

TUTTO MARE

THE ROYAL POINCIANA PLAZA

340 ROYAL POINCIANA WAY PALM BEACH

FLORIDA

RECEIVED

By yfigueroa at 2:17 pm, Nov 09, 2023

SHEET INDEX

NO.	SHEET TITLE				
CVR	COVER SHEET				
1 OF 2	SURVEY - COVER SHEET				
2 OF 2	SURVEY				
	ARCHITECTURAL				
A-0.1.0	VICINITY LOCATION MAP				
A-0.1.1	LOCATION PLAN				
A-0.2.0	SUBJECT PROPERTY IMAGES				
A-1.0.0	OVERALL SITE PLAN				
A-1.0.1	ENLARGED SITE PLAN				
A-1.0.2	OPERATIONS PLAN				
A-2.1.0	EXISTING & PROPOSED FLOOR PLAN - FIRST FLOOR				
A-2.2.0	EXISTING & PROPOSED WEST ELEVATION				
A-2.2.1	EXISTING & PROPOSED NORTH ELEVATION				
A-3.0.0	PROPOSED ROOF PLAN & SOUTH ELEVATION				
A-4.0.0	CONCEPTUAL OVERALL BUILDING SECTIONS				
A-5.1.0	CONSTRUCTION STAGING & SCREENING PLAN				
A-5.1.1	CONSTRUCTION TRUCK LOGISTIC PLAN				

THE PROPOSED WORK INCLUDES:

- 200 SEAT RESTAURANT (6,825 SF INTERIOR + 1,565 SF PATIO) WITHIN PREVIOUSLY APPROVED ROYAL POINCIANA PLATHOUSE BUILDING.
- MINOR MODIFICATION PROPOSED TO CONFIGURATION ON WEST AND NORTH FENESTRATION
- NOTE: SEAT COUNT AND PARKING WAS APPROVED UNDER COA-22-003 (ZON-22-018)



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Architecture • Interior Design

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FINAL SUBMITTAL 11.09.23

LANDMARK # COA-23-047 (DECEMBER 20, 2023)

TOWN COUNCIL# ZON-24-003 (DECEMBER 13, 2023)

LOCATION MAP
(NOT TO SCALE)

NORTH

FLAGLER MEMORIAL BRIDGE

ROYAL POINCIANA WAY

THIS SURVEY

COCONUT ROW

N. COUNTY ROAD

N. BREAKERS ROW

BREAKERS

ATLANTIC OCEAN

S. OCEAN BLVD

ROYAL PALM WAY

LAKEVIEW AVE

OKEECHOBEE BLVD

BANYAN BLVD

INTRACOASTAL WATERWAY

FLAGLER DRIVE

S. DIXIE HIGHWAY

S. OLIVE AVENUE

N. DIXIE HIGHWAY

N. OLIVE AVENUE

PARCEL A: (LEASEHOLD)
A PARCEL OF LAND IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTHERLY RIGHT OF WAY LINE OF ROYAL POINCIANA WAY; ON THE EAST BY THE WESTERLY RIGHT OF WAY OF COCOANUT ROW; ON THE WEST BY THE WATERS OF LAKE WORTH; AND ON THE SOUTH BY THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WHITE HALL WAY WITH THE WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW, AS SAID STREETS ARE DESCRIBED IN DEED RECORDED IN DEED BOOK 814, PAGE 477, AND SUBSEQUENT PAGES, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW, A DISTANCE OF 444.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 329.60 FEET AND A CENTRAL ANGLE OF 23 DEGREES 53' 30"; THENCE ALONG SAID CURVE TO THE POINT OF BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 102 DEGREES 55' 30" AND A CENTRAL ANGLE OF 15 DEGREES 35' 22"; THENCE NORTHERLY ALONG THE HEREIN DESCRIBED SOUTH LINE; THENCE WESTERLY MAKING AN ANGLE FROM SOUTHWEST TO WEST OF 66 DEGREES 14' 30", A DISTANCE OF 227.26 FEET; THENCE NORTHERLY AT RIGHT ANGLES, A DISTANCE OF 25 FEET; THENCE WESTERLY AT RIGHT ANGLES, A DISTANCE OF 293.43 FEET TO THE BEGINNING OF A CURVE TO THE NORTHEAST, HAVING A RADIUS OF 65.03 FEET AND A CENTRAL ANGLE OF 85 DEGREES 42' 43"; A DISTANCE OF 97.28 FEET; THENCE NORTHWESTERLY A DISTANCE OF 33.90 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED BOOK 1011, PAGE 226, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHEAST CORNER IS LOCATED IN THE ARC OF A CURVE CONCENTRIC WITH THE LAST HEREIN DESCRIBED CURVE, AND HAVING A RADIUS OF 90.03 FEET AND A CENTRAL ANGLE OF 102 DEGREES 55' 30" AND IS 4.19 FEET SOUTHERLY FROM A POINT OF REVERSE CURVE; THENCE NORTHERLY ALONG THE ARC OF THE JUST DESCRIBED CURVE, A DISTANCE OF 4.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 513.29 FEET AND A CENTRAL ANGLE OF 15 DEGREES 35' 22"; THENCE NORTHERLY ALONG THE ARC OF SAID REVERSE CURVATURE A DISTANCE OF 513.29 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 513.29 FEET AND A CENTRAL ANGLE OF 15 DEGREES 35' 22"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW WITH THE WESTERLY RIGHT OF WAY LINE OF ROYAL POINCIANA WAY, SAID LINE ALSO BEING DESCRIBED IN DEED BOOK 1011, PAGE 226, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 91.06 FEET, MORE OR LESS, TO THE WATERS OF LAKE WORTH AND THE END OF THE HEREIN DESCRIBED SOUTHERLY LINE.

EXCEPTING, HOWEVER, SO MUCH OF A NEARLY RECTANGULAR AREA OF LAND, TOGETHER WITH RIPARIAN OR LITTORAL RIGHTS APPURTENANT OR INCIDENT THERETO, AS IS INCLUDED IN THE FOREGOING DESCRIBED PARCEL OF LAND, AND WHICH NEARLY RECTANGULAR AREA OF LAND HAS A SOUTHERLY BOUNDARY OF 208.44 FEET, AN EASTERLY BOUNDARY OF 71.20 FEET, A NORTHERLY BOUNDARY OF 190.74 FEET PLUS 12.08 FEET, ON TWO DIFFERENT COURSES COINCIDING WITH THE SOUTH LINE OF THE EAST APPROACH OF FLAGLER MEMORIAL BRIDGE, AND HAVING A WESTERLY BOUNDARY OF 71.88 FEET COINCIDING WITH THE WEST FACE OF AN EXISTING CONCRETE BULKHEAD WITHIN THE WATERS OF LAKE WORTH, AND ALL AS SUCH NEARLY RECTANGULAR AREA OF LAND AND RIPARIAN AND LITTORAL RIGHTS APPURTENANT OR INCIDENT THERETO ARE MORE PARTICULARLY DESCRIBED AND WERE CONVEYED IN DEED OF FLORIDA EAST COAST HOTEL COMPANY TO TOWN OF PALM BEACH, DATED SEPTEMBER 11, 1939, AND RECORDED IN DEED BOOK 592, PAGE 478, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FURTHER EXCEPTING ANY PORTION THEREOF CONTAINED IN THAT CERTAIN ORDER OF TAKING BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED JANUARY 26, 2010 IN OFFICIAL RECORDS BOOK 23661, PAGE 787, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL B: (LEASEHOLD)
A PARCEL OF LAND IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW AS NOW LAID OUT AND IN USE AT A DISTANCE OF 173.9 FEET SOUTH OF THE INTERSECTION OF SAID WEST LINE OF THE RIGHT OF WAY OF COCOANUT ROW AND THE SOUTHERLY RIGHT OF WAY LINE OF ROYAL POINCIANA WAY; THENCE WESTERLY PARALLEL TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID POINCIANA WAY A DISTANCE OF 686.33 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE PRECEDING COURSE A DISTANCE OF 245.3 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 513.29 FEET AND A CENTRAL ANGLE OF 15 DEGREES 35' 22"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.04 FEET TO THE POINT OF BEGINNING, AND THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUOUSLY SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 97.62 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 499.67 FEET AND A CENTRAL ANGLE OF 15 DEGREES 35' 22" TO THE SOUTHERLY RIGHT OF WAY LINE OF THE HEREIN DESCRIBED PARCEL; THENCE WESTERLY PARALLEL TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID POINCIANA WAY, A DISTANCE OF 180 FEET, MORE OR LESS, TO THE WATERS OF LAKE WORTH; THENCE NORTHERLY ALONG THE WATERS OF LAKE WORTH TO A POINT IN A LINE PARALLEL TO AND 100 FEET NORTHERLY (MEASURED AT RIGHT ANGLES) FROM THE SOUTHERLY LINE OF THE HEREIN DESCRIBED PARCEL; THENCE EASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 185 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL C: (EASEMENT)
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL B DESCRIBED ABOVE, CREATED BY AND MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT RECORDED IN DEED BOOK 1090,
PAGE 264, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA.

PARCELS A AND B BEING ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF WHITE HALL WAY WITH THE WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW, AS SAID STREETS ARE DESCRIBED IN DEED RECORDED IN DEED BOOK 814, PAGE 477, AND SUBSEQUENT PAGES, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 00°00'00" EAST, ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF COCOANUT ROW, A DISTANCE OF 444.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EAST, HAVING A RADIUS OF 329.60 FEET; THENCE, NORTHERLY, CONTINUING ALONG SAID WESTERLY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°33'30", A DISTANCE OF 137.44 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 23°53'30" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 59.62 FEET TO THE NORTHEAST CORNER OF THE LAND OF PALM BEACH TOWERS CONDOMINIUM, AS DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2207, PAGE 1875, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE, NORTH 89°52'00" WEST, DEPARTING SAID WESTERLY LINE, AND ALONG THE NORTHERLY BOUNDARY OF SAID CONDOMINIUM, A DISTANCE OF 227.26 FEET; THENCE, NORTH 00°00'00" EAST, CONTINUING ALONG SAID NORTHERLY BOUNDARY FOR THE NEXT FOUR COURSES, A DISTANCE OF 25.00 FEET; THENCE, NORTH 89°52'00" WEST, A DISTANCE OF 283.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 65.03 FEET; THENCE, NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°42'43", A DISTANCE OF 97.28 FEET TO THE END OF SAID CURVE; THENCE, NORTH 42°21'59" WEST, A DISTANCE OF 33.90 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED BOOK 1011, PAGE 226, SAID PUBLIC RECORDS; THENCE, NORTH 89°52'00" WEST, A DISTANCE OF 182.62 FEET TO THE WATERS OF LAKE WORTH; THENCE, NORTH 05°21'07" EAST, DEPARTING SAID NORTHERLY BOUNDARY, AND ALONG SAID WATERS OF LAKE WORTH, A DISTANCE OF 501.73 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THAT CERTAIN PARCEL CONVEYED IN DEED OF FLORIDA EAST COAST HOTEL COMPANY TO TOWN OF PALM BEACH, DATED SEPTEMBER 11, 1939, AND RECORDED IN DEED BOOK 592, PAGE 478, SAID PUBLIC RECORDS; THENCE, SOUTH 89°56'11" EAST, DEPARTING SAID WATERS OF LAKE WORTH, AND ALONG SAID PROLONGED LINE, A DISTANCE OF 5.39 FEET TO THE BOUNDARY OF PARCEL NO. 101 AS DESCRIBED IN THE ORDER OF TAKING BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED JANUARY 26, 2010 IN OFFICIAL RECORDS BOOK 23661, PAGE 787, SAID PUBLIC RECORDS; THENCE, SOUTH 06°03'01" WEST, ALONG SAID PARCEL BOUNDARY, A DISTANCE OF 19.69 FEET; THENCE, NORTH 81°46'22" EAST, CONTINUING ALONG SAID PARCEL BOUNDARY, A DISTANCE OF 135.85 FEET; TO SAID SOUTHERLY LINE OF THAT CERTAIN PARCEL RECORDED IN DEED BOOK 592, PAGE 478, SAID PUBLIC RECORDS; THENCE, SOUTH 89°56'11" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 148.34 FEET; THENCE, NORTH 01°03'40" WEST, DEPARTING SAID SOUTHERLY LINE, AND ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 21.56 FEET; THENCE, NORTH 81°46'22" EAST, DEPARTING SAID EASTERLY LINE, AND ALONG THE BOUNDARY OF SAID PARCEL 101, A DISTANCE OF 135.16 FEET; THENCE, SOUTH 89°52'00" EAST, CONTINUING ALONG SAID PARCEL BOUNDARY, A DISTANCE OF 20.00 FEET; THENCE, NORTH 08°08'11" EAST, DEPARTING SAID PARCEL BOUNDARY, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COCOANUT ROW, TOWN OF PALM BEACH WAY; THENCE, SOUTH 89°52'00" WEST, DEPARTING SAID PARCEL BOUNDARY, A DISTANCE OF 303.53 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF COCOANUT ROW; THENCE, SOUTH 81°07'30" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 306.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 669.85 FEET; THENCE, SOUTHERLY, CONTINUING ALONG SAID WESTERLY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°52'00", A DISTANCE OF 279.03 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 23°53'30" WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 102.52 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 512,925 SQUARE FEET OR 11.775 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

PARKING SPACE COUNT	
REGULAR	690
HANDICAP	15
TOTAL	705

PARCEL A: (LEASEHOLD)
A PARCEL OF LAND IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

1. EASEMENT FOR WATER UTILITY PURPOSES GRANTED TO THE WEST PALM BEACH WATER COMPANY BY AN AGREEMENT DATED JANUARY 1, 1923, AS DISCLOSED BY, AND PARTIALLY RELEASED BY THE RELEASE AGREEMENT RECORDED IN DEED BOOK 936, PAGE 633, AS CONVEYED TO THE CITY OF WEST PALM BEACH BY THE INSTRUMENT RECORDED IN DEED BOOK 1117, PAGE 1. (AS TO PARCEL A) [RECORD NOT AVAILABLE, CENTERLINE OF WATER MAIN DEPICTED AS SHOWN ON PREVIOUS SURVEY BY OTHERS]
2. EASEMENT FOR INGRESS AND EGRESS SET FORTH IN THE INSTRUMENT RECORDED IN DEED BOOK 1090, PAGE 264. (AS PARCELS A AND C) AND SHOW ON THAT SURVEY PREPARED BY ASSOCIATED LAND SURVEYORS INC., DATED 8/21/2019, LAST REVISED _____ UNDER WFO#08-00116 (THE "SURVEY"). [RECORD NOT AVAILABLE, SHOWN PER PREVIOUS SURVEY BY OTHERS]
3. EASEMENTS FOR GAS PIPE LINE PURPOSES GRANTED TO FLORIDA BELL UTILITIES COMPANY AS RECORDED IN DEED BOOK 1163, PAGE 613 AND OFFICIAL RECORDS BOOK 3894, PAGE 1481. (AS TO PARCEL A) AND SURVEY OF THE TOWN COUNCIL OF THE CITY OF WEST PALM BEACH, SHOWN PER PREVIOUS SURVEY BY OTHERS]
4. UNIT OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 3023, PAGE 378. (AS TO PARCEL A) [AFFECTS, NOT PLOTTABLE, BLANKET]
10. AGREEMENT BETWEEN THE TOWN OF PALM BEACH AND POINCIANA PROPERTIES, LTD., RECORDED IN OFFICIAL RECORDS BOOK 3023, PAGE 380, AS AFFECTED BY THE ASSIGNMENT AND ASSUMPTION OF AGREEMENT BETWEEN POINCIANA PROPERTIES, LTD. AND SIDNEY SPIEGEL, AS TRUSTEE RECORDED IN OFFICIAL RECORDS BOOK 3150, PAGE 673, TOGETHER WITH UNRECORDED AMENDMENTS DATED MAY 1980; JANUARY 27, 1984; AUGUST 2, 1984; NINTH AMENDMENT DATED OCTOBER 15, 1992, TOGETHER WITH RECORDED AMENDMENTS IN OFFICIAL RECORDS BOOK 4651, PAGE 1553; OFFICIAL RECORDS BOOK 4984, PAGE 1598; OFFICIAL RECORDS BOOK 5061, PAGE 1966; OFFICIAL RECORDS BOOK 5142, PAGE 225; OFFICIAL RECORDS BOOK 5151, PAGE 1001; OFFICIAL RECORDS BOOK 5688, PAGE 94; OFFICIAL RECORDS BOOK 5816, PAGE 8145; OFFICIAL RECORDS BOOK 5949, PAGE 1002; OFFICIAL RECORDS BOOK 6003, PAGE 367; OFFICIAL RECORDS BOOK 10846, PAGE 1617; OFFICIAL RECORDS BOOK 11370, PAGE 1464; OFFICIAL RECORDS BOOK 12296, PAGE 1248; OFFICIAL RECORDS BOOK 12863, PAGE 702; OFFICIAL RECORDS BOOK 15160, PAGE 1; OFFICIAL RECORDS BOOK 16487, PAGE 389, AND ANY AMENDMENTS THERETO. (AS TO PARCEL A) [AFFECTS, NOT PLOTTABLE, BLANKET]
12. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 3722, PAGE 1952, AS AFFECTED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 23408, PAGE 771 AND OFFICIAL RECORDS BOOK 23429, PAGE 1766. (AS TO PARCEL A) AND SHOWN ON THE SURVEY [AFFECTS AS SHOWN]
13. EASEMENT OF THE TOWN COUNCIL OF THE CITY OF WEST PALM BEACH, PROOFING FOR THE DESIGNATION OF CERTAIN HISTORIC OR SPECIMEN TREES, RECORDED IN OFFICIAL RECORDS BOOK 8143, PAGE 124, TOGETHER WITH RESOLUTION NO. 22-95 RECORDED IN OFFICIAL RECORDS BOOK 8850, PAGE 856 AND RESOLUTION NO. 35-99 RECORDED IN OFFICIAL RECORDS BOOK 11660, PAGE 1303. (AS TO PARCEL A) [AFFECTS AS SHOWN]
14. INTEREST OF LESSEE(S) TOGETHER WITH THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN UNRECORDED LEASE DATED AS OF NOVEMBER 23, 1998 BY AND BETWEEN POINCIANA MANAGEMENT, INC. AND HOUSTON'S RESTAURANTS, INC., AS EVIDENCED AND MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED 10900, PAGE 1233, AND RIGHTS OF PARTIES CLAIMING BY, THROUGH OR UNDER THE LESSEE, AS AFFECTED BY SNDA RECORDED MARCH 14, 2020, IN OFFICIAL RECORDS BOOK 31292, PAGE 1252, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS, NOT PLOTTABLE, BLANKET]
15. INTEREST OF LESSEE(S) TOGETHER WITH THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN UNRECORDED LEASE DATED _____ BETWEEN _____ AND _____, AS AFFECTED BY NOTICE PURSUANT TO SECTION 713.10, FLORIDA STATUTES RECORDED OCTOBER 25, 2014 IN OFFICIAL RECORDS BOOK 31520371 AND ISLAND PROPERTIES OF PALM BEACH, INC., A FLORIDA CORPORATION, AS LESSOR, AND STERLING PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS LESSEE, DATED MARCH 31, 2008, AS EVIDENCED AND MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF GROUND LEASE RECORDED APRIL 3, 2008 IN OFFICIAL RECORDS BOOK 22551, PAGE 401, LESSEE'S INTEREST AS ASSIGNED TO RPP PALM BEACH PROPERTY, LP, A DELAWARE LIMITED PARTNERSHIP BY VIRTUE OF THAT CERTAIN AND TOGETHER WITH ITS OWN TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF GROUND LEASE RECORDED AUGUST 28, 2014 IN OFFICIAL RECORDS BOOK 27007, PAGE 340 AND RIGHTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS, NOT PLOTTABLE, BLANKET]
16. CERTIFICATION OF NOTIFICATION OF DESIGNATION OF CERTAIN PROPERTIES AS LANDMARKS RECORDED DECEMBER 8, 2008 IN OFFICIAL RECORDS BOOK 22984, PAGE 89. [AFFECTS, NOT PLOTTABLE]
17. INTENTIONALLY DELETED.
18. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, PROVISIONS, BURDENED EASEMENTS, RIGHTS, DUTIES, OBLIGATIONS AND OTHER MATTERS CONTAINED IN THAT CERTAIN UNRECORDED PROFIT PARTICIPATION AGREEMENT BETWEEN STERLING PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND RPP PALM BEACH PROPERTY LP, A DELAWARE LIMITED PARTNERSHIP DATED AUGUST 28, 2014, AS EVIDENCED AND MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF PROFIT PARTICIPATION AGREEMENT RECORDED AUGUST 28, 2014 IN OFFICIAL RECORDS BOOK 27007, PAGE 357. [AFFECTS, NOT PLOTTABLE]
23. TERMS AND CONDITIONS OF DECLARATION OF USE AGREEMENT BY THE TOWN OF PALM BEACH RECORDED IN OFFICIAL RECORDS BOOK 29158, PAGE 1148. [AFFECTS, NOT PLOTTABLE]
24. TERMS AND CONDITIONS OF DECLARATION OF USE AGREEMENT BY THE TOWN OF PALM BEACH RECORDED IN OFFICIAL RECORDS BOOK 29276, PAGE 1582. [AFFECTS, NOT PLOTTABLE]
25. TERMS AND CONDITIONS OF DECLARATION OF USE AGREEMENT BY THE TOWN OF PALM BEACH RECORDED IN OFFICIAL RECORDS BOOK 29466, PAGE 845. [AFFECTS, NOT PLOTTABLE]
26. TERMS AND CONDITIONS OF DECLARATION OF USE AGREEMENT BY THE TOWN OF PALM BEACH RECORDED IN OFFICIAL RECORDS BOOK 28293, PAGE 4. [AFFECTS, NOT PLOTTABLE]
27. RESTRICTIVE COVENANTS RECORDED FIRE SAFETY CODE RECORDED IN OFFICIAL RECORDS BOOK 30555, PAGE 768. [AFFECTS, NOT PLOTTABLE]
28. TERMS AND CONDITIONS OF UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE BY AND BETWEEN RPP PALM BEACH PROPERTY, LP AND HERMES OF PARIS, INC., RECORDED NOVEMBER 29, 2016 IN OFFICIAL RECORDS BOOK 28730, PAGE 150, AS AFFECTED BY SNDA RECORDED MARCH 14, 2020, IN OFFICIAL RECORDS BOOK 31292, PAGE 1240, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS, NOT PLOTTABLE, BLANKET]
29. RECOGNITION AGREEMENT DATED 3/9/2020, RECORDED 3/14/2020, IN OFFICIAL RECORDS BOOK 31292, PAGE 1263, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS, NOT PLOTTABLE]

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

2. SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

3. LANDS SHOWN HEREON WERE ABSTRACTED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBER: 411900143BM, EFFECTIVE DATE: 9/6/2021 AT 8:00 AM. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.

4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF 501°03'23" W/40 WESTERLY RIGHT-OF-WAY OF COCONUT ROW, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.

6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.

8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

9. FLOOD ZONE: "AE (EL. 6)"; COMMUNITY PANEL NO. 120220 0583 F; DATE: OCTOBER 5, 2017.

10. BENCHMARK ORIGIN DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "TR 10 RM 1 (USE)". ELEVATION = 15.91 NAVD88

11. IF ANY PORTION OF PROPOSED RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ALTERATIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

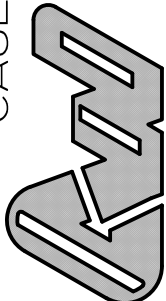
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 7(A), 8, 9, 16, AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 9/24/2021

DATE OF PLAT OR MAP: 12/6/2021

CORRECT PARKING SPACE COUNT	12 / 6 / 21	RW
REVISIONS	DATE	BY
FILE NAME: 96d9 ALTA.dwg		

FIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1450



ROYAL POINCIANA PLAZA
ALTA/NSPS LAND TITLE SURVEY

DATE	9/27/2021
DRAWN BY	EJS
F.B./ PG.	HDS
SCALE	AS SHOWN

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 9649
SHT.NO. 1
OF 2 SHEETS



VICINITY LOCATION MAP

VICINITY LOCATION MAP

A-0.1.0

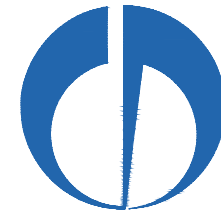
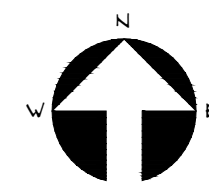
SECOND SUBMITTAL

TENANT IMPROVEMENTS FOR:
TUTTO MARE
THE ROYAL POINCIANA PLAZA
340 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

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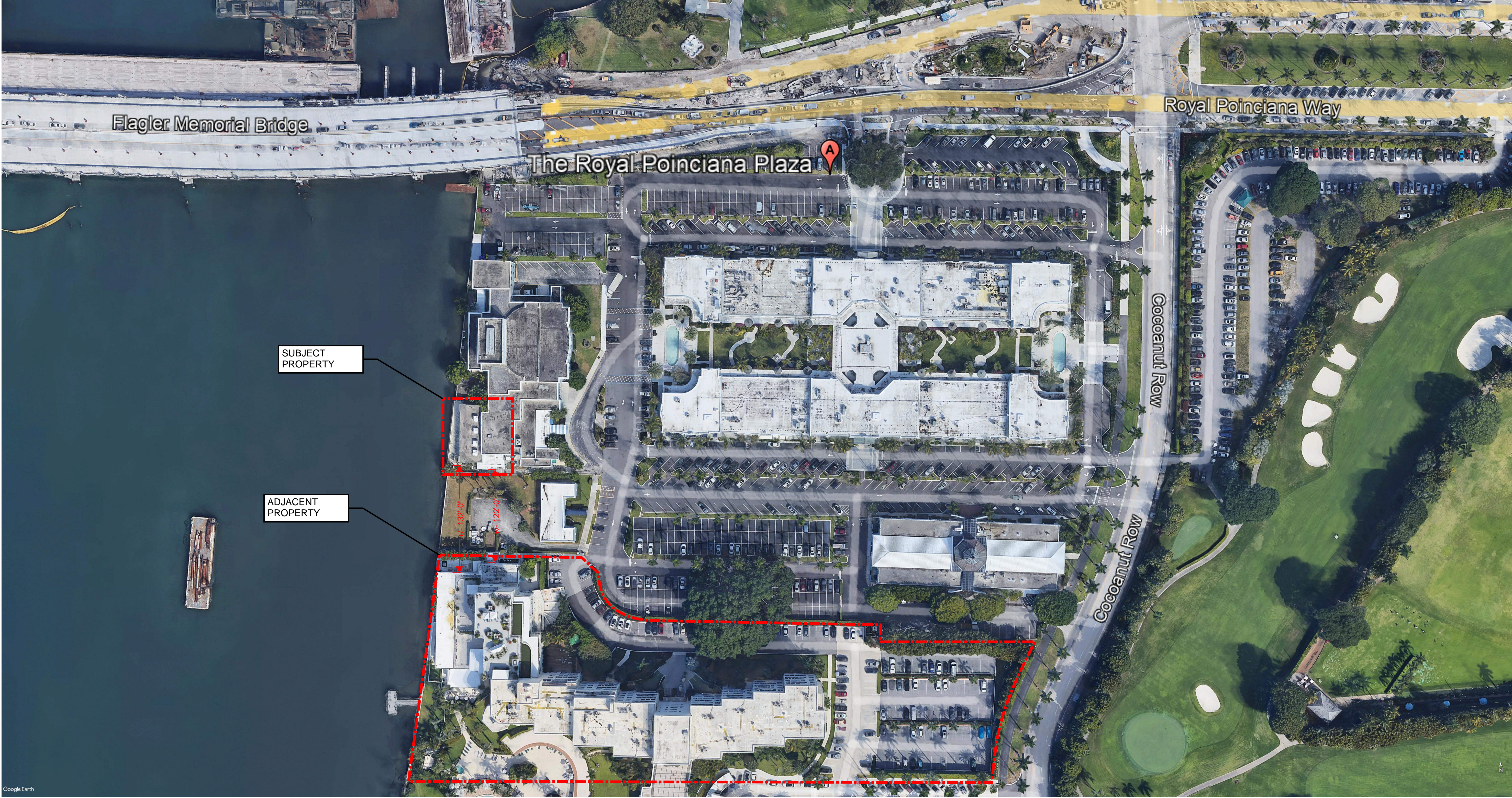
Project no: 00000
Date: 09/18/23
Drawn by: BV
Project Architect: CS



SPINA O'ROURKE
+ PARTNERS

Architecture • Interior Design
Keith M. Spina # ARI1819

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West Palm Beach, Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA2602299



TENANT IMPROVEMENTS FOR:

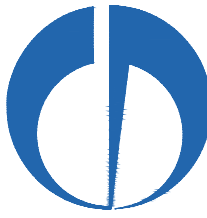
TUTTO MARE

THE ROYAL POINCIANA PLAZA
340 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

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NORTH FACADE
(LOOKING AT TENANT ON THE EAST SIDE)



NORTHWEST FACADE
(LOOKING AT TENANT ON THE EAST SIDE)



LOOKING NORTHWEST FROM PARKING



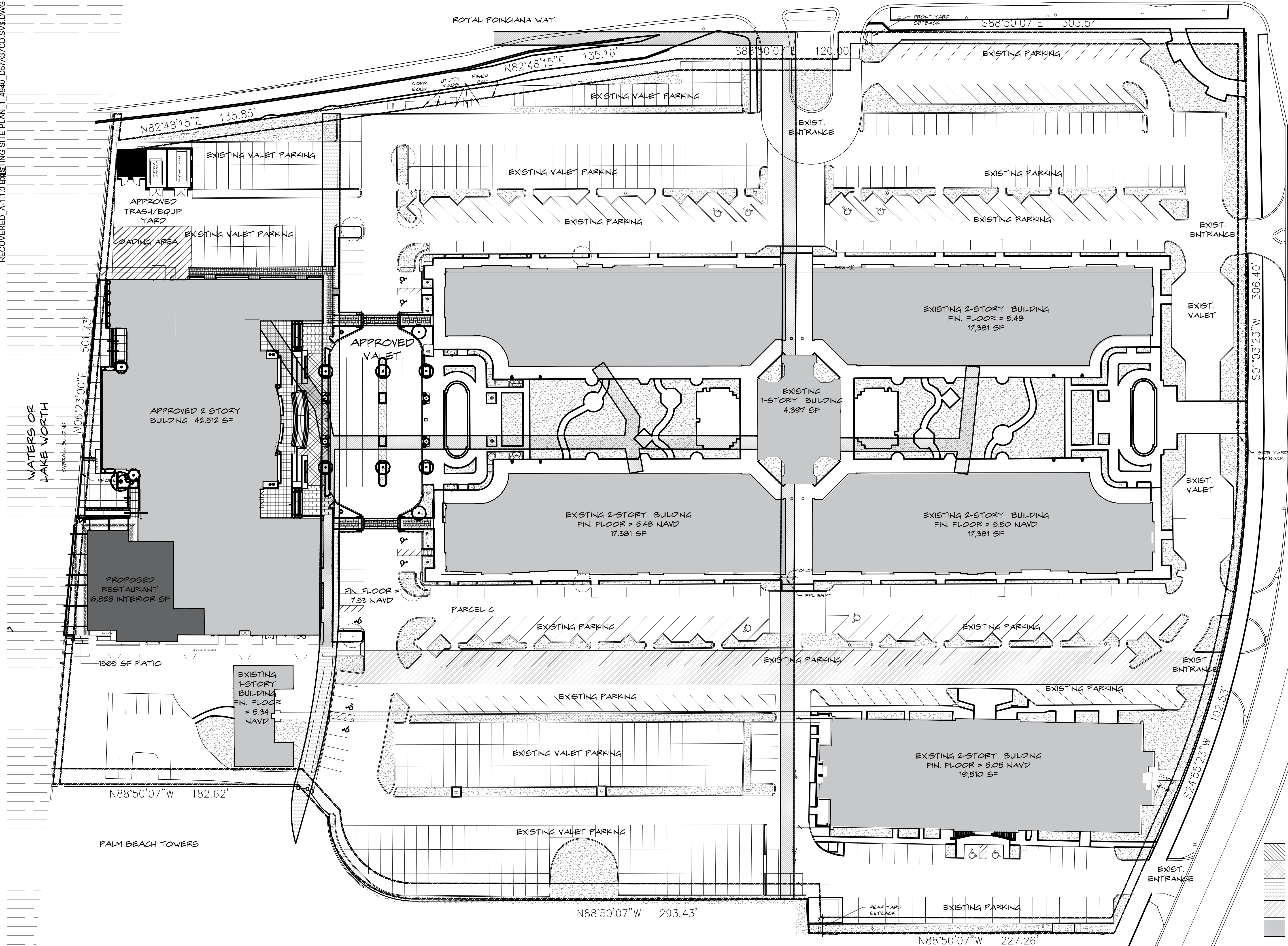
LOOKING NORTH FROM COURTYARD



LOOKING WEST TOWARDS THEATER



LOOKING SOUTH TOWARDS PARKING



1 OVERALL SITE PLAN
A1.0.0 SCALE: 1/32" = 1'-0"

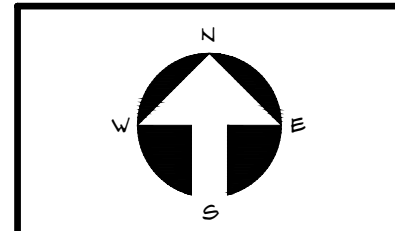
- EXISTING BUILDING
- PROPOSED BUILDING ADDITION
- FLORIDA PUBLIC UTILITIES COMPANY ESMT.
- INGRESS & EGRESS ESMT.
- FPL ESMT.

OVERALL SITE PLAN

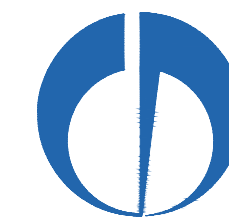
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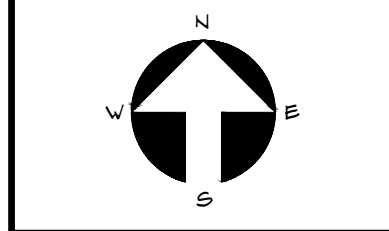
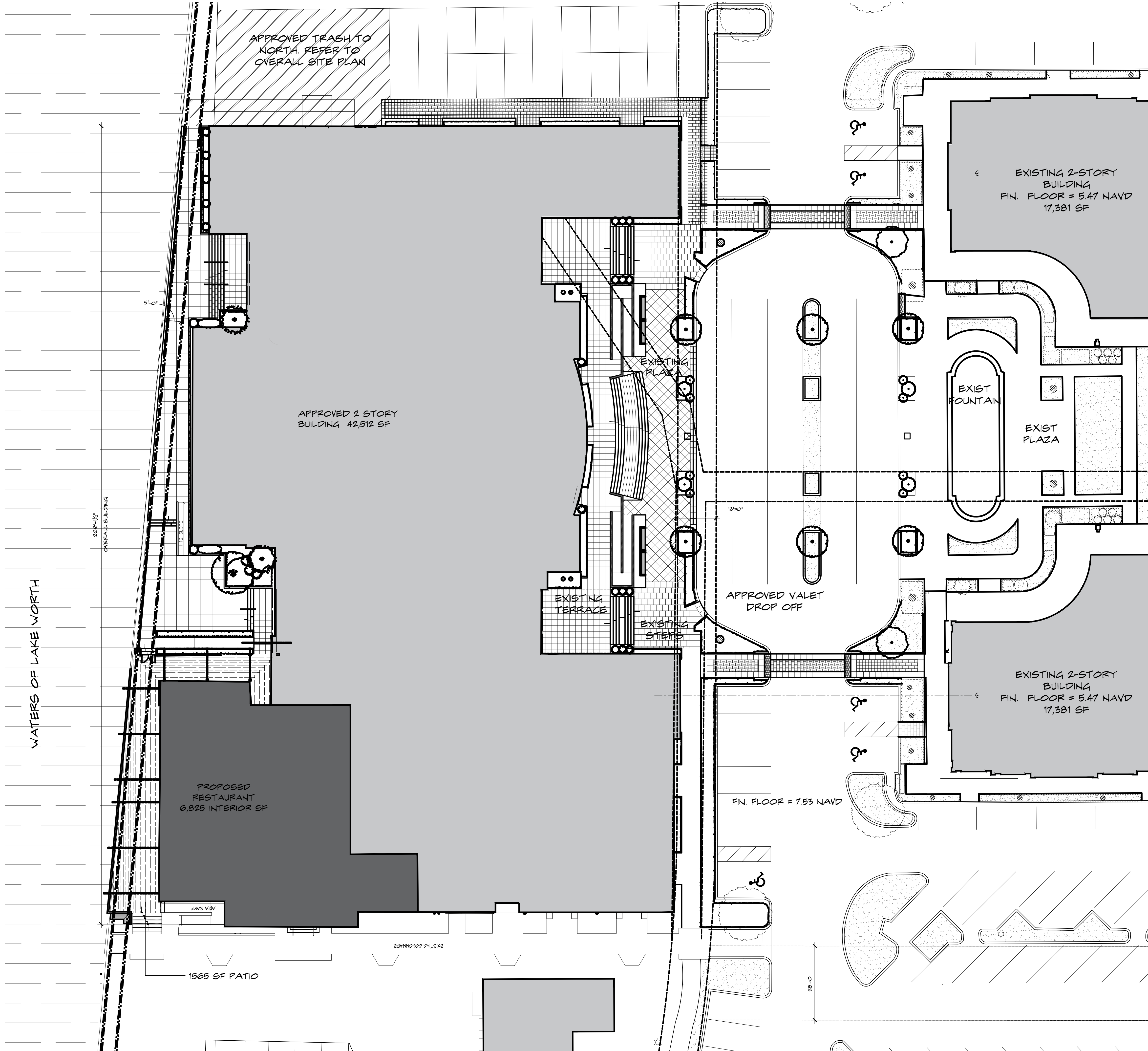


A1.0.0
SECOND SUBMITTAL



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Architecture • Interior Design
Keith W. Spina #A15419

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FL Lic # A0503297

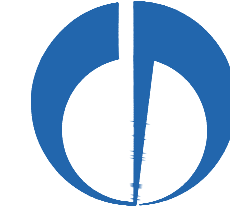


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Revisions:

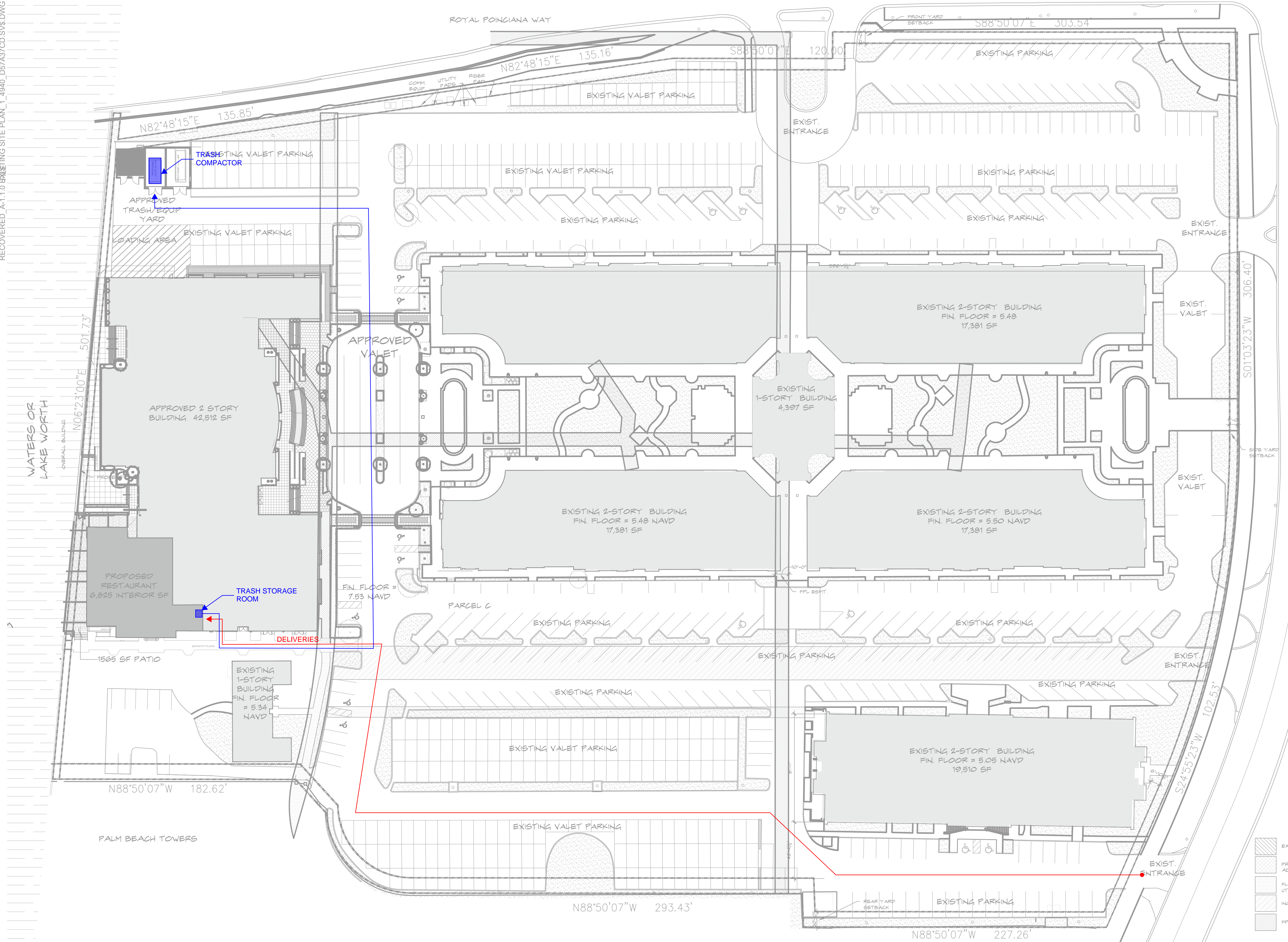
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1
A1.0.2
OVERALL SITE PLAN
SCALE: 1/32" = 1'-0"

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Drawn by:	BV
Project Architect:	CS

OPERATIONS PLAN

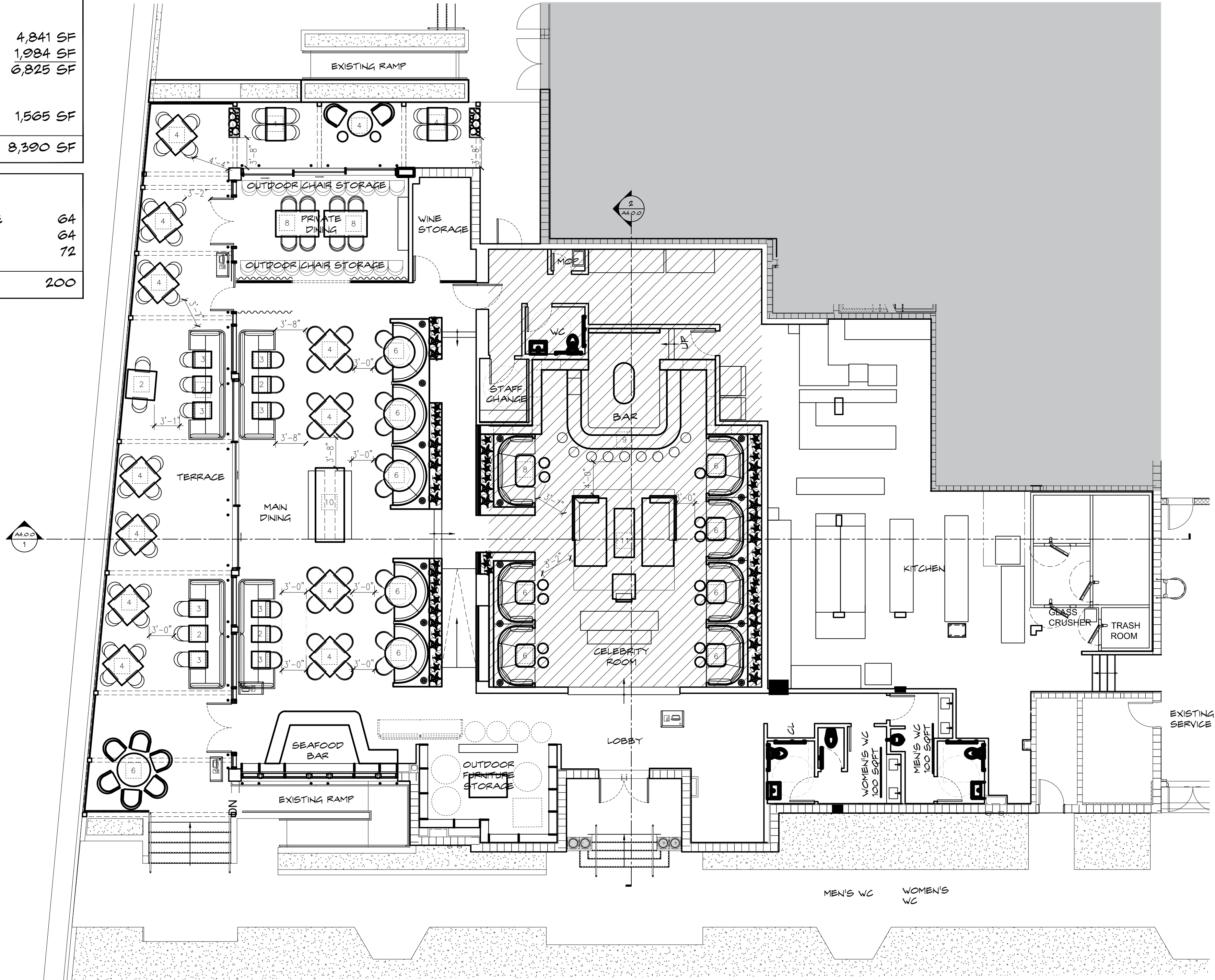
A1.0.2

SECOND SUBMITTAL

SQUARE FOOTAGE	
INTERIOR	
- FRONT OF HOUSE	4,841 SF
- BACK OF HOUSE	1,984 SF
- SUBTOTAL	6,825 SF
EXTERIOR	
- TERRACE	1,565 SF
TOTAL	8,390 SF

SEAT COUNT	
- OUTDOOR TERRACE	64
- BAR AREA	64
- DINING AREA	72
TOTAL	200

 EXISTING MURAL
TO REMAIN



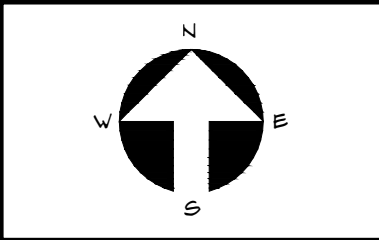
1
A-2.1.0
PROPOSED FIRST FLOOR & SEATING PLAN
SCALE: 1/8" = 1'-0"

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Project Architect: CS



A-2.1.0

SECOND SUBMITTAL

PROPOSED FLOOR PLAN



SUTHERLAND PLATEAU
LOUNGE CHAIR
IN BLEACHED TEAK



COFFEE TABLE
IN STONE

ALL DINING CHAIRS



BISTRO DINING CHAIRS



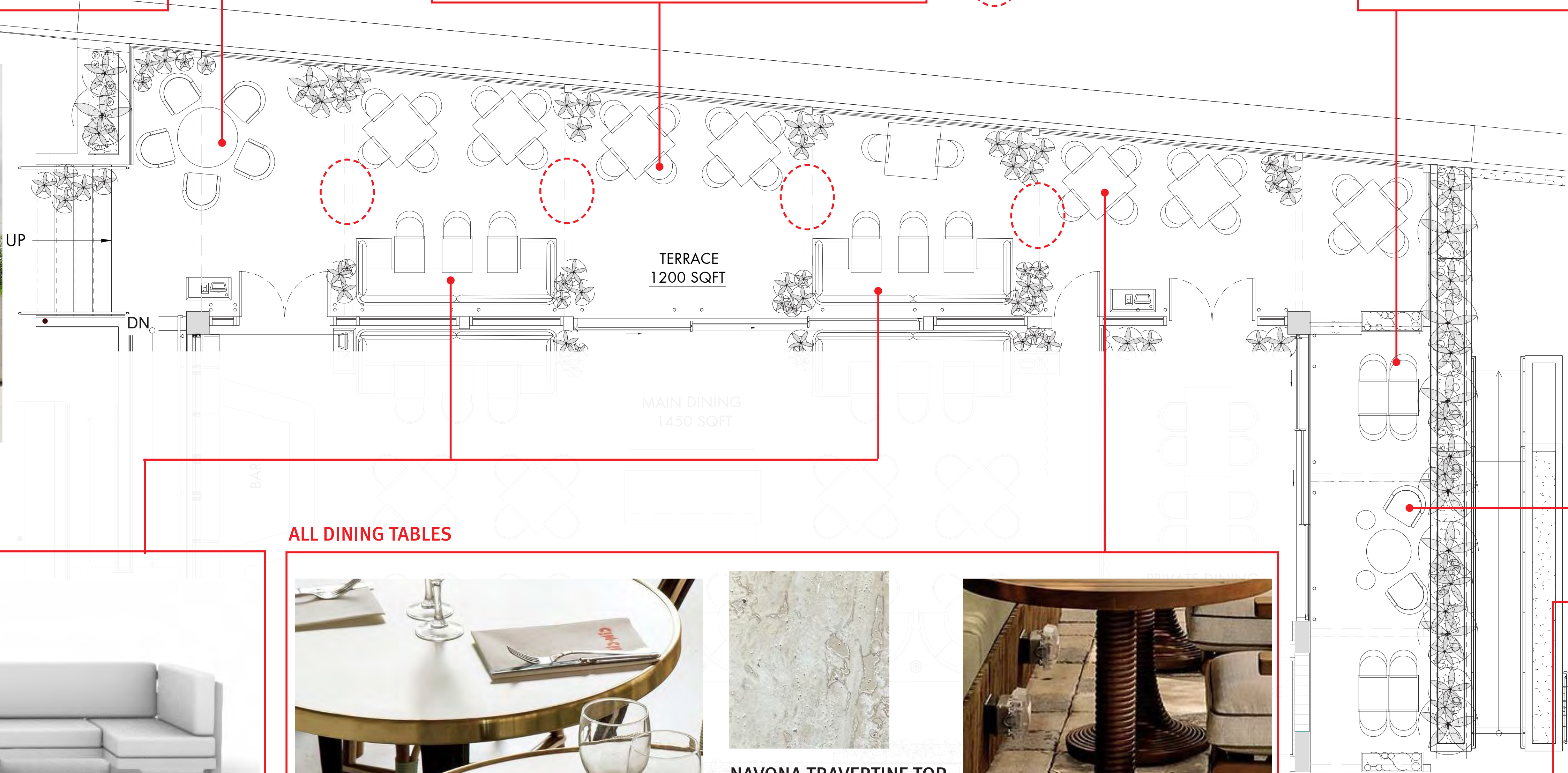
OUTDOOR PENDANT LIGHTS
IN BETWEEN AWNING



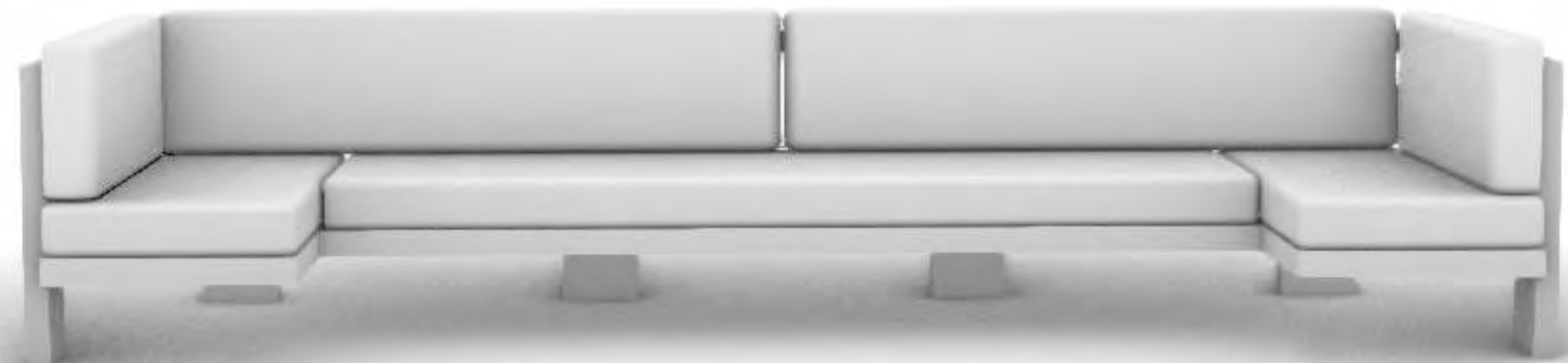
BISTRO DINING CHAIRS



POTS AROUND THE PERIMETER
IN FIBERGLASS WITH CEMENT



ALL DINING TABLES



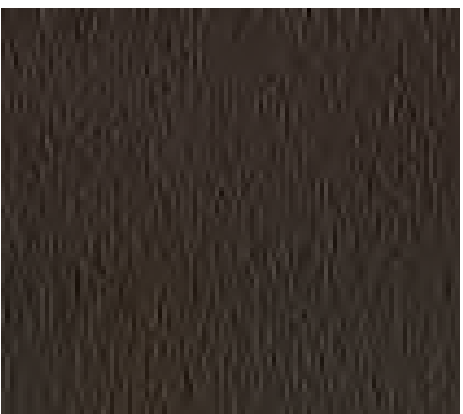
CUSTOM BANQUETTE
IN BLEACHED TEAK AND LINEN



CUSTOM DINING TABLE TOP
IN STONE AND BRONZE



NAVONA TRAVERTINE TOP



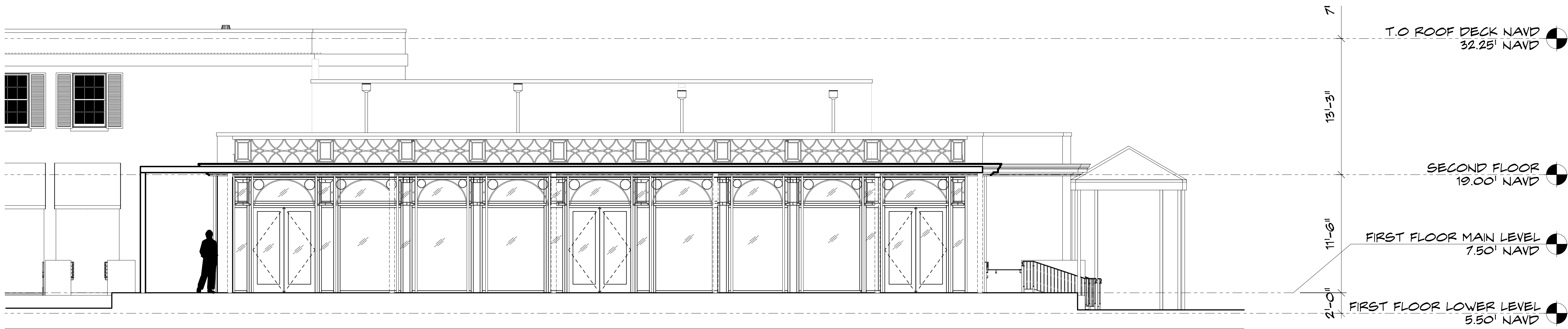
BRONZE BAND



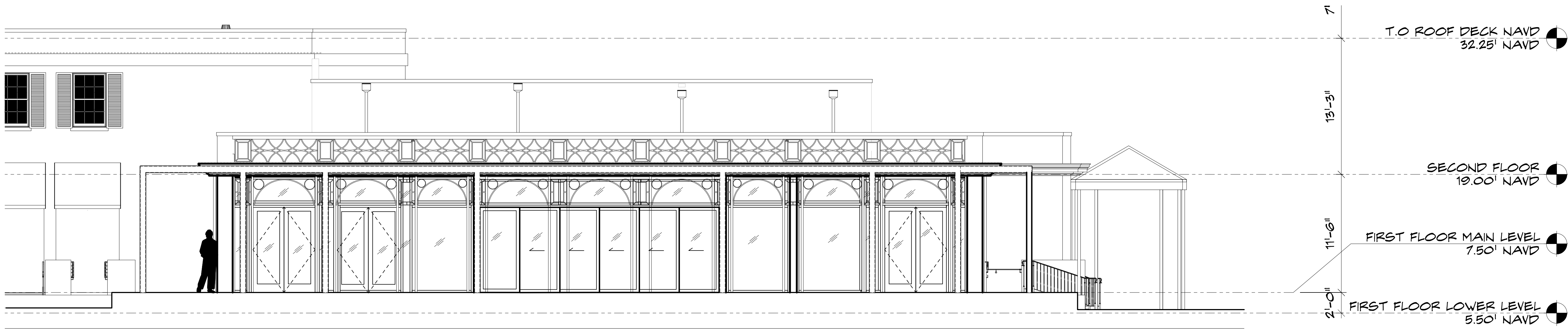
CUSTOM DINING TABLE BASE
IN BRONZE



SUTHERLAND PLATEAU
LOUNGE CHAIR
IN BLEACHED TEAK

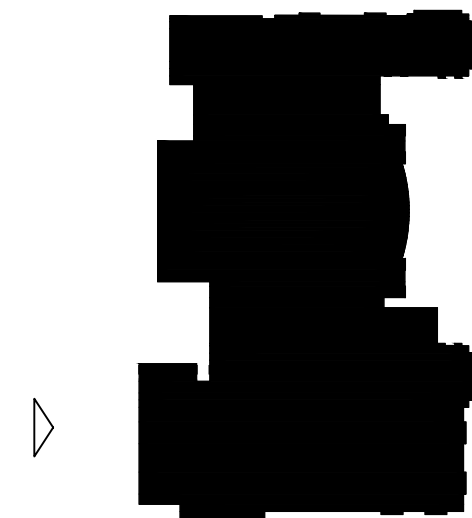


1
A-2.2.0 PREVIOUSLY APPROVED WEST ELEVATION
SCALE: 1/8" = 1'-0"



1
A-2.2.0 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

KEY PLAN



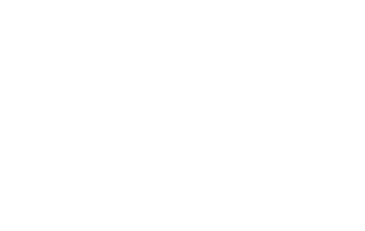
EXISTING AND PROPOSED WEST ELEVATION

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340 ROYAL POINCIANA WAY
PALM BEACH, FLORIDA 33480

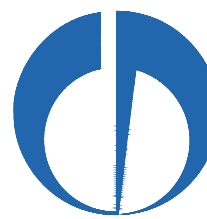
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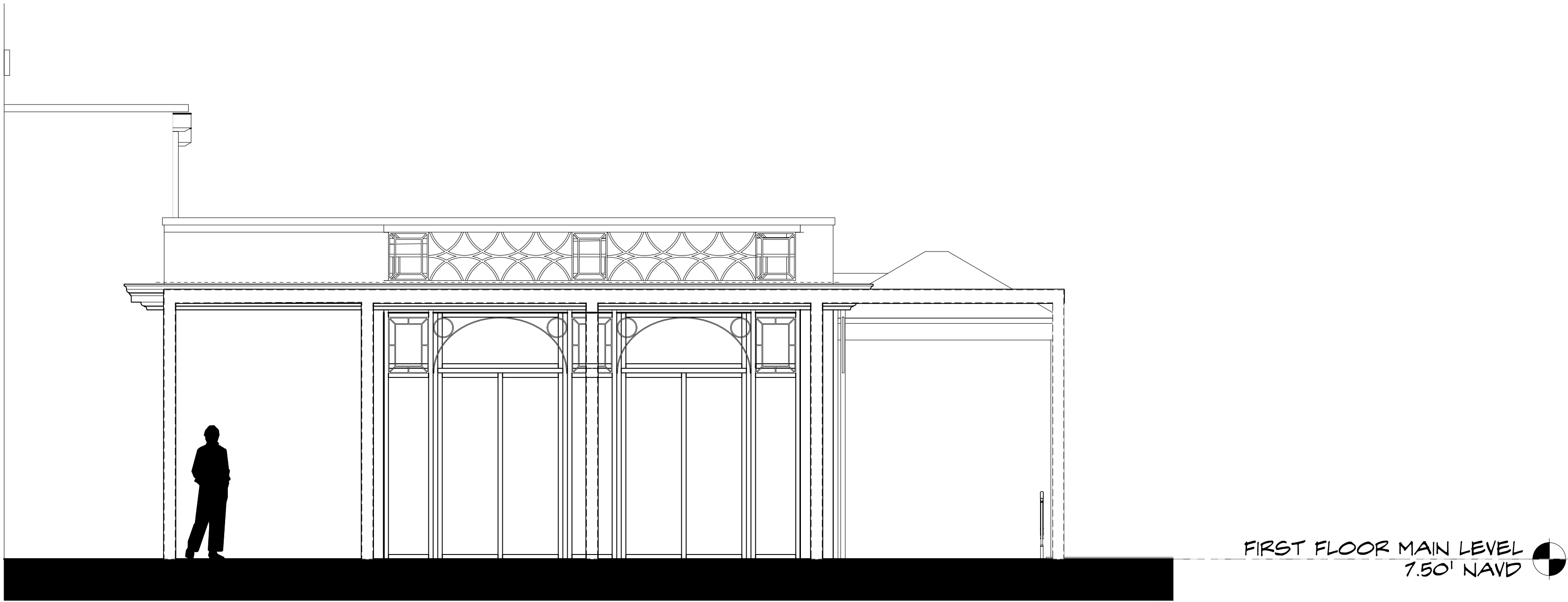
A-2.2.0
SECOND SUBMITTAL



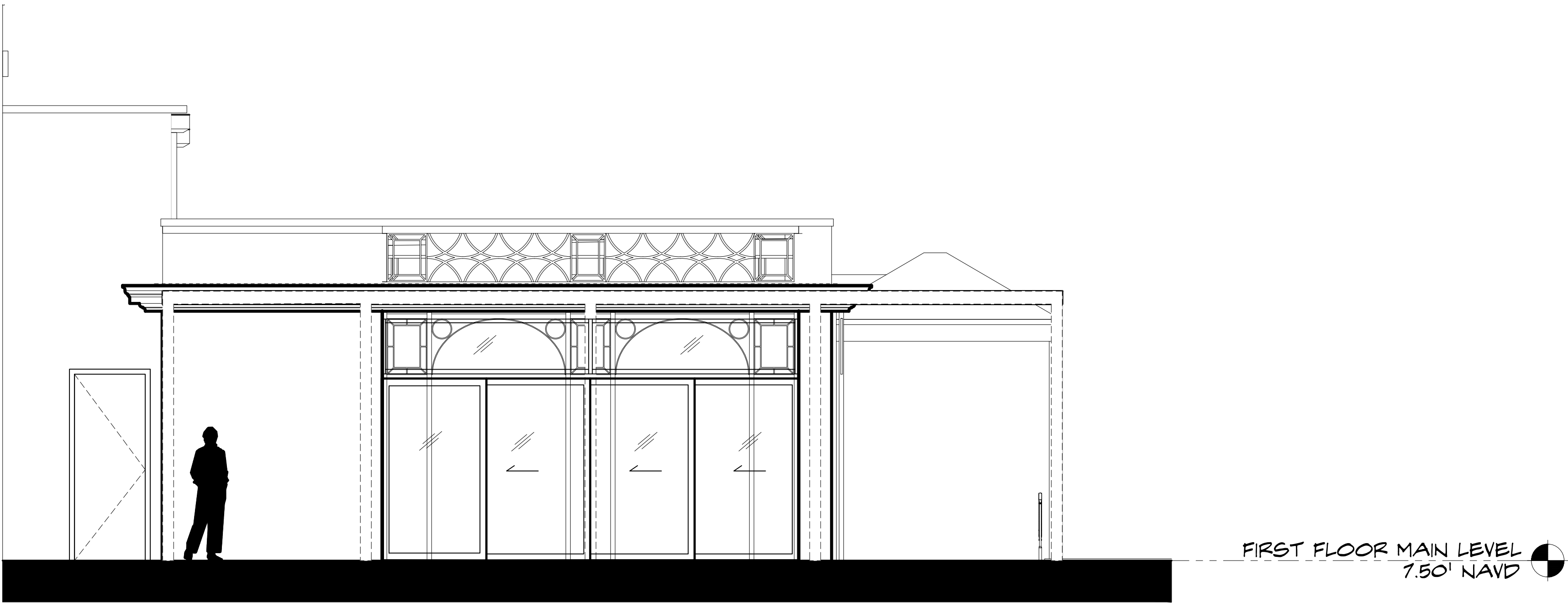
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+ PARTNERS

Architecture • Interior Design
Keith M. Spina # AR18419

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West Palm Beach, Florida 33401
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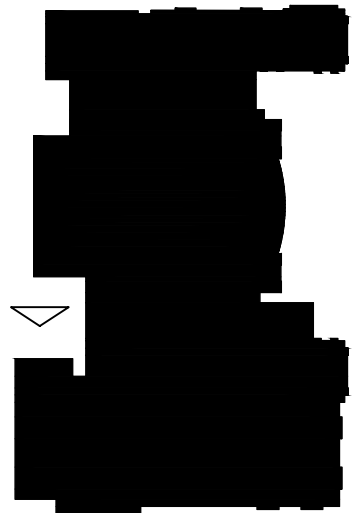


1 PREVIOUSLY APPROVED NORTH ELEVATION
A-2.2.1 SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION
A-2.2.1 SCALE: 1/4" = 1'-0"

KEY PLAN



PROPOSED FLOOR PLAN

A-2.2.1

SECOND SUBMITTAL

TENANT IMPROVEMENTS FOR:
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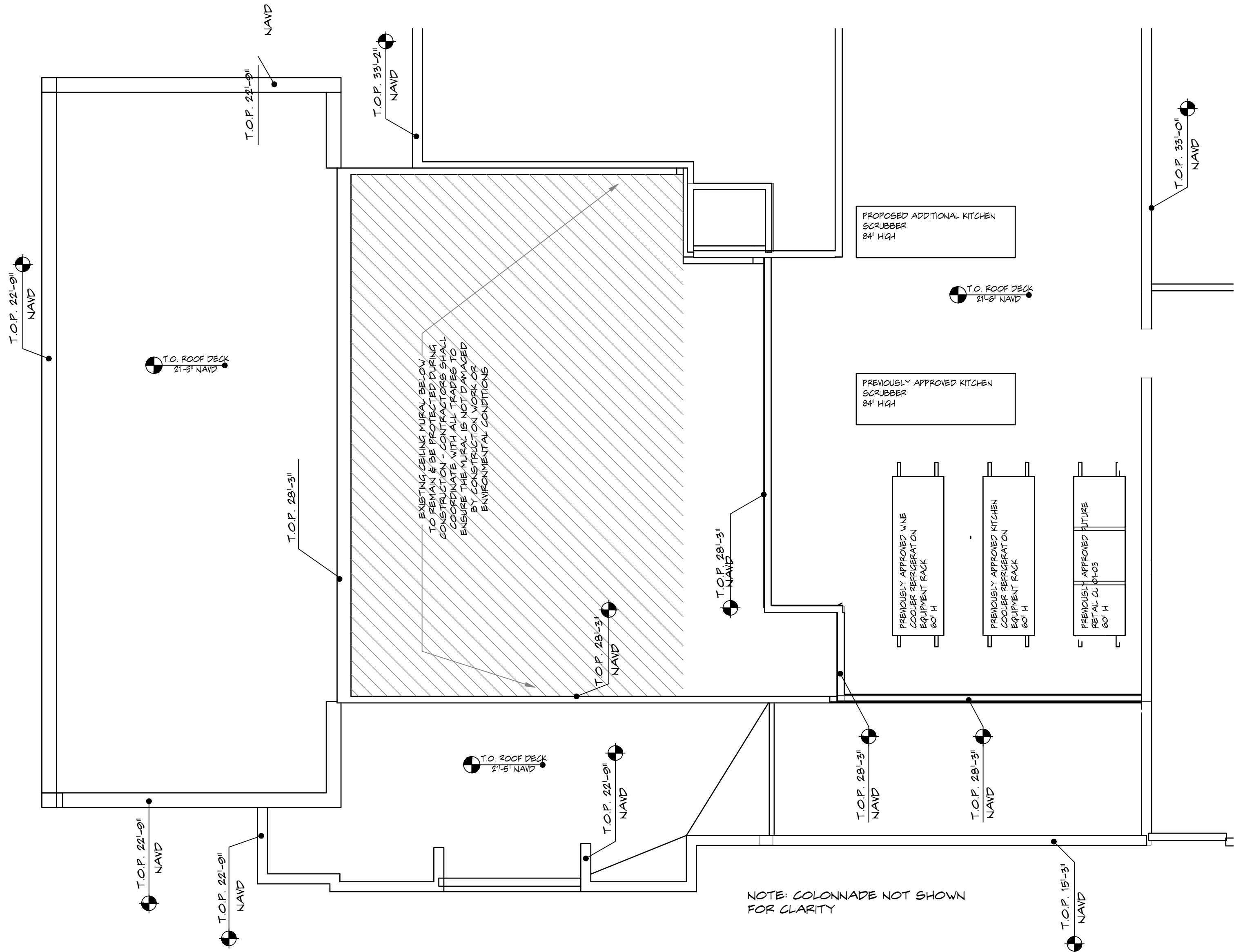
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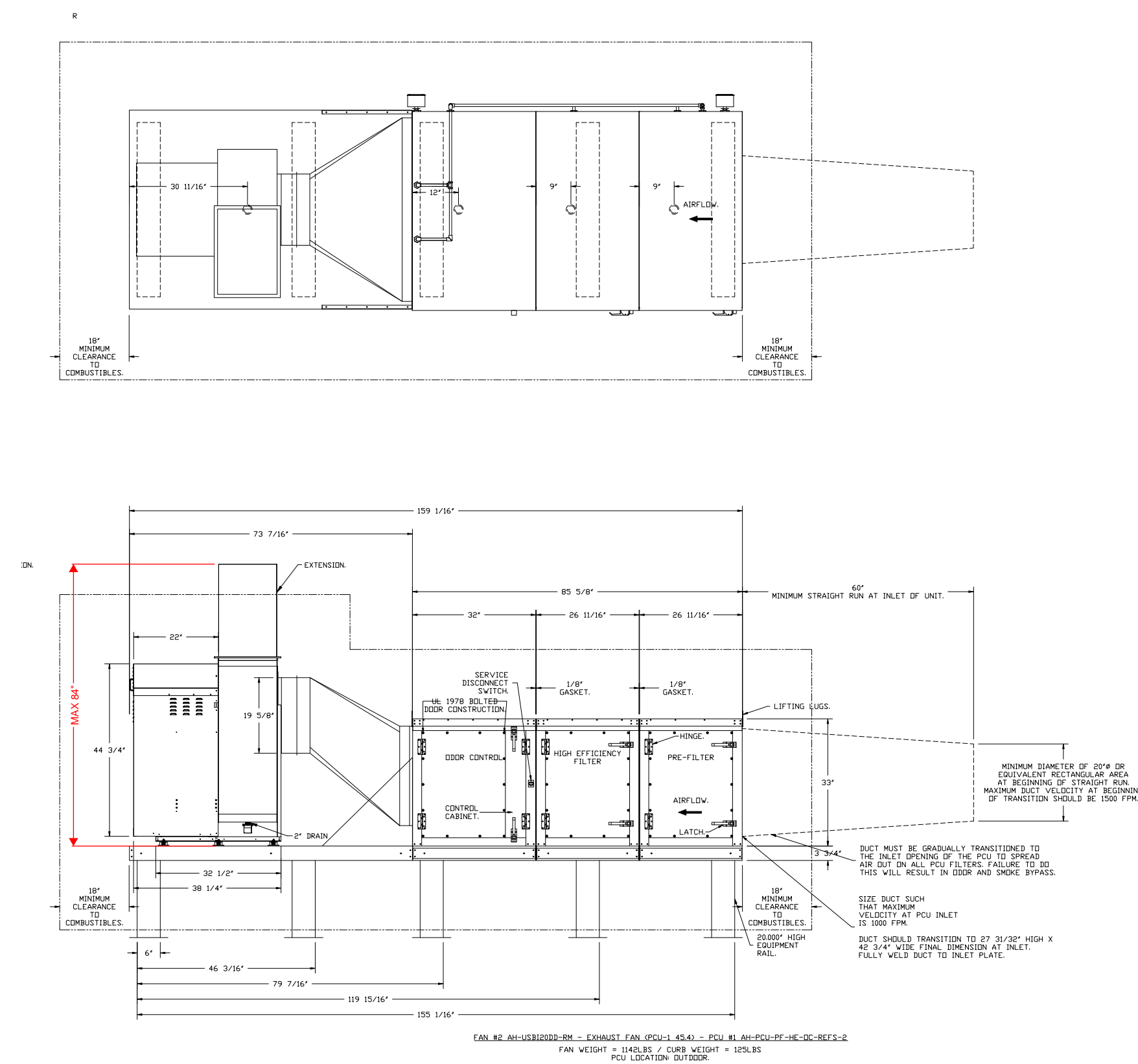


1
A-23.0
PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

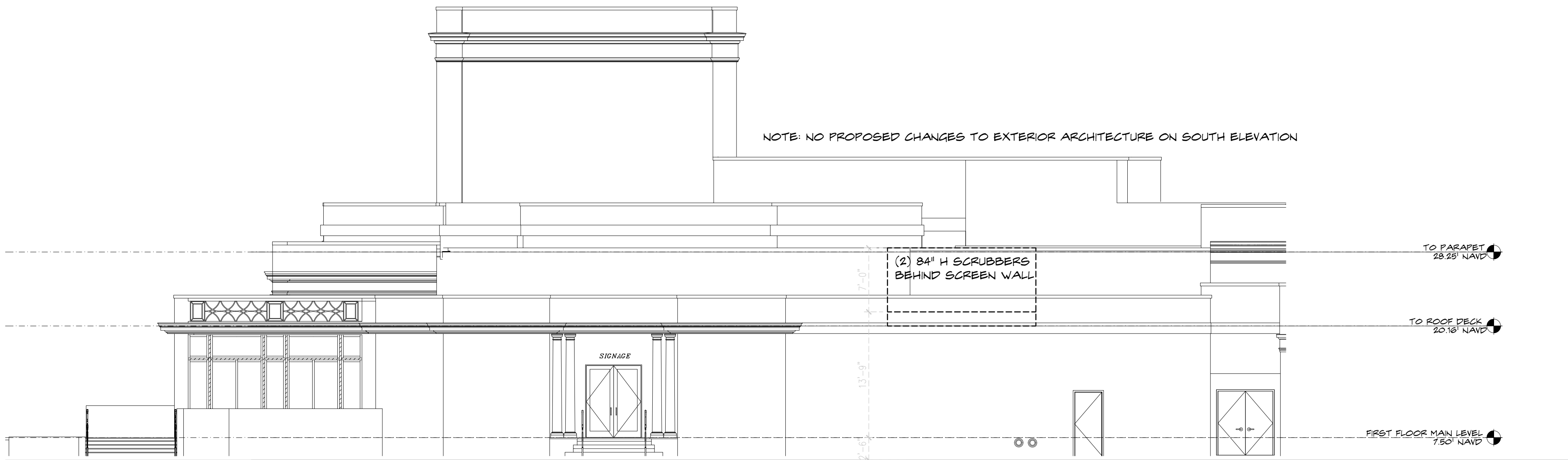


SCRUBBER BASIS OF DESIGN

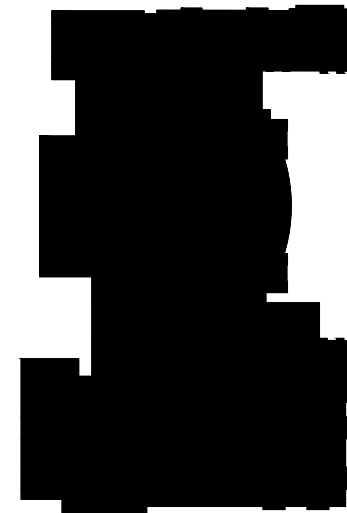
FINAL UNIT MAX EQUIPMENT HEIGHT 84"



1
A-23.0
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



KEY PLAN

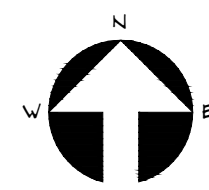


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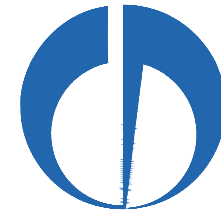


A-3.0.0

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PROPOSED ROOF PLAN & SOUTH ELEVATION

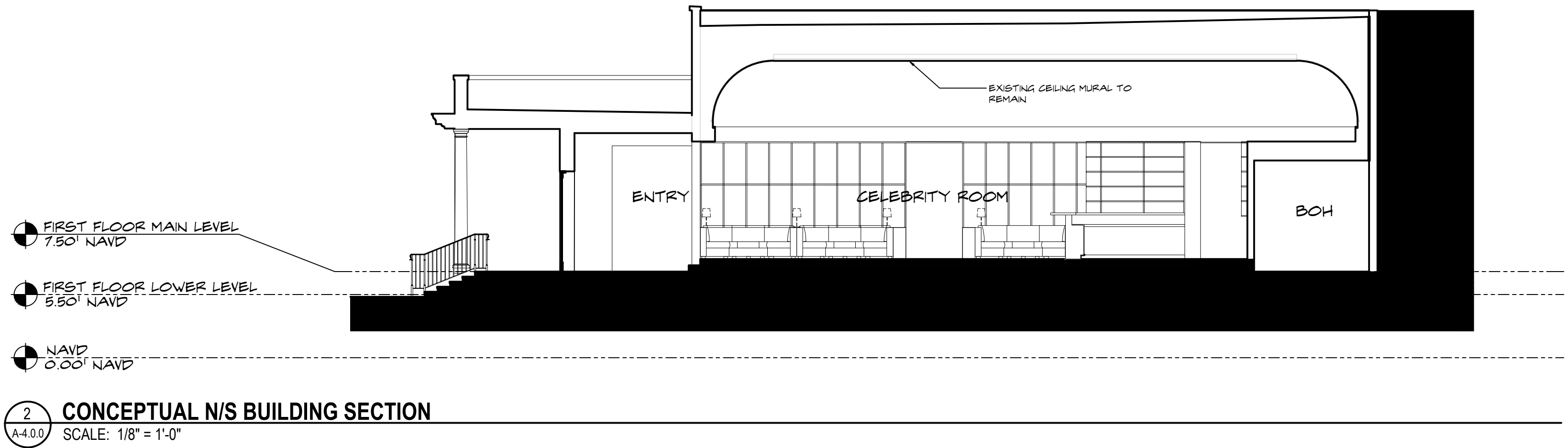
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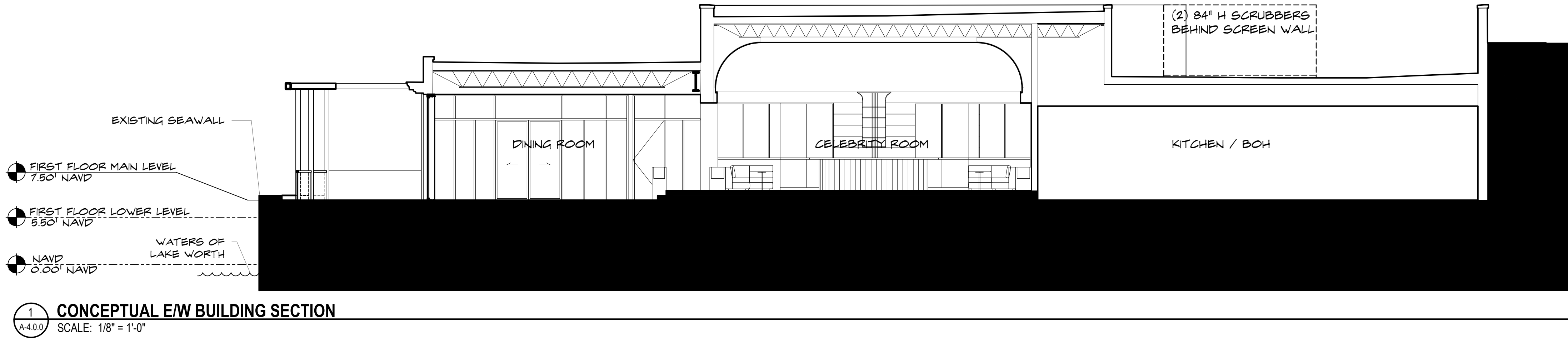
Architecture • Interior Design
Keith M. Spina # AR18419



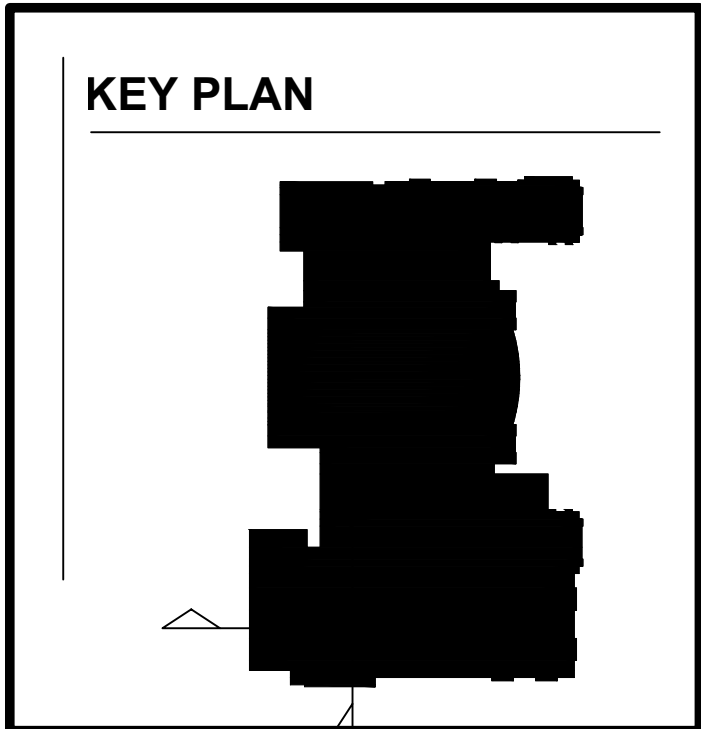
3 HISTORIC MURAL PHOTOGRAPHS
SCALE: NONE



2 CONCEPTUAL N/S BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 CONCEPTUAL E/W BUILDING SECTION
SCALE: 1/8" = 1'-0"



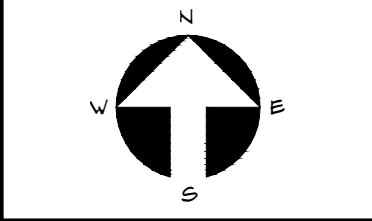
CONCEPTUAL OVERALL BUILDING SECTIONS

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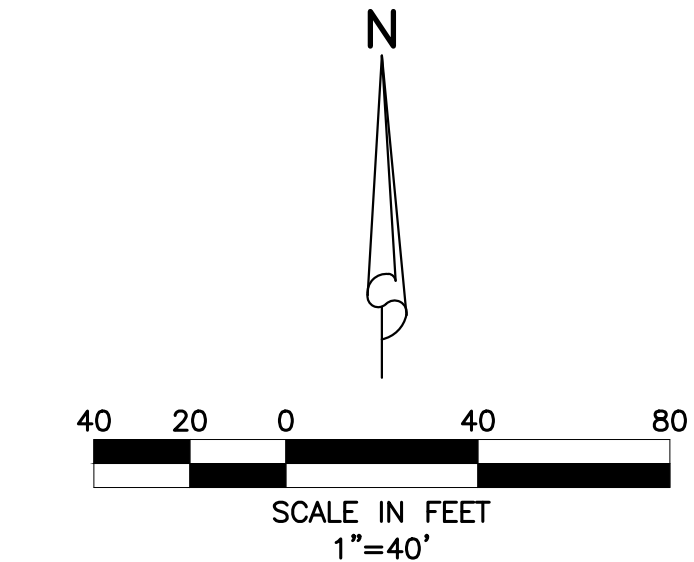
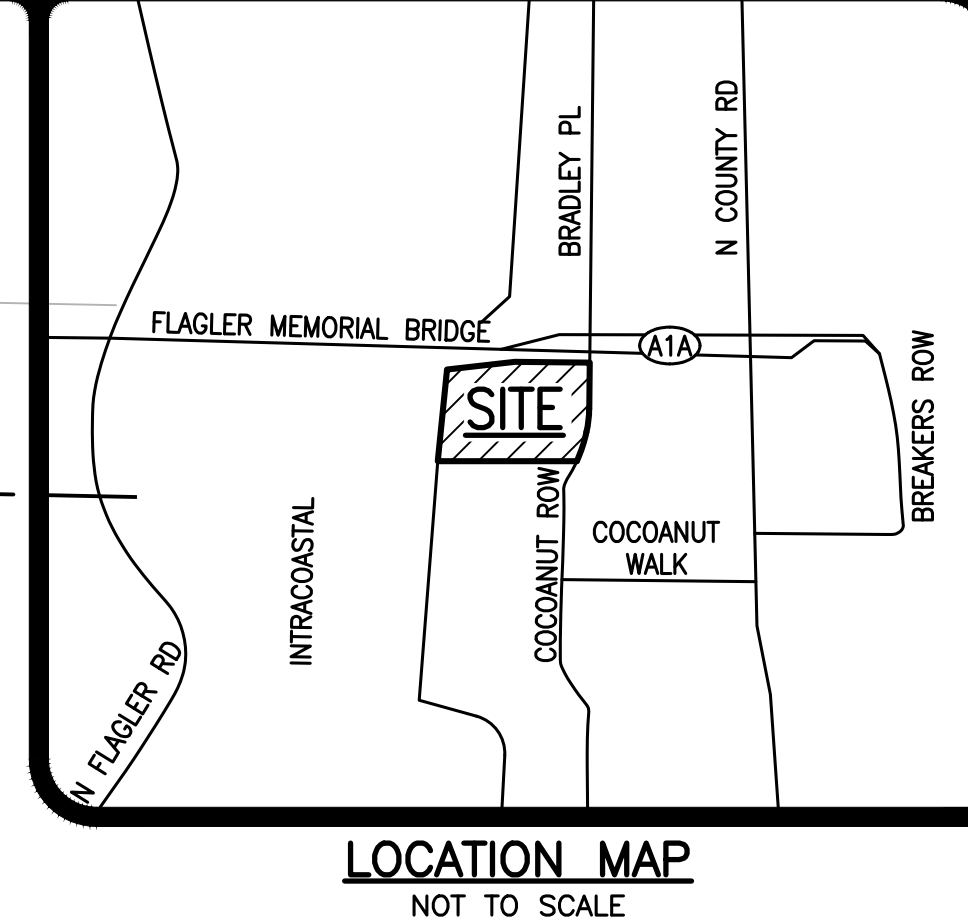
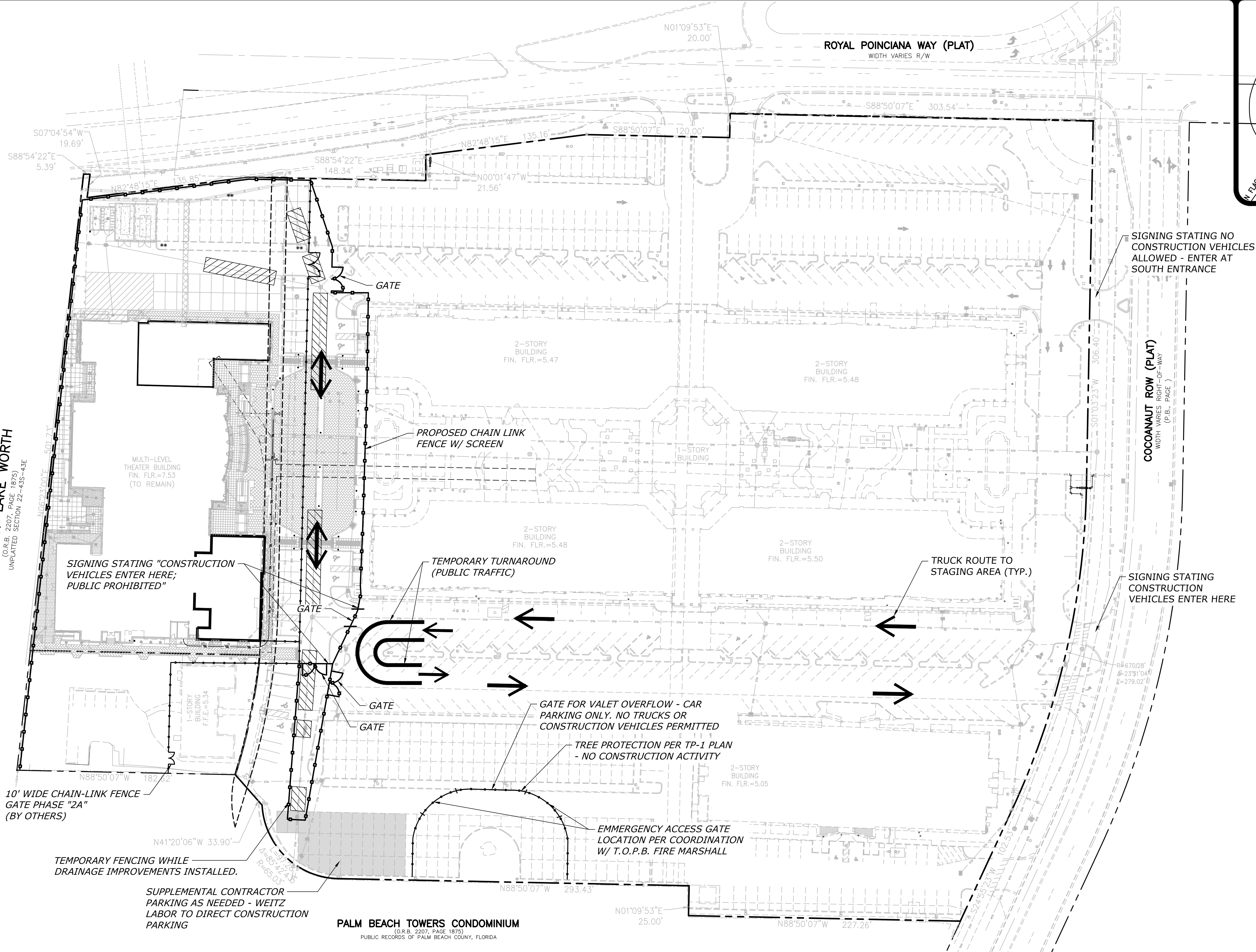
Project no: 00000
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A-4.0.0
SECOND SUBMITTAL



WATERS OF LAKE WORTH
(O.R.B. 2207, PAGE 1875)
UNPLATTED SECTION 22-43S-43E



DELIVERIES:

MAXIMUM SIZE TRUCK 53'; TRUCK DELIVERIES WILL FOLLOW THE TOWN OF PALM BEACH'S RULES & REGULATIONS AND COMPLY WITH HOURS STIPULATED BY THE TOWN.

MEETING WITH TOPB:

MONTHLY MEETINGS WILL TAKE PLACE WITH TOPB (AT THEIR REQUEST) TO DISCUSS KEY TASKS, DELIVERIES, AND ANY SITE FENCING ADJUSTMENTS BETWEEN PHASES FOR THE UPCOMING MONTH.

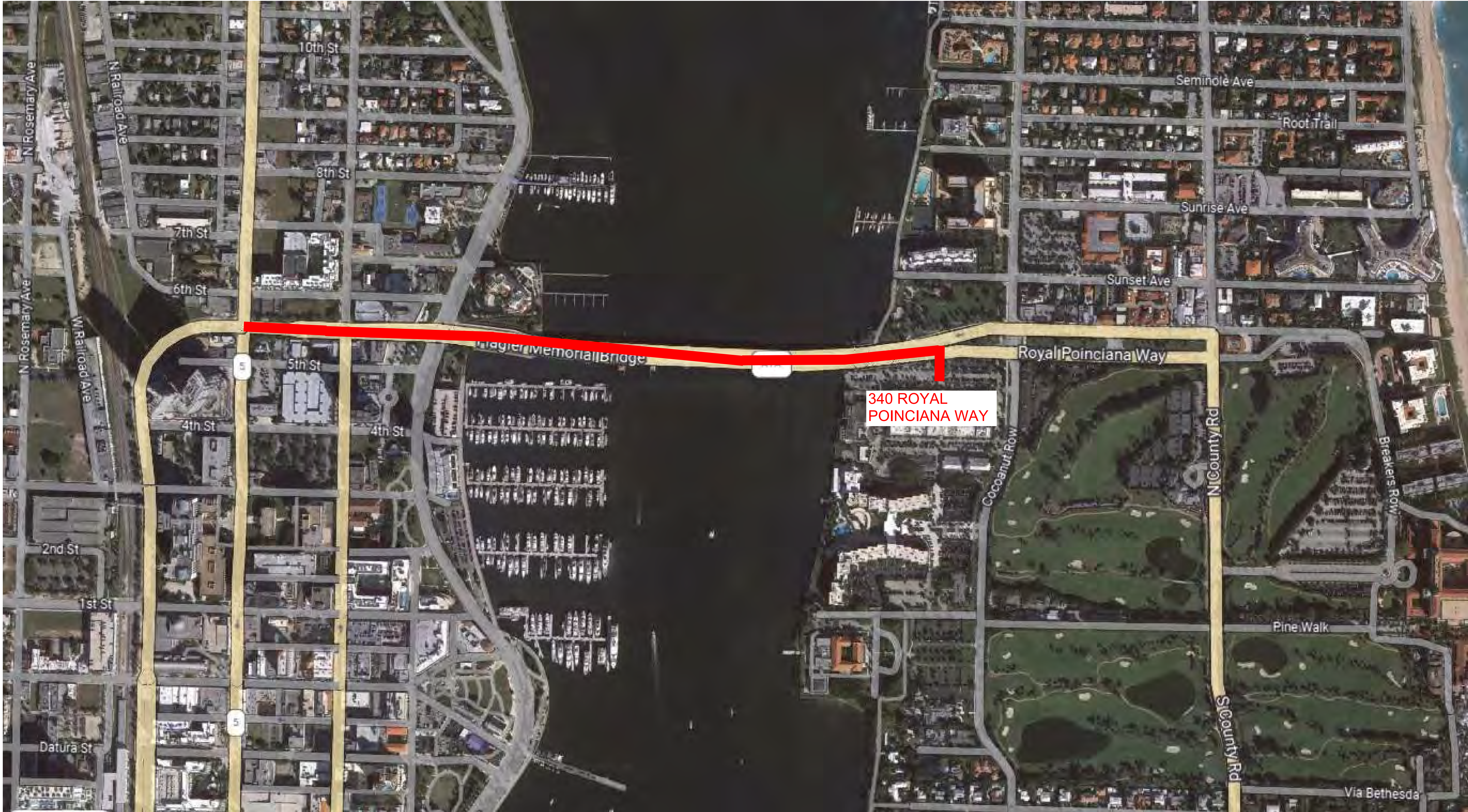
4/28/2023

TOWN OF P.B. PERMIT COMMENT REVISIONS, 4/28/23.

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
2581 Metrocentre Blvd West • Suite 200 • West Palm Beach, Florida 33407 • (561) 478-7848

ROYAL POINCIANA PLAYHOUSE
SECTION 22, TOWNSHIP 43S., RANGE 43E.
TOWN OF PALM BEACH, FLORIDA
SITE LOGISTICS PLAN

DESIGN	DRAWN	CHECKED	APPROVED	DATE	JOB NO.	DRAWING NO.	SHEET
D.C.	R.S.				21-119	21119S15	C15 OF C15



CONSTRUCTION TRUCK LOGISTIC PLAN

CONSTRUCTION TRUCK LOGISTIC PLAN



A-5.1.1

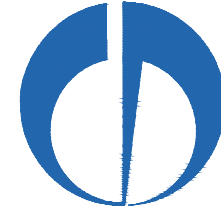
FIRST SUBMITTAL

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