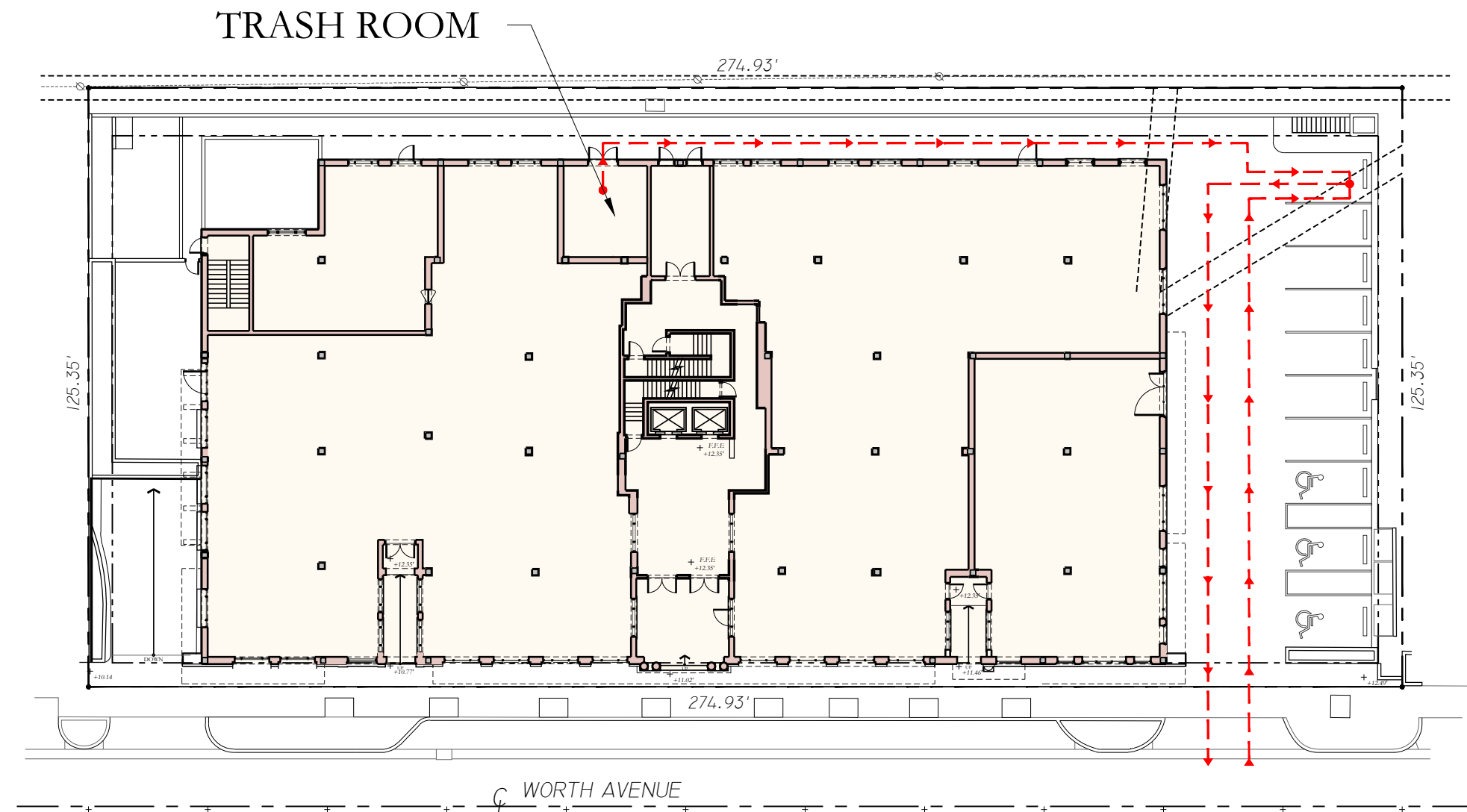
Section 134-1159(a), uses that are greater than 4,000 square feet GLA (gross leasable area)

PARKING SPACE QUANTITIES:

	EXISTING	PROPOSED
SUB-BASEMENT LEVEL:	69	71
BASEMENT LEVEL:	61	61
FIRST FLOOR (GRADE LEVEL):	34	9
TOTAL:	164	141

PROPOSED GROSS LEASABLE AREAS (G.L.A.)

	CATEGORY	AREA
FIRST FLOOR:	RETAIL	16,608 SQ. FT.
SECOND FLOOR:	OFFICE	17,659 SQ. FT.
THIRD FLOOR:	OFFICE	17,665 SQ. FT.
FOURTH FLOOR:	OFFICE	8,636 SQ. FT.
TOTAL G.L.A.:		60,568 SQ. FT.



1 OPERATIONAL PLAN (TRASH COLLECTION)
1"=30'-0"



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:	125 WORTH AVE.			
2	Zoning District:	C-WA (COMMERICAL WORTH AVE.)			
3	Structure Type:	CBS			
4		Required/Allowed	Existing	Proposed	Note
5	Lot Size (sq ft)	4,000 (MIN.)	34,462	34,462 [N/C]	
6	Lot Depth (ft)	90 (MIN.)	125.35	125.35 [N/C]	
7	Lot Width (ft)	30 (MIN.)	274.93	274.93 [N/C]	
8	Lot Coverage (Sq Ft and %)	25,847, 75% (MAX.) 1ST FLR. 22,401, 65% (MAX.) 2ND FLR. 10,339, 30% (MAX.) 3RD FLR. 10,339, 30% (MAX.) 4TH FLR.	19,993, 58.0% 1ST FLR. 20,696, 60.0% 2ND FLR. 19,502, 56.6% 3RD FLR. 6,785, 19.7% 4TH FLR.	20,963, 60.8% 1ST FLR. 22,146, 64.3% 2ND FLR. 21,324, 61.9% 3RD FLR. 11,238, 32.6% 4TH FLR.	1
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	N/A	128,619	137,314	
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A	
11	Floor Area (Sq Ft)		30,608 SUB-BSMT. 31,035 BSMT. 19,993 1ST FLR. 20,696 2ND FLR. 19,502 3RD FLR. 6,785 4TH FLR.	30,608 SUB-BSMT. 31,035 BSMT. 20,963 1ST FLR. 22,146 2ND FLR. 21,324 3RD FLR. 11,238 4TH FLR.	2
12	*Front (South) Yard Setback (Ft.)	5	4.7	3.5	3
13	* Side (East) Yard Setback (Ft.)	5	49.5	49.5 [N/C]	
14	* Side (West) Yard Setback (Ft.)	5	23.8	23.8 [N/C]	
15	*Rear (North) Yard Setback (Ft.)	10 (MIN.)	15.2	15.2 [N/C]	
16	Angle of Vision (Deg.)	N/A	N/A	N/A	
17	Building Height (Ft.)	40 (MAX.)	47.75	52.08	4
18	Overall Building Height (Ft.)	45 (MAX.) FLAT 50 (MAX.) PITCHED	52.25	55.84	
19	Length (Ft.)	150	201.83	201.83 [N/C]	5
20	Crown of Road (COR) (NAVD)	N/A	+12.02'	+12.02' [N/C]	
21	Max. Amount of Fill Added to Site (Ft.)				
22	Finished Floor Elev. (FFE)(NAVD)	N/A	+12.35'	+12.35' [N/C]	
23	Zero Datum for point of meas. (NAVD)	N/A	+12.35'	+12.35' [N/C]	
24	FEMA Flood Zone Designation	N/A	"X"	"X" [N/C]	
25	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A	
26	Landscape Open Space (LOS) (Sq Ft and %)	8,616, 25% (MIN.)	2,169, 6.29%	2,169, 6.29%	
27	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A	
28	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A	
29	**Native Plant Species %	Please refer to separate landscape legend.			
30	Parking Spaces	264	164	141	

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

If value is not applicable, enter N/A

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

If value is not changing, enter N/C

NOTES

(All notes below per Worth Avenue Design Guidelines (Commercial Redevelopment at East-End Development Area):

1. Special Allowance for increase in Maximum Building Lot Coverage
2. Eligible for elimination of Building Floor Area Limitation
3. A ten-foot-wide pedestrian walkway is req'd. between the street curbline and the building, of which not more than five feet may be on the town street right-of-way.
4. Special Allowance for increase in Building Height
5. Eligible for elimination of Building Length Limitation

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

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125 WORTH AVE.

PALM BEACH, FLORIDA

SHEET TITLE
ZONING LEGEND

DATE
FEB. 10, 2023

SCALE
AS NOTED

BY
CG

SHEET NO

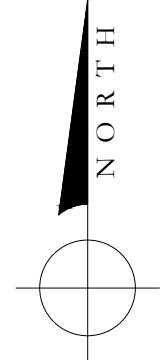
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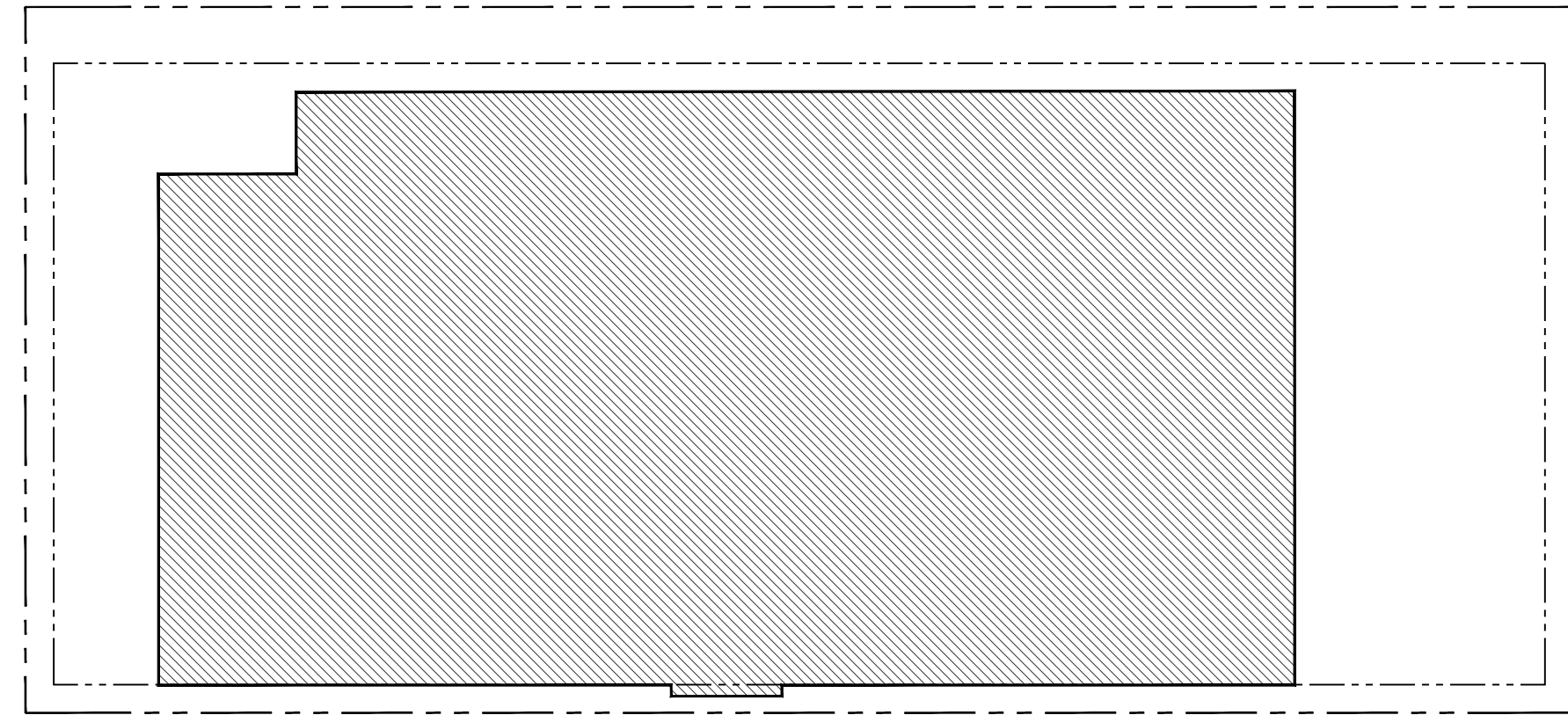
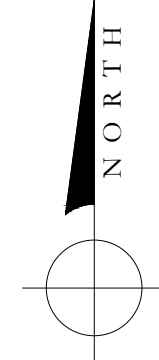
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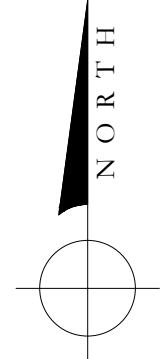
1a LOT COVERAGE DIAGRAM: EXISTING FIRST FLOOR
1"=30'-0"

LOT AREA: 34,462 S.F.
BUILDING AREA: 19,729 S.F. (57.3%)



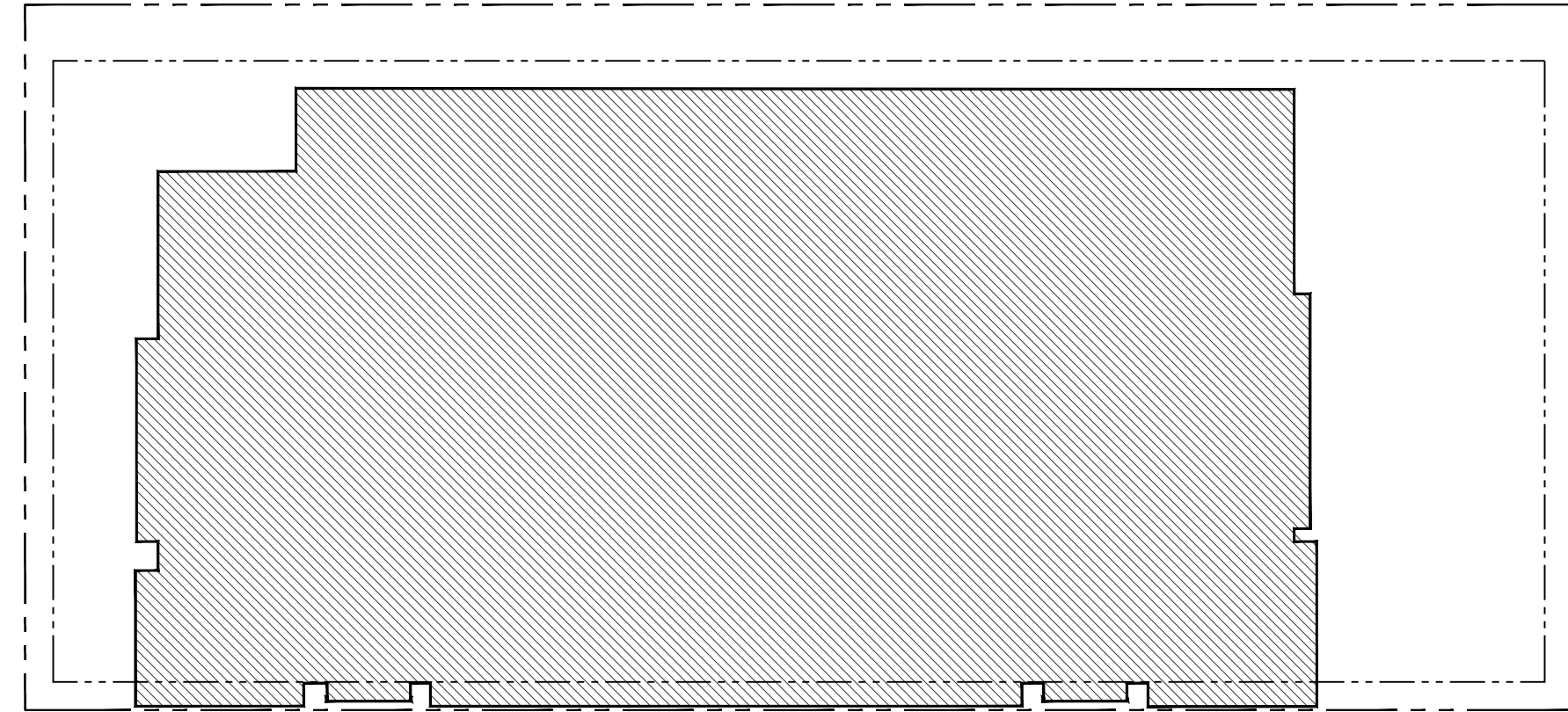
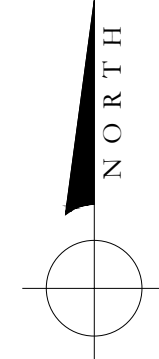
1b LOT COVERAGE DIAGRAM: PROPOSED FIRST FLOOR
1"=30'-0"

LOT AREA: 34,462 S.F.
BUILDING AREA: 20,963 S.F. (60.8%)



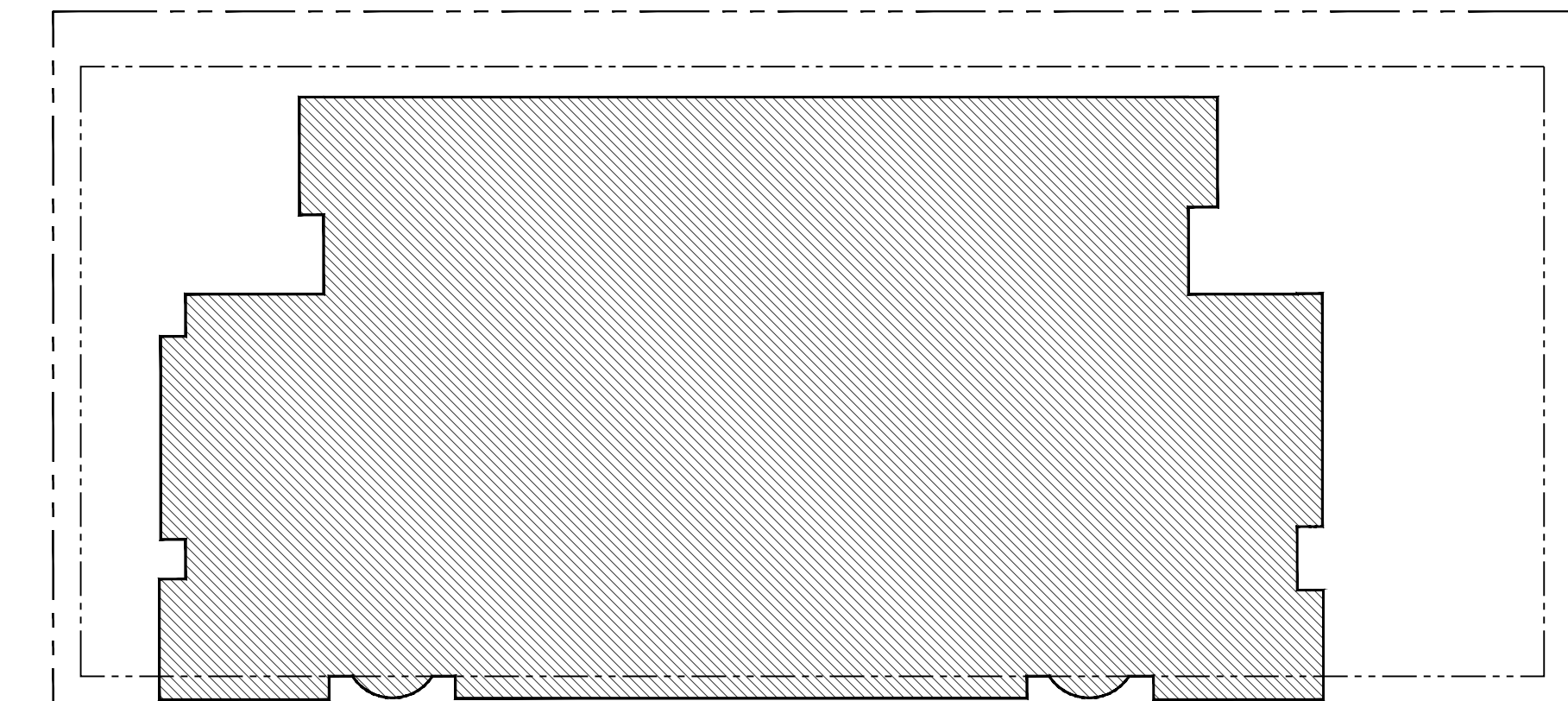
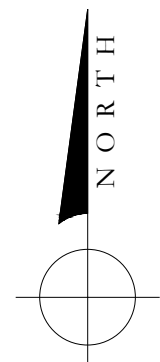
2a LOT COVERAGE DIAGRAM: EXISTING 2ND FLOOR
1"=30'-0"

LOT AREA: 34,462 S.F.
BUILDING AREA: 20,975 S.F. (60.9%)



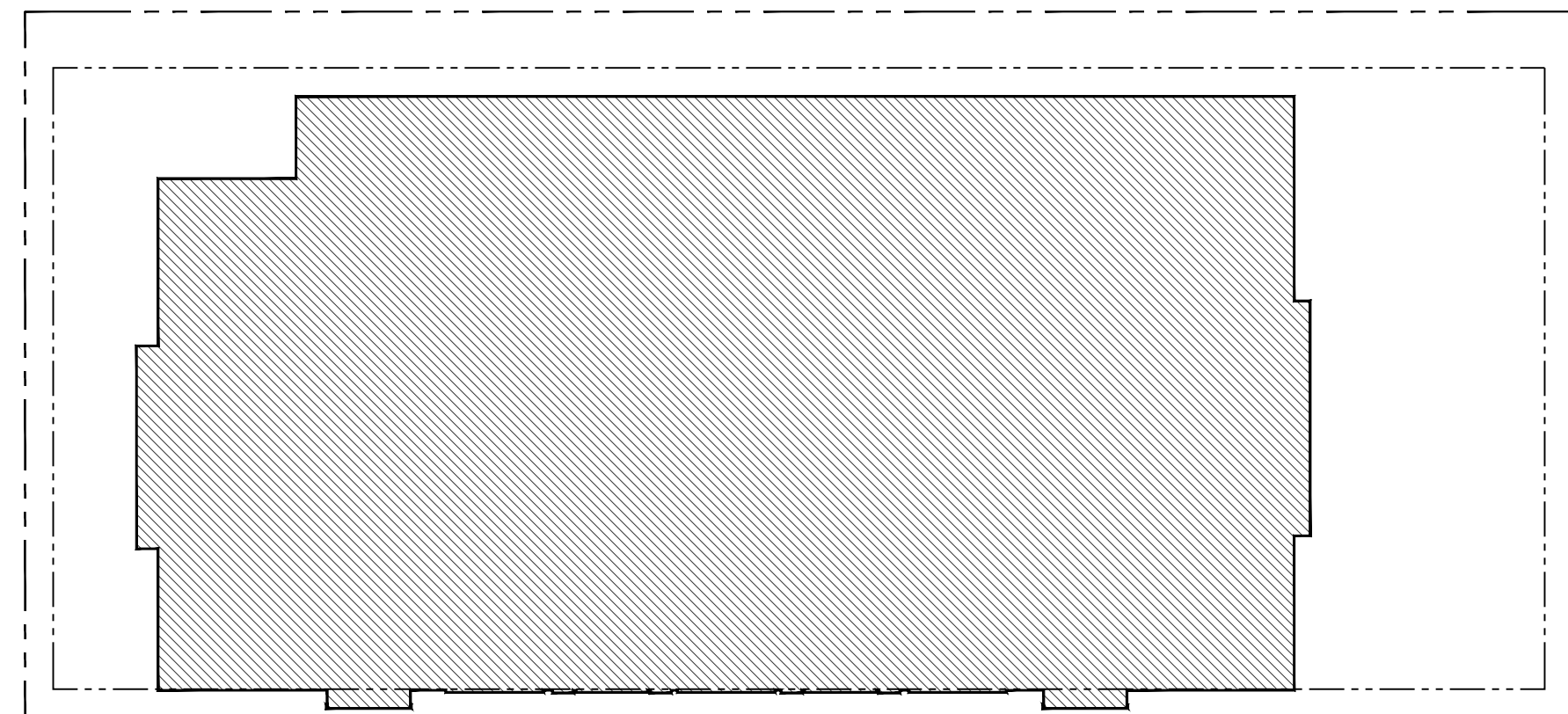
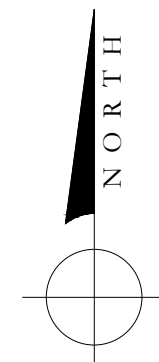
2b LOT COVERAGE DIAGRAM: PROPOSED 2ND FLOOR
1"=30'-0"

LOT AREA: 34,462 S.F.
BUILDING AREA: 22,146 S.F. (64.3%)



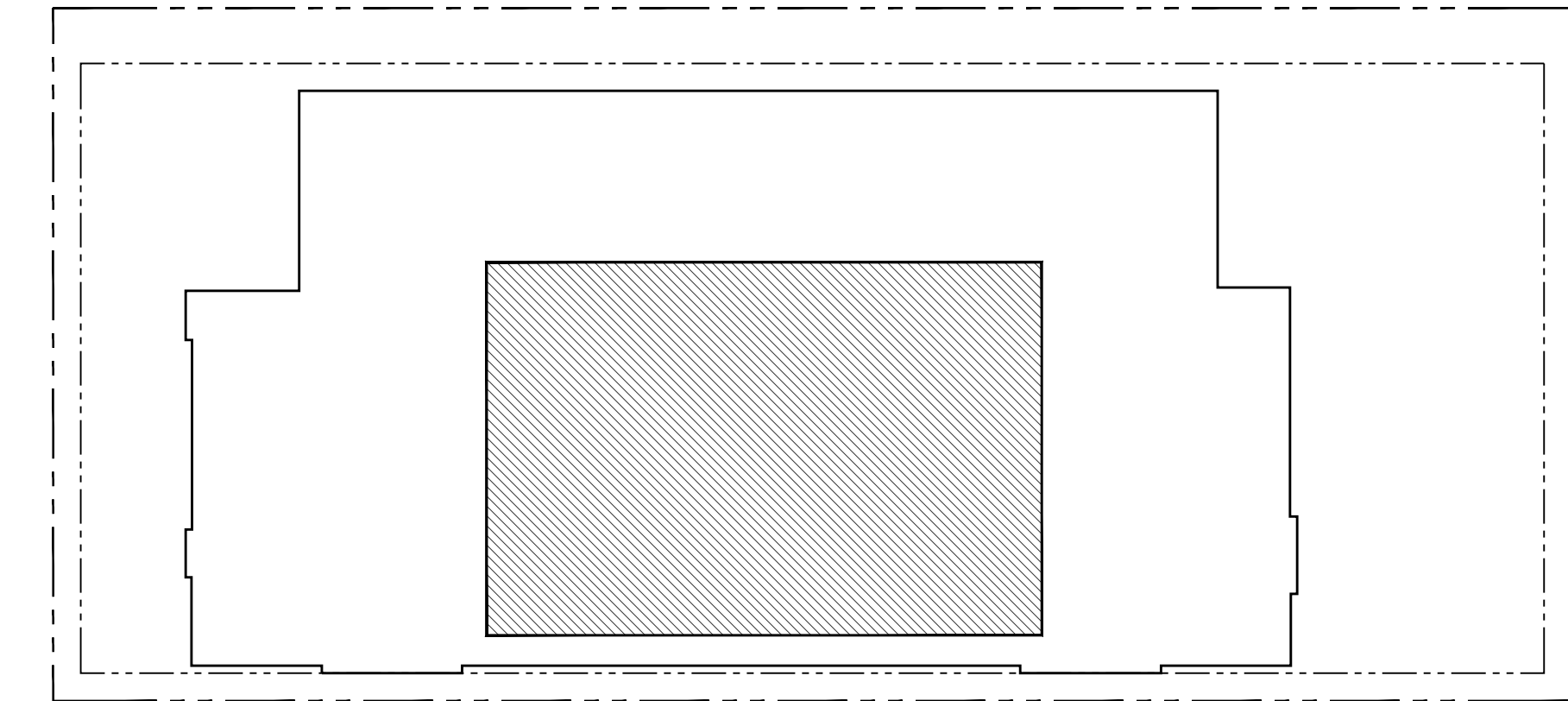
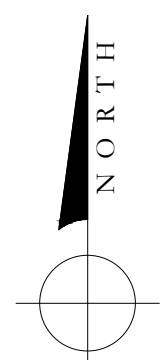
3a LOT COVERAGE DIAGRAM: EXISTING 3RD FLOOR
1"=30'-0"

LOT AREA: 34,462 S.F.
BUILDING AREA: 20,975 S.F. (60.9%)



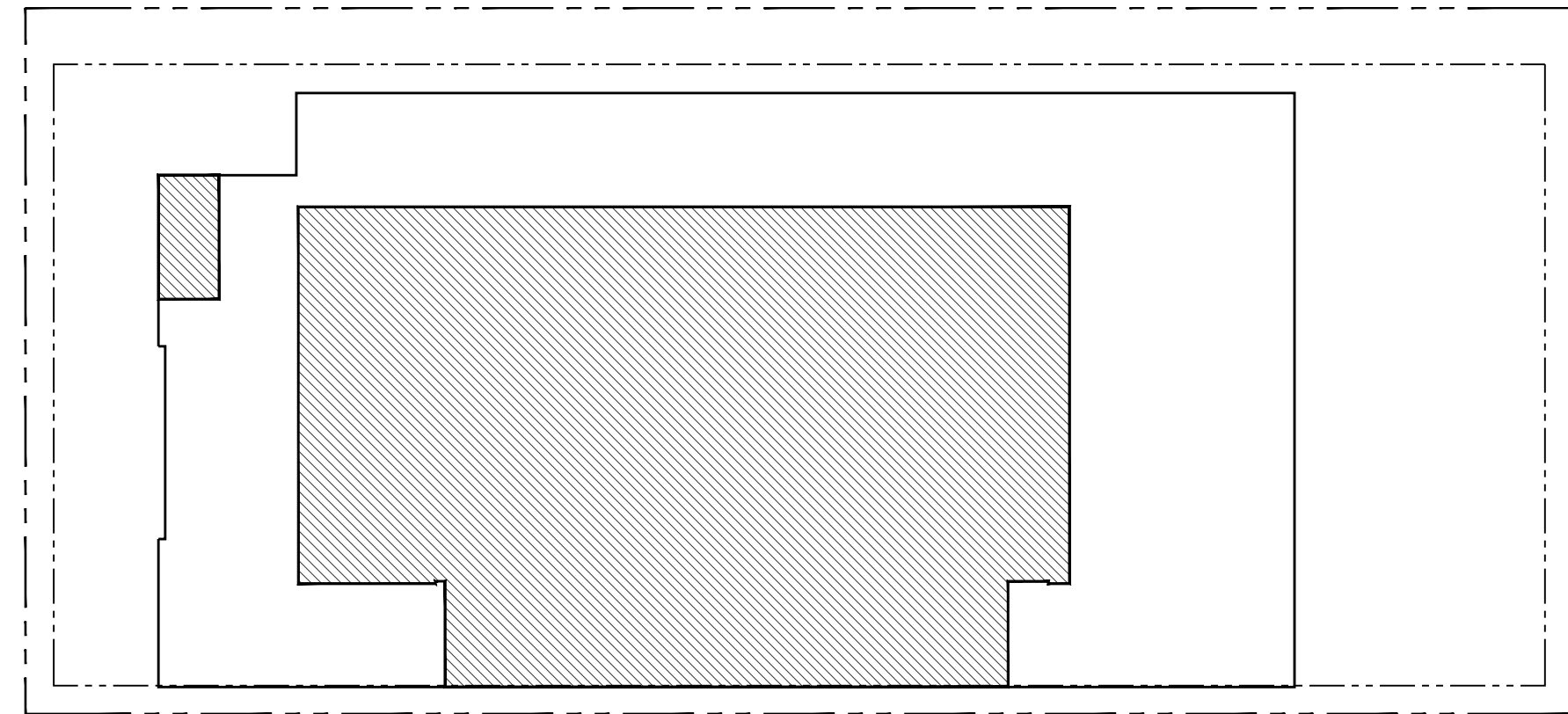
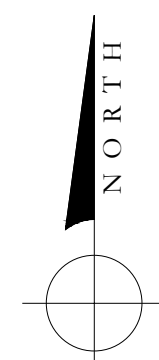
3b LOT COVERAGE DIAGRAM: PROPOSED 3RD FLOOR
1"=30'-0"

LOT AREA: 34,462 S.F.
BUILDING AREA: 21,324 S.F. (61.9%)



4a LOT COVERAGE DIAGRAM: EXISTING 4TH FLOOR
1"=30'-0"

LOT AREA: 34,462 S.F.
BUILDING AREA: 6,784 S.F. (19.7%)



4b LOT COVERAGE DIAGRAM: PROPOSED 4TH FLOOR
1"=30'-0"

LOT AREA: 34,462 S.F.
BUILDING AREA: 11,238 S.F. (32.6%)

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125 WORTH AVE.
PALM BEACH, FLORIDA

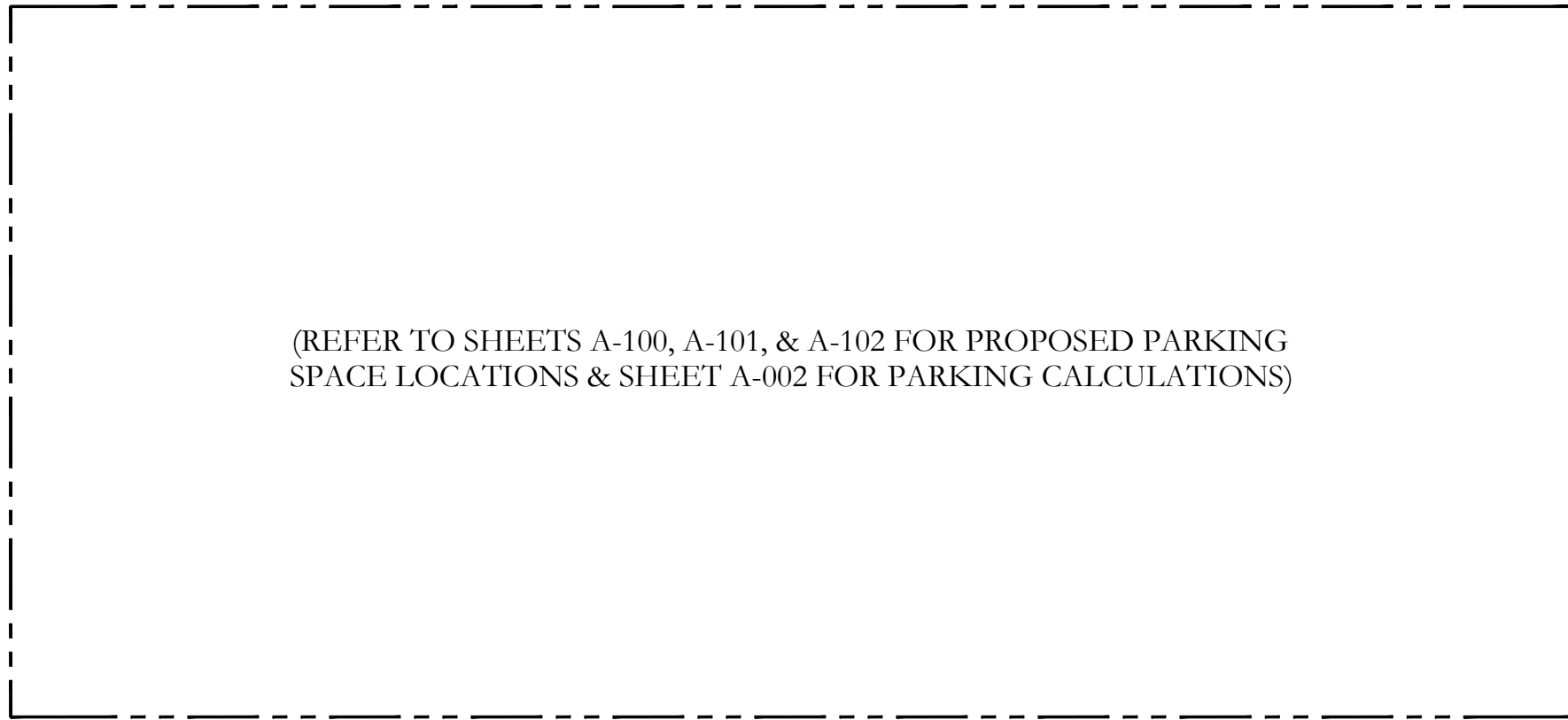
SHEET TITLE
EXISTING & PROPOSED
LOT COVERAGE CALCULATIONS

DATE FEB. 10, 2023	SHEET NO A-003
SCALE AS NOTED	
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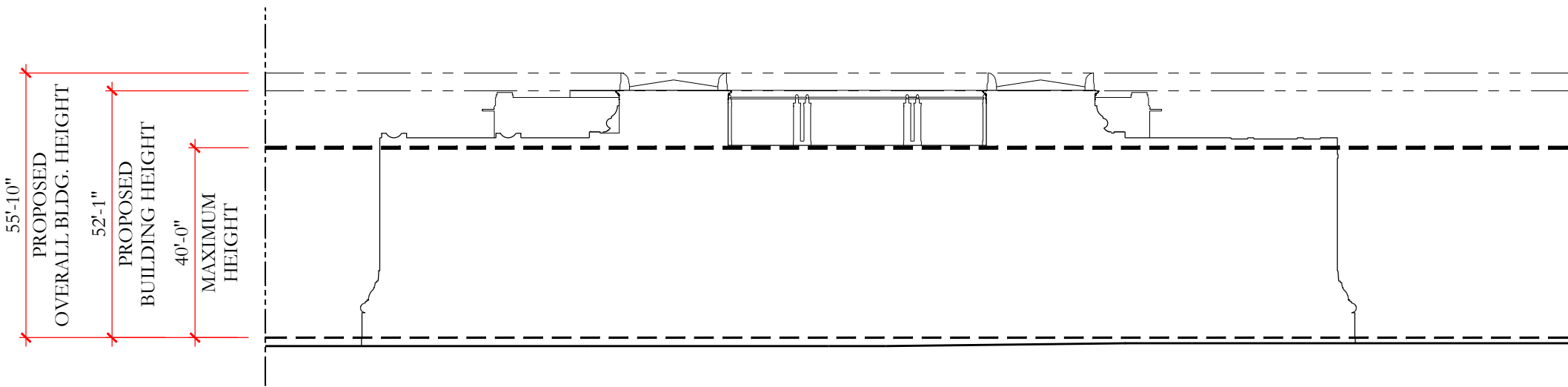
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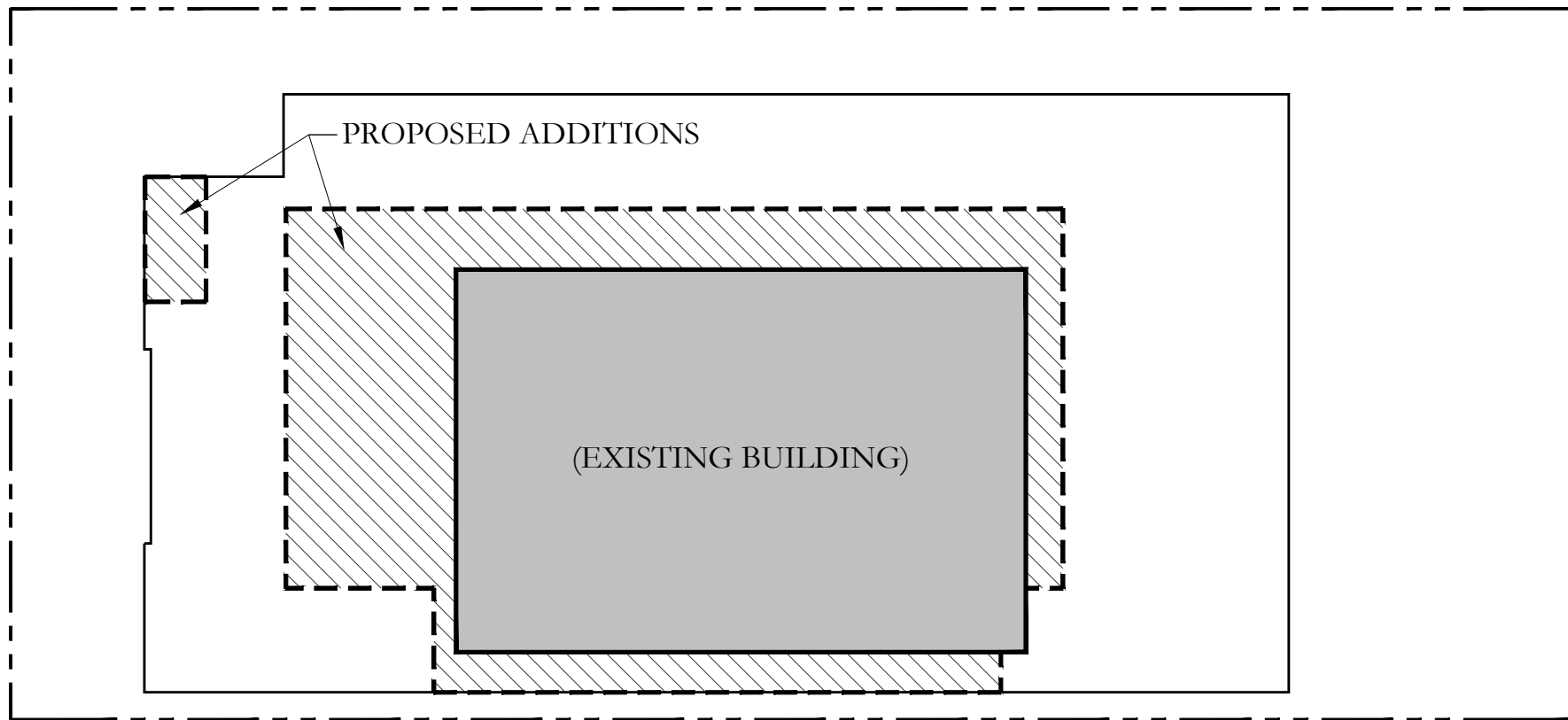
1 VARIANCE #1: VARIANCE FROM PARKING REQUIREMENTS
1"=30'-0"

VARIANCE #1:
Per Section 134-2176, a variance to allow for a reduction in parking spaces from the 264 required parking spaces to the 141 provided parking spaces.



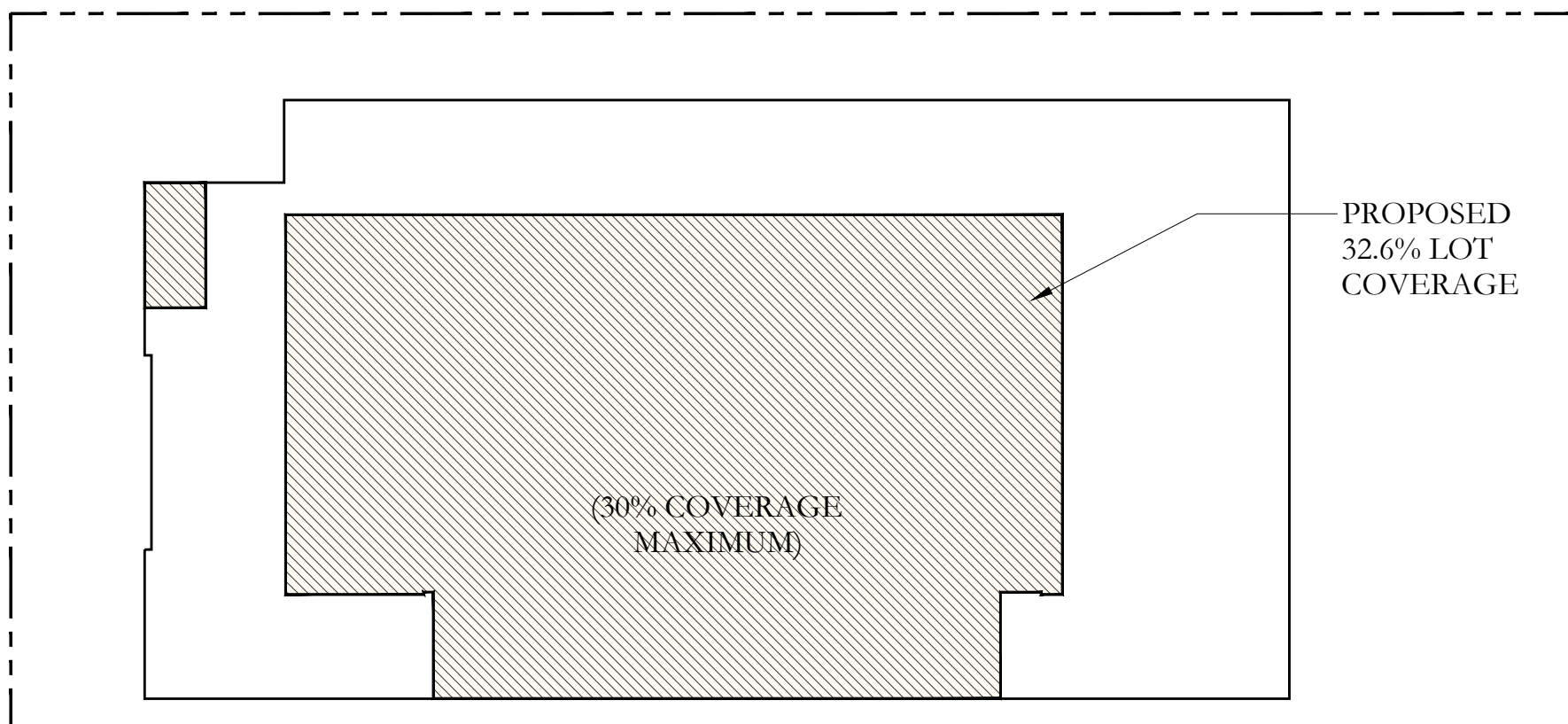
2 VARIANCE #2: BUILDING HEIGHT
1"=30'-0"

VARIANCE #2:
Penthouse/Fourth Floor Addition. The proposed building height (52'-1") and overall building height (55'-10") exceeds the 40' maximum height permitted by the Worth Avenue Design Guidelines.



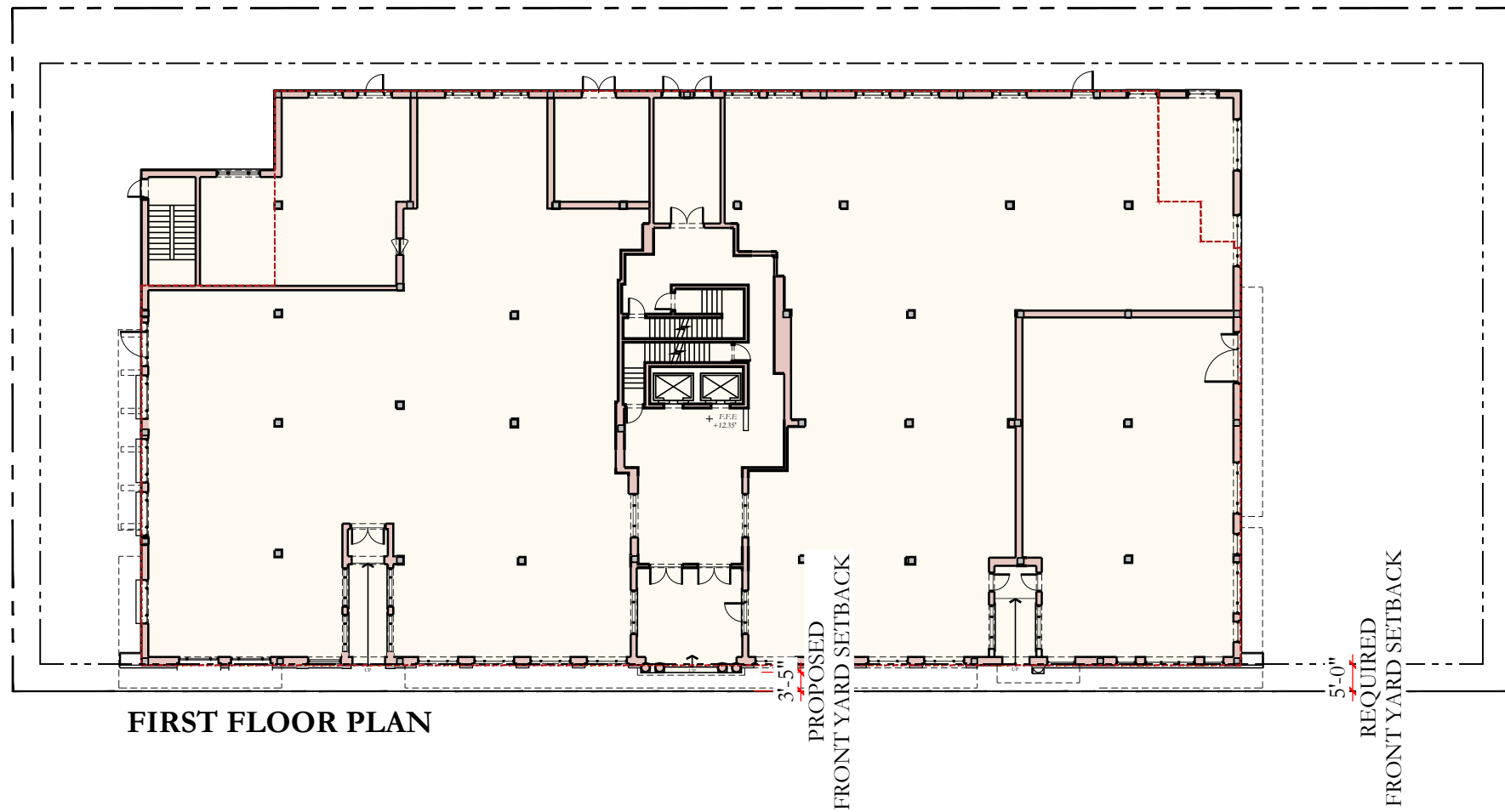
3 VARIANCE #3: 4TH FLOOR FLOOR AREA INCREASE
1"=30'-0"

VARIANCE #3:
Per Section 134-419, a Variance to allow for an expansion of an existing non-conforming building by increasing the existing floor area of the fourth story to 11,238 square feet from 6,785 square feet existing.



4 VARIANCE #4: 4TH FLOOR LOT COVERAGE EXCEEDING 30%
1"=30'-0"

VARIANCE #4:
Per Section 134-1163(9)c, a Variance for Lot Coverage of 32.6% on the fourth floor in lieu of the 30% maximum allowable by the Zoning Code.



5 VARIANCE #5: FRONT YARD SETBACK
1"=30'-0"

VARIANCE #5:
Per Section 134-1163(5), a Variance from a Front-Yard Set back Requirement of 5' to the proposed 3.5'.

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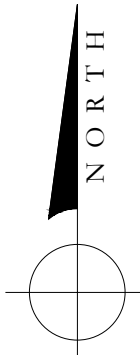
SHEET TITLE
VARIANCE DIAGRAMS

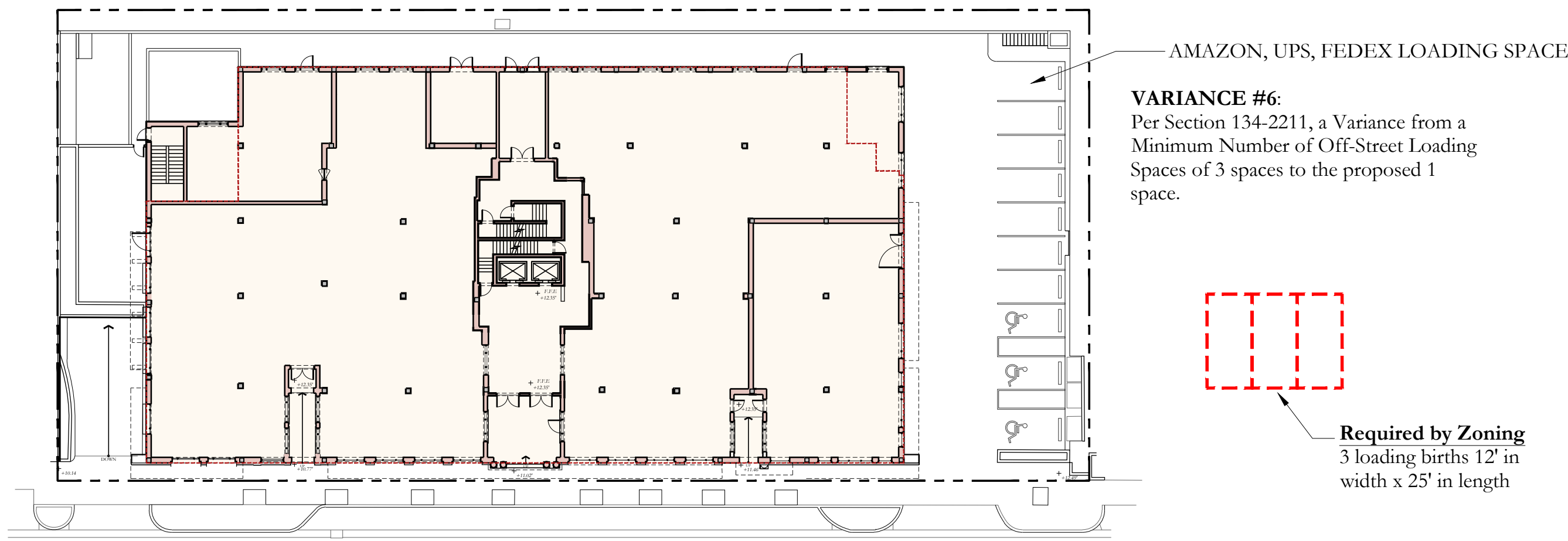
DATE FEB. 10, 2023	SHEET NO A-004a
SCALE AS NOTED	
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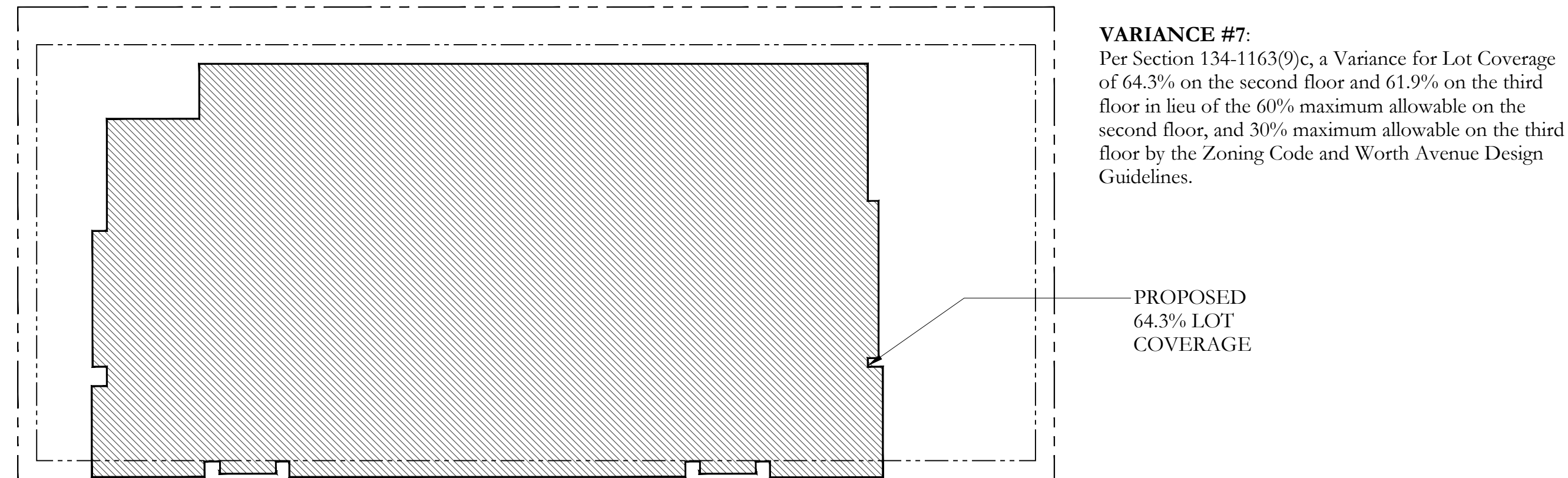
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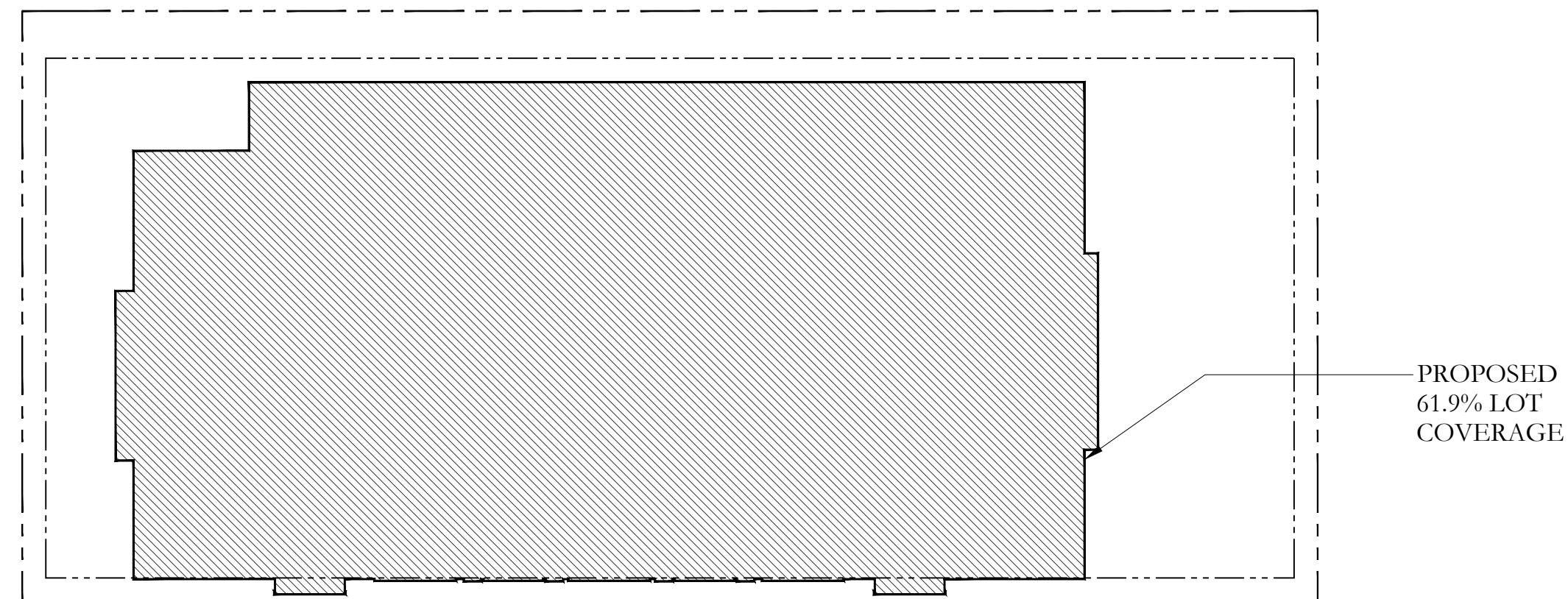




6 **VARIANCE #6: VARIANCE FROM OFF STREET LOADING SPACES**
1"=30'-0"

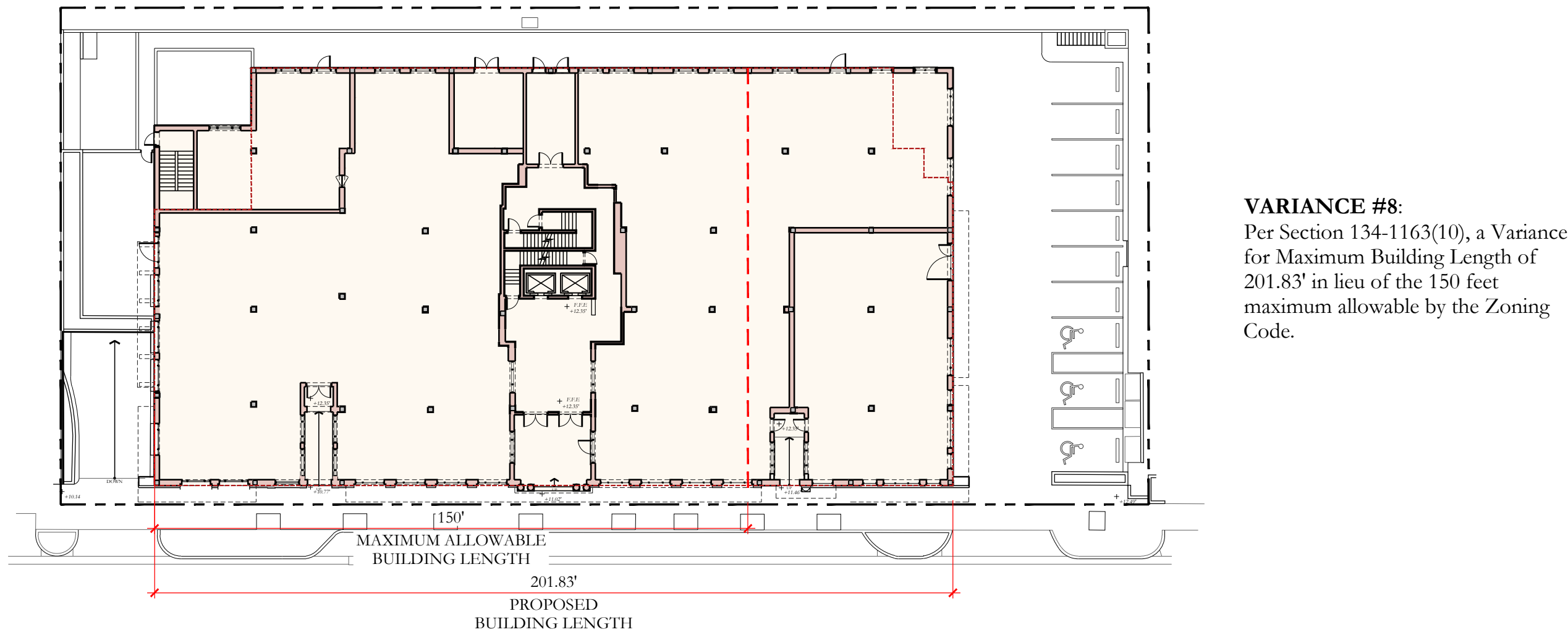


SECOND FLOOR PLAN

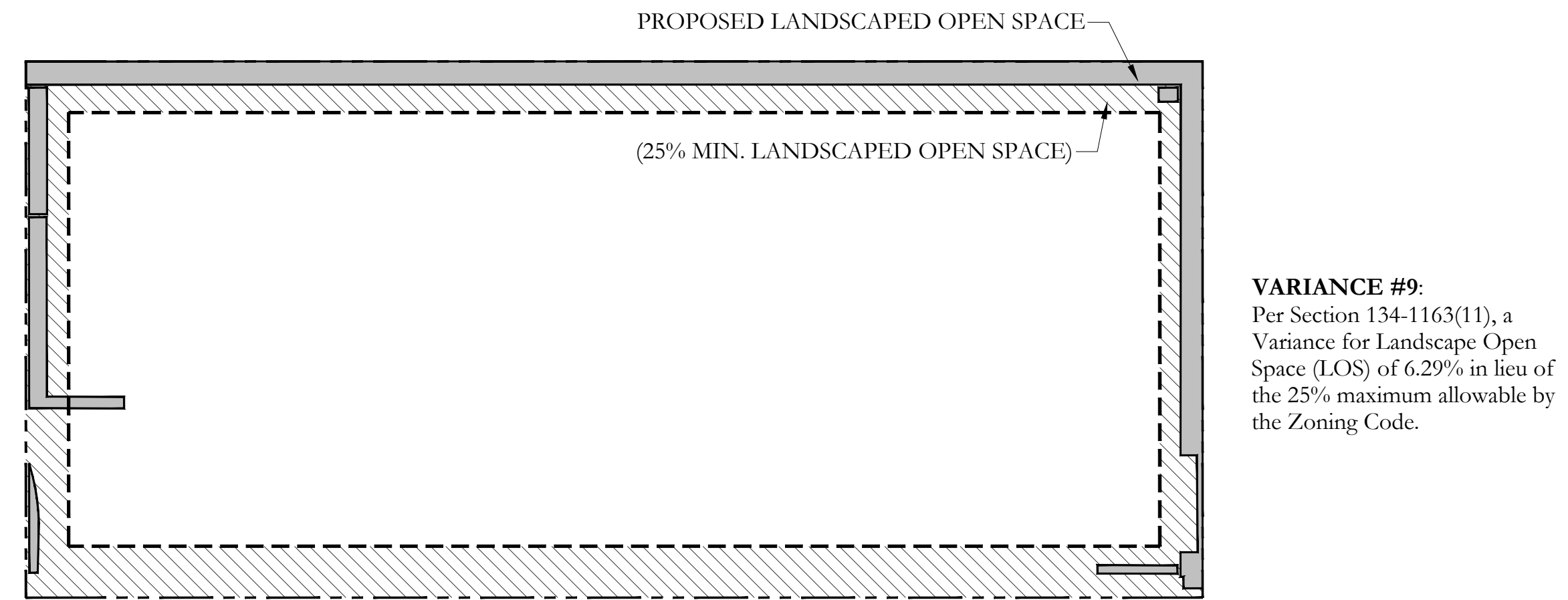


THIRD FLOOR PLAN

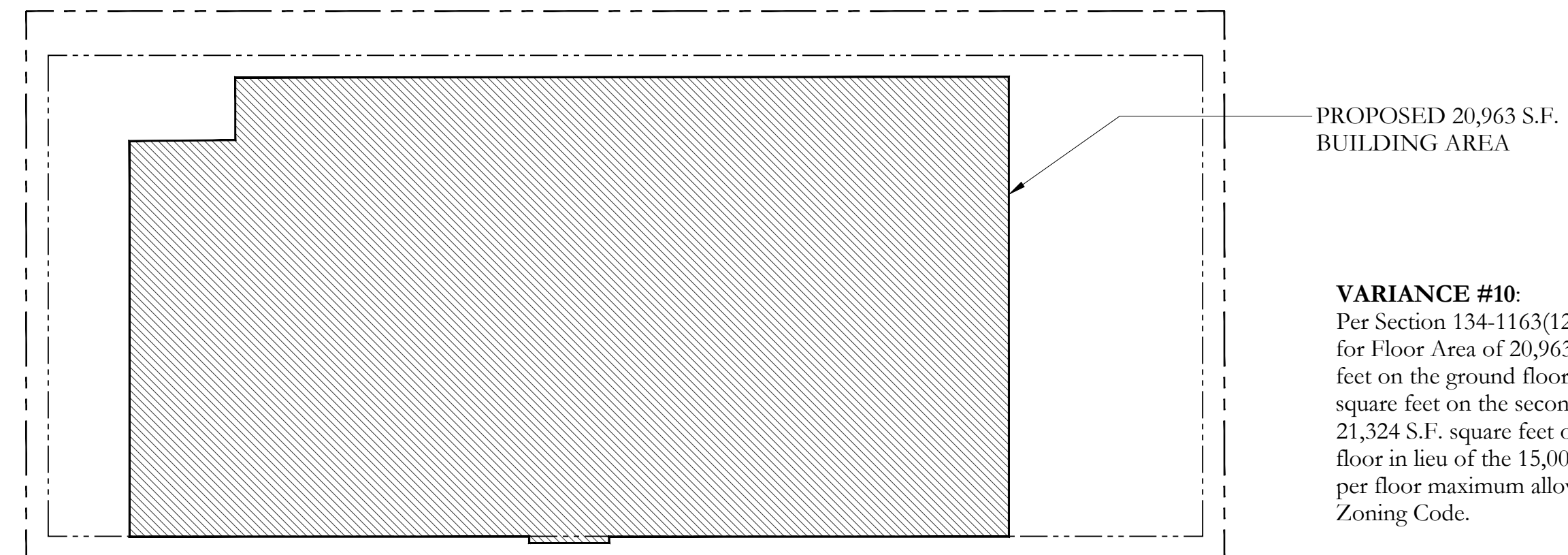
7 **VARIANCE #7: VARIANCE FOR LOT COVERAGE ON 2ND & 3RD FLOORS**
1"=30'-0"



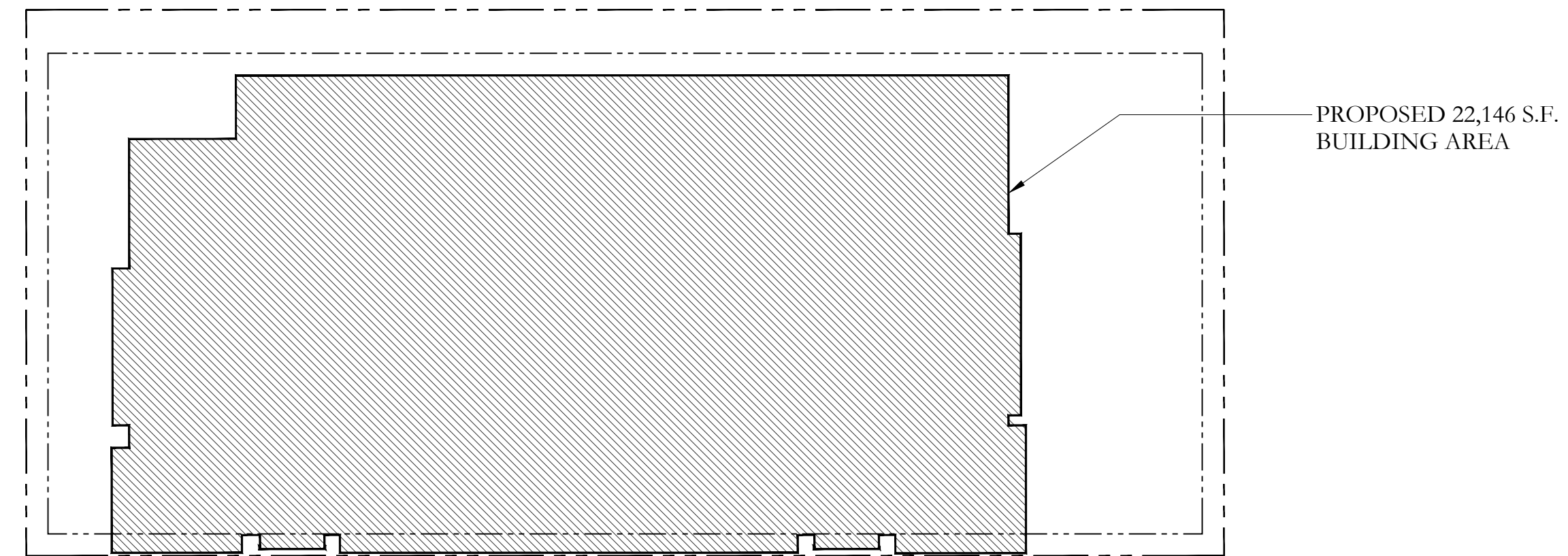
8 **VARIANCE #8: VARIANCE FOR BUILDING LENGTH**
1"=30'-0"



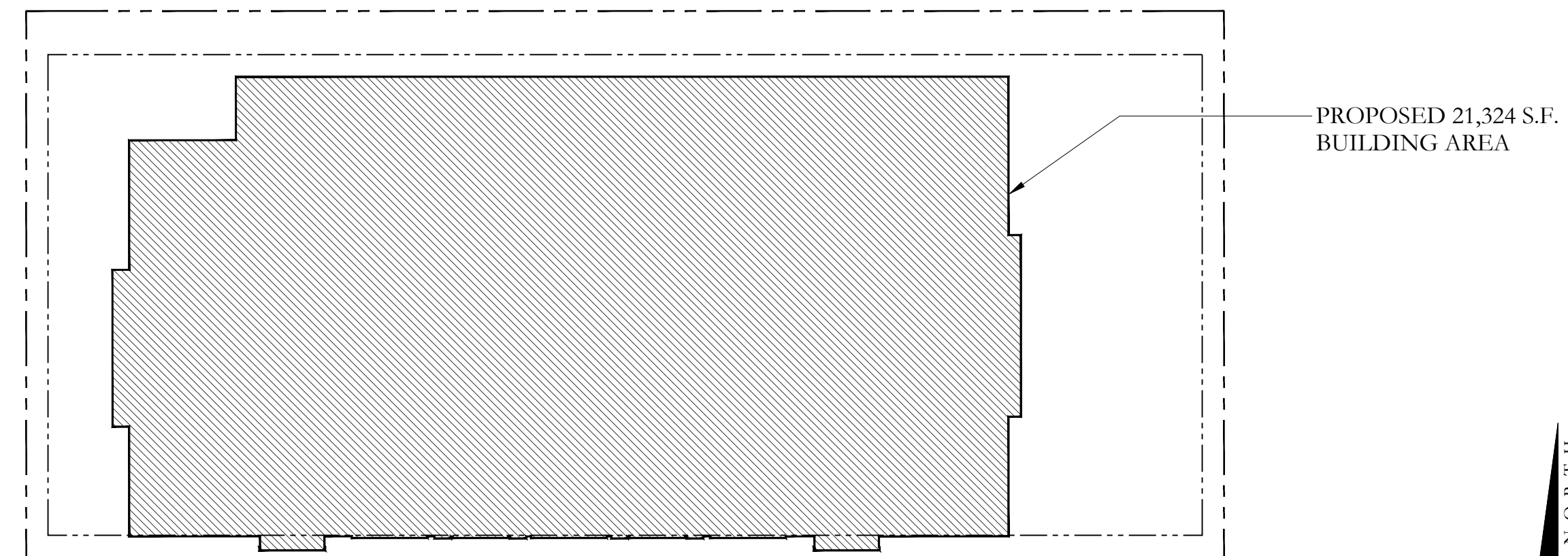
9 **VARIANCE #9: LANDSCAPE OPEN SPACE**
1"=30'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

10 **VARIANCE #10: VARIANCE FOR FLOOR AREA**
1"=30'-0"

D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM
CASE #:
ARC-23-022

ZONING
CASE #:
ZON-23-032

125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
VARIANCE DIAGRAMS

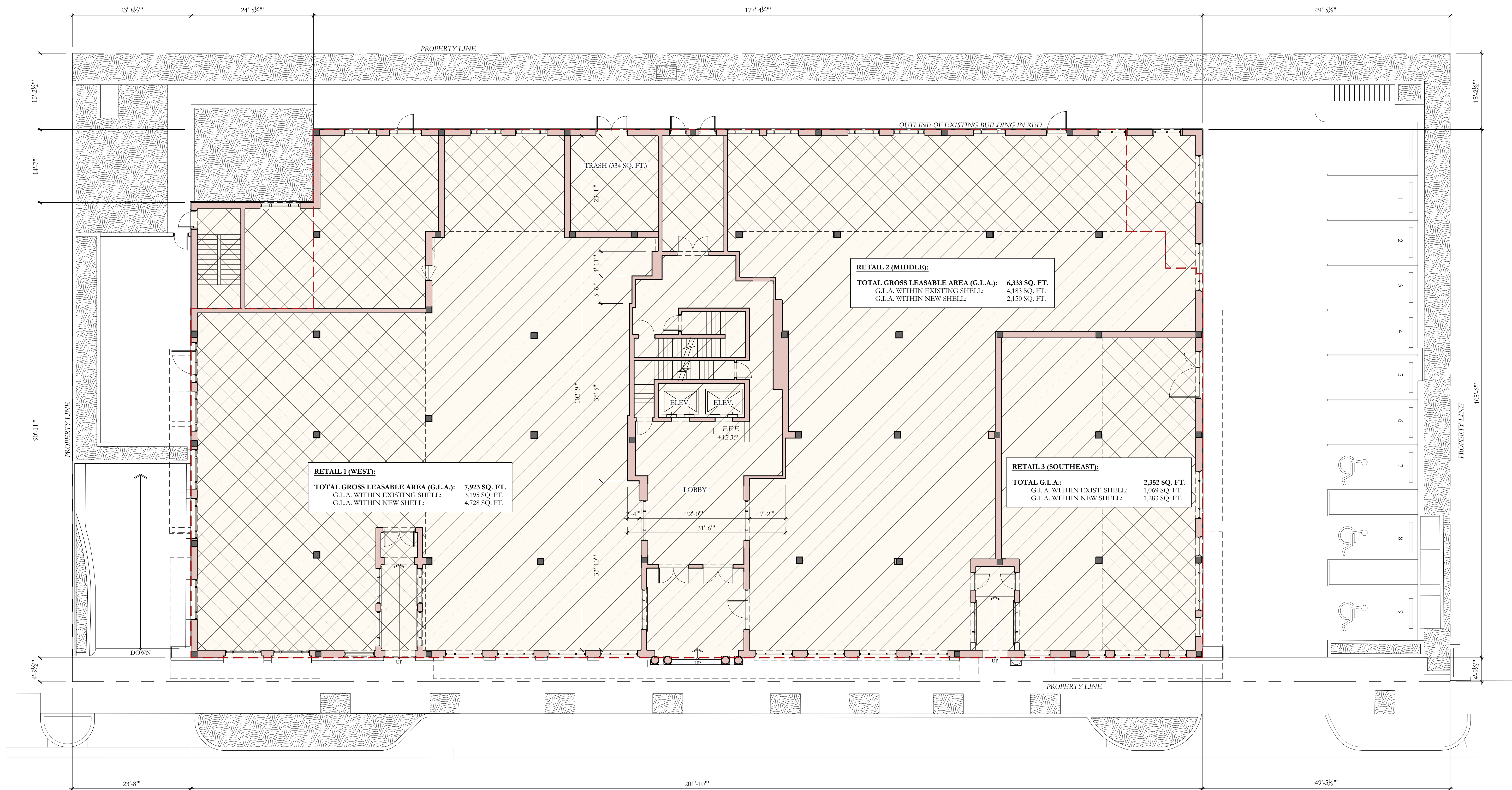
DATE FEB. 10, 2023	SHEET NO A-004b
SCALE AS NOTED	
BY CG	



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NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

LEGEND:

+5.50'
EXISTING SPOT
ELEVATION

+5.50'
PROPOSED SPOT
ELEVATION

NEW ADDITION
= 970 SQ. FT.

EXISTING
= 19,993 SQ. FT.

OUTLINE OF EXISTING
BUILDING

D.R.C. FINAL SUBMITTAL SET 02/10/2023
D.R.C. SECOND SUBMITTAL SET 12/27/2022
D.R.C. FIRST SUBMITTAL SET 12/08/2022
D.R.C. PRE-APP MEETING SET 11/21/2022

ARCOM
CASE #:
ARC-23-022

ZONING
CASE #:
ZON-23-032

125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED
FIRST FLOOR PLAN

DATE
FEB. 10, 2023

SCALE
1" = 10'-0"

BY
HM

SHEET NO
A-102



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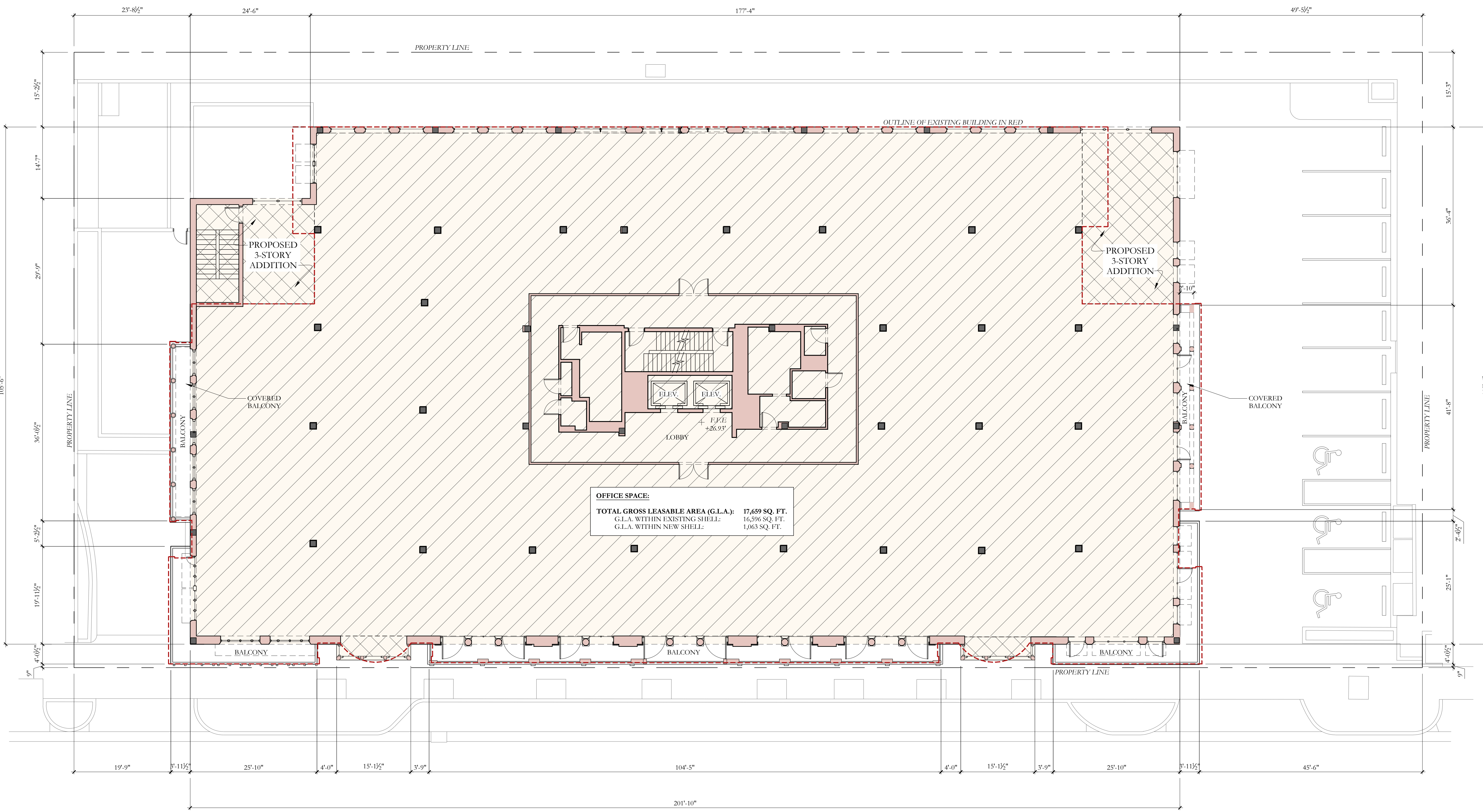
FIRST FLOOR GROSS LEASABLE AREA (G.L.A.) - RETAIL:

RETAIL TENANT 1 (WEST):	7,923 SQ. FT.
RETAIL TENANT 2 (MIDDLE):	6,333 SQ. FT.
RETAIL TENANT 3 (SOUTHEAST CORNER):	2,352 SQ. FT.
TOTAL RETAIL G.L.A., FIRST FLOOR:	16,608 SQ. FT.

FIRST FLOOR FLOOR AREA

EXISTING FLOOR AREA:	19,993 SF
PROPOSED FLOOR AREA:	20,963 SF

1 PROPOSED FIRST FLOOR PLAN
1"=10'-0"



OFFICE SPACE:
TOTAL GROSS LEASABLE AREA (G.L.A.): 17,659 SQ. FT.
G.L.A. WITHIN EXISTING SHELL: 16,596 SQ. FT.
G.L.A. WITHIN NEW SHELL: 1,063 SQ. FT.

SECOND FLOOR FLOOR AREA	
EXISTING FLOOR AREA:	20,696 SF
PROPOSED FLOOR AREA:	22,146 SF

1 PROPOSED SECOND FLOOR PLAN
1"=10'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

LEGEND:
+5.50' EXISTING SPOT
ELEVATION
+5.50' PROPOSED SPOT
ELEVATION

NEW ADDITION
EXISTING
OUTLINE OF EXISTING
BUILDING

D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM
CASE #:
ARC-23-022

ZONING
CASE #:
ZON-23-032

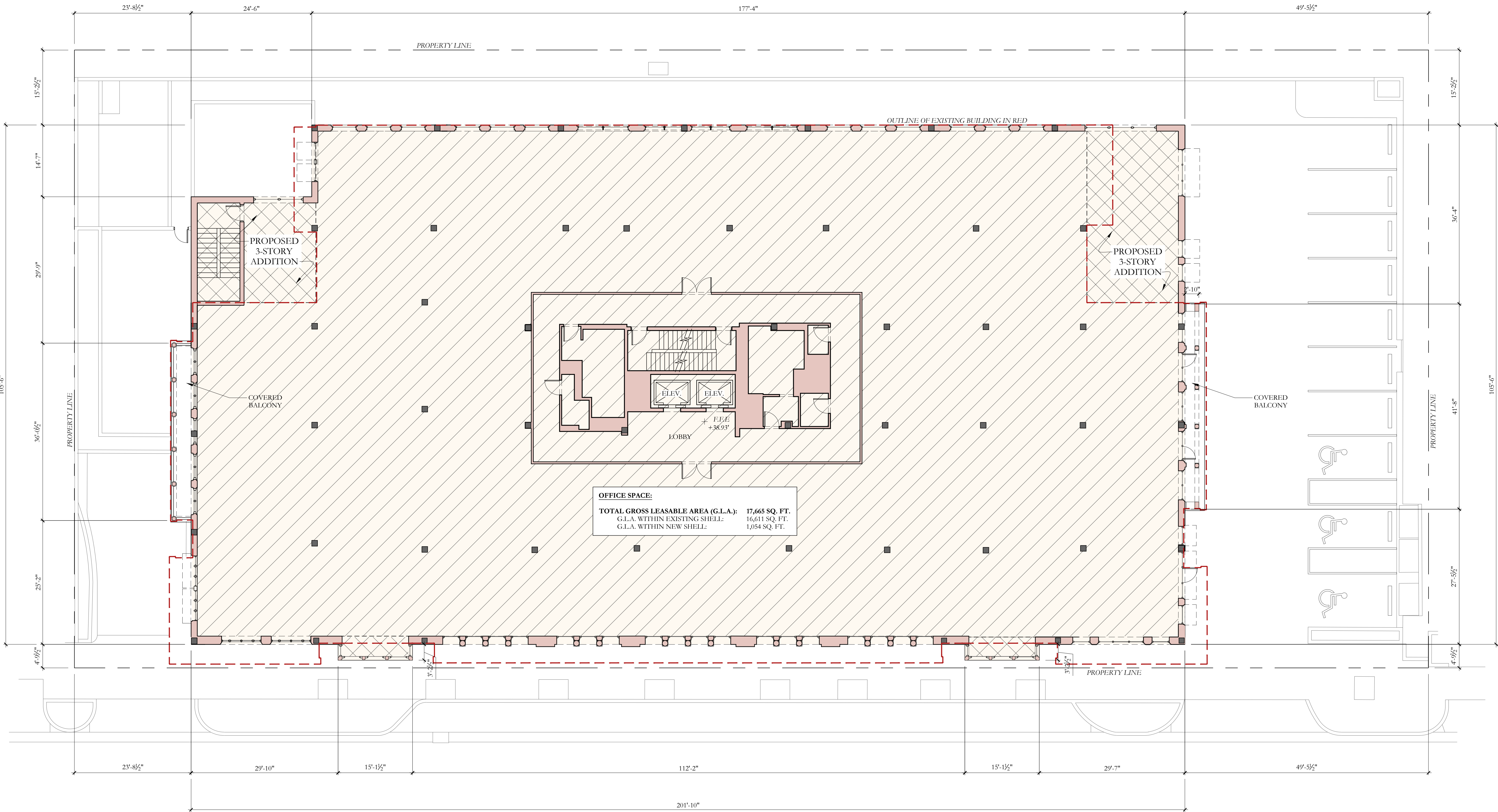
125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED
SECOND FLOOR PLAN

DATE FEB. 10, 2023	SHEET NO A-103
SCALE 1" = 10'-0"	
BY HM	

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OFFICE SPACE:
TOTAL GROSS LEASABLE AREA (G.L.A.): 17,665 SQ. FT.
G.L.A. WITHIN EXISTING SHELL: 16,611 SQ. FT.
G.L.A. WITHIN NEW SHELL: 1,054 SQ. FT.

THIRD FLOOR FLOOR AREA	
EXISTING FLOOR AREA:	19,502 SF
PROPOSED FLOOR AREA:	21,324 SF

1 PROPOSED THIRD FLOOR PLAN
1"=10'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

LEGEND:
+5.50' EXISTING SPOT
ELEVATION
+5.50' PROPOSED SPOT
ELEVATION

NEW ADDITION
EXISTING
OUTLINE OF EXISTING
BUILDING

D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM
CASE #:
ARC-23-022

ZONING
CASE #:
ZON-23-032

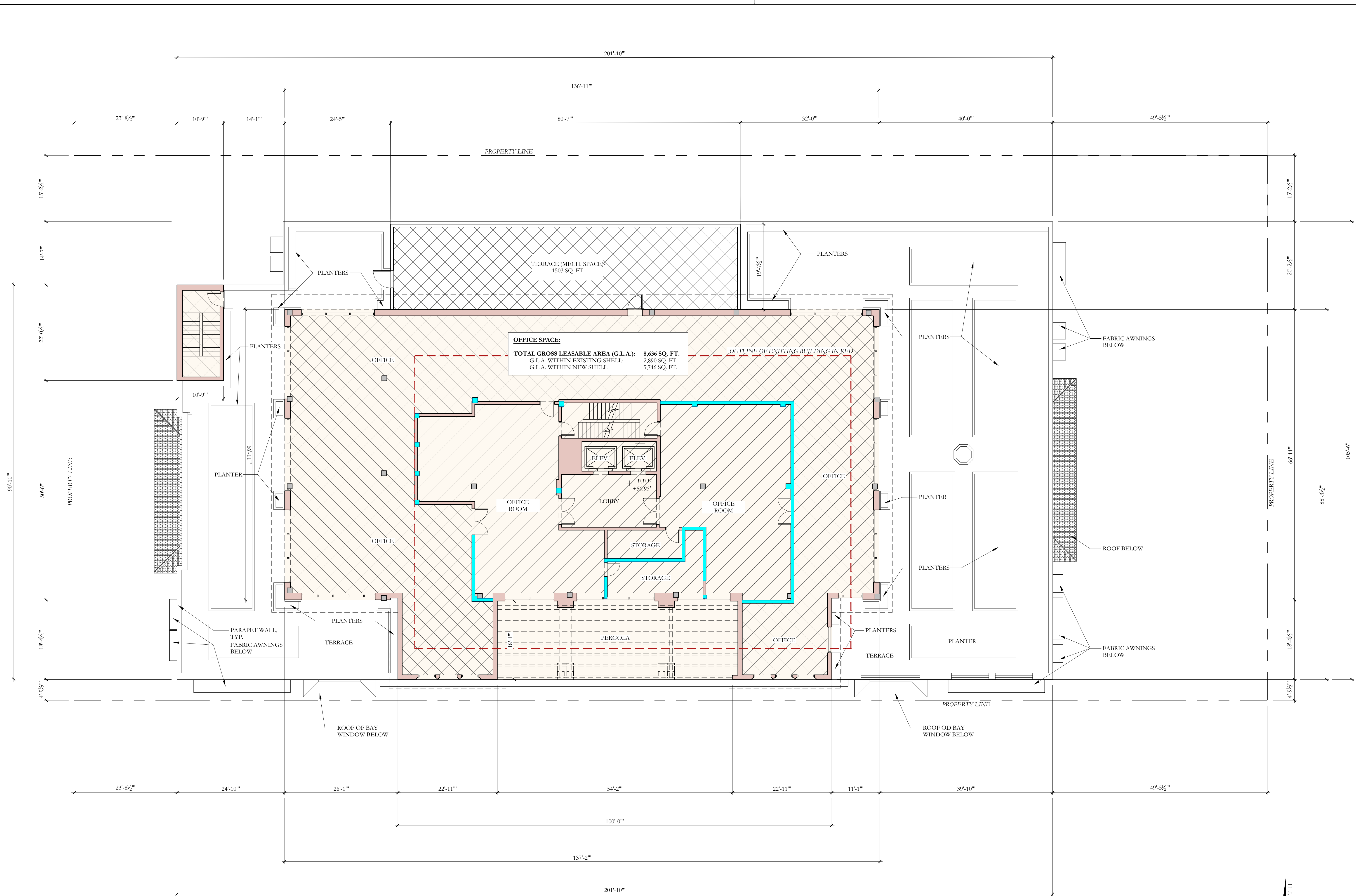
125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED
THIRD FLOOR PLAN

DATE FEB. 10, 2023	SHEET NO A-104
SCALE 1" = 10'-0"	
BY HM	

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NOTE: ELEVATIONS REFERENCED TO NAVD SURVEY ELEVATIONS

LEGEND:

+5.50' EXISTING SPOT ELEVATION

+5.50' PROPOSED SPOT ELEVATION

NEW ADDITION = 4,453 SQ. FT.

EXISTING = 6,785 SQ. FT.

EXISTING WALL OR STRUCT. COLUMN TO REMAIN

OUTLINE OF EXISTING BUILDING

D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM

CASE #:

ARC-23-022

ZONING

CASE #:

ZON-23-032

125 WORTH AVE.

PALM BEACH, FLORIDA

SHEET TITLE

PROPOSED

FOURTH FLOOR PLAN

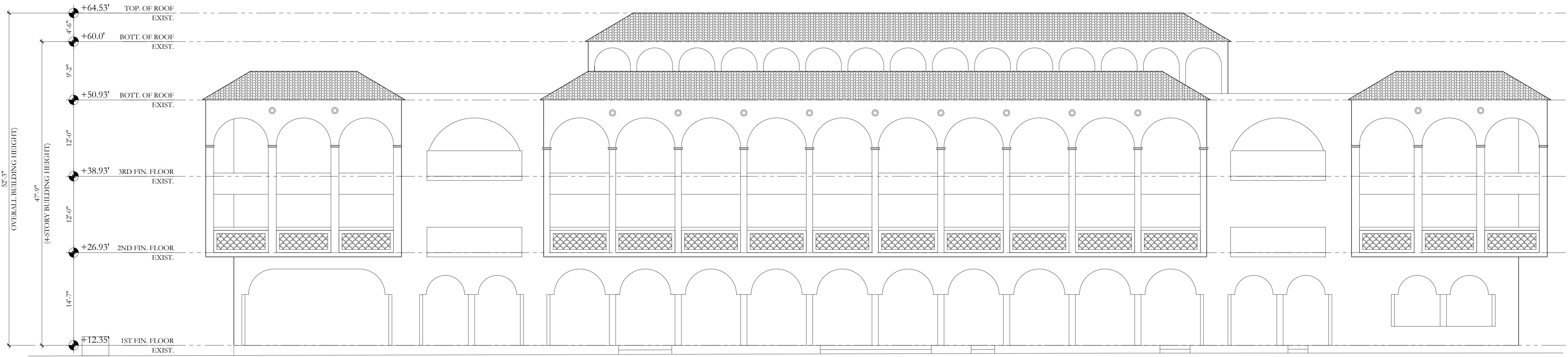
DATE	FEB. 10, 2023	SHEET NO	A-105
SCALE	1" = 10'-0"		
BY	HM		

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1 EXIST. SOUTH ELEVATION
1/8"=1'-0"



2 PROP. SOUTH ELEVATION
1/8"=1'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM
CASE #:
ARC-23-022

ZONING
CASE #:
ZON-23-032

125 WORTH AVE.
PALM BEACH, FLORIDA

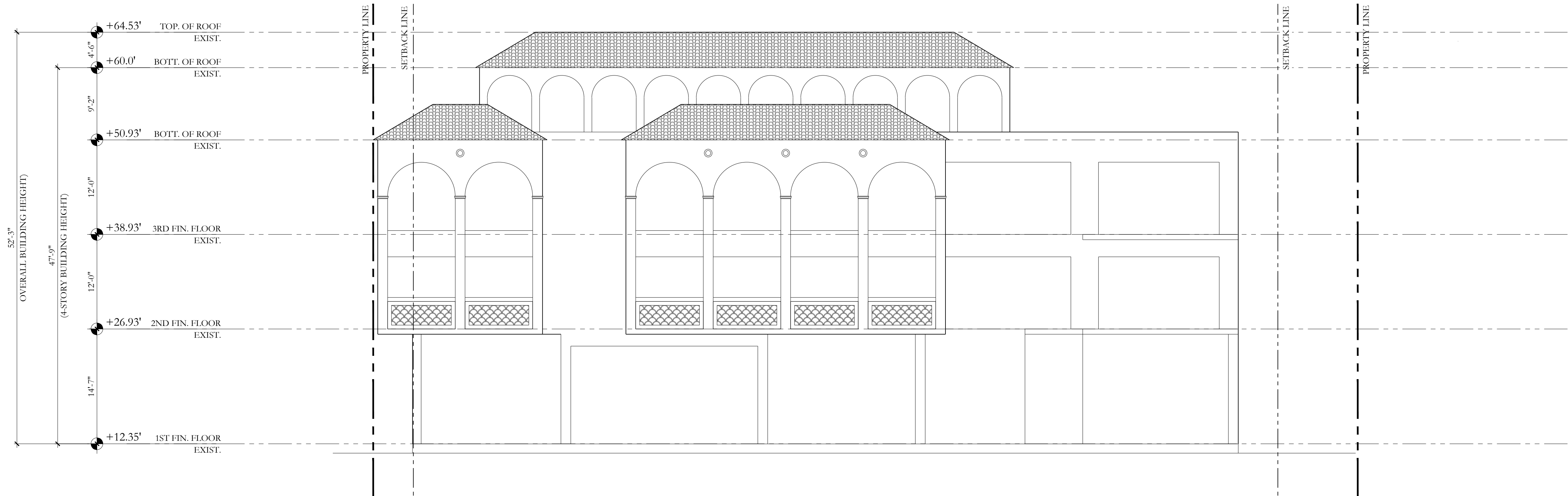
SHEET TITLE
EXIST. & PROPOSED
SOUTH ELEVATION

DATE FEB. 10, 2023	SHEET NO A-110
SCALE 1/8" = 1'-0"	
BY SPB	



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1 EXIST. EAST ELEVATION
1/8"=1'-0"



2 PROP. EAST ELEVATION
1/8"=1'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM
CASE #:
ARC-23-022

ZONING
CASE #:
ZON-23-032

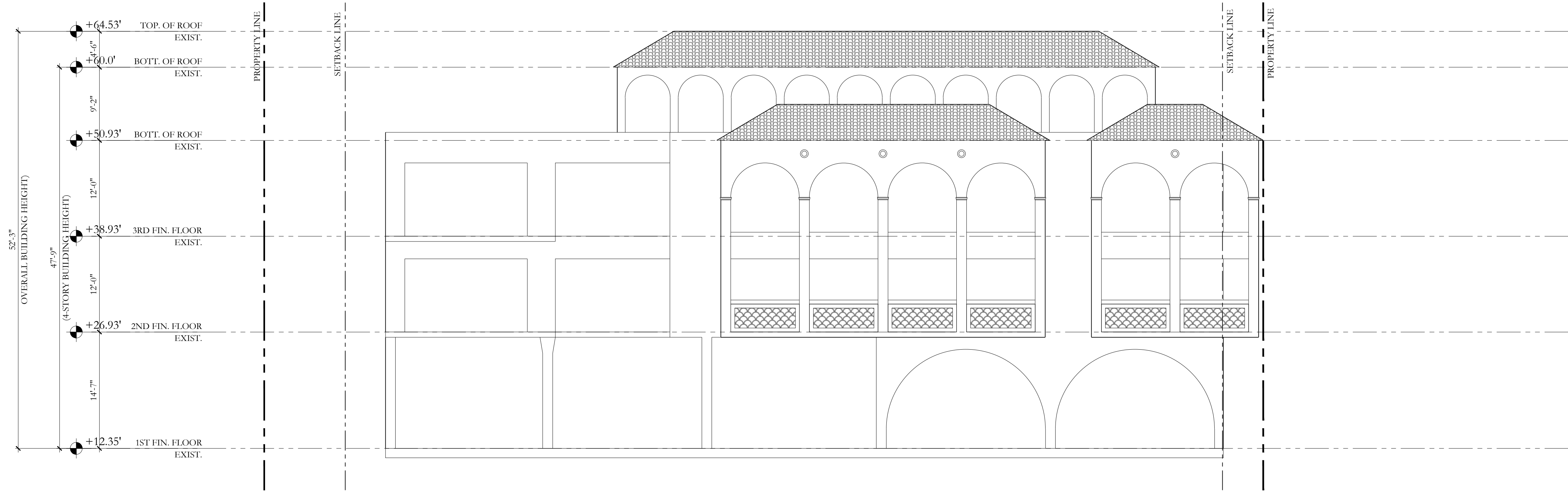
125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE	
EXIST. & PROPOSED EAST ELEVATION	
DATE FEB. 10, 2023	SHEET NO A-111
SCALE 1/8" = 1'-0"	
BY SPB	


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NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS



1 EXIST. WEST ELEVATION
1/8"=1'-0"



2 PROP. WEST ELEVATION
1/8"=1'-0"

D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM
CASE #:
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CASE #:
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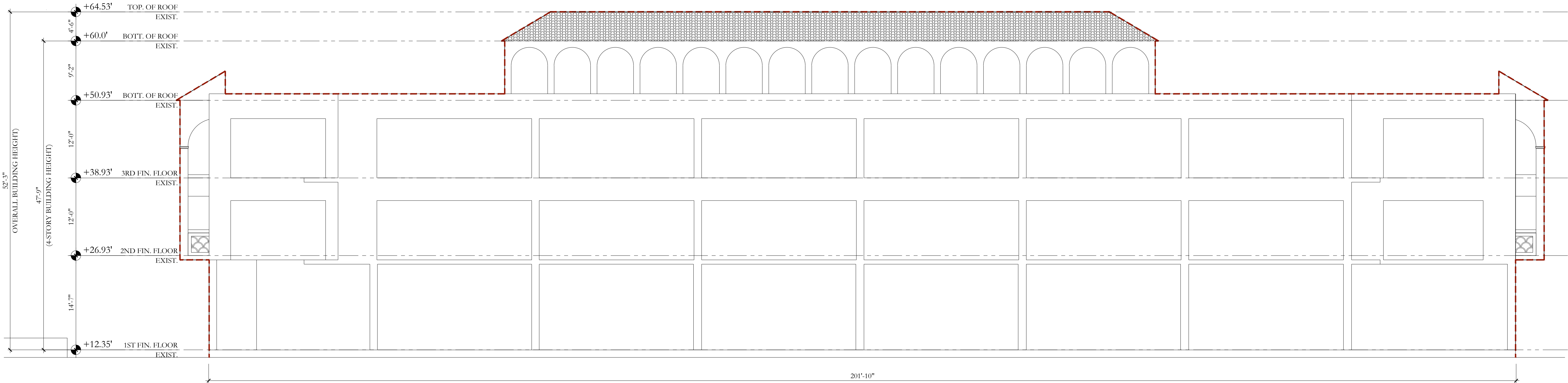
125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE EXIST. & PROPOSED WEST ELEVATION	
DATE FEB. 10, 2023	SHEET NO A-112
SCALE 1/8" = 1'-0"	
BY SPB	


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1 EXIST. NORTH ELEVATION
1/8"=1'-0"



2 PROP. NORTH ELEVATION
1/8"=1'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM
CASE #:
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ZONING
CASE #:
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125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
EXIST. & PROPOSED
NORTH ELEVATION

DATE FEB. 10, 2023	SHEET NO A-113
SCALE 1/8" = 1'-0"	
BY SPB	



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1 STREET LEVEL VIEW FROM SOUTHEAST

D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM
CASE #:
ARC-23-022

ZONING
CASE #:
ZON-23-032

125 WORTH AVE.

PALM BEACH, FLORIDA

SHEET TITLE	
STREET LEVEL VIEW FROM SOUTHEAST	
DATE FEB. 10, 2023	SHEET NO V-001
SCALE N/A	
BY DP	



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1 STREET LEVEL VIEW FROM SOUTHWEST

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D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM
CASE #:
ARC-23-022

ZONING
CASE #:
ZON-23-032

125 WORTH AVE.

PALM BEACH, FLORIDA

SHEET TITLE STREET LEVEL VIEW FROM SOUTHWEST	
DATE FEB. 10, 2023	SHEET NO V-005
SCALE N/A	
BY DP	



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1 VIEW FROM KIRKLAND HOUSE

D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM
CASE #:
ARC-23-022

ZONING
CASE #:
ZON-23-032

125 WORTH AVE.

PALM BEACH, FLORIDA

SHEET TITLE
VIEW FROM KIRKLAND HOUSE

DATE FEB. 10, 2023	SHEET NO V-006
SCALE N/A	
BY DP	



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1 VIEW FROM WINTHROP HOUSE

D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM
CASE #:
ARC-23-022

ZONING
CASE #:
ZON-23-032

125 WORTH AVE.

PALM BEACH, FLORIDA

SHEET TITLE
VIEW FROM WINTHROP HOUSE

DATE FEB. 10, 2023	SHEET NO V-007
SCALE N/A	
BY DP	



FAIRFAX & SAMMONS
NEW YORK - PALM BEACH

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Existing Tree/Palm Removal List

SYM	QTY	NAME
QM	2	Caryota mitis / Fishtail Palm
CP	1	Carica papaya / Papaya
LC	1	Livistona chinensis / Chinese Fan Palm

Note:

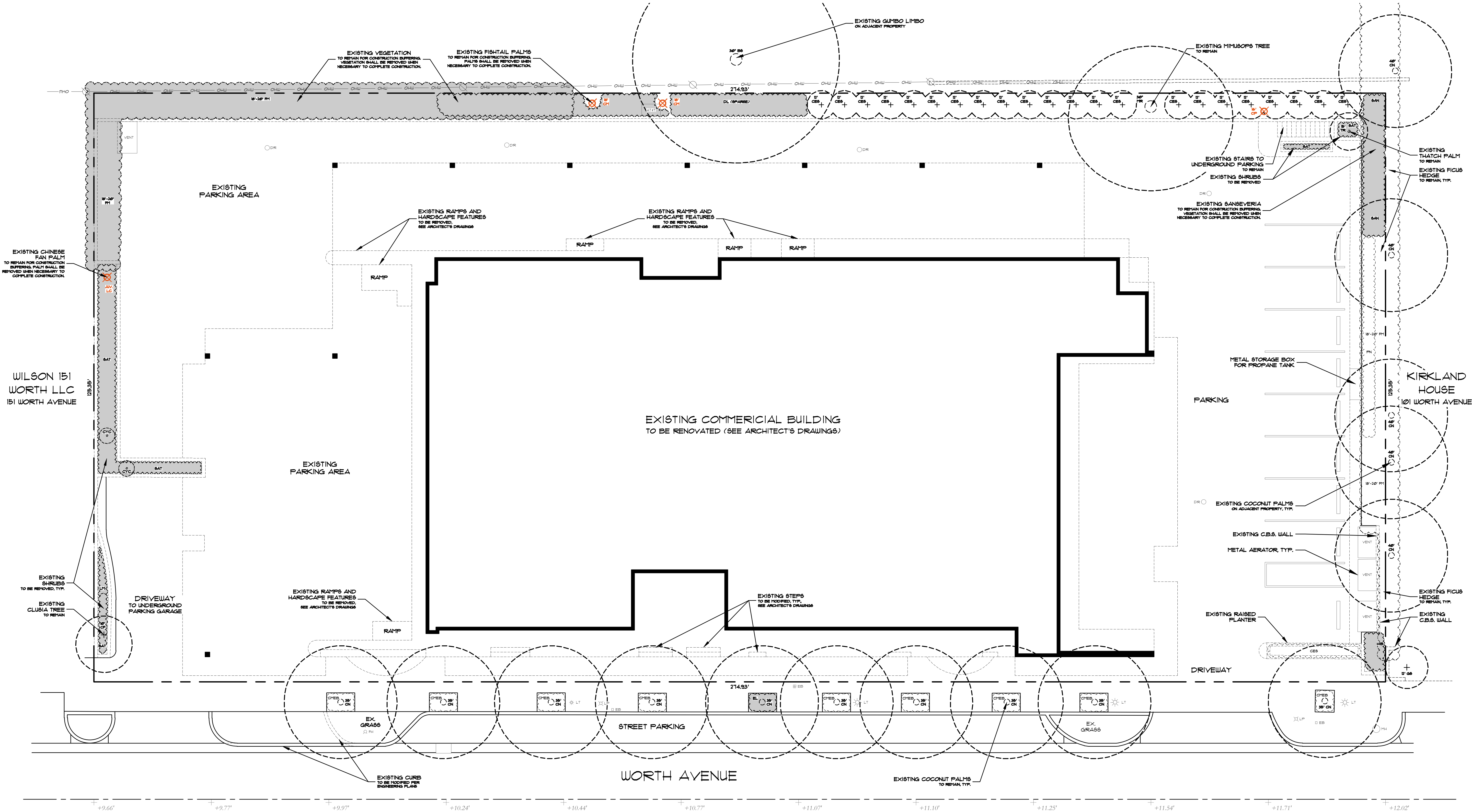
CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF CONSTRUCTION SCREENS, FENCES, GATES AND/OR VEGETATION PER TOWN CODE. CONSTRUCTION SCREENING SHALL BE INSTALLED PRIOR TO DEMOLITION AND REMAIN FOR THE DURATION OF THE PROJECT. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO COMPLETE CONSTRUCTION ACTIVITIES AND NEW VEGETATION OR SCREENING IS INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK.

Existing Plant Symbol Key

- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing vegetation to remain
- Existing vegetation to be removed

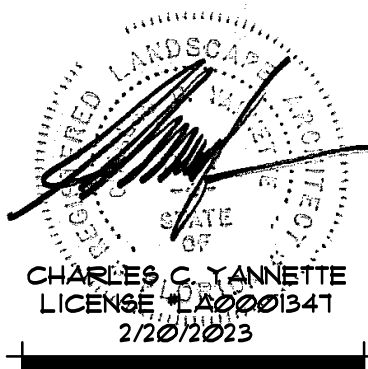
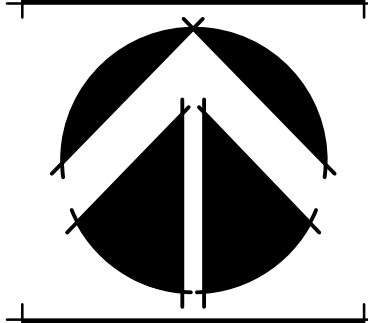
Existing Plant Key

- BS = Bursera sinaruba / Gumbo Limbo
- CAR = Carissa macrocarpa / Carissa
- CES = Conocarpus erectus sericeus / Silver Buttonwood
- CF = Clusia Flava / Small Leaf Clusia
- CM = Caryota mitis / Fishtail Palm
- CP = Cocos nucifera / Coconut Palm
- CP = Carica papaya / Papaya
- CYC = Cycas
- DL = Dysoxylum lutescens / Areca Palm
- FM = Ficus microcarpa / Ficus
- HIS = Hibiscus rosa-sinensis / Hibiscus
- LC = Livistona chinensis / Chinese Fan Palm
- LM = Liriodendron muscari / Liriodendron
- MIR = Manihara Roxburghiana / Mimosa
- SAN = Sansevieria spp.
- SAT = Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera
- TR = Trichax Radiata / Tratch Palm
- UNK = Unknown Plant



125 NORTH AVENUE
PREPARED FOR THE FRISBIE GROUP
PALM BEACH, FLORIDA
EXISTING CONDITIONS AND LANDSCAPE / HARDSCAPE DEMOLITION PLAN

DATE: 10/20/19
DRAWN BY: CCY/BMS
JOB NO.: 19-111
SCALE: 1"=10'-0"
FILENAME: 125 North 14
REVISIONS:
11/8/22
12/8/22
12/21/22
2/20/23 ARCOM



SHEET:
L-1

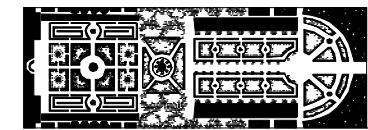
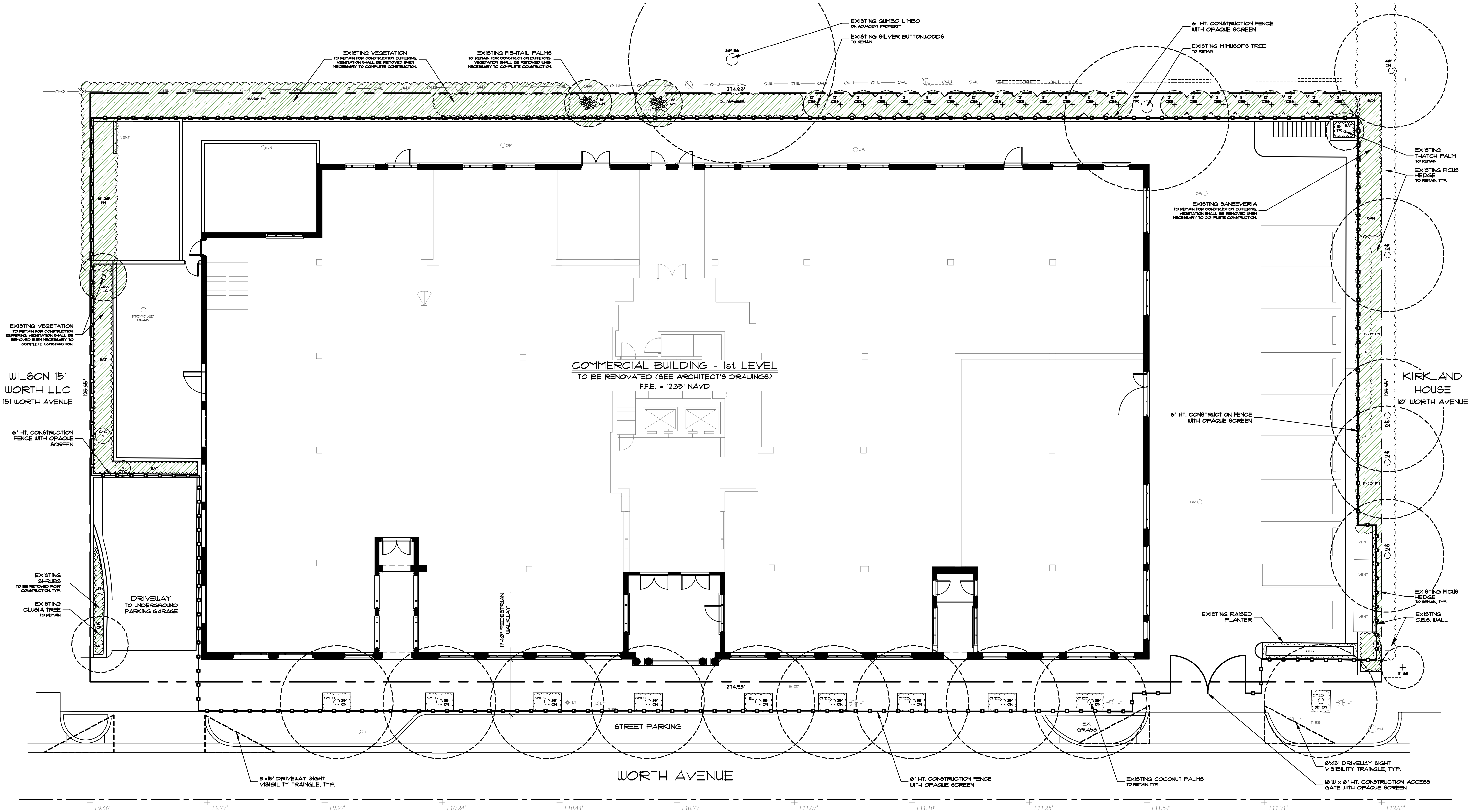
ARCOM CASE#: ARC-23-022
ZONING CASE#: ZON-23-032

Existing Plant Symbol Key

- Existing trees/palm to remain for const. buffering.
- Existing vegetation to remain for const. buffering.
- NOTE: See Sheet L-1 for vegetation removals

Existing Plant Key

- BS = Bursera sinaruba / Gumbo Limbo
CAR = Carissa macrocarpa / Carissa
CES = Coccoloba erecta sericea / Silver Buttonwood
CF = Clusia flava / Small Leaf Clusia
CM = Caryota mitis / Flattail Palm
CN = Cocos nucifera / Coconut Palm
CP = Carica papaya / Papaya
CYC = Cycas
DL = Dyakia lutescens / Areca Palm
FM = Ficus microcarpa / Ficus
HIB = Hibiscus rosa-sinensis / Hibiscus
LC = Livistona chinensis / Chinese Fan Palm
LM = Liriodendron muscari / Liriodendron
MR = Manihara Roxburghiana / Mimosa
SAN = Sansevieria spp.
SAT = Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera
TR = Trachypogon distachya / Trachypogon
UNK = Unknown Plant



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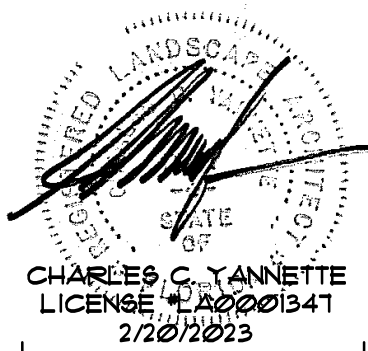
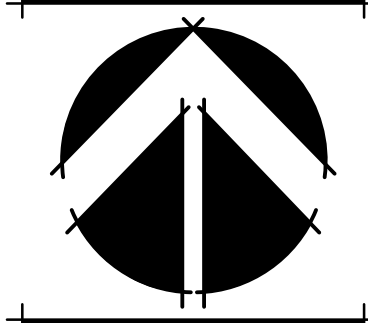
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Jupiter, Florida 33477

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125 WORTH AVENUE
PREPARED FOR THE FRISBIE GROUP
PALM BEACH, FLORIDA
CONSTRUCTION SCREENING PLAN

DATE: 10/20/19
DRAWN BY: CCY/BMS
JOB NO.: 19-111
SCALE: 1/8"=1'-0"
FILENAME: 125 Worth 14

REVISIONS:
11/8/22
12/8/22
12/21/22
2/20/23 ARCOM



SHEET:
L-2

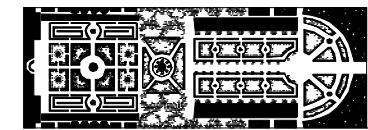
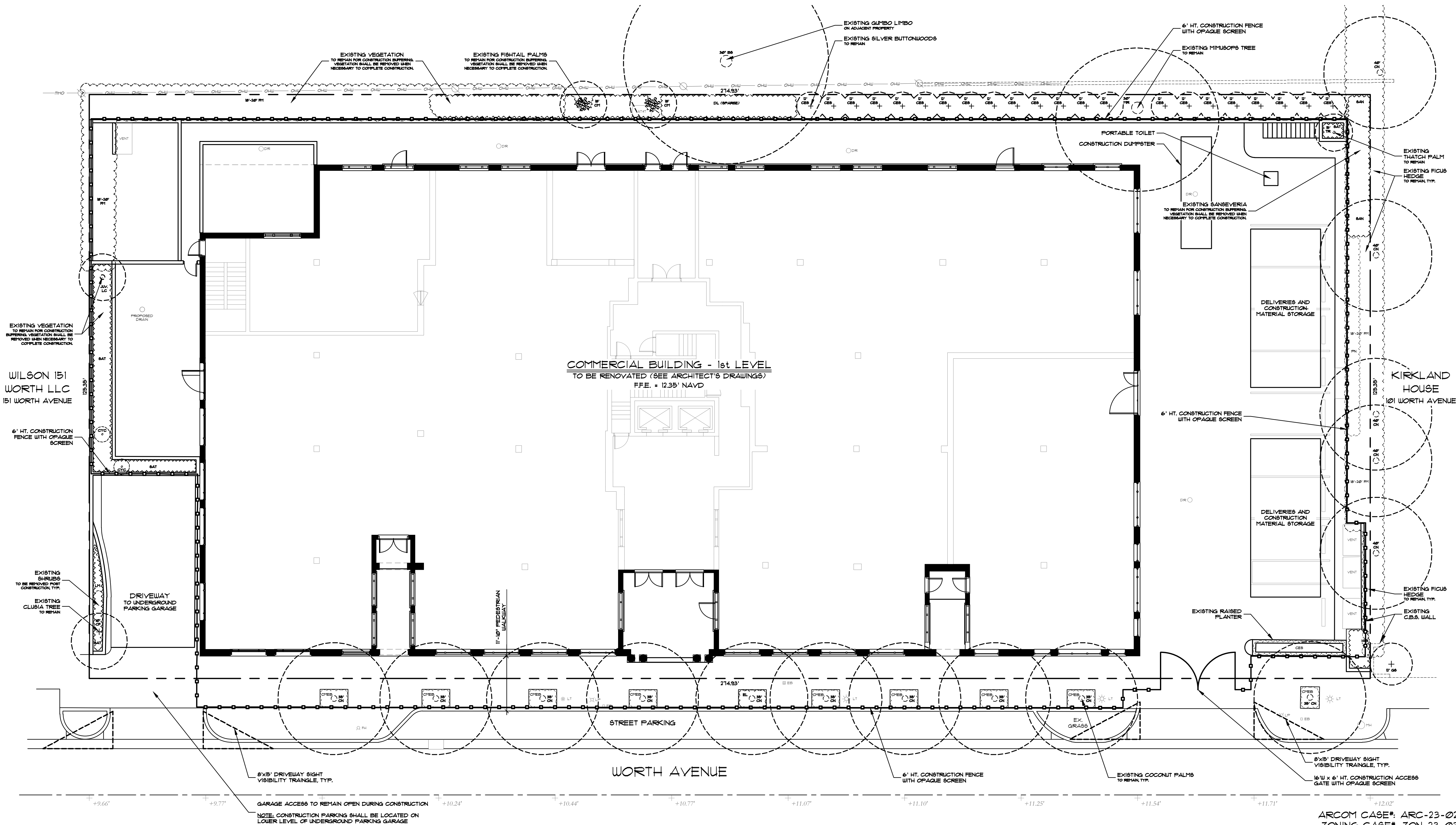
ARCOM CASE#: ARC-23-022
ZONING CASE#: ZON-23-032

Existing Plant Symbol Key

- Existing trees/palm to remain for const. buffering.
Existing vegetation to remain for const. buffering.
NOTE: See Sheet L-1 for vegetation removals

Existing Plant Key

- BS = Bursera sinaruba / Gumbo Limbo
CAR = Carissa macrocarpa / Carissa
CES = Conocarpus erectus sericeus / Silver Buttonwood
CF = Clusia Flava / Small Leaf Clusia
CM = Caryota mitis / Flattail Palm
CN = Cocos nucifera / Coconut Palm
CP = Carica papaya / Papaya
CYC = Cycas
DL = Dysoxylum lutescens / Areca Palm
FM = Ficus microcarpa / Ficus
HIB = Hibiscus rosa-sinensis / Hibiscus
LC = Livistona chinensis / Chinese Fan Palm
LM = Liriodendron muscari / Liriodendron
MR = Manihara Roxburghiana / Mimosa
SAN = Sansevieria spp.
SAT = Schefflera arboricola 'Trinitie' / Variegated Dwarf Schefflera
TR = Trinitax Radiata / Trinitax Palm
UNK = Unknown Plant



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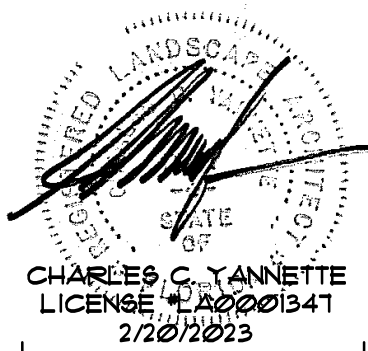
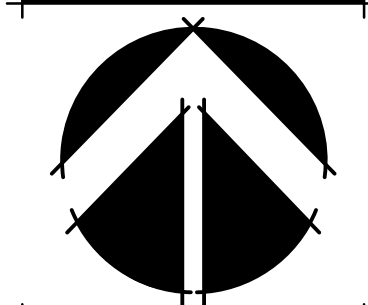
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125 NORTH AVENUE
PREPARED FOR THE FRISBIE GROUP
PALM BEACH, FLORIDA
CONSTRUCTION STAGING PLAN

DATE: 10/20/19
DRAWN BY: CCY/BMS
JOB NO.: 19-111
SCALE: 1/8"=1'-0"
FILENAME: 125 North 14

REVISIONS:
11/8/22
12/8/22
12/21/22
2/20/23 ARCOM



SHEET:
L-3

Truck Route Key

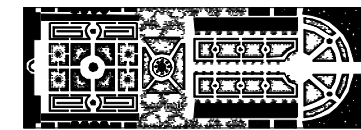
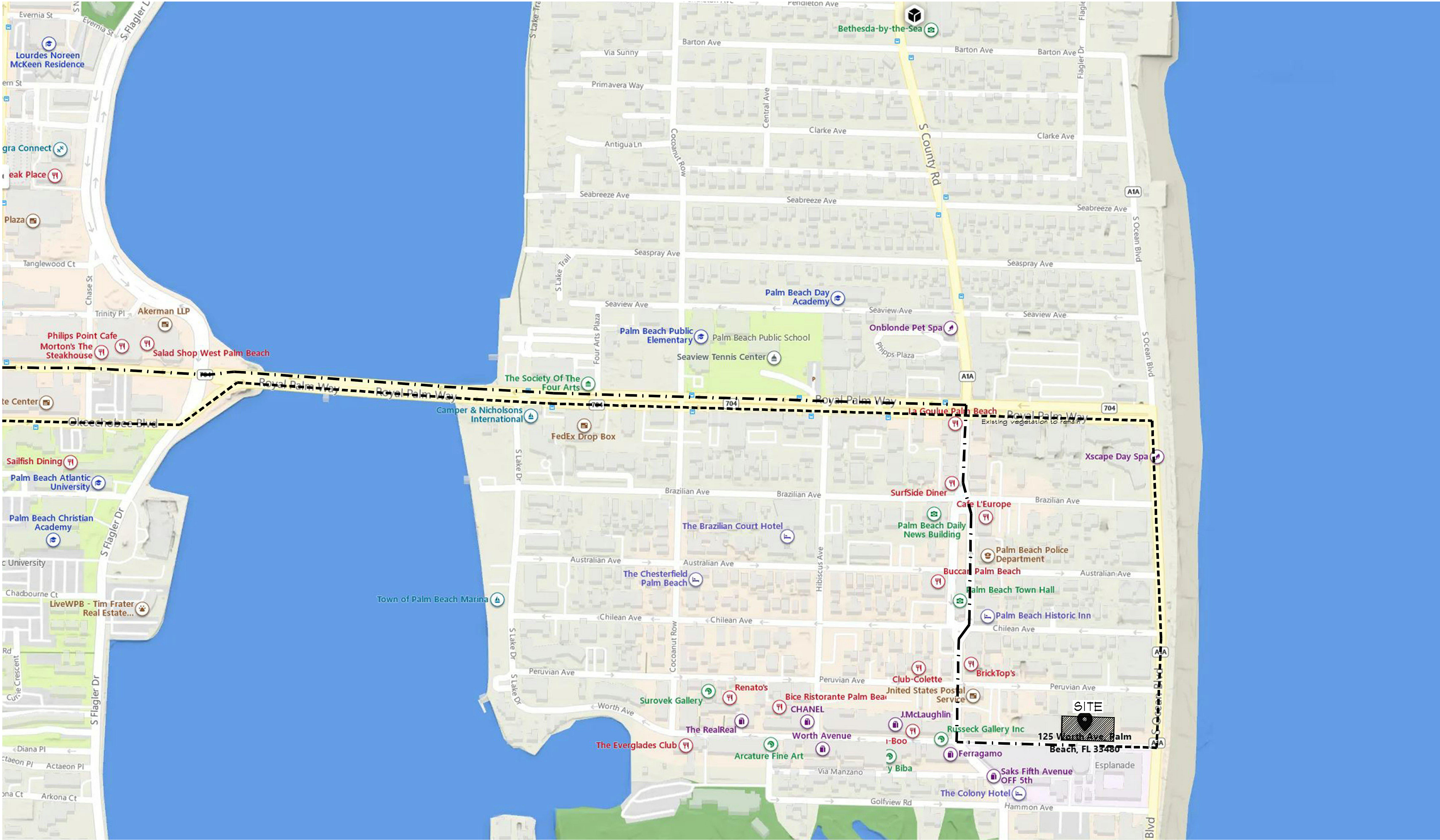
- Ingress Route
- - - - - Egress Route

Truck Logistics

- A. **Roadways:** Deliveries and workers will access Palm Beach Island by heading east on Okeechobee Boulevard over the Royal Palm Way Bridge, then continue east on Royal Palm Way to S. Ocean Boulevard. Turn right (south) onto S. Ocean Boulevard and follow south until Worth Avenue. Turn right (west) onto Worth Avenue and the subject property is on the right (north) side of the road. To exit, vehicles will continue west on Worth Avenue to S. County Road where they will turn right (north) and follow S. County Road to Royal Palm Way. Turn left (west) onto Royal Palm Way and take the Royal Palm Way Bridge off of Palm Beach Island.
- B. Maximum truck length = Semi Truck with 53' Trailer (i.e. Full range of truck sizes)
- C. Estimated number of deliveries generated by this project = 30,000 over project schedule

Construction Schedule

TASK	DURATION (MONTHS)
SITE/BUILDING PREPARATION:	3
REINFORCING FOUNDATION:	4
BLOCK/STEEL DELIVERIES AND CONCRETE POURS:	3
ROOF TRUSS DELIVERIES AND TRUSS SETTING:	2
WINDOW/DOOR DELIVERIES AND INSTALLATION:	2
DRY-IN:	1
INTERIOR FRAMING:	2
ROUGH-IN:	2
DRYWALL:	1
FINISHES:	1
LANDSCAPE/HARDSCAPE INSTALLATION:	1
FINAL INSPECTIONS:	2
TOTAL PROPOSED CONSTRUCTION TIME (FOLLOWING ISSUANCE OF BUILDING PERMIT): 24 MONTHS	



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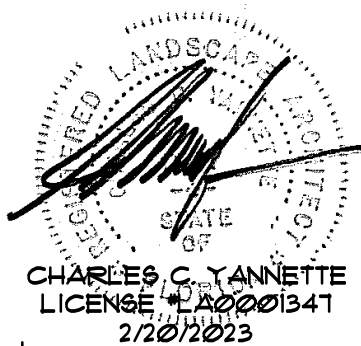
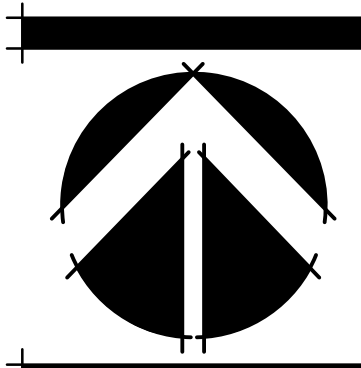
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License #LC-0000297

125 WORTH AVENUE
PREPARED FOR THE FRISBIE GROUP
PALM BEACH, FLORIDA
TRUCK LOGISTICS

DATE: 10/20/19
DRAWN BY: CCY/BMS
JOB NO.: 19-111
SCALE: N/A
FILENAME: 125 Worth 14

REVISIONS:
11/8/22
12/8/22
12/21/22
2/20/23 ARCOM



SHEET:

L-4

ARCOM CASE#: ARC-23-022
ZONING CASE#: ZON-23-032

NOTE: See 'Proposed Plant List' on Sheet L-6.



Town of Palm Beach

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

Existing Plant Symbol Key

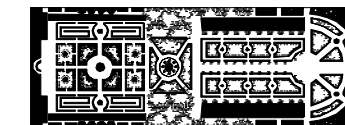
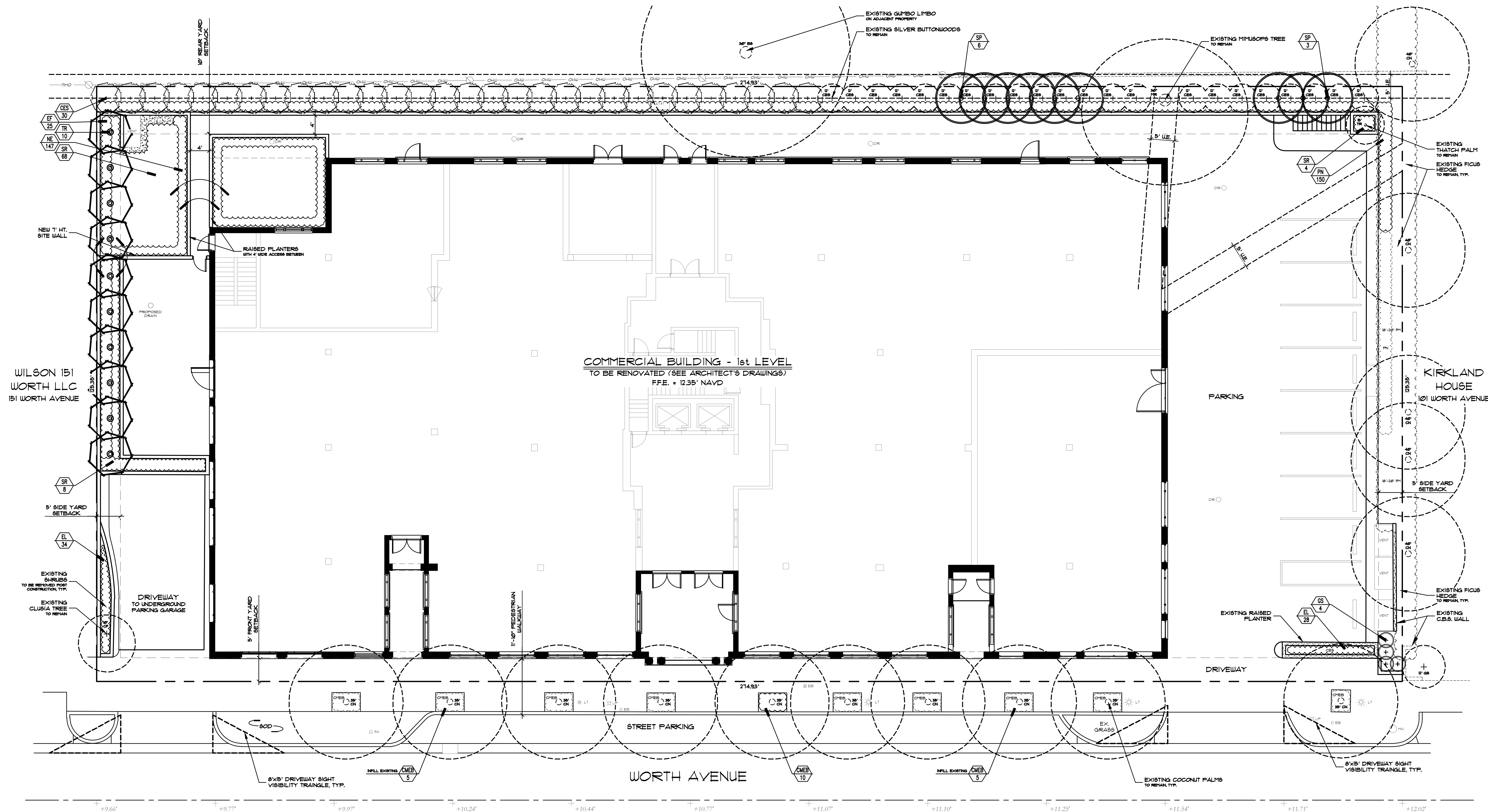
- Existing tree/palm to remain
- Existing tree/palm to be removed
- Existing vegetation to remain
- Existing vegetation to be removed

Existing Plant Key

BS = Bursera almarubi / Gumbo Limbo
CAR = Carissa macrocarpa / Carissa
CES = Conocarpus erectus sericeus / Silver Buttonwood
CF = Clusia Flava / Small Leaf Clusia
CM = Caryota mitis / Flattail Palm
CN = Cocos nucifera / Coconut Palm
CP = Carica papaya / Papaya
CYC = Cycas
DL = Dysoele lutescens / Areca Palm
FM = Ficus microcarpa / Ficus
HIB = Hibiscus rosa-sinensis / Hibiscus
LC = Livistona chinensis / Chinese Fan Palm
LM = Liriodendron muscari / Liriodendron
MR = Manihara Roxburghiana / Mimosa
SAN = Sansevieria spp.
SAT = Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera
TR = Trinitax Radiata / Trinitax Palm
UNK = Unknown Plant

Landscape Legend			
Line #	Property Address:	Required	Proposed
1	125 WORTH AVENUE		
4			
5	Lot Size (sq ft)	4,000 sq. ft.	34,462 sq. ft.
6	Landscape Open Space (LOS) (Sq Ft and %)	8,615.5 sq. ft. / 25%	2,169.0 sq. ft. / 6.29%
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
8	Front Yard LOS (Sq Ft and %)	N/A	N/A
9	Native* Trees %	35%	100%
10	Native* Palms %	35%	64.3%
11	Native* Shrubs %	35%	80.7%
12	Native* Vines / Ground Cover %	35%	86.8%

*To determine appropriate native vegetation, the Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.



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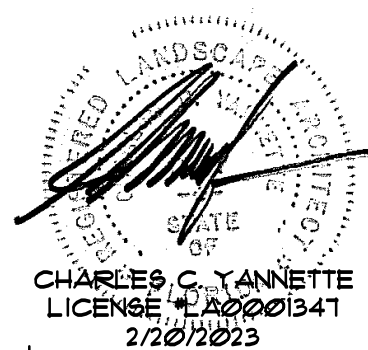
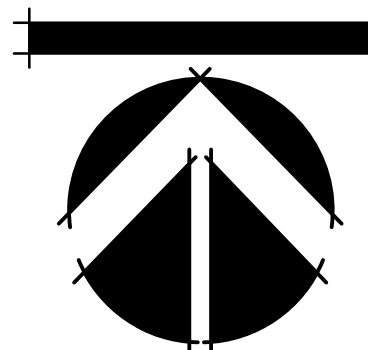
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Suite 330
Jupiter, Florida 33477

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Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

125 WORTH AVENUE
PREPARED FOR THE FRISBIE GROUP
PALM BEACH, FLORIDA
PLANTING PLAN - 1st LEVEL

DATE: 10/20/19
DRAWN BY: CCY/BMS
JOB NO.: 19-111
SCALE: 1/8"=1'-0"
FILENAME: 125 Worth 14

REVISIONS:
11/8/22
12/8/22
12/21/22
2/20/23 ARCOM



SHEET:

L-5

ARCOM CASE#: ARC-23-022
ZONING CASE#: ZON-23-032

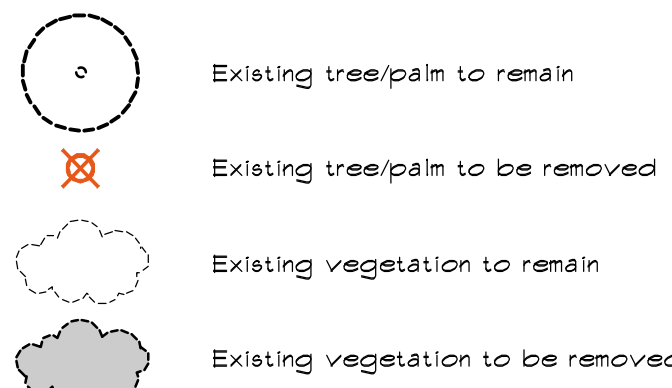
NOTE: See 'Proposed Plant List' on Sheet L-6.



Town of Palm Beach

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

Existing Plant Symbol Key

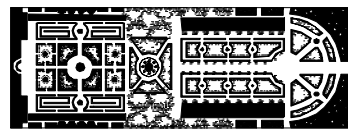
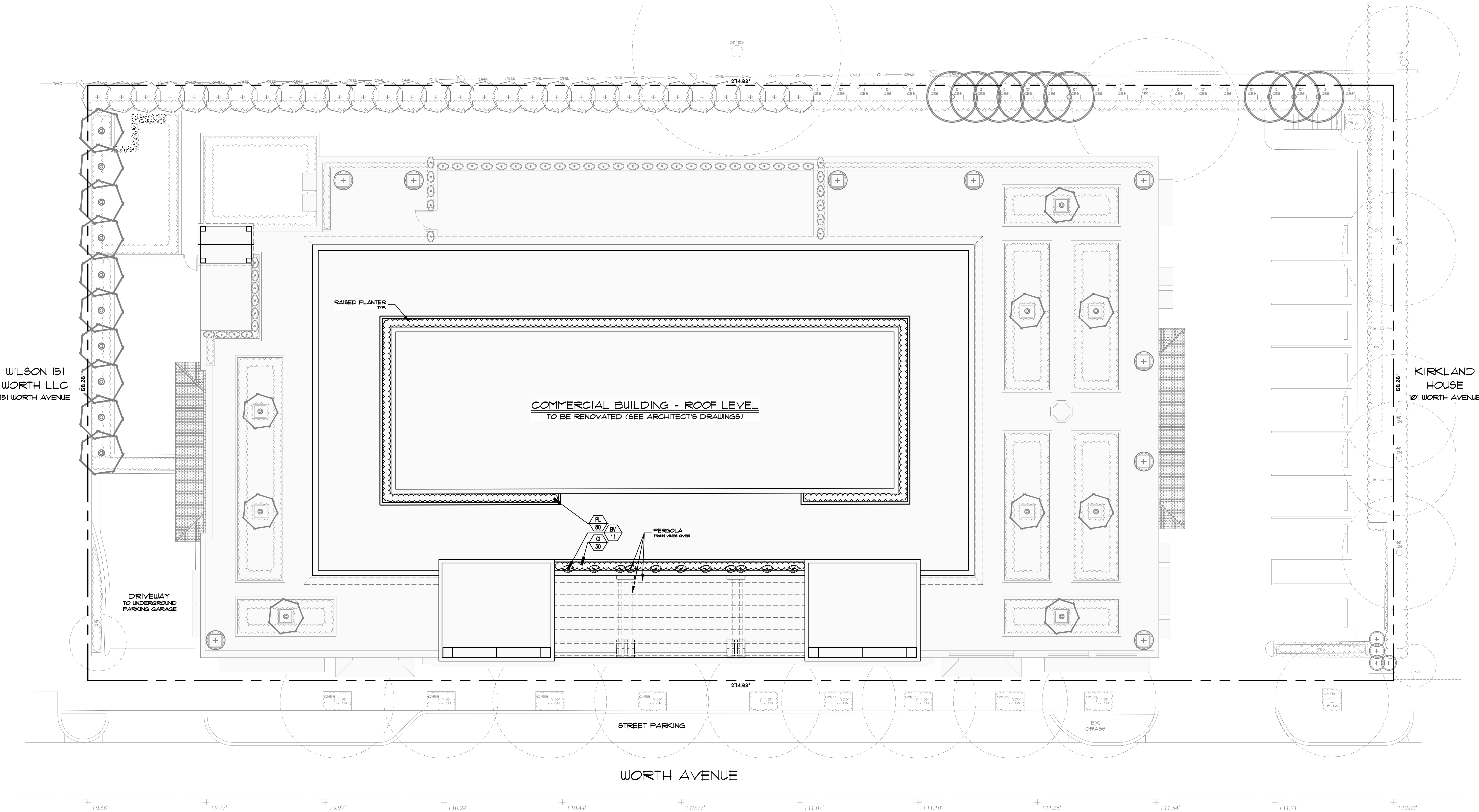


Existing Plant Key

BS = Bursera almarubi / Gumbo Limbo
CAR = Carissa macrocarpa / Carissa
CES = Conocarpus erectus sericeus / Silver Buttonwood
CF = Clusia Flava / Small Leaf Clusia
CM = Caryota mitis / Palmetto Palm
CN = Cocos nucifera / Coconut Palm
CP = Carica papaya / Papaya
CYC = Cycas
DL = Dysoxylum lutescens / Areca Palm
FM = Ficus microcarpa / Ficus
HIB = Hibiscus rosa-sinensis / Hibiscus
LC = Livistona chinensis / Chinese Fan Palm
LM = Liriodendron muscari / Liriodendron
MR = Manihara Roxburghiana / Mimosa
SAN = Sansevieria spp.
SAT = Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera
TR = Trinitax Radiata / Trinitax Palm
UNK = Unknown Plant

Landscape Legend			
Line #	Property Address:	Required	Proposed
1	125 WORTH AVENUE		
4			
5	Lot Size (sq ft)	4,000 sq. ft.	34,462 sq. ft.
6	Landscape Open Space (LOS) (Sq Ft and %)	8,615.5 sq. ft. / 25%	2,169.0 sq. ft. / 6.29%
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
8	Front Yard LOS (Sq Ft and %)	N/A	N/A
9	Native* Trees %	35%	100%
10	Native* Palms %	35%	64.3%
11	Native* Shrubs %	35%	80.7%
12	Native* Vines / Ground Cover %	35%	86.8%

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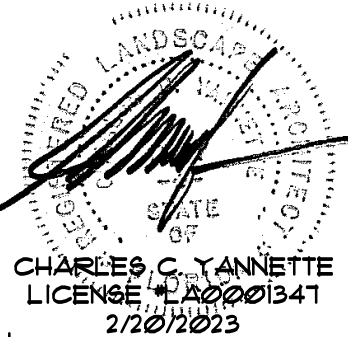
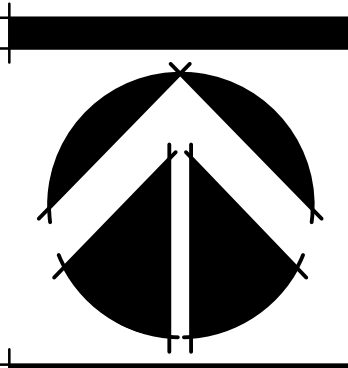
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Fax: (561) 747-2041
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License #LC-0000297

125 WORTH AVENUE
PREPARED FOR THE FRISBIE GROUP
PALM BEACH, FLORIDA
PLANTING PLAN - ROOF LEVEL

DATE: 10/20/19
DRAWN BY: CCY/BMS
JOB NO.: 19-111
SCALE: 1"=10'-0"
FILENAME: 125 Worth 14

REVISIONS:
11/8/22
12/8/22
12/21/22
2/20/23 ARCOM



SHEET:

L-5B

ARCOM CASE#: ARC-23-022
ZONING CASE#: ZON-23-032

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting root shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

- Trees:** Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "v" crotches that could be points of weak limb structure or disease infestation.
- Shrubs:** Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.
- Palms:** Clear Trunk (C.T.) shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head. Overall height (O.H.) shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with matted or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16"-1/2	'AGRIFORM' TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1'-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

'Florida East Coast Palm Special' will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Proposed Plant List

SYM	QTY	NAME	SPECIFICATIONS
TREES			
* O CES	30	Conocarpus erectus sericeus / Silver Buttonwood	12' x 6', 2 1/2" cal, full canopy
FALMS			
* O COA	9	Coccothrinax argentata / Silver Palm	7' ht., full frond
* O SP	9	Sabal palmetto / Cabbage Palm	14'-20' c.t., slick trunk, stagger heights
O TR	10	Trinax radiata / Florida Thatch Palm	8' c.t., heavy cal, full frond
ACCENTS AND SHRUBS			
* O CE	9	Conocarpus erectus / Green Buttonwood	7' x 4', 4" c.t., dense, full canopy, matching specimen
* O CI	30	Chrysobalanus icaco / Green Cocoplum	3 gal., 24" x 22", full
* O EF	25	Eugenia foetida / Spanish Stopper	8' x 4', full to base
* O EL	779	Erdonia littoralis / Golden Creeper	1 gal., 12" x 14"
O GS	22	Garcinia spicata / Mangosteen	7' x 2 1/2', full to base, matching
O LF	234	Leucophyllum frutescens / Texas Sage	3 gal., 24" x 22", full
* O FN	150	Psychotria nervosa / Wild Coffee	3 gal., 24" x 22", full
* O SR	80	Serenoa repens / Saw Palmetto	15 gal., 36" x 36", full
GROUNDCOVER AND VINES			
O BV	31	Bougainvillea Vine	10' ht., full to base, fuschia red flower, espalier to wall/pergola
O CMEB	20	Carissa macrocarpa 'Emerald Blanket' / Dwarf Carissa	3 gal., 14" x 18", full
* O NE	147	Nephrolepis exaltata / Boston Fern	1 gal., 18" x 14", full
* O FL	189	Pentstemon leucom / Wild Allamanda	10' ht., full to base, espalier to wall/pergola

O Denotes Drought Tolerance

* Denotes Florida Native Species

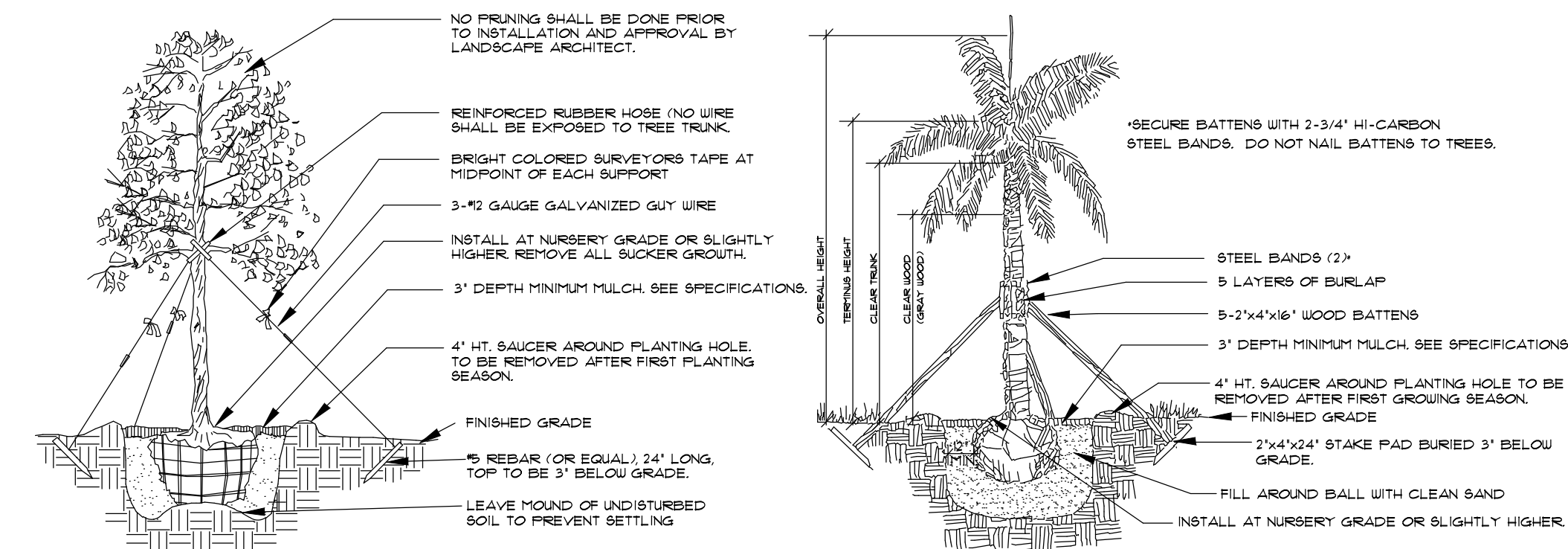
Existing Plant List

SYM	QTY	NAME	SPECIFICATIONS
TREES			
* O CES	22	Conocarpus erectus sericeus / Silver Buttonwood	12' ht.
O CF	1	Clusia Flava / Small Leaf Clusia	10' ht.
O MR	1	Manikara Roxburghiana / Mimosa	30' ht.
FALMS			
O TR	1	Trinax radiata / Florida Thatch Palm	15' c.t.
ACCENTS AND SHRUBS			
* O CES	10	Conocarpus erectus sericeus / Silver Buttonwood	3' ht.
O FM	24	Ficus microcarpa / Ficus Hedge	20' ht.
* O FN	22	Psychotria nervosa / Wild Coffee	3' ht.

Notes

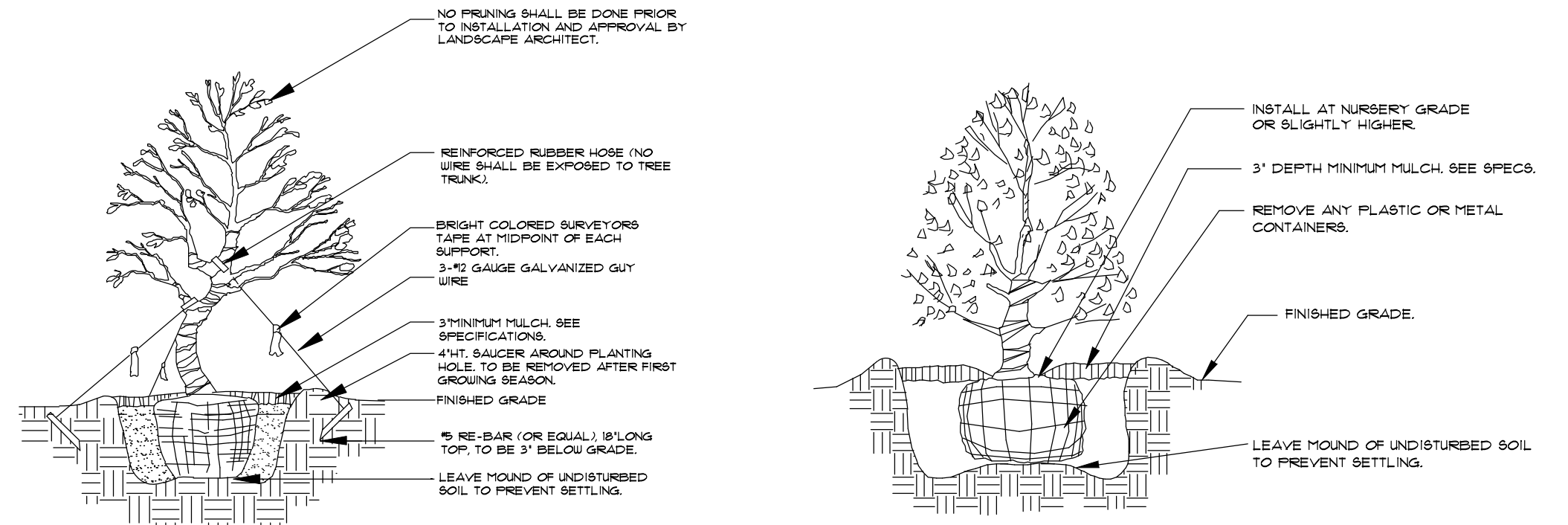
- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.
- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.
- All plant materials and sod shall have an automatic irrigation system providing 100% coverage. Said system shall consist of an automatic or electronic sensing device or switch that will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.
- Maintain positive drainage away from residence.
- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.
- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.
- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.
- Invasive species, including Brazilian Pepper, Australian Pine, Melaleuca, Snake Plant, Scaevola and Earleaf Acacia shall be eradicated in the development area and removed from the site.

Planting Details



Tree Planting

- * SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- * BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Irregular & Multi-Stem Tree Planting

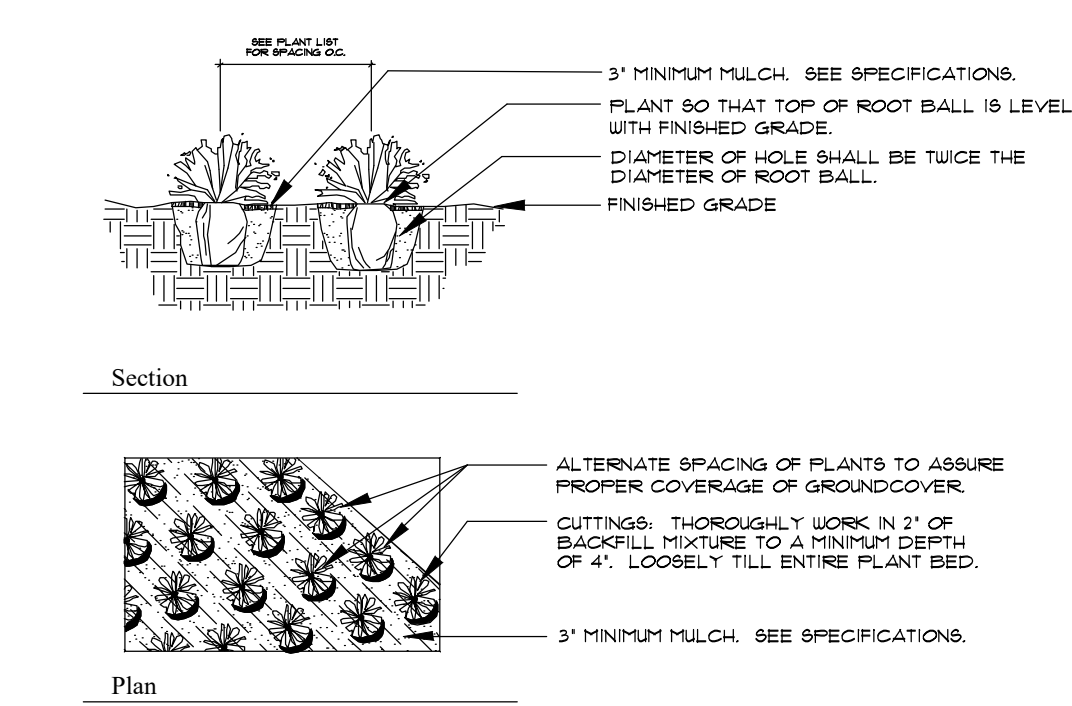
- FOR TREES 6'-14' HT.
- NOTES:
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

Palm Planting

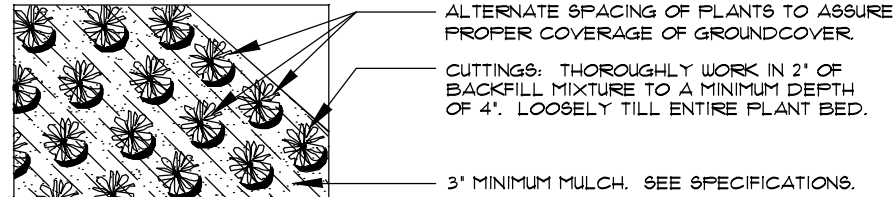
- APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS, SENEGAL DATE PALMS
- * SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- * BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.

Palm Planting

- APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS
- * SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



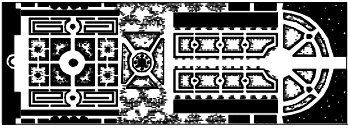
Section



Plan

Groundcover Planting

- * SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



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design group, inc.

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825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

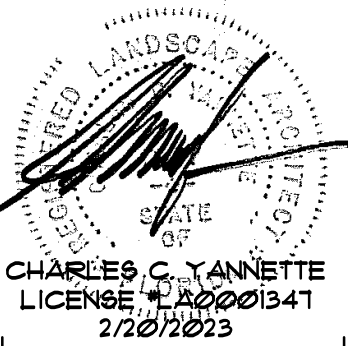
Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com

License #LC-0000297

125 WORTH AVENUE
PREPARED FOR THE FRISBIE GROUP
PALM BEACH, FLORIDA
PLANT LIST, DETAILS, AND SPECIFICATIONS

DATE: 10/20/19
DRAWN BY: CCY/BMS
JOB NO.: 19-111
SCALE: N/A
FILENAME: 125 Worth 14

REVISIONS:
11/8/22
12/8/22
12/21/22
2/20/23 ARCOM



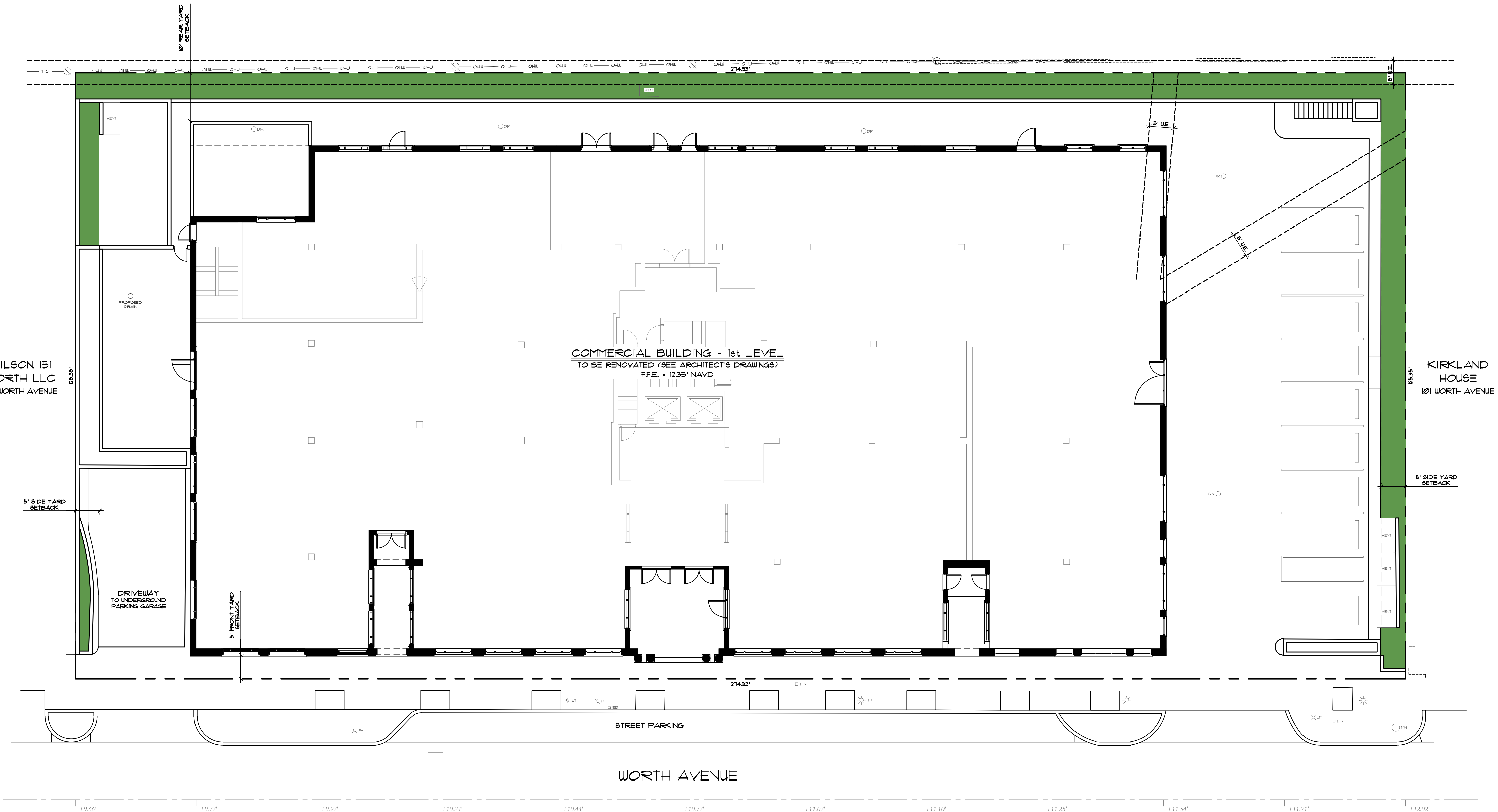
SHEET:

L-6

NOTE: 'Overall Landscape Open Space Diagram' represents both 'Existing' and 'Proposed' open space. Open space remains unchanged throughout project.

Landscape Legend			
Line #	Property Address:	Required	Proposed
1	125 WORTH AVENUE		
4		Proposed	Proposed w/Existing
5	Lot Size (sq ft)	4,000 sq. ft.	34,462 sq. ft.
6	Landscape Open Space (LOS) (Sq Ft and %)	8,615.5 sq. ft. / 25%	2,169.0 sq. ft. / 6.29%
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
8	Front Yard LOS (Sq Ft and %)	N/A	N/A
9	Native* Trees %	35%	100%
10	Native* Palms %	35%	64.3%
11	Native* Shrubs %	35%	80.7%
12	Native* Vines / Ground Cover %	35%	86.8%

*To determine appropriate native vegetation, the Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.



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design group, inc.

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PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

125 WORTH AVENUE
PREPARED FOR THE FRISBIE GROUP
PALM BEACH, FLORIDA
OVERALL LANDSCAPE OPEN SPACE DIAGRAM

DATE: 10/20/19
DRAWN BY: CCY/BMS
JOB NO.: 19-111
SCALE: 1"=10'-0"
FILENAME: 125 Worth 14

REVISIONS:
11/8/22
12/8/22
12/21/22
2/20/23 ARCOM

CHARLES C. YANNETTE
LICENSE #LC00001341
2/20/2023

SHEET:
L-7



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

Existing Plant Symbol Key

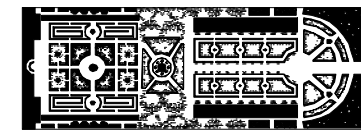
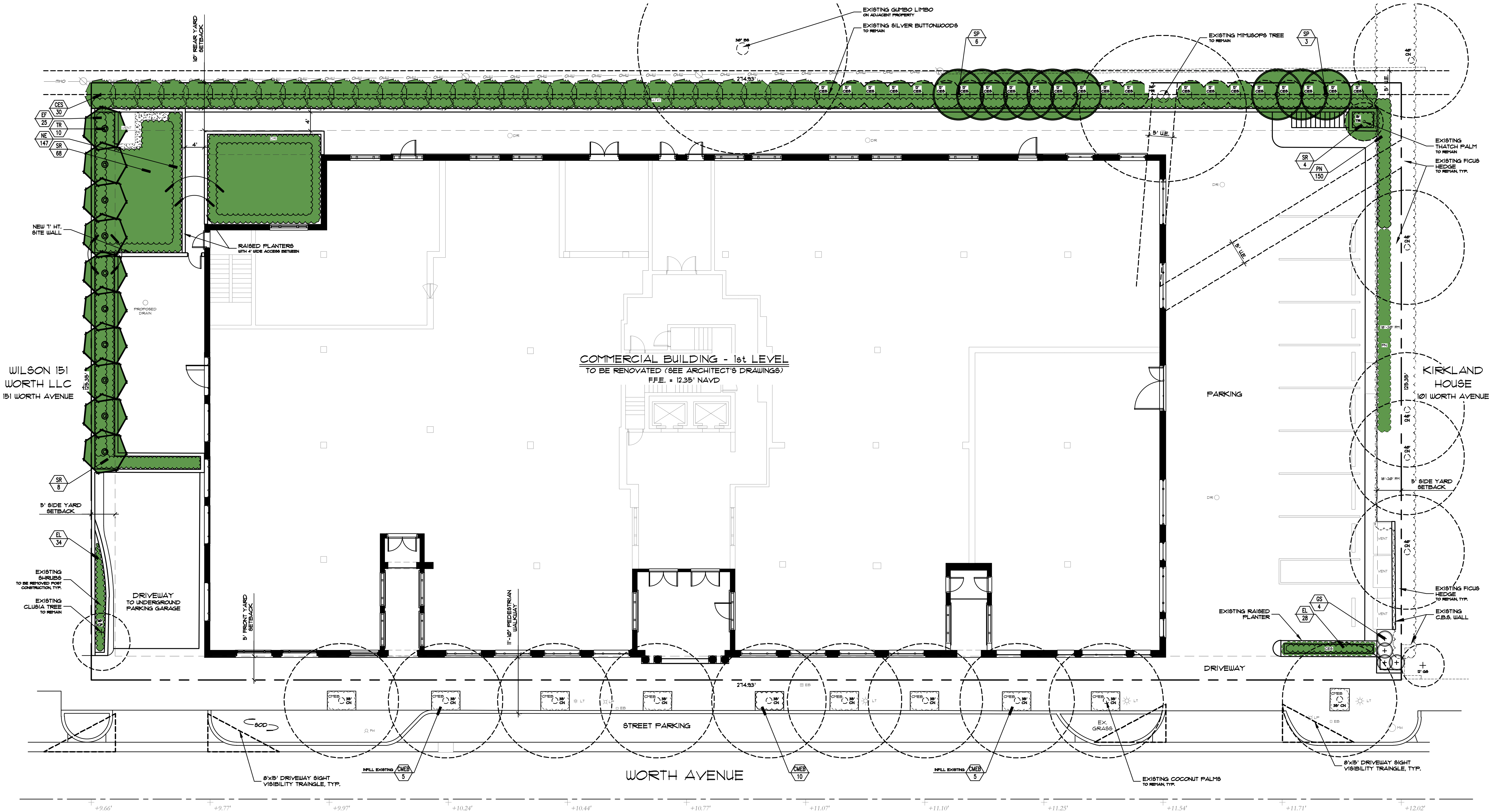
- Existing tree/palm to remain
- Existing vegetation to remain
- Existing/proposed Florida native vegetation

Existing Plant Key

BS = Bursera almarubi / Gumbo Limbo
CAR = Carissa macrocarpa / Carissa
CEB = Conocarpus erectus sericeus / Silver Buttonwood
CF = Clusia Flava / Small Leaf Clusia
CM = Caryota mitis / Palmetto Palm
CN = Cocos nucifera / Coconut Palm
CP = Carica papaya / Papaya
CYC = Cycas
DL = Dysoxylum lutescens / Areca Palm
FM = Ficus microcarpa / Ficus
HIB = Hibiscus rosa-sinensis / Hibiscus
LC = Livistona chinensis / Chinese Fan Palm
LM = Liriodendron muscari / Liriodendron
MR = Manihara Rostrata / Mimosa
SAN = Scaevola spp.
SAT = Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera
TR = Trachycarpus distachya / Trachycarpus
UNK = Unknown Plant

Landscape Legend			
Line #	Property Address:	Required	Proposed
1	125 WORTH AVENUE		
4			
5	Lot Size (sq ft)	4,000 sq. ft.	34,462 sq. ft.
6	Landscape Open Space (LOS) (Sq Ft and %)	8,615.5 sq. ft. / 25%	2,169.0 sq. ft. / 6.29%
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
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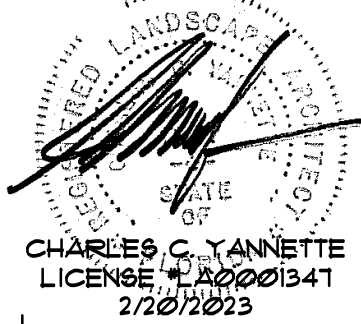
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PLANNING • GRAPHICS
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Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

125 WORTH AVENUE
PREPARED FOR THE FRISBIE GROUP
PALM BEACH, FLORIDA
FLORIDA NATIVE LANDSCAPE DIAGRAM - 1st LEVEL

DATE: 10/20/19
DRAWN BY: CCY/BMS
JOB NO.: 19-111
SCALE: 1/8"=1'-0"
FILENAME: 125 Worth 14

REVISIONS:
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12/8/22
12/21/22
2/20/23 ARCOM



SHEET:
L-8

ARCOM CASE#: ARC-23-022
ZONING CASE#: ZON-23-032



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

Existing Plant Symbol Key

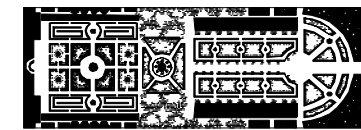
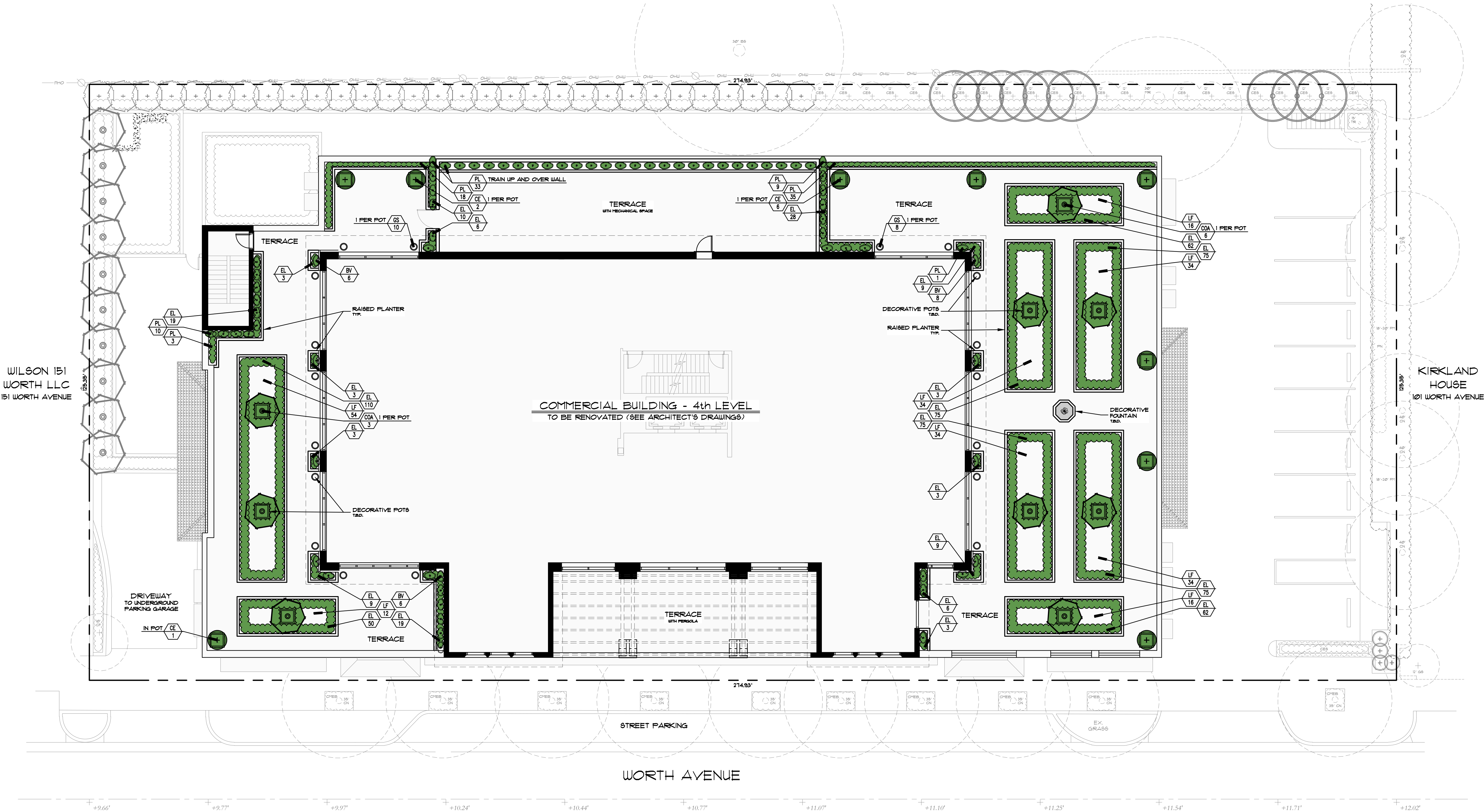
- Existing tree/palm to remain
- Existing vegetation to remain
- Existing/proposed Florida native vegetation

Existing Plant Key

- BS = Bursera almarubi / Gumbo Limbo
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- CO = Cocos nucifera / Coconut Palm
- CP = Carica papaya / Papaya
- CYC = Cycas
- DL = Dysoxylum lutescens / Areca Palm
- FM = Ficus microcarpa / Ficus
- HIB = Hibiscus rosa-sinensis / Hibiscus
- LC = Livistona chinensis / Chinese Fan Palm
- LM = Liriodendron muscari / Liriodendron
- MR = Manihara Roxburghiana / Mimosa
- SAN = Sansevieria spp.
- SAT = Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera
- TR = Trinitax Radiata / Trinitax Palm
- UNK = Unknown Plant

Landscape Legend			
Line #	Property Address:	Required	Proposed
1	125 WORTH AVENUE		
4			
5	Lot Size (sq ft)	4,000 sq. ft.	34,462 sq. ft.
6	Landscape Open Space (LOS) (Sq Ft and %)	8,615.5 sq. ft. / 25%	2,169.0 sq. ft. / 6.29%
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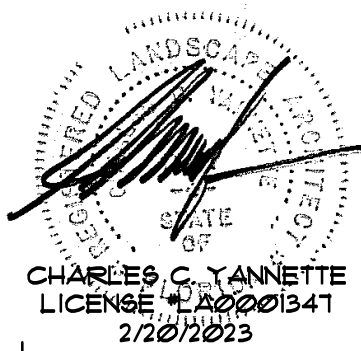
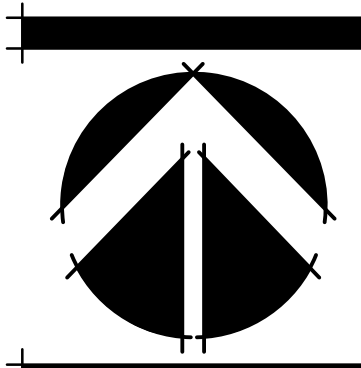
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Suite 330
Jupiter, Florida 33477

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Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

125 WORTH AVENUE
PREPARED FOR THE FRISBIE GROUP
PALM BEACH, FLORIDA
FLORIDA NATIVE LANDSCAPE DIAGRAM - 4th LEVEL

DATE: 10/20/19
DRAWN BY: CCY/BMS
JOB NO.: 19-111
SCALE: 1/8"=1'-0"
FILENAME: 125 Worth 14

REVISIONS:
11/8/22
12/8/22
12/21/22
2/20/23 ARCOM



SHEET:

L-8A

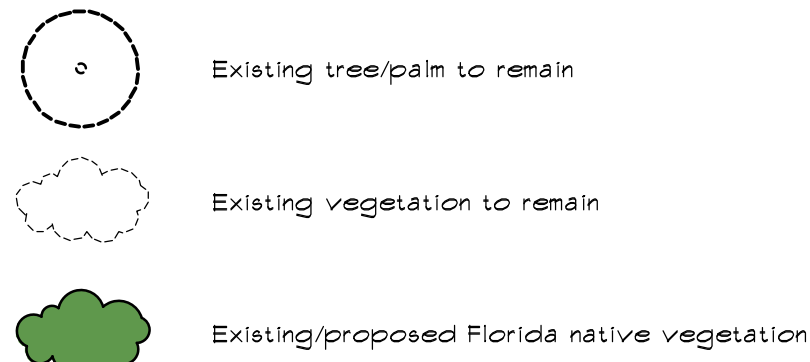


Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Landscape Legend			
Line #	Property Address:	Required	Proposed
1	125 WORTH AVENUE		
4			
5	Lot Size (sq ft)	4,000 sq. ft.	34,462 sq. ft.
6	Landscape Open Space (LOS) (Sq Ft and %)	8,615.5 sq. ft. / 25%	2,169.0 sq. ft. / 6.29%
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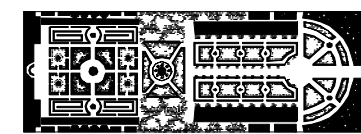
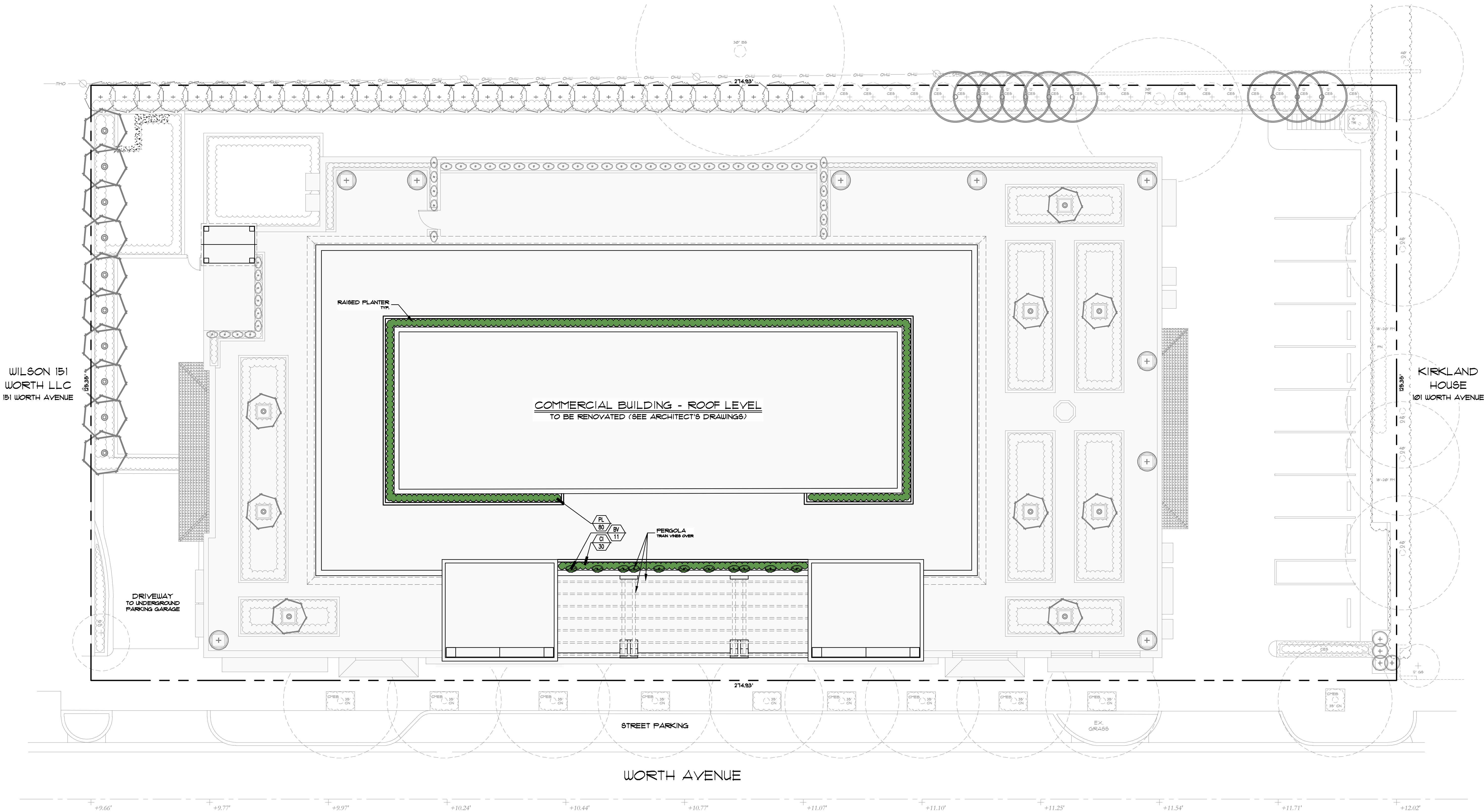
*To determine appropriate native vegetation, the *Institute for Regional Conservation ("IRC")*, *Natives for Your Neighborhood* guide shall be used.

Existing Plant Symbol Key



Existing Plant Key

BS = *Bursera almarubi* / Gumbo Limbo
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LM = *Liriodendron muscari* / Liriodendron
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SAT = *Schefflera arboricola* 'Trinette' / Variegated Dwarf Schefflera
TR = *Trinax Radiata* / Tatch Palm
UNK = Unknown Plant



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design group, inc.

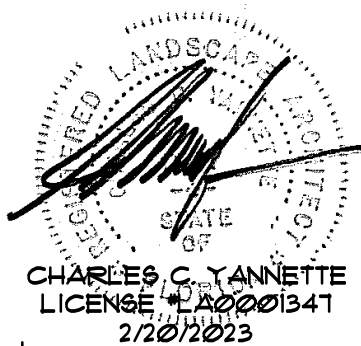
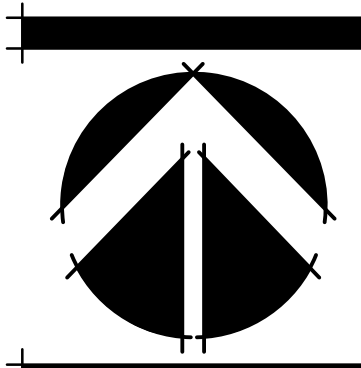
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
825 South U.S. Highway One
Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

125 WORTH AVENUE
PREPARED FOR THE FRISBIE GROUP
PALM BEACH, FLORIDA
FLORIDA NATIVE LANDSCAPE DIAGRAM - ROOF LEVEL

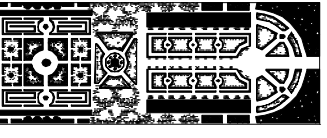
DATE: 10/20/19
DRAWN BY: CCY/BMS
JOB NO.: 19-111
SCALE: 1"=10'-0"
FILENAME: 125 Worth 14

REVISIONS:
11/8/22
12/8/22
12/21/22
2/20/23 ARCOM



SHEET:
L-8B

ARCOM CASE#: ARC-23-022
ZONING CASE#: ZON-23-032



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Suite 330
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Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

125 WORTH AVENUE
PREPARED FOR THE FRISBIE GROUP
PALM BEACH, FLORIDA
PROPOSED LANDSCAPE ELEVATIONS

DATE: 10.20.19
DRAWN BY: CCY/BMS
JOB NO.: 19-111
SCALE: N/A
FILENAME: 125 Worth 14

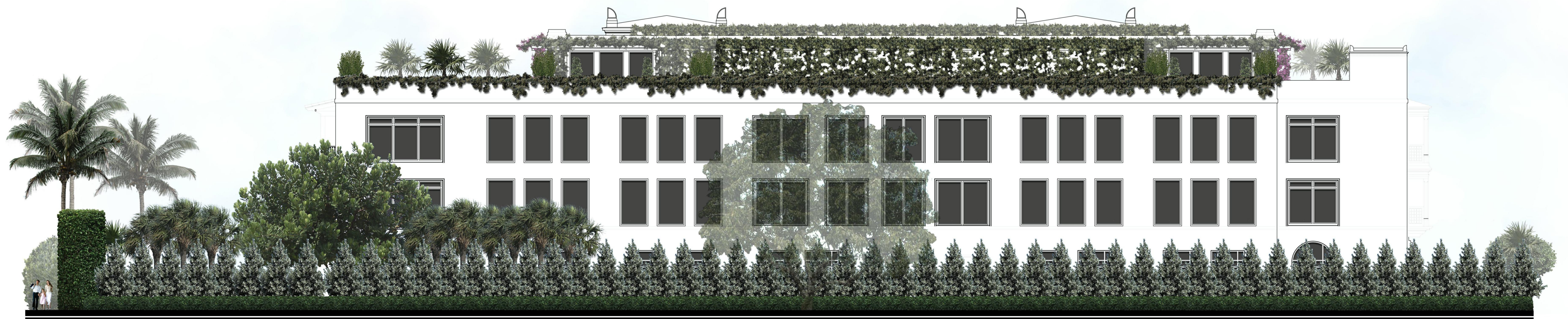
REVISIONS:
11/8/22
12/8/22
12/21/22
2/20/23 ARCOM

CHARLES C. YANNETTE
LICENSE #LC0001341
2/20/2023

SHEET:
L-9



FRONT (SOUTH) VIEW



REAR (NORTH) VIEW

ARCOM CASE#: ARC-23-022
ZONING CASE#: ZON-23-032

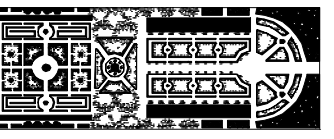


SIDE (WEST) VIEW



SIDE (EAST) VIEW

ARCOM CASE#: ARC-23-022
ZONING CASE#: ZON-23-032



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design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
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Suite 330
Jupiter, Florida 33477

Telephone: (561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LC-0000297

125 WORTH AVENUE
PREPARED FOR THE FRISBIE GROUP
PALM BEACH, FLORIDA
PROPOSED LANDSCAPE ELEVATIONS

DATE: 10/20/19
DRAWN BY: CCY/BMS
JOB NO.: 19-111
SCALE: N/A
FILENAME: 125 Worth 14

REVISIONS:
11/8/22
12/8/22
12/21/22
2/20/23 ARCOM

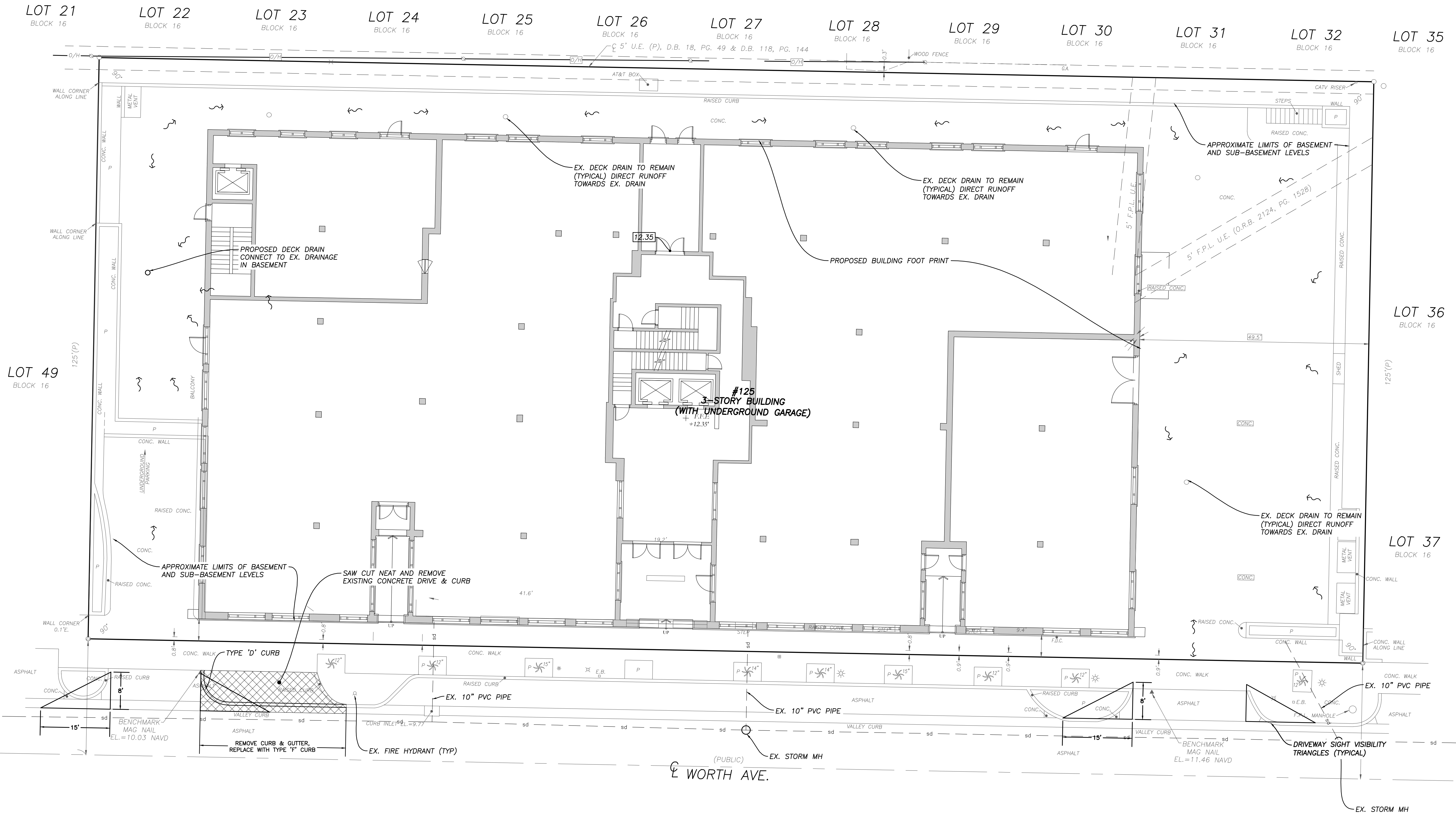


CHARLES C. YANNETTE
LICENSE #LC00001341
2/20/2023

SHEET:

L-10

PLOT DATE: Nov 17, 2022 TIME: 4:56pm BY: rwertepny
DRAWING: P:\19-1300 125 WORTH AVE\KA DWG\CO2 Plan.dwg LAYOUT: C-02



1. EXISTING DRAINAGE SYSTEM IS BASED UPON FOUND DESIGN RECORDS FROM ORIGINAL CONSTRUCTION TOGETHER WITH FIELD VERIFICATION.
2. ADDITIONAL FIELD INVESTIGATION SHALL BE PERFORMED DURING THE DESIGN PHASE TO CONFIRM EXTENT OF EXISTING DRAINAGE CONFIGURATION.
3. THE PROPOSED BUILDING ADDITION DRAINAGE / ROOF DRAINAGE SHALL BE DIRECTED TO THE EXISTING ONSITE DRAINAGE SYSTEM CURRENTLY DRAINING THE SURFACE PARKING ALONG THE PERIMETER OF THE SITE.
4. ALL MAJORITY OF THE IMPROVEMENTS AND CHANGES TO THE SITE ARE LOCATED ABOVE THE LOWER LEVEL PARKING / BASEMENT.

VERTICAL DATUM

ALL ELEVATIONS SHOWN ARE IN
NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD88)

SURVEY PROVIDED BY WALLACE
SURVEYING CORPORATION DATED
10/2/2019

IT'S THE LAW ! 

CALL TWO (2) BUSINESS DAYS
BEFORE YOU DIG

SUNSHINE 811

Randy Wertepny

P.E. 72504

Nov 17, 2022

PROJECT No.

19- 1300

SHEET No.

C- 02

CONCEPTUAL GRADING & DRAINAGE PLAN

125 WORTH AVE
PALM BEACH COUNTY, FLORIDA

No. Date Description

No.	Date	Description	DATE	DESIGNED	CHECKED	APPROVED
			11-7-22	RW	MW	
			11-10	CAD	APPROVED	MK

KESHAVARZ & ASSOCIATES
Civil Engineers • Land Surveyors
711 North Dixie Highway, Suite 201
West Palm Beach, Florida 33401
Tel: (561) 689-8600
Certificate of Authorization No. 4897

