

FINAL SUBMITTAL FOR:



ADRESS: 150 WORTH AVE, STE137, PALM BEACH, FL 33480
PROJECT NUMBER: ARC: 23-096

RECEIVED
By yfigueroa at 1:31 pm, Jun 15, 2023

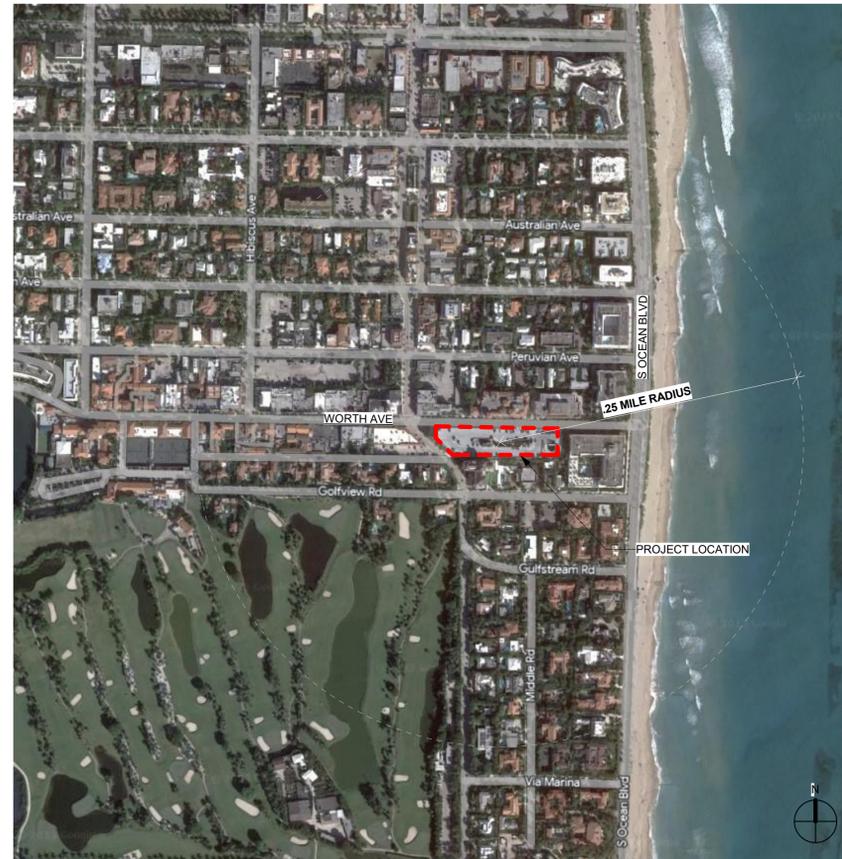
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CONSULTANTS

GENERAL NOTES

- ALL EXISTING UTILITIES, INCLUDING ELECTRICAL, GAS, AND PLUMBING SERVICES, ARE TO BE SHUT OFF PRIOR TO START OF DEMOLITION.
- STRUCTURE OF BUILDING IS NOT TO BE MODIFIED DURING DEMOLITION.
- ALL EXISTING STRUCTURAL MEMBERS TO BE PROPERLY BRACED AND SHORED BY CONTRACTOR PRIOR REMOVAL OF FINISHES. IF IT IS SUSPECTED THAT THERE ARE STRUCTURAL ISSUES IN THE BUILDING, A LICENSED STRUCTURAL ENGINEER IS TO BE CONTRACTED TO REVIEW PRIOR TO FURTHER DEMOLITION.
- ELECTRICAL RECEPTACLES, LIGHTING, AND WIRING IS TO BE REMOVED TO MAIN SOURCE AND PANEL IS TO REMAIN FOR DEMOLITION.
- PLUMBING FIXTURES WHICH ARE BEING REMOVED AND PIPING TO BE CAPPED BELOW SLAB OR REMOVED TO SOURCE.
- ALL INSPECTIONS ARE TO BE COORDINATED WITH GENERAL CONTRACTOR.
- DO NOT CHANGE STRUCTURAL MEMBERS WITHOUT THE ARCHITECTS APPROVAL.
- ALL WOOD SILLS NEXT TO CONCRETE AND ALL EXTERIOR WOOD TO BE WOLMANIZED (PRESSURE TREATED).
- CONTRACTOR SHALL REMOVE ALL ITEMS AS REQUIRED IN ORDER TO COMPLETE THE NEW WORK.
- THE CONTRACTOR SHALL CHECK FOR ANY DISCREPANCIES WHICH SHALL INCLUDE DIMENSIONAL MEASUREMENTS, ROOF PITCHES, AND UNFORESEEN STRUCTURAL CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR REVIEW AND/OR REDESIGN BEFORE PROCEEDING WITH WORK. THE CONTRACTOR AND OWNER SHALL ASSUME RESPONSIBILITY FOR FIELD CONDITIONS THAT ARE NOT REPORTED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE CONTRACTORS FAILURE TO COMPLY HERE WITH.
- ALL DIMENSIONS SHOULD BE READ OR CALCULATED, NEVER SCALED.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE PRODUCT.
- ALL WOOD, CONCRETE, AND STEEL SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE, AND LOCAL BUILDING CODES.
- PROVIDE RADON HAZARD PROTECTION AS REQUIRED BY ALL STATE AND LOCAL BUILDING CODES.
- GENERAL CONTRACTOR TO PROVIDE ALL PENETRATIONS, HOLES, AND ACCESS FOR MECHANICAL AND ELECTRICAL EQUIPMENT.
- G.C. TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD BEFORE PROCEEDING WITH WORK.
- WHERE DIFFERENT WALL FINISHES MEET, CONTRACTOR SHALL REALIGN BOTTOM OF RUNNER SO THAT WALL FINISH IS FLUSH.
- G.C. SHALL VERIFY ALL ELEVATIONS, FLOW LINES, DIMENSIONS AND POINTS OF CONNECTION TO UTILITIES, IN THE EVENT OF CONFLICT CONTACT THE ARCHITECT AND OBTAIN INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.
- ALL ELECTRICAL SHOWN ON PLANS ARE SUGGESTED LAYOUTS ONLY.
- PROVIDE HARD-WIRED SMOKE/CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE.
- PATCH ALL SURFACES INCLUDING FLOORS, WALLS, CEILINGS, ETC. AS REQUIRED SO THAT THEY ARE READY TO RECEIVE FINISH AS REQUIRED.
- ALL WORK SHALL BE IN STRICT CONFORMANCE WITH LOCAL AND STATE CODES AND ORDINANCES.
- THE GENERAL CONTRACTORS ARE TO VISIT THE SITE PRIOR TO SUBMISSION OF BID AND IF THERE ARE ANY ANTICIPATED DEVIATIONS FROM THESE DRAWINGS, IT IS TO BE REPORTED TO THE ARCHITECT. ALL COSTS REQUIRED TO PERFORM THE WORK WILL BE INCLUDED IN THE BID AND FAILURE TO RECOGNIZE ANY CONDITIONS DOES NOT ALLEVIATE THE GENERAL CONTRACTOR FROM INCLUDING THE COST REQUIRED.
- THE MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, AND FIRE ALARM DRAWINGS ARE TO BE REVIEWED PRIOR TO BID SUBMISSION AND IF THERE ARE ANY CONFLICTS WITH THE NEW WORK PROPOSED, THE ARCHITECT IS TO BE NOTIFIED.
- IF MODIFICATIONS ARE REQUIRED TO THE EXISTING SPRINKLER SYSTEM, IT MUST BE REVIEWED AND APPROVED BY THE LOCAL GOVERNING AGENCIES, INCLUDING THE FIRE MARSHAL AND COORDINATED WITH LANDLORD PRIOR TO START OF WORK. ANY WORK TO BASE BUILDING SYSTEMS, INCLUDING FIRE ALARM AND SPRINKLER SYSTEMS, ARE TO BE COORDINATED WITH LANDLORD BY THE GENERAL CONTRACTOR.
- IF THERE ARE ANY EXPANSION OR CONSTRUCTION JOINTS LOCATED WITHIN THE SPACE WHICH WERE NOT PREVIOUSLY ADDRESSED, THE ARCHITECT IS TO BE NOTIFIED.
- IF THERE IS ANY CRACKING OR SPLINTERING OF THE EXISTING CONCRETE SLAB, THE G.C. TO IMMEDIATELY REPORT ANY STRUCTURAL, HAIRLINE, OR SUPERFICIAL CRACKING IN EXISTING CONCRETE SLAB TO OWNER.
- AN ACCESSIBLE PATH IS TO BE MAINTAINED, CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES.
- THE WORK SHALL COMPLY WITH ALL FEDERAL, NATIONAL, AND LOCAL SAFETY LAWS, ORDINANCES, AND REQUIREMENTS FOR THE PROTECTION OF THE PUBLIC AND CONTRACTOR'S PERSONNEL. THIS INCLUDED LIGHTING AND BARRICADE STRUCTURES WITH OTHER SAFETY PRECAUTIONS.
- THE WORK IS ONLY TO BE PERFORMED WITHIN THE LEASE OUTLINE DIMENSIONS OF THE SPACE.
- THE USE OF FIRES, EXPLOSIVES, AND OPEN FLAMES WILL NOT BE PERMITTED, UNLESS REVIEWED, APPROVED, AND PERMITTED BY THE LOCAL AUTHORITIES.
- ANY ITEMS WHICH ARE TO REMAIN ARE TO BE PROTECTED AND STORED DURING CONSTRUCTION IN ORDER TO BE REUSED IN THE SAME CONDITION AS INTENDED.
- ANY EXISTING SERVICES WHICH ARE DISRUPTED DURING CONSTRUCTION SHALL BE REDIRECTED TO CONTINUE SERVICE.
- ANY EXISTING SERVICES WHICH ARE NO LONGER USED THEY BE DECOMMISSIONED TO THE SATISFACTION OF THE LOCAL AUTHORITIES AND LANDLORD.
- NO SUBSTITUTES ALLOWED FOR MATERIALS OR FINISHES

VICINITY LOCATION MAP



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H-9	ART AND ALPOLIC SYSTEM DETAILS

PROJECT DIRECTORY

OWNER:	ARCHITECT:	LANDLORD CONTACT:
LUGANO DIAMONDS 610 NEWPORT CENTER DRIVE, SUITE 950 NEWPORT BEACH, CA 92660	STUDIO 43D 20 MULLER PLACE LITTLE FALLS NJ, 07424 PHONE: 973.837.6055 FAX: 973.837.8548	KATE GILBERT SENIOR LEASING REPRESENTATIVE O'CONNOR CAPITAL PARTNERS 240 ROYAL PALM WAY, 200 FLOOR PALM BEACH, FL 33480
OFFICE +1 949.720.0070 (866.LUGANO6)	PRINCIPAL - MICHAEL BUSCH JR. MBUSCH@STUDIO43D.COM PROJECT MANAGER - LORENZO TIRO LTIRO@STUDIO43D.COM	(561) 716-5897 (MOBILE) KGILBERT@OCONNORCP.COM

SCOPE OF WORK

NEW INTERIOR AND PARTIAL EXTERIOR TENANT FIT OUT. ALL STRUCTURE BEAMS, JOISTS, COLUMNS, ETC. TO REMAIN UNLESS NOTED OTHERWISE. SCOPE OF WORK INCLUDES BUT NOT LIMITED TO THE FOLLOWING:

- PROVIDE ALPOLIC FACADE SYSTEM AS SHOWN ON DRAWINGS.
- PAINT PORTIONS OF STOREFRONT AS SHOWN ON DRAWINGS.
- PROVIDE NEW SIGNS AS SHOWN ON DRAWINGS.
- RELOCATION OF STOREFRONT MULLION AND GLAZING REPLACEMENT.
- ALL NEW POWER AND LIGHTING TO BE INSTALLED.
- EXISTING HVAC UNIT AND MAIN DUCT TO REMAIN.
- PROVIDE NEW LAYOUT TO INTERIOR AS SHOWN ON DRAWINGS.
- NEW FINISHES AND DISPLAY FIXTURES TO BE INSTALLED.

PROFESSIONAL LICENSE NUMBER
FL: AR99652

VERSIONS

NO.	DATE	DESCRIPTION
04.24.2023	PRE-APP REVIEW	
05.02.2023	PRELIMINARY PLANS	
05.11.2023	FIRST SUBMITTAL	
05.30.2023	SECOND SUBMITTAL	
06.13.2023	FINAL SUBMITTAL	

PROJECT



150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

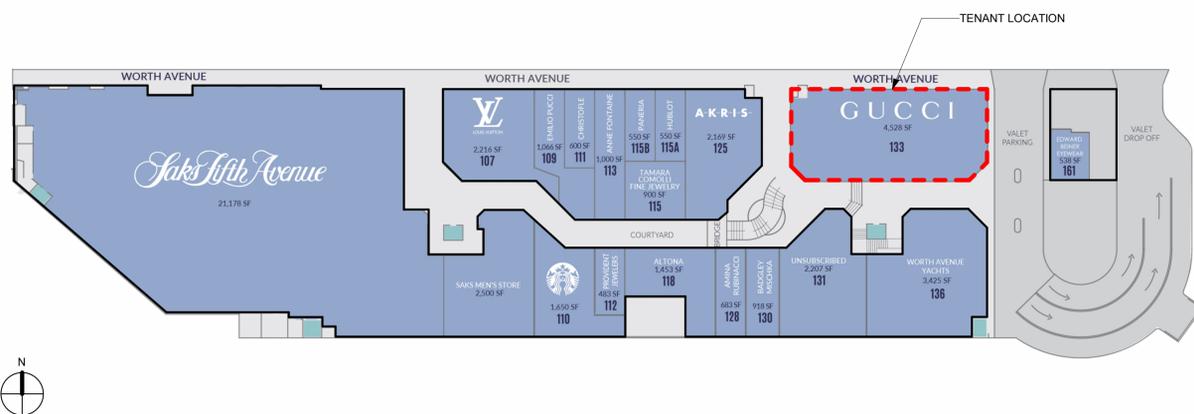
SHEET
TITLE

COVER SHEET

SQUARE FT.	DRAWN BY	PAGE #
4390 SF	SM	1 / 16
SCALE AS NOTED	CHECKED BY	PROJECT #
	MB	23-020
SHEET NO.		

D-1

TENANT LOCATION MAP



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NO.	DATE	DESCRIPTION
1	03-08-21	PRE-APP REVIEW
2	05-02-23	PRELIMINARY PLANS
3	05-11-23	FIRST SUBMITTAL
4	05-30-23	SECOND SUBMITTAL
5	06-13-23	FINAL SUBMITTAL

Plain Beach County
308 S.E. 14 Street, Suite 3
Palm Beach, Florida 33480
CSD 943-8700 - Palm Beach
CSD 943-8777 - Fax

Heller - Weaver and Sheremeta, Inc.
Engineers ... Surveyors ... Planners
E.B. NO. 0006449

Label Date:	10-15-2010
Web Date:	15029.005
Field Date:	03-08/21-27
Page:	03-08/30-36
Drawn by:	c.curry
Check by:	DCL
Scale:	1" = 30'
Sec. Twp. Rge.	26 43S 43E
Sheet of Sheets	1 of 1
HWS File No.	
	05-15029.005-S

PROFESSIONAL LICENSE NUMBER
FL-AR96652

VERSIONS

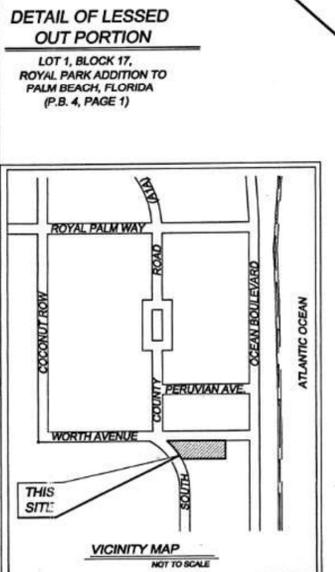
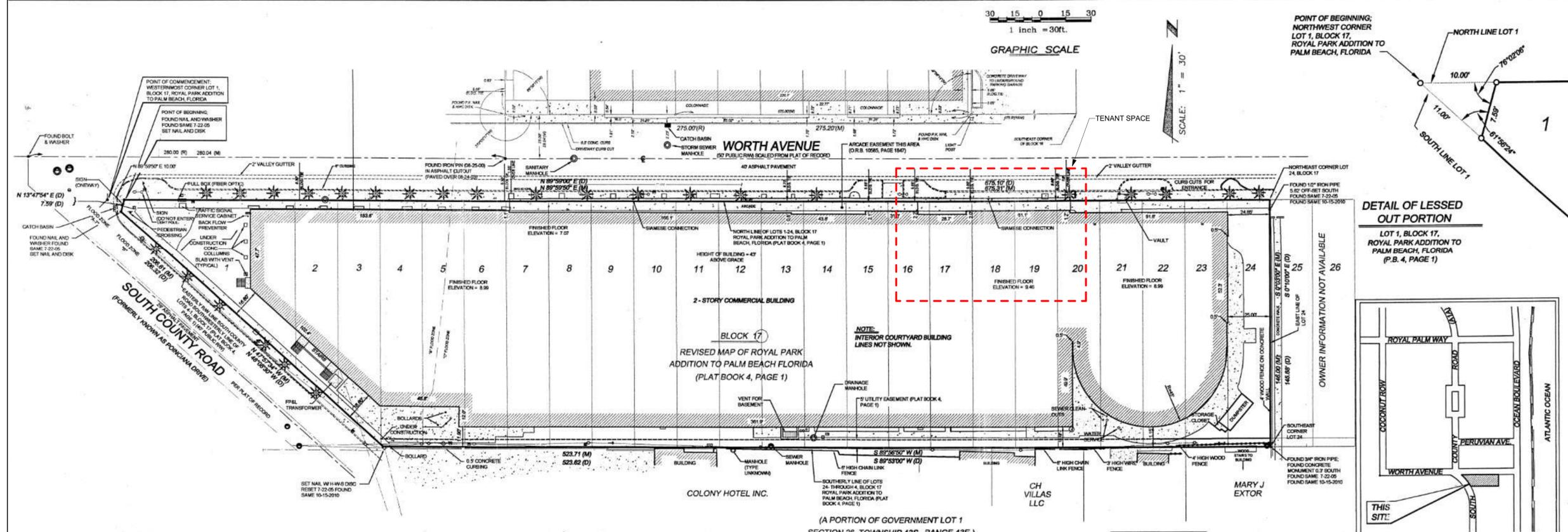
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05.11.2023	FIRST SUBMITTAL	
05.30.2023	SECOND SUBMITTAL	
06.13.2023	FINAL SUBMITTAL	

PROJECT

LUGANO
150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

PROPERTY SURVEY

SQUARE FT. DRAWN BY PAGE #
4390 SF SM 2/16
SCALE CHECKED PROJECT #
AS NOTED BY MB 23-020
SHEET NO.



SCHEDULE B-II EXCEPTIONS

9. PROVISIONS OF THE PLAT OF ROYAL PARK ADDITION TO PALM BEACH, RECORDED IN PLAT BOOK 4, PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, (AS SHOWN HEREON)

- POSSIBLE ENCROACHMENTS:**
- A) SIDEWALK ALONG NORTH AND WEST BOUNDARIES EXTENDING BEYOND BOUNDARIES OF SUBJECT PROPERTY.
 - B) FLORIDA POWER AND LIGHT TRANSFORMER PAD ALONG WEST BOUNDARY OF SUBJECT PROPERTY OUTSIDE OF SOUTH UTILITY EASEMENT.
 - C) FENCES ALONG SOUTH SIDE OF SUBJECT PROPERTY.
 - D) STAIRS TO SECOND FLOOR RESIDENCE ALONG SOUTH SIDE OF SUBJECT PROPERTY.
 - E) CONCRETE SLAB OVER EASEMENT AND EXTENDED OVER SOUTH BOUNDARY OF SUBJECT PROPERTY.
 - F) TRAFFIC SIGNAL BOXES ALONG THE NORTH SIDE OF SUBJECT PROPERTY.
 - G) MANHOLE AND CATCH BASIN IN LOT 14 ALONG SOUTH SIDE OF SUBJECT PROPERTY LYING NORTH OF PLATTED EASEMENT.

LEGEND:

O.R.B.	OFFICIAL RECORD BOOK
H-W-S	HELLER-WEAVER AND SHEREMETA, INC. PLAT BOOK
P.C.	PAGE
CONC.	CONCRETE
R.	ANGLE OR DISTANCE PER RECORD PLAT
M.	ANGLE OR DISTANCE PER FIELD MEASUREMENT
D.	ANGLE OR DISTANCE CALCULATED PER DEED
C	CENTERLINE
W/F	WOOD FENCE
CL/F	CHAIN LINK FENCE
R/W	RIGHT OF WAY
GAS MAIN	GAS MAIN
SANITARY SEWER	SANITARY SEWER
WATER MAIN	WATER MAIN
OVERHEAD LINES	OVERHEAD LINES
FLORIDA POWER AND LIGHT	FLORIDA POWER AND LIGHT
WOOD POWER POLE	WOOD POWER POLE
GUY ANCHOR	GUY ANCHOR
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
FIRE HYDRANT	FIRE HYDRANT
LIGHT POLE	LIGHT POLE
ELECTRIC BOX	ELECTRIC BOX
WATER METER	WATER METER
GAS METER	GAS METER
ELECTRIC METER	ELECTRIC METER
CABLE TELEVISION BOX	CABLE TELEVISION BOX
STREET SIGN	STREET SIGN
SEWER CLEAN-OUT	SEWER CLEAN-OUT
DRAINAGE MANHOLE	DRAINAGE MANHOLE
TRAFFIC SIGNAL BOX	TRAFFIC SIGNAL BOX
PULL BOX (FIBER OPTIC)	PULL BOX (FIBER OPTIC)
WIRE BOX	WIRE BOX

DESCRIPTION:

PARCEL A
BEING A TRACT OF LAND IN THE TOWN OF PALM BEACH LOCATED IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WESTERNMOST CORNER OF LOT 1, BLOCK 17, ROYAL PARK ADDITION, IN SAID TOWN OF PALM BEACH, AS RECORDED IN PLAT BOOK 4, PAGE 1, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR SAID PALM BEACH COUNTY, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WORTH AVENUE AS SHOWN ON SAID PLAT OF ROYAL PARK ADDITION, AND THE EASTERN RIGHT OF WAY LINE OF SOUTH COUNTY ROAD SHOWN ON SAID PLAT OF ROYAL PARK ADDITION AS PONCIANNA DRIVE; THENCE RUN EASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF WORTH AVENUE WHICH FOR THE PURPOSE OF THIS DESCRIPTION IS ASSUMED TO BEAR NORTH 89°50'00" EAST AND THE NORTH LINE OF LOT 1, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE CONTINUE NORTH 89°50'00" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID WORTH AVENUE AND THE NORTH LINE OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND 24 OF SAID BLOCK 17, A DISTANCE OF 875.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE RUN SOUTH 00°10'00" EAST ALONG THE EAST LINE OF SAID LOT 24 A DISTANCE OF 145.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24; THENCE RUN SOUTH 89°50'00" WEST ALONG THE SOUTH LINE OF LOTS 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5 AND 4 OF SAID BLOCK 17 FOR A DISTANCE OF 523.82 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF SAID SOUTH COUNTY ROAD; THENCE RUN N48°30'00" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE SOUTHWESTERLY LINE OF LOTS 4, 3, 2 AND 1 OF SAID BLOCK 17 FOR A DISTANCE OF 208.38 FEET; THENCE NORTH 15°17'56" EAST FOR A DISTANCE OF 7.59 FEET TO THE POINT OF BEGINNING; SUBJECT TO AN EASEMENT OVER THE SOUTH 5.00 FEET OF THE ABOVE DESCRIBED PROPERTY FOR UTILITY PURPOSES.

PARCEL B
THOSE CERTAIN EASEMENT RIGHTS AS SET FORTH IN EASEMENT FROM TOWN OF PALM BEACH TO WORTH AVENUE ASSOCIATES, LTD., RECORDED AUGUST 18, 1998, IN OFFICIAL RECORD BOOK 10585, PAGE 1947, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTES:

- SYMBOLS SHOWN HERE ON ARE NOT TO SCALE.
- THIS SURVEY REFLECTS THE EASEMENTS AND RIGHTS OF WAY OF RECORD SHOWN, IN THAT CERTAIN POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AGENTS FILE NO. NCS-171527-FTL, EFFECTIVE DATE JULY 11, 2005 AT 8:00 A.M.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATED UNDERGROUND FOOTERS OR FOUNDATIONS.
- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- PROPERTY ADDRESS: 150 WORTH AVENUE, PALM BEACH, FLORIDA.
- THIS PROPERTY LIES WITHIN FLOOD ZONES C, B AND A-7 (FLOOD ZONE A-7 HAVING A BASE FLOOD ELEVATION OF 7 FEET) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120220 0003 C, MAP REVISED: SEPTEMBER 30, 1982.
- REFERENCE DOCUMENTS USED:
"BOUNDARY SURVEY PREPARED BY: G.C.Y. INCORPORATED, UNDER FILE NO. 99-5908-01-01 DATED: MARCH 11, 1999
"ALTA/ACSM LAND TITLE SURVEY PREPARED BY: HELLER-WEAVER AND SHEREMETA, INC. UNDER FILE NO. 03-44861.101-S, HAVING A LATEST REVISION DATE OF 08-24-03.
"REVISED PLAT:
"REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, PLAT BOOK 4, PAGE 1
- THE TAX FOLIO NUMBER FOR THE SUBJECT PROPERTY IS 60-43-43-23-05-017-0012 AND 60-43-43-23-05-017-0011
- WATER MAIN LOCATION PROVIDED BY AS-BUILTS OBTAINED FROM THE CITY OF PALM BEACH UTILITIES. SEWER LINE LOCATION PROVIDED BY AS-BUILTS OBTAINED FROM THE TOWN OF PALM BEACH DEPARTMENT OF PUBLIC WORKS. GAS MAIN LOCATION FROM FIELD OBSERVATION. NO ATTEMPT HAS BEEN MADE TO PHYSICALLY LOCATE UTILITIES MENTIONED ABOVE.
- THE UNDERSIGNED FIRM CONTACTED THE TOWN OF PALM BEACH DEPARTMENT OF PUBLIC WORKS ON SEPTEMBER 8, 2003, AND WAS INFORMED THAT AS OF SAID DATE THERE WERE NO KNOWN PROPOSED ROAD WIDENINGS FOR THE ADJUTING ROADWAYS.
- THE FLOOD ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE AND WERE OBTAINED FROM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120220 0003 C, AS MENTIONED IN NOTE #6.
- 363 PARKING SPACES EXIST PER PARKING SURVEY PERFORMED BY DKS ASSOCIATES IN MARCH 2006, PROVIDED BY THE CLIENT (NO HANDICAP SPACES EXIST.)
- AREA OF SUBJECT PROPERTY IS 87963 SQUARE FEET MORE OR LESS.
- BUILDING AREA OF THE EXTERIOR FOOT PRINT IS 71028 SQUARE FEET MORE OR LESS.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCH MARK USED: PALM BEACH COUNTY BENCH MARK "PALM BEACH 1832" ELEVATION 14.828.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY OF WORTH AVENUE HAVING AN ASSUMED BEARING OF N 89°50'00" E

CERTIFICATE:

THIS SURVEY IS CERTIFIED TO:
WORTH AVENUE ASSOCIATES, LTD.
GOODMAN PROPERTIES, INC.
BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, AND/OR MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR BANK OF AMERICA, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; (A) THAT THE SURVEY REPRESENTED HEREIN IS AN ACCURATE SURVEY OF ALL THE REAL PROPERTY LEGALLY DESCRIBED HEREIN; (B) THAT THE WITHIN SURVEY PROPERLY AND ACCURATELY INDICATES AND LOCATES ALL ABOVE GROUND IMPROVEMENTS (NOT INCLUDING INTERIOR BUILDING IMPROVEMENTS) ON THE REAL PROPERTY AS OF THE DATE OF THE SURVEY; (C) THAT THE WITHIN SURVEY WAS PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED FROM AN ACTUAL SURVEY MADE OF THE REAL PROPERTY LEGALLY DESCRIBED HEREIN; (D) THAT THERE ARE NO ENCROACHMENTS ACROSS PROPERTY LINES AS OF THE DATE OF THE SURVEY TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS NOTED HEREON; (E) THAT THE WITHIN SURVEY PROPERLY DESIGNATES AND LOCATES ALL VISIBLE OR RECORDED EASEMENTS AS OF THE DATE OF THE SURVEY TO THE BEST OF OUR ABILITY; (F) INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY WORTH AVENUE UPON WHICH THE PROPERTY ABUTS, THE SAME BEING A PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF PALM BEACH; (G) THIS PROPERTY LIES WITHIN FLOOD ZONE A7, HAVING A BASE FLOOD ELEVATION OF 7 FEET PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120220 0003 C, MAP REVISED SEPTEMBER 30, 1982 (H) THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJUTING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE TO THE BEST OF OUR KNOWLEDGE; (I) THAT THE LAND, AS DESCRIBED ON THE SURVEY, DOES NOT CONSTITUTE AN ILLEGAL SUBDIVISION OF LAND UNDER LOCAL, COUNTY OR CITY ORDINANCE TO THE BEST OF OUR KNOWLEDGE; (J) THAT THE WITHIN SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING, AND THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

HELLER-WEAVER AND SHEREMETA, INC.
FLORIDA STATE L.B. NO. 3449

BY: DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA STATE REG. NO. 5118

UPDATED: 09/10/25
UPDATED: 10/15/2010



**THE ESPLANADE
ALTA/ACSM LAND TITLE SURVEY**
A PORTION OF LOT 1 AND ALL OF LOTS 2 THROUGH 24, BLOCK 17
REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH
(PLAT BOOK 4, PAGE 1)
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

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PROJECT

LUGANO
DIAMONDS

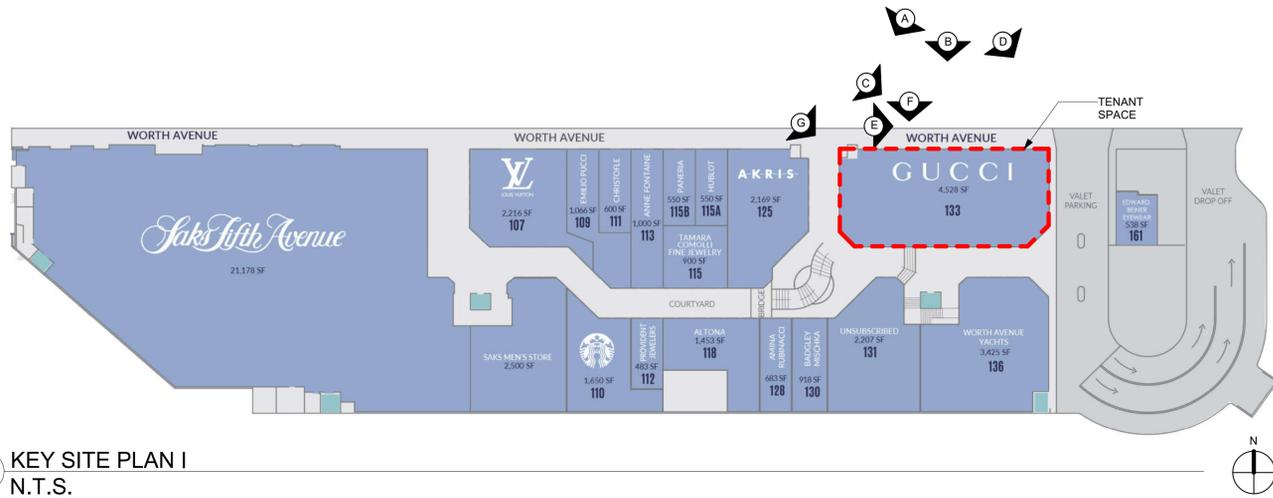
150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

SHEET
TITLE

PHOTO SHEET I

SQUARE FT. DRAWN BY PAGE #
4390 SF LT 3 / 16
SCALE AS NOTED BY MB PROJECT #
23-020
SHEET NO.

D-3



1 KEY SITE PLAN I
N.T.S.



A EXISTING FRONT FACADE PHOTO A
N.T.S.



B EXISTING FRONT FACADE PHOTO B
N.T.S.



C EXISTING FRONT FACADE PHOTO C
N.T.S.



D EXISTING FRONT FACADE PHOTO D
N.T.S.



E EXISTING FRONT FACADE PHOTO E
N.T.S.



F EXISTING FRONT FACADE PHOTO F
N.T.S.



G EXISTING FRONT FACADE PHOTO G
N.T.S.

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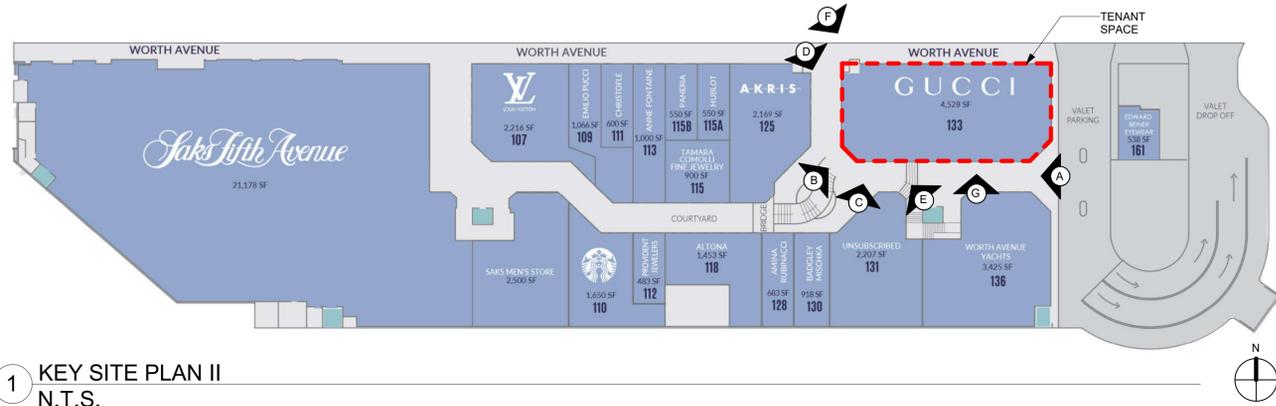
150 WORTH AVE
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SHEET
TITLE

PHOTO SHEET II

SQUARE FT. DRAWN BY PAGE #
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SCALE CHECKED BY PROJECT #
AS NOTED BY MB 23-020
SHEET NO.

D-4



1 KEY SITE PLAN II
N.T.S.



A EXISTING REAR FACADE PHOTO A
N.T.S.



B EXISTING REAR FACADE PHOTO B
N.T.S.



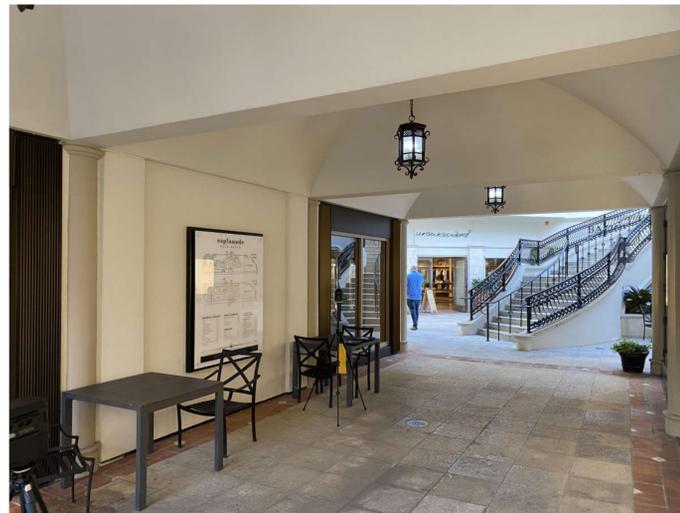
C EXISTING REAR FACADE PHOTO C
N.T.S.



D EXISTING REAR FACADE PHOTO D
N.T.S.



E EXISTING REAR FACADE PHOTO E
N.T.S.



F EXISTING REAR FACADE PHOTO F
N.T.S.



G EXISTING REAR FACADE PHOTO G
N.T.S.

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PROFESSIONAL LICENSE NUMBER
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VERSIONS

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04.24.2023	04.24.2023	PRE-APP REVIEW
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05.30.2023	05.30.2023	SECOND SUBMITTAL
06.13.2023	06.13.2023	FINAL SUBMITTAL

PROJECT

LUGANO
DIAMONDS

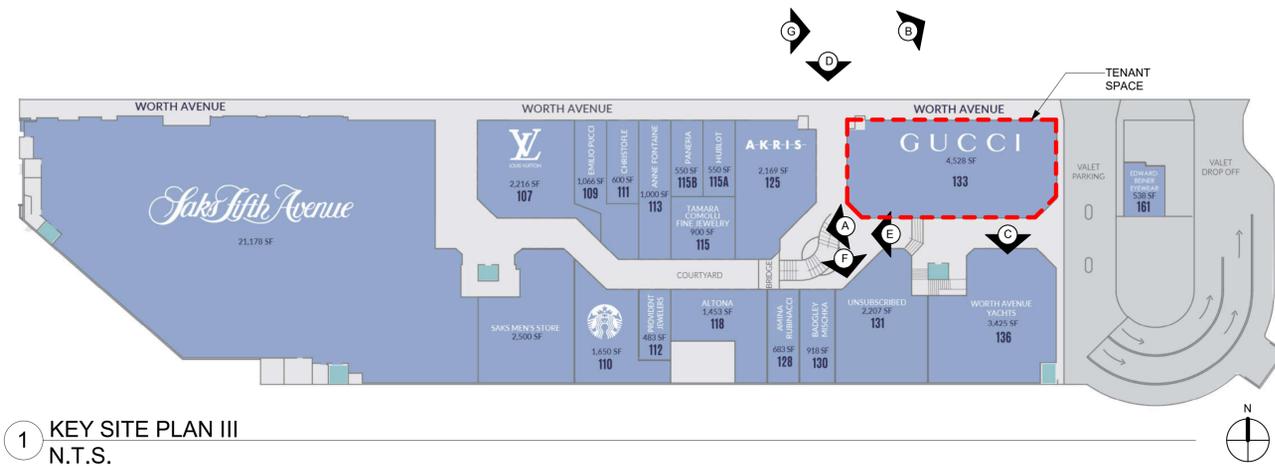
150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

SHEET
TITLE

PHOTO SHEET III

SQUARE FT. DRAWN BY PAGE #
4390 SF LT 5 / 16
SCALE CHECKED PROJECT #
AS NOTED BY MB 23-020
SHEET NO.

D-5



1 KEY SITE PLAN III
N.T.S.

A ADJACENT TENANT PHOTO A
N.T.S.



B ADJACENT TENANT PHOTO B
N.T.S.



C ADJACENT TENANT PHOTO C
N.T.S.



D ADJACENT TENANT PHOTO D
N.T.S.



E ADJACENT TENANT PHOTO E
N.T.S.



F ADJACENT TENANT PHOTO F
N.T.S.



G ADJACENT TENANT PHOTO G
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06.13.2023	FINAL SUBMITTAL	

PROJECT

LUGANO
DIAMOND

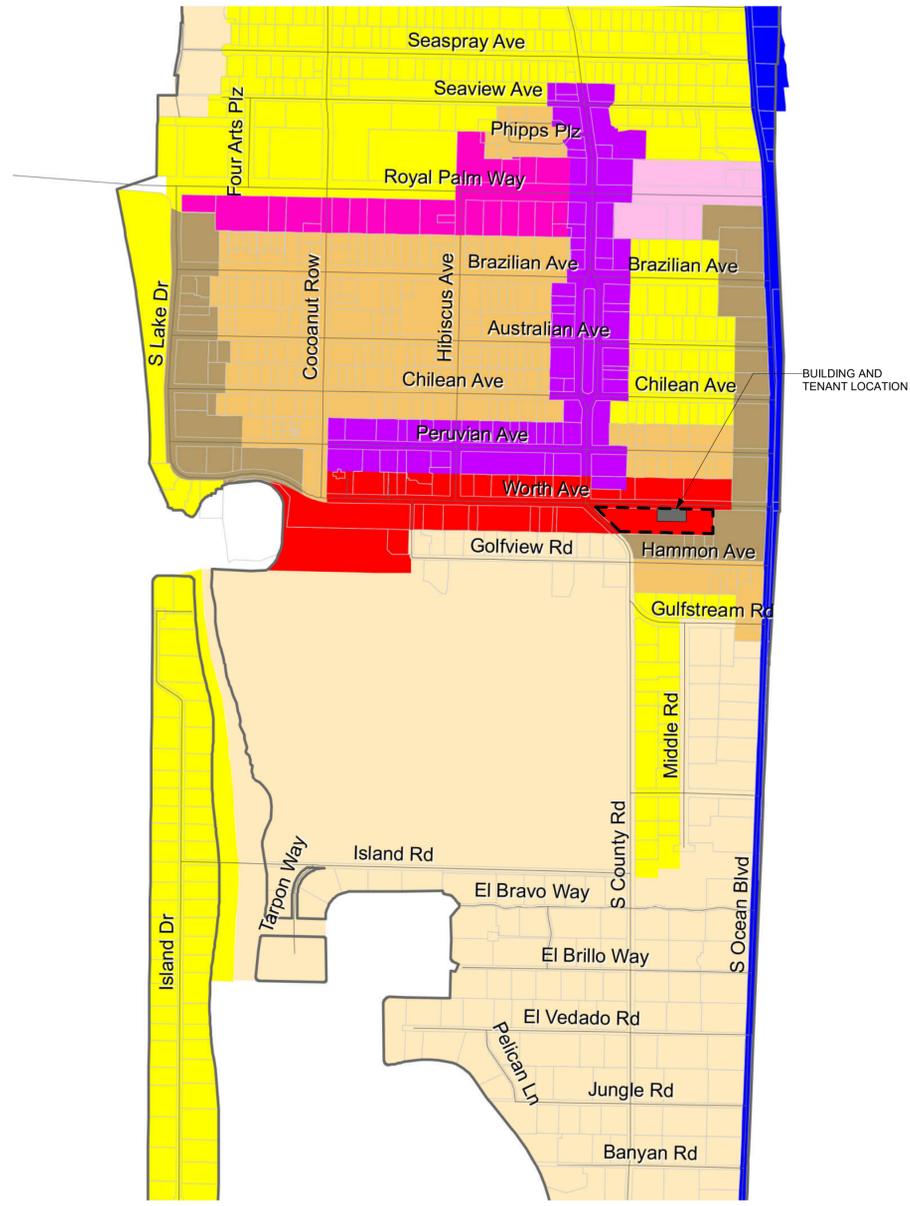
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ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

SHEET TITLE

ZONING AND SITE PLAN

SQUARE FT.	DRAWN BY	PAGE #
4390 SF	SM	6 / 16
SCALE AS NOTED	CHECKED BY MB	PROJECT # 23-020
SHEET NO.		

D-6



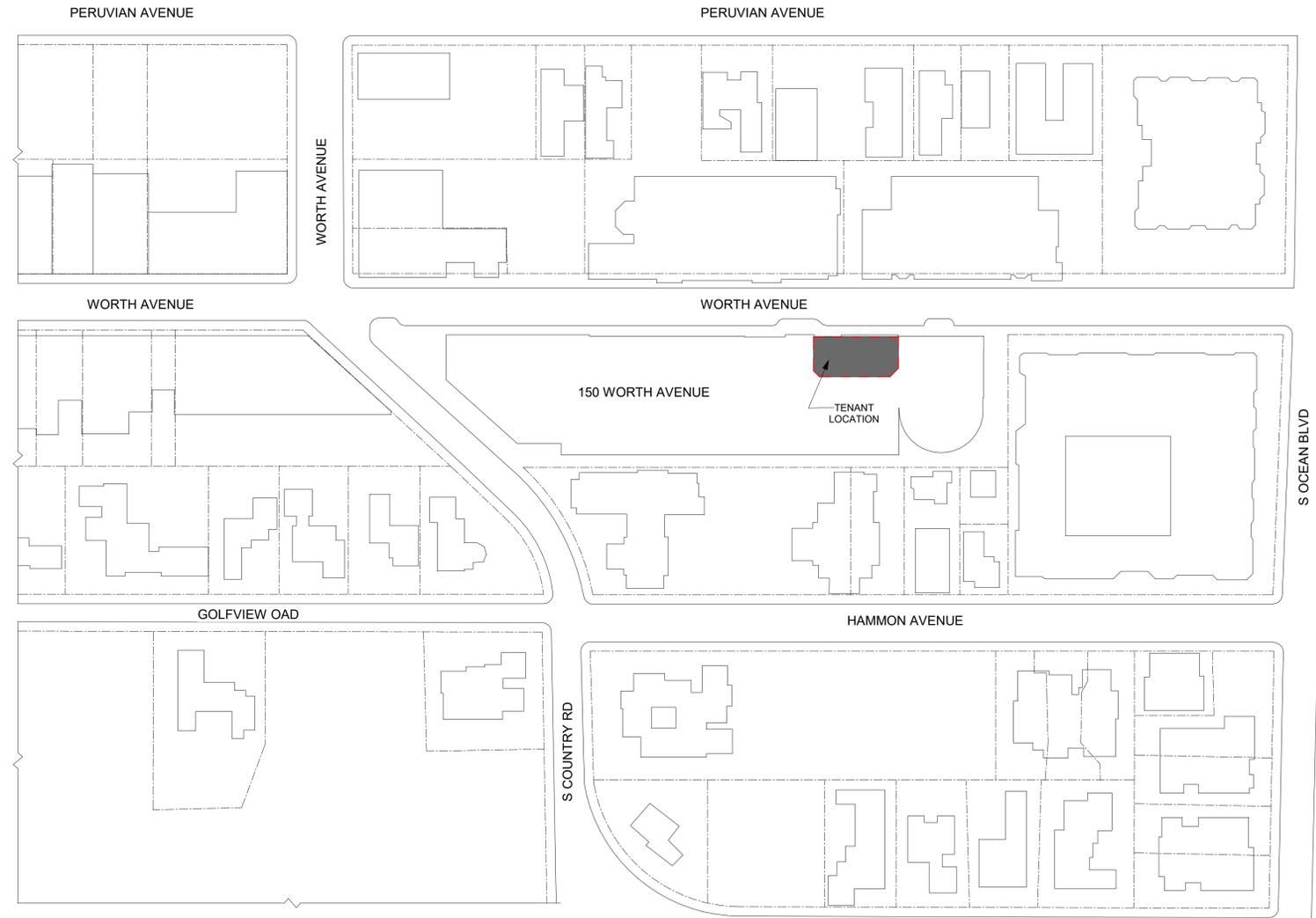
Planning, Zoning & Building Department
Amended Zoning Map of the Town of Palm Beach, Florida
Updated July 26, 2022

R-AA (Large Estate Residential)	R-D(2) (Heavy Density Residential)	C (Conservation District)
R-A (Estate Residential)	C-OP1 (Commercial Off, Prof. Inst)	PUD-A (Planned Unit Dev)
R-B (Low Density Residential)	C-PC (Commercial Planned City)	PUD-B (Planned Unit Dev)
R-C (Medium Density Residential)	C-TS (Commercial Town Servicing)	PUD-C (Planned Unit Dev)
R-D(1) (Moderate Density Residential)	C-WA (Commercial Worth Ave)	BA (Beach Area)
	C-B (Commercial Offices)	

Map Created: May 4, 2017
Town of Palm Beach
Information Technologies GIS Department
Planning, Zoning & Building Department
(561) 833-5430
Email: pzo@townofpalmbeach.com
Website: palmbeach.gov/office.com

MAP | - 1

1 ZONING MAP - FOR REFERENCE ONLY
N.T.S.



2 DETAILED SITE PLAN
1" = 80'-0"

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06.13.2023	FINAL SUBMITTAL	

PROJECT

LUGANO
S I A M O N O S

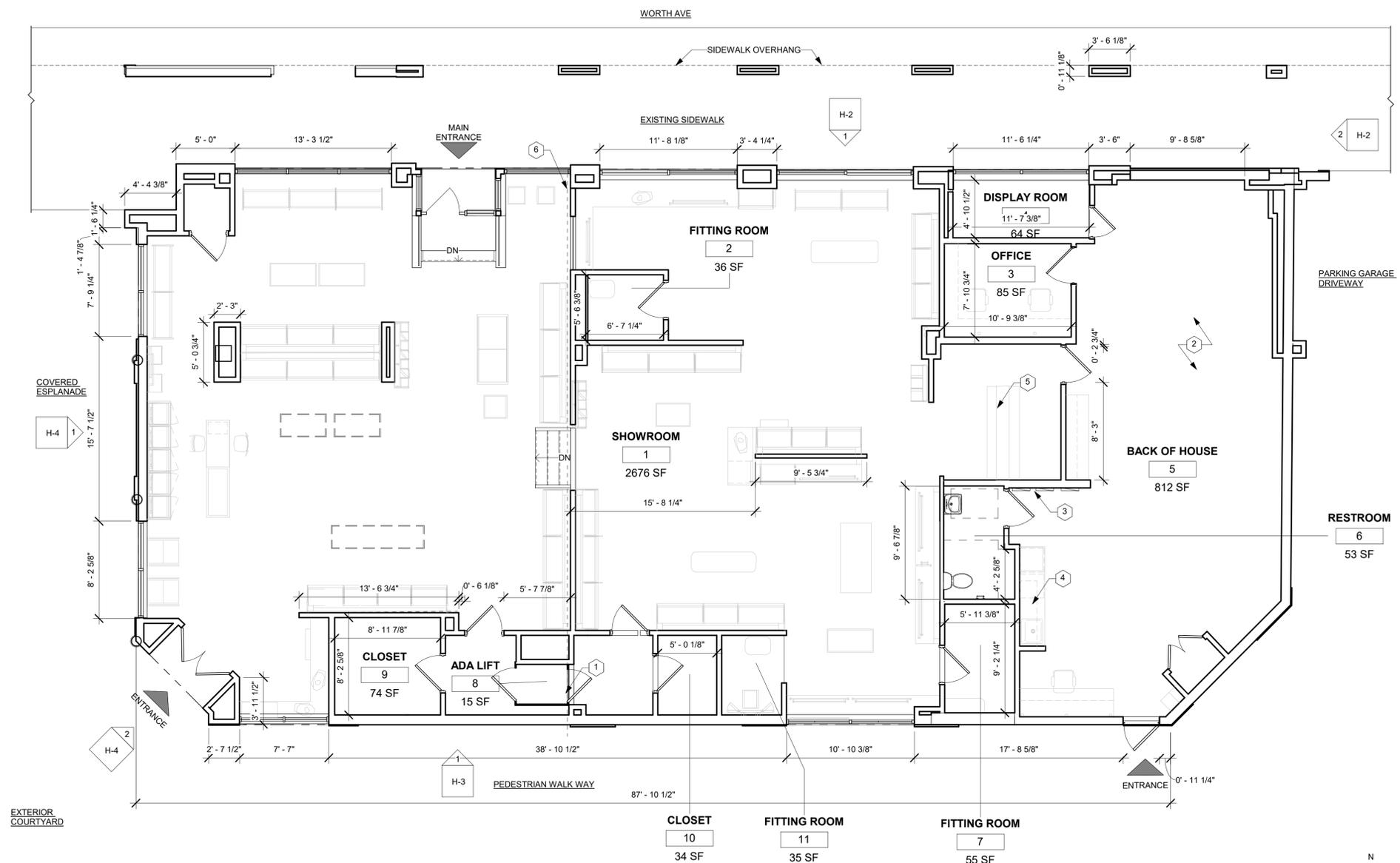
150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

SHEET
TITLE

EXISTING PLAN

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4390 SF AM 7 / 16
SCALE CHECKED BY PROJECT #
AS NOTED BY MB 23-020
SHEET NO.

G-1

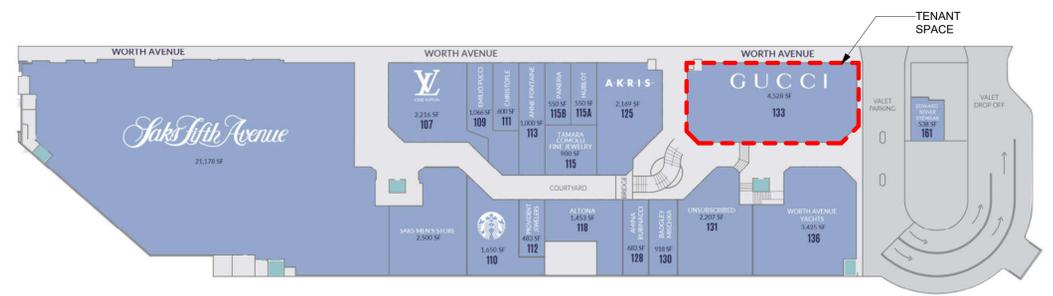


1 EXISTING CONDITION FLOOR PLAN
3/16" = 1'-0"



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PARTITION
	EXISTING DOOR

KEY NOTES			
SYMBOL	NOTES	SYMBOL	NOTES
1	ADA LIFT	7	
2	EXISTING STOCK ROOM SHELVING AREA	8	
3	EXISTING ELECTRICAL PANELS	9	
4	WRAPPING STATION	10	
5	POINT OF SALE	11	
6	DASHED LINE INDICATED CHANGE IN ELEVATION. FLOOR TRANSITIONS +2'-0"	12	



2 RENDER KEY PLAN 1
N.T.S.

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06.13.2023	06.13.2023	FINAL SUBMITTAL

PROJECT



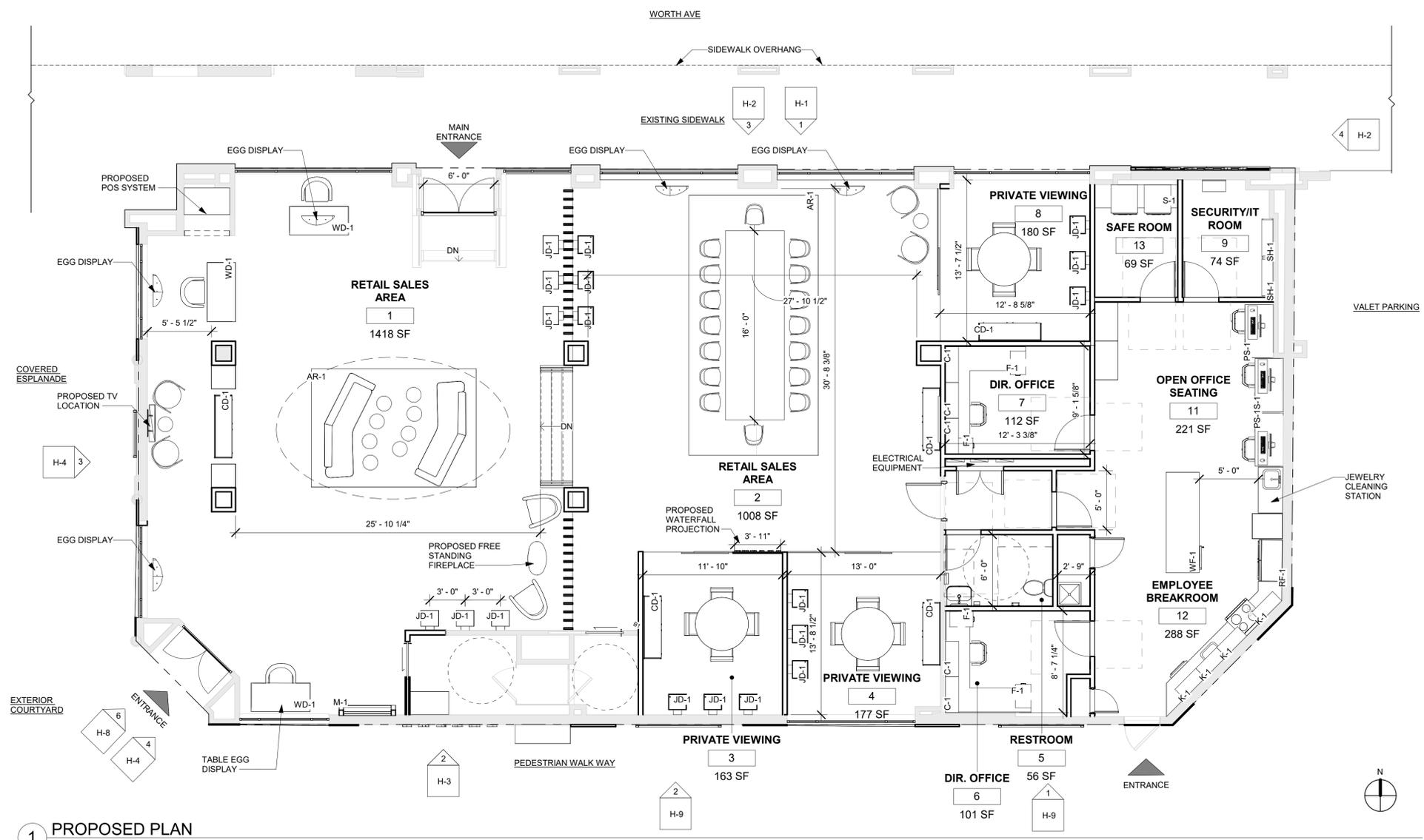
150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

SHEET TITLE

PROPOSED PLAN

SQUARE FT.	DRAWN BY	PAGE #
4390 SF	LT	8 / 16
SCALE	CHECKED BY	PROJECT #
AS NOTED	BY MB	23-020
SHEET NO.		

G-2



1 PROPOSED PLAN
3/16" = 1'-0"



2 RENDER KEY PLAN 2
N.T.S.

NOTE:
1. IF EXTERIOR WINDOWS REQUIRE REPLACEMENT, A BARRICADE WILL BE CONSTRUCTED AS PER APPLICABLE TOWN AND LANDLORD REQUIREMENTS.

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1 PROPOSED STREETSCAPE ELEVATION - WORTH AVENUE
1/8" = 1'-0"

PROFESSIONAL LICENSE NUMBER
FL: AR99652

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PROJECT

LUGANO
D I A M O N D S

150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

SHEET TITLE

**STREETSCAPE
ELEVATION**

SQUARE FT.	DRAWN BY	PAGE #
4390 SF	MM	9 / 16
SCALE	CHECKED	PROJECT #
AS NOTED	BY MB	23-020
SHEET NO.		

H-1

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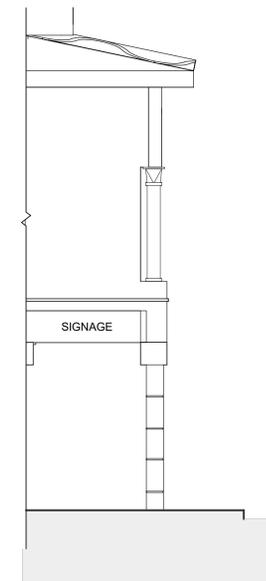
CONSULTANTS

KEY NOTES

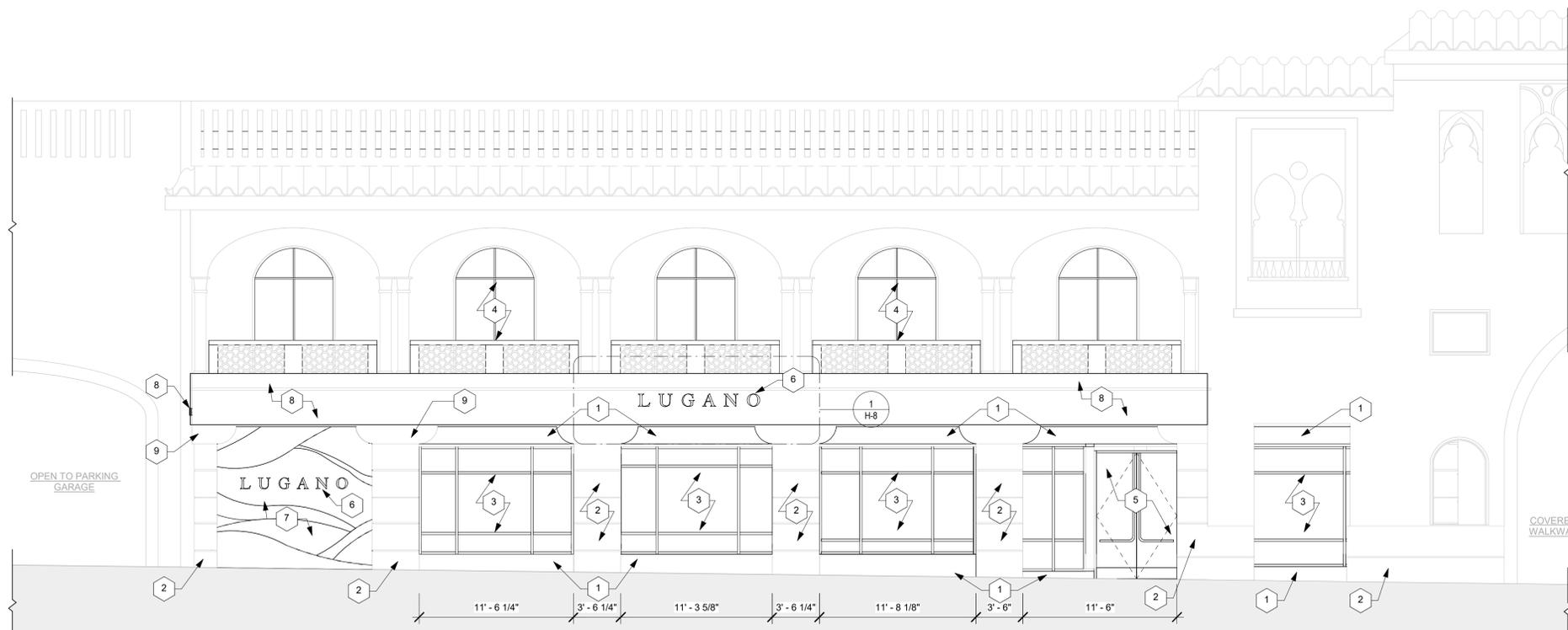
SYMBOL	NOTES
1	EXISTING METAL FINISH TO BE REPLACED WITH NEW ALPOLIC PANELING SYSTEM WITH WHITE FINISH
2	EXISTING STONE FINISH TO REMAIN
3	NEW BLACK STOREFRONT MULLION LAYOUT
4	ADJACENT TENANT
5	FRONT ENTRANCE. NEW FRAMELESS DOOR.
6	NEW BLACK METAL PIN SIGNAGE
7	DECORATIVE PANEL DESIGN WALL
8	EXISTING FACADE BAND TO BE PAINTED SHERWIN WILLIAMS 7011 NATURAL CHOICE TO MATCH ADJACENT FACADE
9	EXISTING COLUMN CAP TO BE PAINTED SHERWIN WILLIAMS 7011 NATURAL TO MATCH ADJACENT FACADE



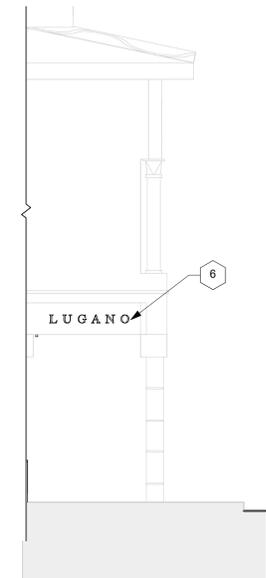
1 EXISTING STREETSCAPE STOREFRONT ELEVATION - WORTH AVENUE
3/16" = 1'-0"



2 EXISTING SIDE ELEVATION - WORTH AVE
3/16" = 1'-0"



3 PROPOSED STREETSCAPE STOREFRONT ELEVATION - WORTH AVENUE
3/16" = 1'-0"



4 PROPOSED SIDE ELEVATION - WORTH AVE
3/16" = 1'-0"

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06.13.2023	FINAL SUBMITTAL	

PROJECT

LUGANO
DIAMOND

150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

SHEET TITLE

**EXTERIOR FRONT
ELEVATION**

SQUARE FT. DRAWN BY PAGE #
4390 SF MM 10 / 16
SCALE CHECKED PROJECT #
AS NOTED BY MB 23-020
SHEET NO.

H-2

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PROJECT

LUGANO
DIAMOND

150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

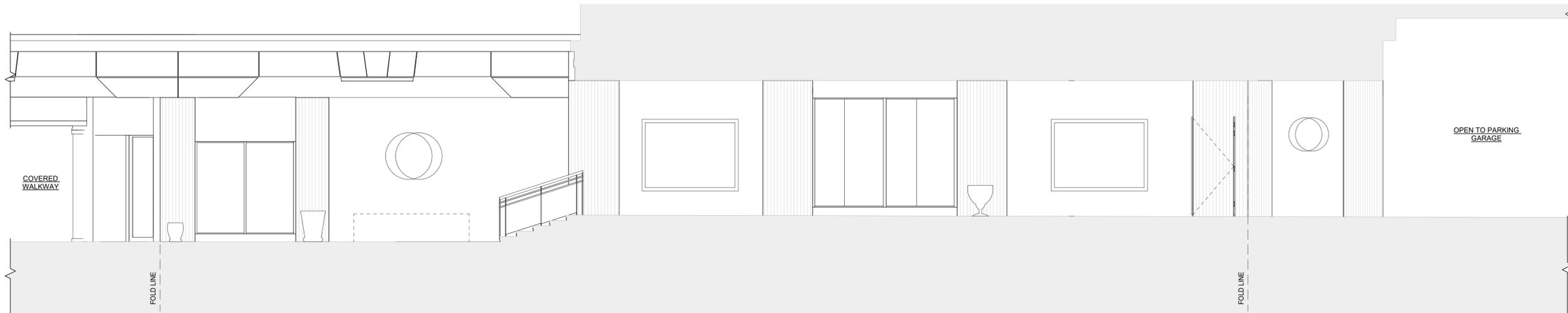
SHEET TITLE

**EXTERIOR REAR
ELEVATION**

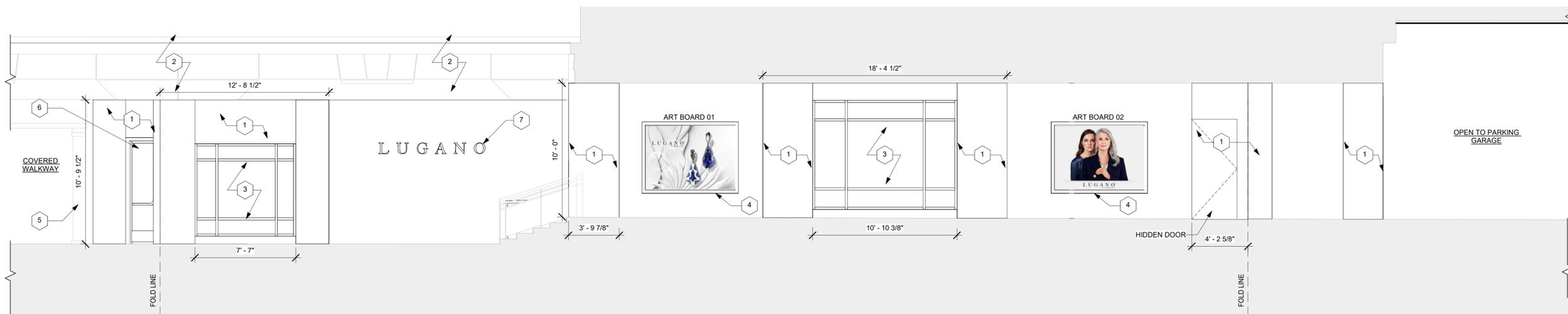
SQUARE FT. DRAWN BY PAGE #
4390 SF LT 11 / 16
SCALE AS NOTED BY MB PROJECT #
23-020

SHEET NO.

H-3



1 EXISTING STOREFRONT ELEVATION - OPEN REAR WALKWAY
1/4" = 1'-0"



2 PROPOSED STOREFRONT ELEVATION - OPEN REAR WALKWAY
1/4" = 1'-0"

KEY NOTES	
SYMBOL	NOTES
1	EXISTING METAL FINISH TO BE REPLACED WITH NEW ALPOLIC PANELING SYSTEM WITH WHITE FINISH
2	EXISTING STONE FINISH TO REMAIN
3	NEW BLACK STOREFRONT MULLION LAYOUT
4	EXISTING ART FRAME TO BE PAINTED BLACK, LUGANO CUSTOM ARTWORK WITHIN.
5	EXISTING COLUMN BUILD OUT TO BE PAINTED WHITE.
6	COURTYARD ENTRANCE. NEW FRAMELESS DOOR.
7	NEW BLACK METAL PIN SIGNAGE
8	
9	
10	
11	

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05.30.2023	SECOND SUBMITTAL	
06.13.2023	FINAL SUBMITTAL	

PROJECT

LUGANO
D I A M O N D S

150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

SHEET TITLE

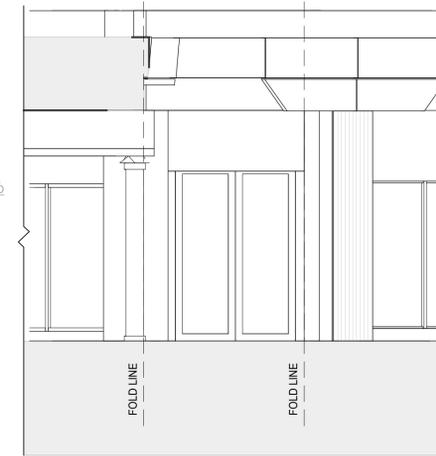
**EXTERIOR SIDE
ELEVATION**

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4390 SF	LT	12 / 16
SCALE	CHECKED BY	PROJECT #
AS NOTED	MB	23-020
SHEET NO.		

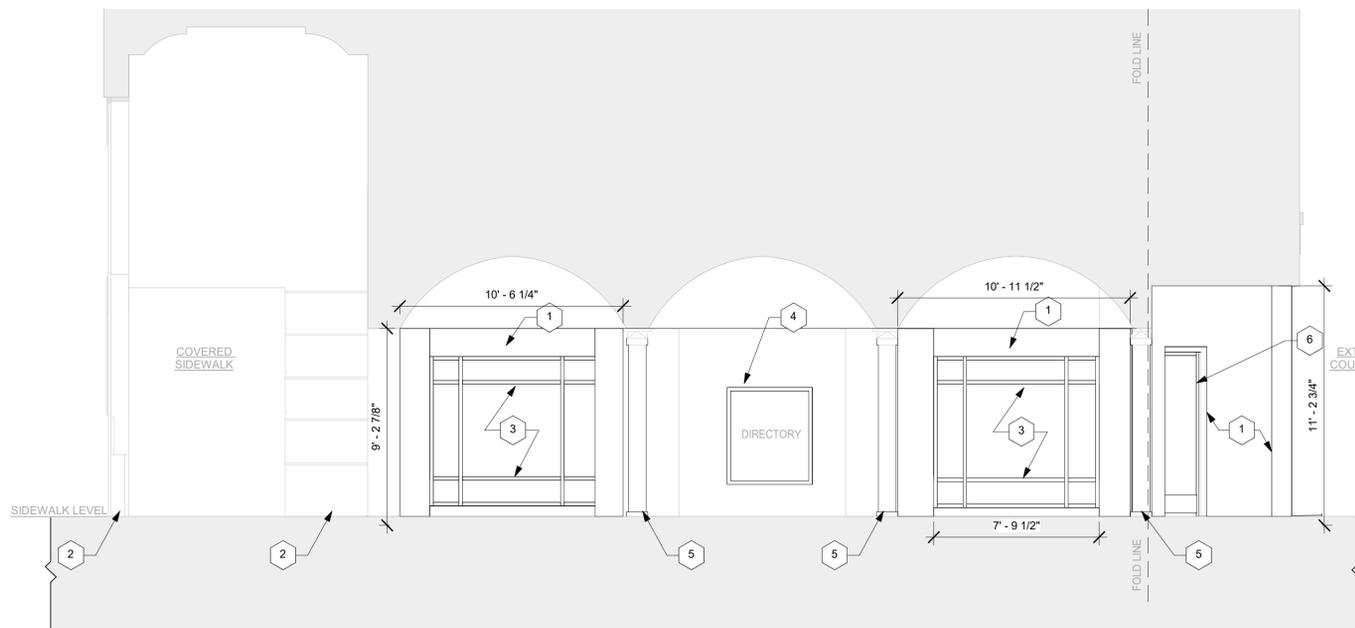
H-4



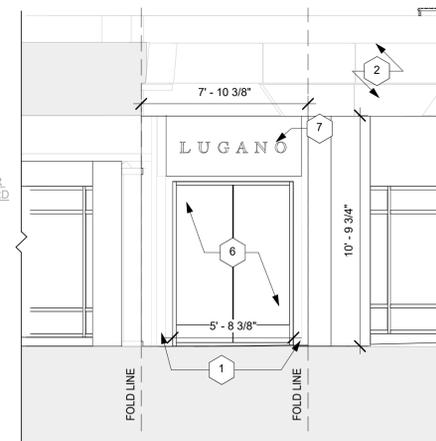
1 EXISTING STOREFRONT ELEVATION - COVERED SIDE WALKWAY
1/4" = 1'-0"



2 EXISTING ENTRANCE ELEVATION
1/4" = 1'-0"



3 PROPOSED STOREFRONT ELEVATION - COVERED SIDE WALKWAY
1/4" = 1'-0"



4 PROPOSED COURTYARD ENTRANCE ELEVATION
1/4" = 1'-0"

KEY NOTES

SYMBOL	NOTES
1	NEW ALPOLIC PANELING SYSTEM WITH WHITE FINISH
2	EXISTING STONE FINISH TO REMAIN
3	NEW BLACK MULLION STOREFRONT SYSTEM
4	EXISTING MALL DIRECTORY
5	EXISTING COLUMN BUILD OUT TO BE PAINTED SILVER SATIN.
6	COURTYARD ENTRANCE. NEW FRAMELESS DOOR.
7	NEW PUSH THRU BACK LIT SIGNAGE
8	NEW SILVER SATIN PAINT FINISH
9	
10	
11	



A PROPOSED FRONT FACADE RENDER A
N.T.S.



2 RENDER REFERENCE PHOTO
N.T.S.



B PROPOSED FRONT FACADE RENDER B
N.T.S.

1 RENDER KEY PLAN 3
N.T.S.



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PROJECT

LUGANO
DIAMOND

150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

SHEET
TITLE

COLOR RENDERINGS I

SQUARE FT. DRAWN BY PAGE #
4390 SF MM 13/ 16
SCALE CHECKED BY PROJECT #
AS NOTED BY MB 23-020
SHEET NO.

H-5

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PROJECT

LUGANO
DIAMOND

150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

SHEET
TITLE

COLOR RENDERINGS II

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SCALE AS NOTED	CHECKED BY MB	PROJECT # 23-020
SHEET NO.		

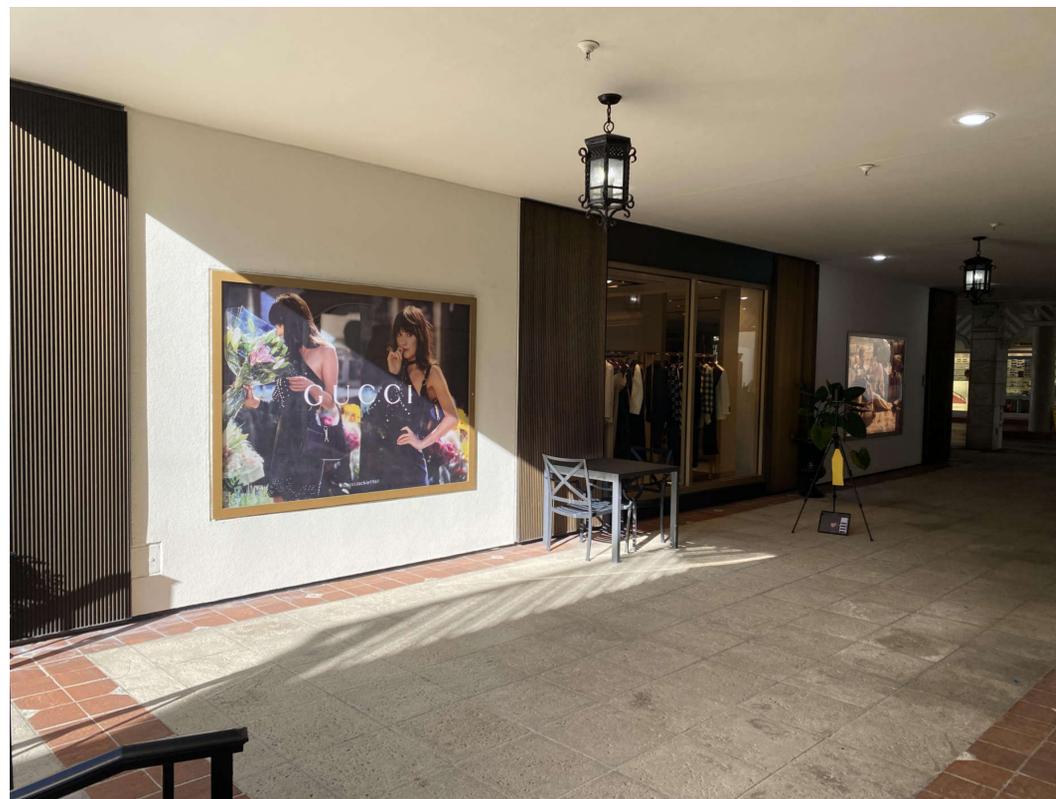
H-6



1 RENDER KEY PLAN 4
N.T.S.



A PROPOSED REAR FACADE RENDER A
N.T.S.



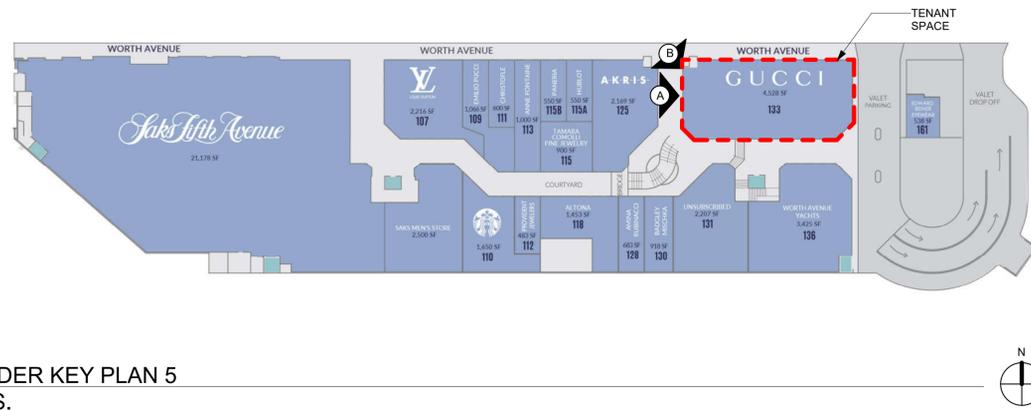
2 RENDER REFERENCE PHOTO 2
N.T.S.



B PROPOSED REAR FACADE RENDER B
N.T.S.

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1 RENDER KEY PLAN 5
N.T.S.



A PROPOSED SIDE FACADE RENDER A
N.T.S.



2 RENDER REFERENCE PHOTO 3
N.T.S.



B PROPOSED SIDE FACADE RENDER B
N.T.S.

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PROJECT

LUGANO
DIAMOND

150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

SHEET
TITLE

COLOR RENDERINGS III

SQUARE FT.	DRAWN BY	PAGE #
4390 SF	MM	15/ 16
SCALE	CHECKED BY	PROJECT #
AS NOTED	MB	23-020
SHEET NO.		

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PROJECT

LUGANO
DIAMOND

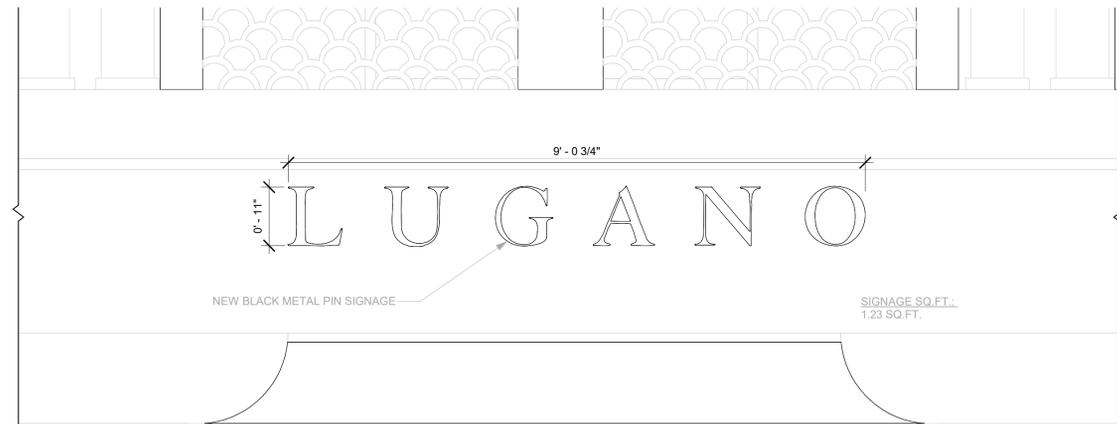
150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

SHEET
TITLE

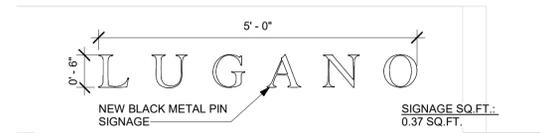
**EXTERIOR FINISHES &
SIGN DETAILS**

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4390 SF	Author	16/16
SCALE AS NOTED	CHECKED BY MB	PROJECT # 23-020
SHEET NO.		

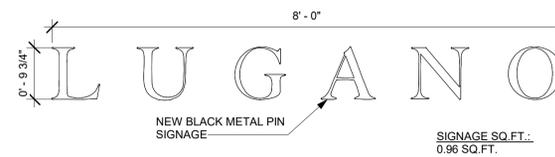
H-8



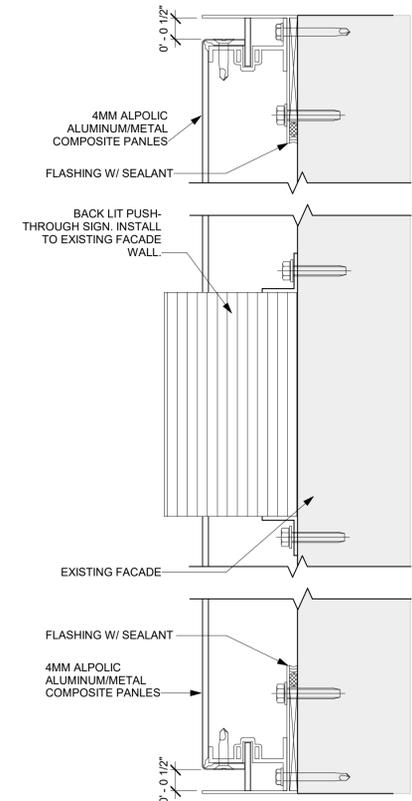
1 STOREFRONT BACKLIT SINGAGE ELEVATION
3/4" = 1'-0"



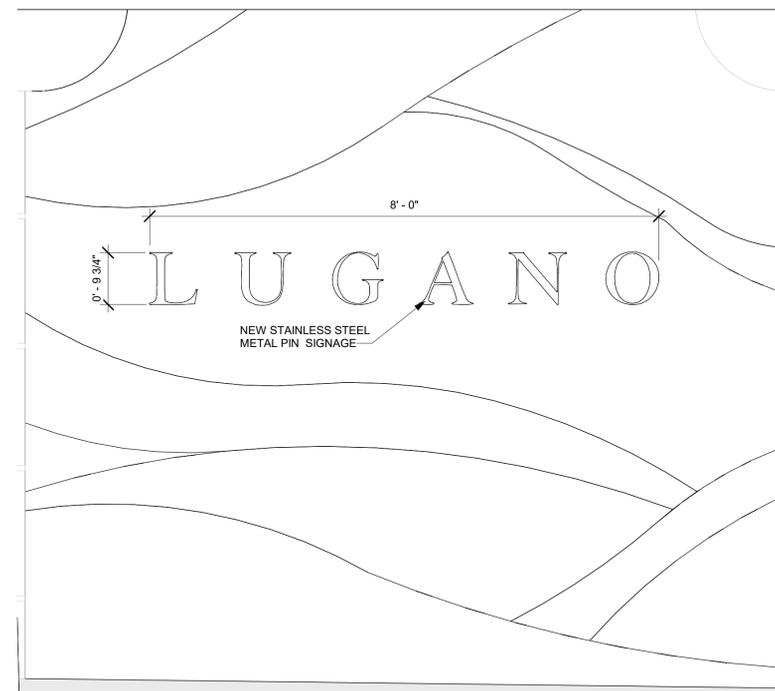
2 WORTH AVE SIDE SIGNAGE
3/4" = 1'-0"



3 EXTERIOR REAR COURTYARD SIGNAGE
3/4" = 1'-0"



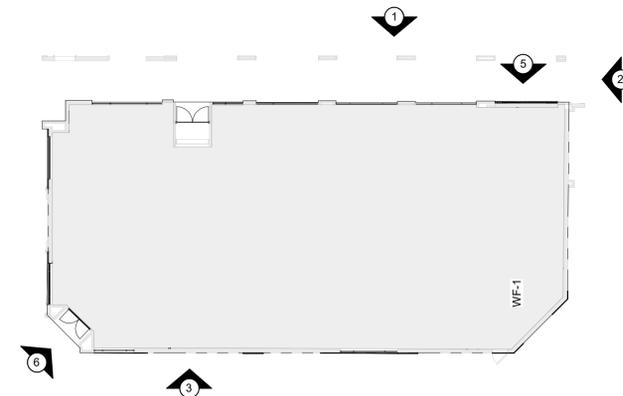
4 BACK LIT SIGN SECTION DETAIL
6" = 1'-0"



5 DECORATIVE PANEL WALL SIGNAGE
3/4" = 1'-0"



6 COURTYARD ENTRANCE SIGNAGE
3/4" = 1'-0"



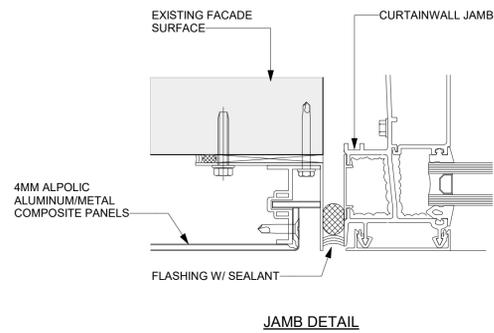
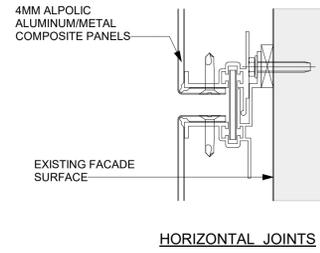
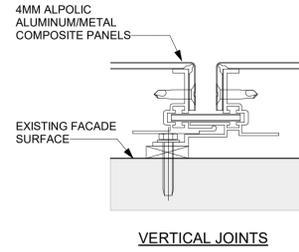
7 SIGNAGE PLAN
1/16" = 1'-0"



1 ART BOARD 1
1" = 1'-0"



2 ART BOARD 2
1" = 1'-0"



3 TYPICAL ALPOLIC SYSTEM DETAILS
6" = 1'-0"

CONSULTANTS

PROFESSIONAL LICENSE NUMBER
FL: AR99652

VERSIONS

NO.	DATE	DESCRIPTION
04.24.2023	04.24.2023	PRE-APP REVIEW
05.02.2023	05.02.2023	PRELIMINARY PLANS
05.11.2023	05.11.2023	FIRST SUBMITTAL
05.30.2023	05.30.2023	SECOND SUBMITTAL
06.13.2023	06.13.2023	FINAL SUBMITTAL

PROJECT

LUGANO
DIAMONDS
150 WORTH AVE
ESPLANADE, SUITE 137,
PALM BEACH, FL 33480

SHEET
TITLE

ART AND ALPOLIC
SYSTEM DETAILS

SQUARE FT.	DRAWN BY	PAGE #
4390 SF	Author	16/16
SCALE	CHECKED	PROJECT #
AS NOTED	BY MB	23-020
SHEET NO.		

H-9