



# 212 WORTH AVENUE

## Window Replacement

TOWN OF PALM BEACH  
 Planning, Zoning & Building Department  
 Final submittal. Date 11/03/2024.  
 NON-HISTORICAL BUILDING



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# Narrative

## **Subject: Letter of Intent for the Windows Replacement Project at 212 Worth Ave, Palm Beach**

The location of 212 Worth Ave, with its architectural richness , deserves careful consideration during the upgrade process. In line with Palm Beach's design guidelines, the non-hurricane impact and non-sealed windows project has been meticulously designed to preserve the distinctive appearance and charm of the building. Premium hurricane-proof materials and careful installation techniques will be utilized to maintain the structural and aesthetic integrity of the property. Regular assessments will be conducted throughout the process to ensure compliance with all relevant regulations and standards.

This project is expected not only to enhance the functionality of the building but also to contribute positively to the preservation and ongoing enhancement of the location's image and value.

# Justification

Because of the current state of the windows the main objective of this project is to replace the existing deteriorated aluminum and wood ones, while preserving the integrity of the building. Given that the location serves a commercial purpose and is situated in a prominent area in Palm Beach, it is essential to ensure that the replacement of windows not only enhances the building's ability to provide extreme weather protection and leaks but also preserves its classical aesthetics. Furthermore, the aim is to reduce long-term maintenance costs and provide better appearance and function of the building.

Thank you for your consideration of this application.





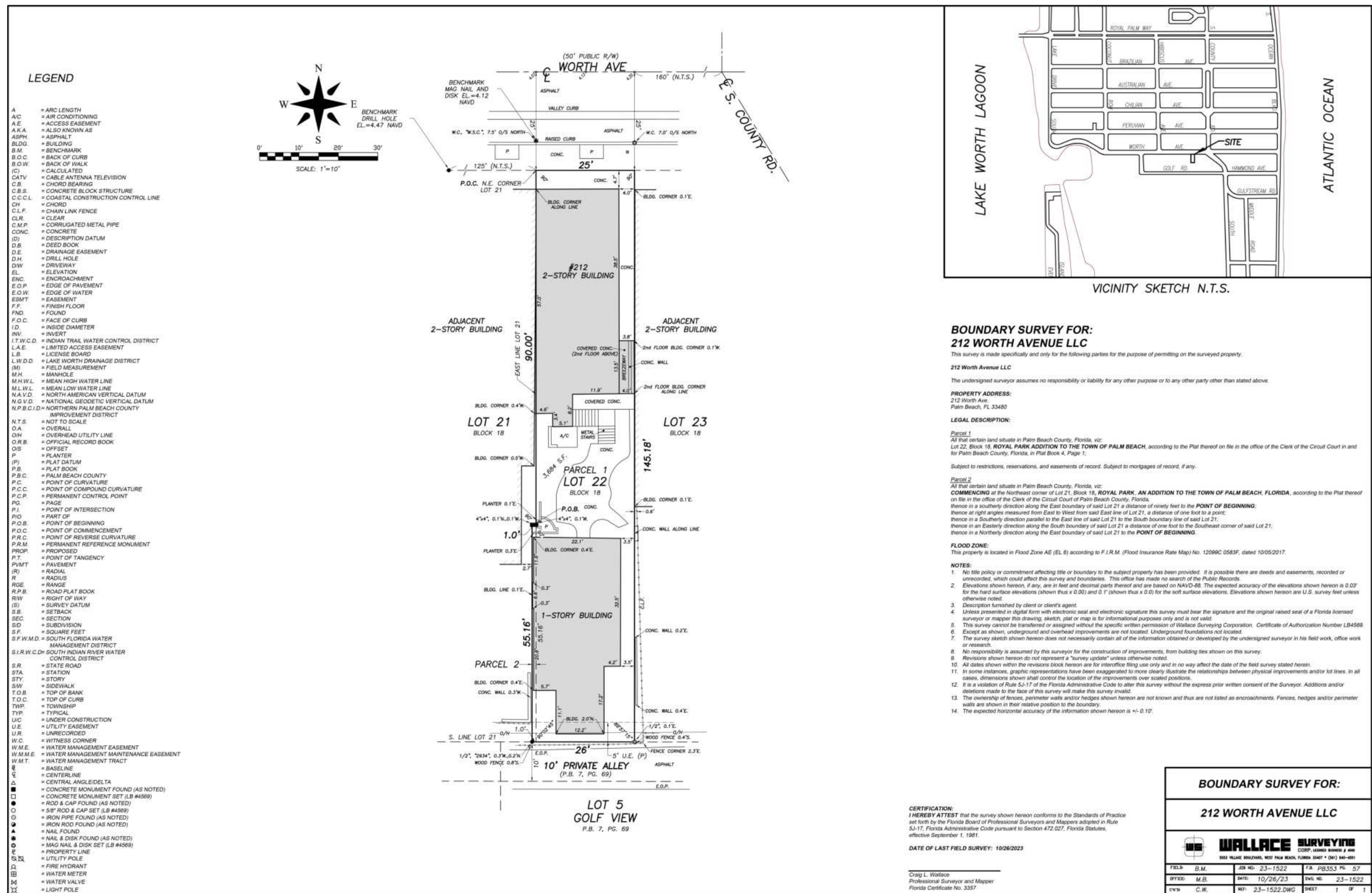
# Historical Photos

Worth Ave





# Survey

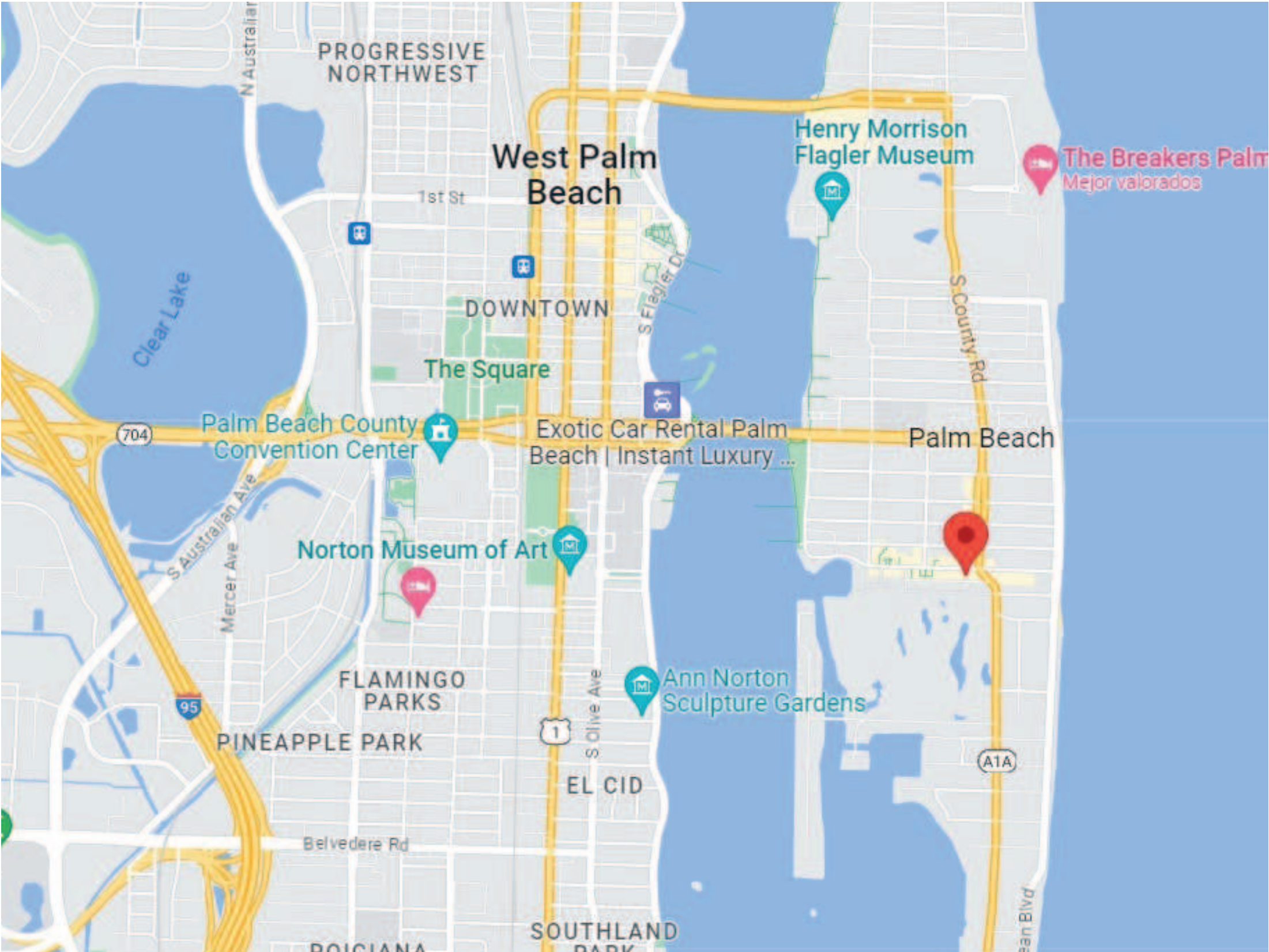


# Existing Conditions



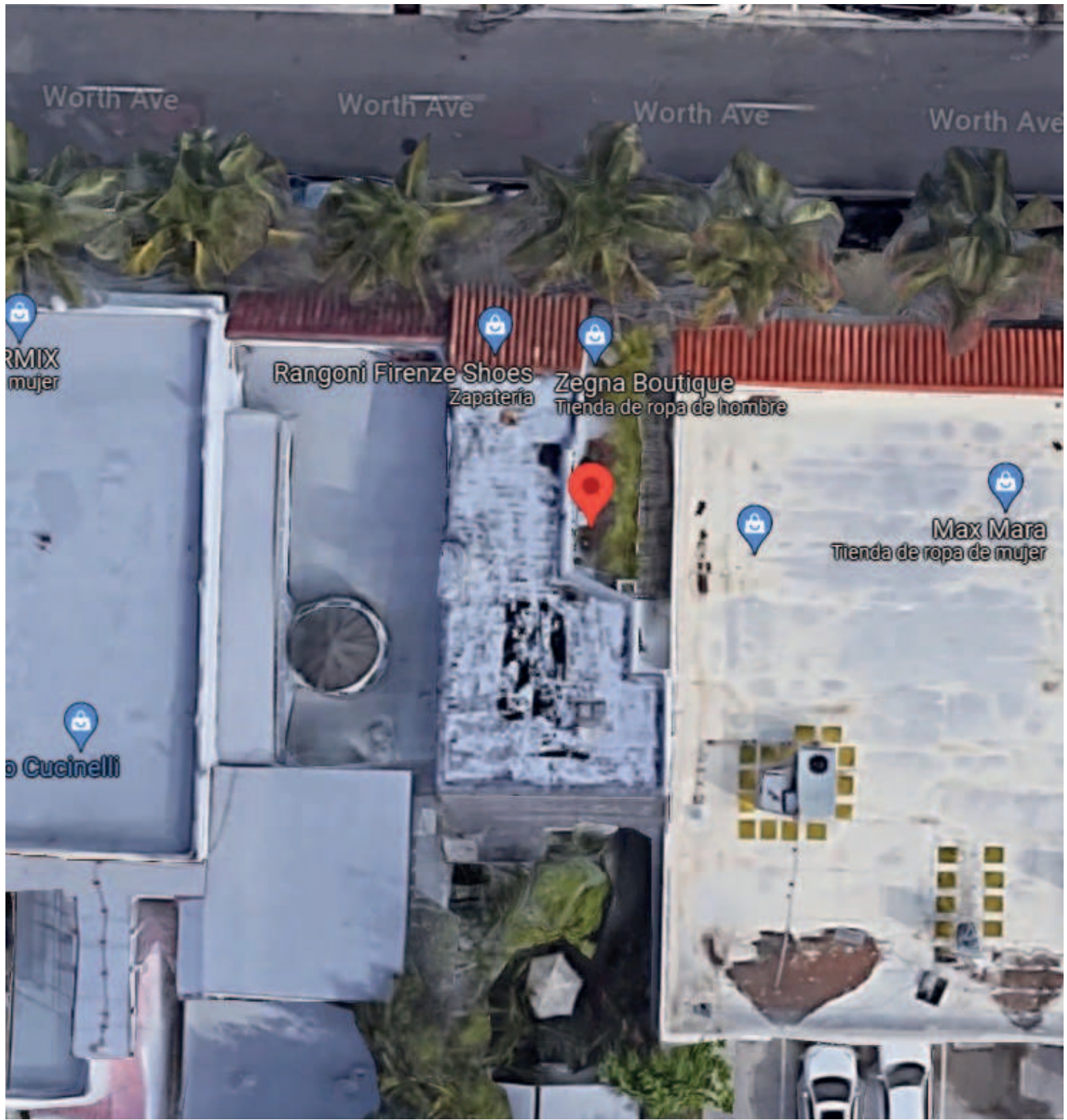


Vicinity Location Map





Location Plan





Location View Plan



KEY PLAN

- 1. NORTH FACADE
- 1A. NORTH FACADE FROM ACROSS THE STREET
- 2. EAST FACADE
- 2A. EAST FACADE
- 3. SOUTH FACADE
- 4. INNER SOUTH FACADE
- 5. NEIGHBOR TO THE NORTH
- 6. NEIGHBOR TO THE EAST
- 7. NEIGHBOR TO THE WEST







1. NORTH FACADE



1A. NORTH FACADE



KEY PLAN



a. WOOD UPPER WINDOW



b. ALUMINUM LOWER WINDOW



c. ALUMINUM LOWER WINDOW







2. EAST FACADE



2A. EAST FACADE



KEY PLAN



d. 2ND FLOOR WOOD WINDOW



e. 2ND FLOOR WOOD WINDOW







3. SOUTH FACADE



4. INTERIOR SOUTH FACADE



KEY PLAN





5. NEIGHBOR TO NORTH 209 WORTH AVE



6. NEIGHBOR TO EAST 210 WORTH AVE



KEY PLAN







7. NEIGHBOR TO WEST 214 WORTH AVE



8. NEIGHBORS



KEY PLAN





# Muntins

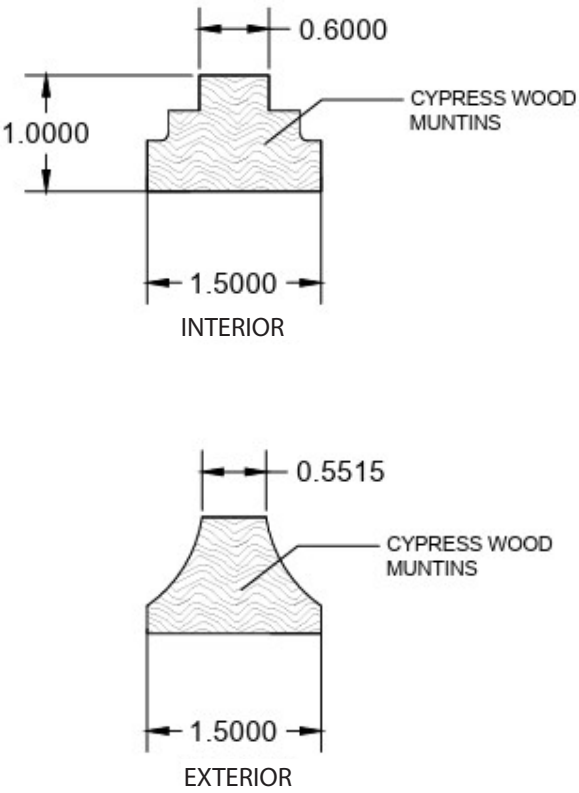
Store Front muntins 1st Floor



EXTERIOR



INTERIOR

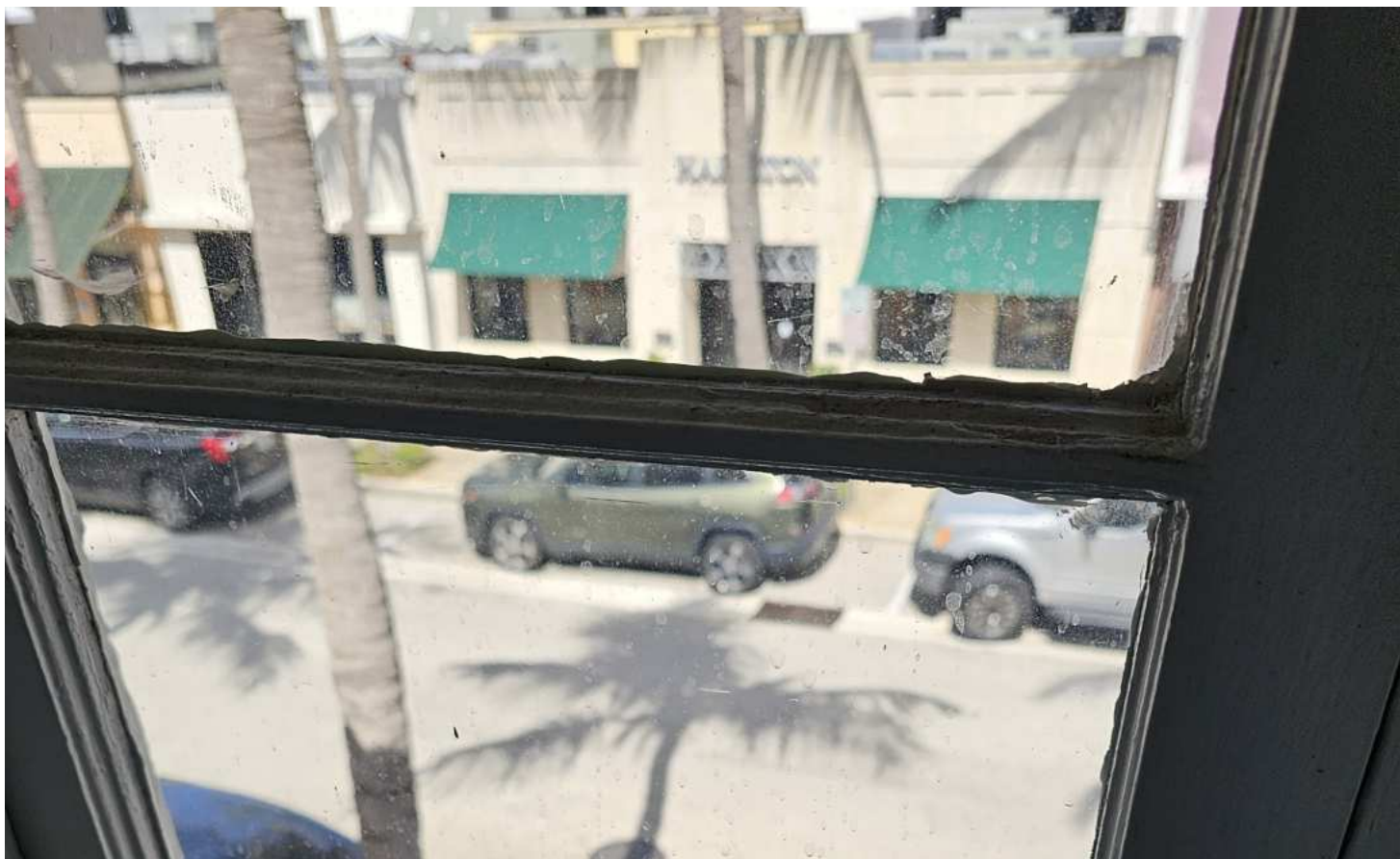


MUNTIN SECTION



# Muntins

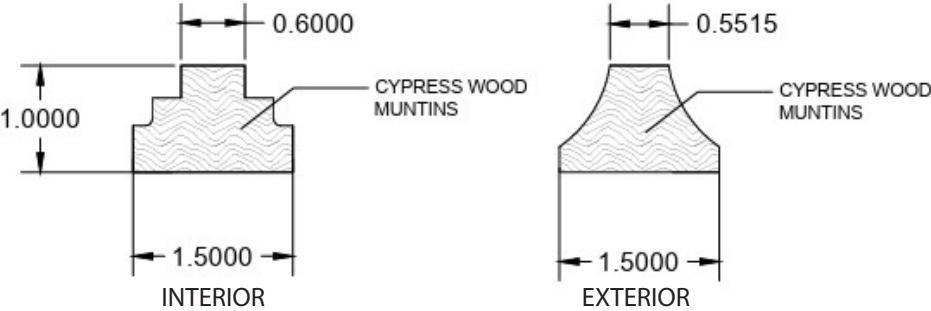
Store Front muntins 2nd Floor



INTERIOR



EXTERIOR



MUNTIN SECTION

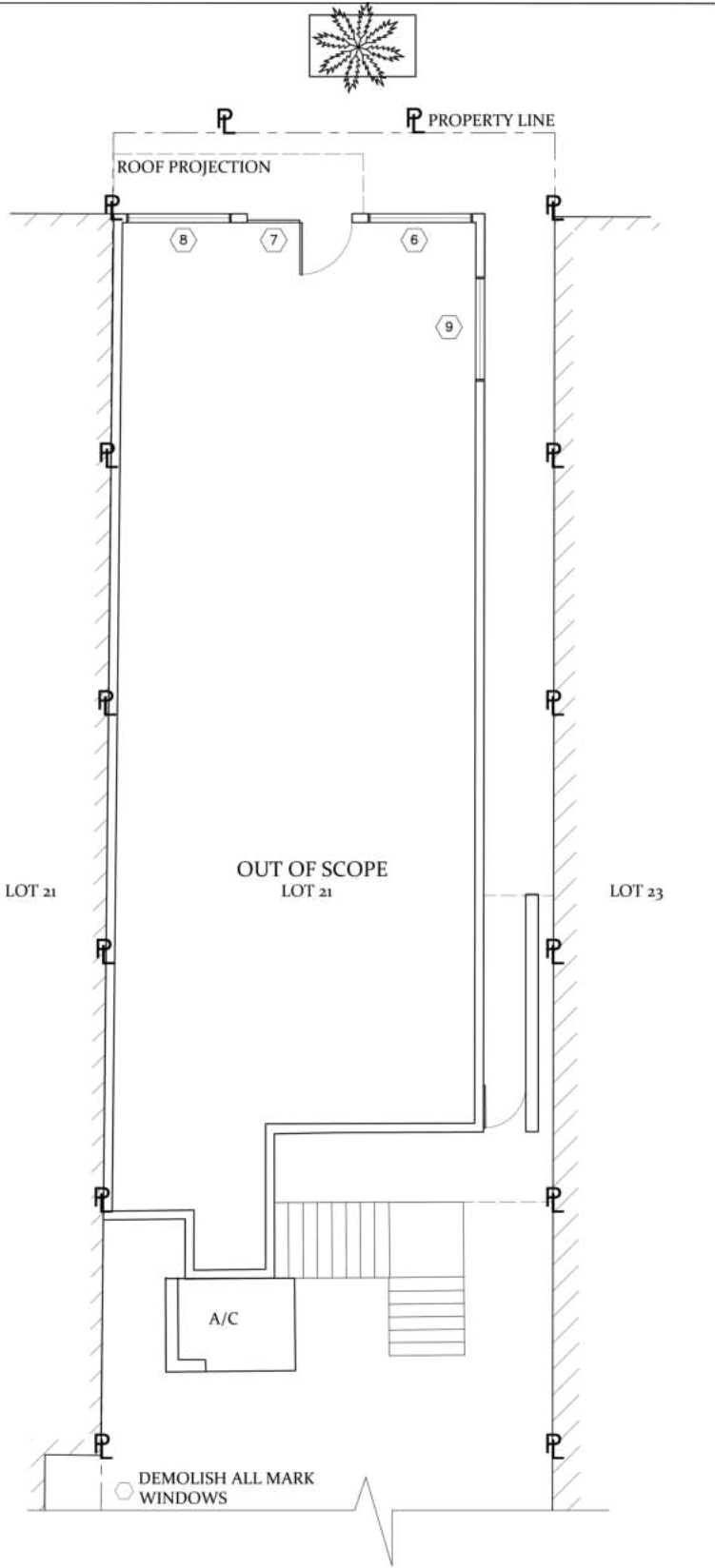


# Architectural Plans:

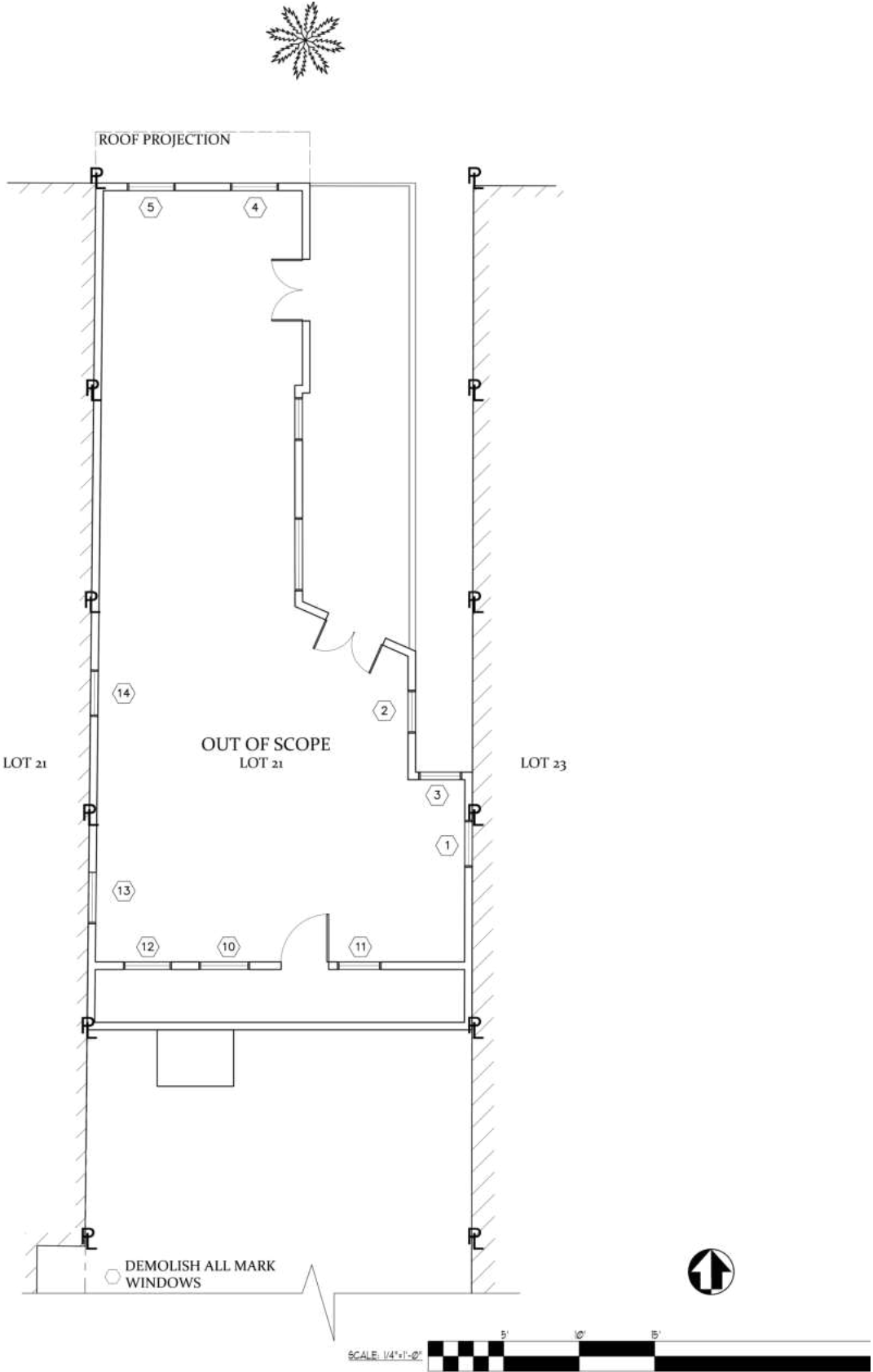
## Existing & Proposed



Demo Floor Plans



FIRST FLOOR PLAN

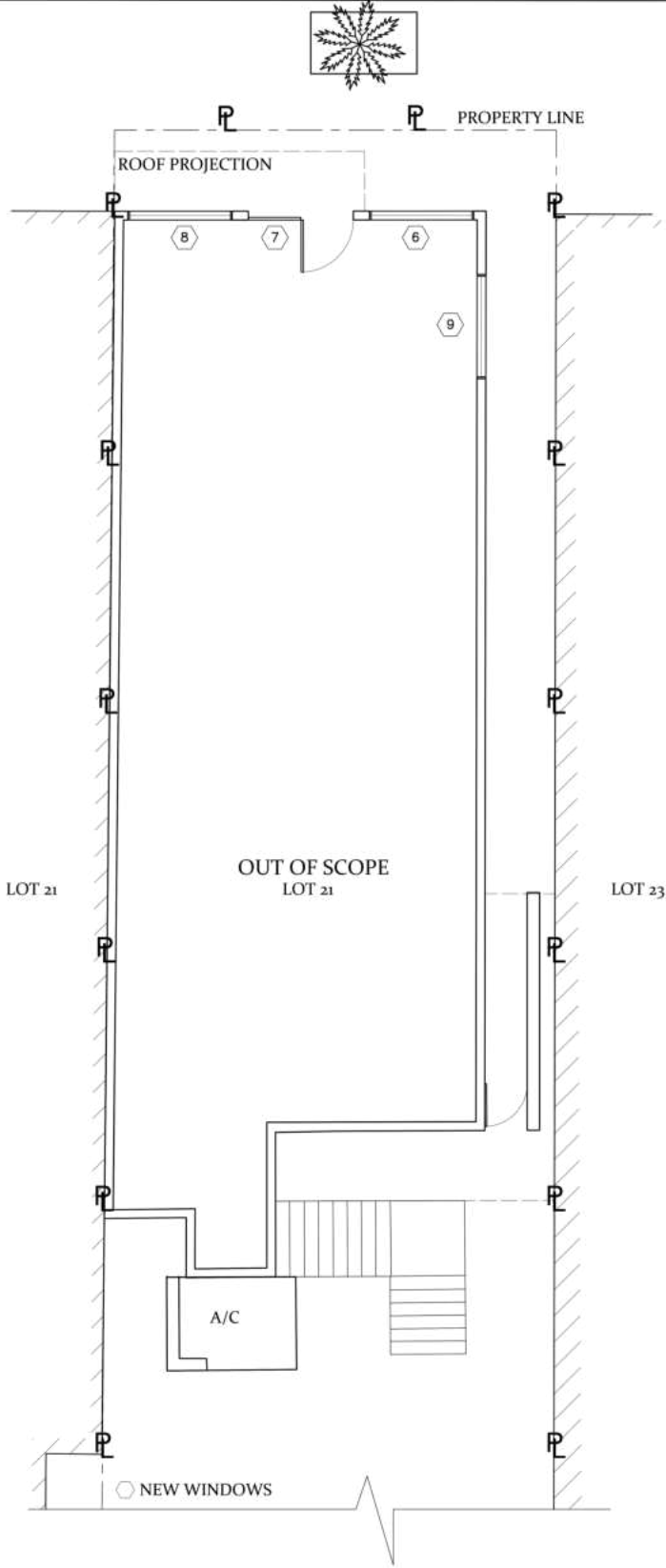


SECOND FLOOR PLAN

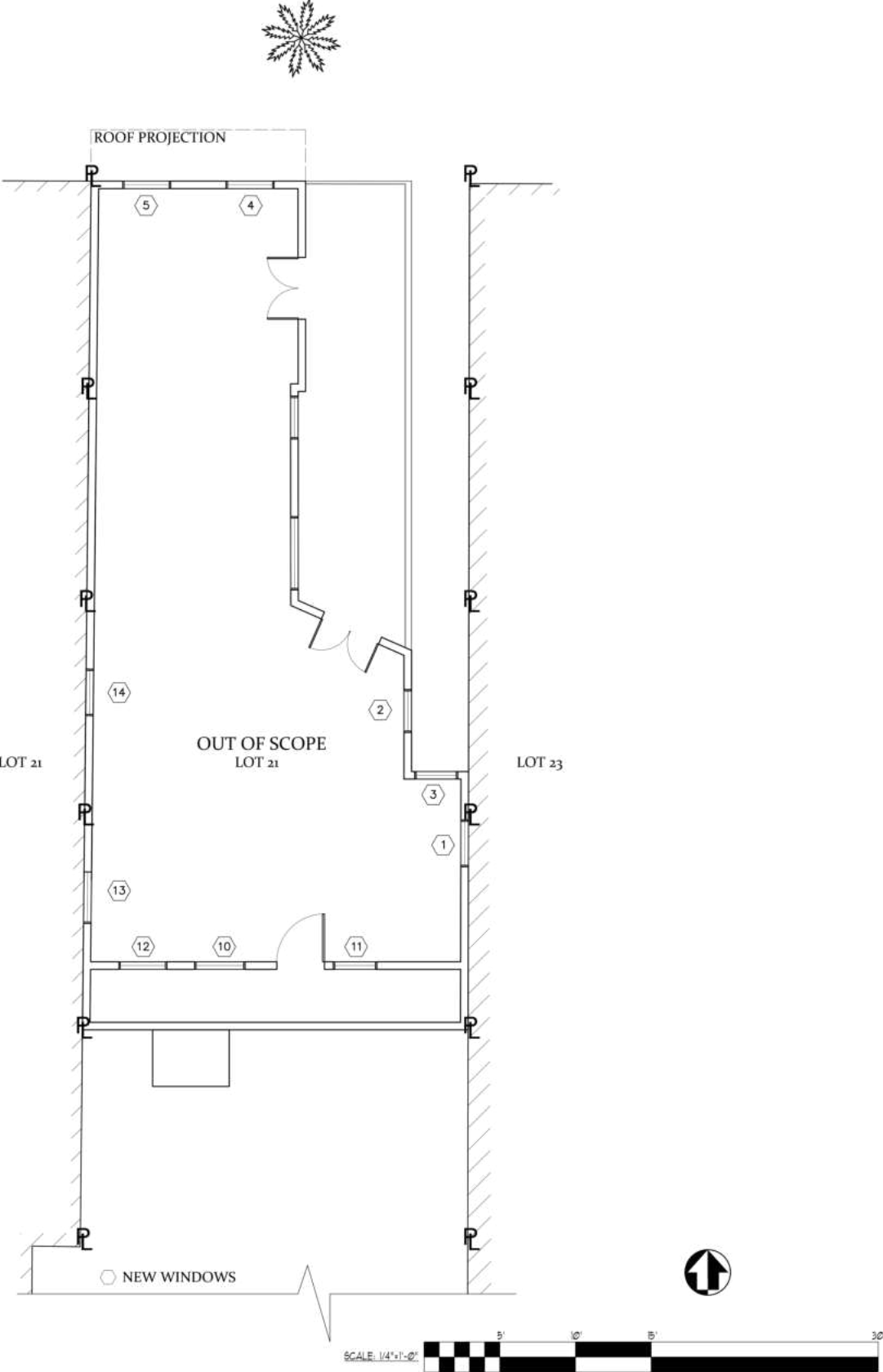




# Proposed Floor Plans



FIRST FLOOR PLAN

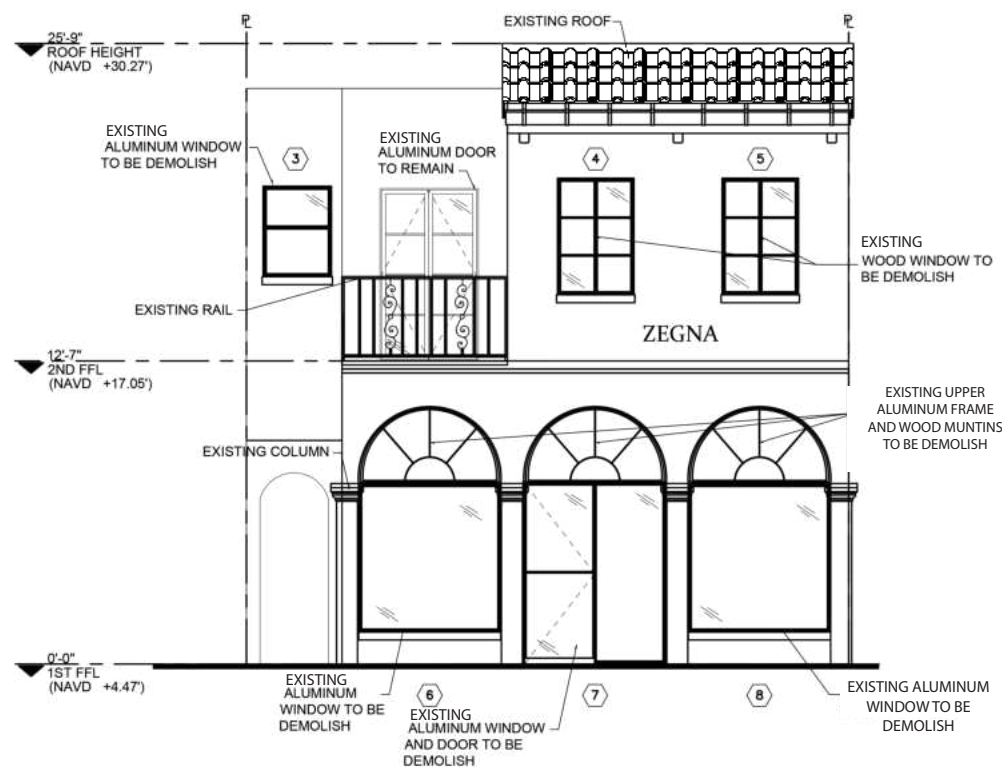


SECOND FLOOR PLAN

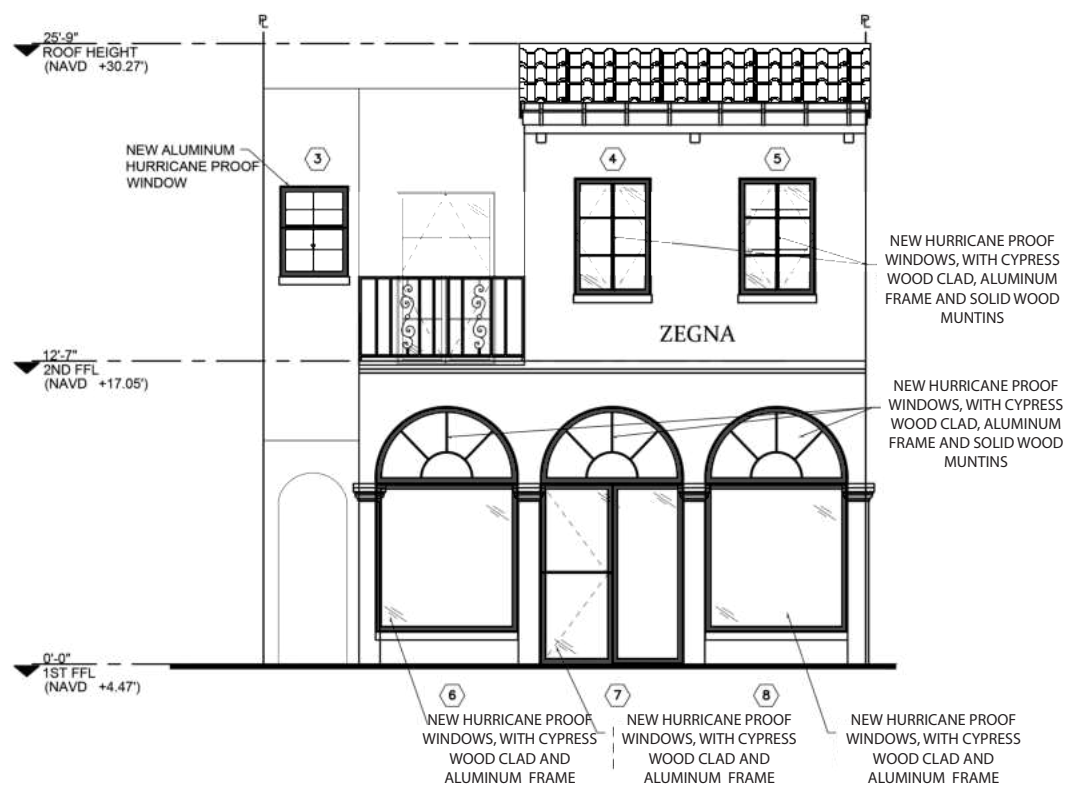




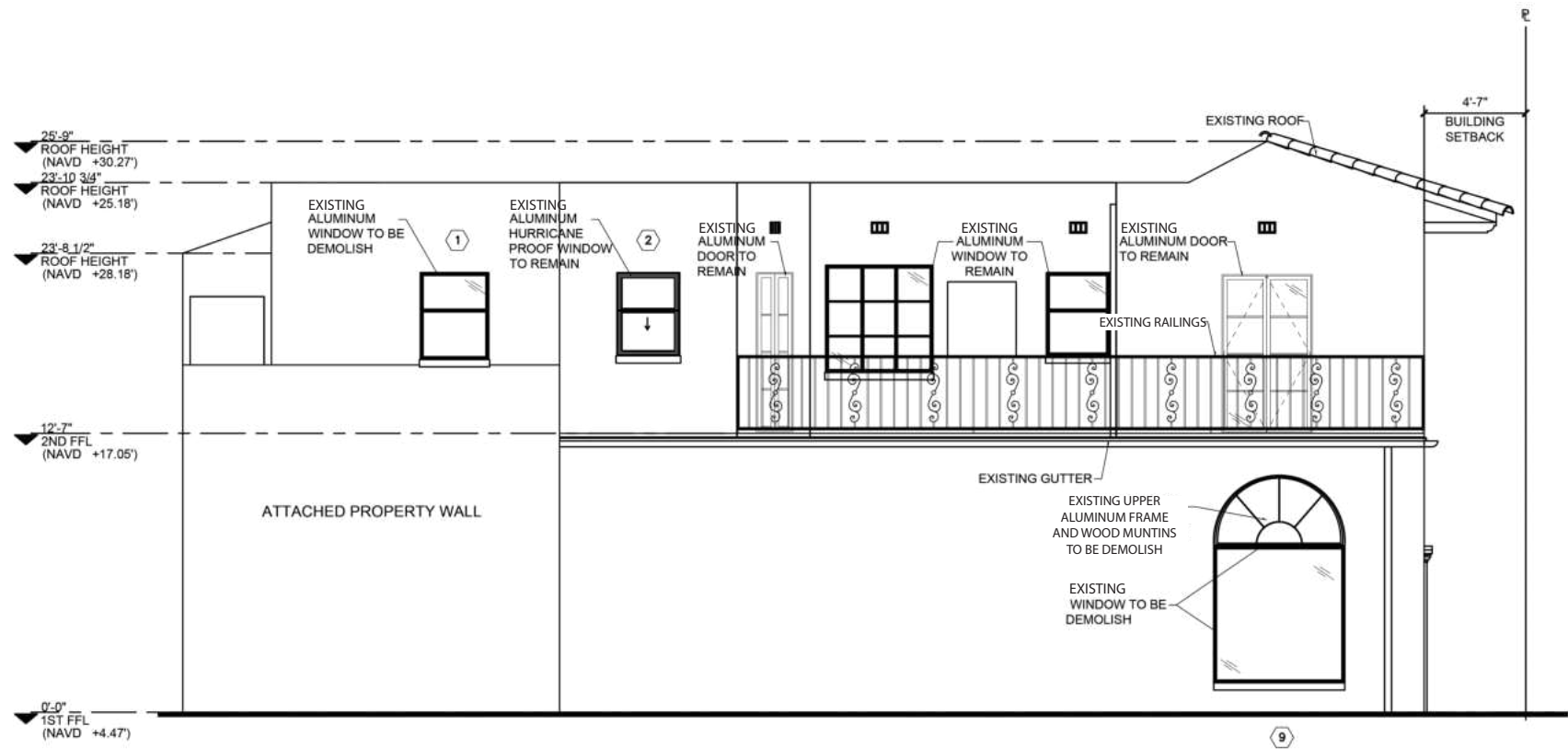
Elevations



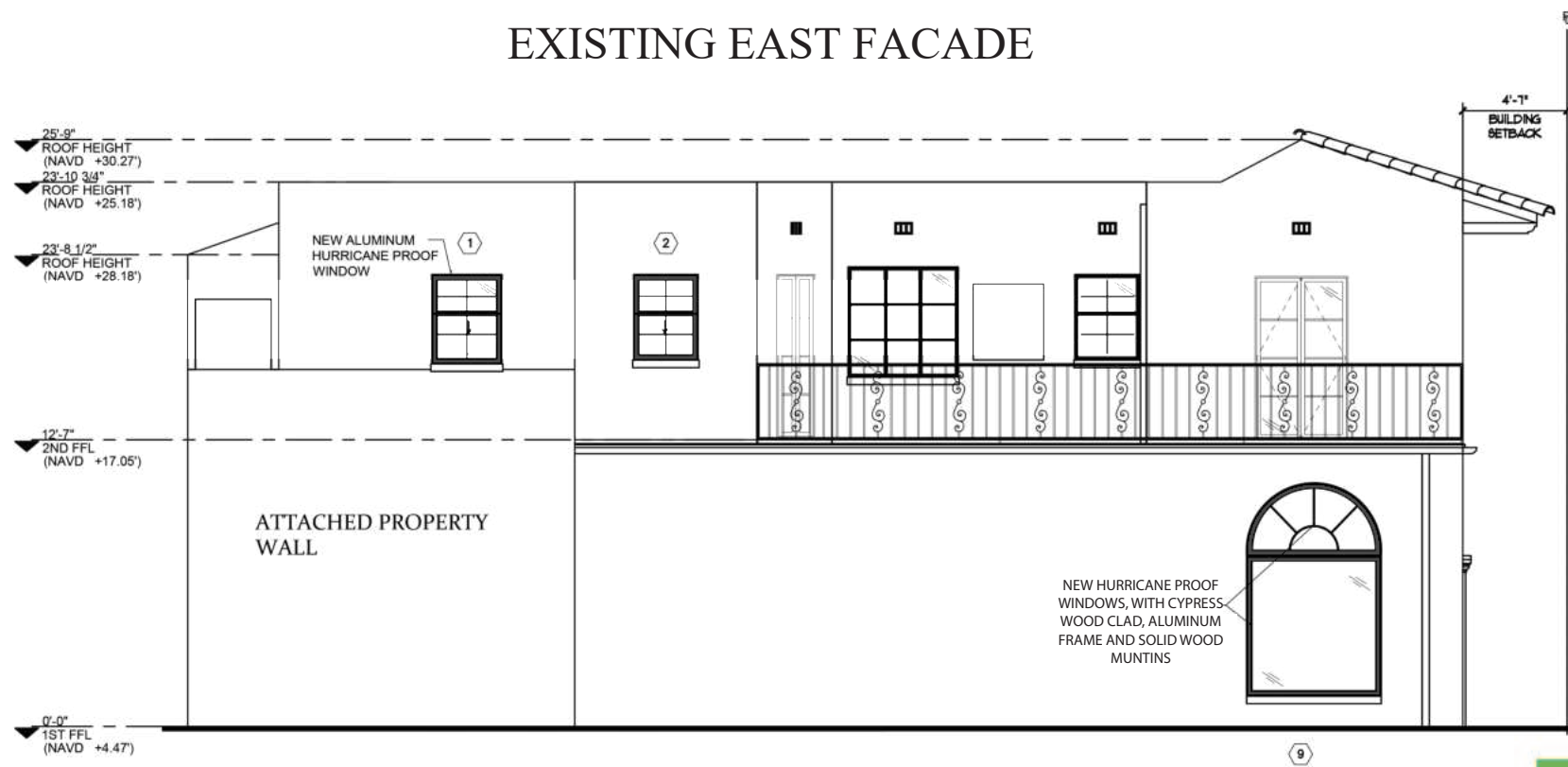
EXISTING NORTH FACADE



PROPOSED NORTH FACADE



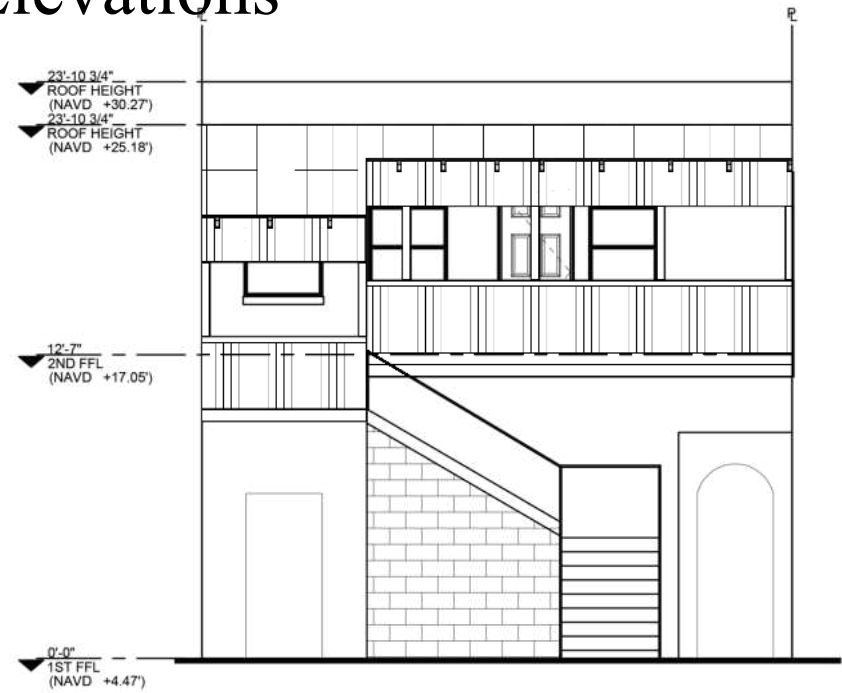
EXISTING EAST FACADE



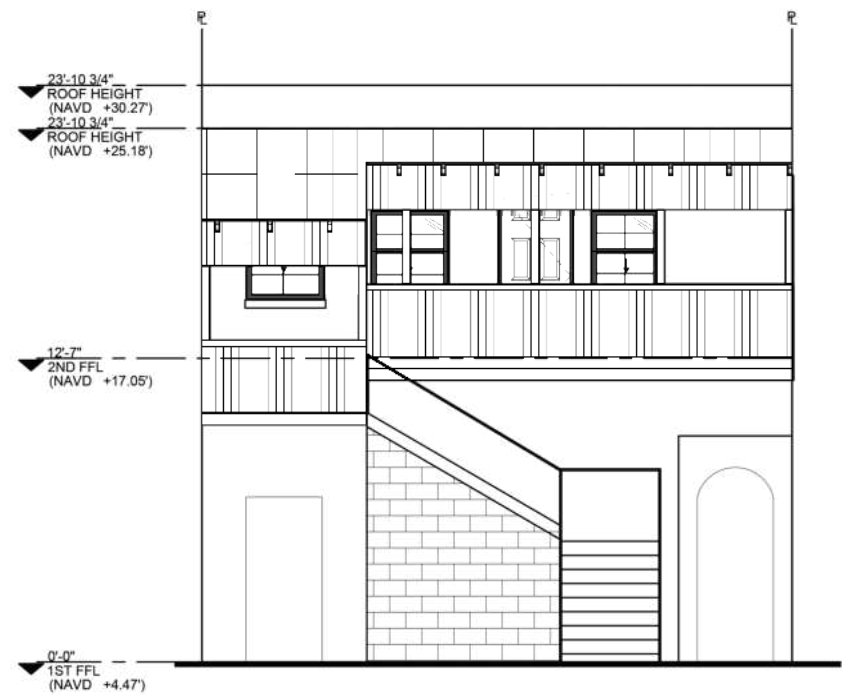
PROPOSED EAST FACADE



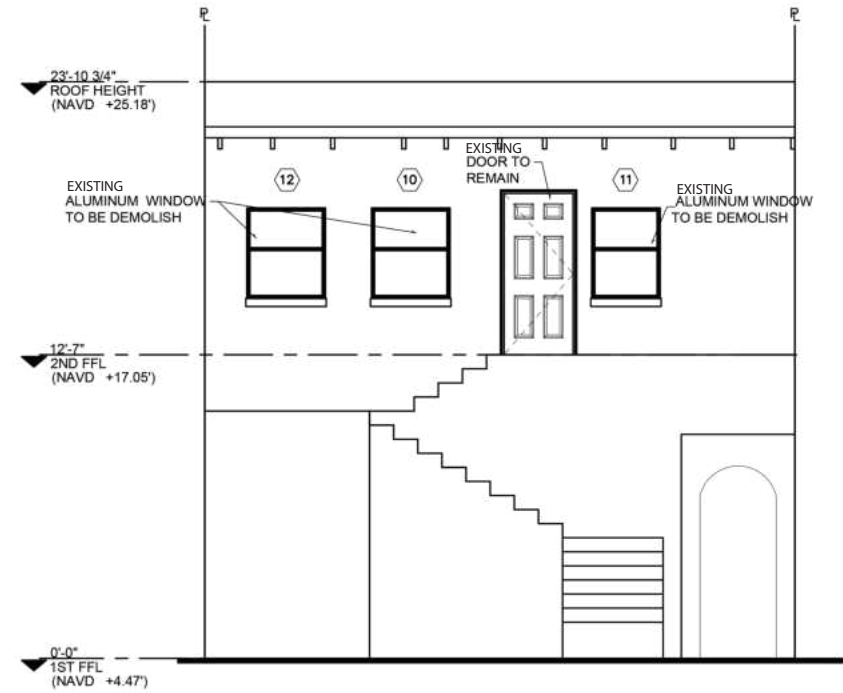
# Elevations



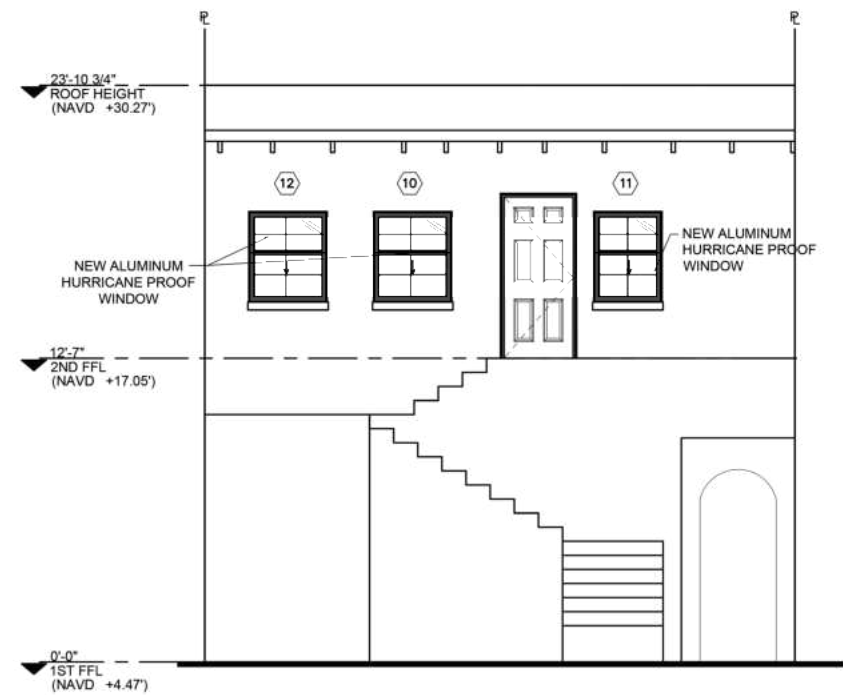
EXISTING SOUTH FACADE



PROPOSED SOUTH FACADE



EXISTING INTERIOR SOUTH FACADE

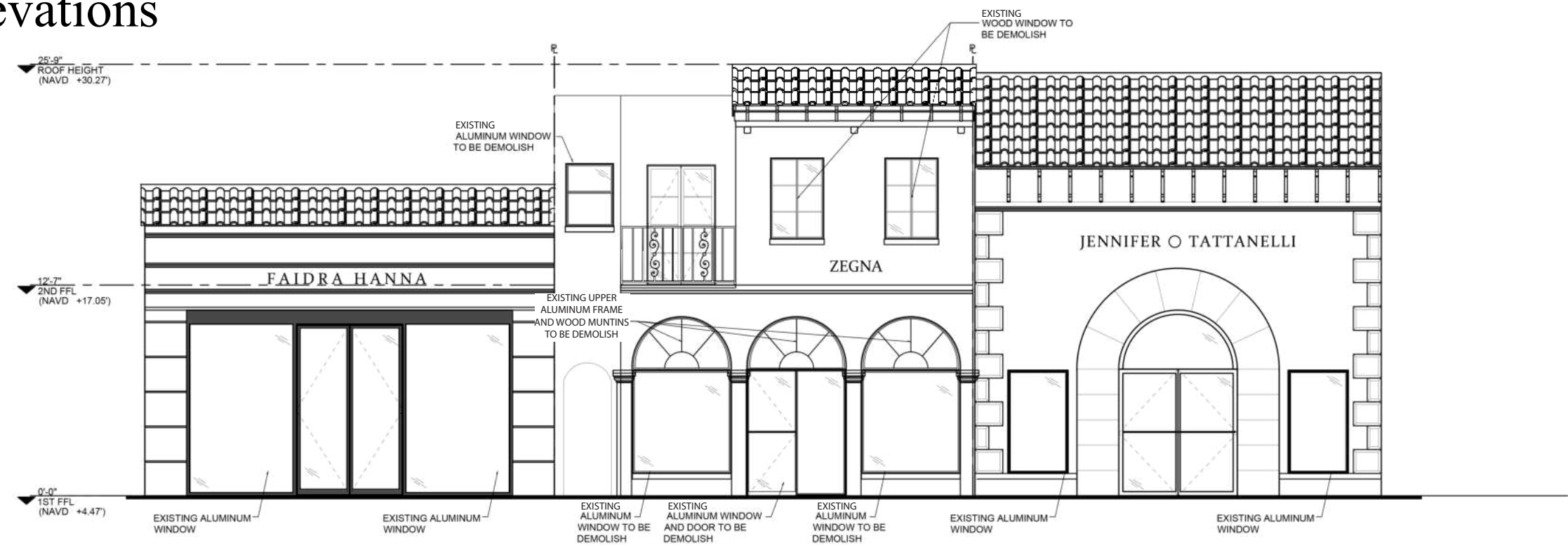


PROPOSED INTERIOR SOUTH FACADE

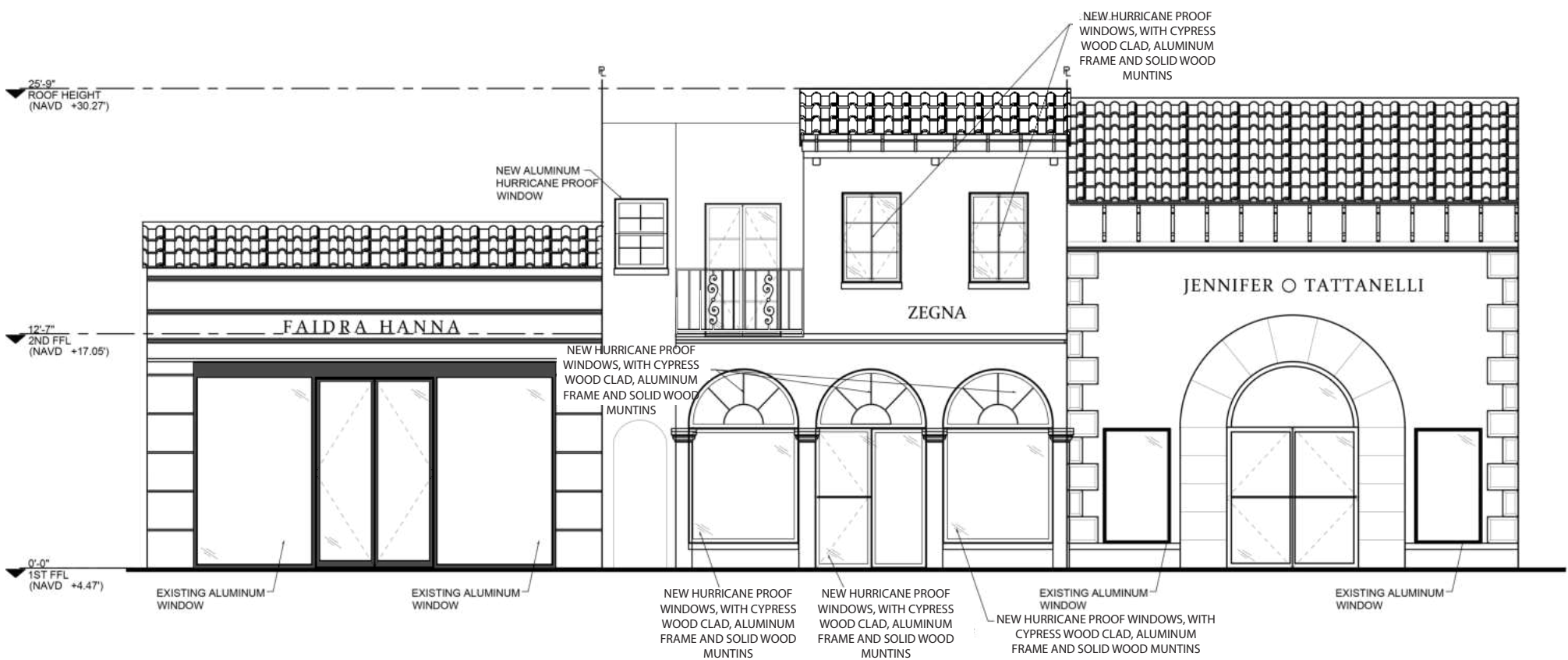




# Street Elevations



## EXISTING NEIGHBORING FACADES

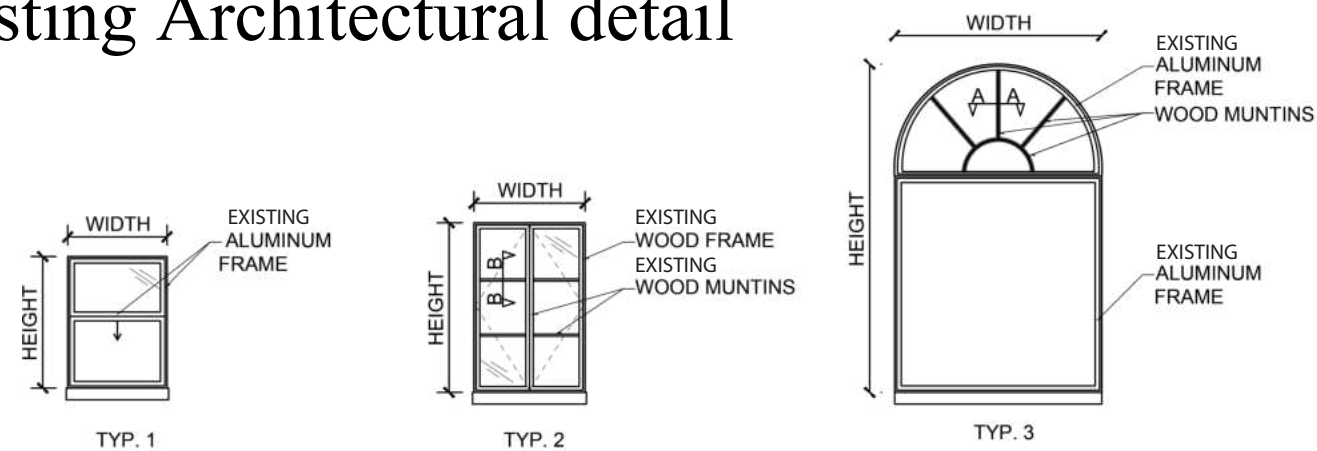


## PROPOSED NEIGHBORING FACADES





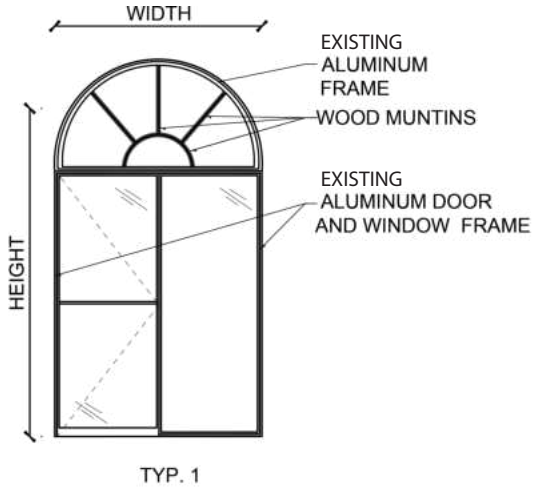
# Existing Architectural detail



EXISTING WINDOW SCHEDULE

WINDOW MARK	WINDOW TYPE	COUNT	SCHEDULE WIDTH	SCHEDULE HEIGHT	MODEL	NOA
1	TYP. 1	1	37"	47 <sup>3</sup> / <sub>4</sub> "	-	-
2	-	-	-	-	-	-
3	TYP. 1	1	34 <sup>3</sup> / <sub>8</sub> "	44"	-	-
4	TYP. 2	1	38 <sup>3</sup> / <sub>8</sub> "	54 <sup>3</sup> / <sub>4</sub> "	-	-
5	TYP. 2	1	38 <sup>3</sup> / <sub>8</sub> "	54 <sup>3</sup> / <sub>4</sub> "	-	-
6	TYP. 3	1	71"	112 <sup>1</sup> / <sub>2</sub> "	-	-
8	TYP. 3	1	71"	112 <sup>1</sup> / <sub>2</sub> "	-	-
9	TYP. 3	1	71"	112 <sup>1</sup> / <sub>2</sub> "	-	-
10	TYP. 1	1	39"	57"	-	-
11	TYP. 1	1	34"	57"	-	-
12	TYP. 1	1	39"	57"	-	-
13	TYP. 1	1	42 <sup>3</sup> / <sub>4</sub> "	57"	-	-
14	TYP. 1	1	37 <sup>3</sup> / <sub>4</sub> "	51"	-	-

\* Verify all measurements on-site before fabrication or installation

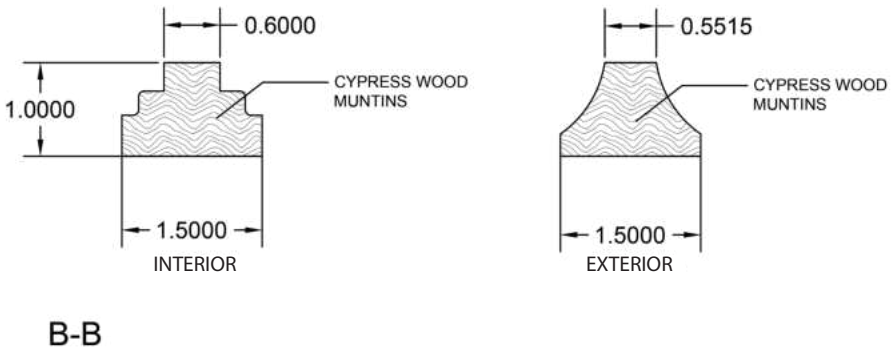
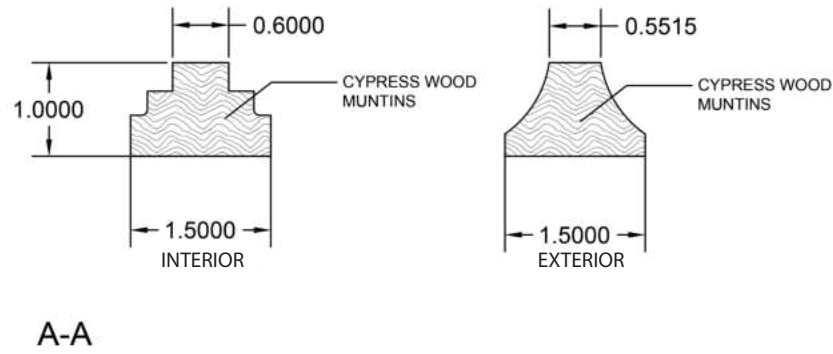


EXISTING DOOR SCHEDULE

DOOR MARK	DOOR TYPE	COUNT	SCHEDULE WIDTH	SCHEDULE HEIGHT	MODEL	NOA
7	TYP. 1	1	70 <sup>1</sup> / <sub>2</sub> "*	128 1/4"	-	-

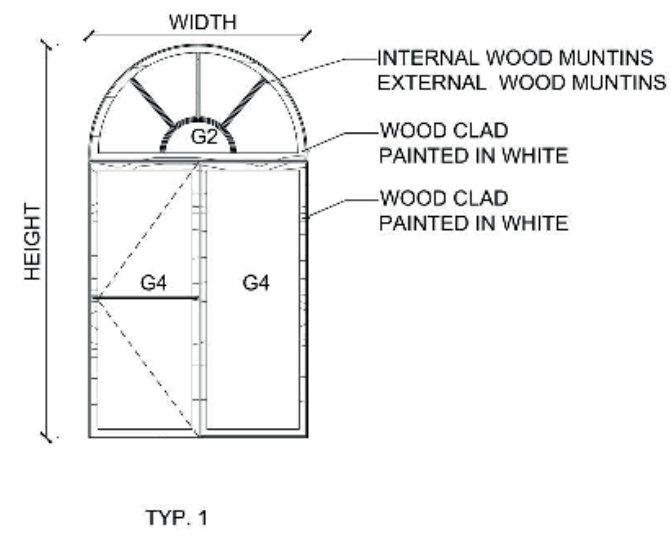
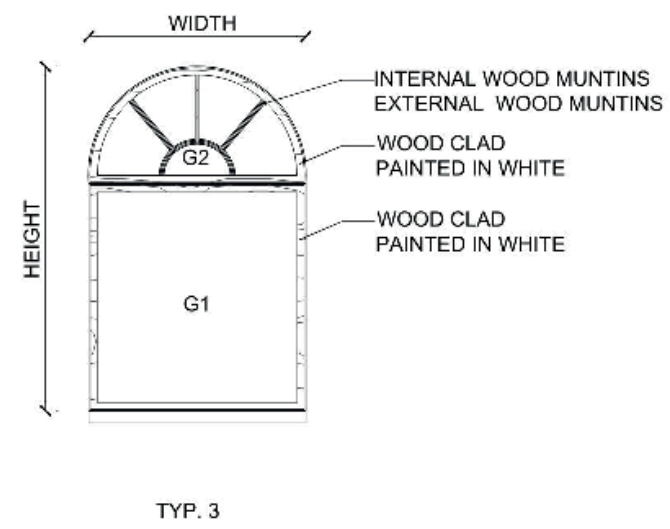
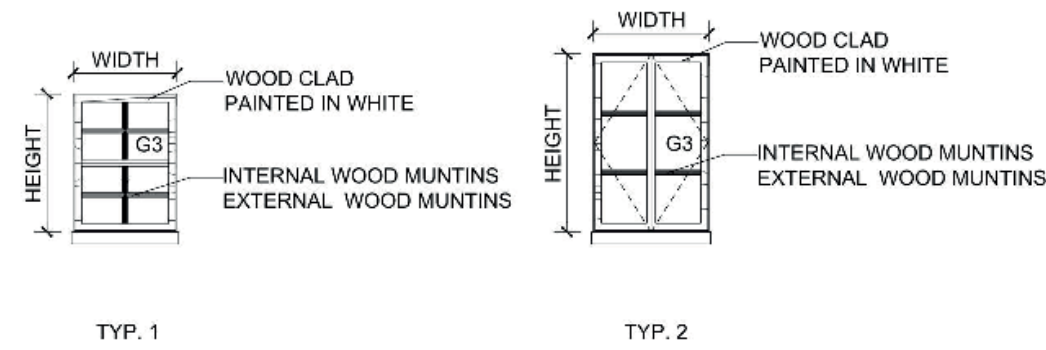
\* Verify all measurements on-site before fabrication or installation

## EXISTING MUNTINS CROSS SECTION DETAIL



SCALE: N.T.S

# Proposed Architectural detail



WINDOW SCHEDULE

WINDOW MARK	WINDOW TYPE	COUNT	SCHEDULE WIDTH	SCHEDULE HEIGHT	MODEL	NOA	FRAME COLOR	GLASS TYPE
1	TYP. 1	1	47 3/4"	37"	ES-EL 100 SINGLE HUNG WINDOW	21-0526.02	AAMA 2604 WHITE	G3
2	-	-	-	-	-	-	-	G3
3	TYP. 1	1	33 1/2"	48 3/4"	ES-EL 100 SINGLE HUNG WINDOW	21-0526.02	AAMA 2604 WHITE	G3
4	TYP. 2	1	38 3/8"	54 3/4"	ES-5000 CASEMENT WINDOW	23-0717.25 (UPDATED)	AAMA 2604 WHITE	G3
5	TYP. 2	1	38 3/8"	54 3/4"	ES-5000 CASEMENT WINDOW	23-0717.25 (UPDATED)	AAMA 2604 WHITE	G3
6	TYP. 3	1	71"	112 1/2"	ES-EL 150 FIXED WINDOW	22-0105.01	AAMA 2604 WHITE	G1 / G2
8	TYP. 3	1	71"	112 1/2"	ES-EL 150 FIXED WINDOW	22-0105.01	AAMA 2604 WHITE	G1 / G2
9	TYP. 3	1	71"	112 1/2"	ES-EL 150 FIXED WINDOW	22-0105.01	AAMA 2604 WHITE	G1 / G2
10	TYP. 1	1	39"	57"	ES-EL 100 SINGLE HUNG WINDOW	21-0526.02	AAMA 2604 WHITE	G3
11	TYP. 1	1	34"	57"	ES-EL 100 SINGLE HUNG WINDOW	21-0526.02	AAMA 2604 WHITE	G3
12	TYP. 1	1	39"	57"	ES-EL 100 SINGLE HUNG WINDOW	21-0526.02	AAMA 2604 WHITE	G3
13	TYP. 1	1	42 3/4"	42 3/4"	ES-EL 100 SINGLE HUNG WINDOW	21-0526.02	AAMA 2604 WHITE	G3
14	TYP. 1	1	51"	34 3/4"	ES-EL 100 SINGLE HUNG WINDOW	21-0526.02	AAMA 2604 WHITE	G3

\* Verify all measurements on-site before fabrication or installation

DOOR SCHEDULE

DOOR MARK	DOOR TYPE	COUNT	SCHEDULE WIDTH	SCHEDULE HEIGHT	MODEL	NOA	FRAME COLOR	GLASS TYPE
7	TYP. 1	1	70 1/2"*	127 3/4"	ES-8000 WINDOW WALL SYSTEM ES-EL 150 FIXED WINDOW	19-0708.04 (updated) 22-0105.01 (updated)	AAMA 2604 WHITE	G2 / G4

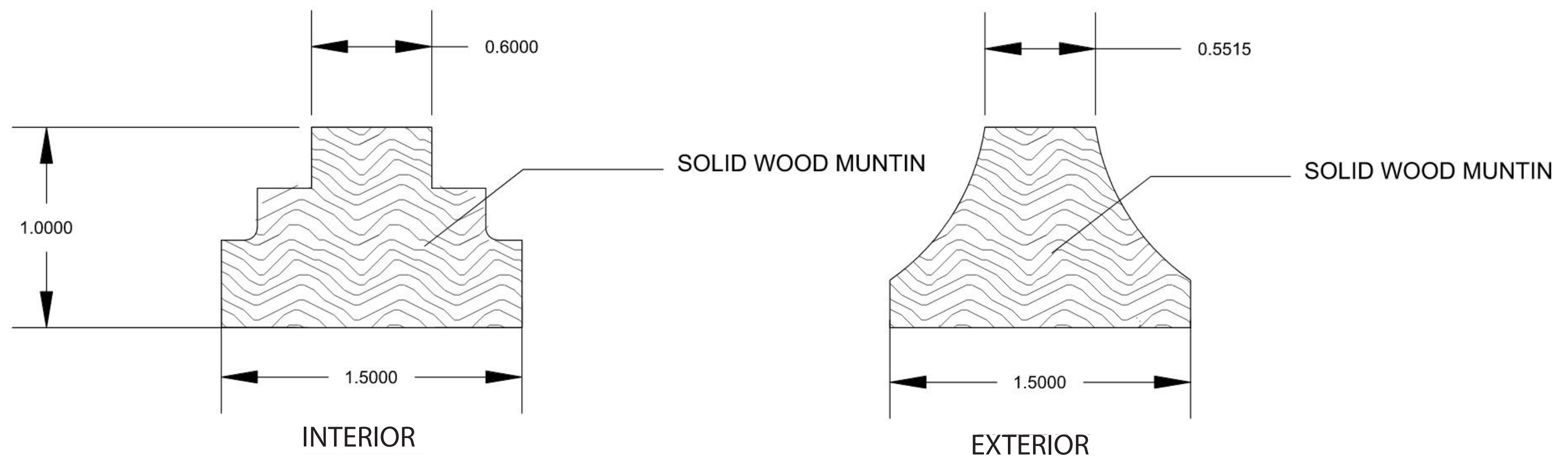
\* Verify all measurements on-site before fabrication or installation

GLASS TYPE	
G1	3/18" CLEAR HS +0.077 VSO2 + 3/16" CLEAR HS
G2	1/4" CLEAR HS +0.09 PVB CLEAR + 1/8" CLEAR HS
G3	1/8" CLEAR HS +0.09 PVB CLEAR + 1/8" CLEAR HS
G4	1/4" CLEAR HS +0.09 PVB CLEAR + 1/4" CLEAR HS





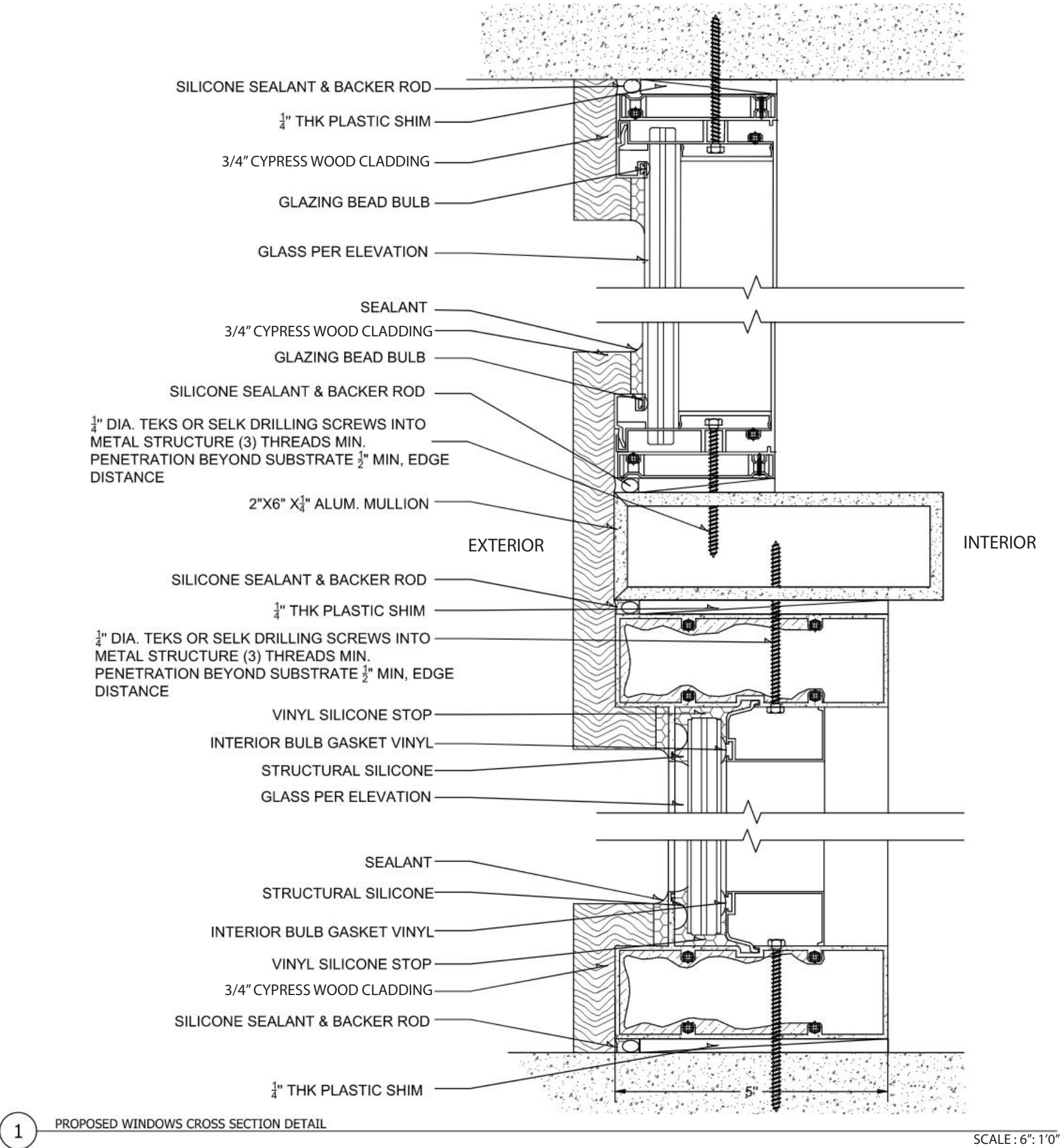
Architectural detail



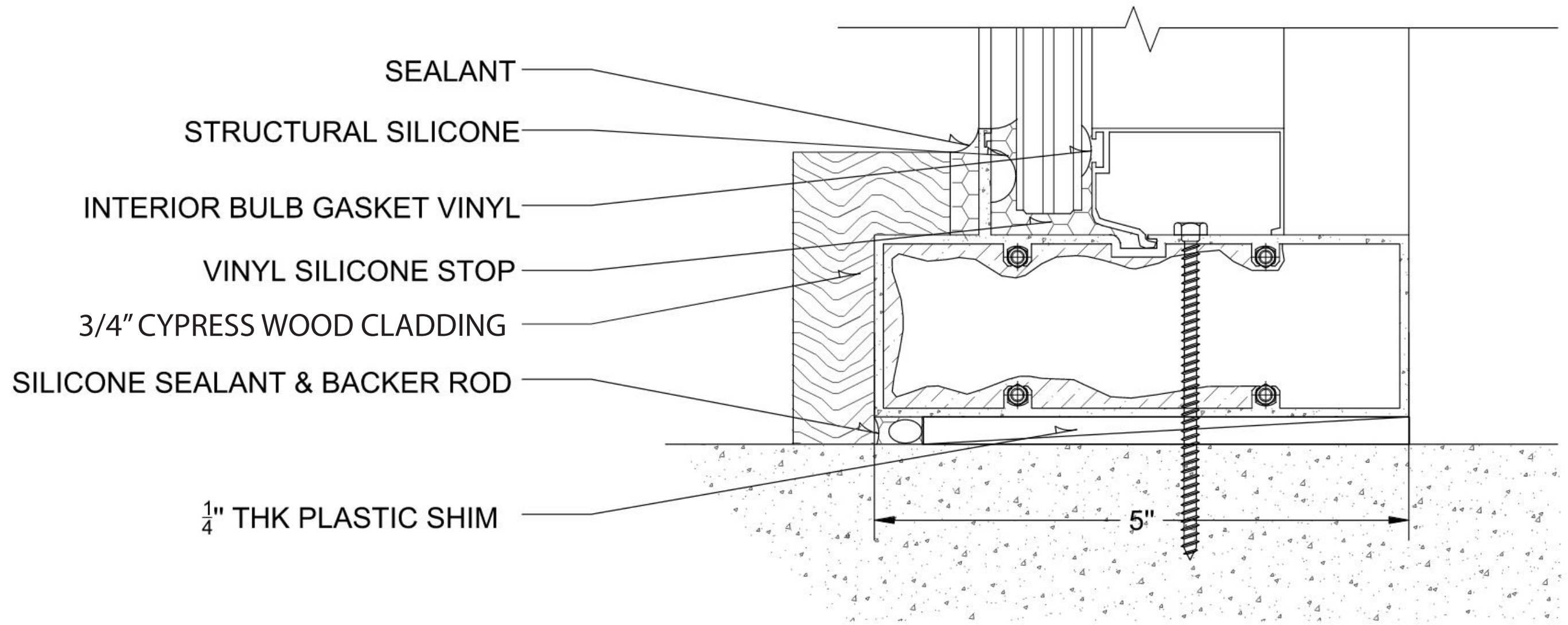
NOTE:  
ARCHITECT TO PROVIDE EXISTING SHAPE AND DIMENSIONS.  
MANUFACTURER TO VERIFY EXACT SHAPE AND DIMENSION IN THE FIELD

1 PROPOSED MUNTINS CROSS SECTION DETAIL

Architectural detail



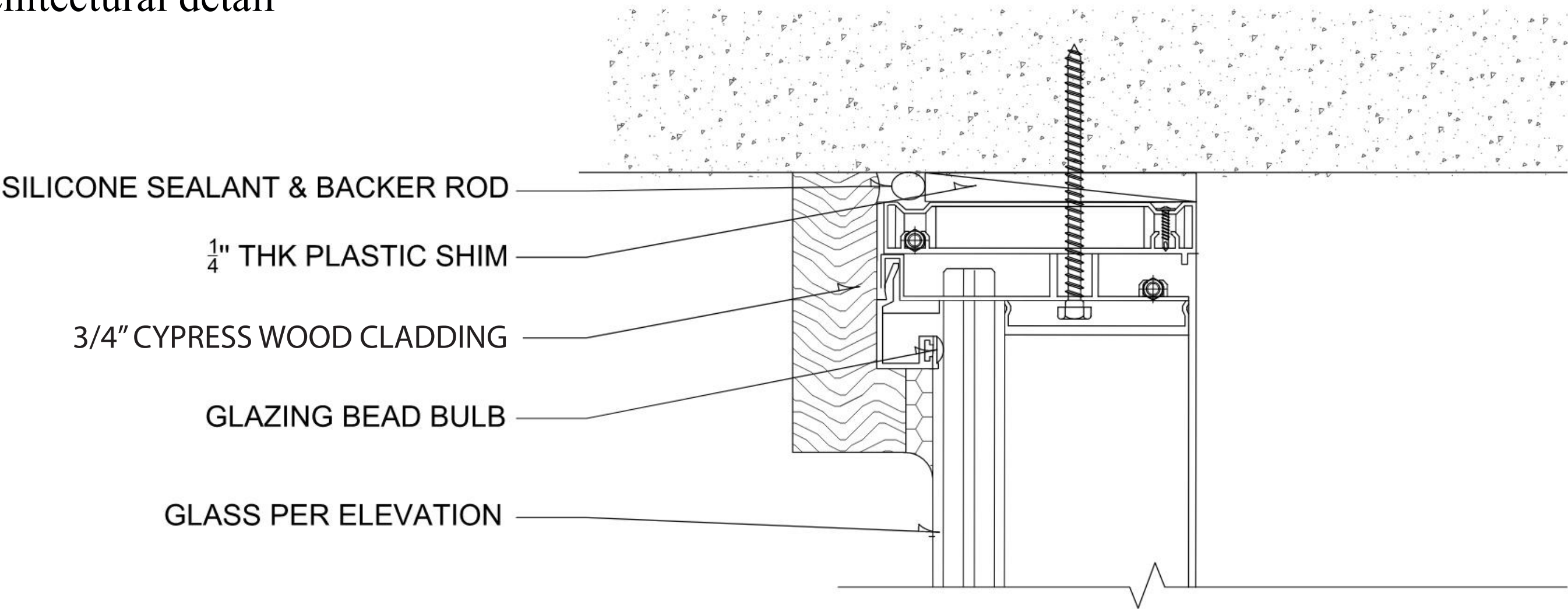




1 PROPOSED WINDOWS CROSS SECTION - SILL DETAIL

Scale: 1'-0":1'-0"

Architectural detail



1 PROPOSED WINDOWS CROSS SECTION - HEAD DETAIL

Scale: 1'-0":1'-0"



Architectural detail

SEALANT

3/4" CYPRESS WOOD CLADDING

GLAZING BEAD BULB

SILICONE SEALANT & BACKER ROD

1/4" DIA. TEKS OR SELK DRILLING SCREWS INTO  
METAL STRUCTURE (3) THREADS MIN.  
PENETRATION BEYOND SUBSTRATE 1/2" MIN, EDGE  
DISTANCE

2"X6" X1/4" ALUM. MULLION

EXTERIOR

SILICONE SEALANT & BACKER ROD

1/4" THK PLASTIC SHIM

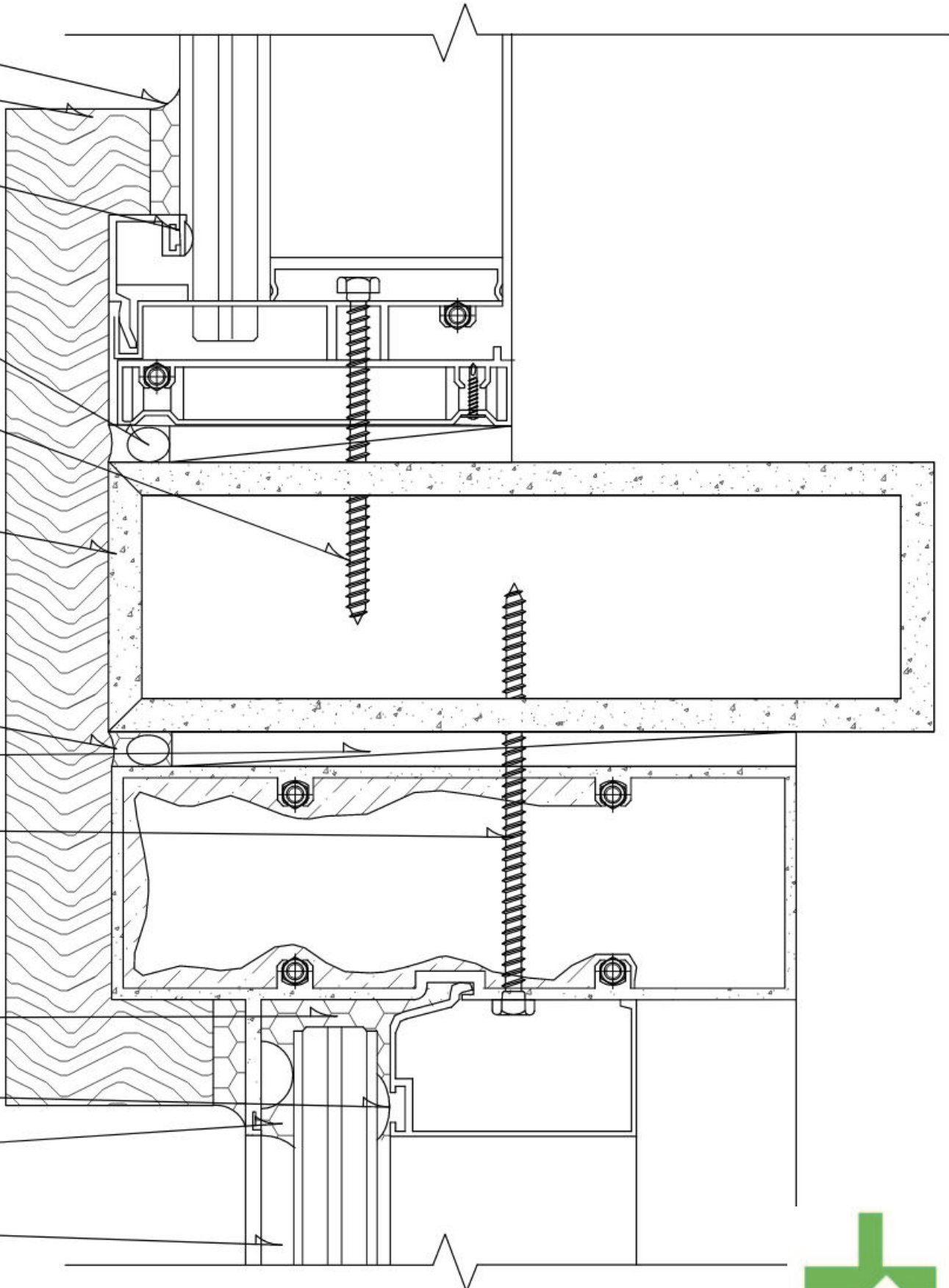
1/4" DIA. TEKS OR SELK DRILLING SCREWS INTO  
METAL STRUCTURE (3) THREADS MIN.  
PENETRATION BEYOND SUBSTRATE 1/2" MIN, EDGE  
DISTANCE

VINYL SILICONE STOP

INTERIOR BULB GASKET VINYL

STRUCTURAL SILICONE

GLASS PER ELEVATION



1 PROPOSED WINDOWS CROSS SECTION DETAIL



Scale: 1'-0":1'-0"

# Color Renderings: Existing & Proposed



Elevations



EXISTING EAST FACADE



EXISTING NORTH FACADE



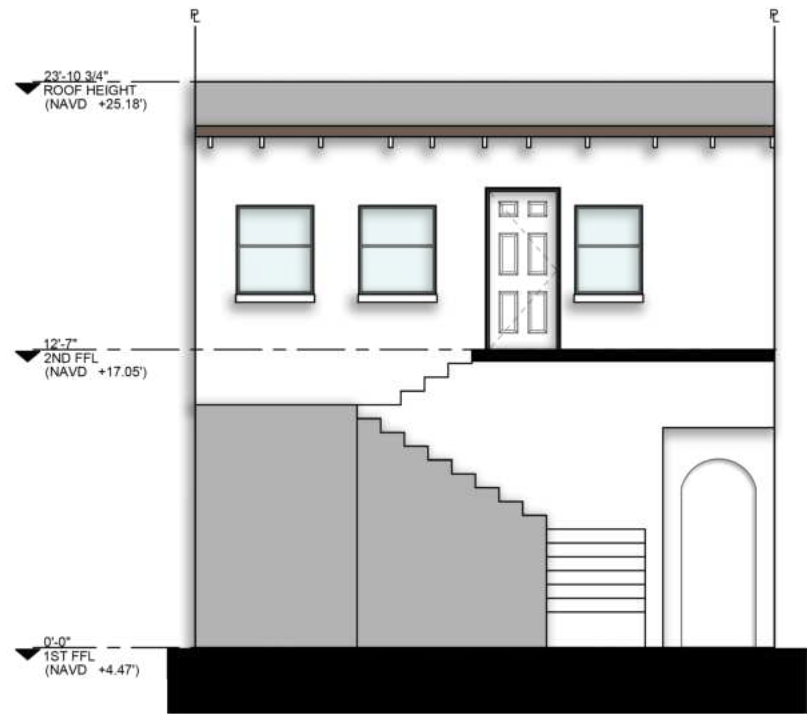
PROPOSED EAST FACADE



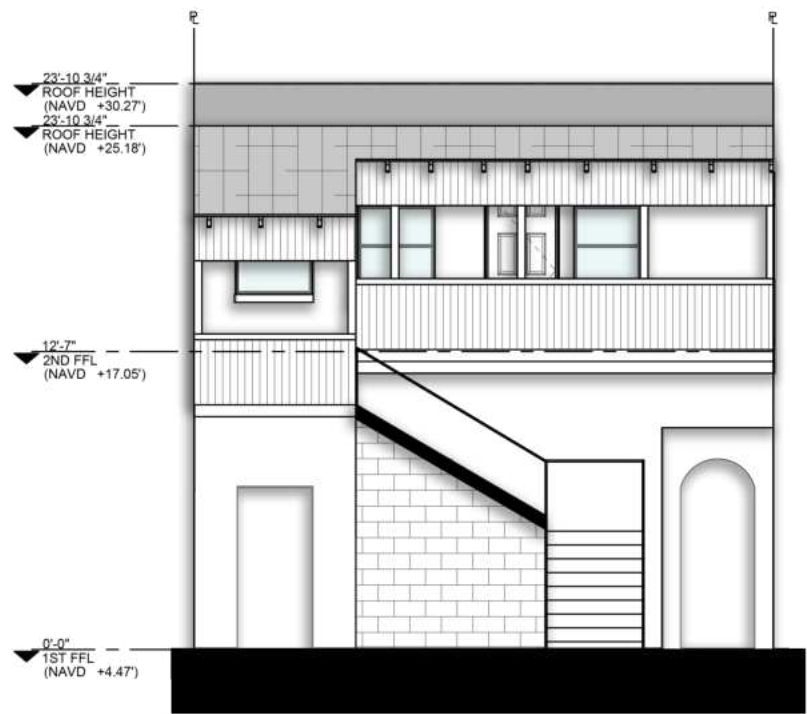
PROPOSED NORTH FACADE



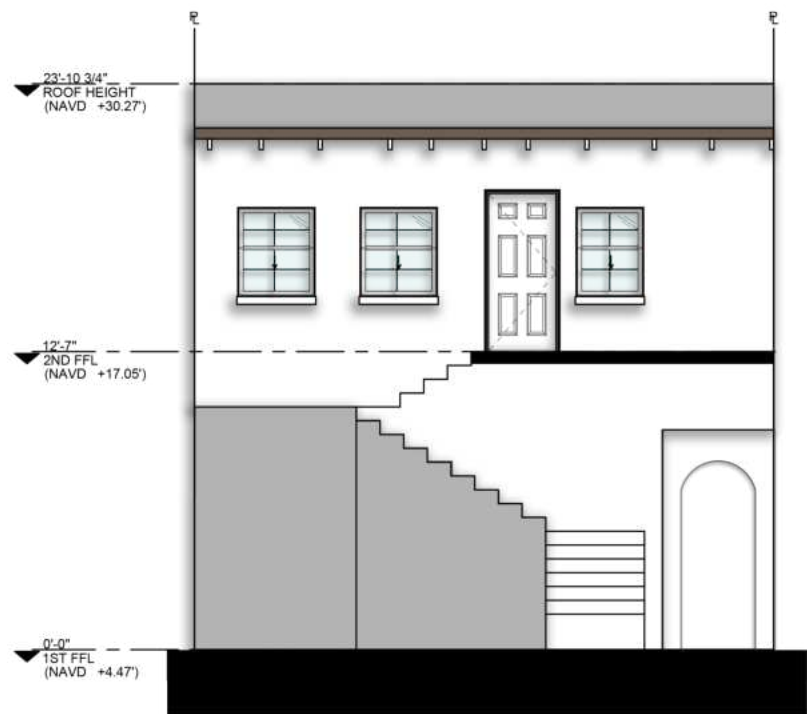
Elevations



EXISTING SOUTH FACADE



EXISTING SOUTH INNER FACADE



PROPOSED SOUTH FACADE



PROPOSED SOUTH INNER FACADE



# Street Elevations



EXISTING NEIGHBORING FACADES



PROPOSED NEIGHBORING FACADES

# Exterior Material & Finishes Sheet

The existing color of the building will be retained, emphasizing a seamless integration of new windows and door. The renovation process entails thorough repair work, addressing structural elements with concrete enhancements, implementing waterproofing solutions to safeguard against moisture, applying stucco to seamlessly blend repaired sections, and finishing with a meticulous paint application to maintain the building's original color palette. This approach ensures a harmonious balance between the upgraded elements and the existing architectural aesthetics, preserving both the visual identity and structural integrity of the building.

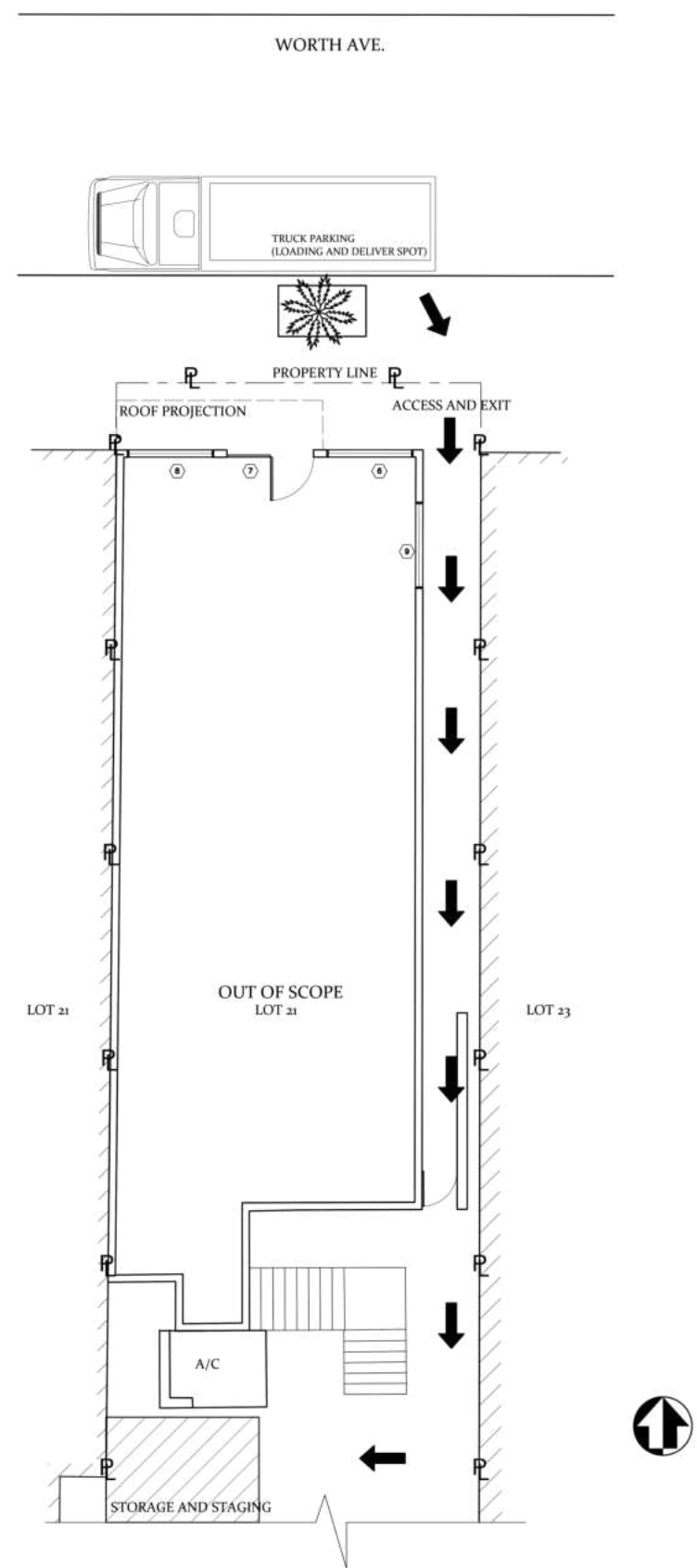
## Colors:

- ① Exterior Walls: (Three layers of paint in the existing color)
- ② Clear Glass Windows
- ③ White Window Frame: (AAMA 2604 WHITE)





# Construction Staging and Truck Logistics Plan





ARCHITECTURE . PLANNING . DESIGN

4329 SW 74TH AVE, DAVIE FL 33314~ 954- 228-4942