

1 DEMO - NORTH ELEVATION - ANGLE ZONING
1/16" = 1'-0"

SPECIFIC KEYNOTES - DEMO PLANS & ELEVATIONS	
NUMBER	TEXT
D06	DEMO EXISTING INTERIOR PARTITIONS
D07	REMOVE EXISTING STOREFRONT SYSTEM. PREPARE AREA TO RECEIVE NEW STOREFRONT SYSTEM
D08	DEMO EXISTING SKYLIGHTS AND CLADDING AT OVERHANG IN PREPARATION FOR NEW WORK
D09	DEMO EXISTING COLUMNS
D10	EXISTING CONCRETE STAIR TO REMAIN
D11	REMOVE EXISTING EXTERIOR WALL IN PREPARATION FOR NEW GLAZING
D12	DEMO EXISTING PLANTER WALLS AND SLAB
D13	REMOVE FLOOR FINISH AND PREP AREA TO RECEIVE NEW FINISHES
D14	NEW DOOR AND WALL TO ALIGN WITH BUILDING FACADE
D15	EXISTING COLUMNS
D16	DEMO DOOR AND WALL
D20	DEMO AND RELOCATE EXISTING BACKFLOW PREVENTER
D21	DEMO EXISTING PLUMBING FIXTURES

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED

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DEMO ELEVATIONS

DS6.3

Date 02/28/22




SPECIFIC KEYNOTES - DEMO PLANS & ELEVATIONS	
NUMBER	TEXT
D06	DEMO EXISTING INTERIOR PARTITIONS
D07	REMOVE EXISTING STOREFRONT SYSTEM. PREPARE AREA TO RECEIVE NEW STOREFRONT SYSTEM
D08	DEMO EXISTING SKYLIGHTS AND CLADDING AT OVERHANG IN PREPARATION FOR NEW WORK
D09	DEMO EXISTING COLUMNS
D10	EXISTING CONCRETE STAIR TO REMAIN
D11	REMOVE EXISTING EXTERIOR WALL IN PREPARATION FOR NEW GLAZING
D12	DEMO EXISTING PLANTER WALLS AND SLAB
D13	REMOVE FLOOR FINISH AND PREP AREA TO RECEIVE NEW FINISHES
D14	NEW DOOR AND WALL TO ALIGN WITH BUILDING FACADE
D15	EXISTING COLUMNS
D16	DEMO DOOR AND WALL
D20	DEMO AND RELOCATE EXISTING BACKFLOW PREVENTER
D21	DEMO EXISTING PLUMBING FIXTURES

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED




$$1/16'' = 1'-0''$$

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED

WA

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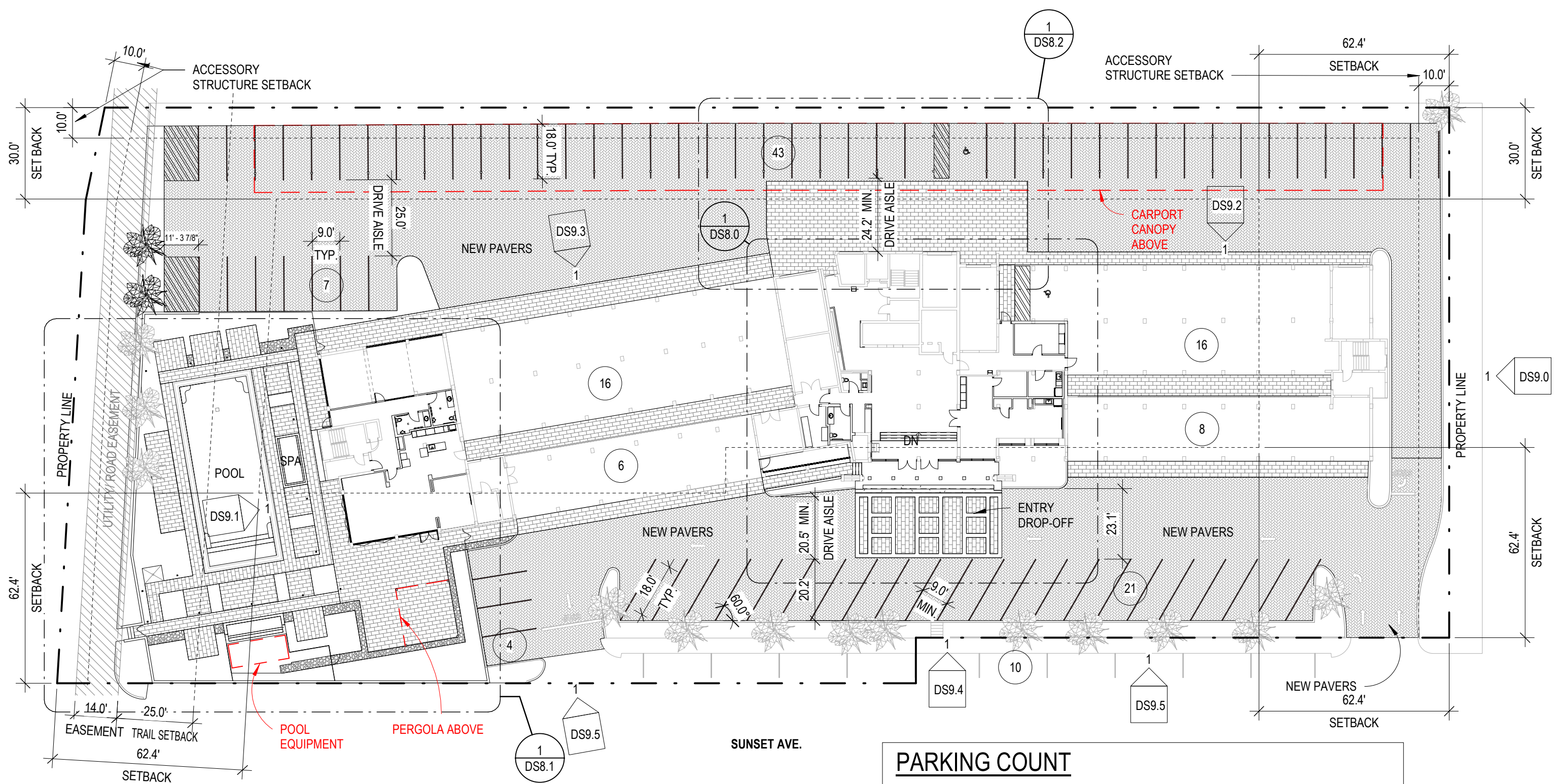
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DS6.5

Date _____

02/28/22



1 OVERALL SITE PLAN (PROPOSED)
1/32" = 1'-0"

PARKING COUNT			
	EXISTING	REQUIRED	PROPOSED
# OF UNITS	96	-	89
TOTAL SPACES	131	196	131
ADA SPACES	0	-	2

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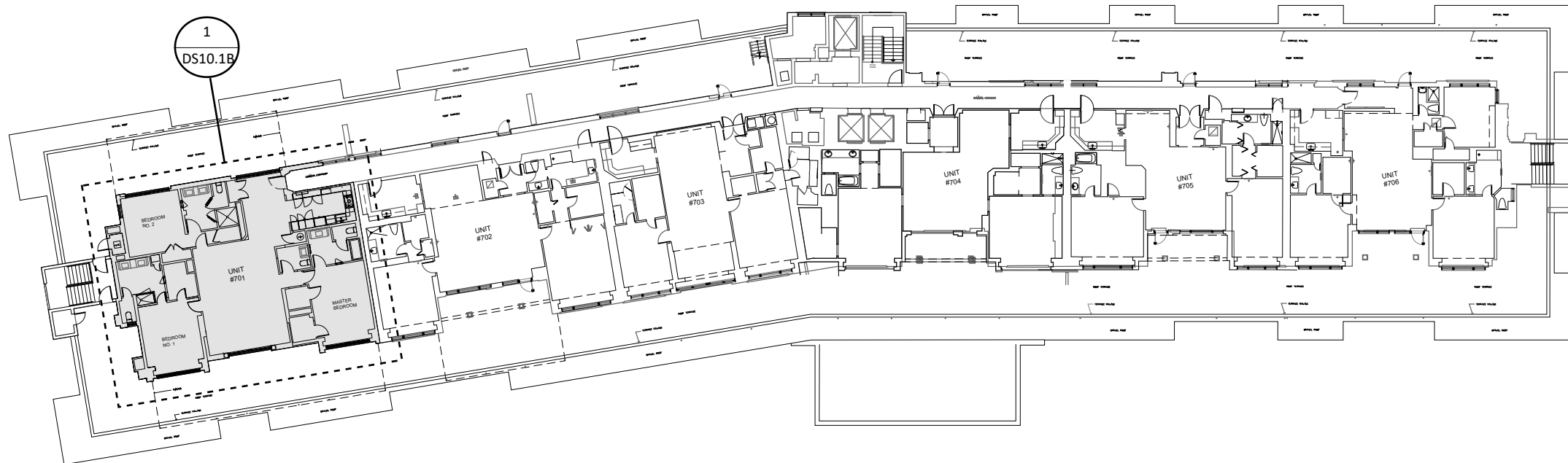
ITEM	VARIANCE SHEET LIST
Pergola	DS2.2, DS7.0, DS8.1, DS11.2
Pool Equipment	DS7.0, DS8.1, DS10.2, D11.1
Carport	DS2.2, DS7.0, DS8.2, DS11.4
7th Floor Expansion	DS6.5, DS9.5, DS10.1A, DS10.1B, DS10.1C, DS10.1D



**PROPOSED OVERALL
PLAN**

DS7.0

Date 02/28/22



1 7TH FLOOR - PROPOSED PLAN
3/16" = 1'-0"

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PROPOSED 7TH FLOOR
PLAN

DS7.1

Date 02/28/22

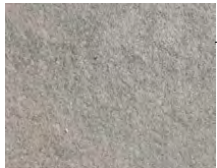
SPECIFIC KEYNOTES - ZONING PLANS	
NUMBER	TEXT
A01	NEW PREFABRICATED METAL PERGOLA STRUCTURE
A02	NEW POOL
A03	NEW WATER FOUNTAIN
A04	NEW HARDSCAPE PAVING
A05	SCREENED POOL EQUIPMENT
A06	NEW FOLDABLE PARTITION
A07	NEW IMPACT RATED EXTERIOR STOREFRONT SYSTEM
A08	NEW EXTERIOR STAIR AND GUARDRAIL SYSTEM FOR NEW ELEVATED DECK
A09	NEW RESTROOMS
A11	NEW CARPORT STRUCTURE AND COVERED WALKWAY
A12	NEW NEW ROOF AND CLADDING AT EXISTING PORT COCHERE. STRUCTURE TO REMAIN
A13	NEW EXTERIOR DOOR
A14	NEW COFFER LAYOUT WITH INTEGRAL RECESSED AND COVE LIGHTING
A15	NEW GATE FOR EGRESS
A16	NEW EXTERIOR DECORATIVE GRILLE BLOCK WALL
A17	NEW FOLDABLE GLAZING SYSTEM
A18	NEW RETAINING WALL

FINISH LEGEND



P-1

DESCRIPTION: LIMESTONE PAVER
MANUFACTURER: BENJAMIN M. BLUM
STYLE: STACKED BOND; FLAMED
COLOR: BEIGE
SIZE: 16 X 32



P-2

DESCRIPTION: 3CM PORCELAIN PAVER
MANUFACTURER: LATUX
STYLE: STACKED BOND
COLOR: SANDSTONE
SIZE: 12 X 24



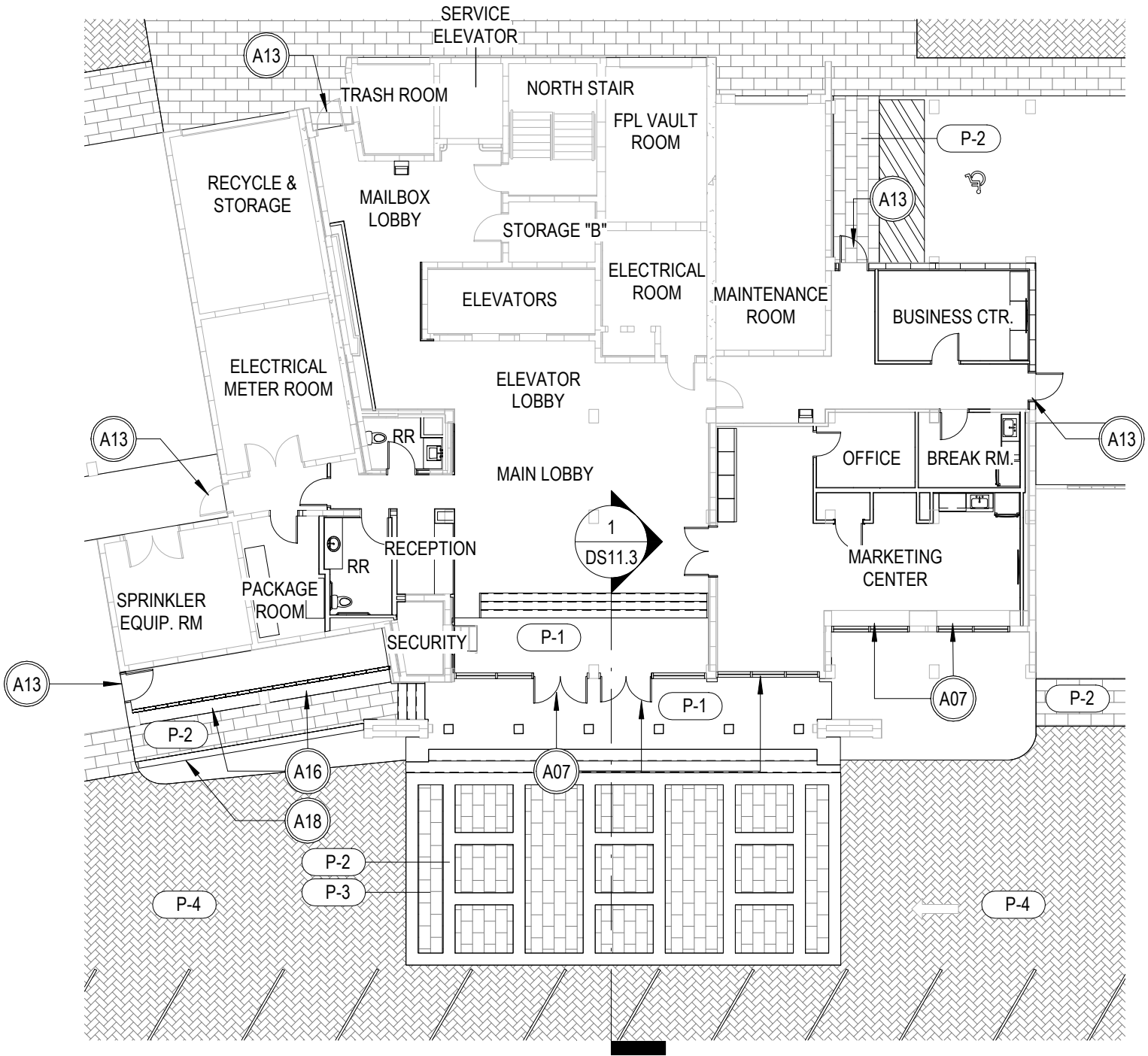
P-3

DESCRIPTION: 3CM PORCELAIN PAVER
MANUFACTURER: LATUX
STYLE: STACKED BOND
COLOR: SILVER GREY
SIZE: 12 X 24



P-4

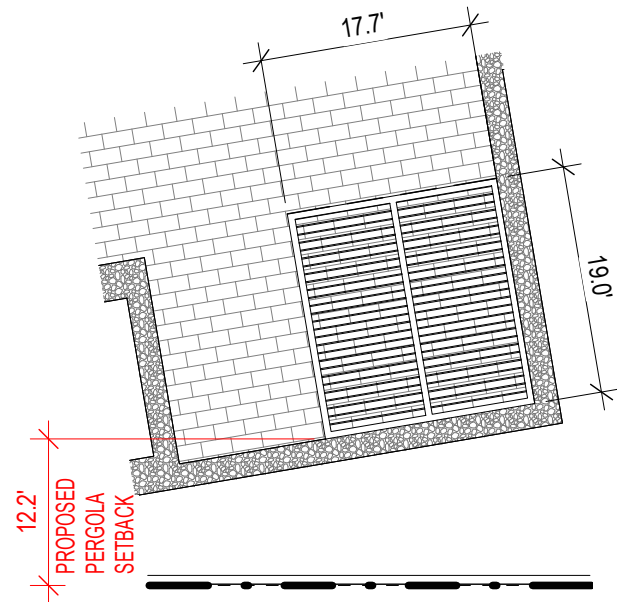
DESCRIPTION: 4" THICK CONCRETE PAVER
MANUFACTURER: BELGARD; MODULINE SERIES
STYLE: HERRING BONE
COLOR: WHITE & BLACK BEAUTY
SIZE: 3 X 12



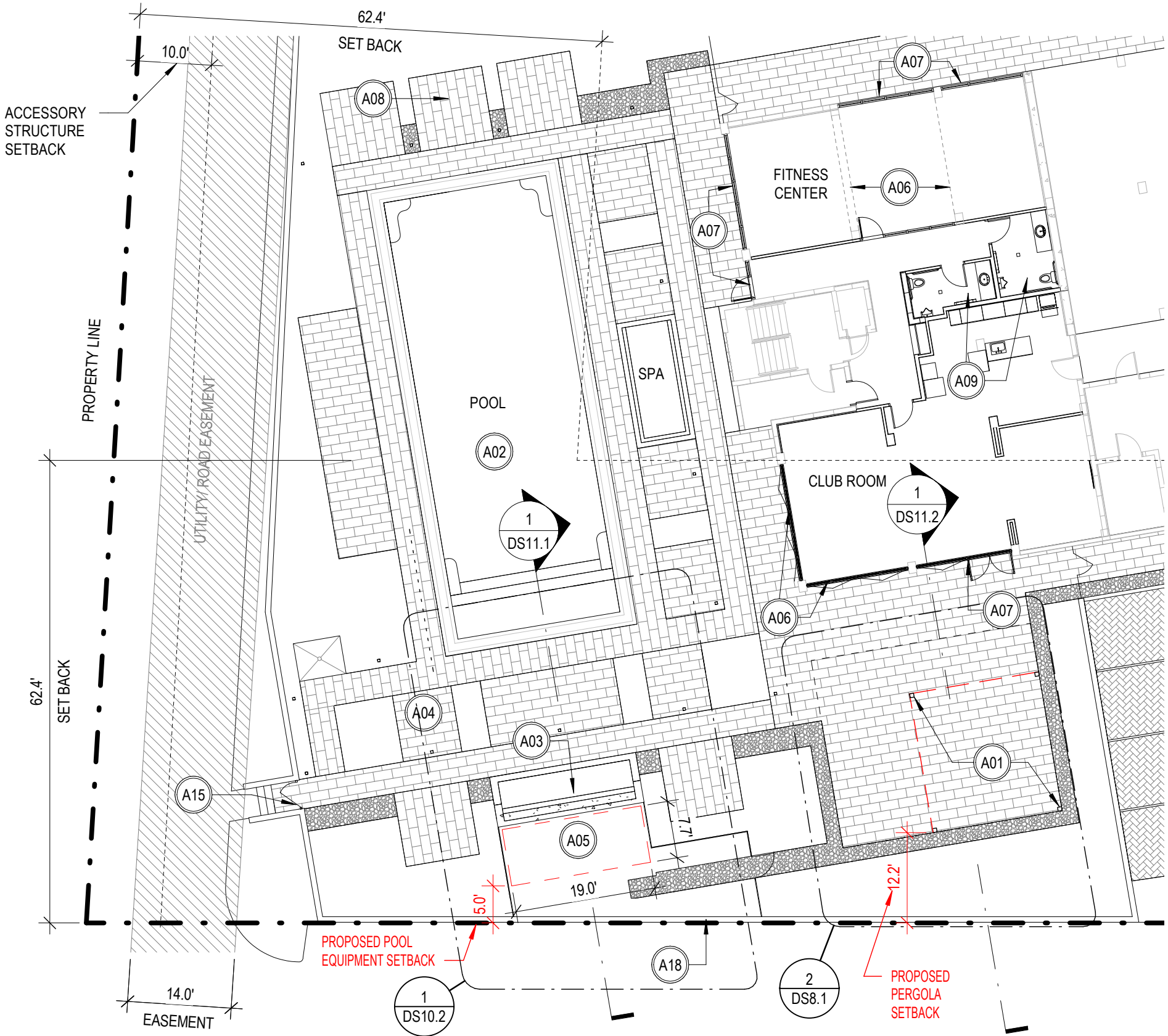
1 ENLARGED LOBBY PLAN
1/16" = 1'-0"



SPECIFIC KEYNOTES - ZONING PLANS	
NUMBER	TEXT
A01	NEW PREFABRICATED METAL PERGOLA STRUCTURE
A02	NEW POOL
A03	NEW WATER FOUNTAIN
A04	NEW HARDSCAPE PAVING
A05	SCREENED POOL EQUIPMENT
A06	NEW FOLDABLE PARTITION
A07	NEW IMPACT RATED EXTERIOR STOREFRONT SYSTEM
A08	NEW EXTERIOR STAIR AND GUARDRAIL SYSTEM FOR NEW ELEVATED DECK
A09	NEW RESTROOMS
A11	NEW CARPORT STRUCTURE AND COVERED WALKWAY
A12	NEW NEW ROOF AND CLADDING AT EXISTING PORT COCHERE. STRUCTURE TO REMAIN
A13	NEW EXTERIOR DOOR
A14	NEW COFFER LAYOUT WITH INTEGRAL RECESSED AND COVE LIGHTING
A15	NEW GATE FOR EGRESS
A16	NEW EXTERIOR DECORATIVE GRILLE BLOCK WALL
A17	NEW FOLDABLE GLAZING SYSTEM
A18	NEW RETAINING WALL



2 PERGOLA ROOF PLAN
1/16" = 1'-0"



1 ENLARGED POOL DECK AND AMENITY PLAN
1/16" = 1'-0"



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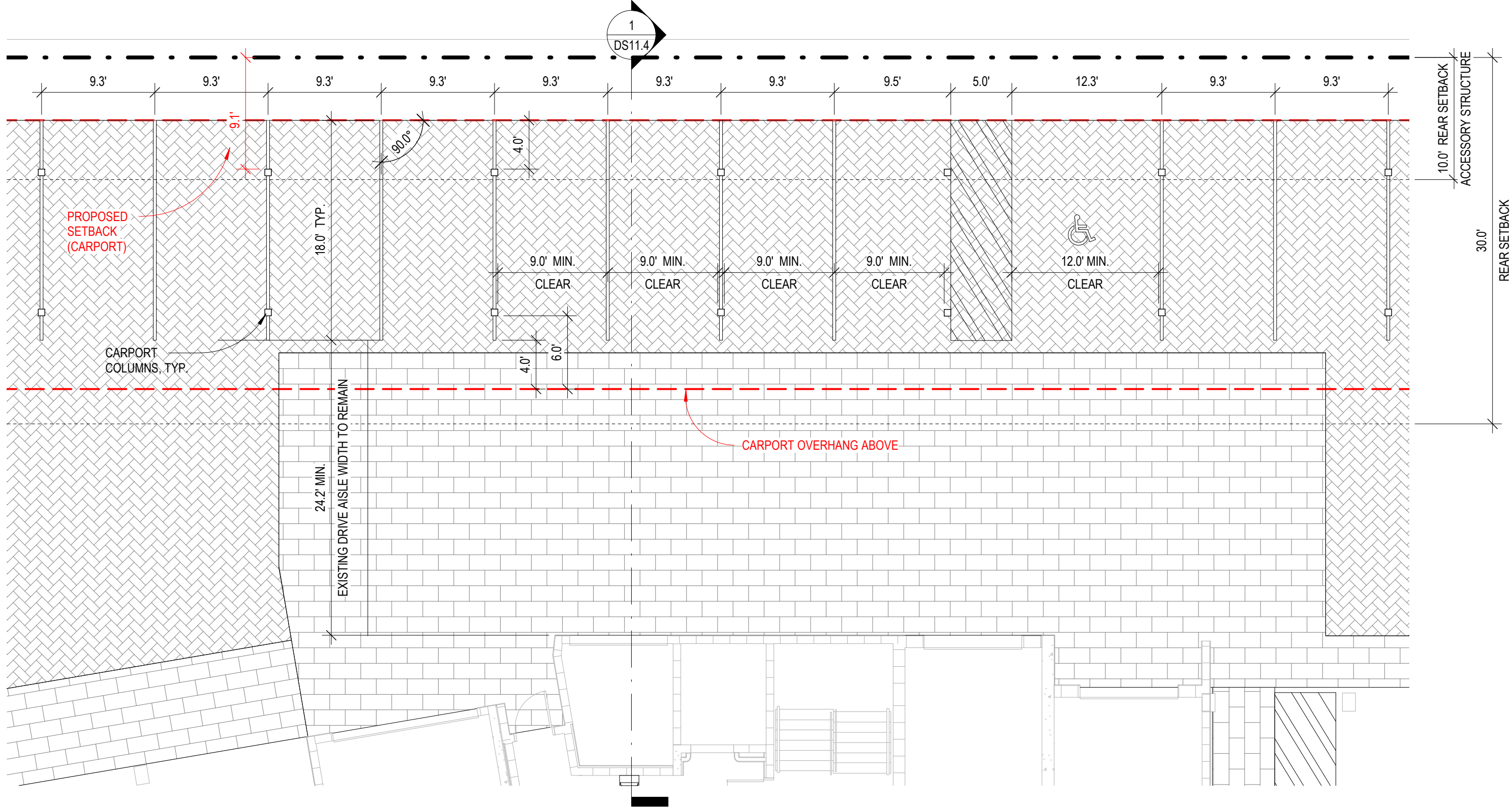
VARIANCE	REQ / ALLOWED	EXISTING	PROPOSED
Front Setback - Pergola	62.4'	-	12.2'
Front Setback - Equipment	Not Allowed	-	5.0'



PROPOSED ENLARGED
PLAN

DS8.1


Date 02/28/22




1 ENLARGED PARKING PLAN AT REAR CARPORTS
1/8" = 1'-0"

VARIANCE	REQ / ALLOWED	EXISTING	PROPOSED
Rear Setback - Carports (Accessory Structure)	10.0'	-	9.1'







PT-1




PT-2




PT-3




P-1



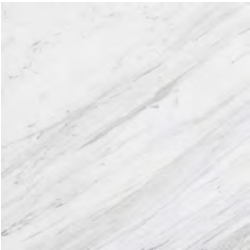
P-2




P-3




P-4




S-1



MLT-1



MLT-2



MLT-3

FINISH LEGEND

- P-1

DESCRIPTION: LIMESTONE PAVER
MANUFACTURER: BENJAMIN M. BLUM
STYLE: STACKED BOND; FLAMED
COLOR: BEIGE
SIZE: 16 X 32
- P-2

DESCRIPTION: 3CM PORCELAIN PAVER
MANUFACTURER: LATUX
STYLE: STACKED BOND
COLOR: SANDSTONE
SIZE: 12 X 24
- P-3

DESCRIPTION: 3CM PORCELAIN PAVER
MANUFACTURER: LATUX
STYLE: STACKED BOND
COLOR: SILVER GREY
SIZE: 12 X 24
- P-4

DESCRIPTION: 4" THICK CONCRETE PAVER
MANUFACTURER: BELGARD; MODULENE SERIES
STYLE: HERRING BONE
COLOR: WHITE & BLACK BEAUTY
SIZE: 3 X 12

- MLT-1

DESCRIPTION: ALUMINUM (STOREFRONT)
MANUFACTURER: ES SYSTEMS
COLOR: BLACK
- MLT-2

DESCRIPTION: ALUMINUM PANEL (CANOPY FASCIA)
COLOR: BLACK
- MLT-3

DESCRIPTION: ALUMINUM PANEL (OPERABLE GLAZING)
MANUFACTURER: EURO VISTA WALL
COLOR: BLACK
- GL-1

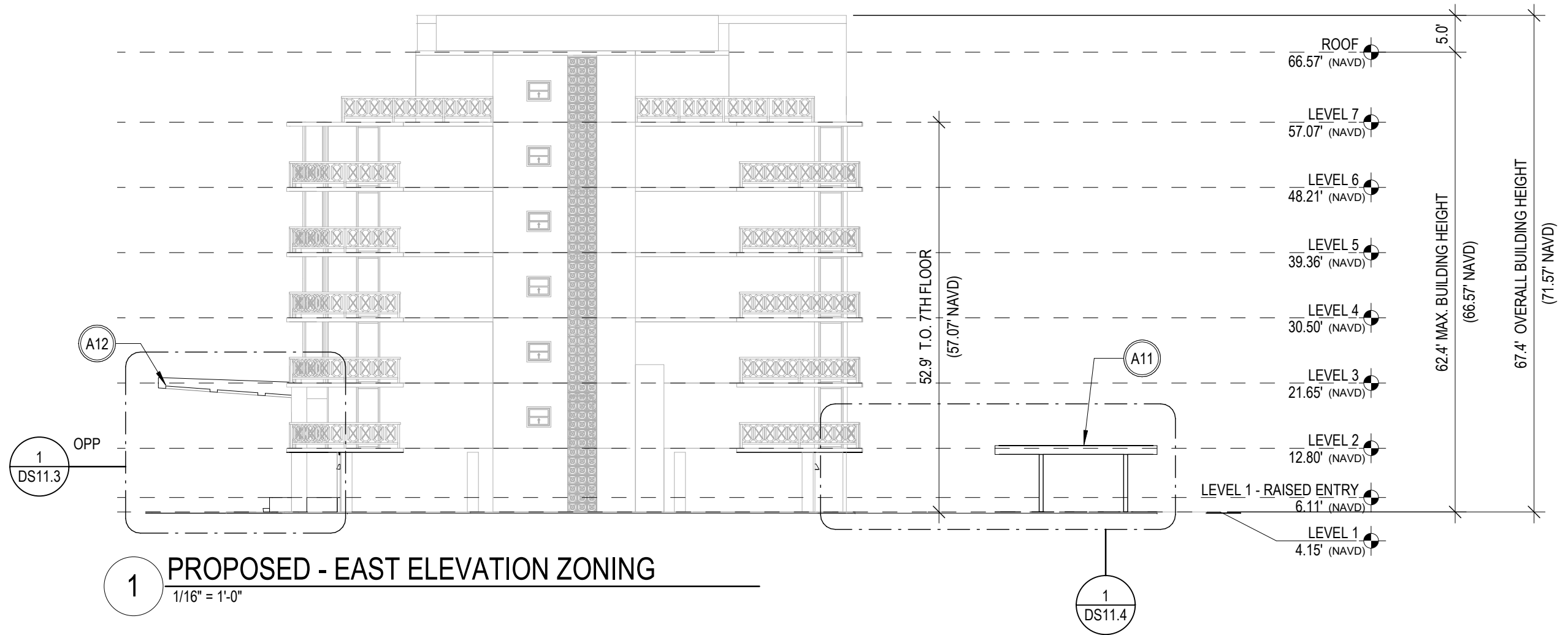
DESCRIPTION: GLASS
MANUFACTURER: SOLAR BAN 60
- PT-1

DESCRIPTION: GENERAL PAINT
MANUFACTURER: BENJAMIN MOORE
COLOR: OC-21 WINTER WHITE
REMARKS: EPOXY / SATIN FINISH
- PT-2

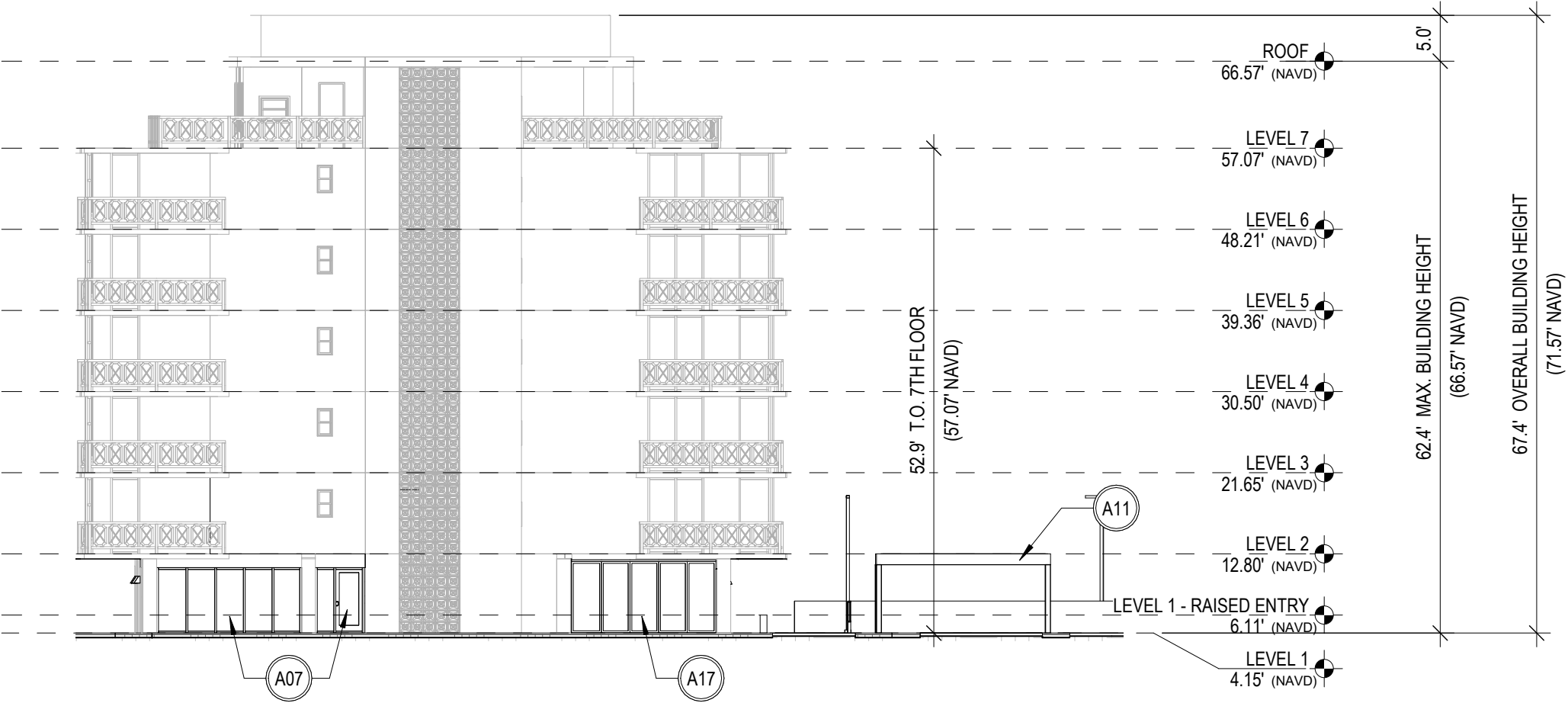
DESCRIPTION: PAINT (SOFFIT / CEILING)
MANUFACTURER: BENJAMIN MOORE
COLOR: OC-63 WINTER SNOW
REMARKS: EPOXY / SATIN FINISH
- PT-3

DESCRIPTION: ACCENT
MANUFACTURER: BENJAMIN MOORE
COLOR: CSP-605 DUSTY CORNFLOWER
REMARKS: EPOXY / SATIN FINISH





SPECIFIC KEYNOTES - ELEVATIONS	
NUMBER	TEXT
A01	NEW PREFABRICATED METAL PERGOLA STRUCTURE
A07	NEW IMPACT RATED EXTERIOR STOREFRONT SYSTEM
A11	NEW CARPORT STRUCTURE AND COVERED WALKWAY
A12	NEW NEW ROOF AND CLADDING AT EXISTING PORT COCHERE. STRUCTURE TO REMAIN
A13	NEW EXTERIOR DOOR
A16	NEW EXTERIOR DECORATIVE GRILLE BLOCK WALL
A17	NEW FOLDABLE GLAZING SYSTEM



1

PROPOSED - WEST ELEVATION ZONING

1/16" = 1'-0"

SPECIFIC KEYNOTES - ELEVATIONS	
NUMBER	TEXT
A01	NEW PREFABRICATED METAL PERGOLA STRUCTURE
A07	NEW IMPACT RATED EXTERIOR STOREFRONT SYSTEM
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A17	NEW FOLDABLE GLAZING SYSTEM

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PROPOSED
ELEVATIONS

DS9.1

Date

02/28/22



1

PROPOSED - NORTH ELEVATION ZONING

1/16" = 1'-0"

SPECIFIC KEYNOTES - ELEVATIONS	
NUMBER	TEXT
A01	NEW PREFABRICATED METAL PERGOLA STRUCTURE
A07	NEW IMPACT RATED EXTERIOR STOREFRONT SYSTEM
A11	NEW CARPORT STRUCTURE AND COVERED WALKWAY
A12	NEW NEW ROOF AND CLADDING AT EXISTING PORT COCHERE. STRUCTURE TO REMAIN
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A16	NEW EXTERIOR DECORATIVE GRILLE BLOCK WALL
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1 PROPOSED - NORTH ELEVATION - ANGLE ZONING
1/16" = 1'-0"

SPECIFIC KEYNOTES - ELEVATIONS	
NUMBER	TEXT
A01	NEW PREFABRICATED METAL PERGOLA STRUCTURE
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A16	NEW EXTERIOR DECORATIVE GRILLE BLOCK WALL
A17	NEW FOLDABLE GLAZING SYSTEM





1

PROPOSED - SOUTH ELEVATION ZONING

1/16" = 1'-0"

SPECIFIC KEYNOTES - ELEVATIONS	
NUMBER	TEXT
A01	NEW PREFABRICATED METAL PERGOLA STRUCTURE
A07	NEW IMPACT RATED EXTERIOR STOREFRONT SYSTEM
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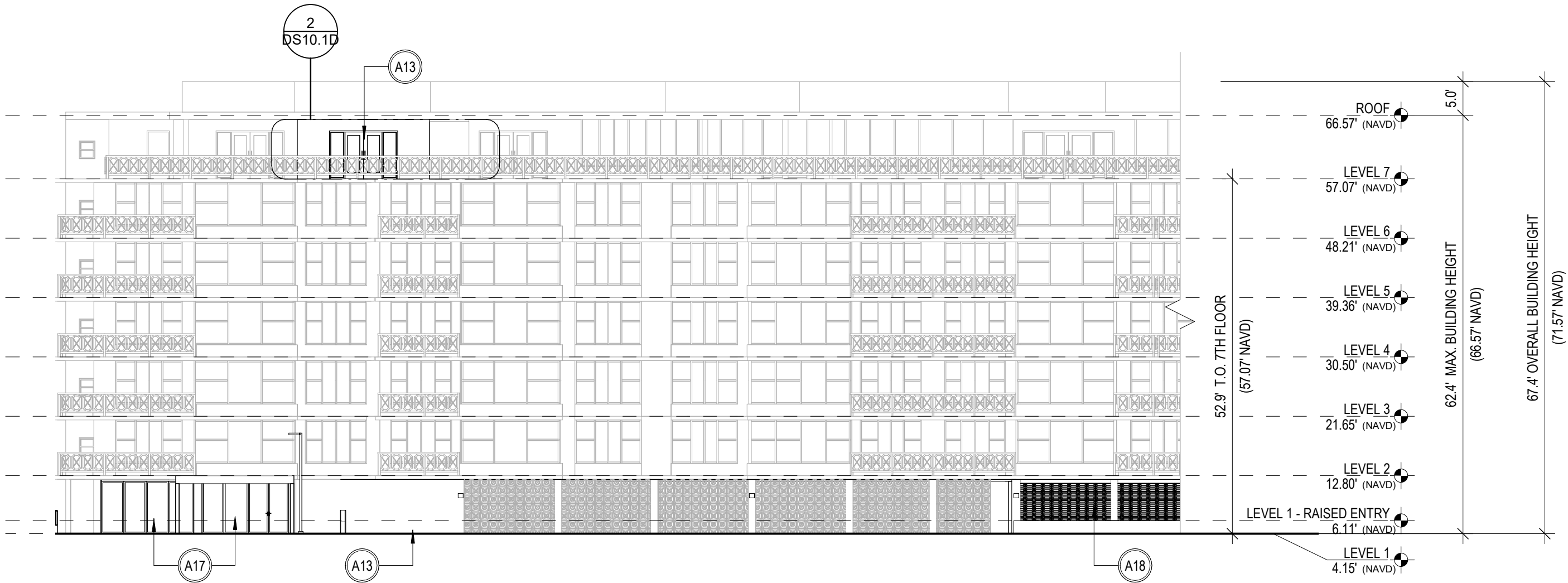


PROPOSED
ELEVATIONS

DS9.4

Date

02/28/22



1 PROPOSED - SOUTH WEST ELEVATION - ZONING
1/16" = 1'-0"

SPECIFIC KEYNOTES - ELEVATIONS	
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A01	NEW PREFABRICATED METAL PERGOLA STRUCTURE
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VARIANCE	REQ / ALLOWED	EXISTING	PROPOSED
Expanding Non-Conforming building	5 Stories	7 Stories	7 Stories

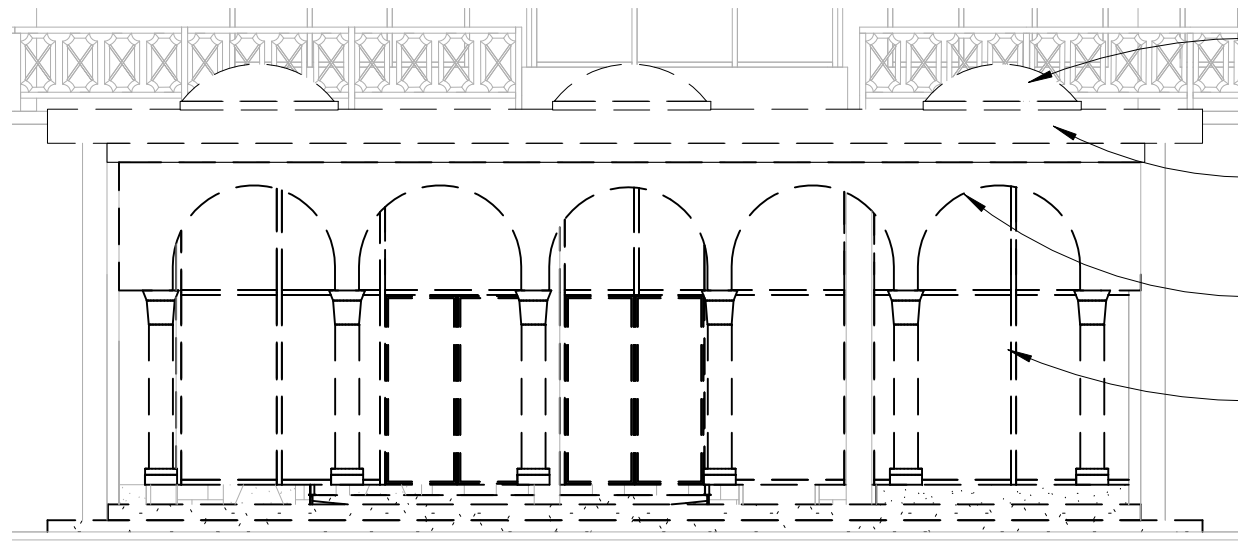


PROPOSED
ELEVATIONS

DS9.5

Date

02/28/22



EXISTING SKYLIGHTS TO BE REMOVED

EXISTING CLADDING TO BE REMOVED

EXISTING ARCHES TO BE REMOVED

EXISTING STOREFRONT TO BE REMOVED

1 DEMO - SOUTH ELEVATION - MAIN ENTRY

1/8" = 1'-0"



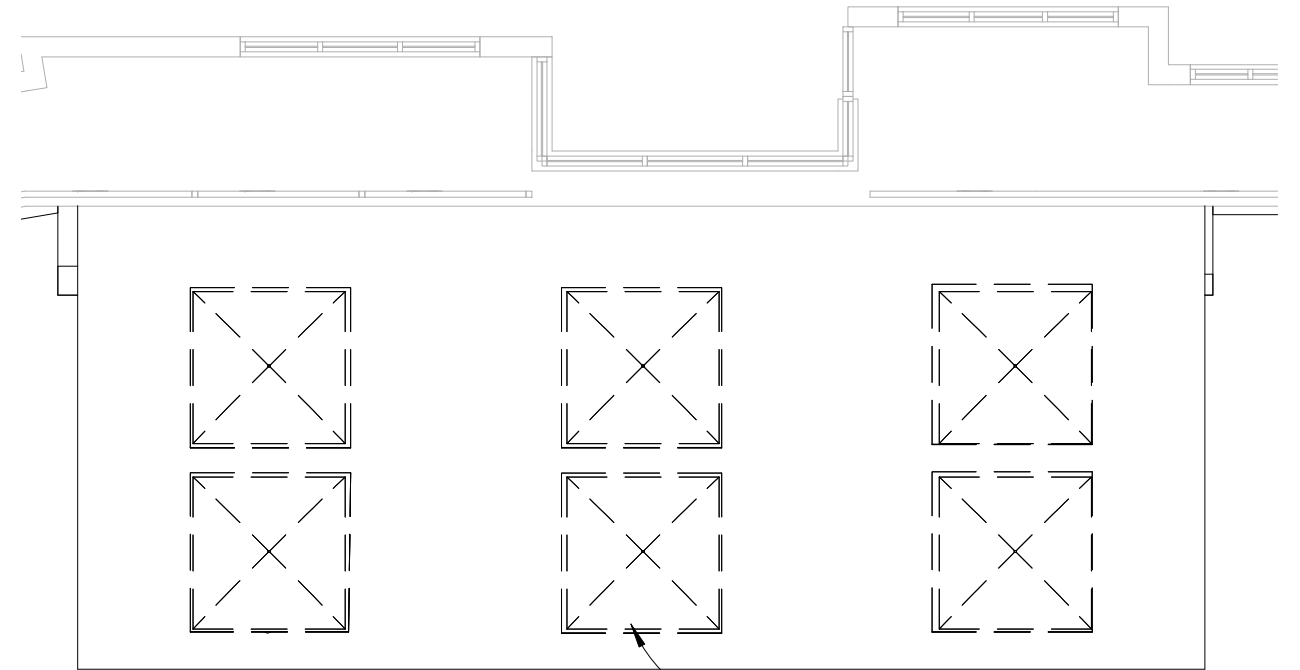
NEW CLADDING AT PORT COCHERE

NEW CLADDING AT COLUMNS

NEW STOREFRONT

2 PROPOSED - SOUTH ELEVATION - MAIN ENTRY

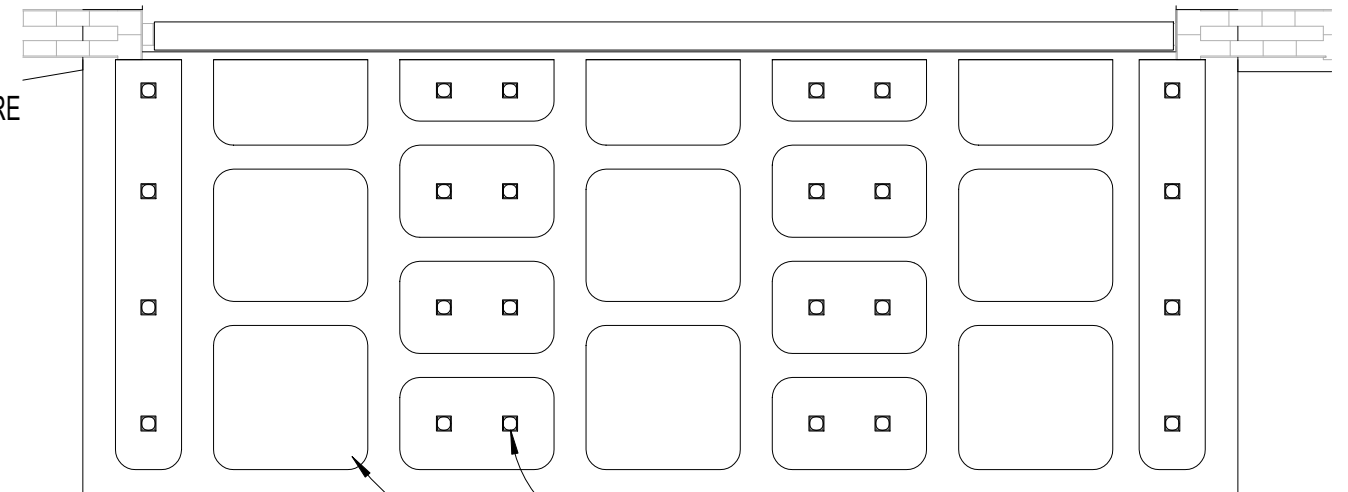
1/8" = 1'-0"



EXISTING SKYLIGHTS TO BE REMOVED

3 DEMO - ROOF PLAN - PORT COCHERE

1/8" = 1'-0"

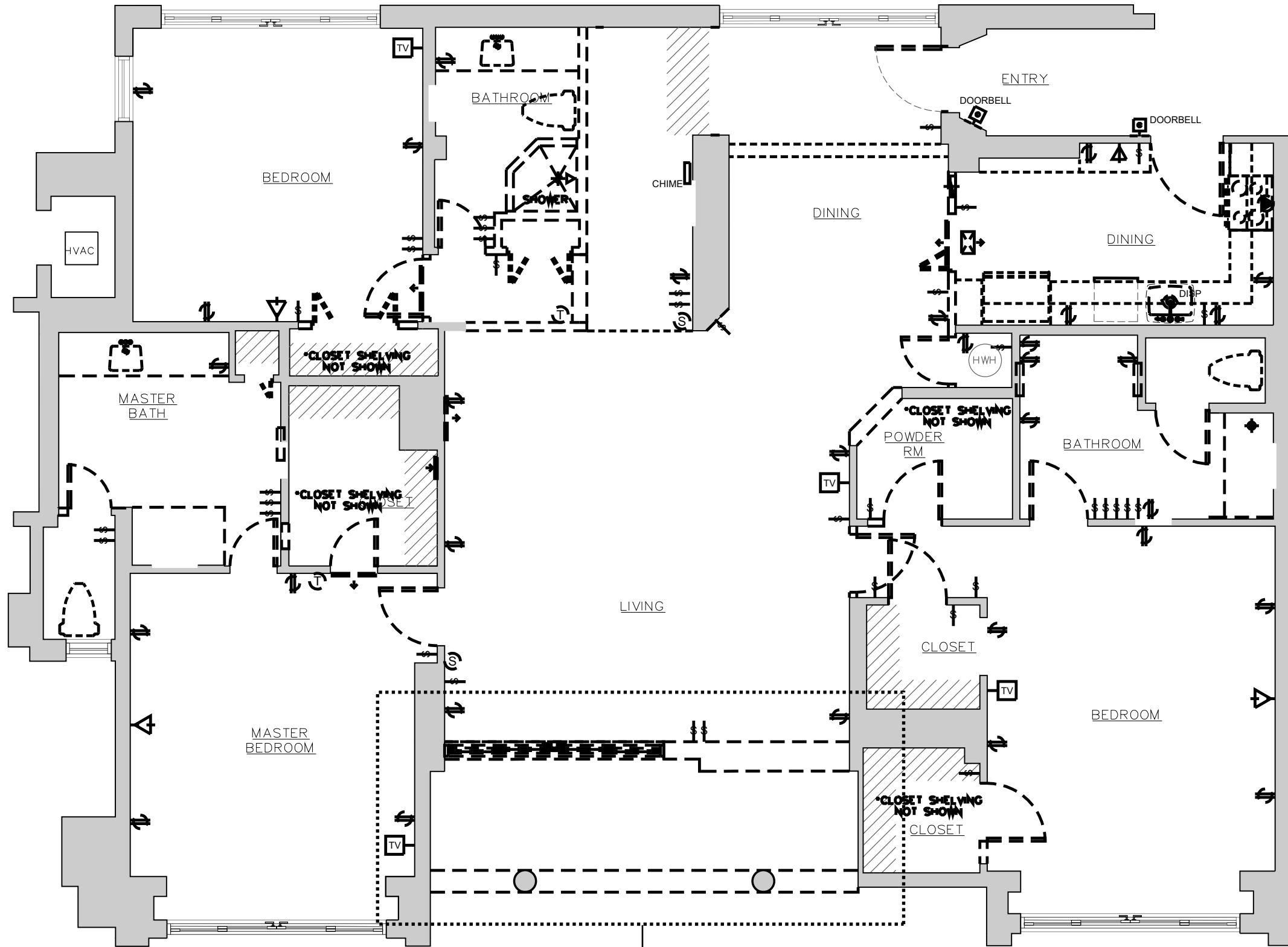


RECESSED SQUARE LIGHT FIXTURES, TYP.

TAPE LIGHT AT COVES, TYP.

4 PROPOSED - RCP - PORT COCHERE

1/8" = 1'-0"



1 UNIT 701 - DEMO PLAN
1/32" = 1'-0"

3
DS10.1D

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ROYAL POINCIANA SOUTH

333 SUNSET AVENUE, PALM BEACH, FL 33480



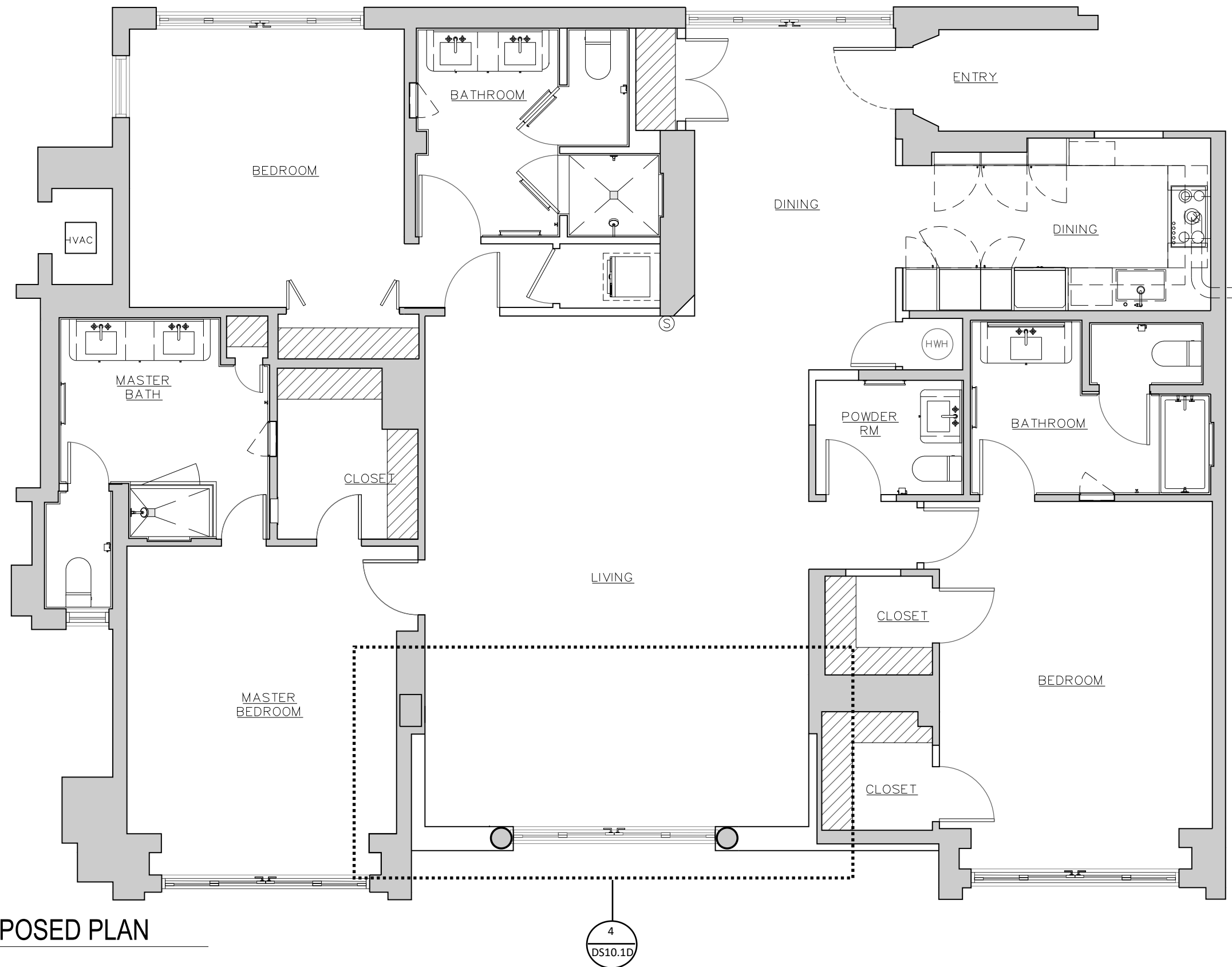
ENLARGED DRAWINGS
- 7TH FLOOR

DS10.1A

Date

02/28/22

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1 UNIT 701 - PROPOSED PLAN
1/32" = 1'-0"

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ENLARGED DRAWINGS
- 7TH FLOOR

DS10.1B

Date

02/28/22



1 UNIT 701 - PROPOSED RCP

3/16" = 1'-0"

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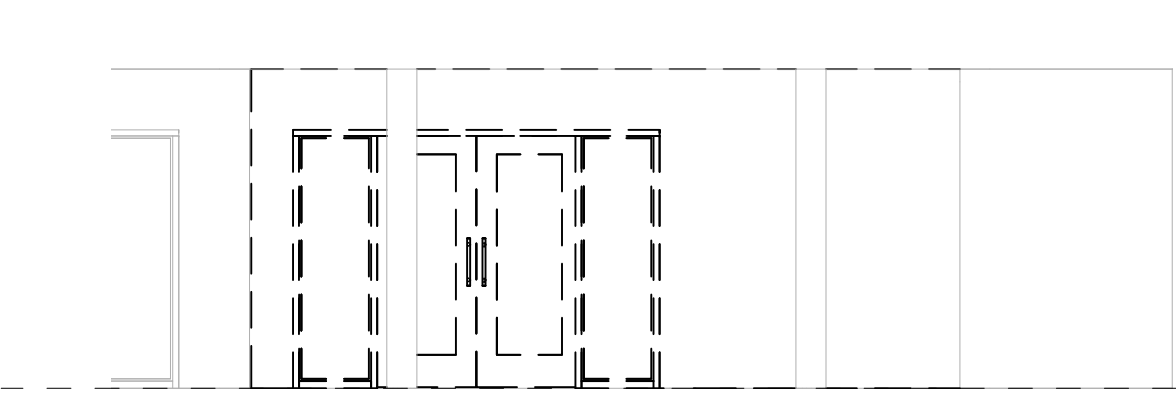


ENLARGED DRAWINGS
- 7TH FLOOR

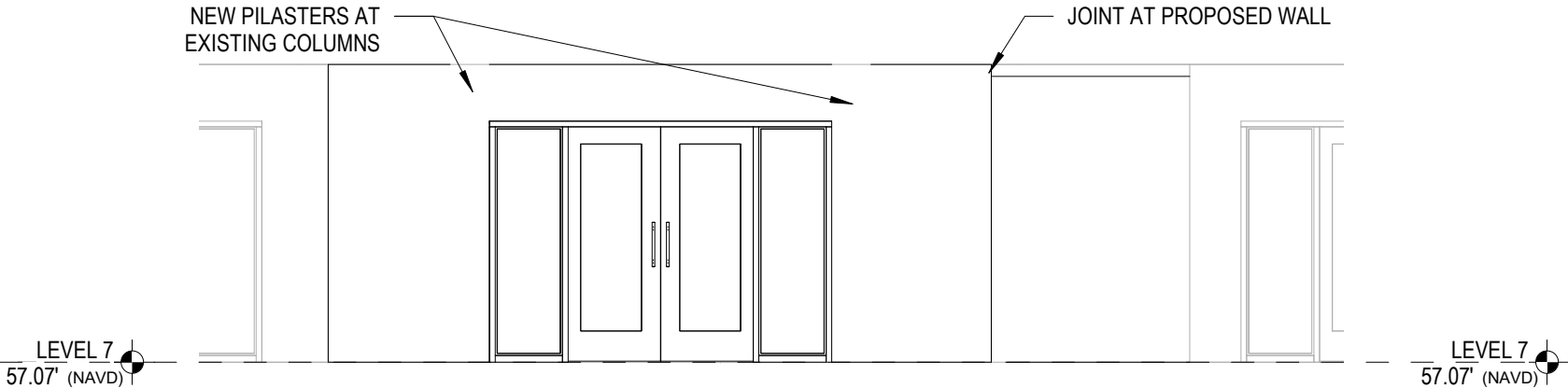
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Date

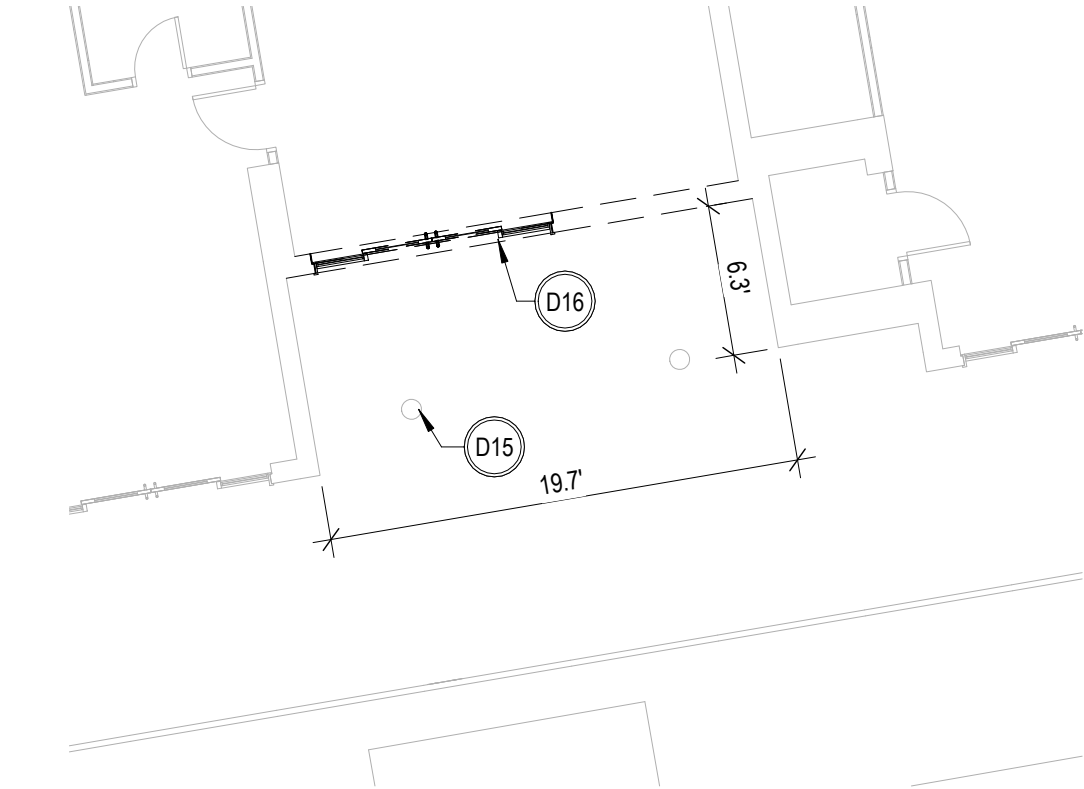
02/28/22



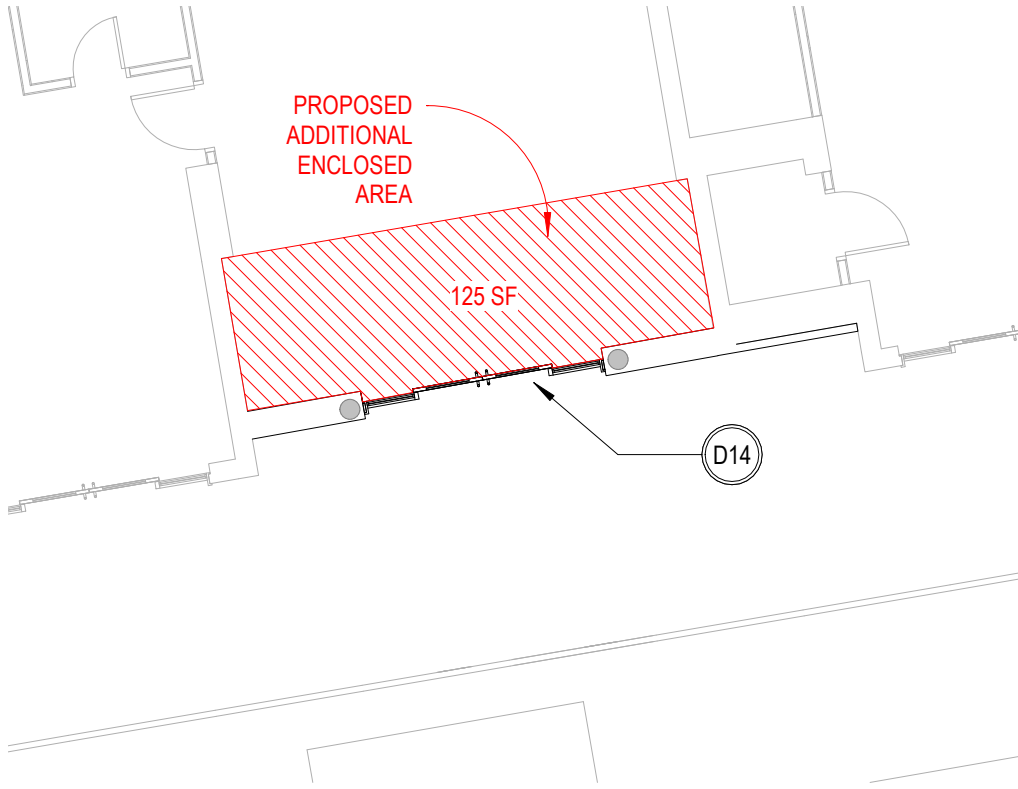
1 DEMO - SOUTH WEST ELEVATION - UNIT 701
3/16" = 1'-0"



2 PROPOSED - SOUTH WEST ELEVATION - UNIT 701
3/16" = 1'-0"



3 DEMO - LEVEL 7 EXTERIOR WALL
1/8" = 1'-0"

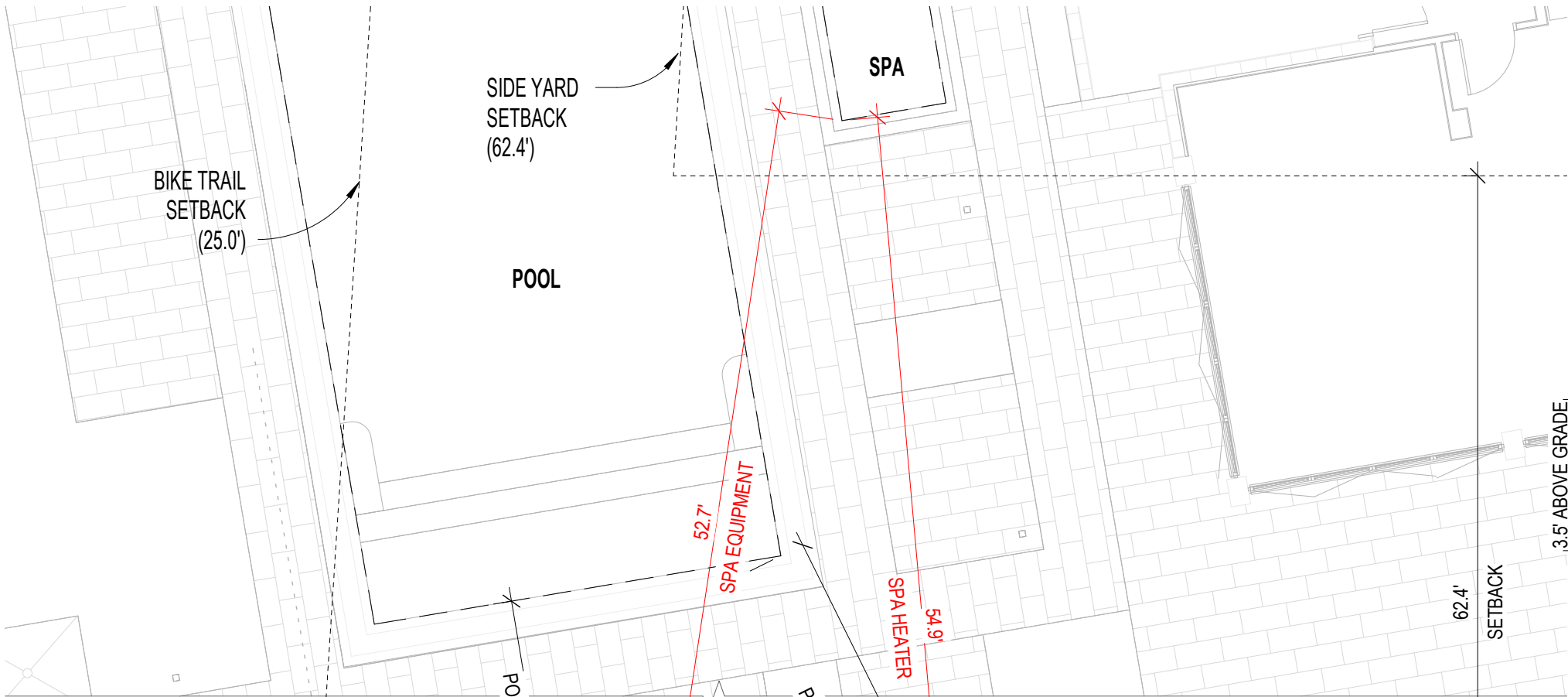


4 PROPOSED - LEVEL 7 EXTERIOR WALL
1/8" = 1'-0"

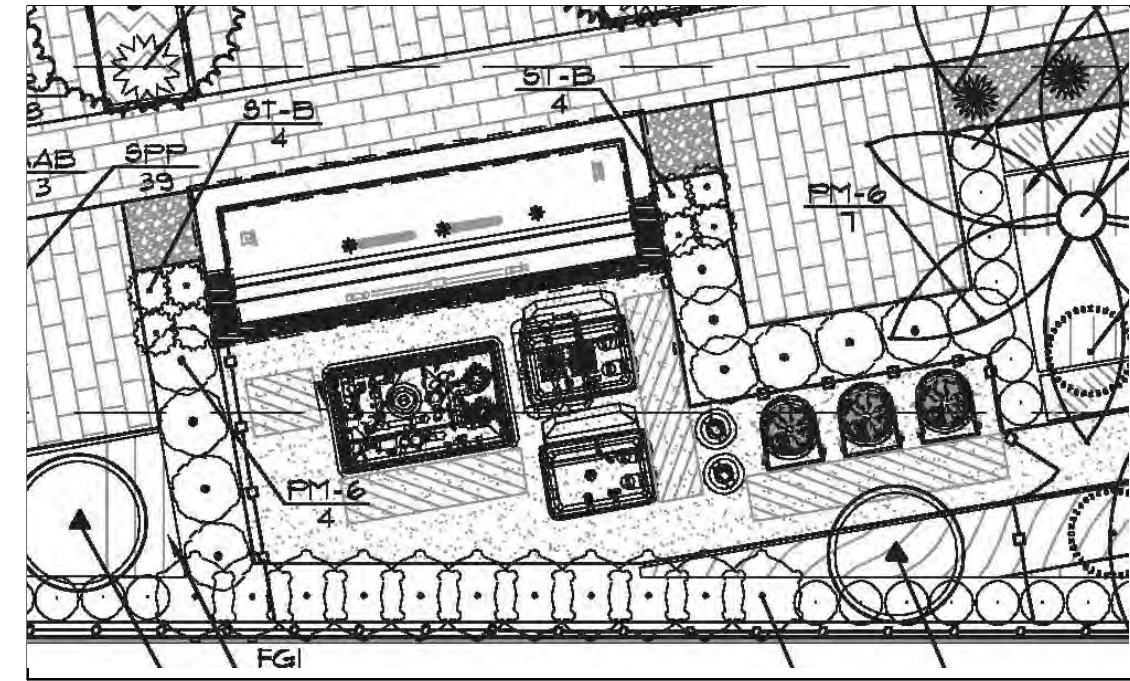
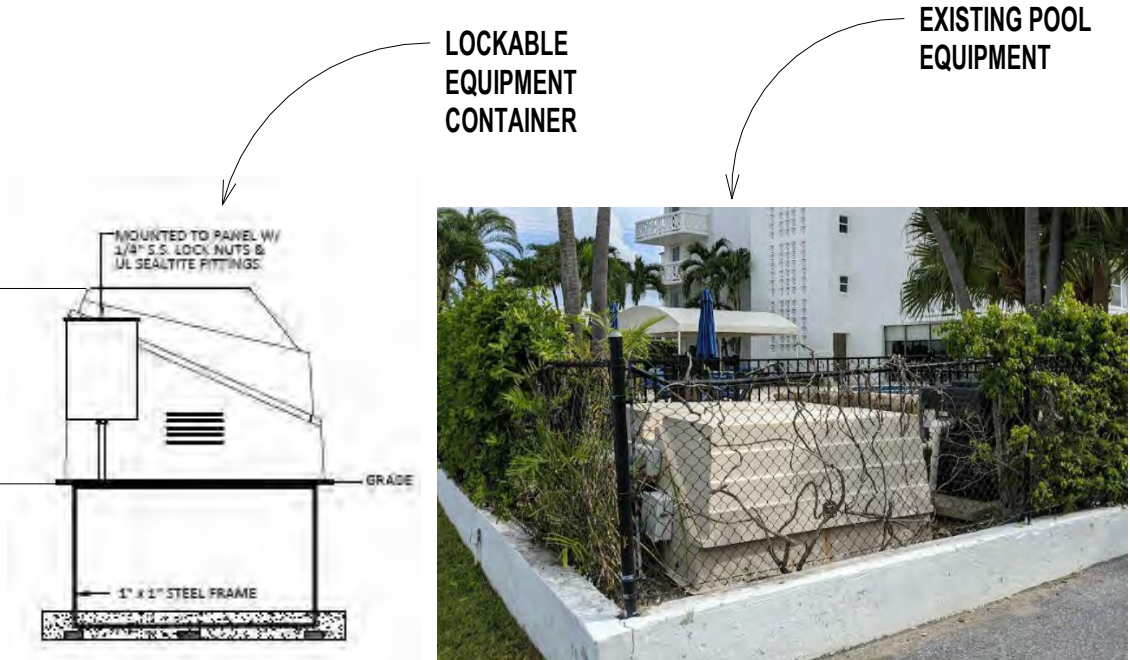
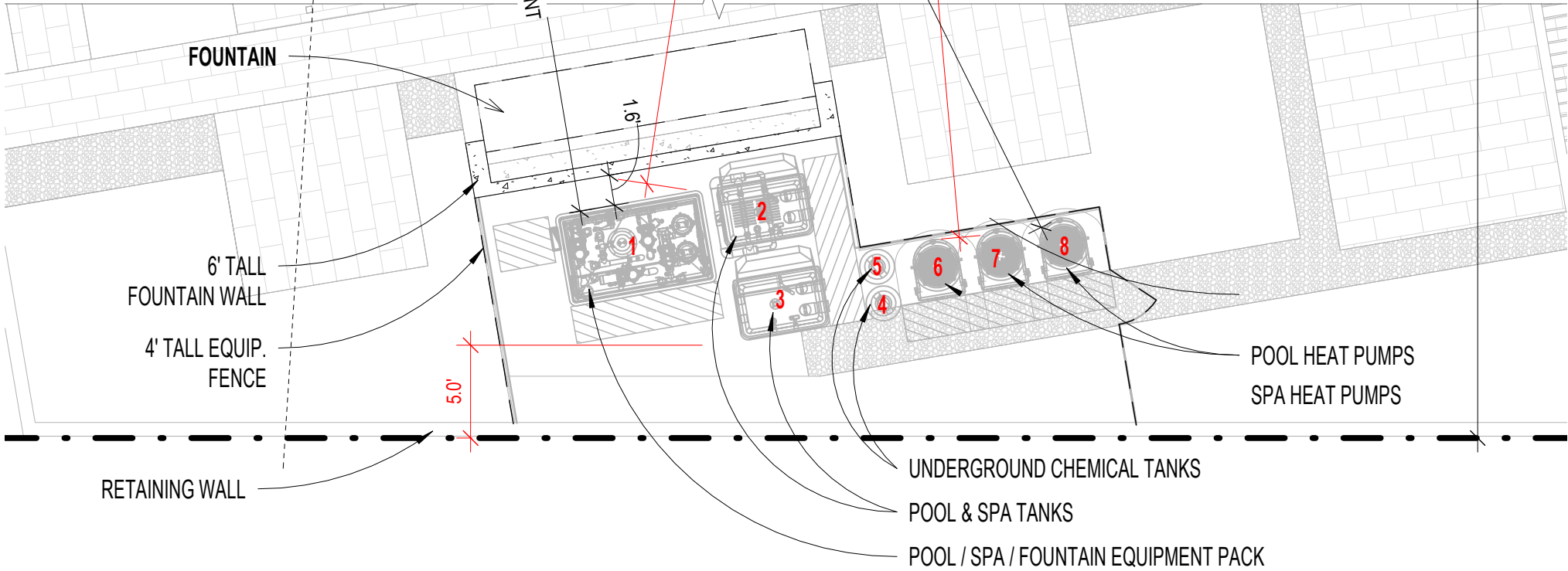
SPECIFIC KEYNOTES - DEMO PLANS & ELEVATIONS	
NUMBER	TEXT
D06	DEMO EXISTING INTERIOR PARTITIONS
D07	REMOVE EXISTING STOREFRONT SYSTEM. PREPARE AREA TO RECEIVE NEW STOREFRONT SYSTEM
D08	DEMO EXISTING SKYLIGHTS AND CLADDING AT OVERHANG IN PREPARATION FOR NEW WORK
D09	DEMO EXISTING COLUMNS
D10	EXISTING CONCRETE STAIR TO REMAIN
D11	REMOVE EXISTING EXTERIOR WALL IN PREPARATION FOR NEW GLAZING
D12	DEMO EXISTING PLANTER WALLS AND SLAB
D13	REMOVE FLOOR FINISH AND PREP AREA TO RECEIVE NEW FINISHES
D14	NEW DOOR AND WALL TO ALIGN WITH BUILDING FACADE
D15	EXISTING COLUMNS
D16	DEMO DOOR AND WALL
D20	DEMO AND RELOCATE EXISTING BACKFLOW PREVENTER
D21	DEMO EXISTING PLUMBING FIXTURES

VARIANCE	REQ / ALLOWED	EXISTING	PROPOSED
Expanding Non-Conforming 7th Floor	5 Stories	7 Stories	7 Stories





TOTAL EQUIPMENT COUNT: 8
PREFERRED EQUIPMENT COUNT: 4



LANDSCAPE PLAN AT POOL EQUIPMENT

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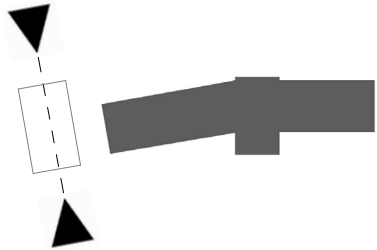
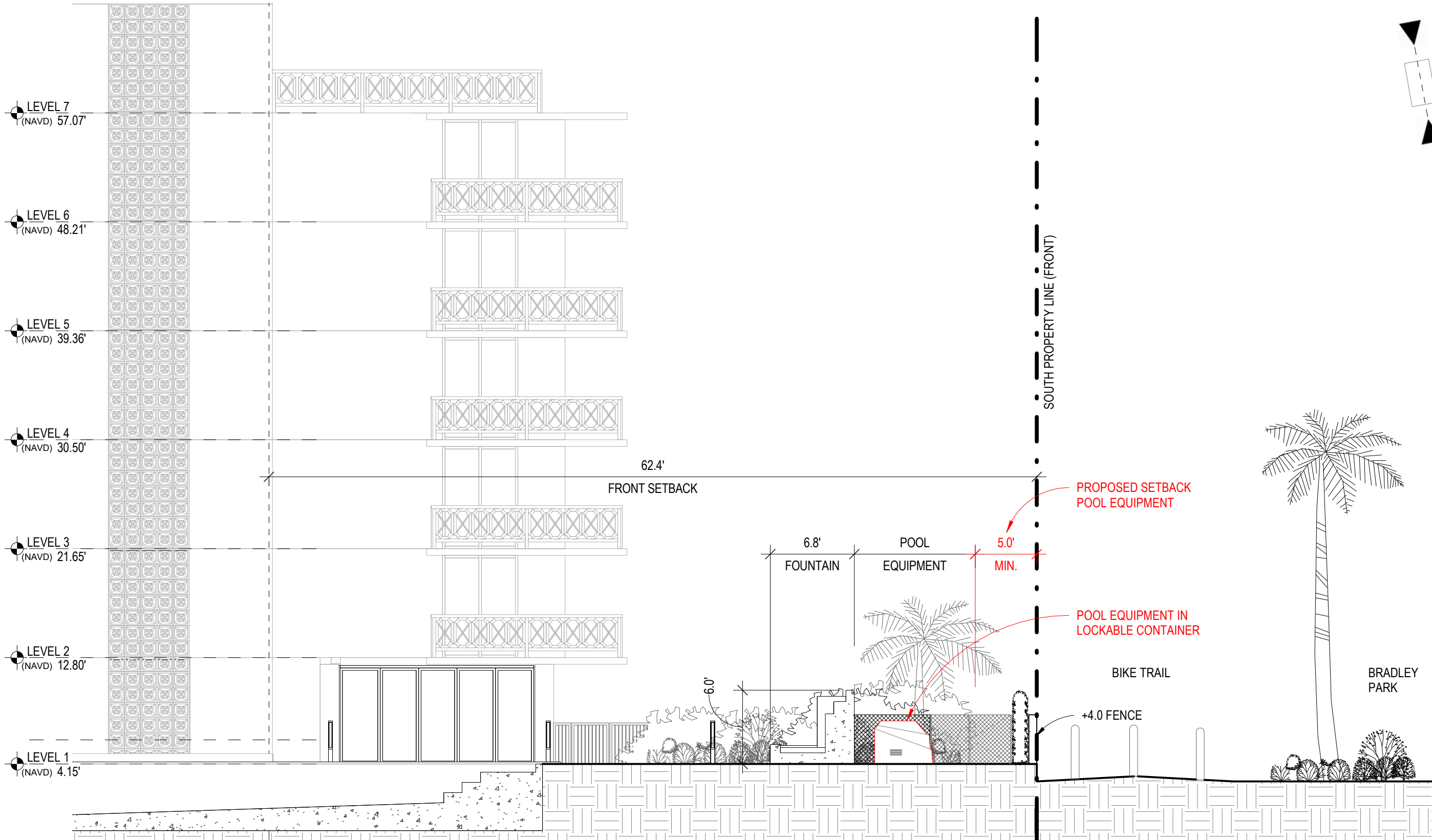
VARIANCE	REQ / ALLOWED	EXISTING	PROPOSED
Front Setback - Equipment	Not Allowed	0.0'	5.0'
Equipment dist from water	25.0' Max	44.5'	52.7'
Heater dist from water	25.0' Max	-	54.9'
Equipment count	4 Max	-	8
Equipment location	pump house	lockable container	lockable container



VARIANCE - POOL EQUIPMENT

DS10.2

Date 02/28/22



1 POOL EQUIPMENT SECTION
1/8" = 1'-0"

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VARIANCE	REQ / ALLOWED	EXISTING	PROPOSED
Front Setback - Pool Equipment	Not Allowed	0.0'	5.0'
Pool Equipment location	pump house	lockable container	lockable container



PROPOSED SECTION -
POOL EQUIPMENT

DS11.1

Date

02/28/22