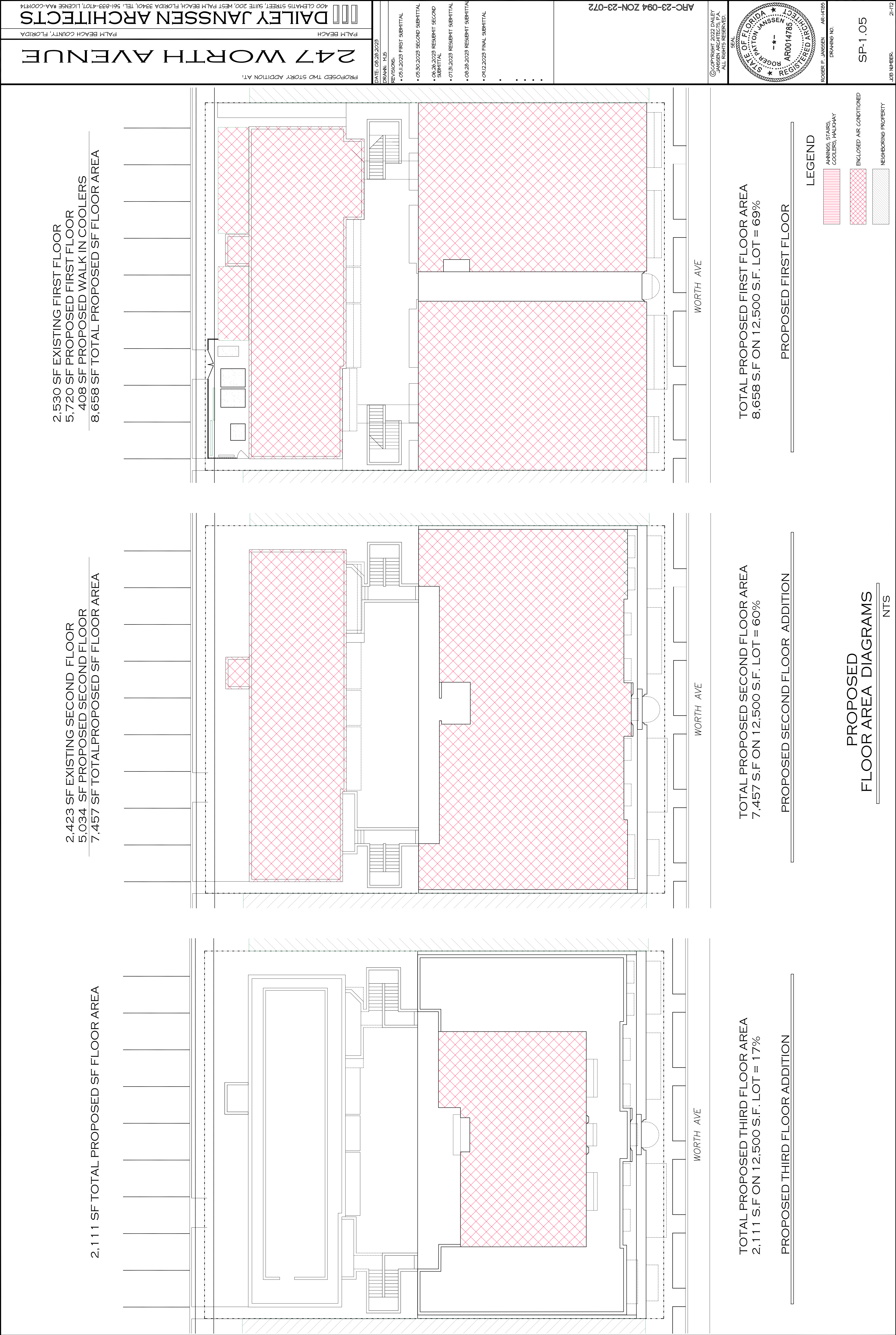
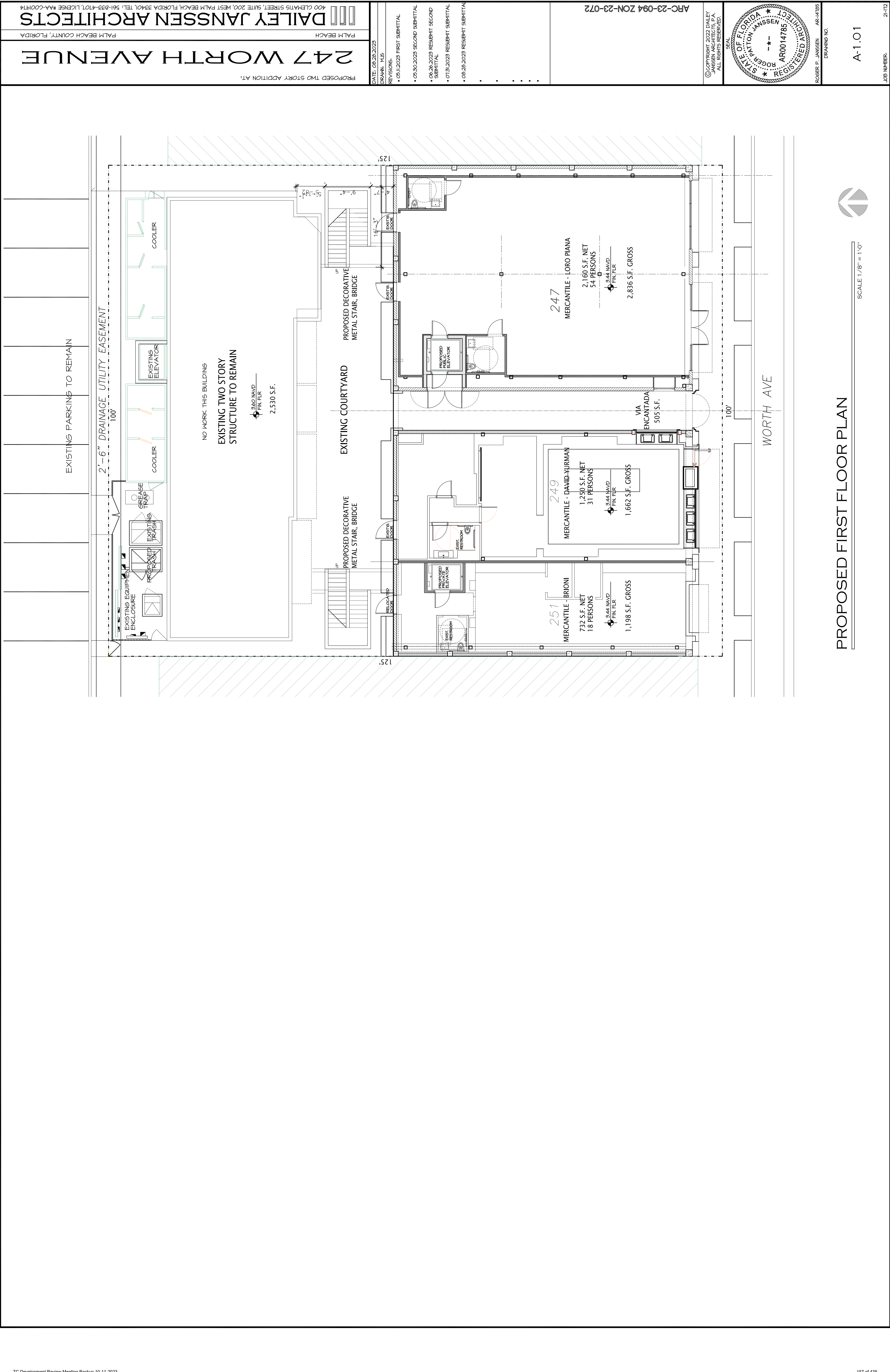






PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 09/29/2023

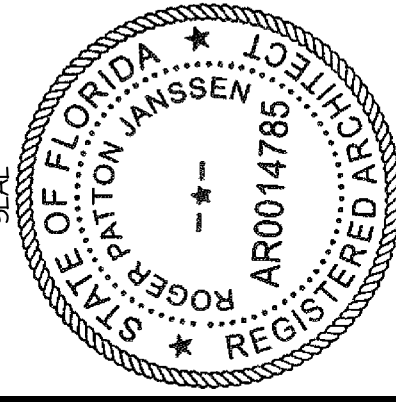
DRAWN: MJS

REVISIONS:

- 05/11/2023 FIRST SUBMITTAL
- 05/30/2023 SECOND SUBMITTAL
- 06/26/2023 RESUBMIT SECOND SUBMITTAL
- 07/31/2023 RESUBMIT SUBMITTAL
- 08/28/2023 RESUBMIT SUBMITTAL

AFC-23-094 ZON-23-072

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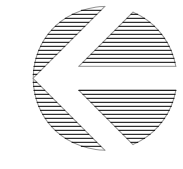


ROGER P. JANSSEN AR-H1829

DRAWING NO.

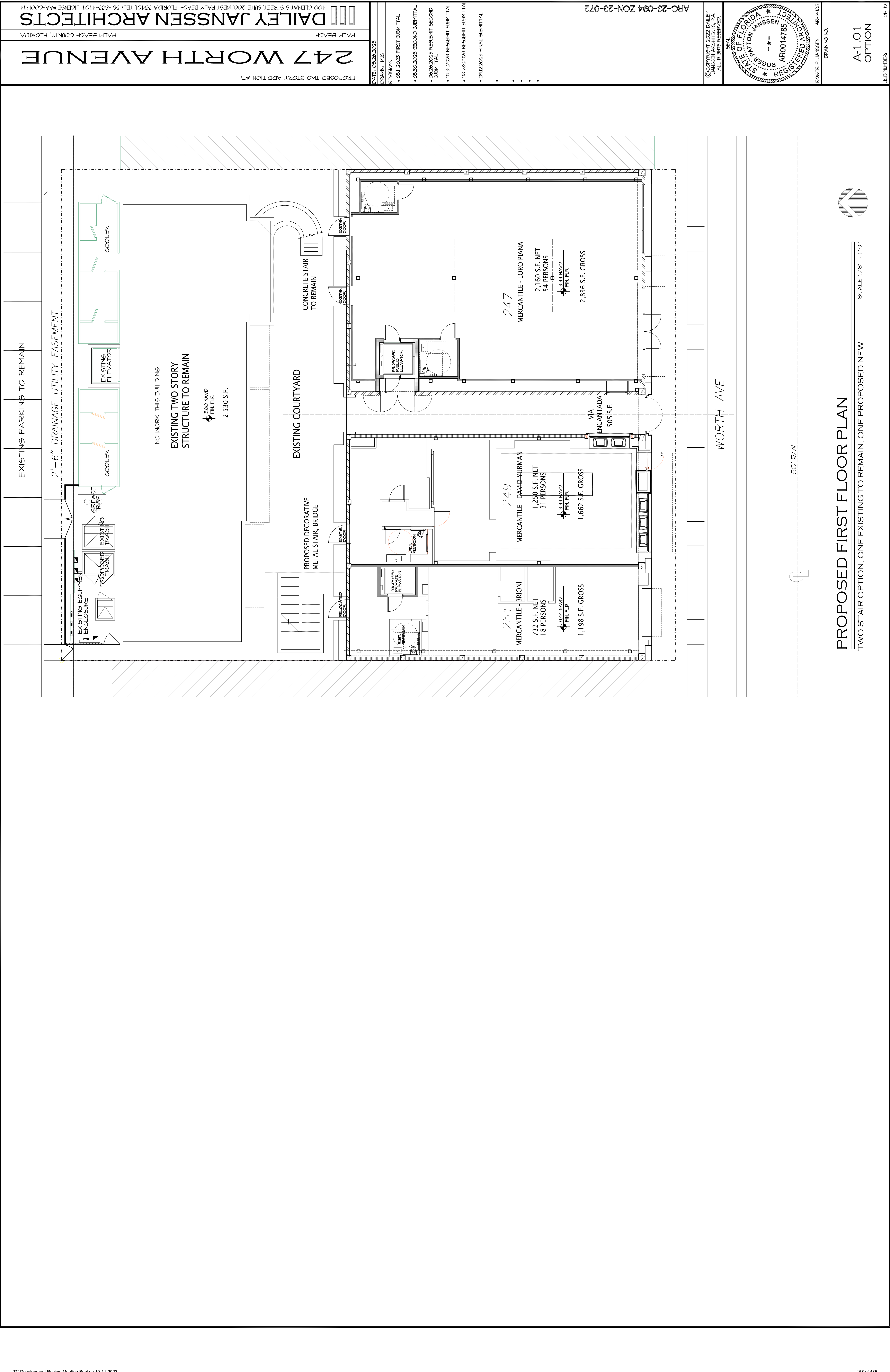
A-1.01

JOB NUMBER: 24-172



SCALE 1/8" = 1'-0"

PROPOSED FIRST FLOOR PLAN



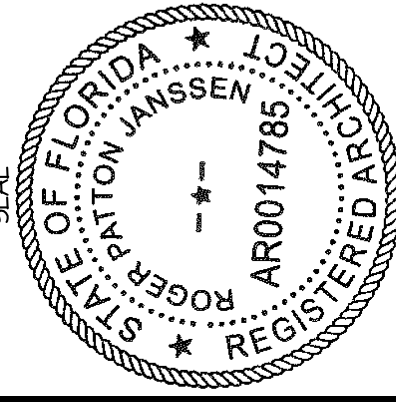
PROPOSED TWO STORY ADDITION AT:
247 WORTH AVENUE
PALM BEACH
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001974

DATE: 09-29-2023
DRAWN: MJS
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• 06/26/2023 RESUBMIT SECOND SUBMITTAL
• 07/31/2023 RESUBMIT SUBMITTAL
• 08/28/2023 RESUBMIT SUBMITTAL
• 09/12/2023 FINAL SUBMITTAL
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AFC-23-094 ZON-23-072

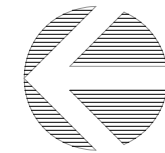
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ROGER P. JANSSEN AR-H182
DRAWING NO.

A-1.01
OPTION

JOB NUMBER: 24-172



PROPOSED FIRST FLOOR PLAN

TWO STAIR OPTION, ONE EXISTING TO REMAIN, ONE PROPOSED NEW SCALE 1/8" = 1'-0"

50' R/W

WORTH AVE

2,836 S.F. GROSS
3-44 NAYD FIN. FLR

2,160 S.F. NET
54 PERSONS
247
MERCANTILE - LORO PIANA

1,662 S.F. GROSS
3-44 NAYD FIN. FLR

1,250 S.F. NET
31 PERSONS
249
MERCANTILE - DAVID YURMAN

1,198 S.F. GROSS
3-44 NAYD FIN. FLR

732 S.F. NET
18 PERSONS
251
MERCANTILE - BRIONI

2,530 S.F.
3-60 NAYD FIN. FLR
NO WORK THIS BUILDING
EXISTING TWO STORY
STRUCTURE TO REMAIN

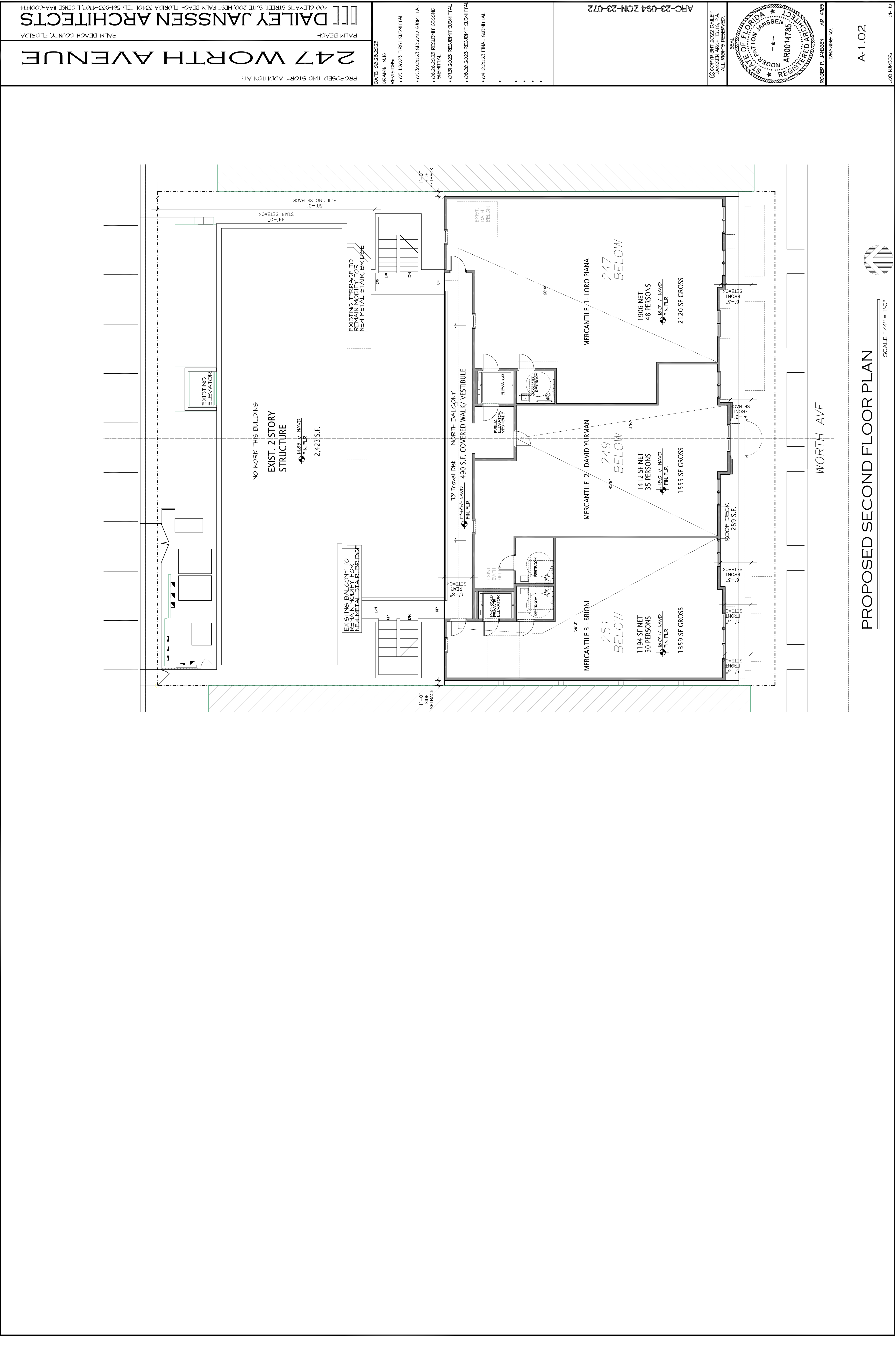
EXISTING COURTYARD

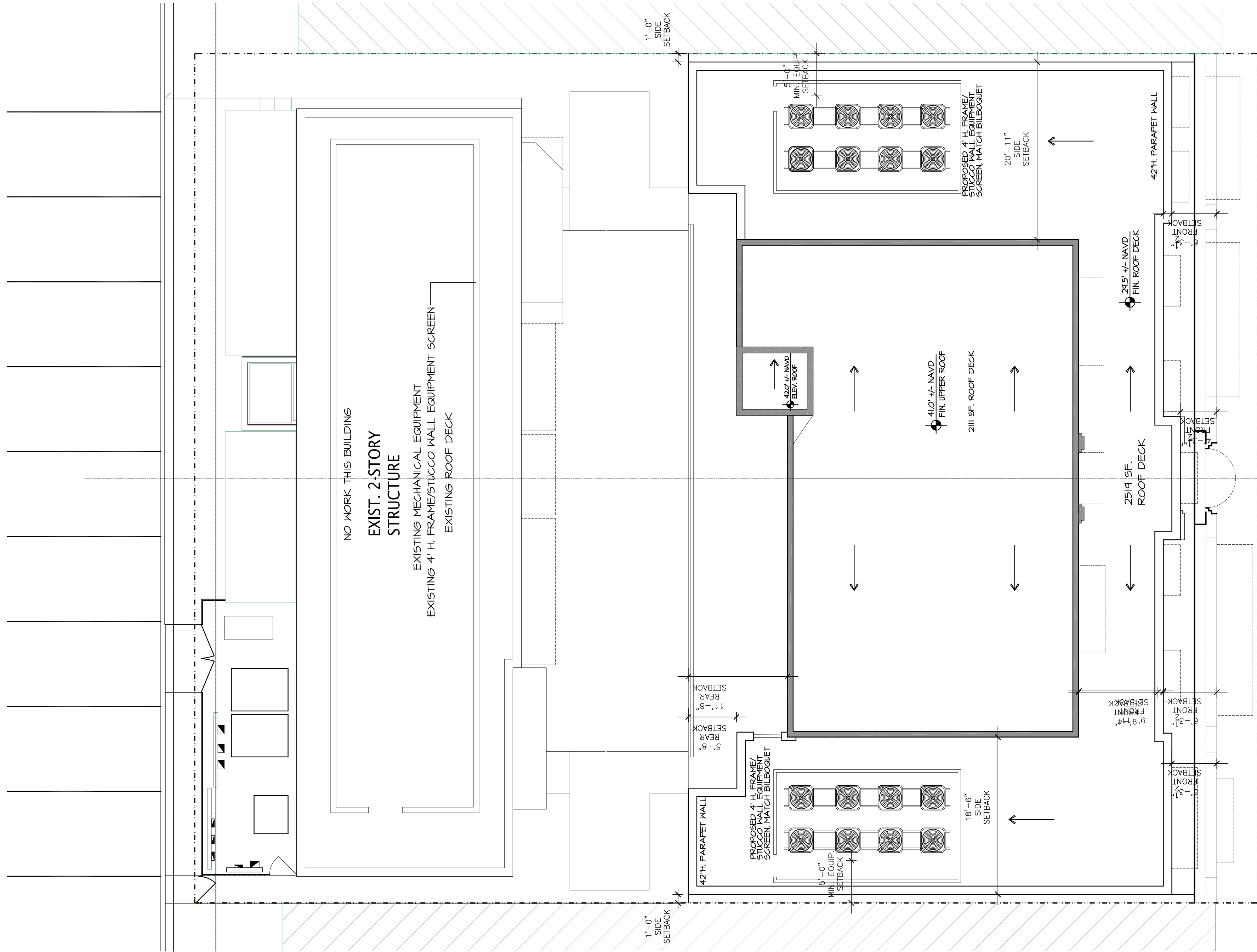
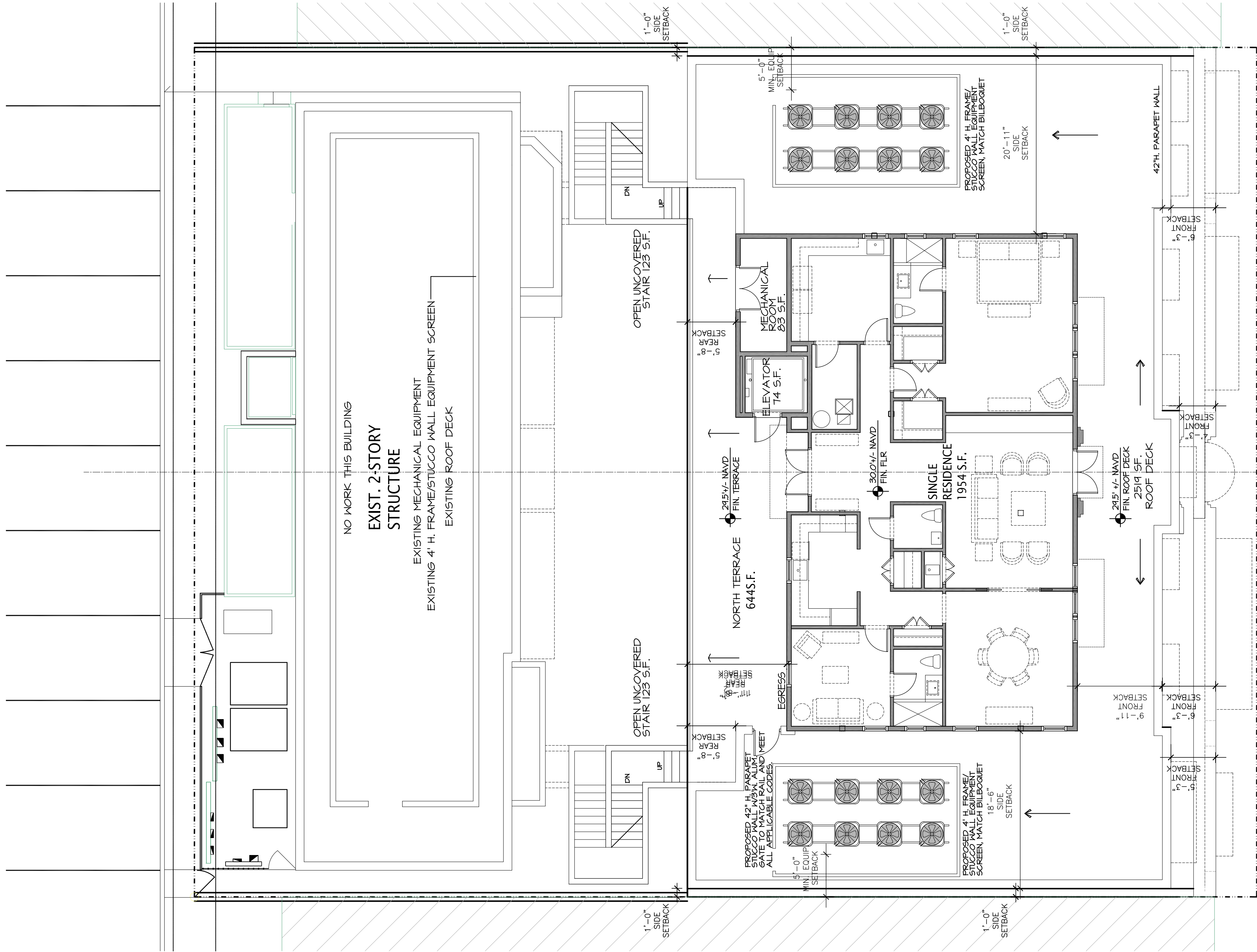
PROPOSED DECORATIVE
METAL STAIR, BRIDGE

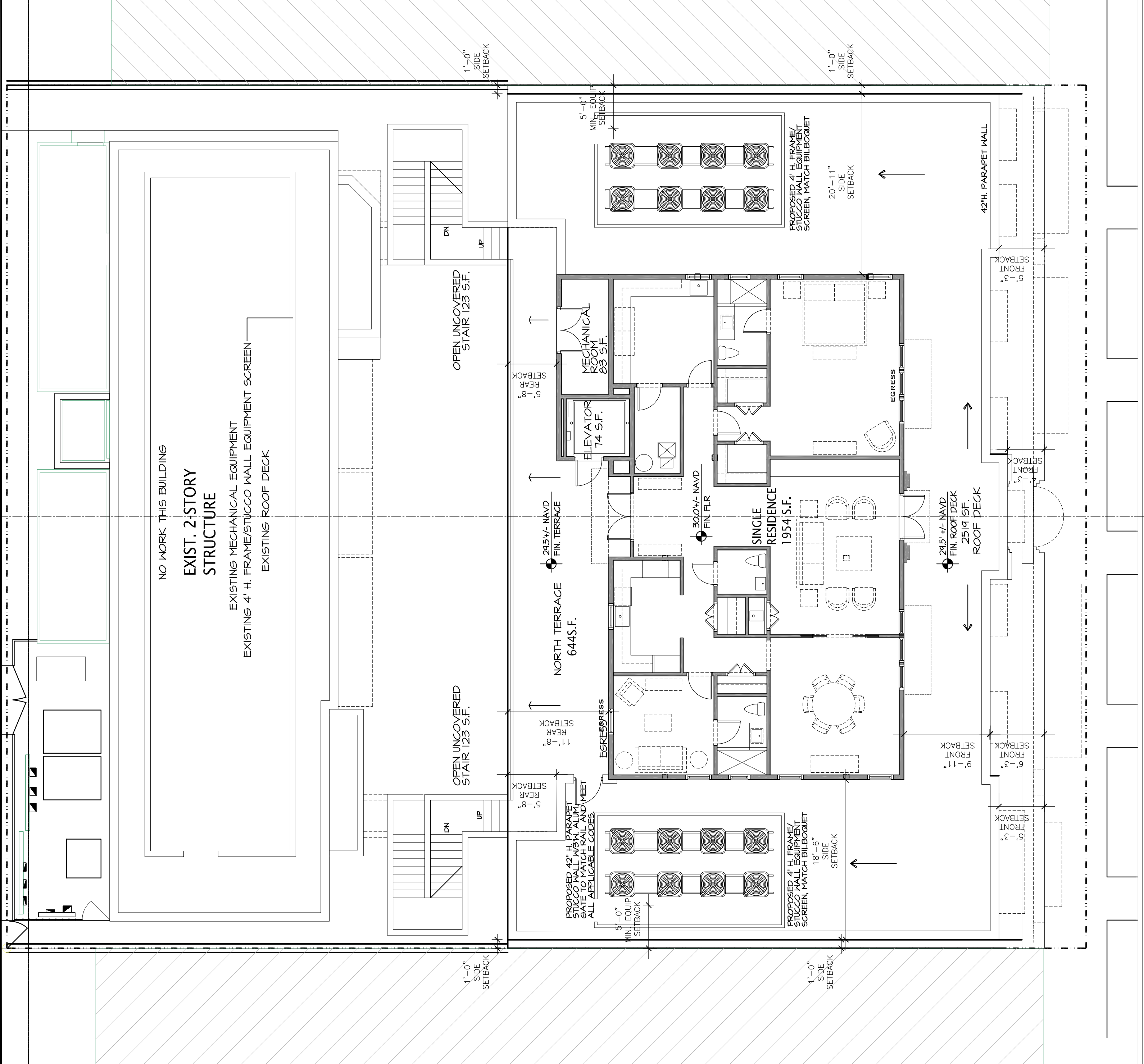
CONCRETE STAIR
TO REMAIN

EXISTING PARKING TO REMAIN

2'-6" DRAINAGE UTILITY EASEMENT

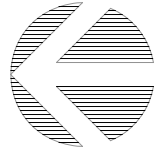






PROPOSED THIRD FLOOR PLAN

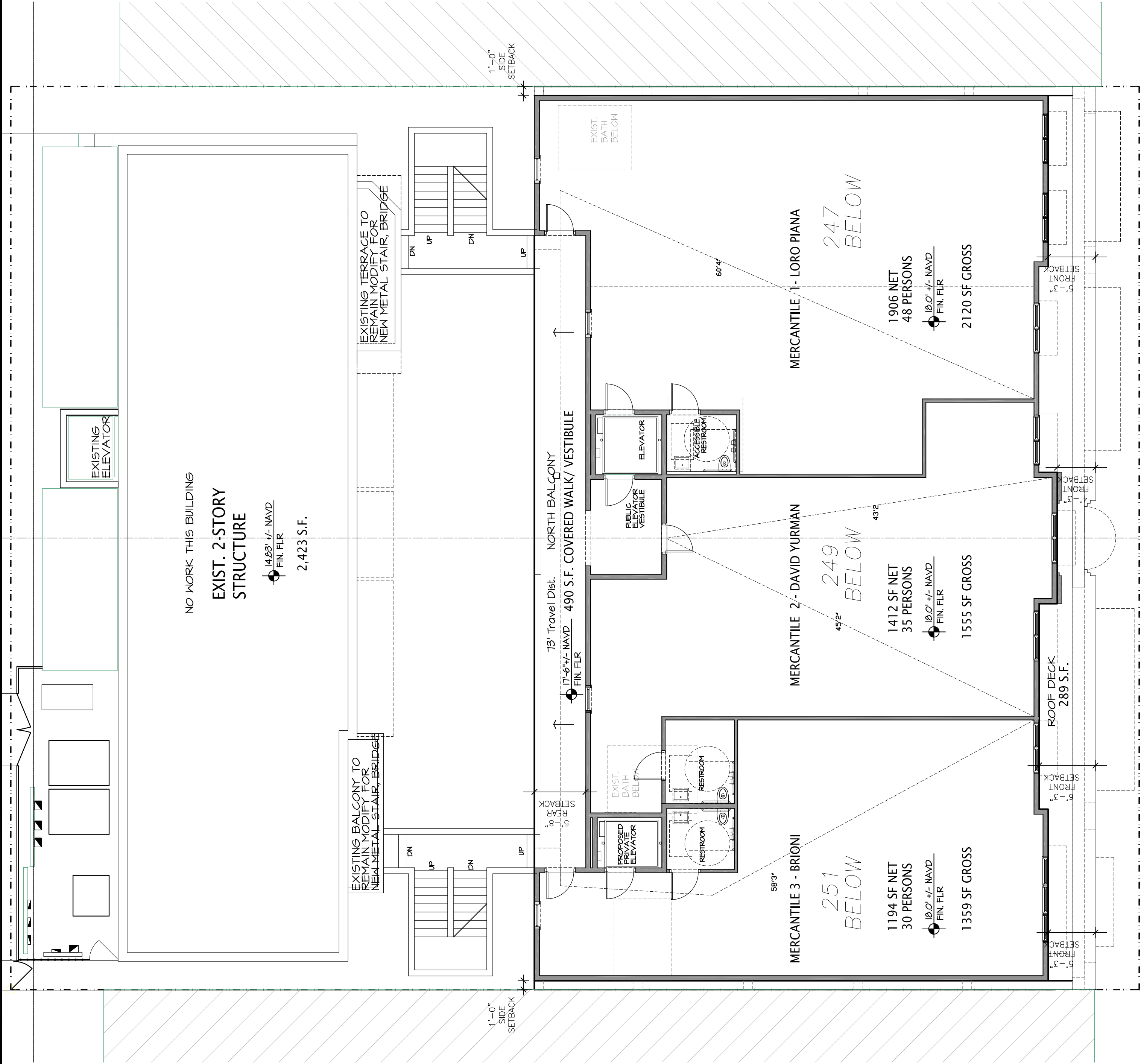
SCALE 1/8" = 1'-0"



WORTH AVE

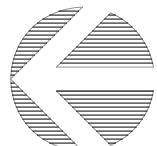
OCCUPANCY CALCS - FLORIDA BUILDING CODE 7TH EDITION					
FLOOR	OCC. TYPE	AREA SQF NET	AREA PER OCCUPANT SQF	OCCUPANT LOAD	TOTAL OCCUPANT LOAD
SECOND	M - MERCANTILE 1	1,906	40	48	48
	M - MERCANTILE 2	1,412	40	35	35
	M - MERCANTILE 3	1,144	40	30	30
RESIDENTIAL	RESIDENTIAL	1,454	NA	NA	SINGLE FAMILY

PROPOSED ADDITION OCCUPANCY DATA



PROPOSED SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



WORTH AVE

FIRE EXTINGUISHER		
TYPE REQUIRED PER NFPA 10 2013 TABLE 6.2.1.1: 2-A	QUANTITY REQUIRED	PROVIDED
PLAN SYMBOL FIRE EXTINGUISHER CABINET	1 PER 3000 SQF-3 (TRAVEL DISTANCE 15')	MULTIPURPOSE DRY CHEMICAL FOR CLASSES A,B,C FIRES, UL RATING 2A:10B:C

FIRE SPRINKLER:	
A FIRE SPRINKLER SYSTEM IS INCLUDED IN THE SCOPE OF THE PROJECT. THE GENERAL CONTRACTOR SHALL HIRE A LICENSED FIRE SPRINKLER CONTRACTOR TO DESIGN & INSTALL THE NEW SYSTEM TO CONFORM WITH THE BUILDING DESIGN AS SHOWN IN THESE CONSTRUCTION DOCUMENTS.	
FIRE SPRINKLER DRAWINGS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR FROM THE FIRE DEPARTMENT REVIEW AND APPROVAL. ALL FIRE SPRINKLER HEADS WITHIN RESIDENTIAL AREAS ARE TO BE STANDARD RESIDENTIAL TYPE. ALL FIRE SPRINKLER HEADS WITHIN COMMERCIAL AREAS ARE TO BE STANDARD COMMERCIAL TYPE. ALL FIRE SPRINKLER HEADS WITHIN COMMERCIAL AREAS SHALL BE RECOGNIZED AT A LATER DATE AS REQUIRED BY FUTURE TENANT BUILD-OUTS.	

247 WORTH AVENUE

DAILEY JANSSEN ARCHITECTS

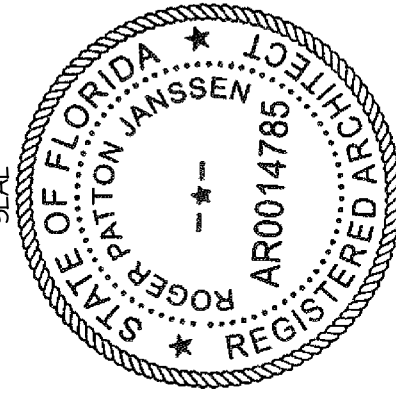
PALM BEACH

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C000174

DATE: 09-28-2023
DRAWN: MJS
REVISIONS:
• 05/11/2023 FIRST SUBMITTAL
• 05/30/2023 SECOND SUBMITTAL
• 08/26/2023 RESUBMIT SECOND SUBMITTAL
• 07/31/2023 RESUBMIT SUBMITTAL
• 08/28/2023 RESUBMIT SUBMITTAL

ARC-23-094 ZON-23-072

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ROGER P. JANSSEN
DRAWING NO.

A:1.04

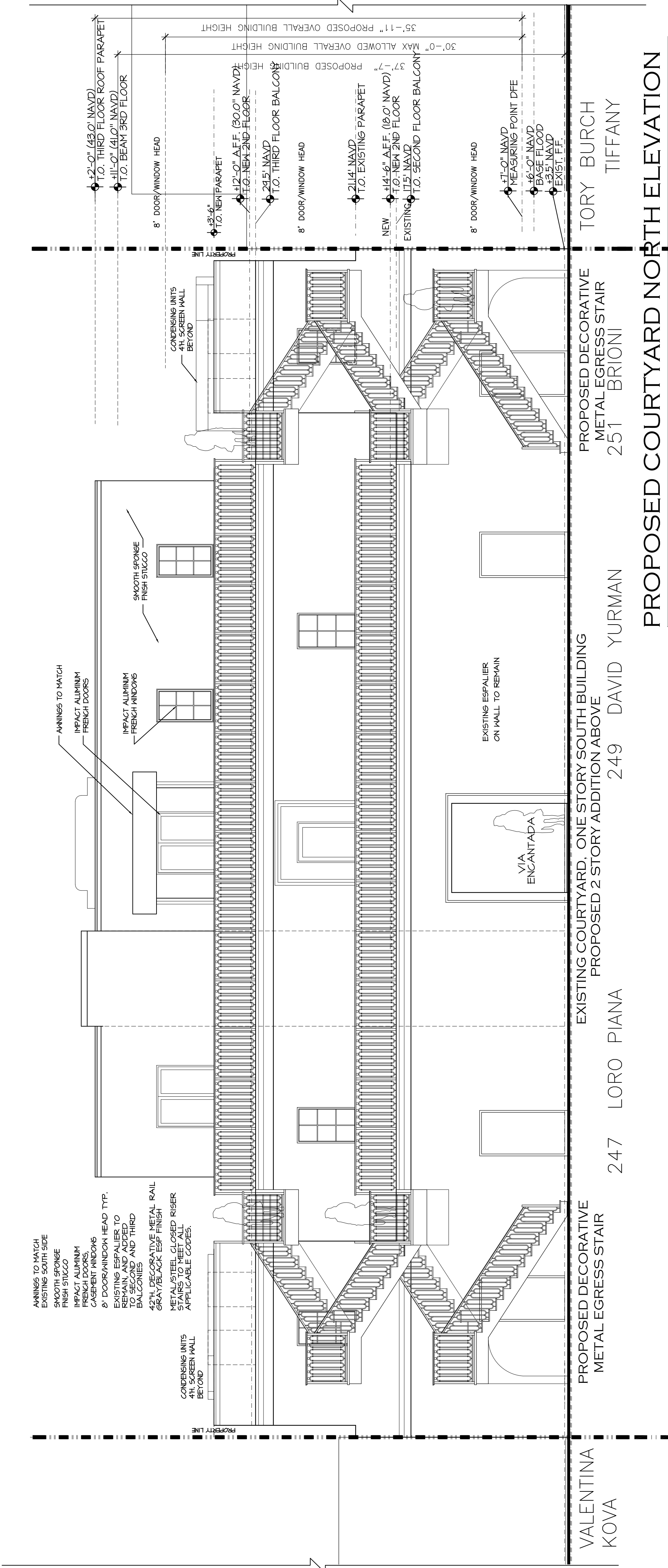
JOB NUMBER: 24-172



WORTH EYE LEVEL STREET PERSPECTIVE

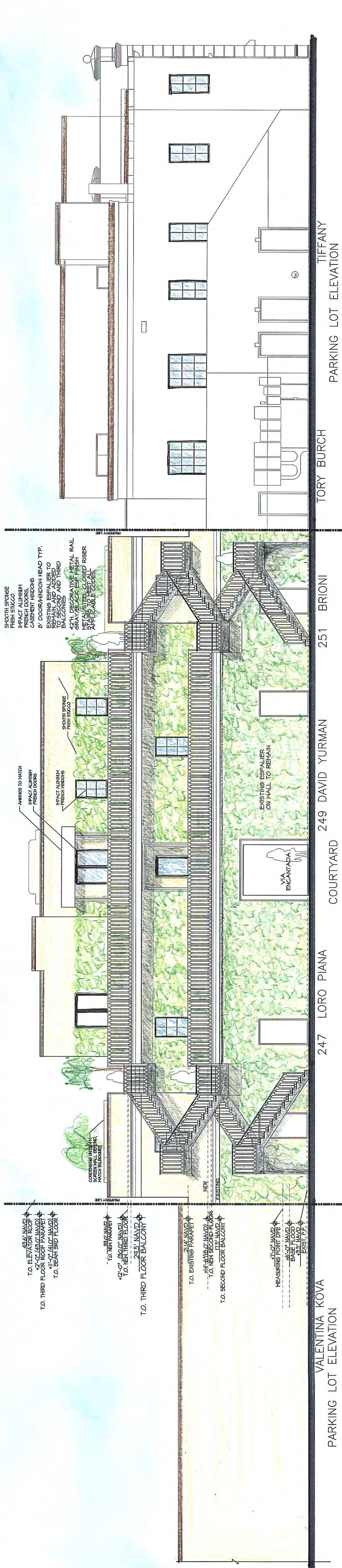


PROPOSED SOUTH WORTH ELEVATION





NORTH EYE LEVEL PERSPECTIVE



PARTIAL COURTYARD SECTION NORTH NORTH STREETSCAPE

SCALE 1/8"=1'-0"



PARTIAL WORTH PROPOSED STREETSCAPE

SCALE 1/8"=1'-0"

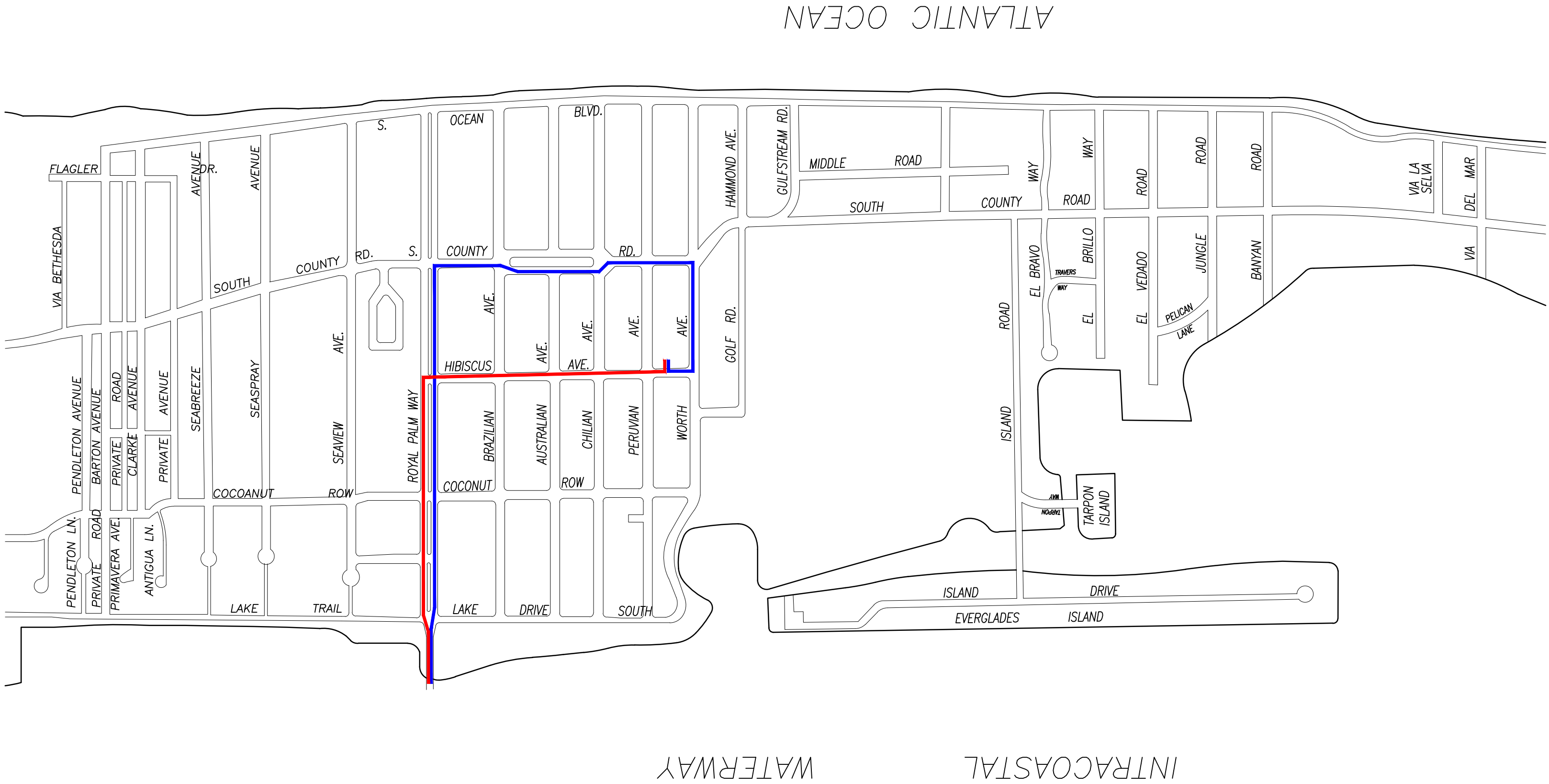
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ENVIRONMENTAL
DESIGN
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13 North County Road 500-9
Palm Beach, FL 33480
Phone: 561.832.4800
Fax: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Nigall, M.A. P.E. #6666784
dustin@environmentaldesigngrp.com



1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

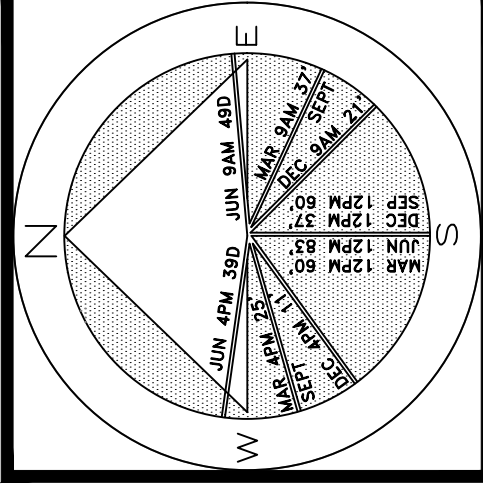
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

247 Worth Avenue
Palm Beach



JOB NUMBER: # 23074.00 LA
DRAWN BY: JH-3 J. Figueroa
DATE: 06.26.2023
07.31.2023

SHEET L1.0

ARC-23-094
(ZON-23-072)
Truck Logistics Plan

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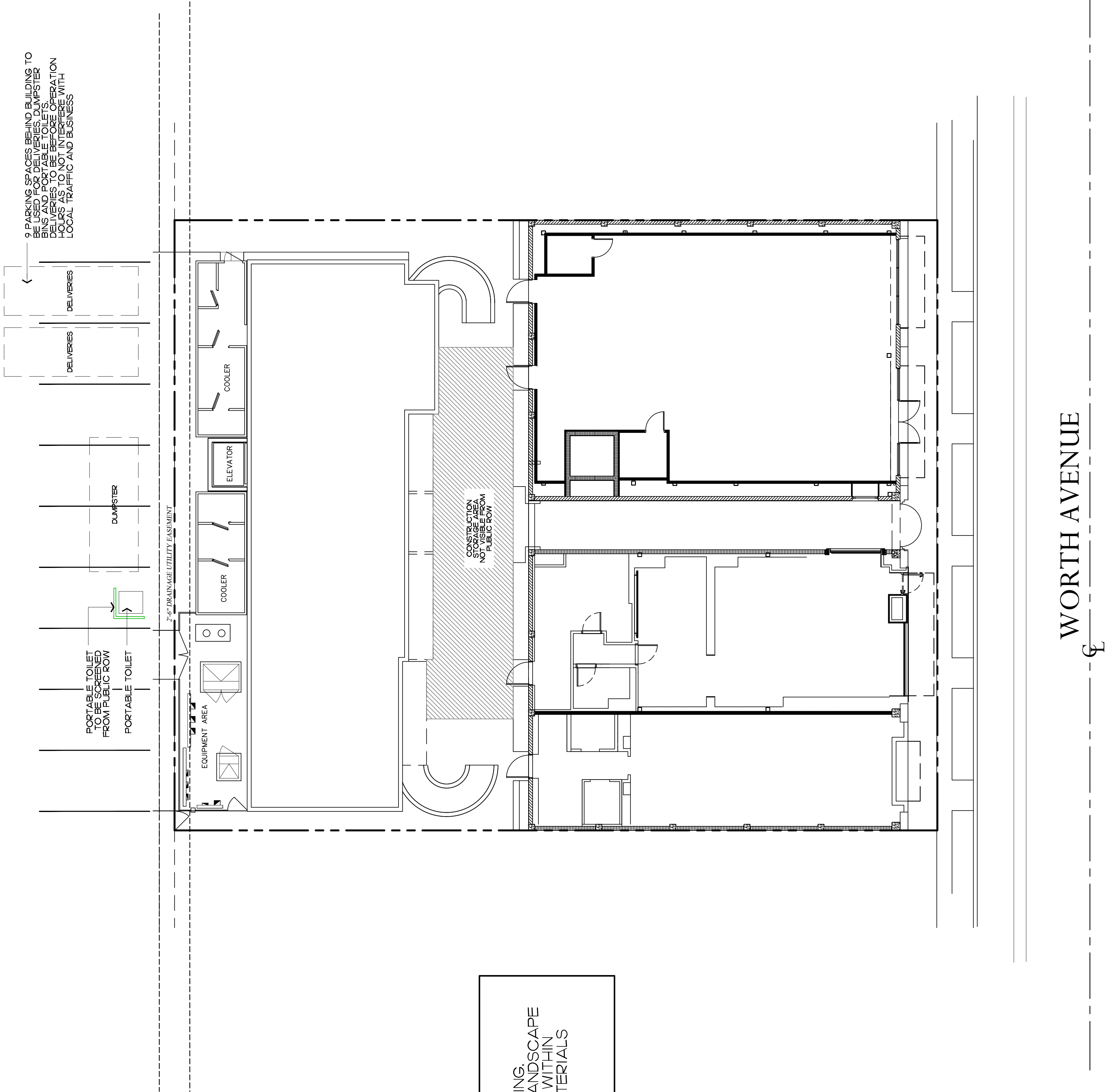
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1-800-442-4770
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OR 7 AM - 5 PM

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OF 760.000 MC

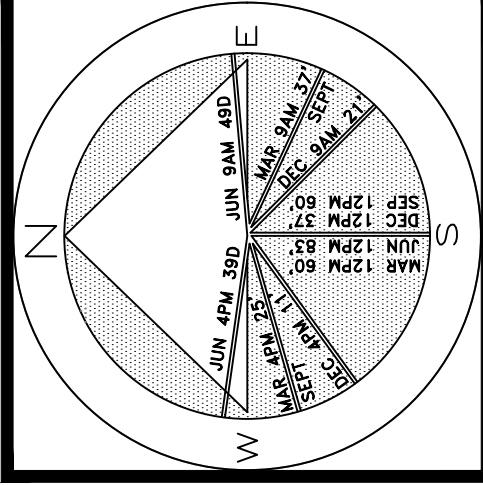
NOTE:
EXISTING BUILDINGS TO BE USED AS CONSTRUCTION SCREENING.
CONSTRUCTION SCREENING FENCE NOT NEEDED. EXISTING LANDSCAPE MATERIAL TO REMAIN AS WELL. ALL MATERIALS TO BE KEPT WITHIN MAIN COURTYARD AREA. ALL WORK AND CONSTRUCTION MATERIALS ARE NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY.



ARC-23-094
(ZON-23-072)
Construction Staging & Screening Plan
SCALE: 1/10" = 1'-0"

WORTH AVENUE

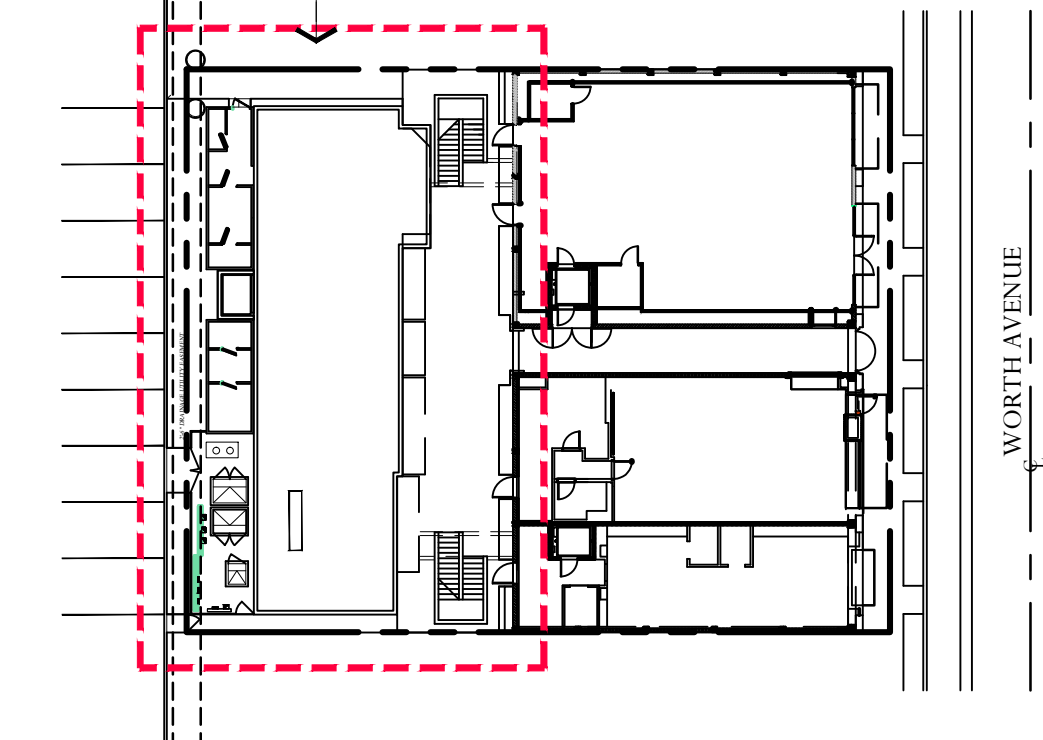
SHEET L2.0



JOB NUMBER: # 23074.00 LA
DRAWN BY: JH/CP/MS
DATE: 06.26.2023
07.31.2023

247 Worth Avenue
Palm Beach

ENVIRONMENTAL DESIGN GROUP
138 North County Road 300-9
Palm Beach, FL 33480
Phone: 561.832.4800
Mobile: 561.313.1403
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Nigal, M.A. P.E. #66678784
dustin@environmentaldesigngroup.com



Site Plan

SCALE: NTS



North Landscape Buffer

EXISTING VINES, PALMS, HEDGES
& FOUNDATION PLANTING TO REMAIN

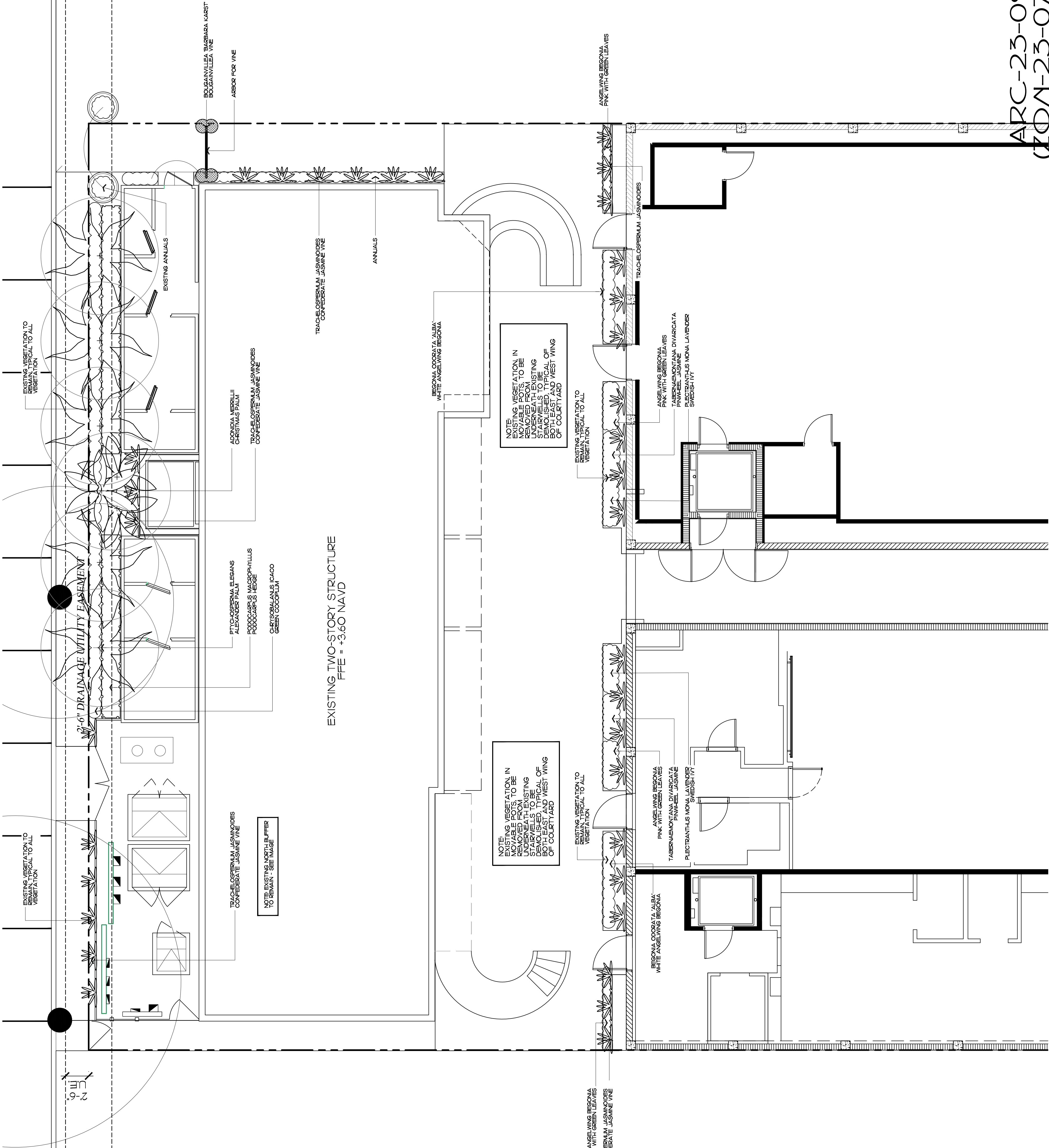
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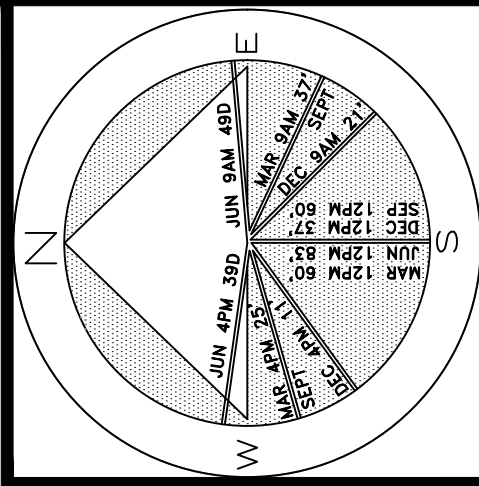
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Dustin M. Magill, M.A. RLA #0000704
dustin@environmentaldesigngroup.com



247 North Avenue Palm Beach



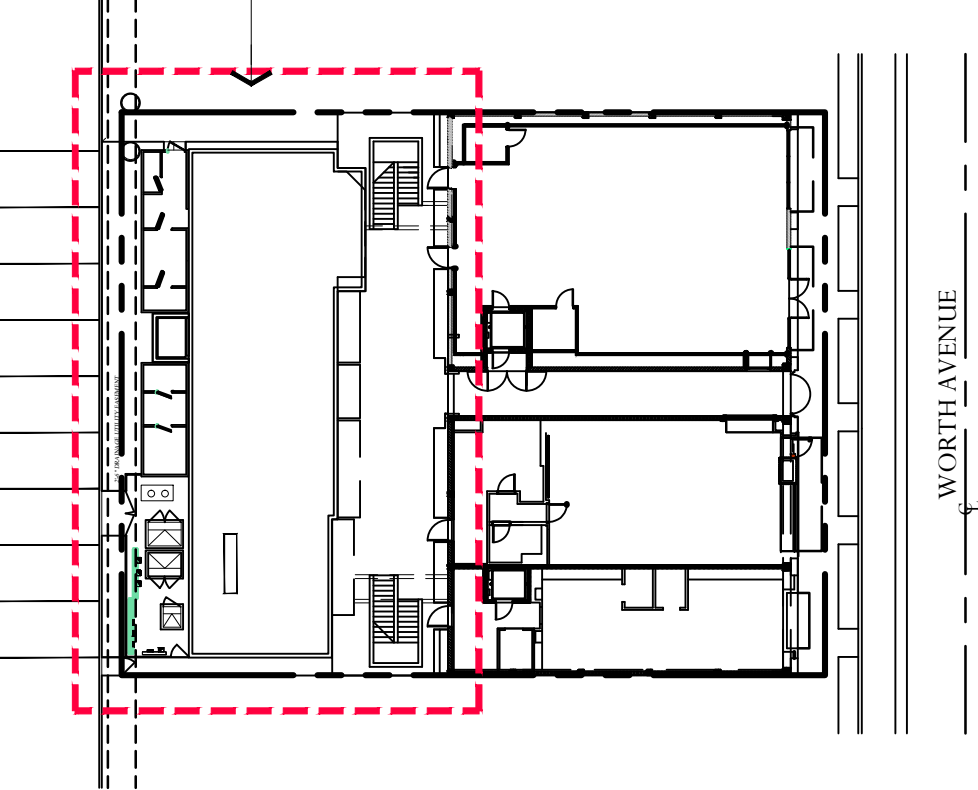
JOB NUMBER: # 23074.00 LA
DRAWN BY: JH-3
DATE: 06.22.2023
06.26.2023
07.31.2023
08.28.2023

SHEET L3.0

ARC-23-094
(TON-23-072)

Landscape Plan / Existing Conditions Ground Floor

SCALE: 3/16" = 1'-0"



Site Plan

SCALE: NTS



North Landscape Buffer

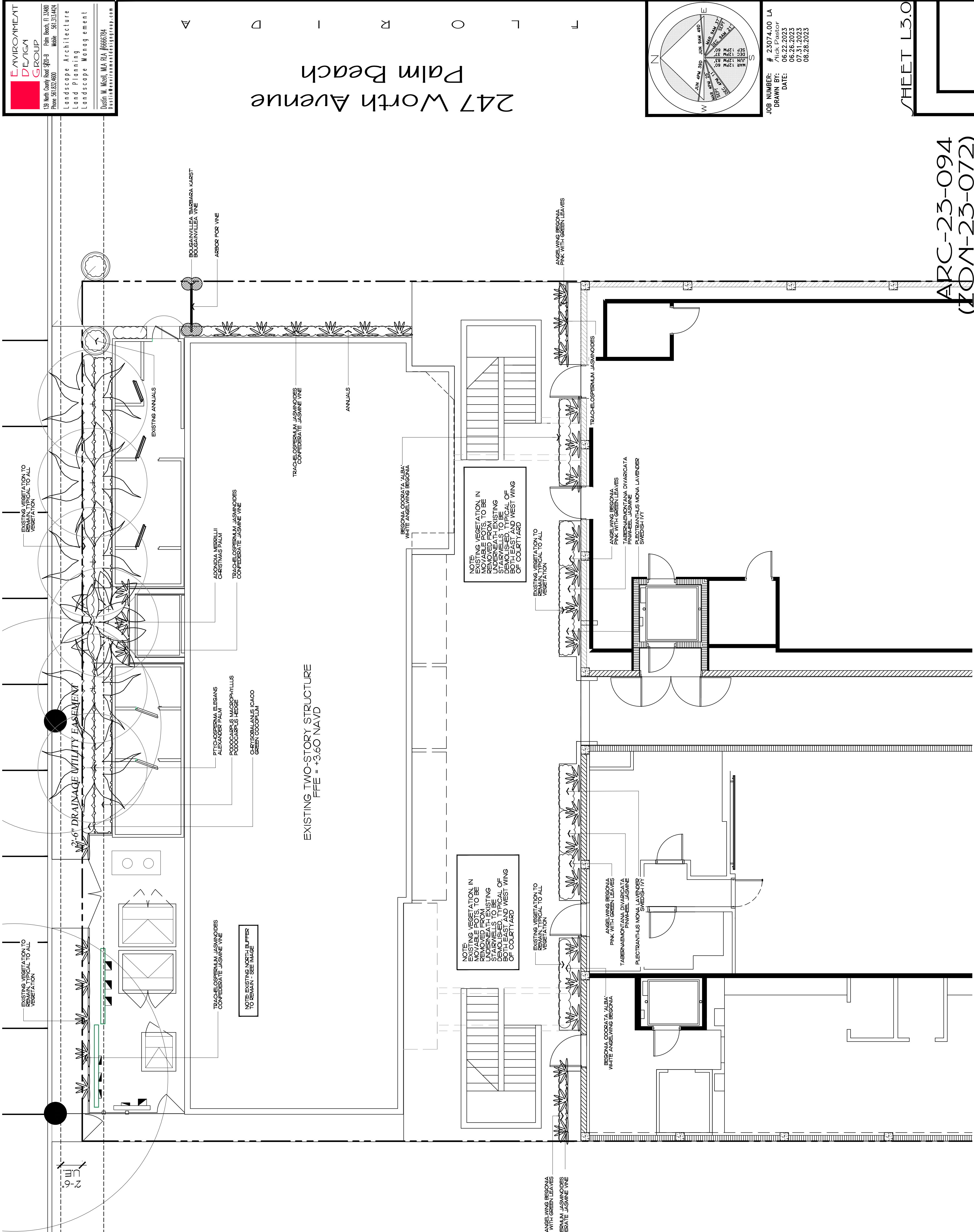
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& FOUNDATION PLANTING TO REMAIN

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SHEET L3.0

ARC-23-094
(ZON-23-072)

Landscape Plan Ground Floor

SCALE: $3/16'' = 1'-0''$



South Wall of Interior Courtyard

EXISTING VINES & FOUNDATION PLANTING TO REMAIN



West Courtyard View

EXISTING VINES & FOUNDATION PLANTING TO REMAIN



North Landscape Buffer

EXISTING VINES, PALMS, HEDGES
& FOUNDATION PLANTING TO REMAIN



Existing Rooftop Vines

EXISTING VINES TO REMAIN



East Alley Access

EXISTING VINES & FOUNDATION PLANTING TO REMAIN



Equipment Screen Wall

EXISTING VIEW TO EQUIPMENT SCREENING

138 North County Road 300-9
Palm Beach, FL 33480
Phone: 561.832.4800

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Nigam, M.A. P.E. #6666784
dustin@environmentaldesigngroup.com

247 Worth Avenue
Palm Beach

F L O R I D A

JOB NUMBER: # 23074-00 LA
DRAWN BY: JH-3 Designer
DATE: 06.22.2023
06.26.2023
07.31.2023
08.28.2023

SHEET L3.1

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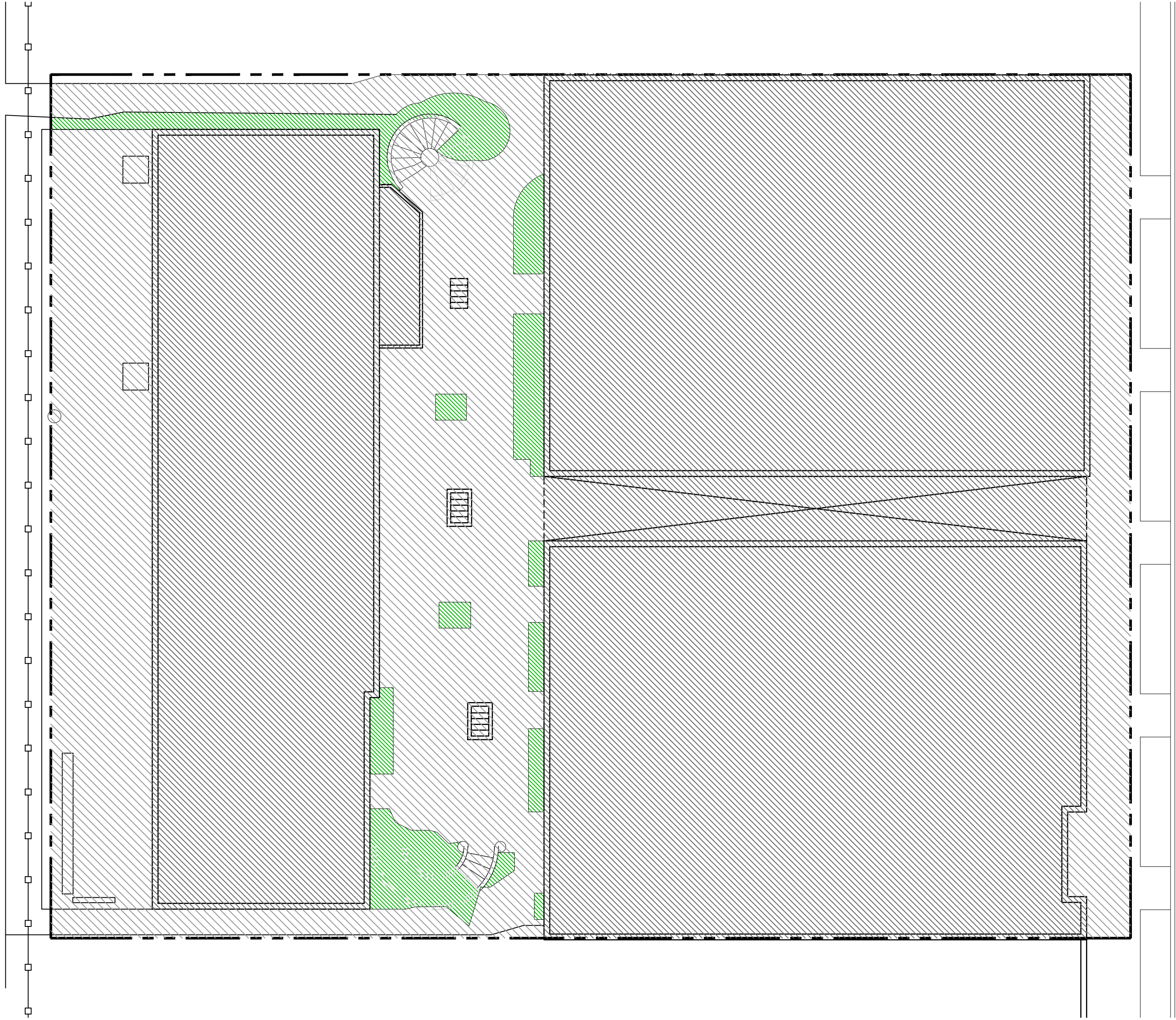
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STATE OF FLORIDA, INC. CALL

Existing Site Requirements

DESCRIPTION	REQUIRED	EXISTING
LOT ZONE	C-WA - (COMMERCIAL WORTH AVE.)	C-WA - (COMMERCIAL WORTH AVE.)
LOT AREA	4,000 S.F. MINIMUM	12,500 S.F.
OPEN / PERMEABLE SPACE FOR TWO STORY BUILDINGS	MINIMUM 25% 3,125 S.F.	4% 503 S.F.

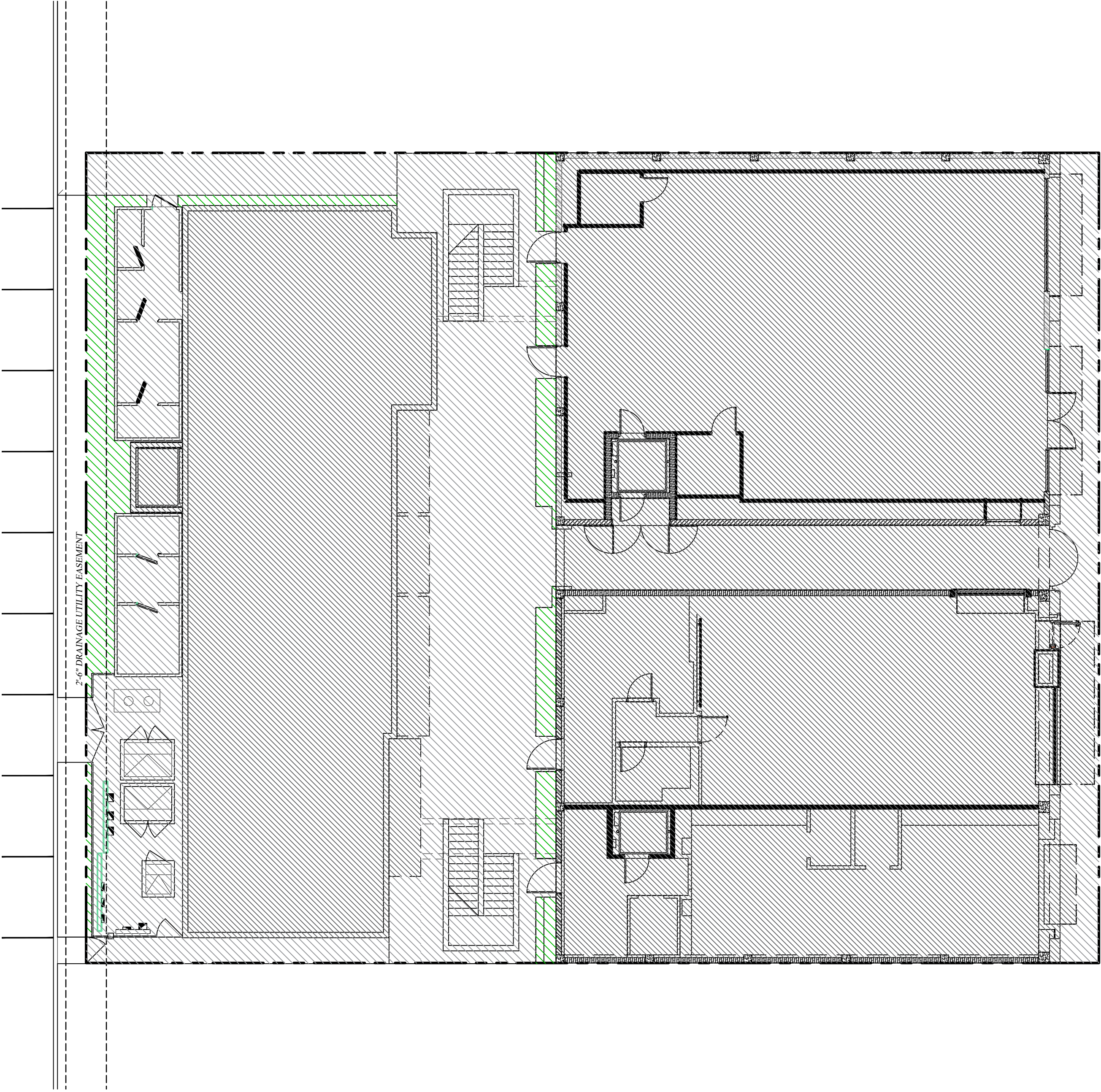
Worth Avenue



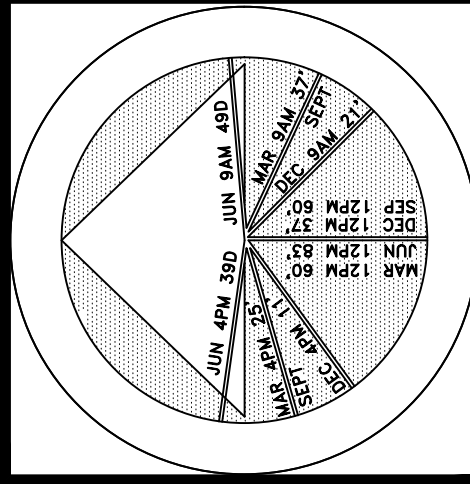
Proposed Site Requirements

DESCRIPTION	REQUIRED	PROPOSED
LOT ZONE	C-WA - (COMMERCIAL WORTH AVE.)	C-WA - (COMMERCIAL WORTH AVE.)
LOT AREA	4,000 S.F. MINIMUM	12,500 S.F.
OPEN / PERMEABLE SPACE FOR TWO STORY BUILDINGS	MINIMUM 25% 3,125 S.F.	4% 503 S.F.

Worth Avenue



247 Worth Ave
Palm Beach



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DRAWN BY: Lauren Freeman
DATE: 07.31.2023
08.28.2023

Sheet L3.00

ARC-23-094
(ZON-23-072)

Site Calculations / Open Space

SCALE IN FEET 0' 10' 20' 30'

100 s.f.

AREA IN SQ. FT.

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