


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)

TOWN COUNCIL REVISION 1 SUBMITTAL: MARCH 24, 2023

TOWN COUNCIL MEETING DATE: APRIL 4, 2023



TOWN COUNCIL - REV 	03/24/2023
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, L.L.C.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 805-8591
FAIRFAXANDSAMMONS.COM
LICENSE NO. AA26000846

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DOCUMENT ISSUE:	DWG#	CHLCA/CDP/DOCS	TITLE	DATE	ISSUED TO:
11/21/22 DRC PRE-APP SUBMITTAL	A-000	C-000	Tid Shores & Seawall	11/21/22	TOWN OF PALM BEACH
12/08/22 DRC FIRST SUBMITTAL	A-001	C-001	Tid Shores & Seawall	12/08/22	TOWN OF PALM BEACH
12/27/22 DRC SECOND SUBMITTAL	A-002	C-002	Tid Shores & Seawall	12/27/22	TOWN OF PALM BEACH
01/12/23 DRC FINAL SUBMITTAL	A-003	C-003	Tid Shores & Seawall	01/12/23	TOWN OF PALM BEACH
02/10/23 DRC FINAL SUBMITTAL	A-004	C-004	Tid Shores & Seawall	02/10/23	TOWN OF PALM BEACH
03/24/23 TOWN COUNCIL - REV. 1	A-005	C-005	Tid Shores & Seawall	03/24/23	TOWN OF PALM BEACH

CIVIL ENGINEER
KESHA VARZ & 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

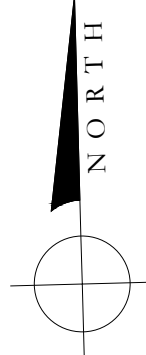
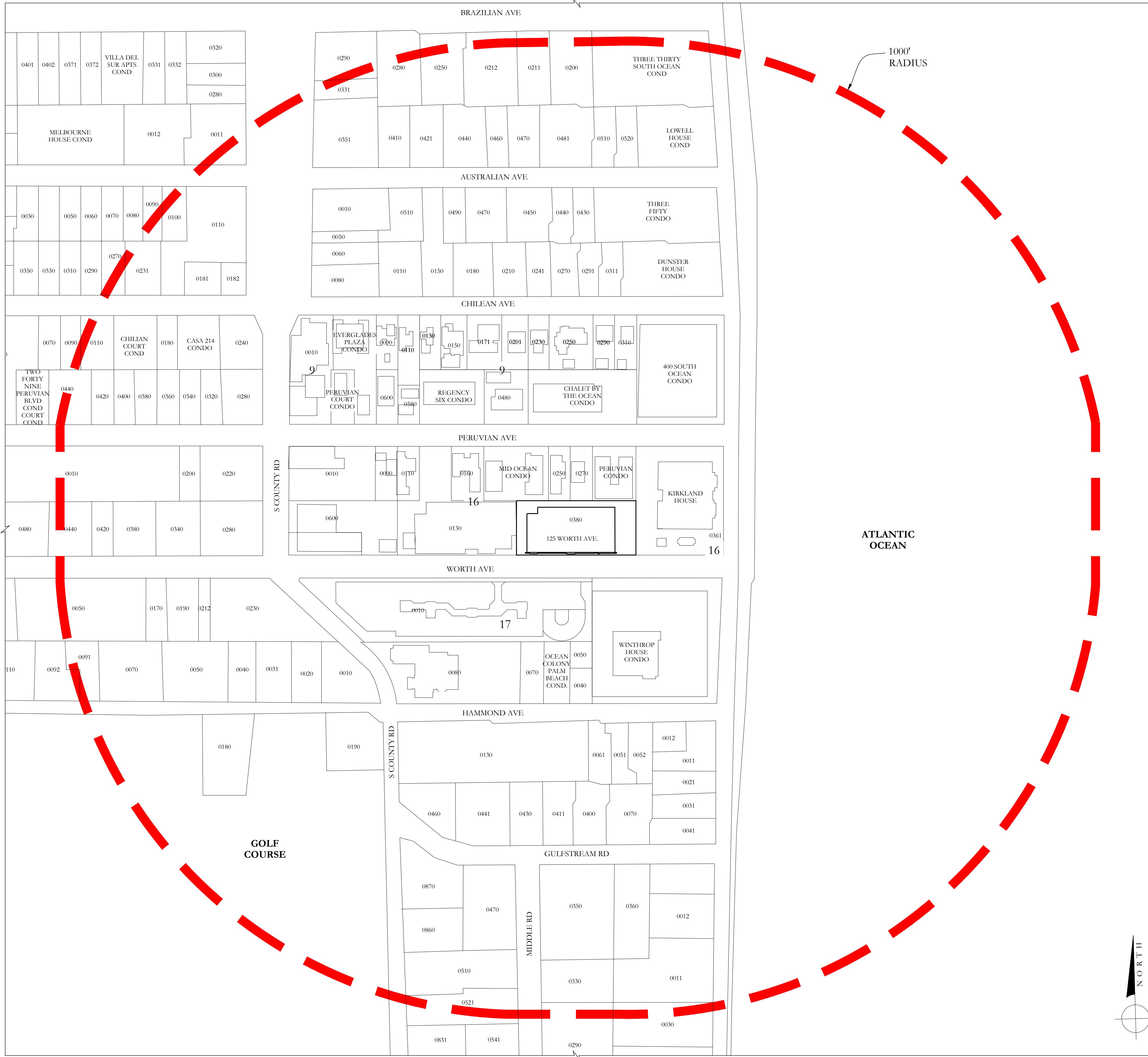
CODES AND STANDARDS:

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



1 LOCATION / VICINITY MAP
1/128"=1'-0"

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125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
LOCATION/ VICINITY MAP

DATE FEB. 10, 2023	SHEET NO G-002
SCALE AS NOTED	
BY CG / AV	

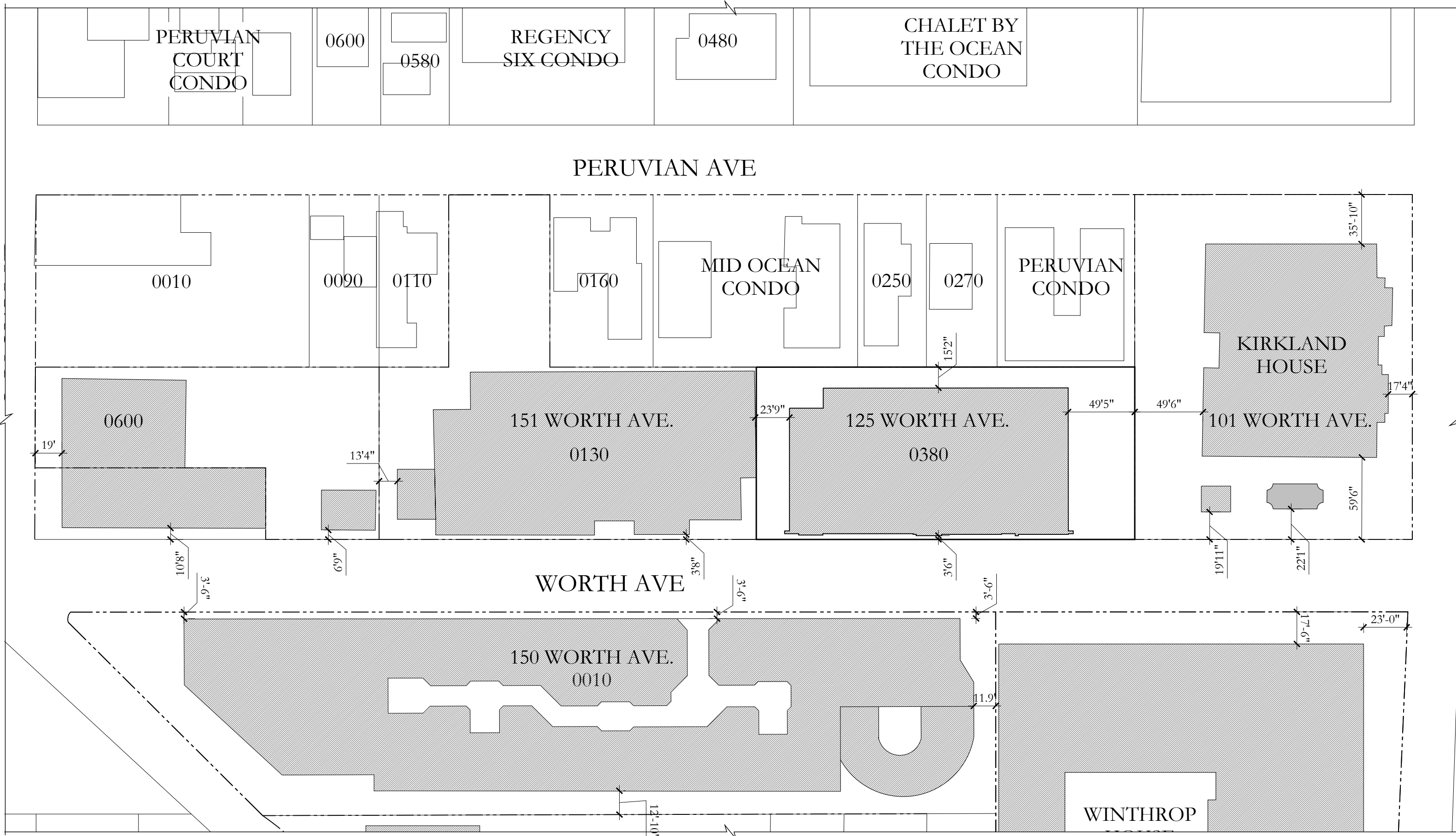


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NEW YORK - PALM BEACH

FAIRFAX, SAMMONS & PARTNERS, L.L.C.
214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 908-8881
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1 PROPOSED WORTH AVE. LOCATION PLAN (C-WA DISTRICT)
1"=1/64'-0"



2 AERIAL MAP
1"=300'-0"



3 PROPOSED WORTH AVE. STREETSCAPE ELEVATION, FACING SOUTH
1/32"=1'-0"

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125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
LOCATION PLAN, AERIAL MAP &
STREETSCAPE ELEVATION

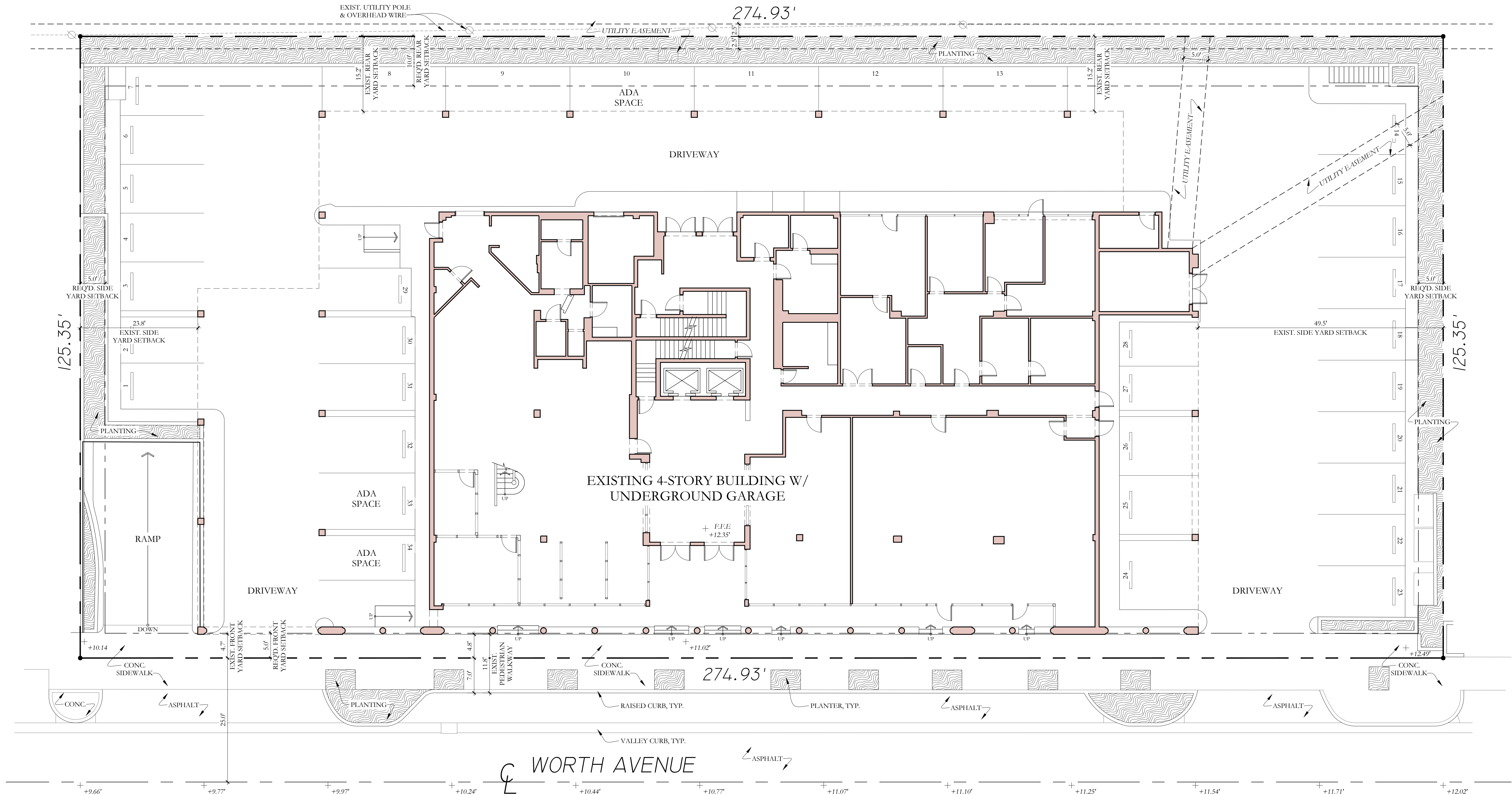
DATE
FEB. 10, 2023
SCALE
AS NOTED
BY
CG / AV/ SPB

SHEET NO
G-001



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

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

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

TOTAL PARKING SPACE- 34

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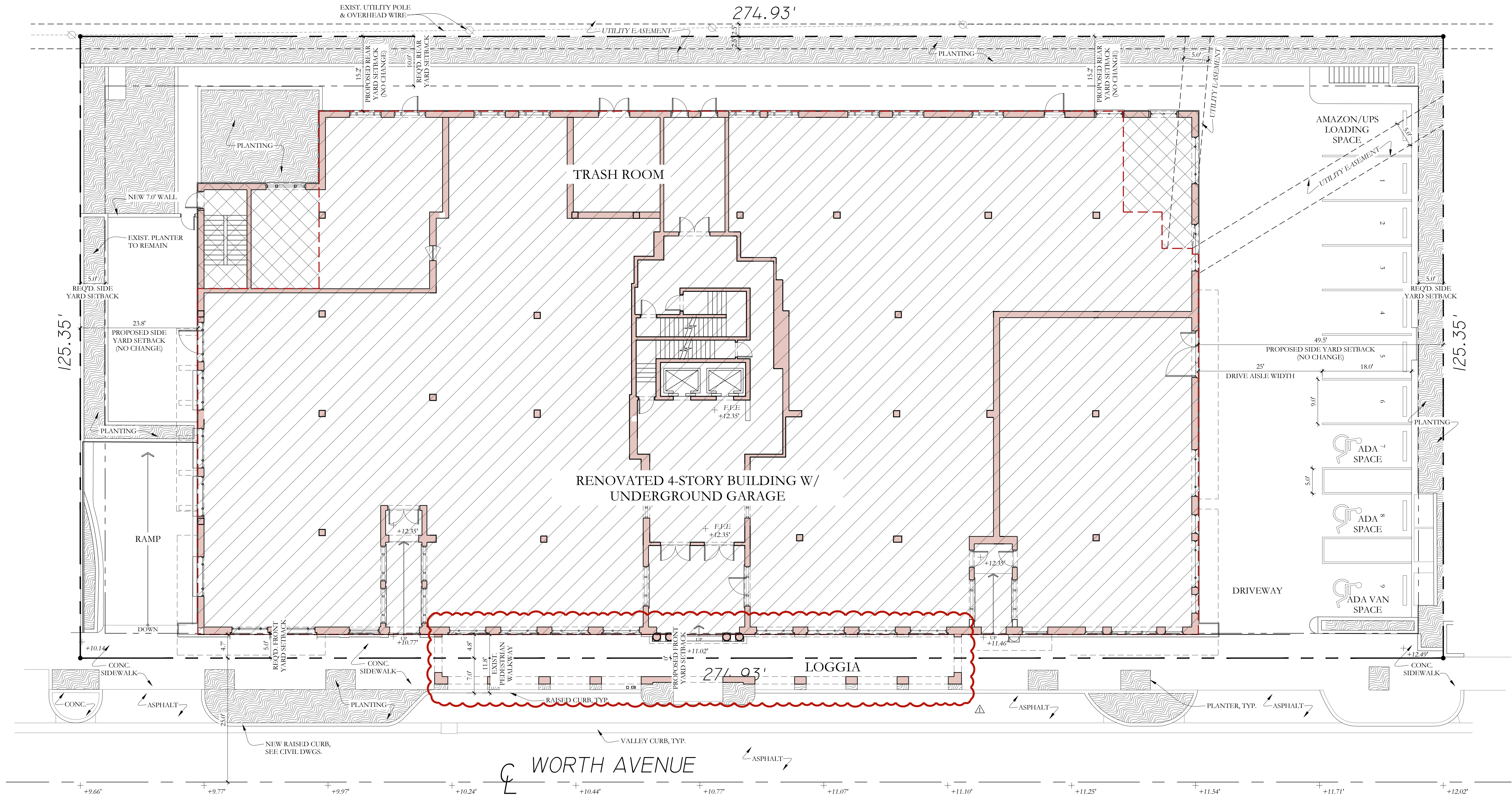
125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING SITE PLAN

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


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214 BRAZILIAN AVENUE, PALM BEACH 33480
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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

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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CASE #:
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125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
PROPOSED SITE PLAN

DATE
FEB. 10, 2023

SCALE
1" = 10'-0"

BY
CG

SHEET NO
A-001

FAIRFAX & SAMMONS
NEW YORK - PALM BEACH

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214 BRAZILIAN AVENUE, PALM BEACH 33480
TELEPHONE (561) 808-8881
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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 0'.

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 9.56% in lieu of the 25% minimum 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 first floor, 22,146 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:

SPECIAL EXCEPTION #1: 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.

SPECIAL EXCEPTION #2: Section 134-1159(a), uses that are greater than 4,000 square feet GLA (gross leasable area)

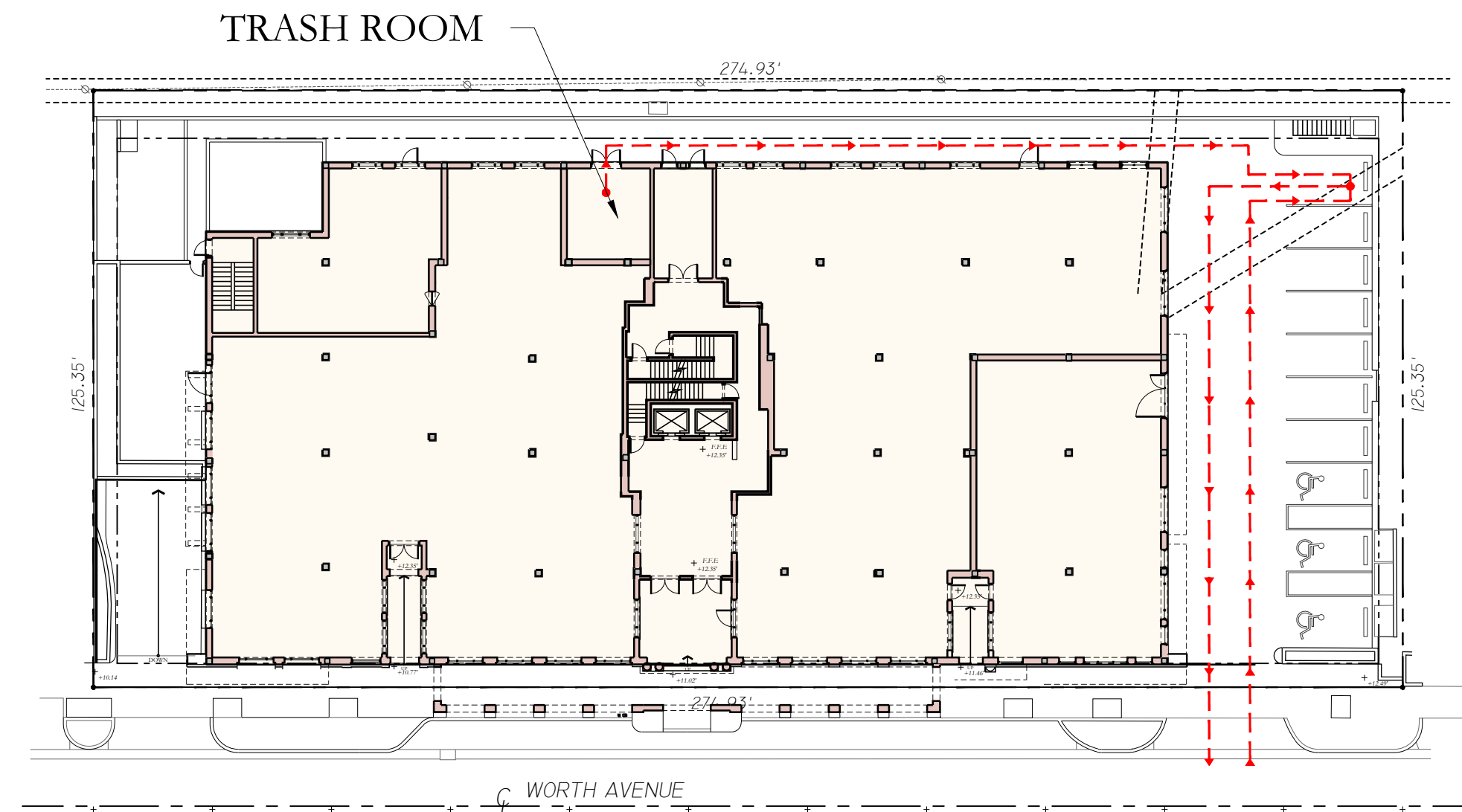
SPECIAL EXCEPTION #3: Per Section 134-1163 (5) Front Yard, Within the C-WA district, arcades or colonnades may be constructed subject to approval as a special exception over the sidewalks in the required front yard setback, provided they meet the requirements of Section 134-1164 (c), which states, within the C-WA district, arcades or colonnades may be constructed, subject to approval as a Special Exception, over sidewalks or ways, provided that they shall not project nearer than three feet to the face of the street curbline or more than ten feet, but not less than seven feet, from the exterior wall as measured from the exterior face of the building to the exterior face of the arcade or colonnade, and provided that no support shall be nearer than three feet to the face of the curb, and the installation shall have a minimum of nine feet of vertical clearance. The design of such arcades or colonnades shall be based upon the Worth Avenue Design Guidelines and shall be subject to review and approval by the Architectural Commission.

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	0	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%	3,295, 9.56%	
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

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SURVEY ELEVATIONS

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ZONING LEGEND

DATE
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SHEET NO

SCALE
AS NOTED

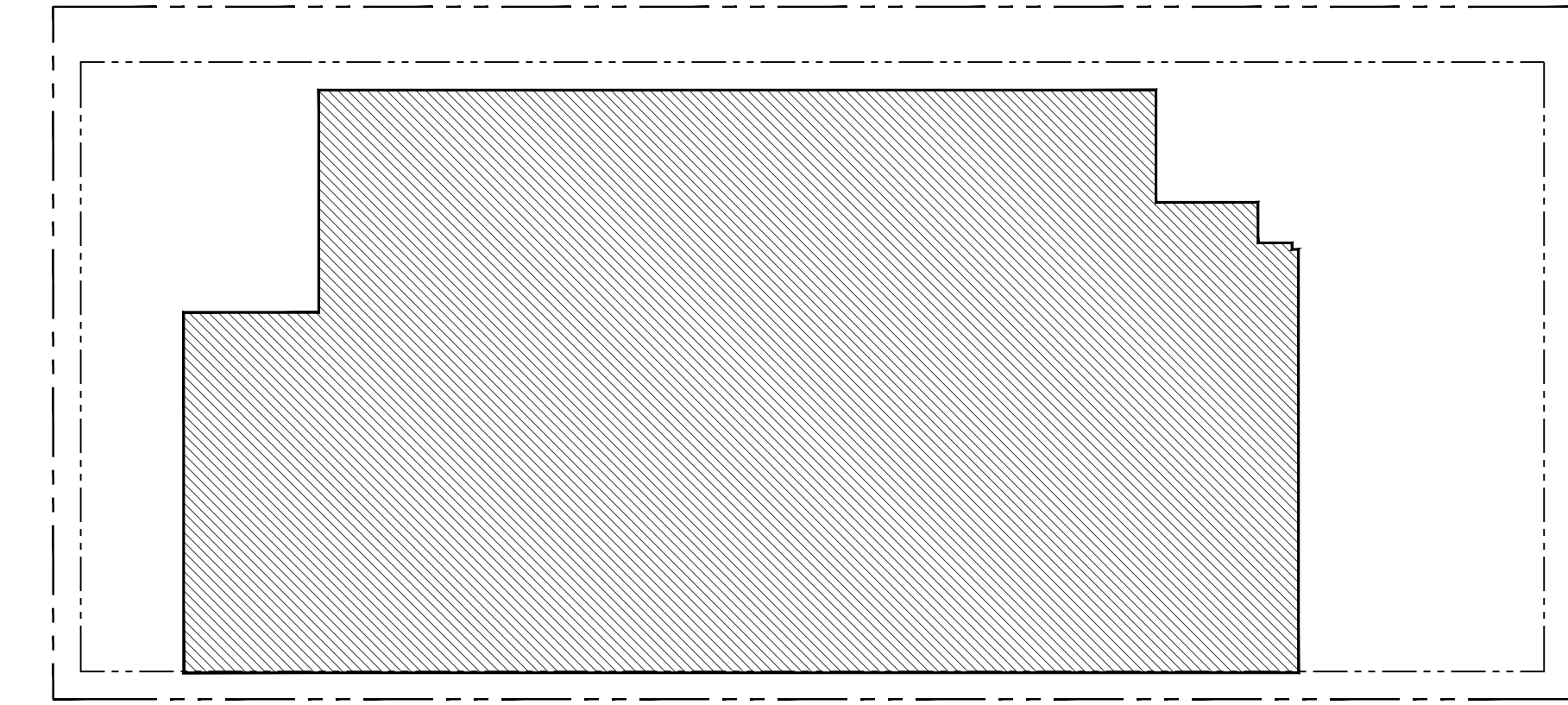
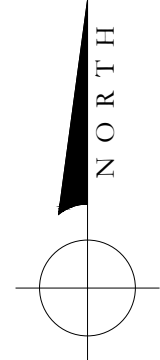
A-002

BY
CG



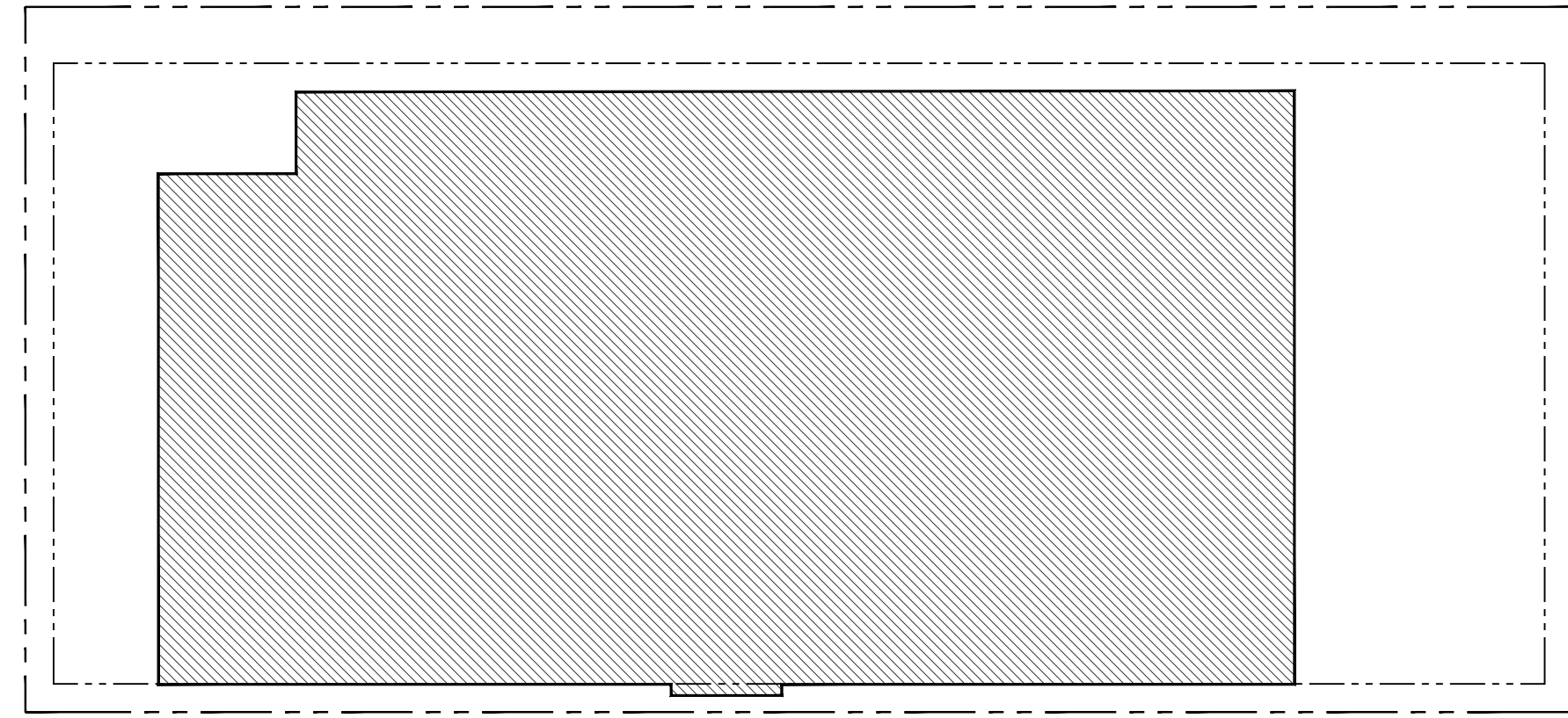
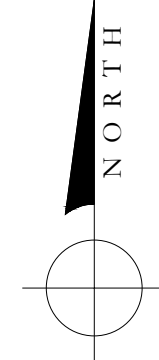
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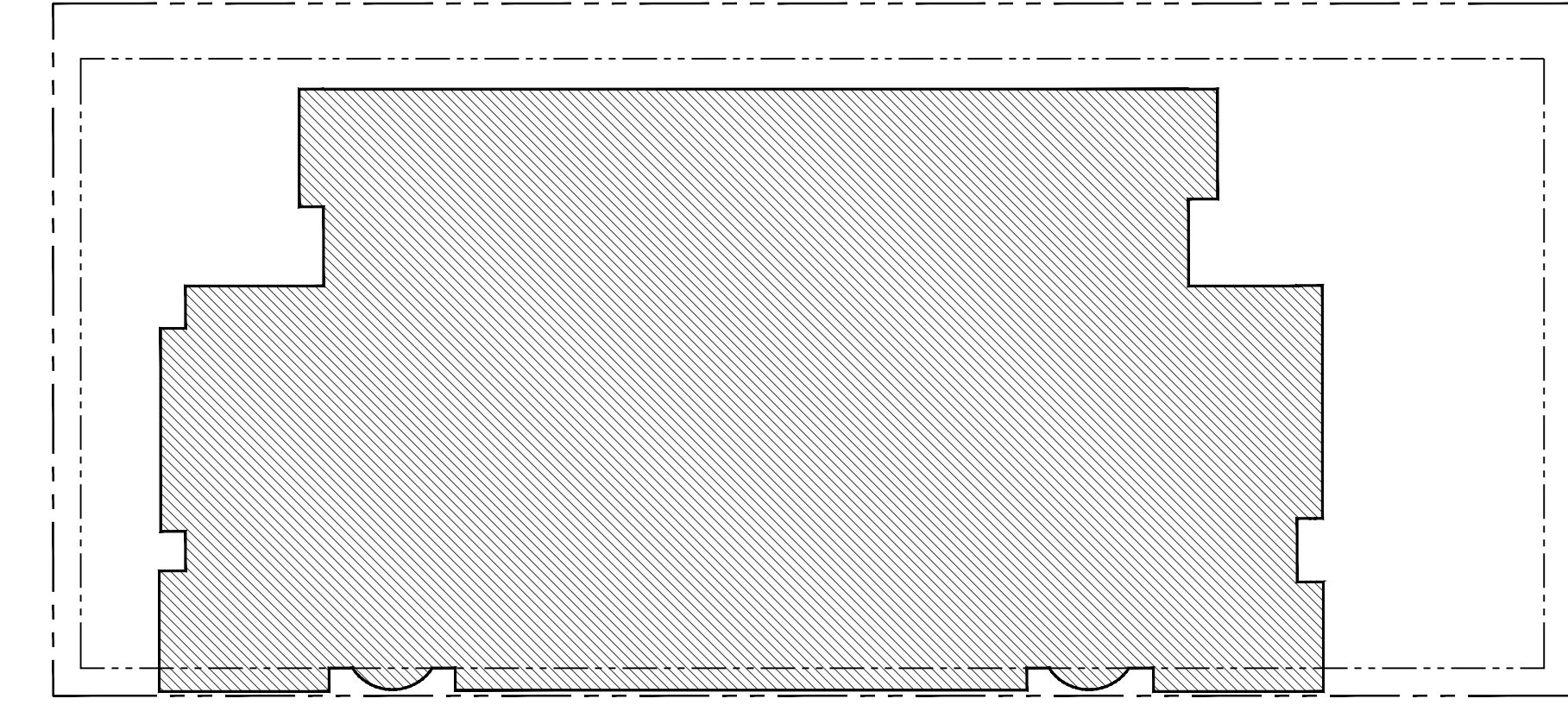
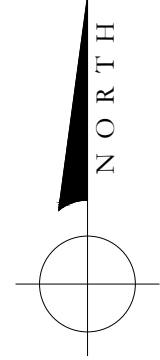
1a LOT COVERAGE DIAGRAM: EXISTING FIRST FLOOR
1"=30'-0"

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



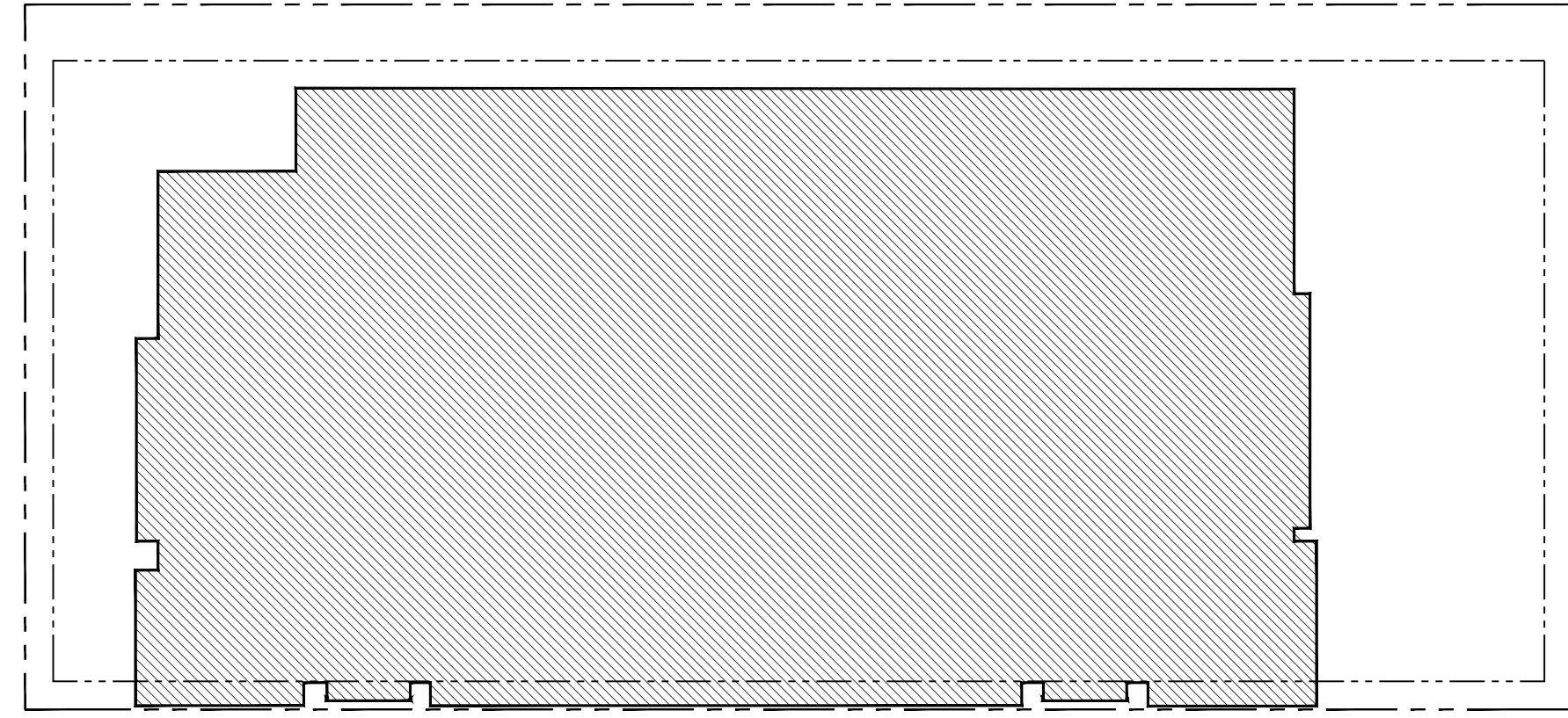
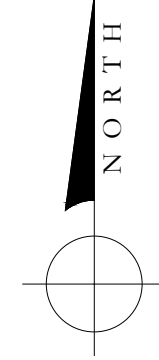
1b LOT COVERAGE DIAGRAM: PROPOSED FIRST FLOOR
1"=30'-0"

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



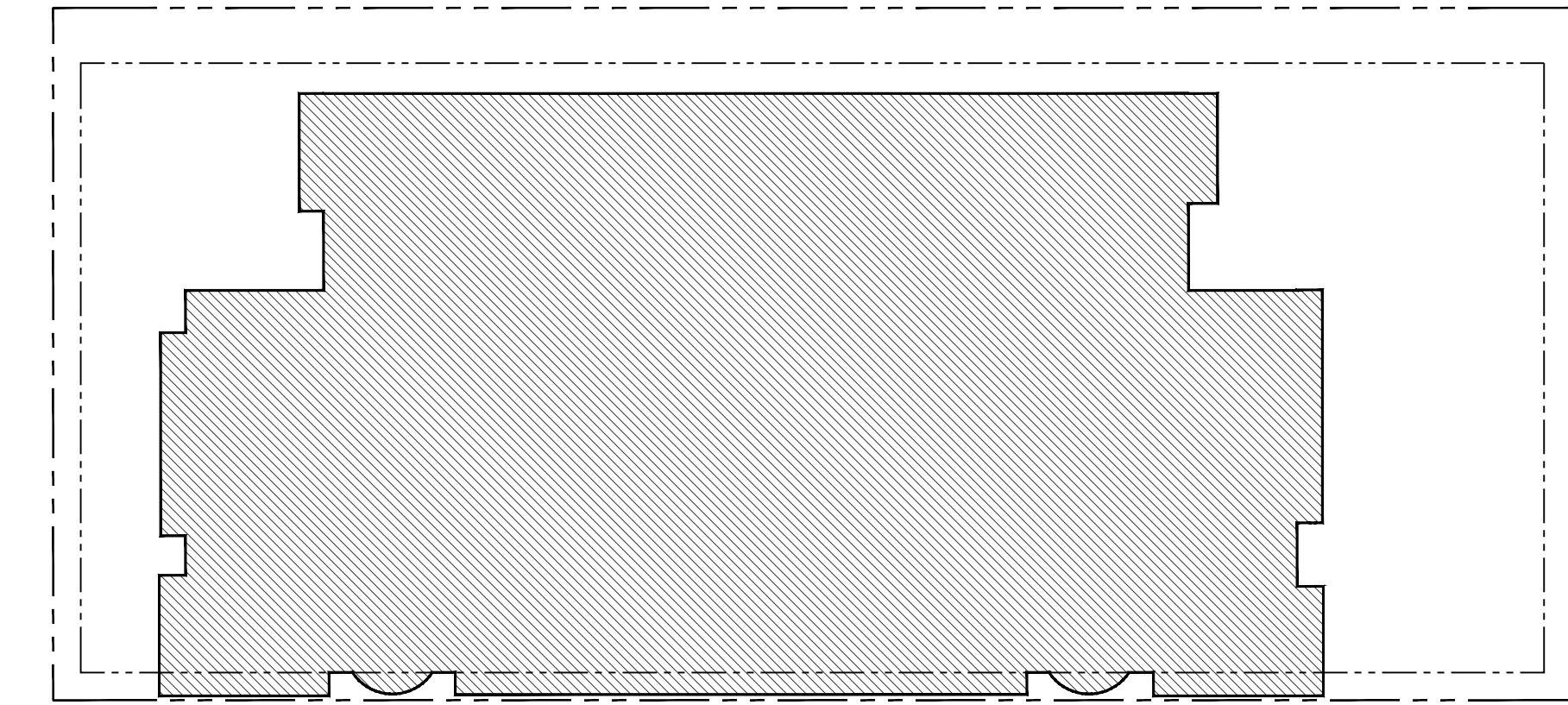
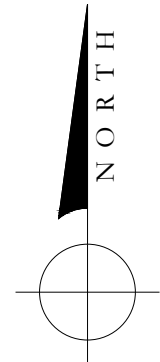
2a LOT COVERAGE DIAGRAM: EXISTING 2ND FLOOR
1"=30'-0"

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



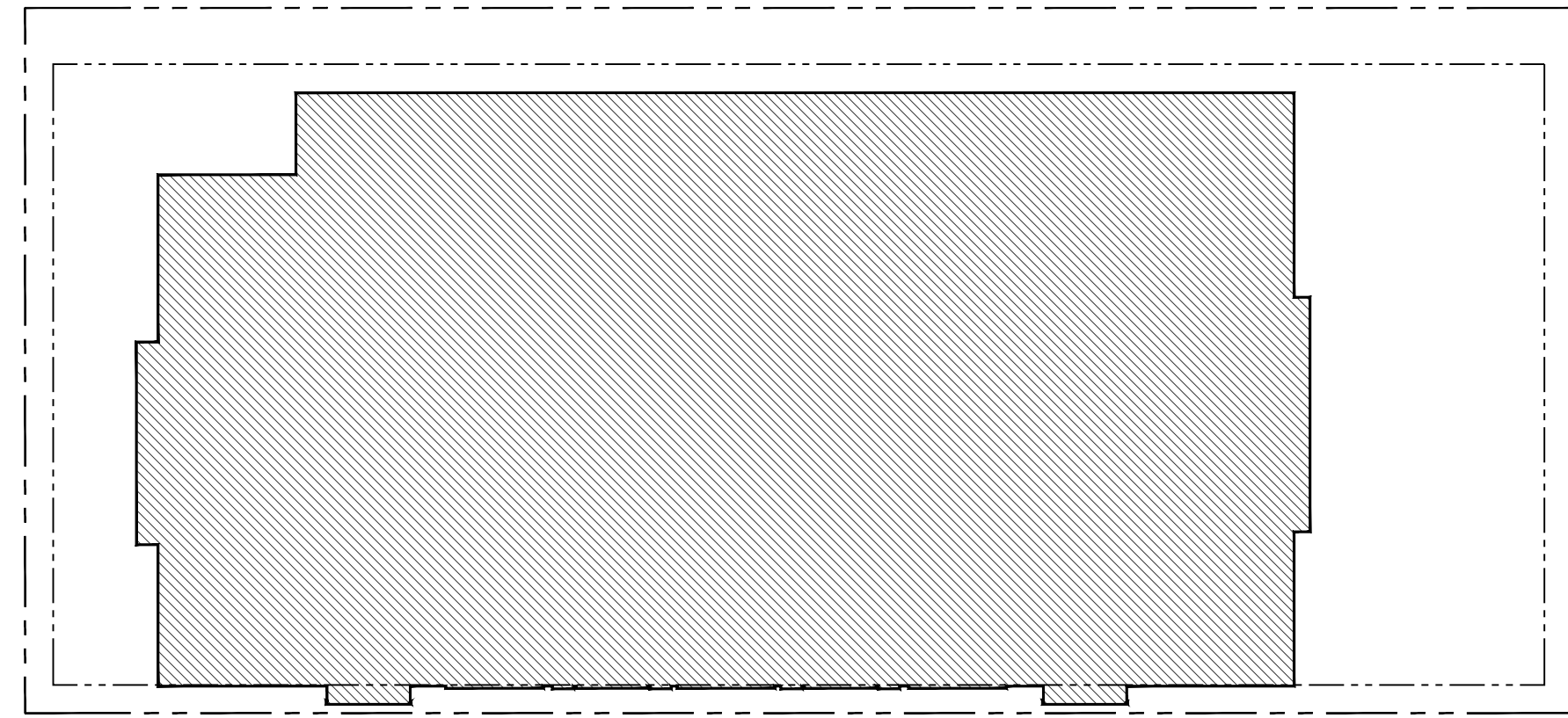
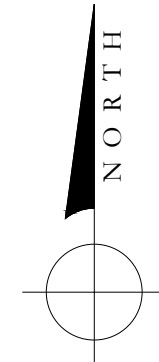
2b LOT COVERAGE DIAGRAM: PROPOSED 2ND FLOOR
1"=30'-0"

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



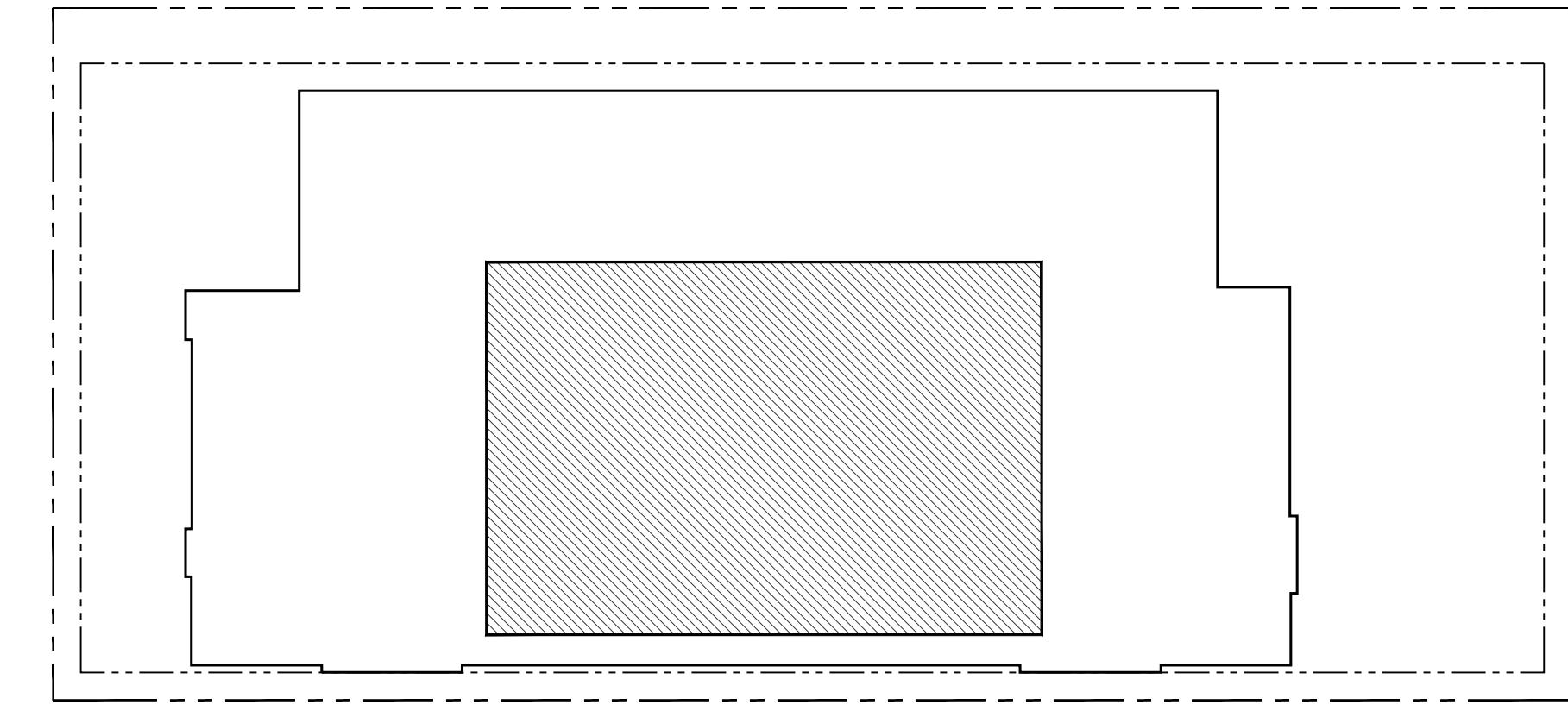
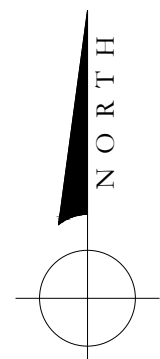
3a LOT COVERAGE DIAGRAM: EXISTING 3RD FLOOR
1"=30'-0"

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



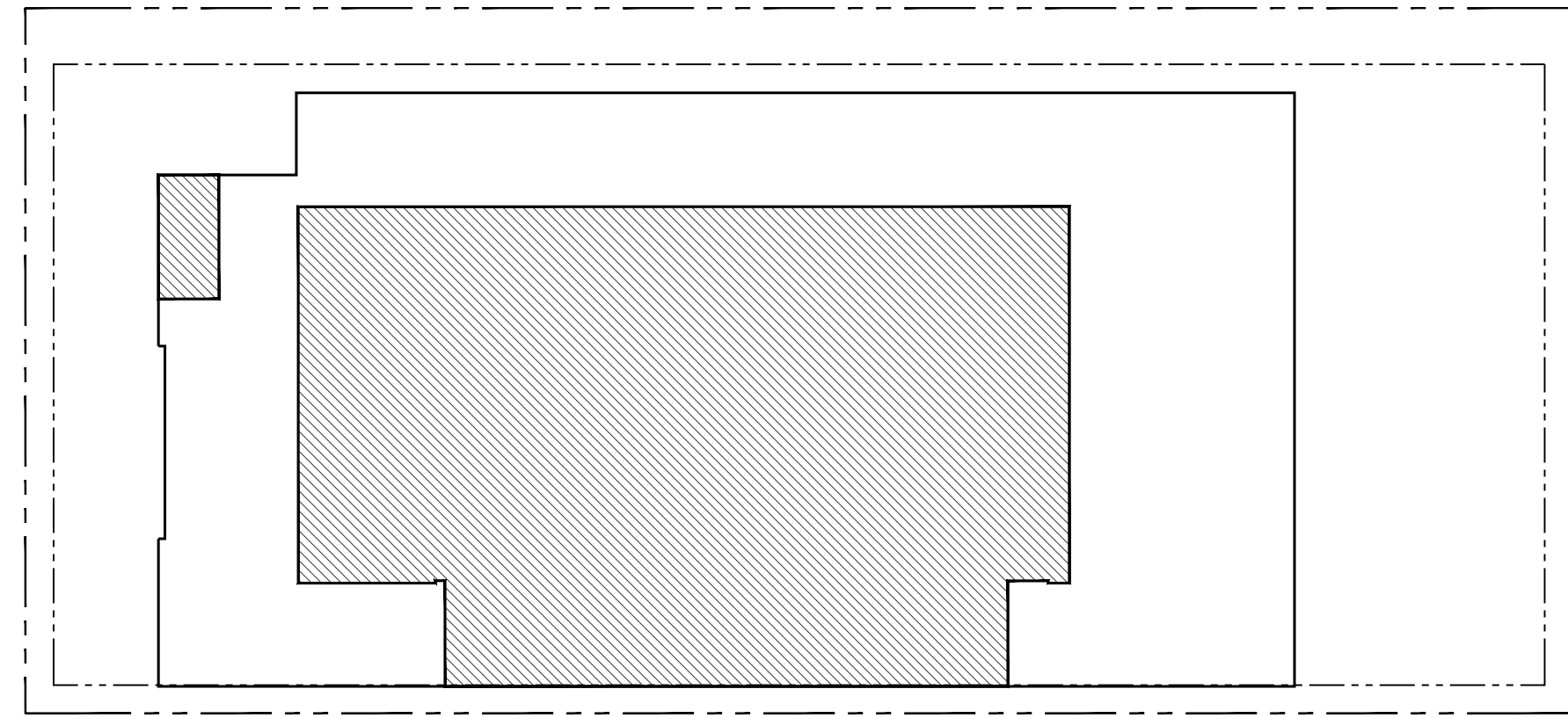
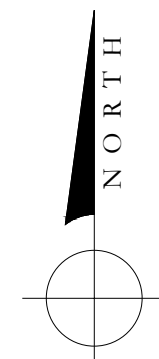
3b LOT COVERAGE DIAGRAM: PROPOSED 3RD FLOOR
1"=30'-0"

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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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

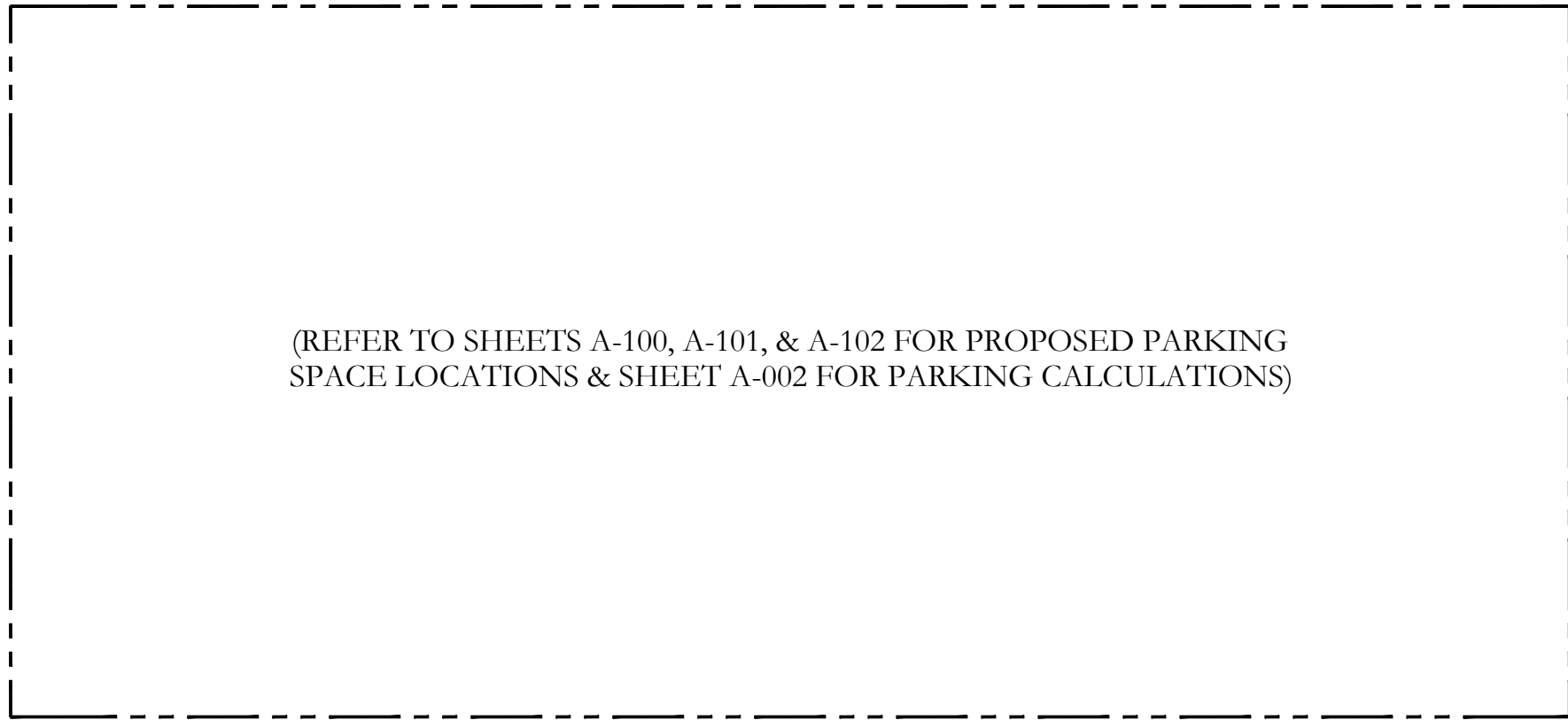
SHEET TITLE
EXISTING & PROPOSED
LOT COVERAGE CALCULATIONS

DATE FEB. 10, 2023	SHEET NO A-003
SCALE AS NOTED	
BY CG	



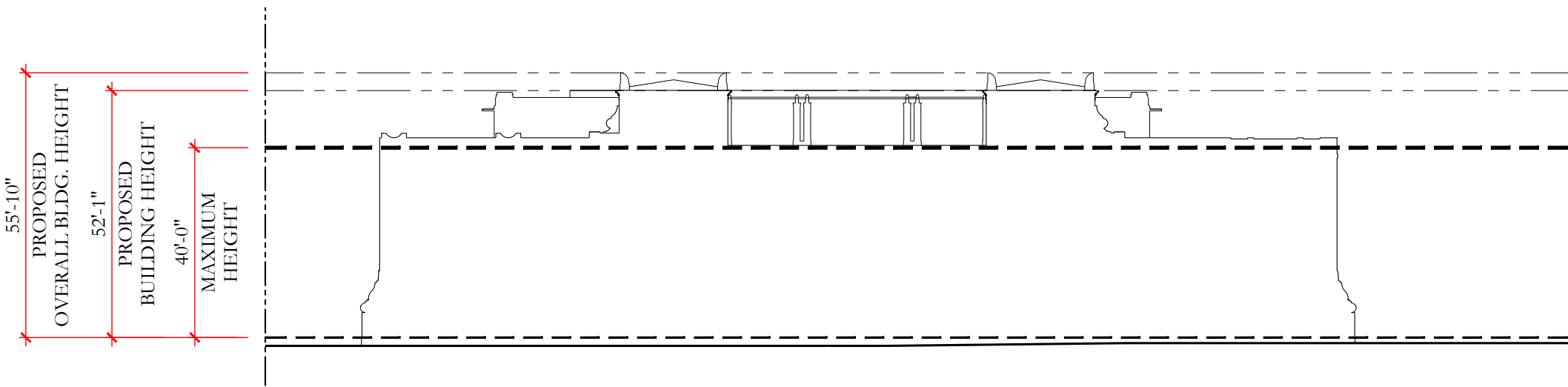
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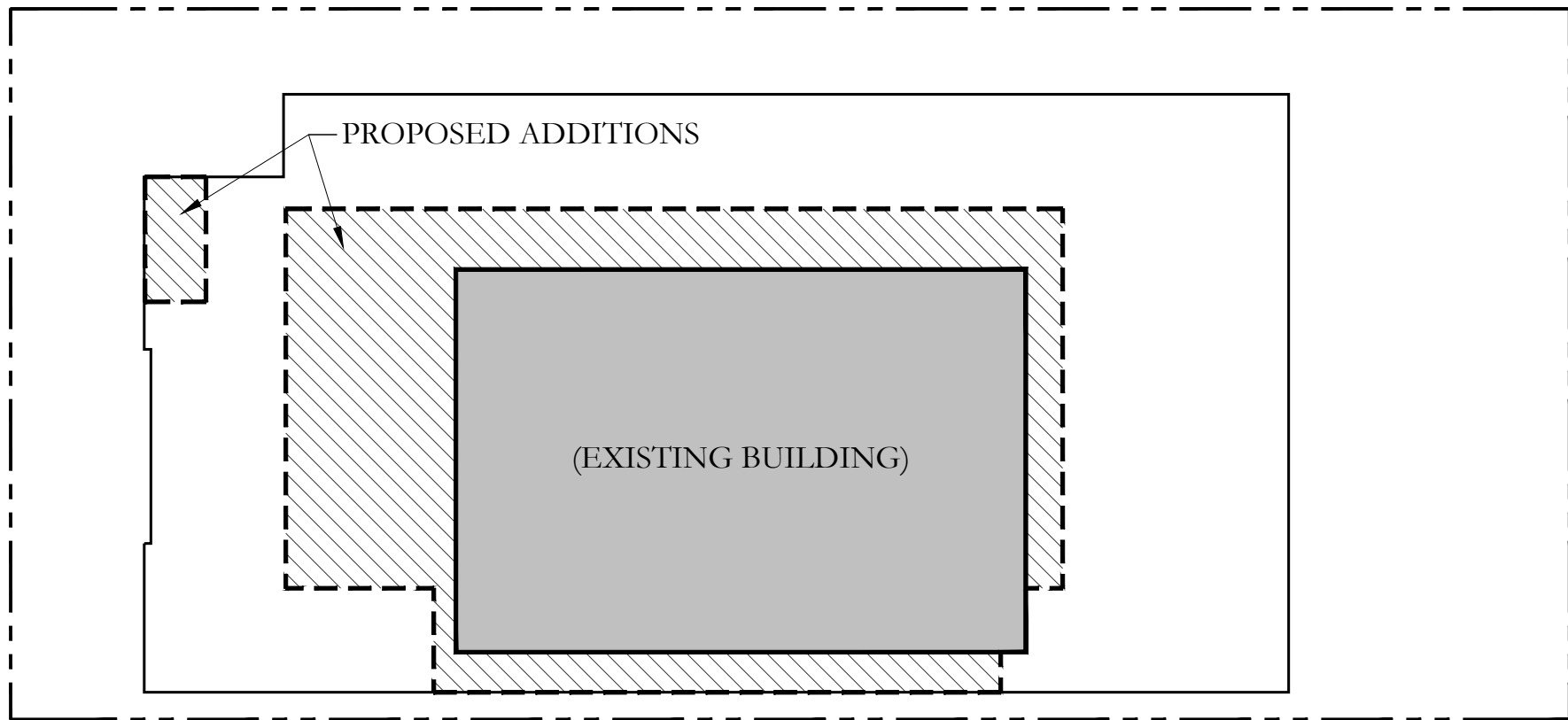
1 VARIANCE #1: VARIANCE FROM PARKING REQUIREMENTS
1"=30'-0"

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.



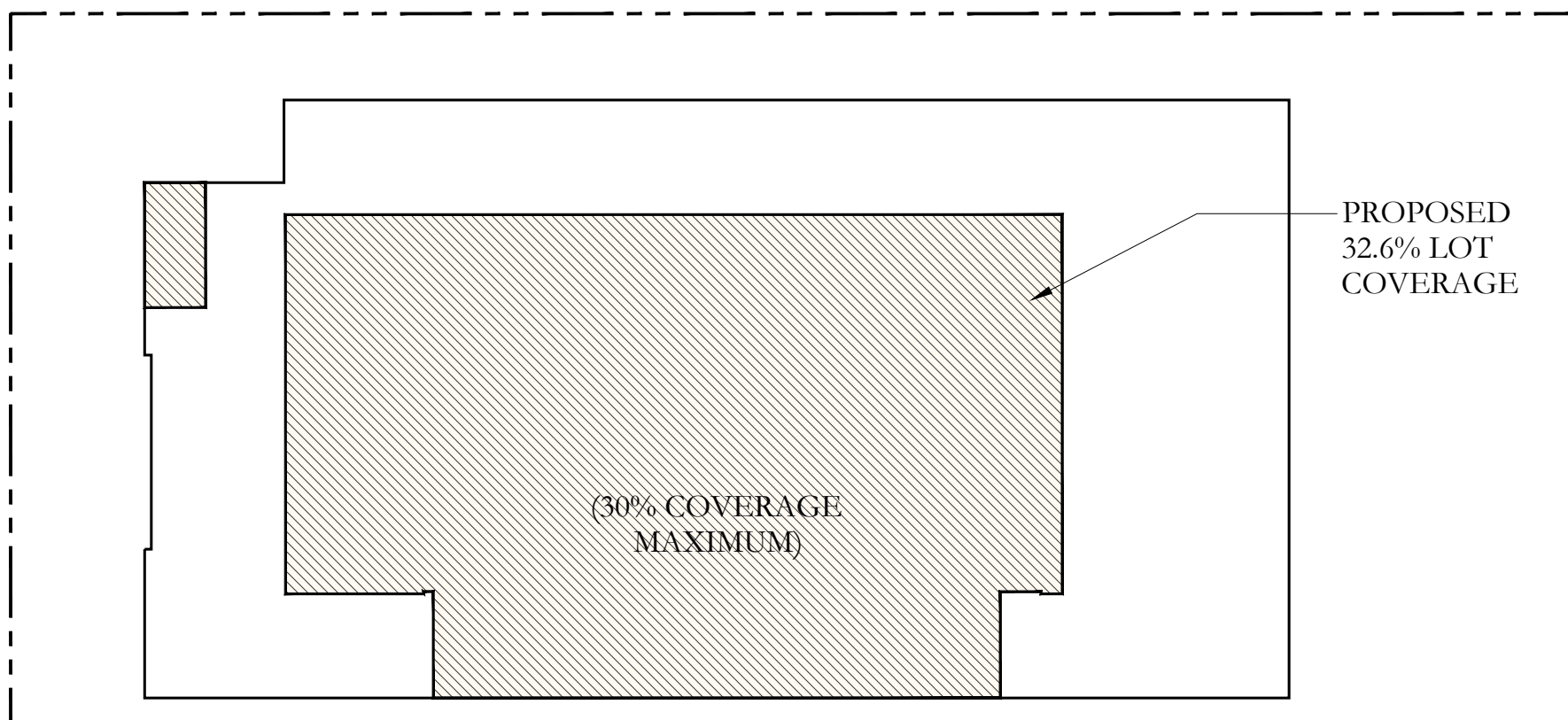
2 VARIANCE #2: BUILDING HEIGHT
1"=30'-0"

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.



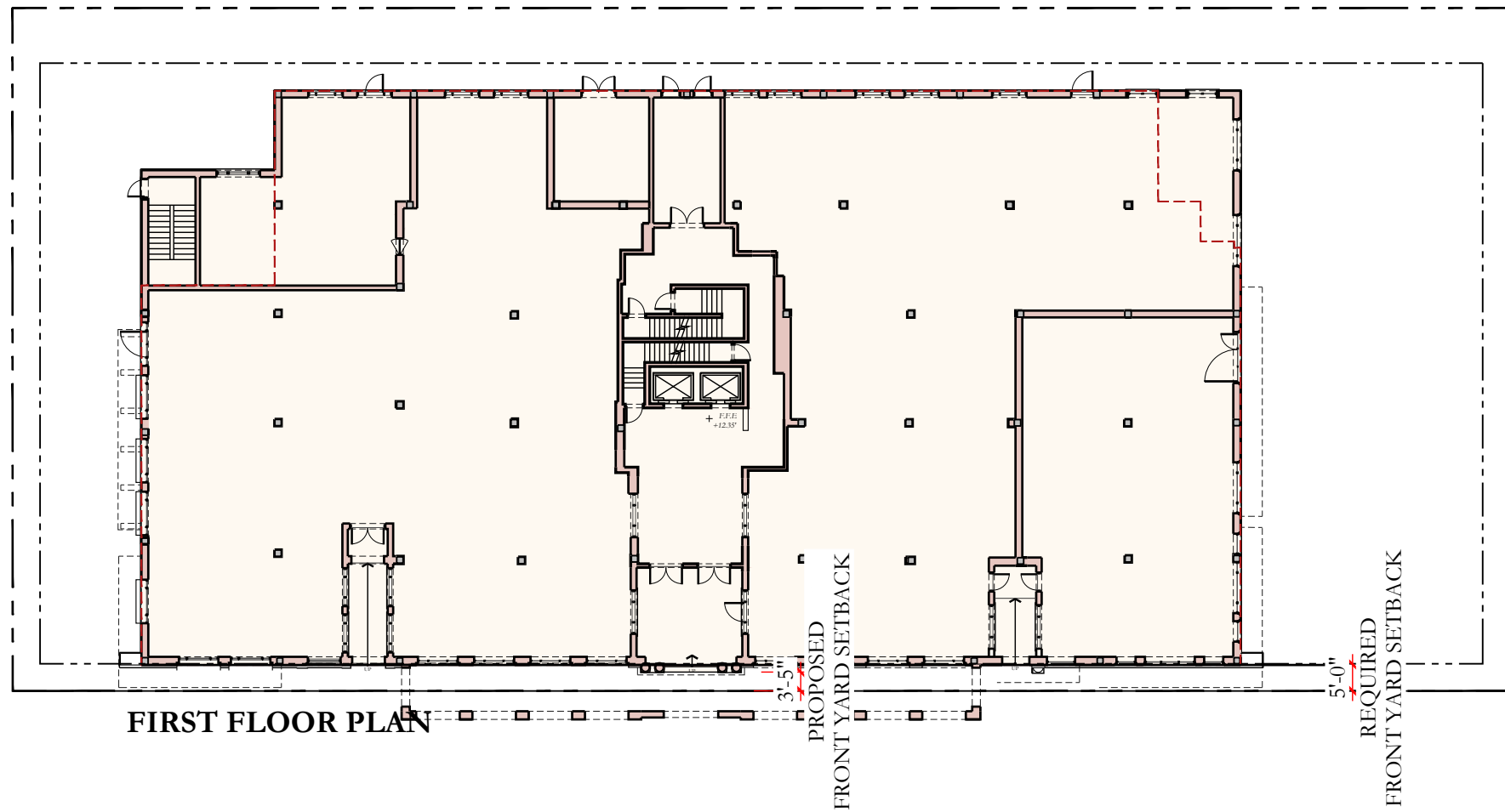
3 VARIANCE #3: 4TH FLOOR FLOOR AREA INCREASE
1"=30'-0"

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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D.R.C. PRE-APP MEETING SET	11/21/2022

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ZONING
CASE #:
ZON-23-032

125 WORTH AVE.

PALM BEACH, FLORIDA

SHEET TITLE
VARIANCE DIAGRAMS

DATE
FEB. 10, 2023

SCALE
AS NOTED

BY
CG

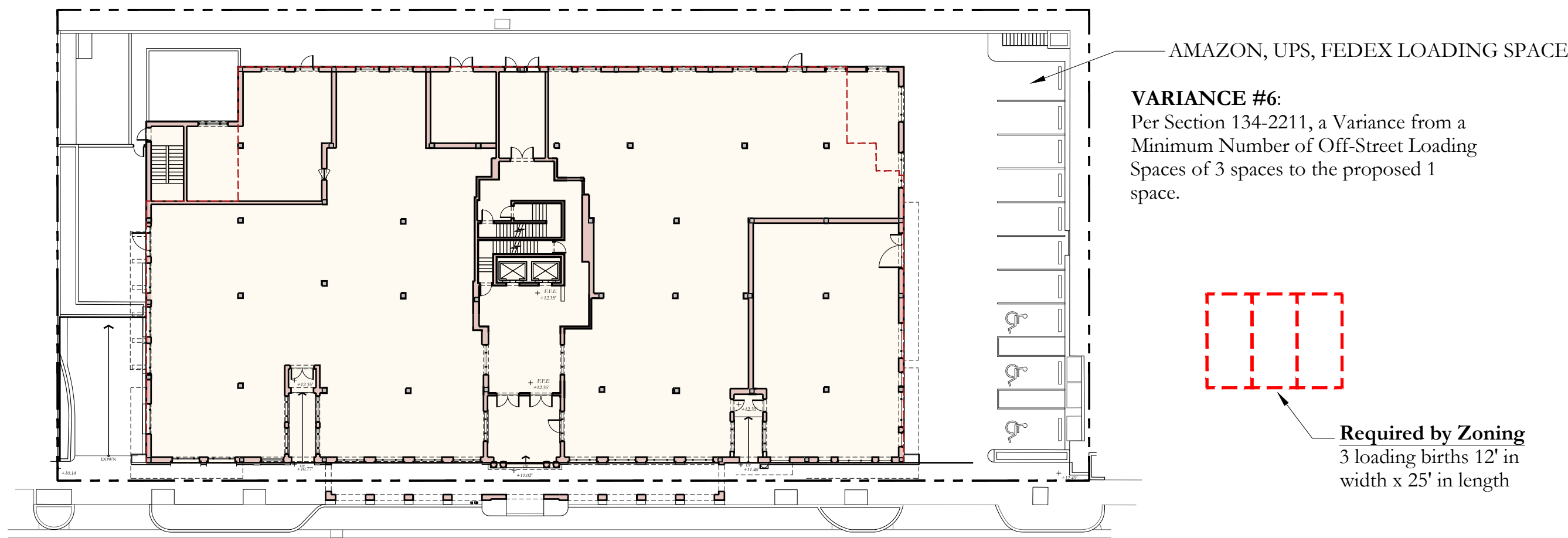
SHEET NO

A-004a

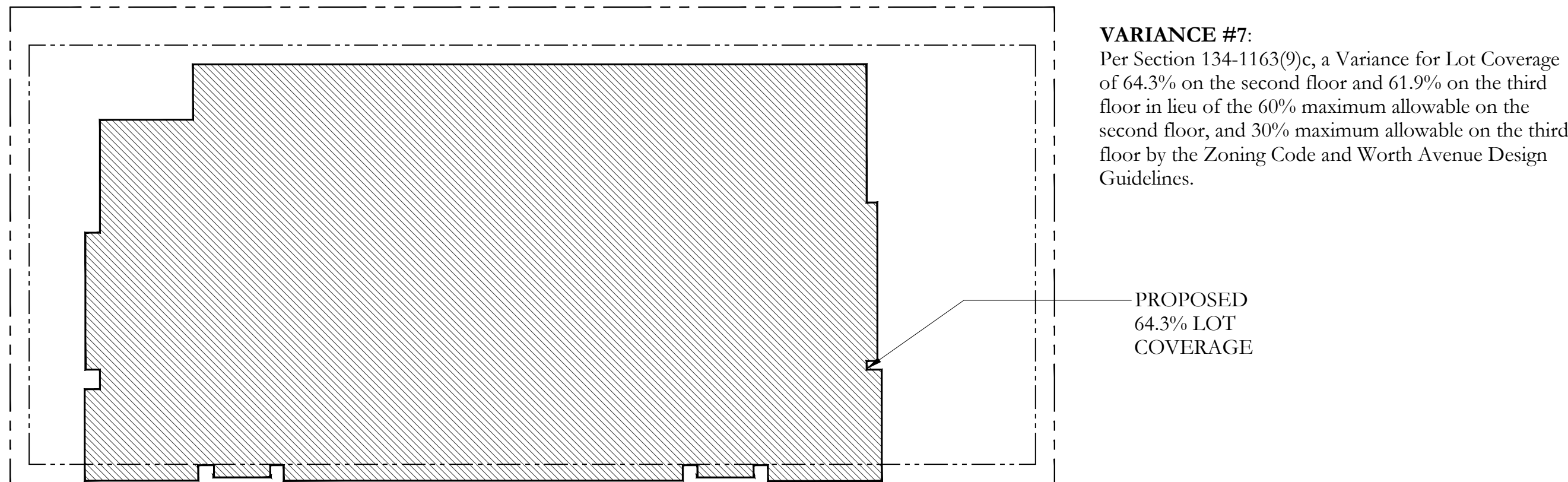


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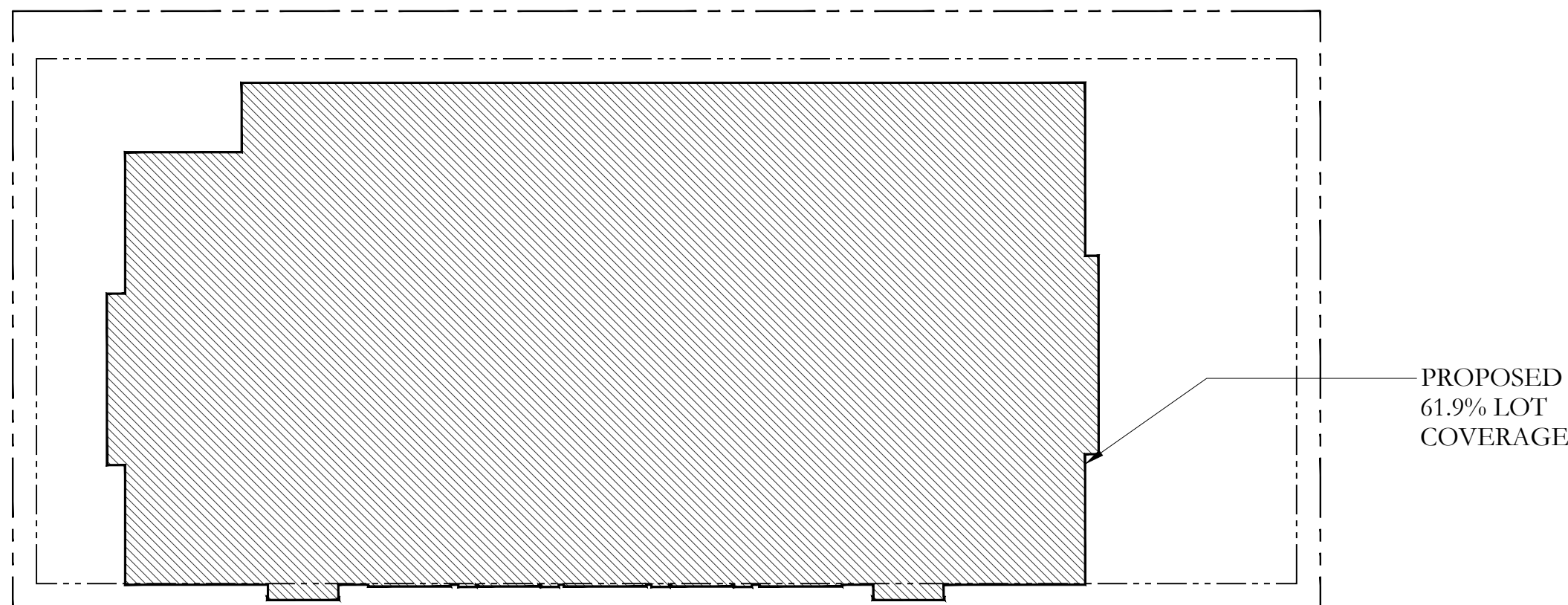
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6 **VARIANCE #6: VARIANCE FROM OFF STREET LOADING SPACES**
1"=30'-0"

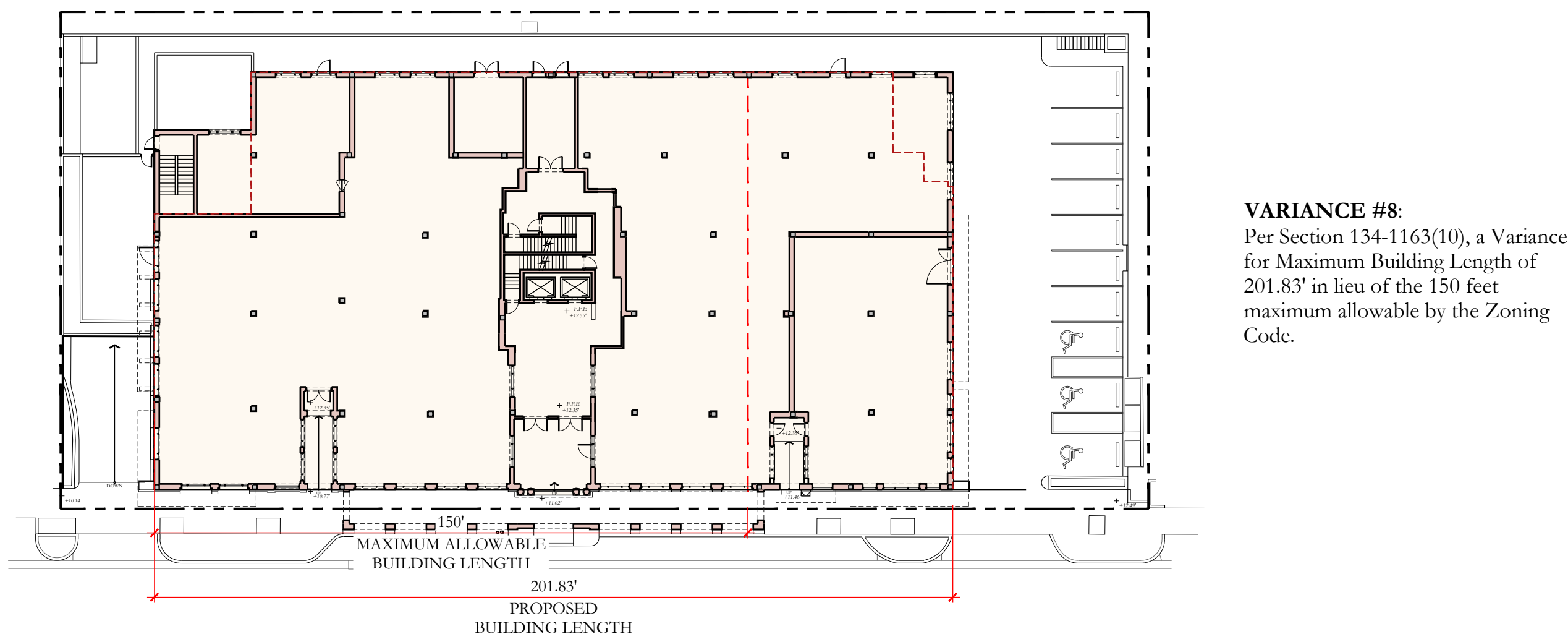


SECOND FLOOR PLAN

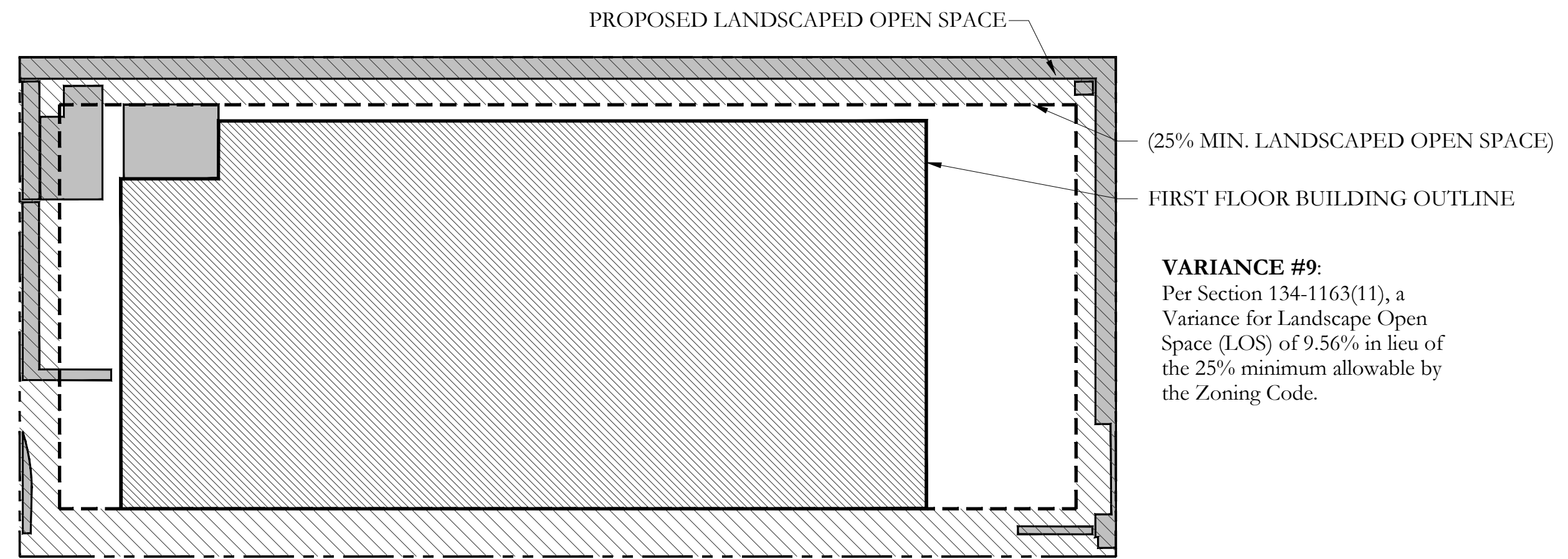


THIRD FLOOR PLAN

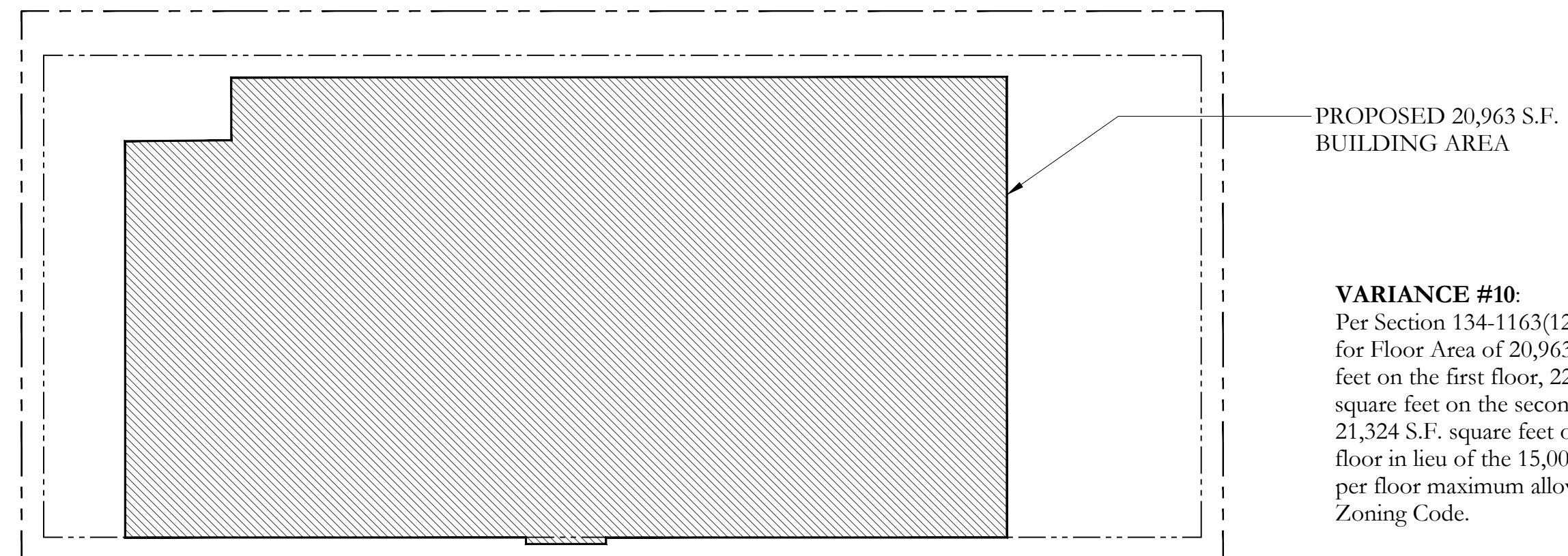
7 **VARIANCE #7: VARIANCE FOR LOT COVERAGE ON 2ND & 3RD FLOORS**
1"=30'-0"



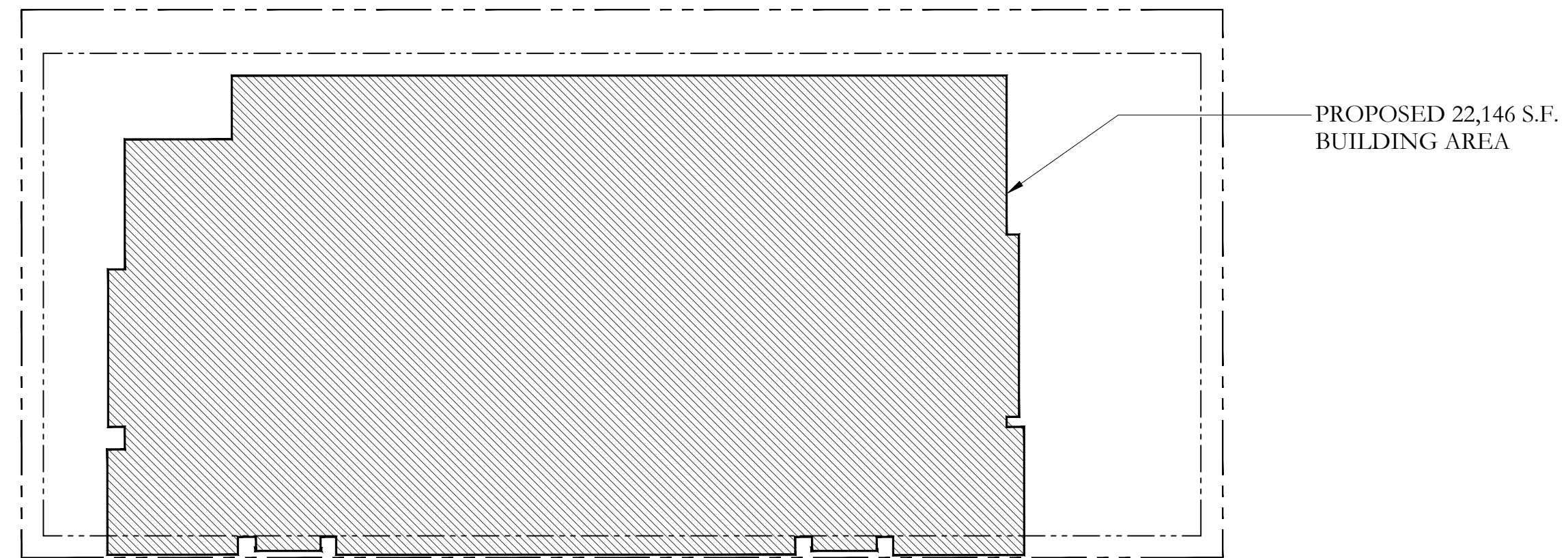
8 **VARIANCE #8: VARIANCE FOR BUILDING LENGTH**
1"=30'-0"



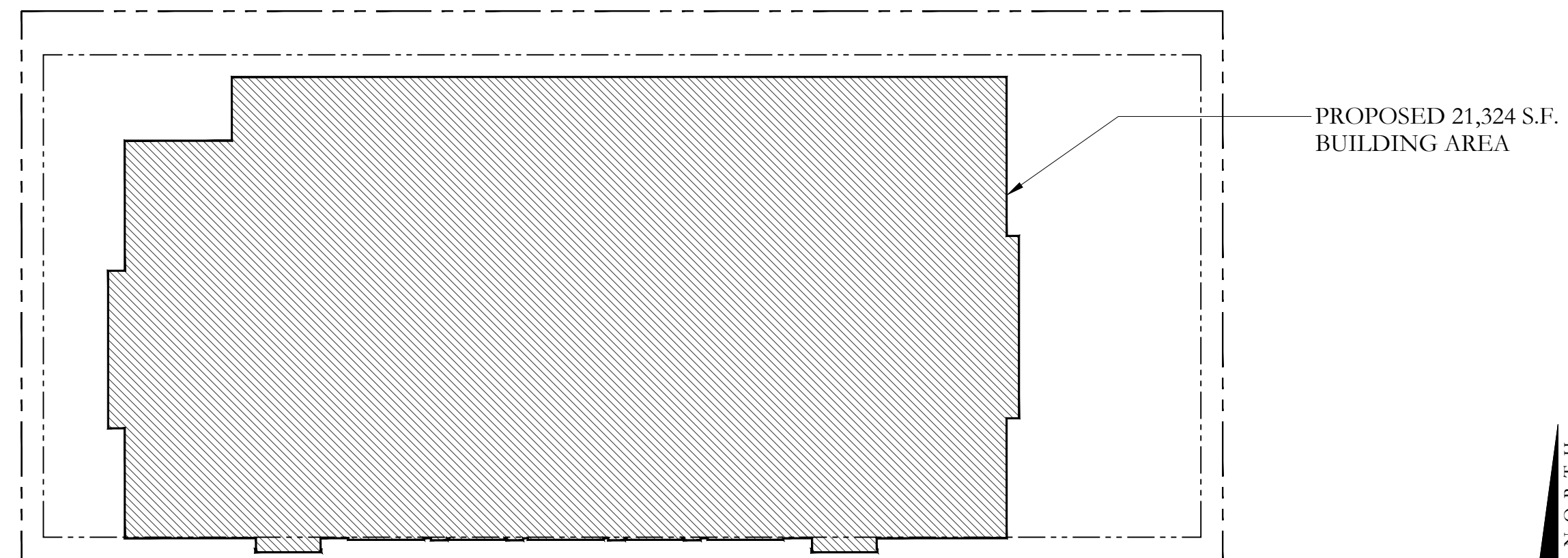
9 **VARIANCE #9: LANDSCAPE OPEN SPACE**
1"=30'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

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

TOWN COUNCIL - REV Δ	03/24/2023
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ARCOM
CASE #:
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ZONING
CASE #:
ZON-23-032

125 WORTH AVE.
PALM BEACH, FLORIDA

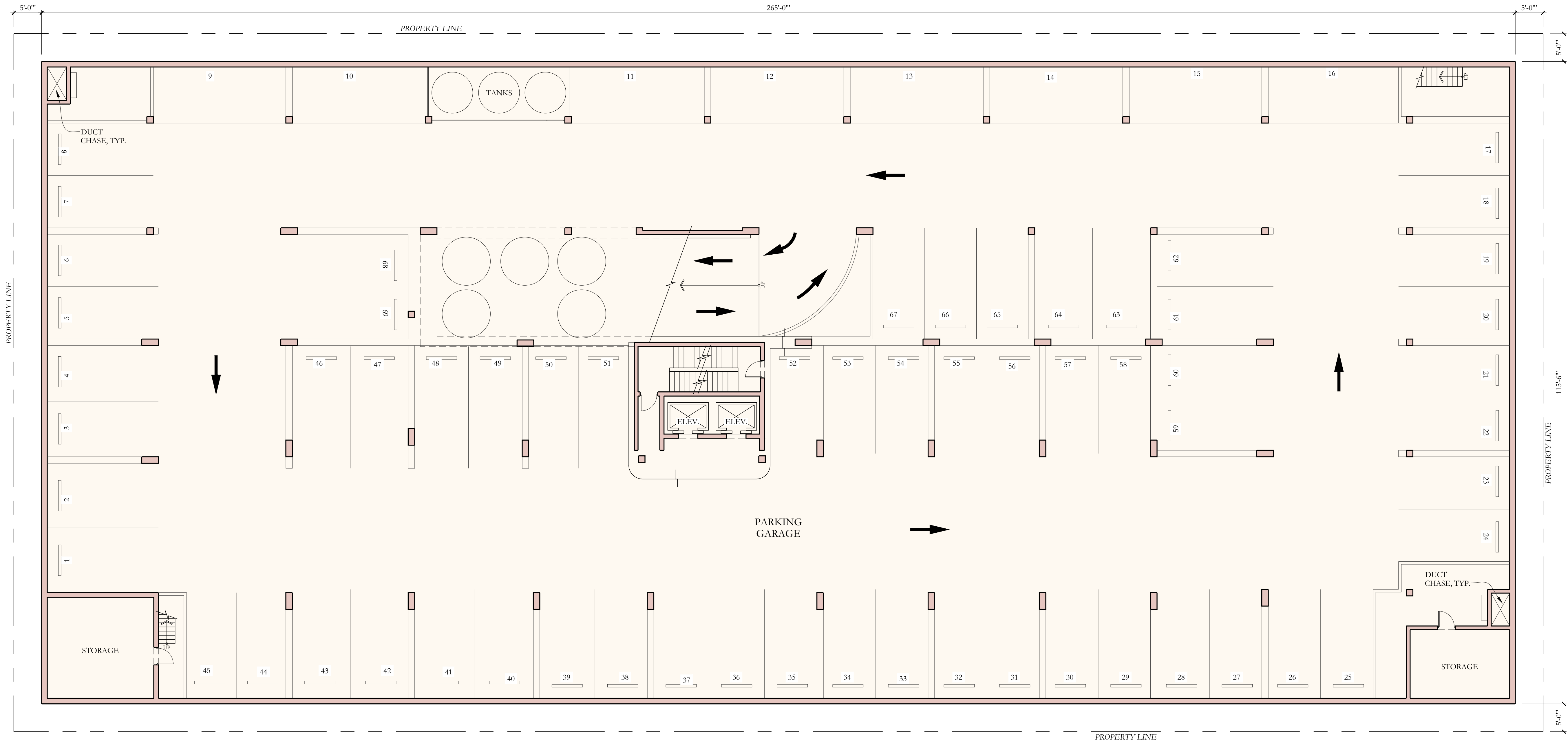
SHEET TITLE
VARIANCE DIAGRAMS

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



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


1 EXISTING SUB-BASEMENT FLOOR PLAN
1"=10'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

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

TOTAL PARKING SPACE- 69

TOWN COUNCIL - REV 	03/24/2023
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D.R.C. PRE-APP MEETING SET	11/21/2022

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CASE #:
ARC-23-022

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CASE #:
ZON-23-032

125 WORTH AVE.
PALM BEACH, FLORIDA

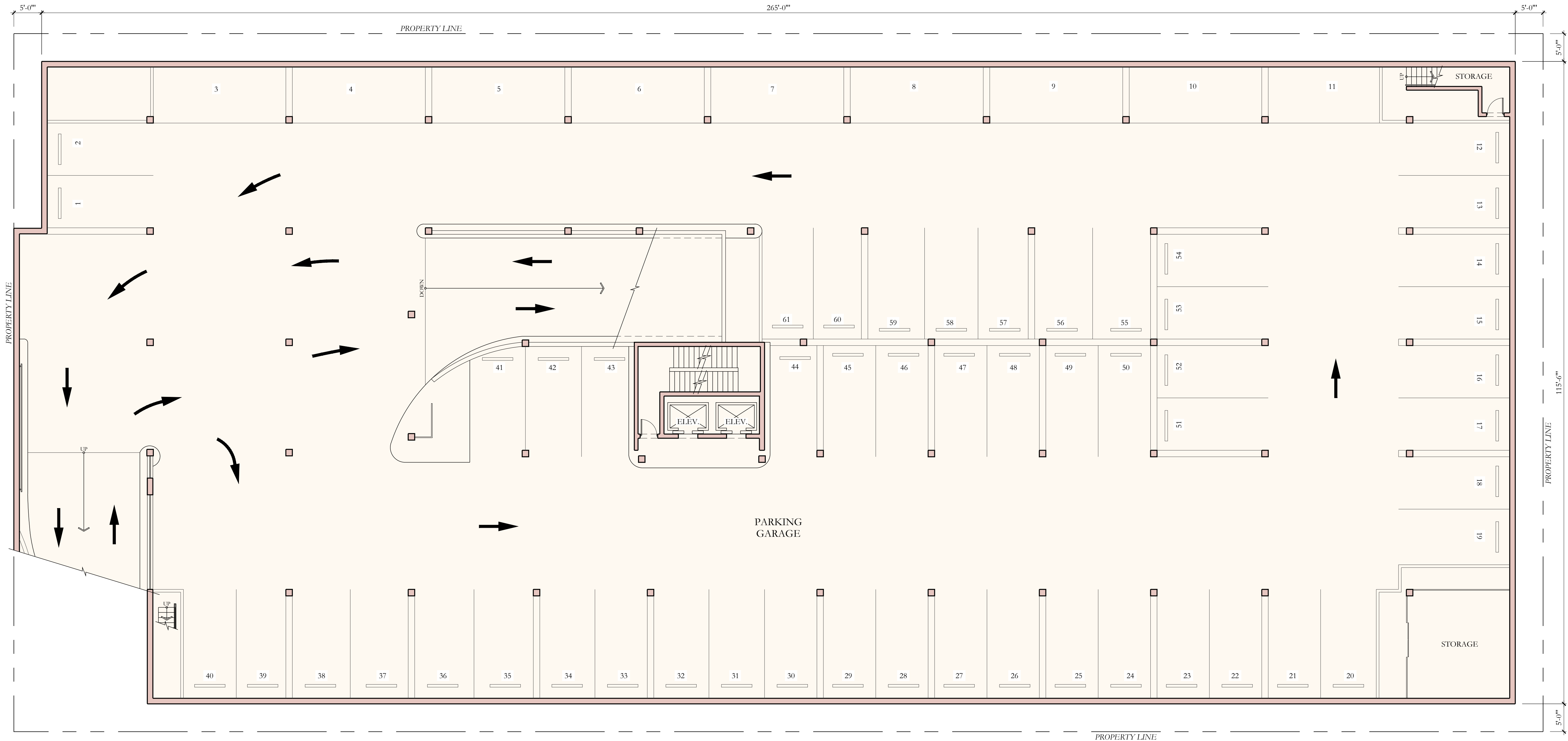
SHEET TITLE
EXISTING SUB-BASEMENT
FLOOR PLAN

DATE FEB. 10, 2023	SHEET NO EX-100
SCALE 1" = 10'-0"	
BY CG	

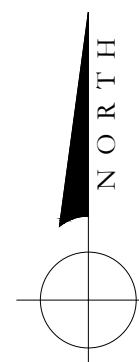


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1 EXISTING BASEMENT FLOOR PLAN
1"=10'-0"



NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

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

TOTAL PARKING SPACE- 61

TOWN COUNCIL - REV Δ	03/24/2023
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CASE #:
ZON-23-032

125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING BASEMENT
FLOOR PLAN

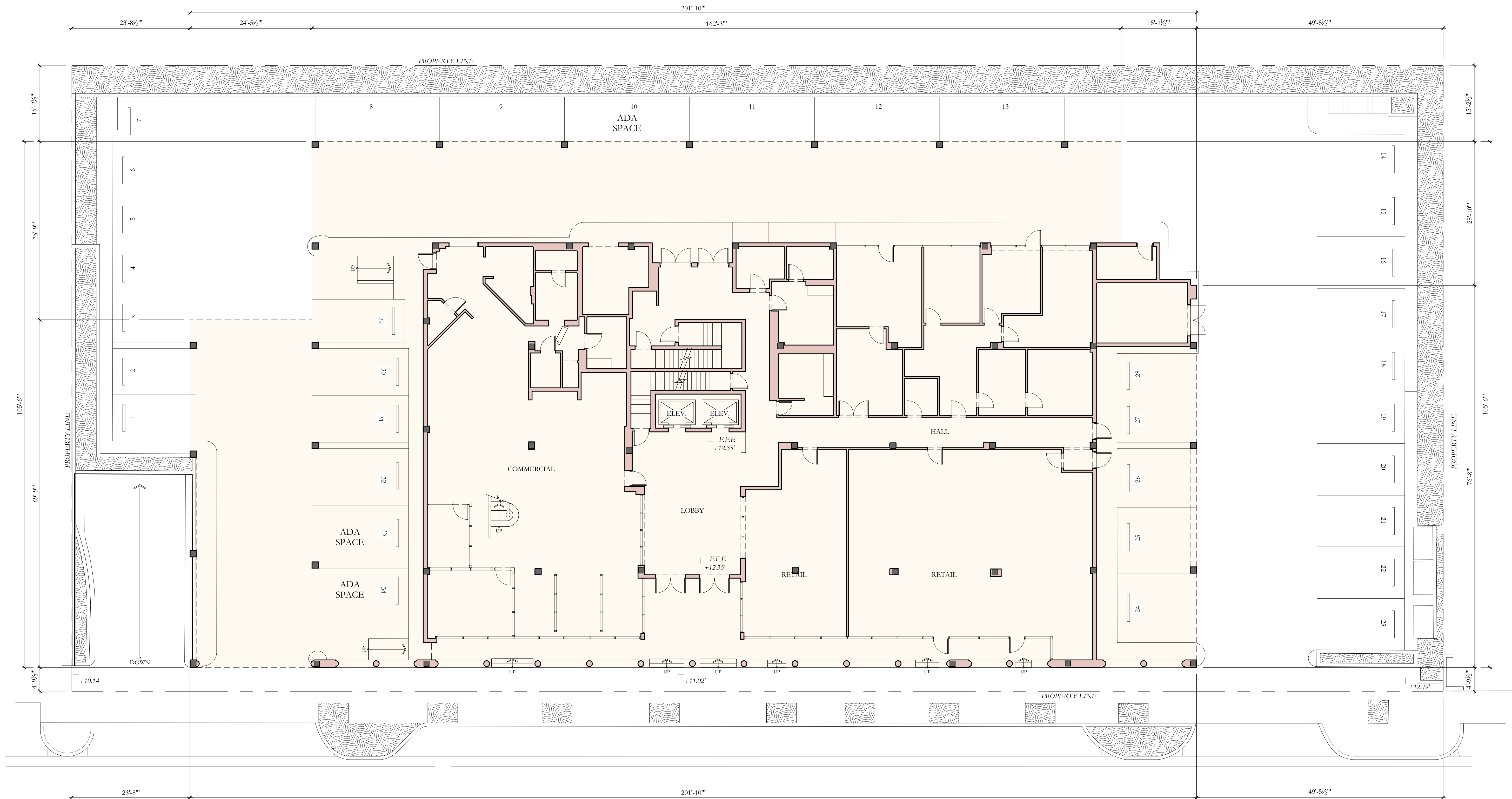
DATE FEB. 10, 2023	SHEET NO EX-101
SCALE 1" = 10'-0"	
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1 EXISTING FIRST FLOOR PLAN
1"=10'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

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

TOTAL PARKING SPACE- 34

TOWN COUNCIL - REV	03/24/2023
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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

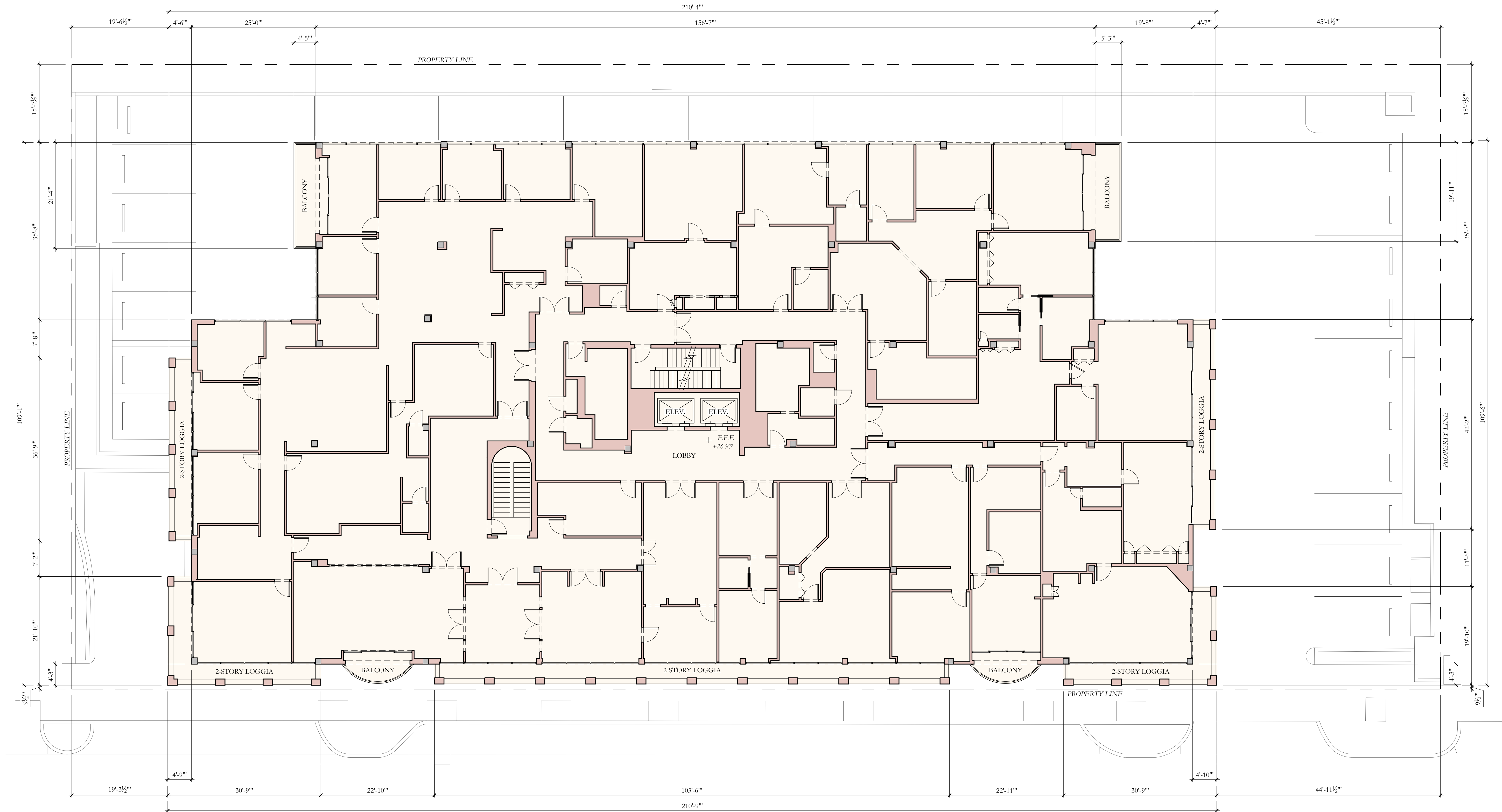
125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING
FIRST FLOOR PLAN

DATE FEB. 10, 2023	SHEET NO EX-102
SCALE 1" = 10'-0"	
BY CG	

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

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

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

TOWN COUNCIL - REV Δ	03/24/2023
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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

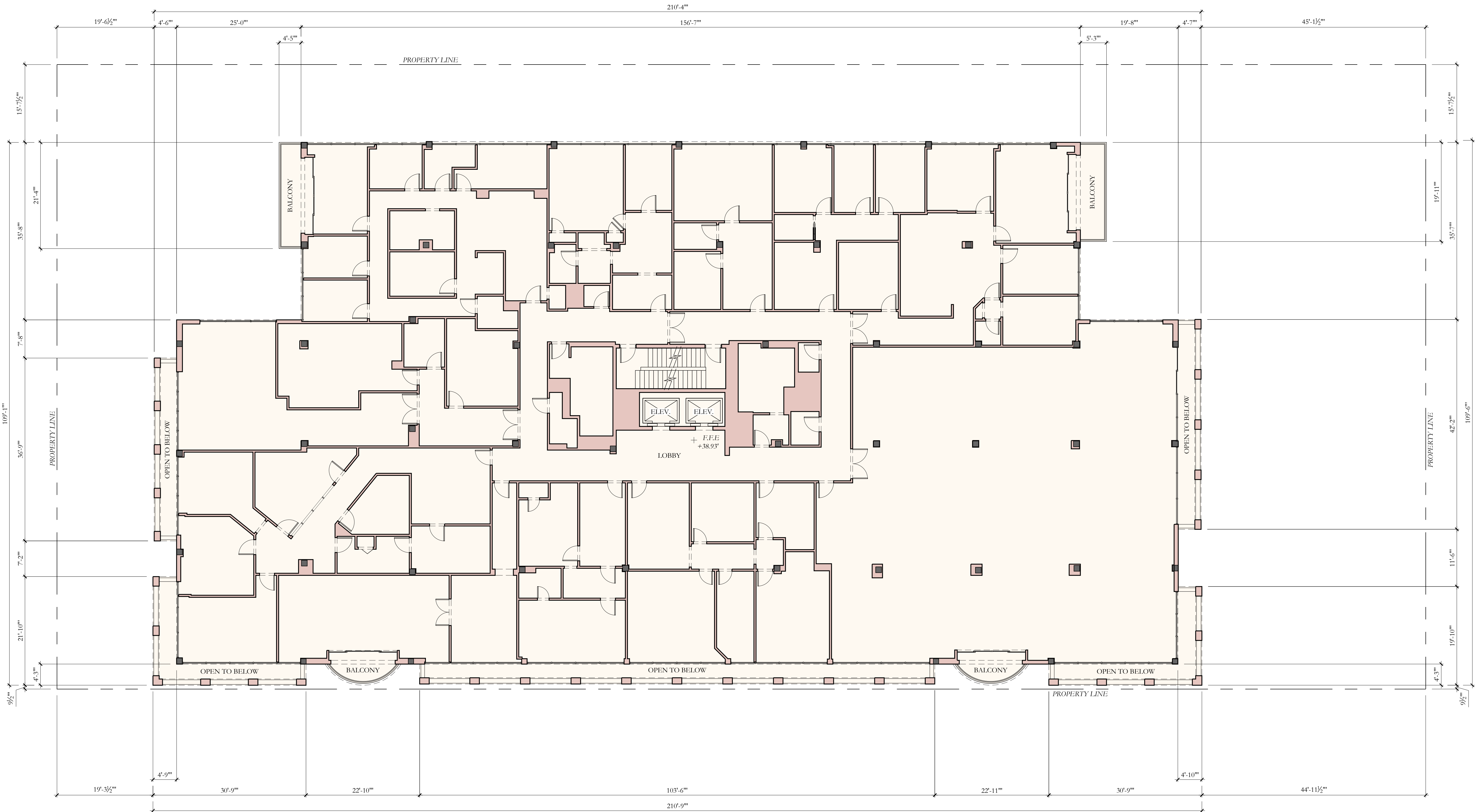
125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING
SECOND FLOOR PLAN

DATE FEB. 10, 2023	SHEET NO EX-103
SCALE 1" = 10'-0"	
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1 EXISTING THIRD FLOOR PLAN
1"=10'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

LEGEND:	
<div><div></div><div>+5.50'</div></div>	EXISTING SPOT ELEVATION
<div><div></div><div>+5.50'</div></div>	PROPOSED SPOT ELEVATION

TOWN COUNCIL - REV	03/24/2023
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

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CASE #:
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ZONING
CASE #:
ZON-23-032

125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
EXISTING
THIRD FLOOR PLAN

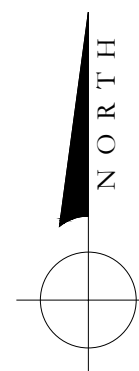
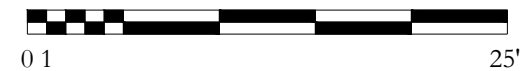
DATE FEB. 10, 2023	SHEET NO EX-104
SCALE 1" = 10'-0"	
BY CG	

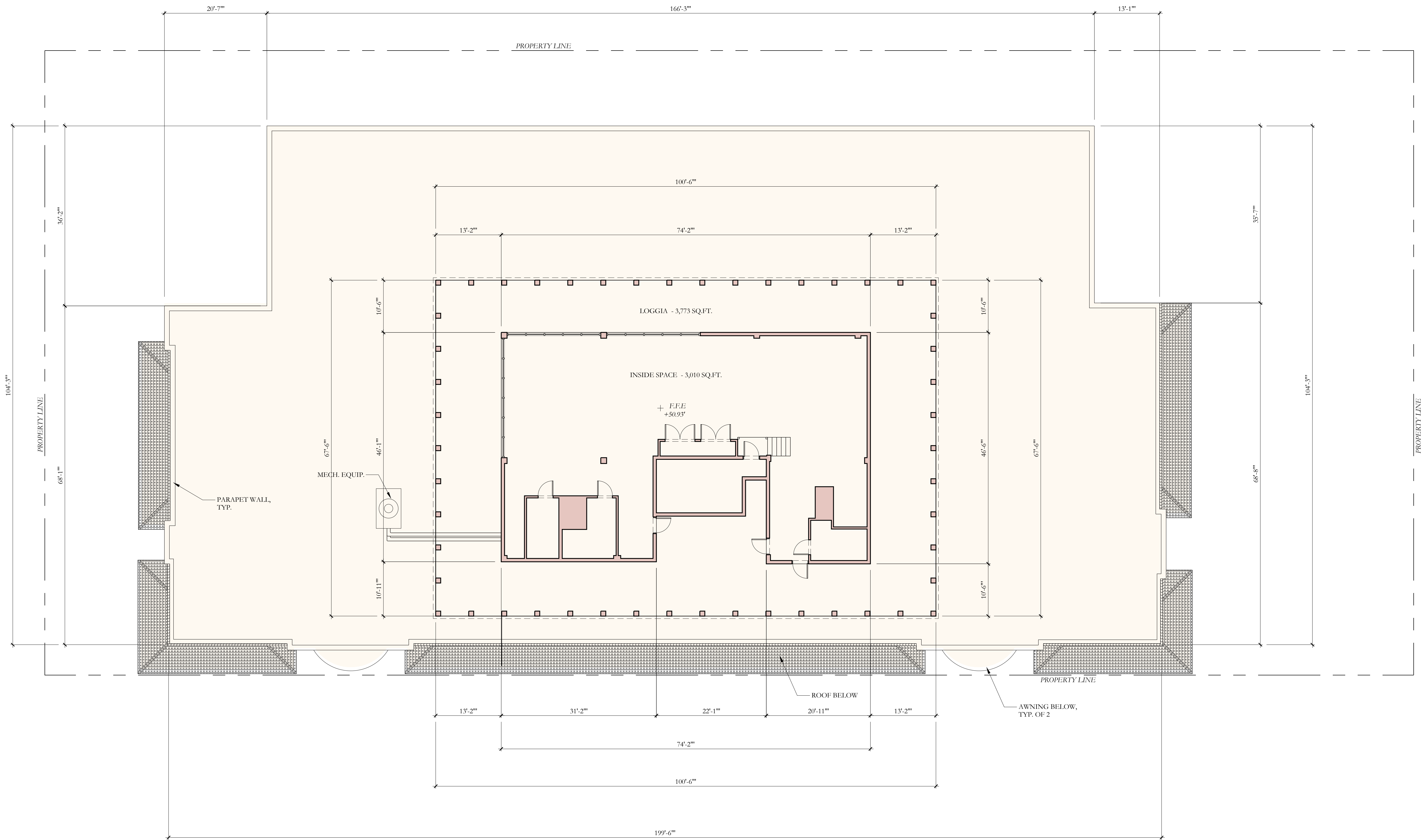


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1 EXISTING FOURTH FLOOR PLAN
1"=10'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

LEGEND:

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

TOWN COUNCIL - REV Δ	03/24/2023
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D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

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

SHEET TITLE
EXISTING
FOURTH FLOOR PLAN

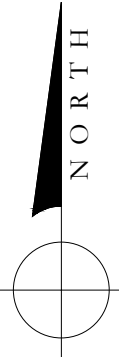
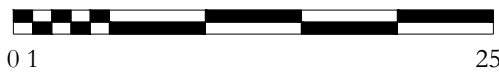
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SCALE 1" = 10'-0"	
BY CG	

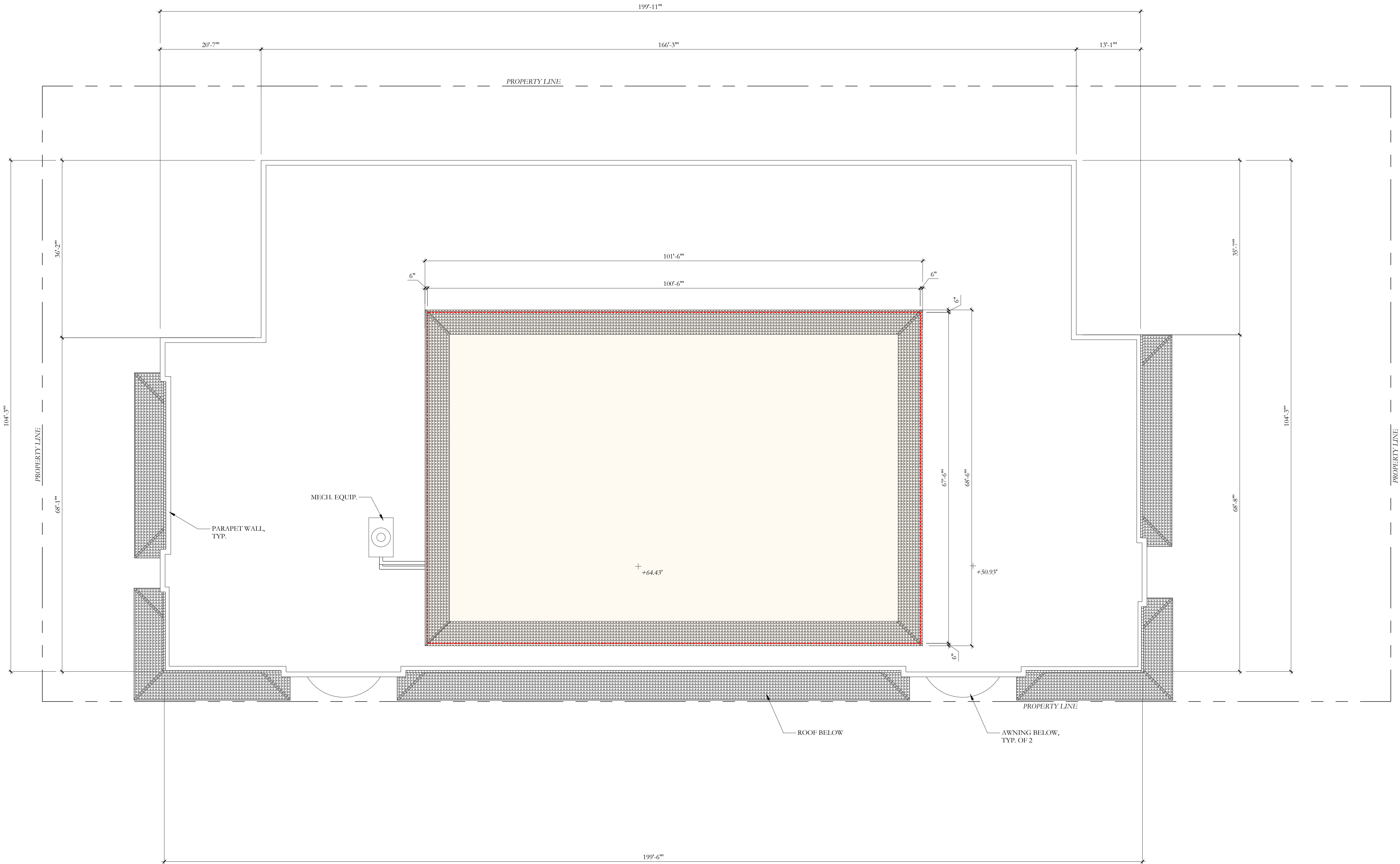


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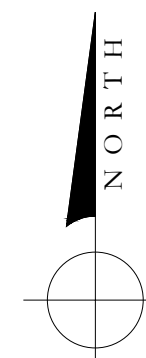
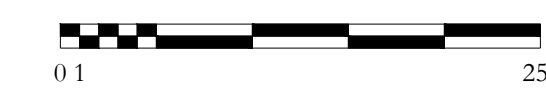
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1 EXISTING ROOF PLAN
1"=10'-0"




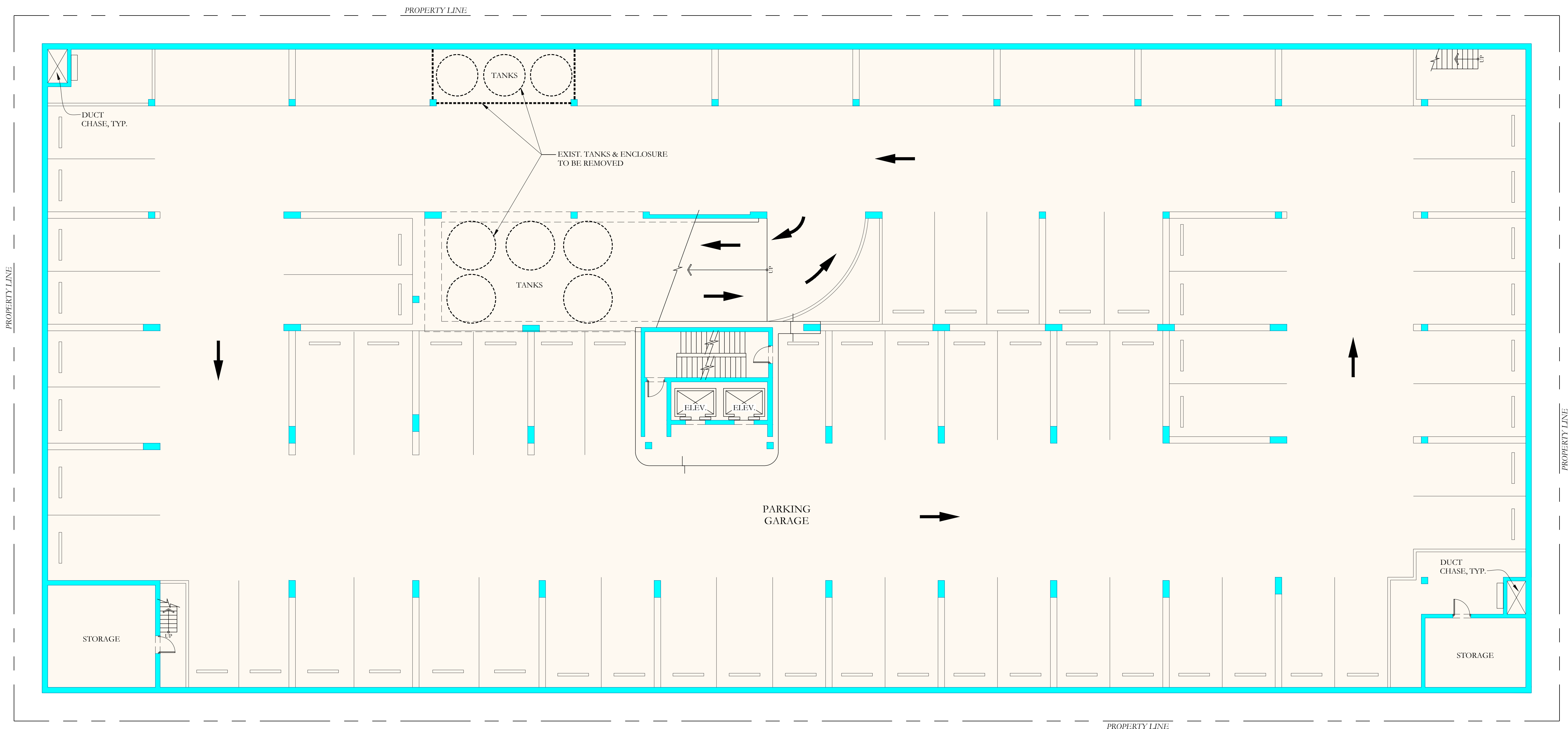
TOWN COUNCIL - REV	03/24/2023
D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

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ARC-23-022

ZONING
CASE #:
ZON-23-032

125 WORTH AVE.
PALM BEACH, FLORIDA

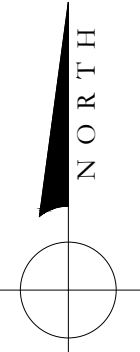
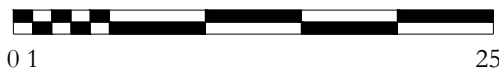
SHEET TITLE		
EXISTING ROOF PLAN		
DATE FEB. 10, 2023	SHEET NO EX-106	
SCALE 1" = 10'-0"		
BY CG		
		
FAIRFAX & SAMMONS NEW YORK - PALM BEACH		
FAIRFAX, SAMMONS & PARTNERS, LLC. 214 BRAZILIAN AVENUE, PALM BEACH 33480 TELEPHONE (881) 608-8881 FAIRFAXANDSAMMONS.COM LICENSE NO. AA28000046		
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**NO DEMOLITION OF WALLS, STRUCTURE, DOORS,
VERTICAL CIRCULATION, DUCT CHASES, PARKING, ETC.**

ONLY DEMOLITION WORK IS TO BE REMOVAL OF SELECT TANKS & TANK ENCLOSURE AS NOTED IN PLAN ABOVE.

1 DEMOLITION SUB-BASEMENT FLOOR PLAN
1"=10'-0"



DEMOLITION KEY NOTES:

- EXISTING WALL OR STRUCT. COLUMN TO REMAIN
- EXISTING WALL TO BE REMOVED
- PORTION OF EXISTING BUILDING TO BE REMOVED (INCL. FLOOR SLAB, WALLS, COLUMNS, ETC.)
- EXISTING WINDOW, DOOR, OR OTHER MATERIALS TO BE REMOVED
- EXISTING ROOF TO BE REMOVED

DEMOLITION GENERAL NOTES:

- PER NFPA 1, 101, & 241, ALL LIFE SAFETY DEVICES ARE TO REMAIN OPERATIONAL DURING DEMOLITION WORK ON THE EXISTING BUILDING.
- SUBSEQUENT RENOVATION WORK IS TO COMPLY W/ALL PROVISIONS OF NFPA 241.

TOWN COUNCIL - REV	03/24/2023
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D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

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CASE #:
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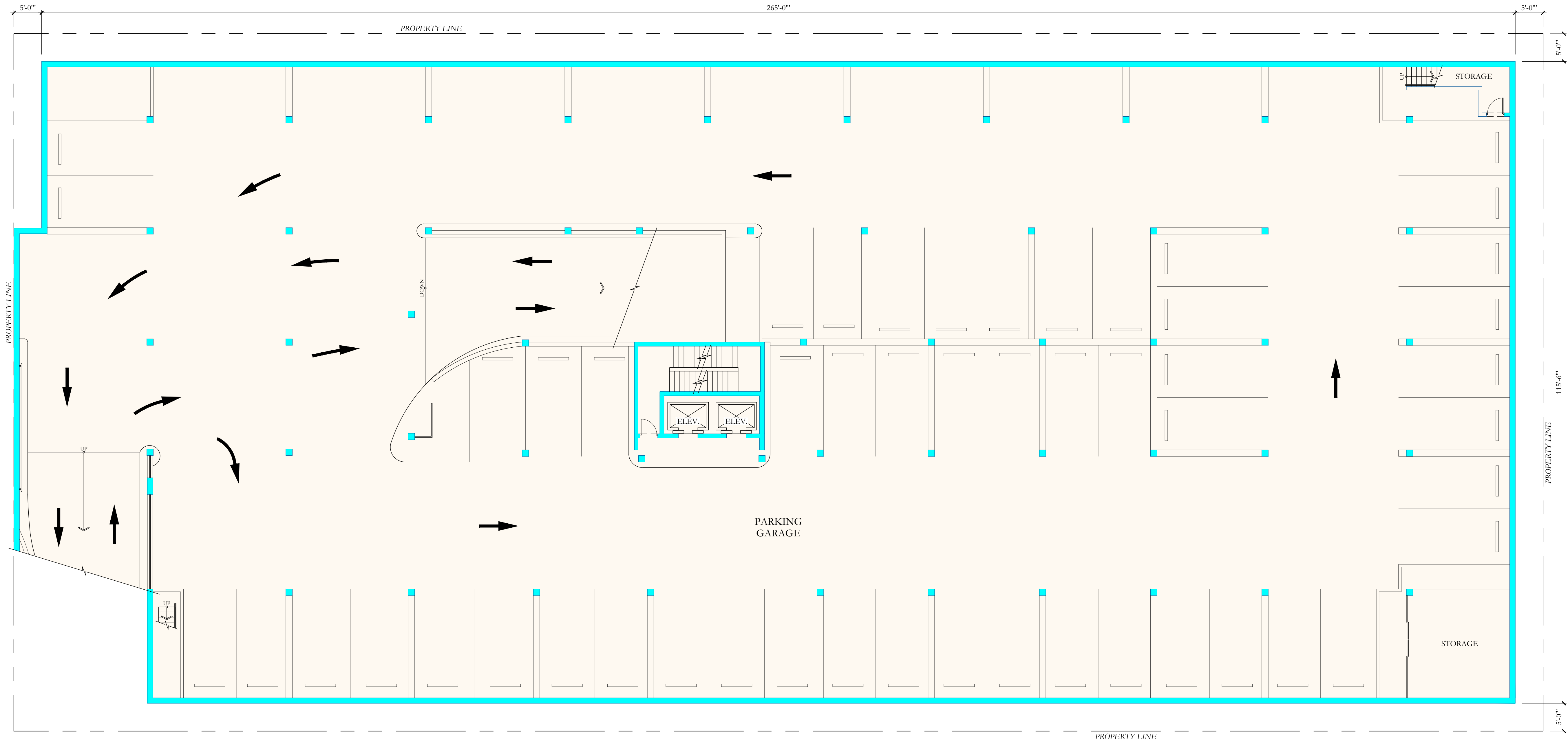
125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE DEMOLITION SUB-BASEMENT FLOOR PLAN	
DATE FEB. 10, 2023	SHEET NO D-100
SCALE 1" = 10'-0"	
BY HM, STC	

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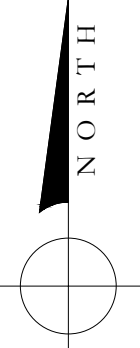
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**NO DEMOLITION TO BE PERFORMED ON THIS LEVEL
(INCL. WALLS, STRUCTURE, DOORS, VERTICAL
CIRCULATION, DUCT CHASES, PARKING, ETC.)**

1 BASEMENT DEMOLITION PLAN
1"=10'-0"



DEMOLITION KEY NOTES:

- EXISTING WALL OR STRUCT. COLUMN TO REMAIN
- EXISTING WALL TO BE REMOVED
- PORTION OF EXISTING BUILDING TO BE REMOVED (INCL. FLOOR SLAB, WALLS, COLUMNS, ETC.)
- EXISTING WINDOW, DOOR, OR OTHER MATERIALS TO BE REMOVED
- EXISTING ROOF TO BE REMOVED

DEMOLITION GENERAL NOTES:

- PER NFPA 1, 101, & 241, ALL LIFE SAFETY DEVICES ARE TO REMAIN OPERATIONAL DURING DEMOLITION WORK ON THE EXISTING BUILDING.
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D.R.C. PRE-APP MEETING SET	11/21/2022

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

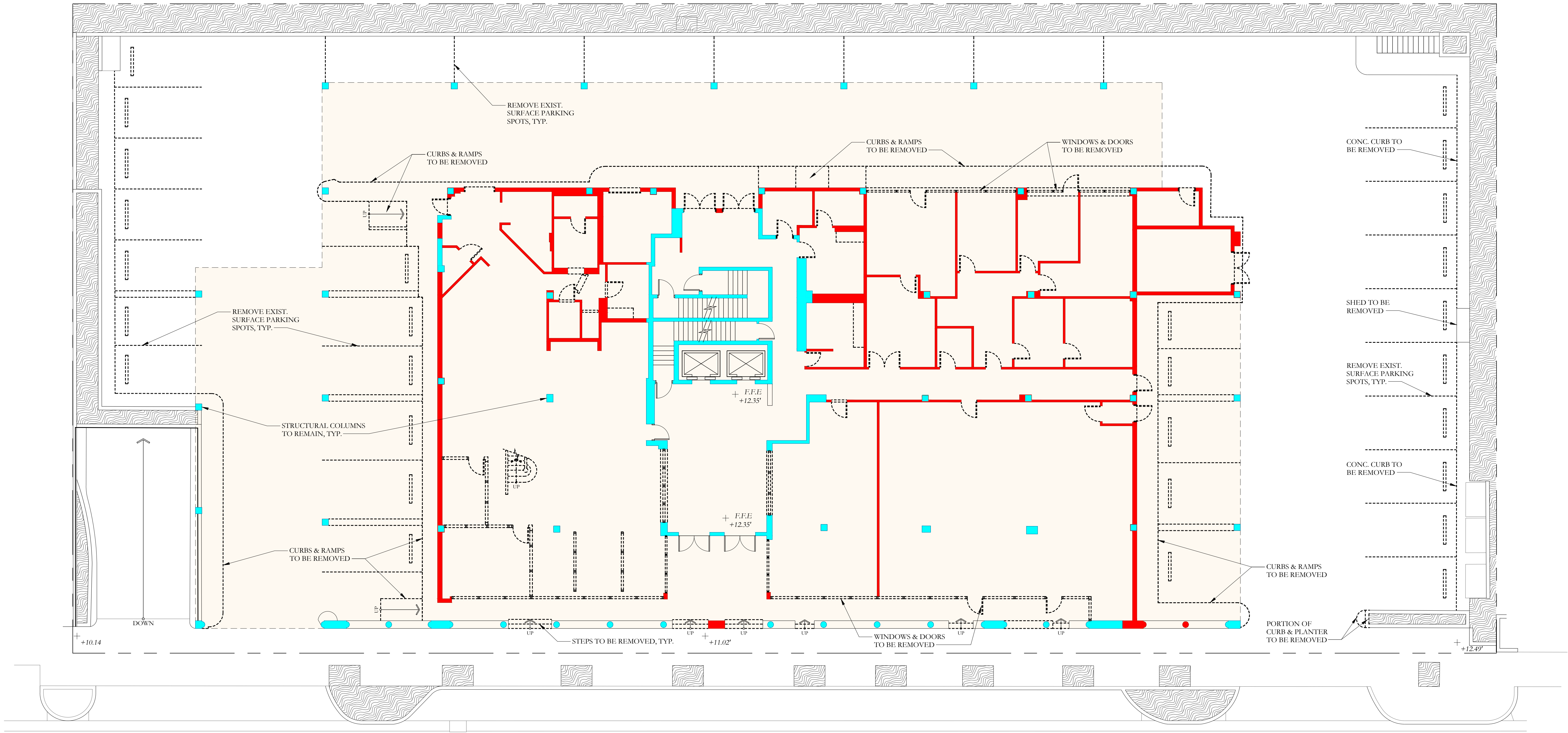
SHEET TITLE
BASEMENT
DEMOLITION PLAN

DATE FEB. 10, 2023	SHEET NO D-101
SCALE 1" = 10'-0"	
BY HM	

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

DEMOLITION KEY NOTES:

- EXISTING WALL OR STRUCT. COLUMN TO REMAIN
- EXISTING WALL TO BE REMOVED
- PORTION OF EXISTING BUILDING TO BE REMOVED (INCL. FLOOR SLAB, WALLS, COLUMNS, ETC.)
- EXISTING WINDOW, DOOR, OR OTHER MATERIALS TO BE REMOVED
- EXISTING ROOF TO BE REMOVED

DEMOLITION GENERAL NOTES:

- PER NFPA 1, 101, & 241, ALL LIFE SAFETY DEVICES ARE TO REMAIN OPERATIONAL DURING DEMOLITION WORK ON THE EXISTING BUILDING.
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TOWN COUNCIL - REV Δ	03/24/2023
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D.R.C. FIRST SUBMITTAL SET	12/08/2022
D.R.C. PRE-APP MEETING SET	11/21/2022

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

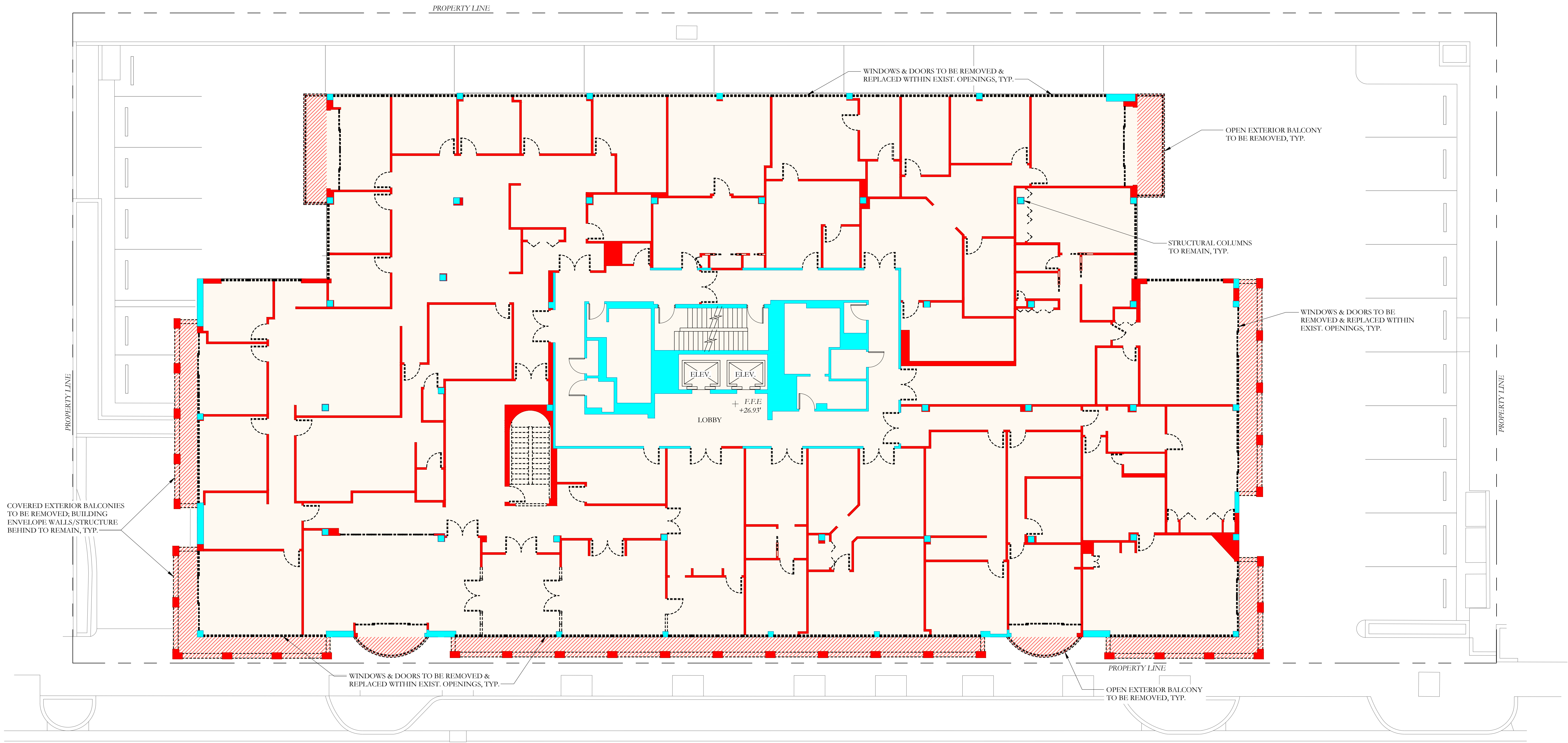
SHEET TITLE FIRST FLOOR DEMOLITION PLAN	
DATE FEB. 10, 2023	SHEET NO D-102
SCALE 1" = 10'-0"	
BY HM, STC	



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DEMOLITION KEY NOTES:

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- EXISTING WALL TO BE REMOVED
- PORTION OF EXISTING BUILDING TO BE REMOVED (INCL. FLOOR SLAB, WALLS, COLUMNS, ETC.)
- EXISTING WINDOW, DOOR, OR OTHER MATERIALS TO BE REMOVED
- EXISTING ROOF TO BE REMOVED

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TOWN COUNCIL - REV	03/24/2023
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D.R.C. PRE-APP MEETING SET	11/21/2022

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ARC-23-022

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CASE #:
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125 WORTH AVE.
PALM BEACH, FLORIDA

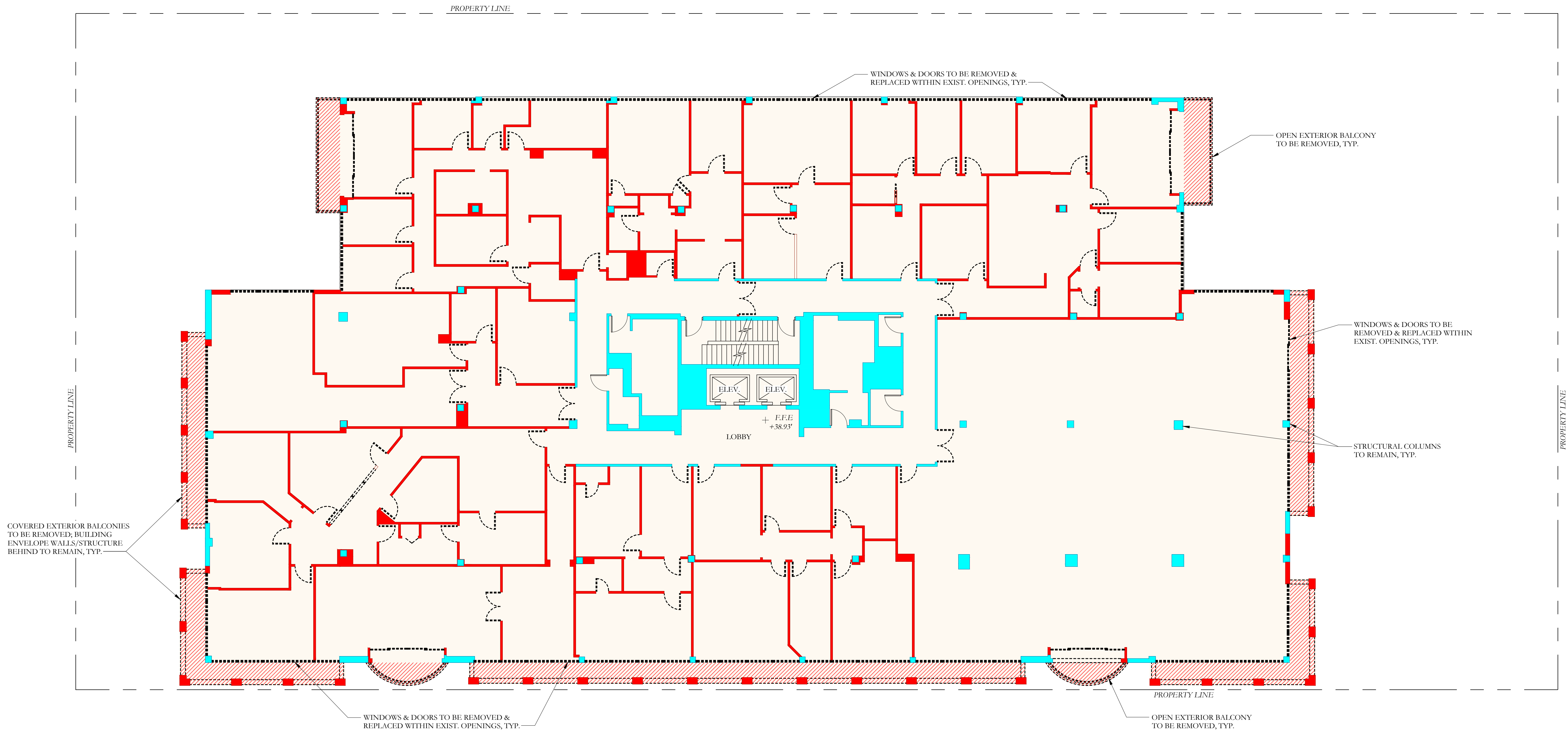
SHEET TITLE
SECOND FLOOR
DEMOLITION PLAN

DATE FEB. 10, 2023	SHEET NO D-103
SCALE 1" = 10'-0"	
BY CG, STC	

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



DEMOLITION KEY NOTES:	
	EXISTING WALL OR STRUCT. COLUMN TO REMAIN
	EXISTING WALL TO BE REMOVED
	PORTION OF EXISTING BUILDING TO BE REMOVED (INCL. FLOOR SLAB, WALLS, COLUMNS, ETC.)
	EXISTING WINDOW, DOOR, OR OTHER MATERIALS TO BE REMOVED
	EXISTING ROOF TO BE REMOVED

- DEMOLITION GENERAL NOTES:
- PER NFPA 1, 101, & 241, ALL LIFE SAFETY DEVICES ARE TO REMAIN OPERATIONAL DURING DEMOLITION WORK ON THE EXISTING BUILDING.
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D.R.C. PRE-APP MEETING SET	11/21/2022

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

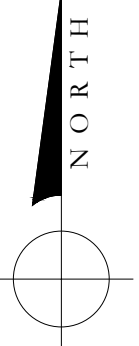
SHEET TITLE	
THIRD FLOOR DEMOLITION PLAN	
DATE FEB. 10, 2023	SHEET NO D-104
SCALE 1" = 10'-0"	
BY CG, STC	

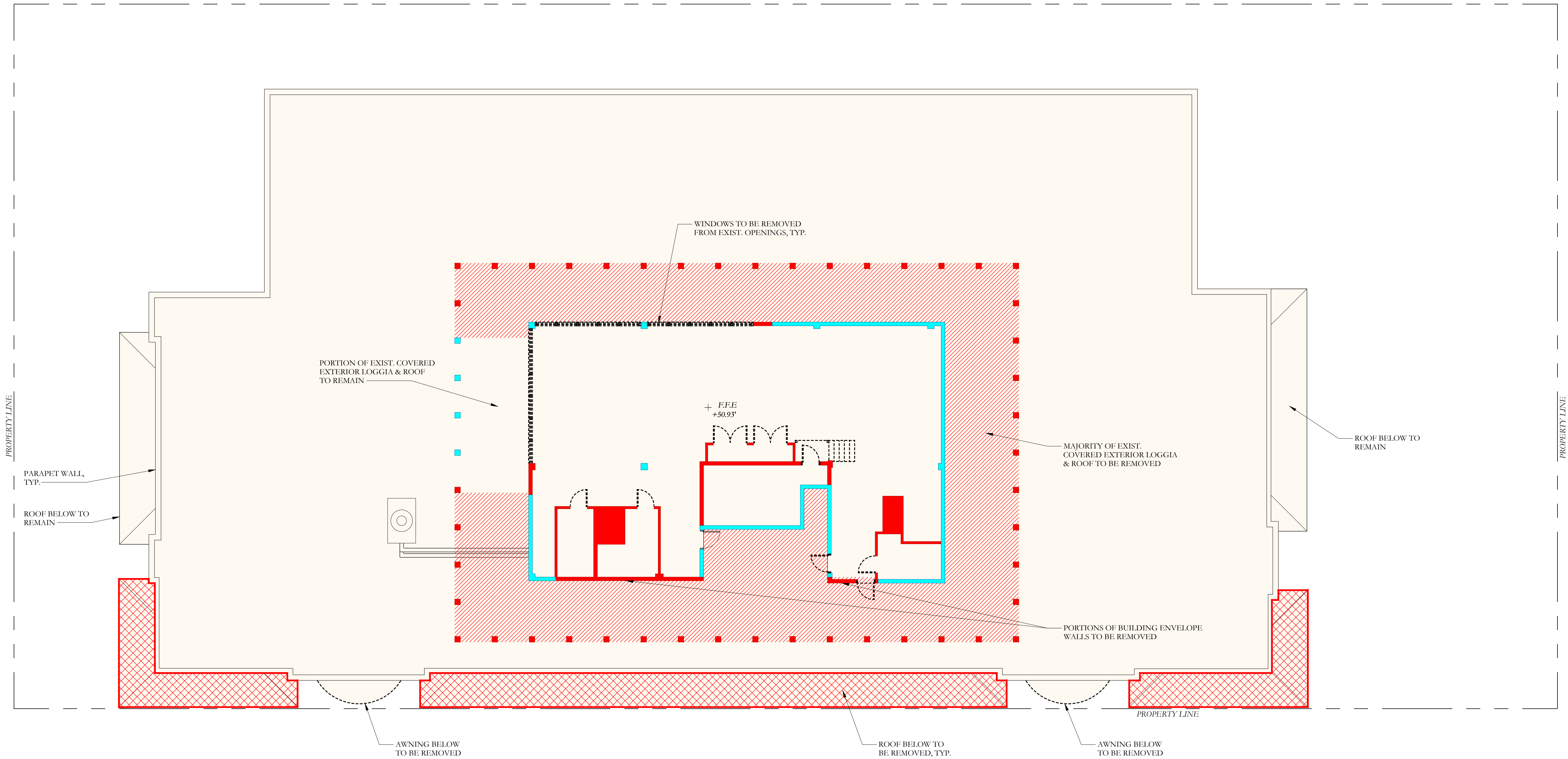
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DEMOLITION KEY NOTES:

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- EXISTING WALL TO BE REMOVED
- PORTION OF EXISTING BUILDING TO BE REMOVED (INCL. FLOOR SLAB, WALLS, COLUMNS, ETC.)
- EXISTING WINDOW, DOOR, OR OTHER MATERIALS TO BE REMOVED
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D.R.C. PRE-APP MEETING SET	11/21/2022

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CASE #:
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125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
DEMOLITION
FOURTH FLOOR PLAN

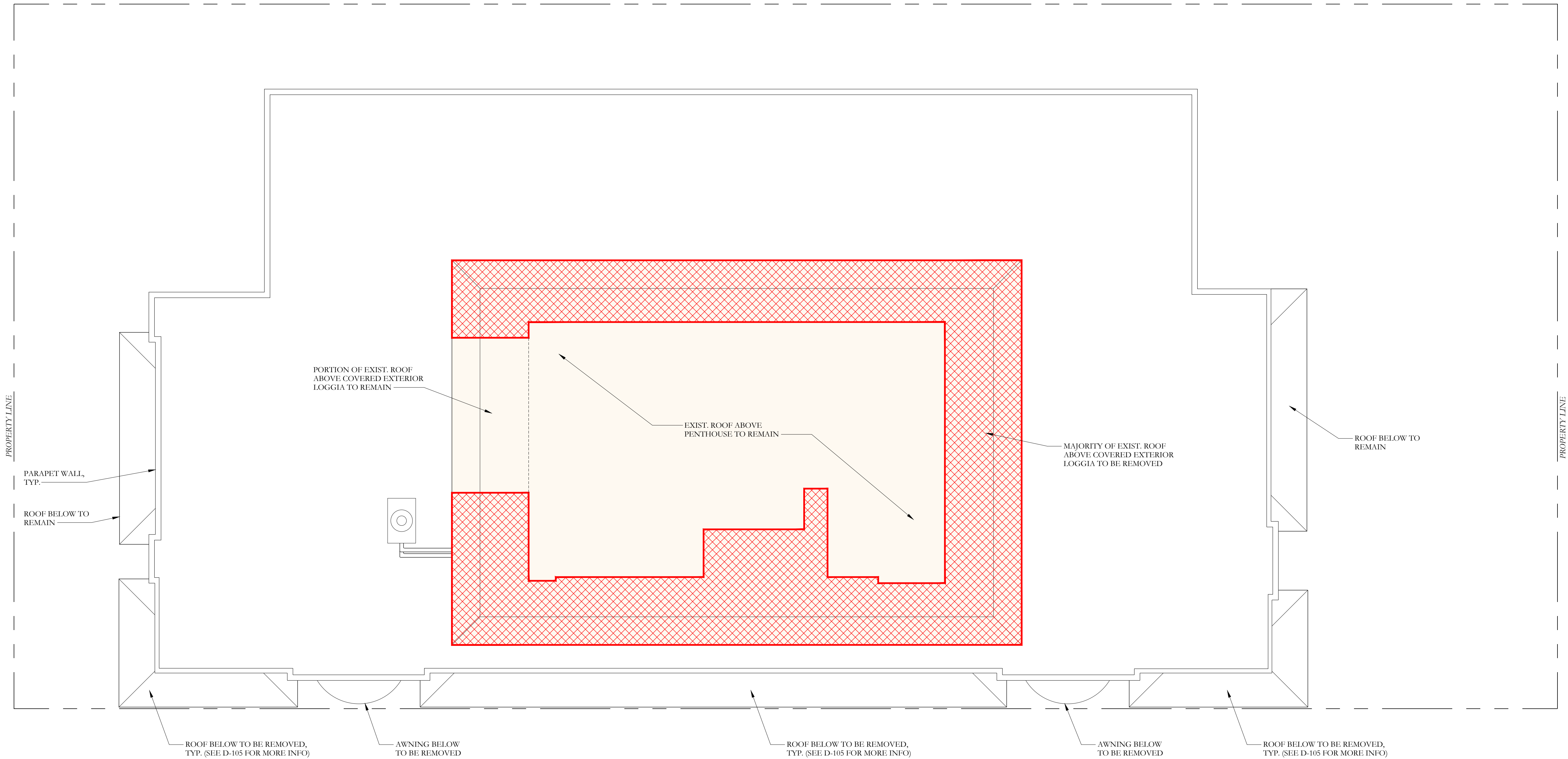
DATE FEB. 10, 2023	SHEET NO D-105
SCALE 1" = 10'-0"	
BY CG, STC	



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1 DEMOLITION FOURTH FLOOR PLAN
1"=10'-0"



LOWER ROOF DEMOLITION AREA CALCULATIONS:

TOTAL EXISTING AREA TO REMAIN:	13,175 SQ. FT.
TOTAL EXISTING AREA TO BE DEMOLISHED:	1,210 SQ. FT.
TOTAL EXISTING AREA:	14,385 SQ. FT.
PERCENTAGE OF EXISTING AREA TO BE DEMOLISHED:	8%

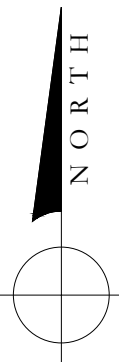
PENTHOUSE ROOF DEMOLITION AREA CALCULATIONS:

TOTAL EXISTING AREA TO REMAIN:	3,544 SQ. FT.
TOTAL EXISTING AREA TO BE DEMOLISHED:	3,409 SQ. FT.
TOTAL EXISTING AREA:	6,953 SQ. FT.
PERCENTAGE OF EXISTING AREA TO BE DEMOLISHED:	49%

OVERALL ROOF DEMOLITION AREA CALCULATIONS:

TOTAL EXISTING AREA TO REMAIN:	16,719 SQ. FT.
TOTAL EXISTING AREA TO BE DEMOLISHED:	4,619 SQ. FT.
TOTAL EXISTING AREA:	21,338 SQ. FT.
PERCENTAGE OF EXISTING AREA TO BE DEMOLISHED:	22%

1 DEMOLITION ROOF PLAN
1"=10'-0"



DEMOLITION KEY NOTES:

- EXISTING WALL OR STRUCT. COLUMN TO REMAIN
- EXISTING WALL TO BE REMOVED
- PORTION OF EXISTING BUILDING TO BE REMOVED (INCL. FLOOR SLAB, WALLS, COLUMNS, ETC.)
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125 WORTH AVE.
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SHEET TITLE
DEMOLITION
ROOF PLAN

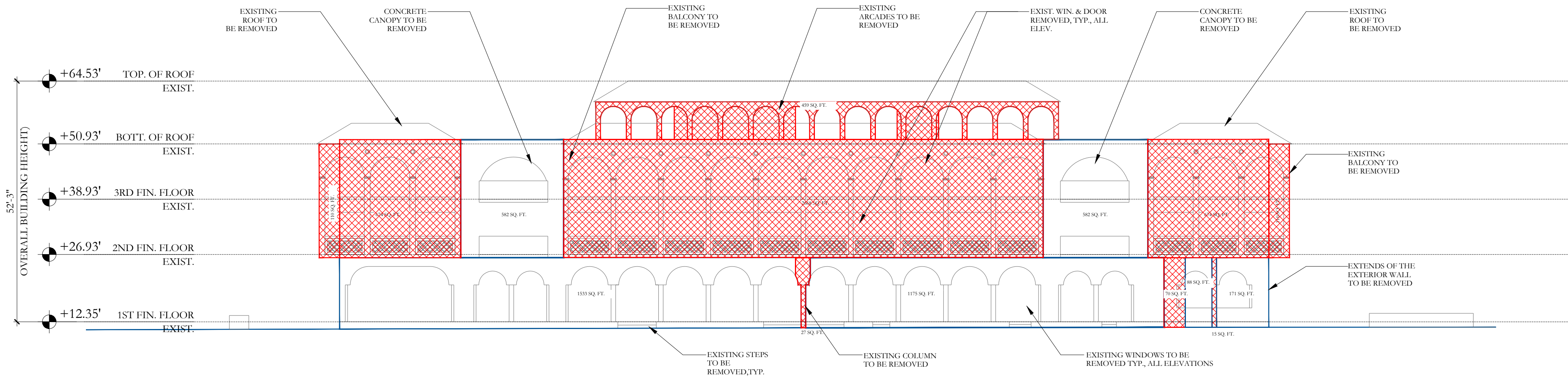
DATE
FEB. 10, 2023
SCALE
1" = 10'-0"
BY
CG, STC

SHEET NO
D-106

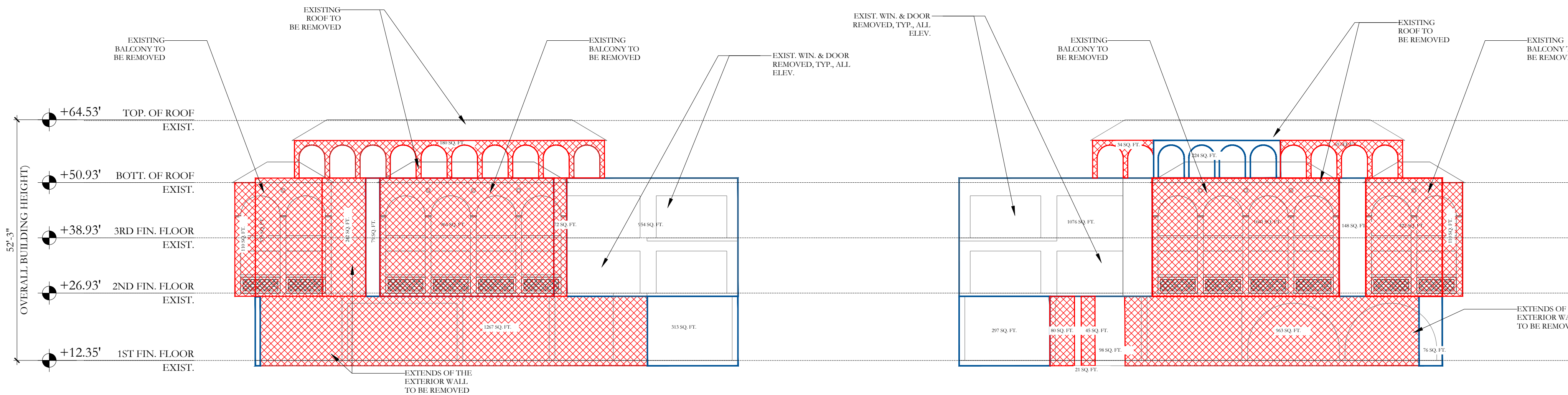


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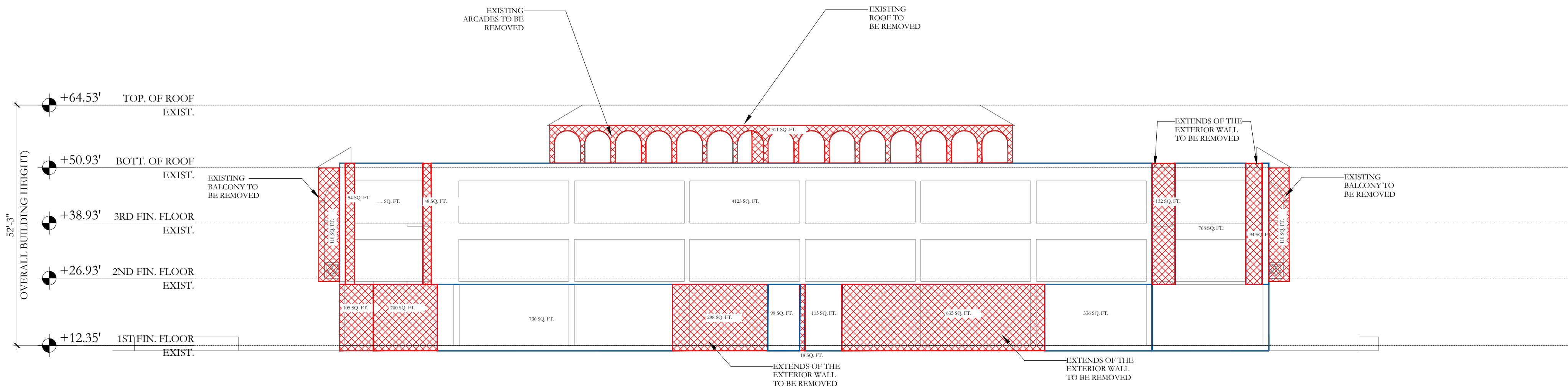


1 PROPOSED DEMOLITION OF EXISTING SOUTH ELEVATION
1/16"=1'-0"



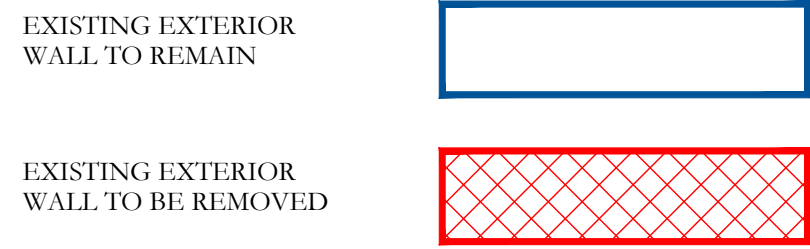
2 PROPOSED DEMOLITION OF EXISTING EAST ELEVATION
1/16"=1'-0"

3 PROPOSED DEMOLITION OF EXISTING WEST ELEVATION
1/16"=1'-0"



4 PROPOSED DEMOLITION OF EXISTING SOUTH ELEVATION
1/16"=1'-0"

DEMOLITION KEY:



NOTE: EXISTING BALCONIES AREA ARE NOT INCLUDED IN THE DEMOLITION AREA CALCULATION

SOUTH ELEVATION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	4,501 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	4,806 SQ. FT.
TOTAL EXISTING WALL AREA:	9,307 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	51.6%

EAST ELEVATION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	1,835 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	3,192 SQ. FT.
TOTAL EXISTING WALL AREA:	5,027 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	63.5%

WEST ELEVATION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	2,245 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	2,782 SQ. FT.
TOTAL EXISTING WALL AREA:	5,027 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	55%

NORTH ELEVATION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	7,211 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	2,096 SQ. FT.
TOTAL EXISTING WALL AREA:	9,307 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	22.5%

TOWN COUNCIL - REV Δ	03/24/2023
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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

DEMOLITION / MATERIAL
REMOVAL ELEVATIONS

DATE
FEB. 10, 2023

SCALE
AS NOTED

BY
SB

SHEET NO

D-110

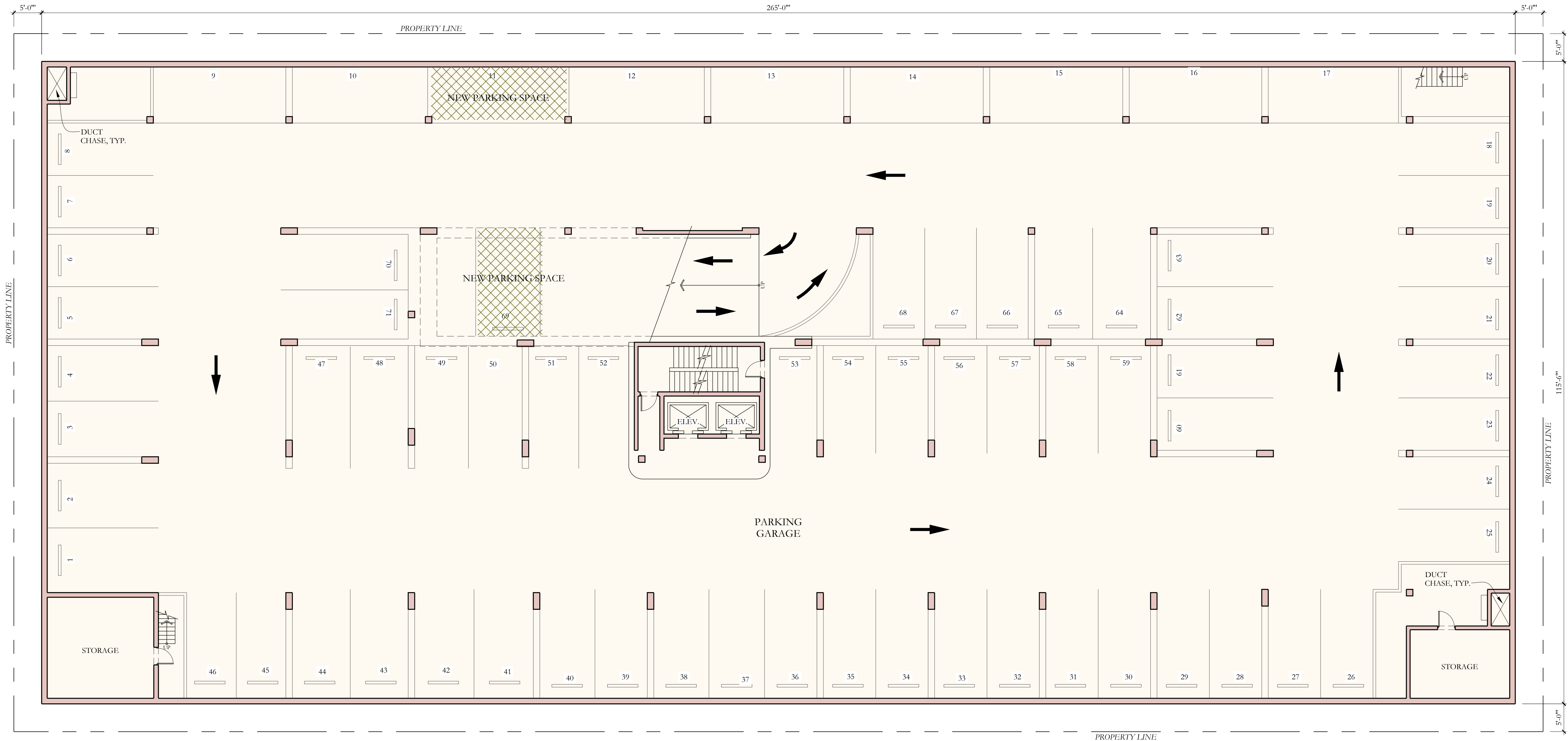


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1 PROPOSED SUB-BASEMENT FLOOR PLAN (NO CHANGE)
1"=10'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

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

TOTAL PARKING SPACE
FOR PROPOSED SUB-BASE
PLAN - 71, Which is 2 more
than the Existing Sub-base Plan.

TOWN COUNCIL - REV	03/24/2023
D.R.C. FINAL SUBMITTAL SET	02/10/2023
D.R.C. SECOND SUBMITTAL SET	12/27/2022
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D.R.C. PRE-APP MEETING SET	11/21/2022

ARCOM
CASE #:
ARC-23-022

ZONING
CASE #:
ZON-23-032

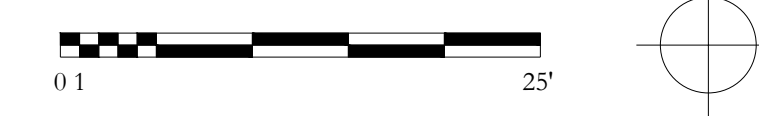
125 WORTH AVE.
PALM BEACH, FLORIDA

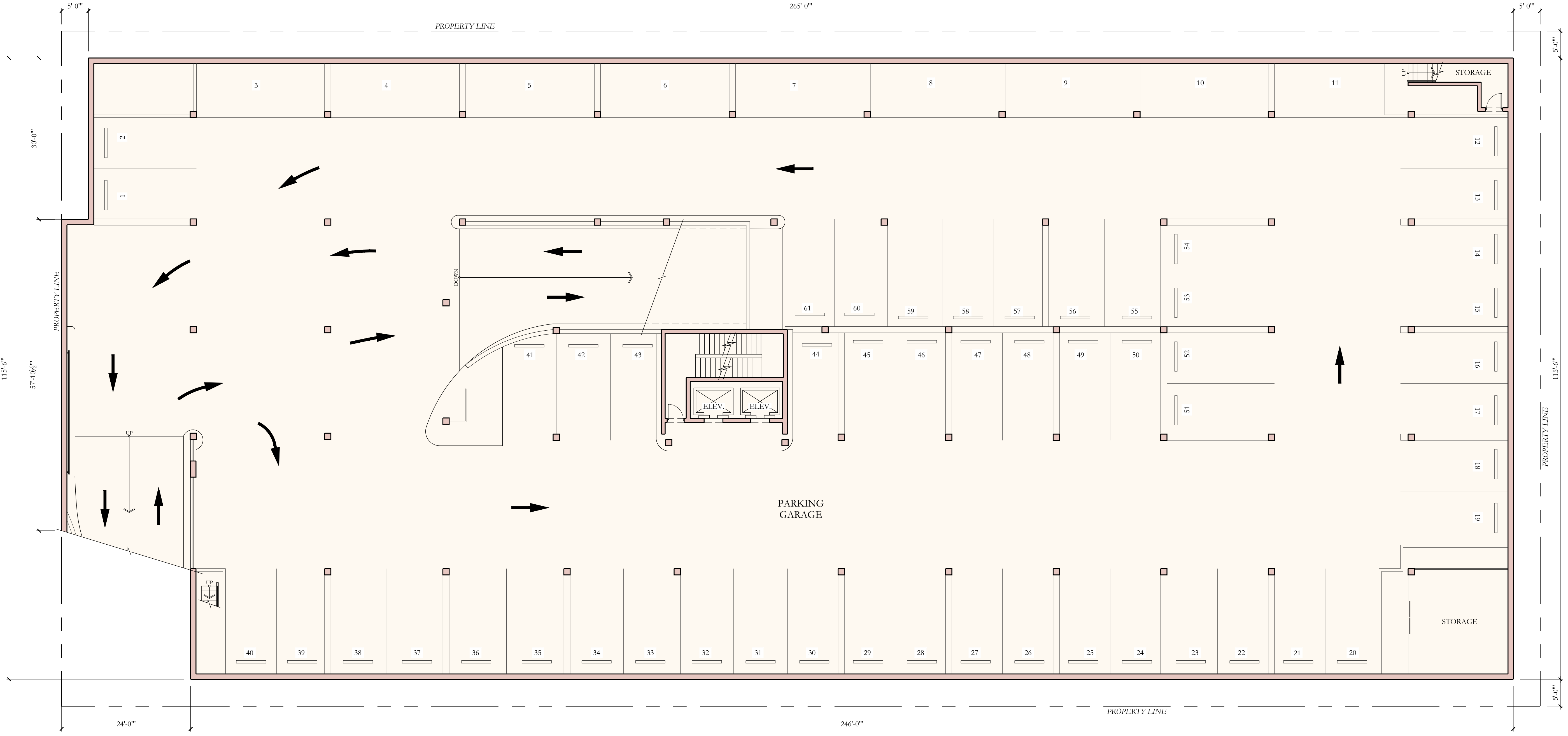
SHEET TITLE
PROPOSED SUB-BASEMENT
FLOOR PLAN

DATE FEB. 10, 2023	SHEET NO A-100
SCALE 1" = 10'-0"	
BY HM	

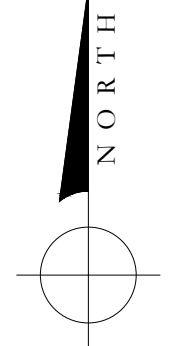
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1 PROPOSED BASEMENT FLOOR PLAN (NO CHANGE)
1"=10'-0"



NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

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

TOTAL PARKING SPACE-
61, Which is same as the
Existing Basement Plan.

TOWN COUNCIL - REV Δ	03/24/2023
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

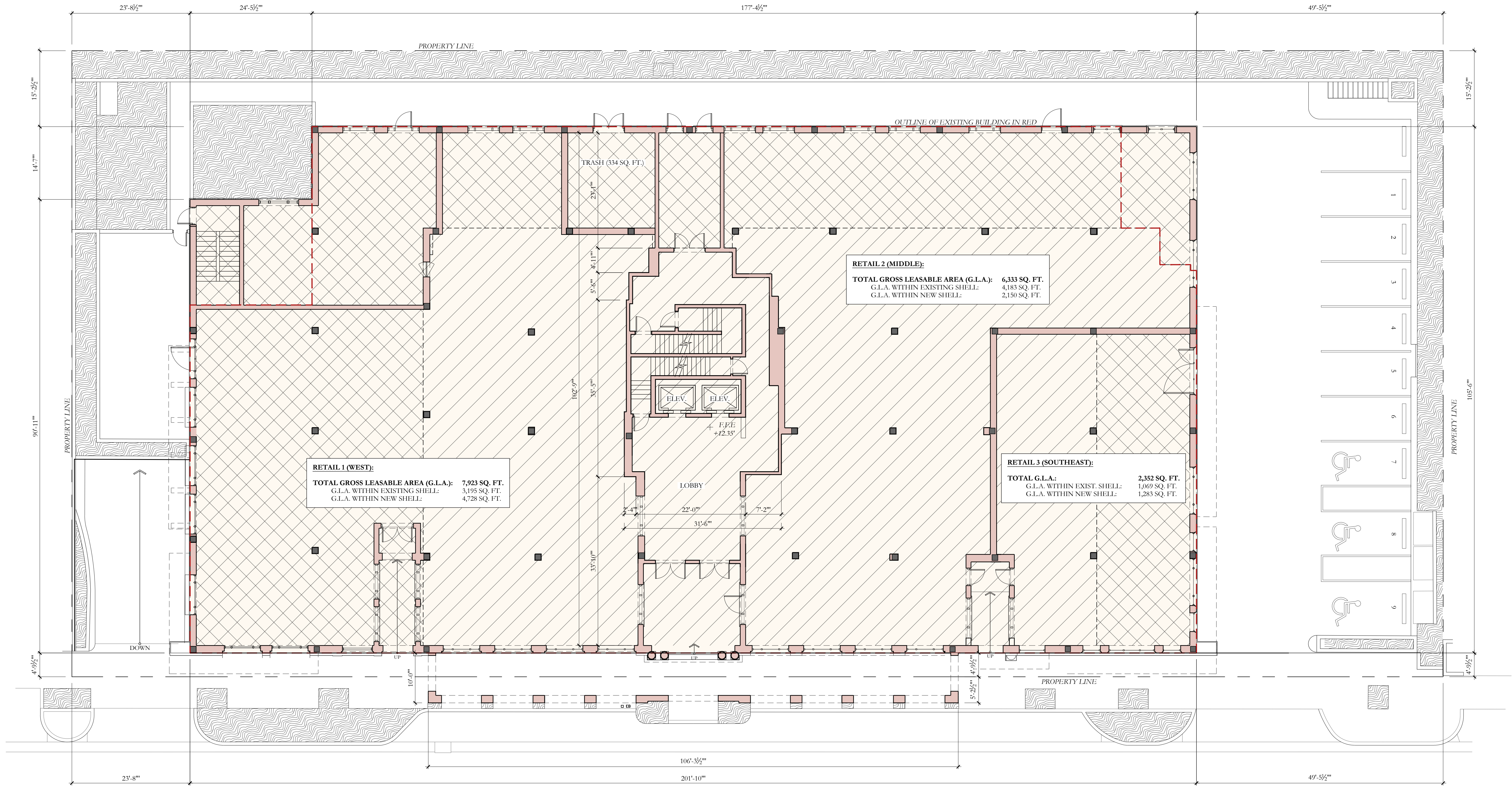
SHEET TITLE
PROPOSED BASEMENT
FLOOR PLAN

DATE FEB. 10, 2023	SHEET NO A-101
SCALE 1" = 10'-0"	
BY HM	



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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

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

TOWN COUNCIL - REV	03/24/2023
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

PROPOSED
FIRST FLOOR PLAN

DATE
FEB. 10, 2023

SCALE
1" = 10'-0"

BY
HM

SHEET NO

A-102

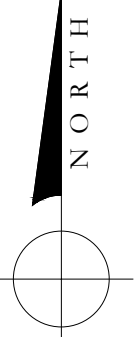


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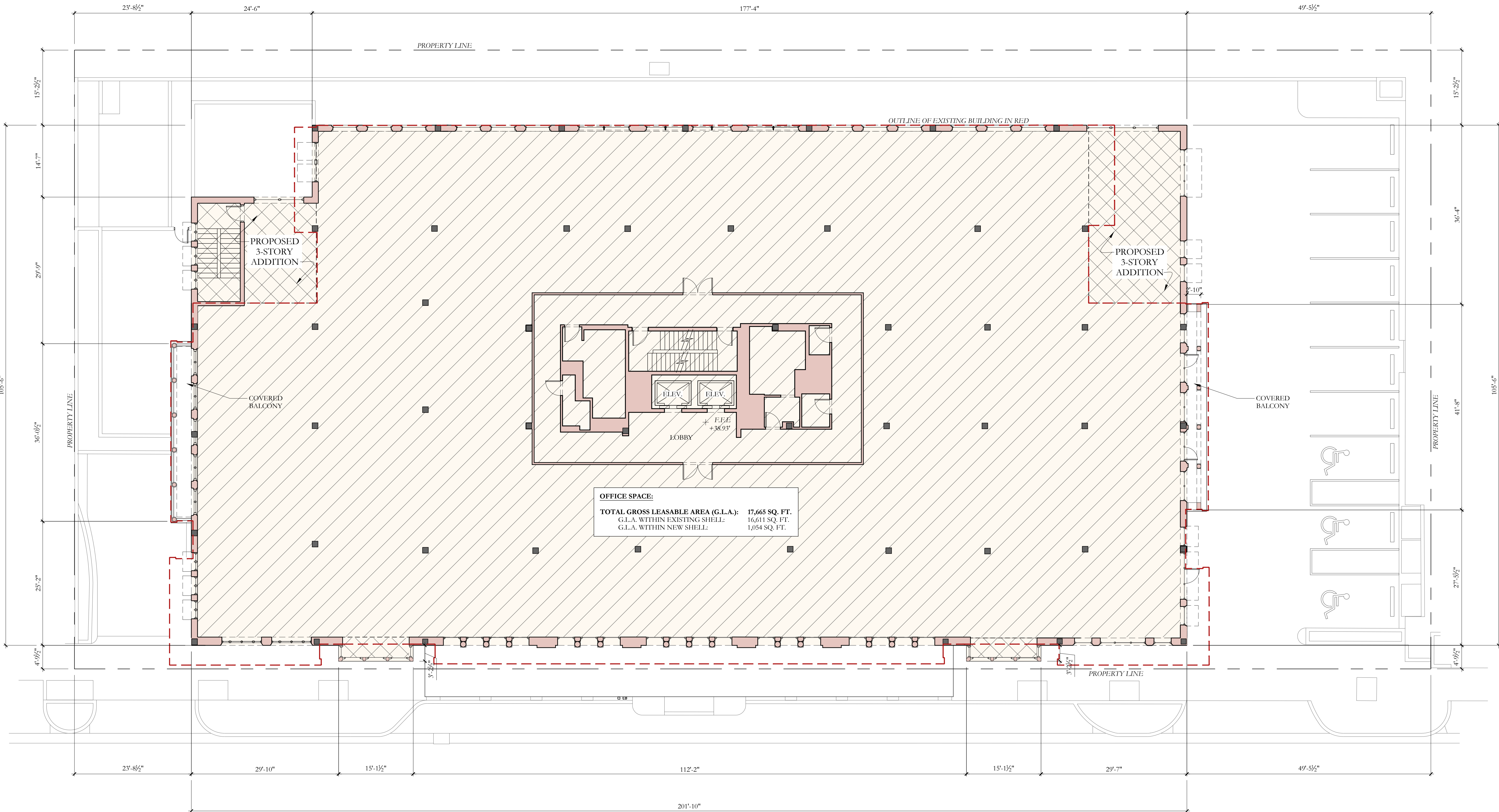
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1 PROPOSED THIRD FLOOR PLAN
1"=10'-0"

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

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

TOWN COUNCIL - REV Δ	03/24/2023
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

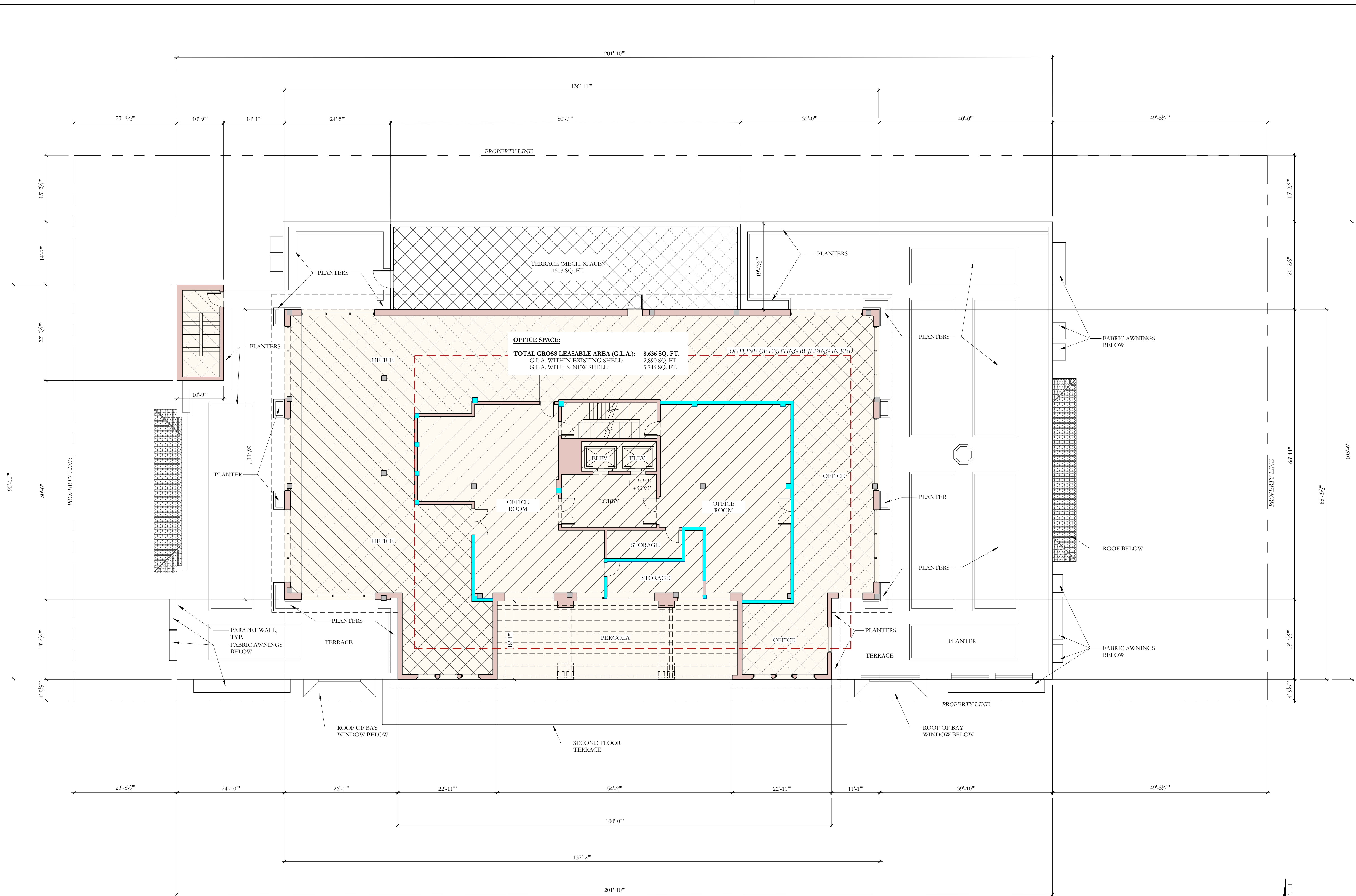
125 WORTH AVE.
PALM BEACH, FLORIDA

SHEET TITLE
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

TOWN COUNCIL - REV 03/24/2023

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
PROPOSED
FOURTH FLOOR PLAN

DATE
FEB. 10, 2023

SCALE
1" = 10'-0"

BY
HM

SHEET NO
A-105

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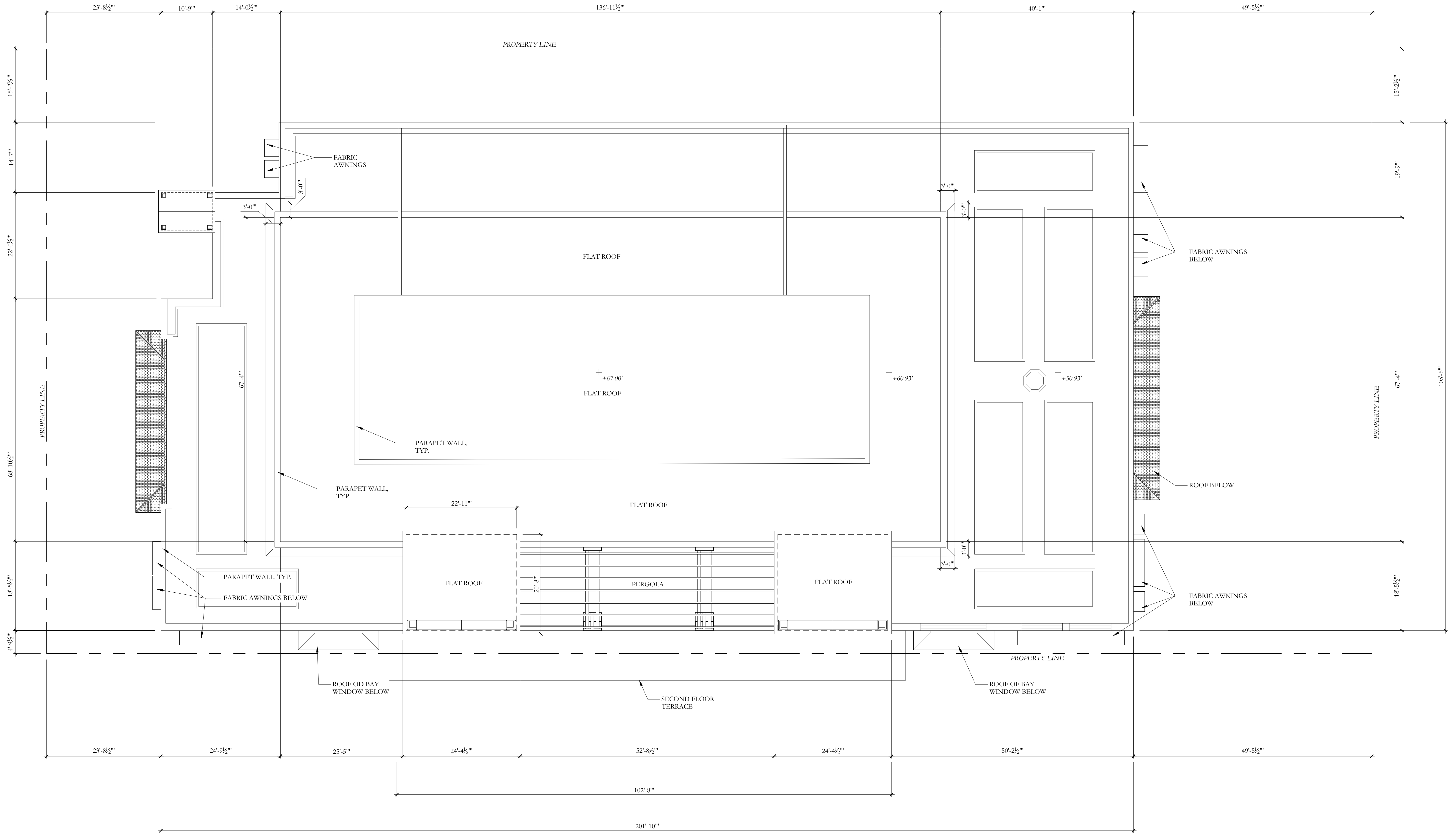
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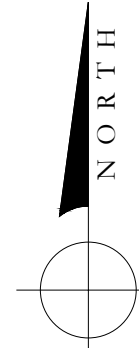
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1 PROPOSED FOURTH FLOOR PLAN
1"=10'-0"

FOURTH FLOOR FLOOR AREA	
EXISTING FLOOR AREA:	6,785 SF
PROPOSED FLOOR AREA:	11,238 SF



1 PROPOSED ROOF PLAN
1"=10'-0"



TOWN COUNCIL - REV Δ	03/24/2023
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
PROPOSED
ROOF PLAN

DATE
FEB. 10, 2023

SCALE
1" = 10'-0"

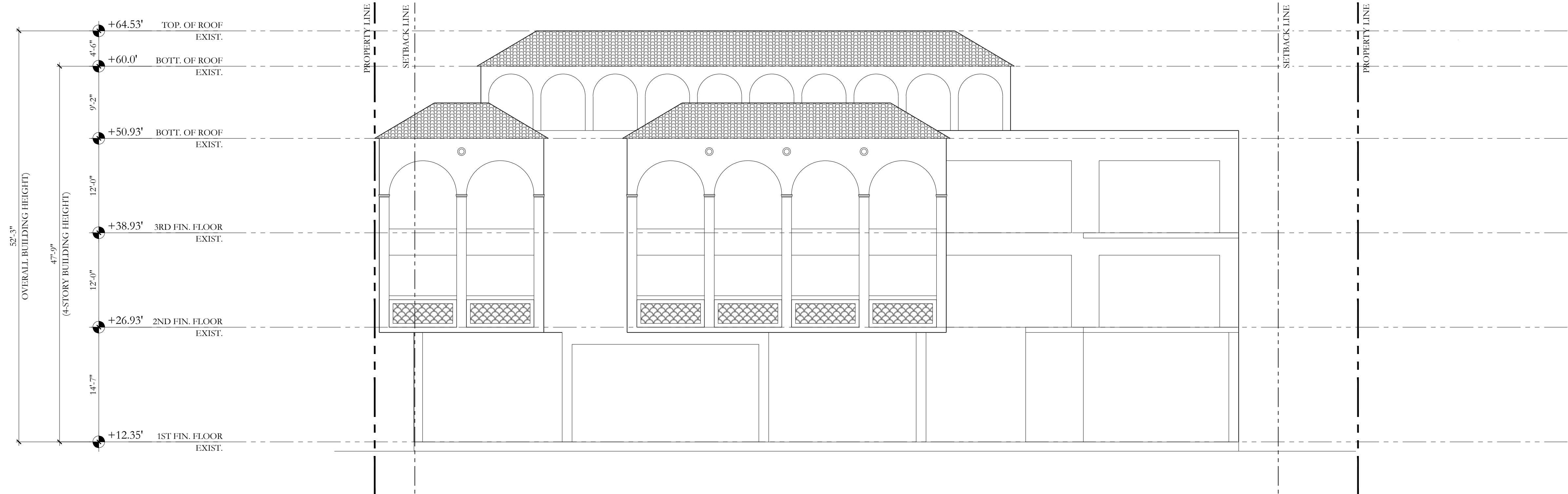
BY
HM

SHEET NO
A-106

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



2 PREVIOUSLY SUBMITTED EAST ELEVATION
1/8"=1'-0"

NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS

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	SHEET NO
JAN. 12, 2023	A-111
SCALE	
1/8" = 1'-0"	
BY	SPB
SPB	


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