

RECEIVED
By DSR at 12:28 pm, Jul 08, 2022

Interior Improvement for:
General American Asset Management
380 S. County Road - Second Floor
Palm Beach, FL 33480

THE PROPOSED WORK INCLUDES:

- INTERIOR IMPROVEMENTS TO THE EXISTING SECOND FLOOR OF AN EXISTING 2-STORY BUILDING INCLUDING THE FOLLOWING:
 - RENOVATION OF EXISTING 1,119 SF COMMON AREA
 - RENOVATION OF 1,601 SF TENANT OFFICE SPACE
- THERE ARE NO PROPOSED MODIFICATIONS TO THE EXTERIOR OF THE SUBJECT PROPERTY, THE EXISTING GROUND FLOOR OR THE EXISTING 535 SF EXISTING SECOND FLOOR LE BAR SPACE.

NO.	SHEET TITLE
	ARCHITECTURAL
CVR	COVER SHEET
-	SURVEY
AC.O.1	SITE LOCATION MAP
AC.O.2	SUBJECT PROPERTY IMAGES
AC.1.1	EXISTING SITE PLAN
AC2.1	EXISTING & PROPOSED SECOND FLOOR PLANS
AC2.2	ENLARGED SECOND FLOOR PLAN



Architecture • Interior Design

285 BANYAN BLVD.
WEST PALM BEACH, FLORIDA 33401
ph: 561.684.6844 • spinaorourke.com
FL Lic. # AA26002399

Keith M. Spina # AR13419

FINAL SUBMITTAL 07.08.22

COVER SHEET

AC

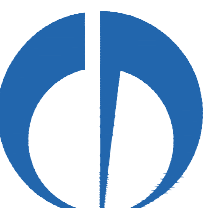
FINAL SUBMITTAL

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Revisions:

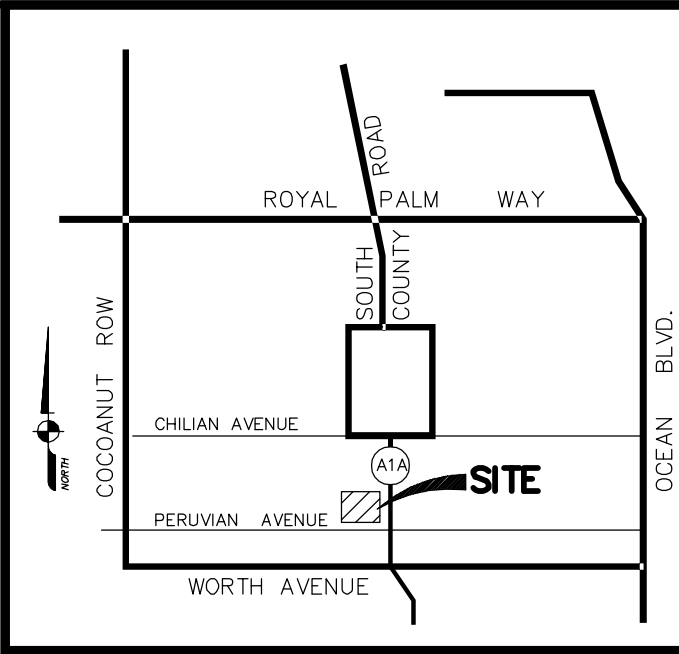
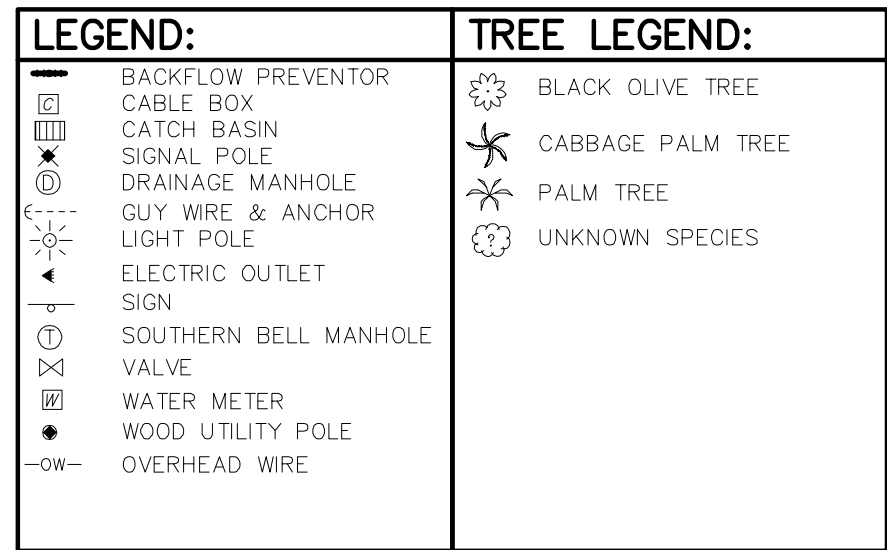
Project no: 21076
Date: 12.27.21
Drawn by: CG
Project Architect: NF



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SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon is per O.R.B. 12133, Pg. 375, P.B.C.R.
4. No underground improvements were located.
5. Bearings shown hereon are assumed based on the east line of Lot 28, having a bearing of S00°07'26"W.
6. Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929.
7. Benchmark Description: Palm Beach County Engineering Division Benchmark No. J310, Elevation = 15.023.
8. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
9. The entire property described hereon lies within Flood Zone A7, (Base Flood El. 7) Community Panel No. 120220 0003 C, dated 09/30/82.
10. Abbreviation Legend: C. = Centerline; C.B.S.= Concrete, Block & Stucco; CONC.= Concrete; EL.= Elevation; FND.= Found; F.F.= Finished Floor; INV.= Invert; I.P.= Iron Pipe; I.R.= Iron Rod; L.B.= Licensed Business; P.B.= Plat Book; P.B.C.R.= Palm Beach County Records; P.L.S.= Professional Land Surveyor; R.C.P.= Reinforced Concrete Pipe; O.R.B.= Official Records Book.

Lots 28, 29, 30 and 31, Block 10, REVISED PLAT OF ROYAL PARK ADDITION, to Palm Beach, Florida, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 4, Page 1.

Said lands situate in Palm Beach County, Florida,
and containing 13,125 square feet (0.3013 acres) more or less.

CERTIFIED TO:

Commerce Bank

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. There are no above ground encroachments other than Those shown hereon, subject to the qualifications noted hereon.

Date: _____

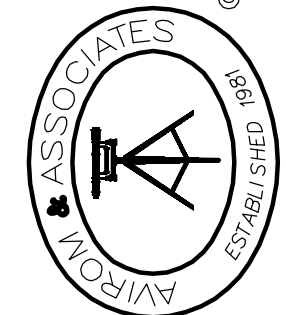
JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

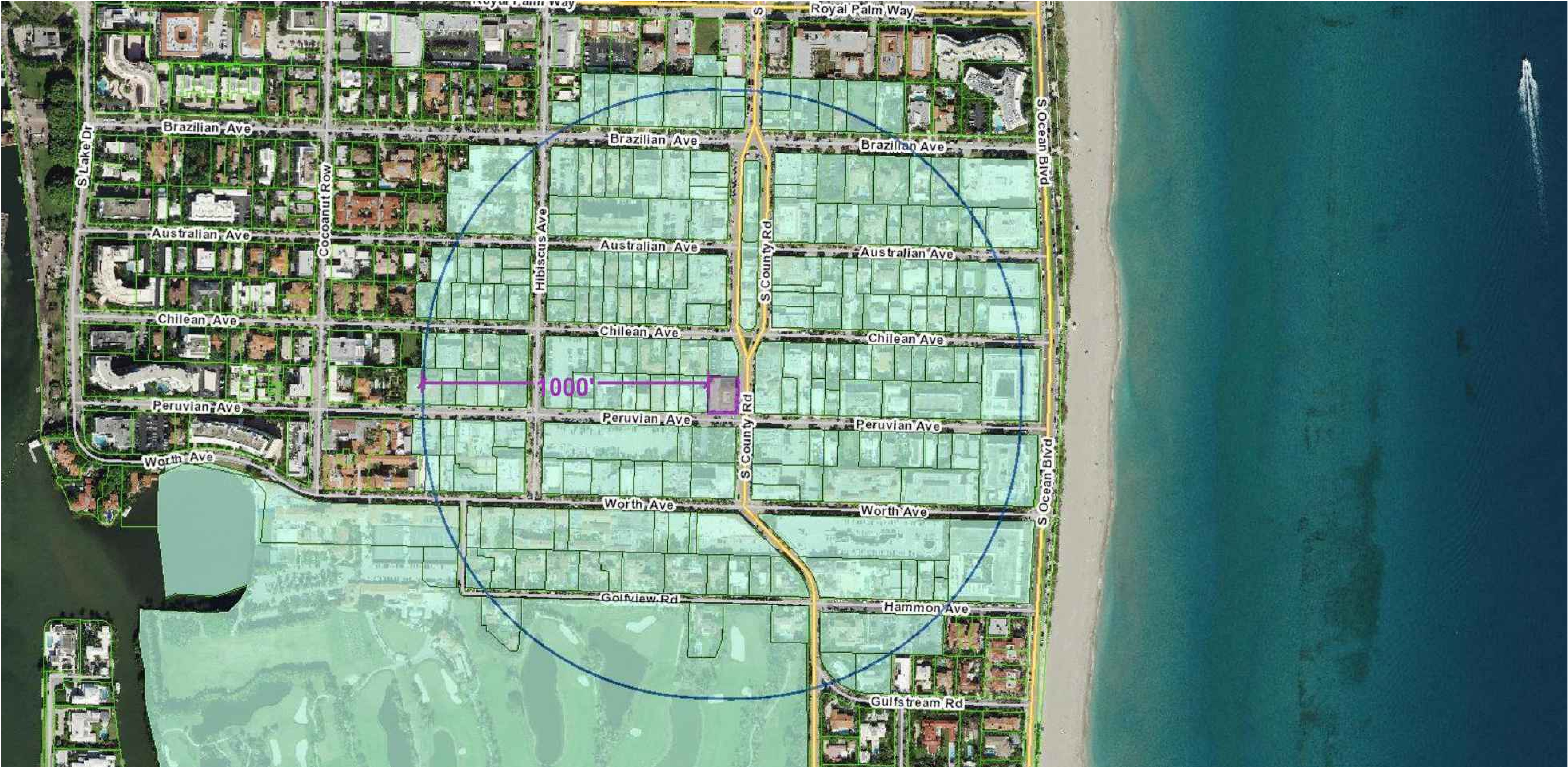
SCALE 1" = 20'	REVISIONS	DATE	BY	CK	BOUNDARY, TOPOGRAPHIC & TREE SURVEY
DATE 10/18/05					LOTS 28-31, BLOCK 10
BY C.L.P.					REVISED PLAT OF
156' D. J.T.D.					ROYAL PARK ADDITION
F.B.1303 PG04					(P.B. 4, PG. 1, P.B.C.R.)
JOB NO. 7923					PALM BEACH COUNTY, FLORIDA.

AVIROM & ASSOCIATES, INC.

SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432

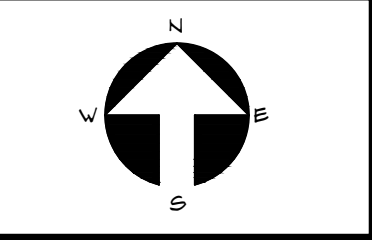
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SITE LOCATION MAP

SITE LOCATION MAP



AC 0.1

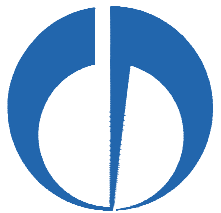
FIRST SUBMITTAL

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Revisions:

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SPINA ORourke
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Architecture • Interior Design
Keith W. Spina #AR12419

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EXISTING NORTH-EAST PERSPECTIVE



EXISTING EAST FACADE



EXISTING SOUTH-EAST PERSPECTIVE



EXISTING SOUTH-WEST PERSPECTIVE

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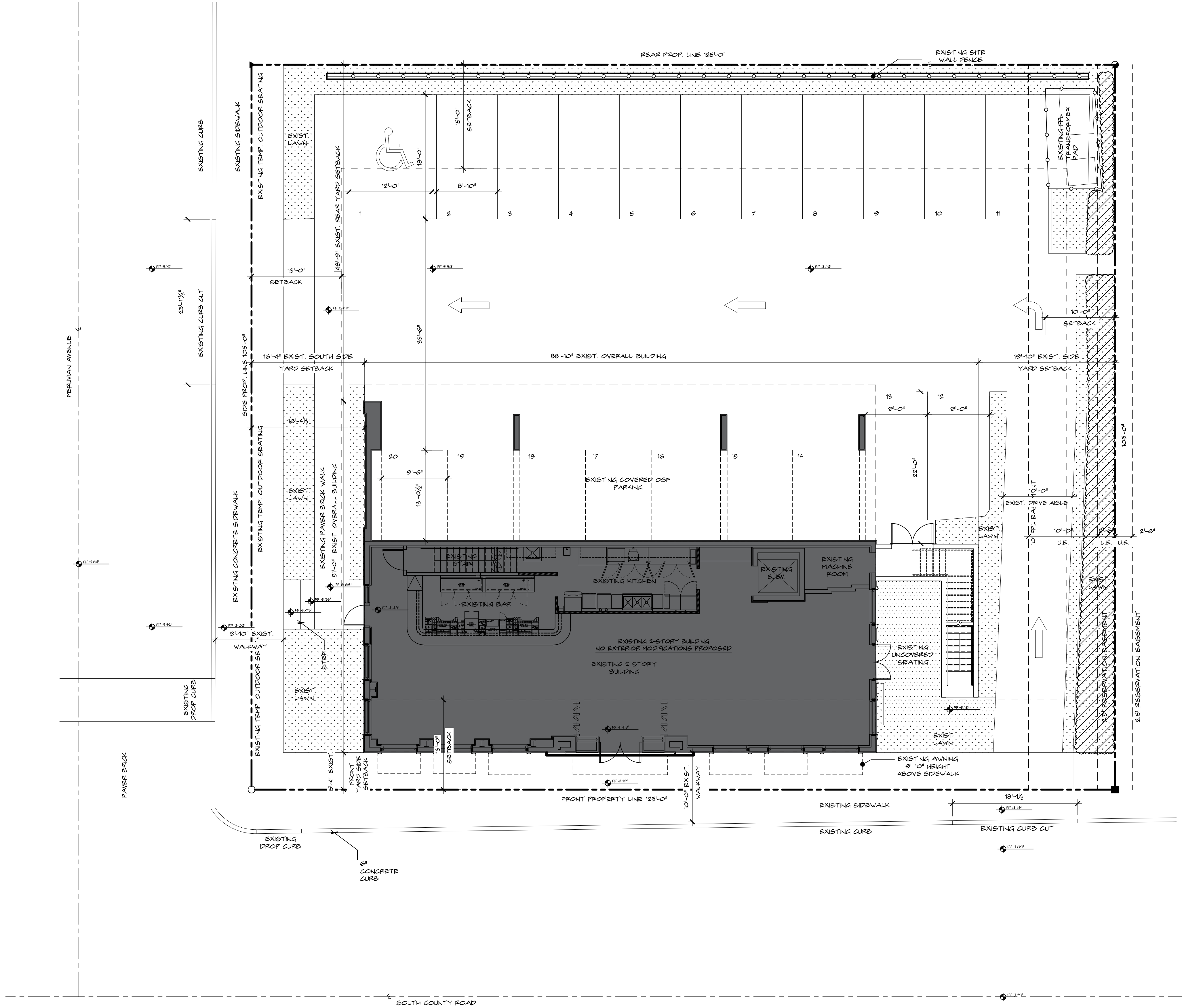
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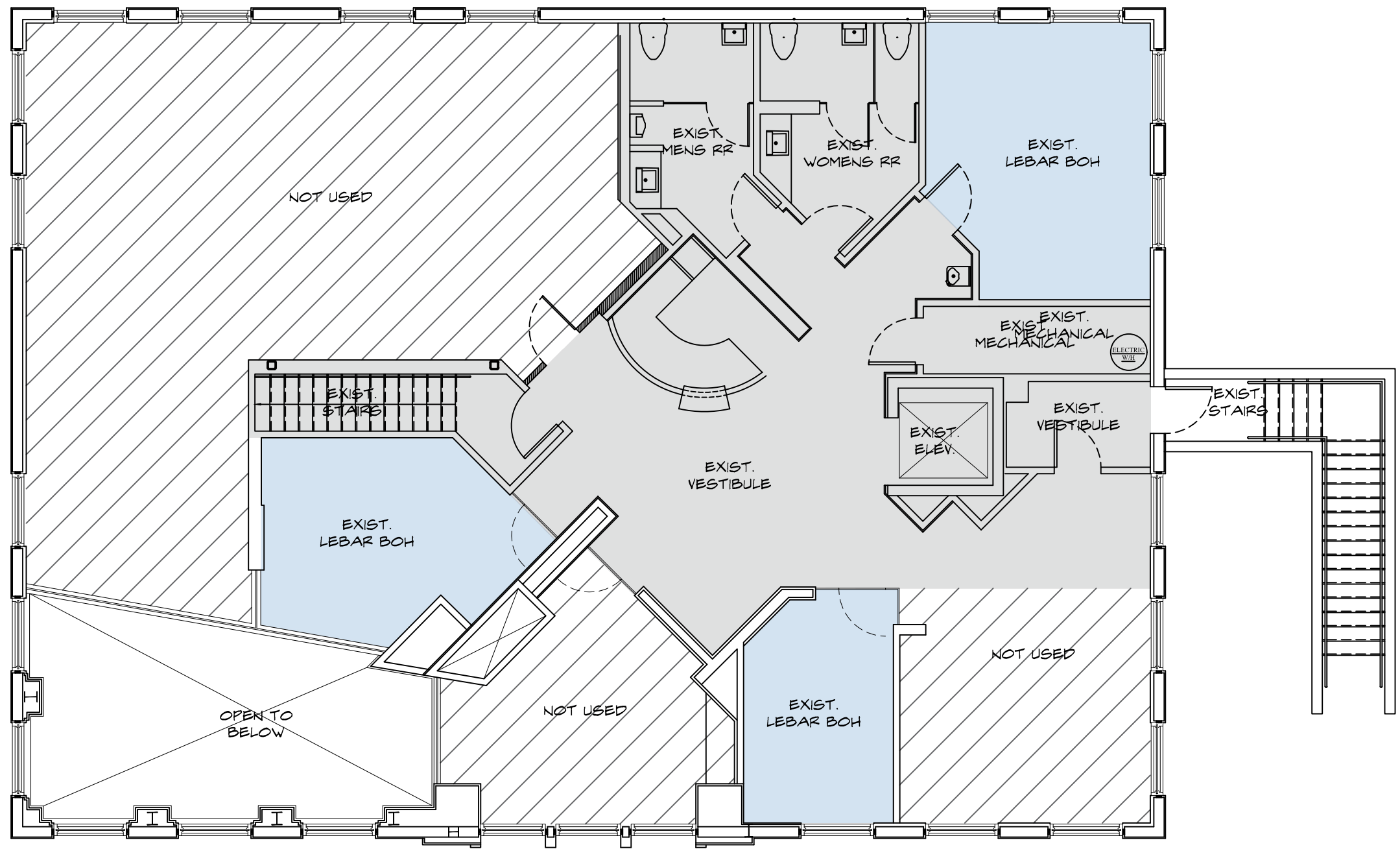
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SUBJECT PROPERTY

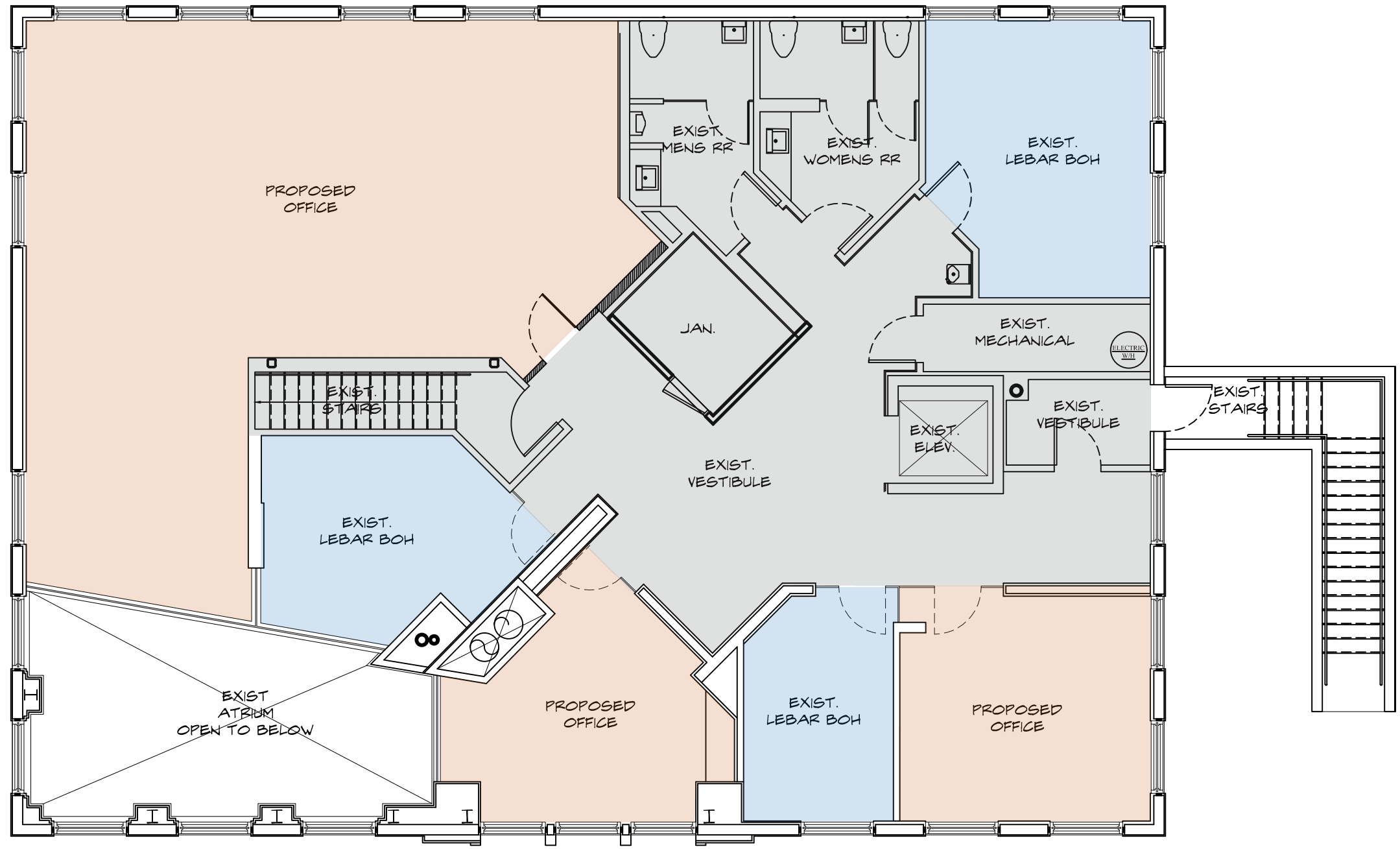
AC 0.2

FIRST SUBMITTAL





2 EXISTING SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"



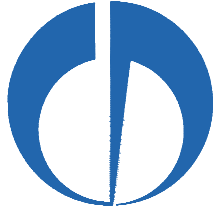
4 PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

SQUARE FOOTAGE

GROUND FLOOR GLA	EXISTING	PROPOSED
- COMMON AREA	251 SF	251 SF
- EXIST. RESTAURANT	1,825 SF	1,827 SF
GLA SUBTOTAL	2,076 SF	2,078 SF
SECOND FLOOR GLA		
- COMMON AREA	1,119 SF	1,119 SF
- NOT USED	1,601 SF	0 SF
- EXIST. RESTAURANT	535 SF	535 SF
- OFFICE	0 SF	1,601 SF
GLA SUBTOTAL	3,255 SF	3,255 SF
GLA TOTAL	5,333 SF	5,333 SF

PARKING ANALYSIS PER SEC. 134-217G(13)

PROPOSED OFFICE GLA / 1 SPACE PER 250
1,601 SF / 250 = 7 SPACES REQUIRED
20 EXISTING SPACES PROVIDED



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Keith M. Spina # AR15419

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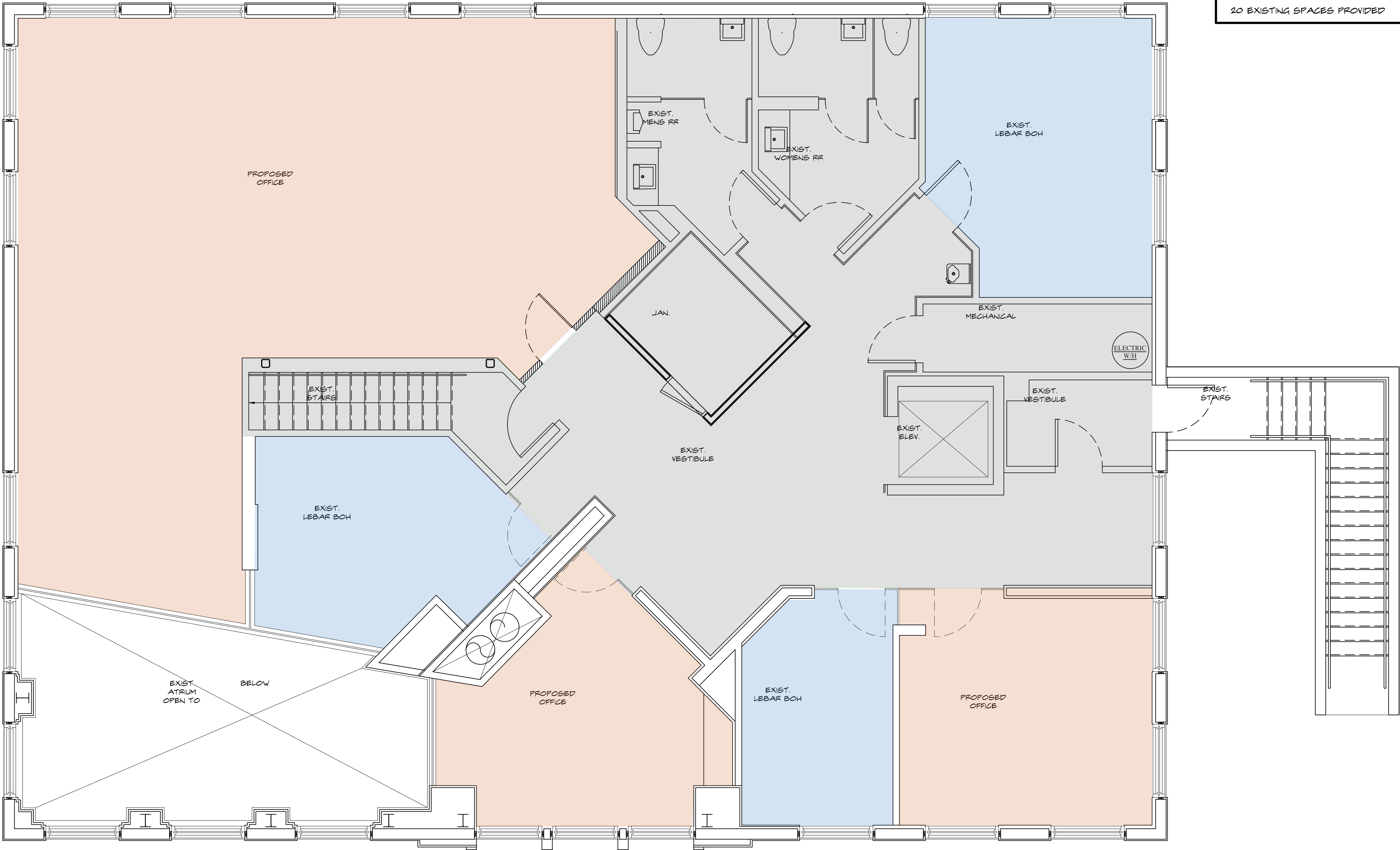
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AC 2.1

FINAL SUBMITTAL

EXISTING & PROPOSED OVERALL PLANS



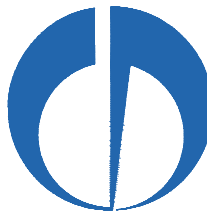
1 PROPOSED SECOND FLOOR PLAN
AC 2.2 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE

GROUND FLOOR GLA	EXISTING	PROPOSED
- COMMON AREA	251 SF	251 SF
- EXIST. RESTAURANT	1,825 SF	1,827 SF
GLA SUBTOTAL	2,076 SF	2,078 SF
SECOND FLOOR GLA		
- COMMON AREA	1,119 SF	1,119 SF
- NOT USED	1,601 SF	0 SF
- EXIST. RESTAURANT	535 SF	535 SF
- OFFICE	0 SF	1,601 SF
GLA SUBTOTAL	3,255 SF	3,255 SF
GLA TOTAL	5,333 SF	5,333 SF

PARKING ANALYSIS PER SEC. 134-2176(13)

PROPOSED OFFICE GLA / 1 SPACE PER 250
1,601 SF / 250 = 7 SPACES REQUIRED
20 EXISTING SPACES PROVIDED



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PROPOSED SECOND FLOOR PLAN

AC 2.2

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