

The Vineta Hotel

363 Cocoanut Row, Palm Beach, FL 33480

SCOPE OF WORK

THE PROPOSED WORK INCLUDES THE RENOVATION OF THE EXISTING 4-STORY 32,758 SQUARE FOOT STRUCTURE HOTEL. THE SCOPE OF WORK INCLUDES THE COMPLETE EXTERIOR AND INTERIOR RENOVATION INCLUDING THE REDUCTION OF ROOMS FROM 57 KEYS TO 41, THE RECONSTRUCTION OF HISTORIC DOOR AND WINDOW LOCATIONS AND ASSOCIATED HARDSCAPE/LANDSCAPE. THERE ARE NO PROPOSED MODIFICATIONS TO THE NUMBER OF EXISTING PARKING SPACES.



SPINAOROURKE
+ PARTNERS
Architecture + Interior Design
Keith M. Spina # AR13419

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

TINO ZERVUDACHI & ASSOCIES
ARCHITECTURE INTERIEURE ET DECORATION

RECEIVED
By yfigueroa at 10:11 am, Dec 12, 2022

SHEET	NAME
COVER	COVER
AC-0.1.0	VICINITY LOCATION MAP
AC-0.2.0	SUBJECT PROPERTY IMAGES
AC-0.2.1	SUBJECT PROPERTY IMAGES
AC-0.2.2	SUBJECT PROPERTY IMAGES
AC-0.2.3	SUBJECT PROPERTY IMAGES
AC-0.2.4	SUBJECT PROPERTY IMAGES
AC-0.2.5	SUBJECT PROPERTY IMAGES
AC-0.3.0	ADJACENT PROPERTY IMAGES
AC-0.3.1	ADJACENT PROPERTY IMAGES
AC-0.3.2	ADJACENT PROPERTY IMAGES
AC-0.3.3	ADJACENT PROPERTY IMAGES
AC-0.3.4	ADJACENT PROPERTY IMAGES
AC-1.0.0	ZONING LEGEND
AC-1.1.0	EXISTING OVERALL SITE PLAN
AC-1.1.1	PROPOSED OVERALL SITE PLAN
AC-1.2.0	ZONING DIAGRAMS
AC-1.2.1	VARIANCE DIAGRAMS
AC-1.3.0	HISTORIC REFERENCE IMAGES
AC-1.3.1	HISTORIC REFERENCE IMAGES
AC-1.3.2	HISTORIC REFERENCE IMAGES
AC-2.1.0	EXISTING FLOOR PLAN - GROUND FLOOR
AC-2.1.1	DEMOLITION FLOOR PLAN - GROUND FLOOR
AC-2.1.2	PROPOSED FLOOR PLAN - GROUND FLOOR
AC-2.2.0	EXISTING FLOOR PLAN - SECOND FLOOR
AC-2.2.1	DEMOLITION FLOOR PLAN - SECOND FLOOR
AC-2.2.2	PROPOSED FLOOR PLAN - SECOND FLOOR
AC-2.3.0	EXISTING FLOOR PLAN - THIRD FLOOR
AC-2.3.1	DEMOLITION FLOOR PLAN - THIRD FLOOR
AC-2.3.2	PROPOSED FLOOR PLAN - THIRD FLOOR
AC-2.4.0	EXISTING FLOOR PLAN - FOURTH FLOOR & ROOF PLAN
AC-2.4.1	DEMOLITION FLOOR PLAN - FOURTH FLOOR & ROOF PLAN
AC-2.4.2	PROPOSED FLOOR PLAN - FOURTH FLOOR & ROOF PLAN
AC-3.1.0	EXISTING HIGH ROOF PLAN
AC-3.1.1	DEMOLITION HIGH ROOF PLAN
AC-3.1.2	PROPOSED HIGH ROOF PLAN
AC-4.1.0	OVERALL DEMOLITION ELEVATIONS
AC-4.1.1	OVERALL DEMOLITION ELEVATIONS
AC-4.1.2	DEMOLITION ELEVATION DIAGRAMS
AC-4.2.1	EXISTING & PROPOSED WEST ELEVATION
AC-4.2.2	COLORLED WEST ELEVATIONS
AC-4.3.1	EXISTING & PROPOSED NORTH ELEVATION
AC-4.3.2	COLORLED NORTH ELEVATIONS
AC-4.4.1	EXISTING & PROPOSED EAST ELEVATION
AC-4.4.2	COLORLED EAST ELEVATIONS
AC-4.5.1	EXISTING & PROPOSED SOUTH ELEVATION
AC-4.5.2	COLORLED SOUTH ELEVATIONS
AC-4.6.1	EXISTING & PROPOSED COURTYARD ELEVATIONS
AC-4.6.2	COLORLED COURTYARD ELEVATIONS
AC-5.1.0	BUILDING & YARD SECTION DIAGRAM
AC-5.1.1	BUILDING & YARD SECTION DIAGRAM
AC-6.1.0	EXTERIOR MATERIAL & FINISH SHEET
AC-6.2.0	EXTERIOR DETAILS - TYPICAL
AC-6.2.1	EXTERIOR DETAILS - VALET CANOPY
AC-6.3.0	EXTERIOR DOOR & WINDOW DETAILS
AC-6.4.0	EXTERIOR WALL AND GATE PLAN AND DETAILS
AC-6.5.0	EXTERIOR SIGNAGE PLAN AND DETAILS
AC-7.1.0	EXISTING SEATING PLAN
AC-7.1.1	PROPOSED SEATING PLAN
L1.1	EXISTING GENERAL SITE PHOTOS
L2.0	EXISTING VEGETATION INVENTORY & ACTION PLAN
L4.0	CONSTRUCTION SCREENING PLAN
L5.0	CONSTRUCTION STAGING PLAN
L6.0	TRUCK LOGISTICS PLAN
L7.1	EXISTING VS PROPOSED SITE DATA
L8.0	LANDSCAPE PLAN
L8.2	PLANT SCHEDULE
L8.3	PLANTING DETAILS & SPECIFICATIONS
CIVIL 1	CONCEPTUAL DRAINAGE PLAN

FINAL SUBMITTAL 12-08-2022

LPC# COA-23-002 (JANUARY 2023) ZONING# ZON-23-019 (FEBRUARY 2023)

Landscape Architect
EDG

139 NORTH COUNTY ROAD, SUITE 20-B,
PALM BEACH, FL 33480
561-832-4600

Civil Engineer
S&W

2581 METROCENTRE BLVD., SUITE 3,
WEST PALM BEACH, FL 33407
561478-7848

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • spinaorourke.com
FL Lic. # AA26002399

SPINAOROURKE
+ PARTNERS
Architecture + Interior Design
Keith M. Spina # AR13419
TINO ZERVUDACHI & ASSOCIES
ARCHITECTURE INTERIEURE ET DECORATION

RENOVATION OF
The Vineta Hotel

363 Cocoanut Row, Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:

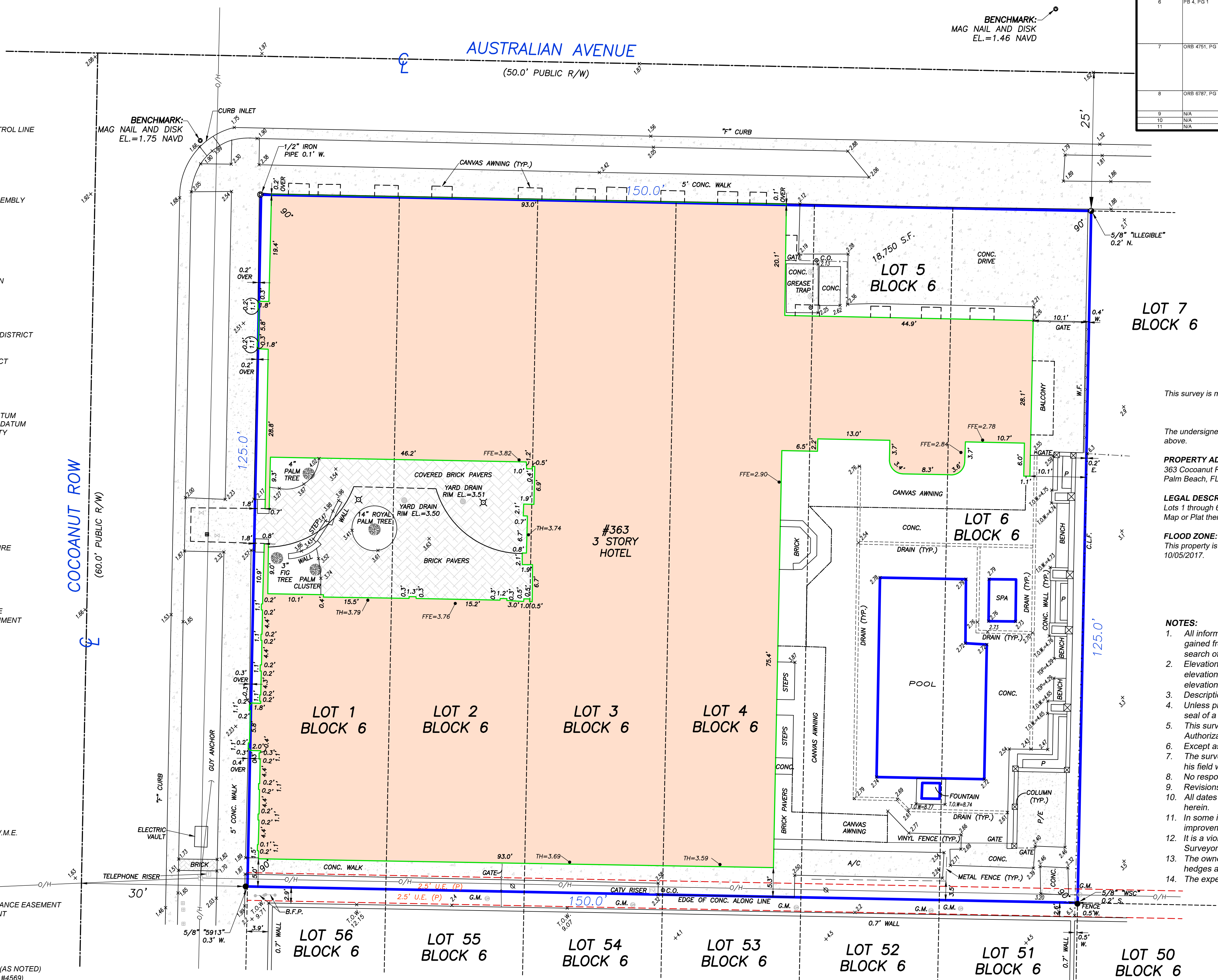
Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

COVER

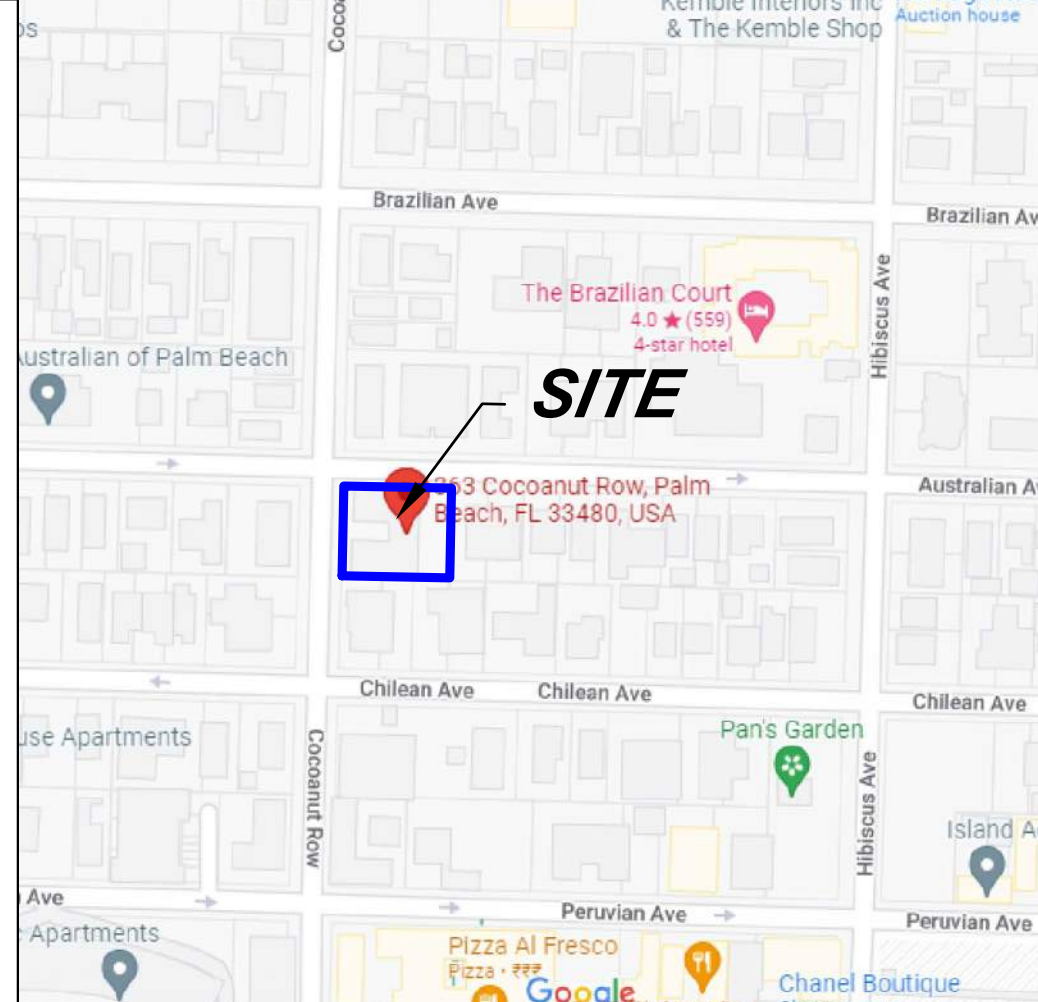
Boundary Survey For:
**363 COCOANUT ROW PROPCO LLC, A
DELAWARE LIMITED LIABILITY COMPANY**

LEGEND

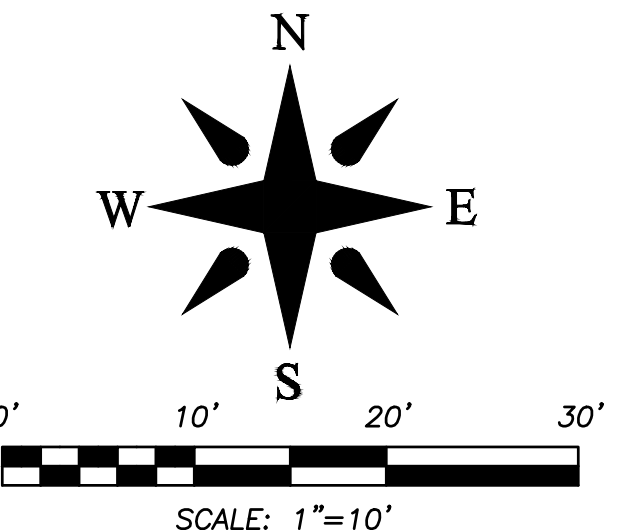
- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
B.F.P. = BACKFLOW PREVENTOR
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = CABLE ANTENNA TELEVISION
C.B. = CHORD BEARING
C.B.S. = CONCRETE BLOCK STRUCTURE
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
CH = CHORD
C.L.F. = CHAIN LINK FENCE
CL.R. = CLEAR
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D.W. = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.D.C. = FIRE DEPARTMENT CONNECTION
F.F. = FINISHED FLOOR
FND. = FOUND
F.O.C. = FACE OF CURB
I.D. = INSIDE DIAMETER
INV. = INVERT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
A.E. = LIMITED ACCESS EASEMENT
L.B. = LICENSE BOARD
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
(M) = FIELD MEASUREMENT
M.H. = MANHOLE
M.H.W.L. = MEAN HIGH WATER LINE
MIN. = MINIMUM
M.L.W.L. = MEAN LOW WATER LINE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S. = NOT TO SCALE
O.A. = OVERALL
O.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
P = PLANTER
(P) = PLAT DATUM
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
P.I. = POINT OF INTERSECTION
P.E. = POOL EQUIPMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
PROP. = PROPOSED
P.T. = POINT OF TANGENCY
P.V.M.T. = PAVEMENT
(R) = RADIAL
R = RADIUS
R.G.E. = RANGE
R.P.B. = ROAD PLAT BOOK
R.P.Z. = REDUCED PRESSURE ZONE
R/W = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
SD = SUBDIVISION
S.F. = SQUARE FEET
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R. = STATE ROAD
STA. = STATION
STY. = STORY
SW = SIDEWALK
T.O.B. = TOP OF BANK
TH = THRESHOLD
T.O.W. = TOP OF WALL
TWP. = TOWNSHIP
TYP. = TYPICAL
UC = UNDER CONSTRUCTION
U.E. = UTILITY EASEMENT
U.R. = UNRECORDED
W.C. = WITNESS CORNER
W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.E. = WATER MANAGEMENT EASEMENT
W.F. = WOOD FENCE
YD. = YARD DRAIN
B = BASELINE
C = CENTERLINE
Δ = CENTRAL ANGLE/DELTA
■ = CONCRETE MONUMENT FOUND (AS NOTED)
□ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = 5/8" IRON ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
○ = IRON ROD FOUND (AS NOTED)
● = NAIL FOUND (AS NOTED)
● = NAIL & DISK FOUND (AS NOTED)
● = MAG NAIL & DISK SET (LB #4569)
○ = PROPERTY LINE
○ = UTILITY POLE
○ = FIRE HYDRANT
○ = WATER METER
○ = WATER VALVE
○ = LIGHT POLE



TITLE COMMITMENT REVIEW					
CLIENT: 363 Coconut Row Propco LLC, a Delaware limited liability company.	COMMITMENT NO.: 10222819	DATE: 04/21/22			
REVIEWED BY:	JOB NO.:				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1	N/A			INTENTIONALLY DELETED	
2	N/A	Standard exceptions.		INTENTIONALLY DELETED	
3	N/A	Standard exceptions.		INTENTIONALLY DELETED	
4	N/A	Standard exceptions.		INTENTIONALLY DELETED	
5	N/A			INTENTIONALLY DELETED	
6	PB 4, PG 1	Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Revised Map of Royal Park Addition to Palm Beach, Florida.			
7	ORB 4751, PG 1102	Deed of Scenario, Open Space and Architectural Easement, from PV Hotels Corp. on behalf of Palm Court, Inc. to Preservation Foundation of Palm Beach County.			
8	ORB 6197, PG 1261	Certificate of Notification of Designation of Certain Properties as Landmarks.			
9	N/A			INTENTIONALLY DELETED	
10	N/A			INTENTIONALLY DELETED	
11	N/A	Standard exceptions.			



VICINITY SKETCH
(NOT TO SCALE)



This survey is made specifically and only for the following parties for the purpose of a permit on the surveyed property.

363 COCOANUT ROW PROPCO LLC, A DELAWARE LIMITED LIABILITY COMPANY

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

363 Coconut Row
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lots 1 through 6, Block 6, **REVISED MAP OF ROYAL PARK ADDITIONAL TO PALM BEACH FLORIDA**, according to the Map or Plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE:

This property is located in Flood Zone AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 10222819, issued by Chicago Title Insurance Company, dated April 21, 2022. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 08/23/2022

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

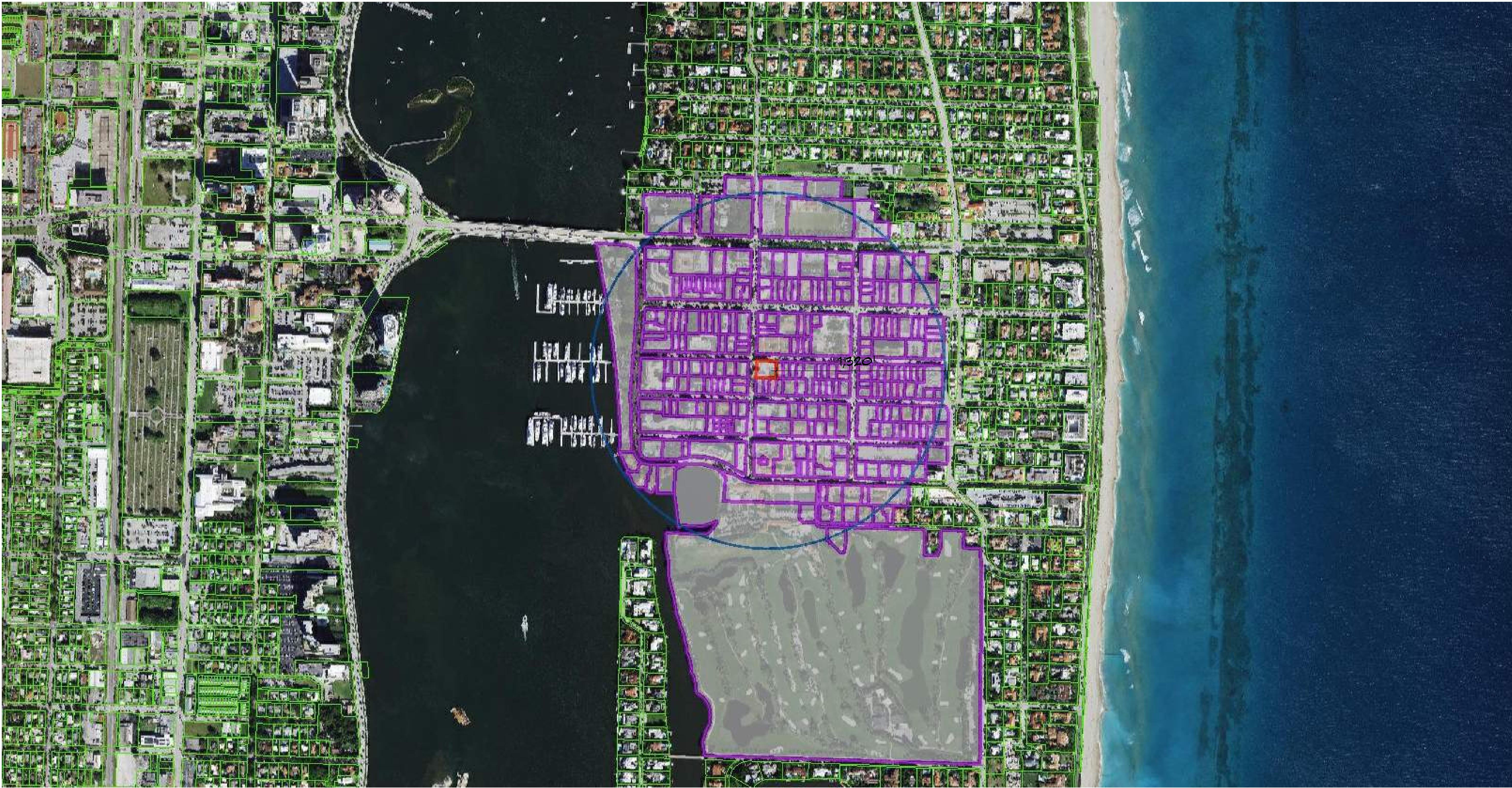
REVISIONS:

Boundary Survey For:

**363 COCOANUT ROW PROPCO LLC, A
DELAWARE LIMITED LIABILITY COMPANY**



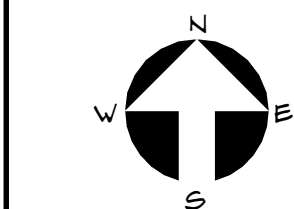
FIELD: J.D.	JOB No.: 15-1588	F.B. 336	PG. 18-20
OFFICE: D.R.	DATE: 08/23/2022	DWG. No.: 15-1588-1	
C'D.D.: C.W.	REF.: 15-1588.dwg	SHEET: 1 OF 1	



VICINITY LOCATION MAP

VICINITY LOCATION MAP

AC-0.1.0



Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

Revisions:

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA OROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA OROURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

RENOVATION OF
The Vineta Hotel
363 Cocoanut Row, Palm Beach, FL 33480



SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Kelli M. Spina #A13419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.5594
spinaorourke.com
FL LIC # AA2002299



PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION



PARTIAL WEST ELEVATION



PARTIAL NORTH ELEVATION





PARTIAL NORTH ELEVATION



COURTYARD PARTIAL ELEVATION



COURTYARD PARTIAL ELEVATION



COURTYARD PARTIAL ELEVATION



PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION



POOL DECK



PARTIAL SOUTH ELEVATION



EXISTING TEA LOUNGE



EXISTING LOBBY



EXISTING LOBBY



EXISTING CIGAR LOUNGE





EXISTING LEOPARD LOUNGE & RESTAURANT



EXISTING LEOPARD LOUNGE & RESTAURANT



EXISTING POOL LOUNGE





EXISTING FOURTH FLOOR HOTEL ROOM



EXISTING TYPICAL HOTEL ROOM



EXISTING FOURTH FLOOR HOTEL ROOM



EXISTING CORRIDOR

SUBJECT PROPERTY IMAGES

AC-0.2.5

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

Revisions:

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA CIRQUEURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA CIRQUEURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

RENOVATION OF
The Vineta Hotel

363 Coconut Row, Palm Beach, FL 33480



SPINAOROURKE
+ PARTNERS
Architecture • Interior Design

Kenneth M. Spina #A1313419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.6594
spinaorourke.com
FL LIC #A26202299



300 AUSTRALIAN AVE



310 AUSTRALIAN AVE



303 AUSTRALIAN AVE



322 AUSTRALIAN AVE



335 AUSTRALIAN AVE



415 AUSTRALIAN AVE



336 AUSTRALIAN AVE



331 AUSTRALIAN AVE



303 AUSTRALIAN AVE





403 BRAZILIAN AVE



319 BRAZILIAN AVE



345 BRAZILIAN AVE



315 BRAZILIAN AVE



416 BRAZILIAN AVE



412 BRAZILIAN AVE



401 BRAZILIAN AVE



331 BRAZILIAN AVE



346 BRAZILIAN AVE

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.6594
spinaorourke.com
FL LIC # A26202299

SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Keith M. Spina #A113419



RENOVATION OF
The Vineta Hotel

363 Coconut Row, Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA OROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA OROURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

ADJACENT PROPERTY IMAGES

AC-0.3.1



434 CHILEAN AVE



419 CHILEAN AVE



408 CHILEAN AVE



401 CHILEAN AVE



353 CHILEAN AVE



349 CHILEAN AVE



317 CHILEAN AVE



419 CHILEAN AVE



401 CHILEAN AVE

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.5594
spinaorourke.com
FL LIC # A26202399

SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Kenneth M. Spina #A113419



RENOVATION OF
The Vineta Hotel
363 Coconut Row, Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA OROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA OROURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

AC-0.3.2

ADJACENT PROPERTY IMAGES



331 COCOANUT ROW



351 COCOANUT ROW



339 COCOANUT ROW



370 COCOANUT ROW



335 COCOANUT ROW



401 COCOANUT ROW



350 COCOANUT ROW



340 COCOANUT ROW



330 COCOANUT ROW



401 PERUVIAN AVE



420 PERUVIAN AVE



350 PERUVIAN AVE



405 PERUVIAN AVE



417 PERUVIAN AVE



401 PERUVIAN AVE



357 PERUVIAN AVE



341 PERUVIAN AVE

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.6594
spinaorourke.com
FL LIC # A26202399

SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Kenneth M. Spina #A13419



RENOVATION OF
The Vineta Hotel

363 Coconut Row, Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA OROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA OROURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

ADJACENT PROPERTY IMAGES

AC-0.3.4



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	363 COCOANUT ROW, PALM BEACH, FL 33480		
2	Zoning District:	R-C (MEDIUM DENISTY RESIDENTIAL)		
3	Structure Type:	HOTEL		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	20,000 SF	18,750 SF	N/C
6	Lot Depth	100'-0"	150'-0"	N/C
7	Lot Width	100'-0"	125'-0"	N/C
8	Lot Coverage (Sq Ft and %)	5,625 SF (30%)	12,460 SF (66.4%)	12,398 (66.12%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	TBD	TBD	N/C
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	25'-0" (W)	0'-0" (W)	N/C
12	* Side Yard Setback (1st Story) (Ft.)	20'-0" (N) /20'-0" (S)	0'-0" (N) / 5'-3" (S)	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
14	*Rear Yard Setback (Ft.)	30'-0" (E)	8'-4" (E)	N/C
15	Angle of Vision (Deg.)	N/A	N/A	N/A
16	Building Height (Ft.)	23'-6" FLAT	47'-7" FLAT	47'-7" FLAT
17	Overall Building Height (Ft.)	26'-6" FLAT	50'-1" FLAT	50'-1" FLAT
18	Crown of Road (COR) (NAVD)	TBD	TBD	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	TBD	TBD	N/C
21	Zero Datum for point of meas. (NAVD)	TBD	TBD	N/C
22	FEMA Flood Zone Designation	AE 6	N/C	N/C
23	Base Flood Elevation (BFE)(NAVD)	7.00 NAVD	N/C	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	6,562 SF (35%)	1,118 SF (5.96%)	1,330 SF (7.09%)
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	?? SF (40%)	N/A	N/A
27	**Native Plant Species %	Please refer to separate landscape legend.		

* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.6594
spinaorourke.com
FL LIC # A26202399

SPINAOROURKE
+ P A R T N E R S
Architecture • Interior Design
Kelli M. Spina #ARI13419



RENOVATION OF The Vineta Hotel

363 Cocoanut Row, Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:

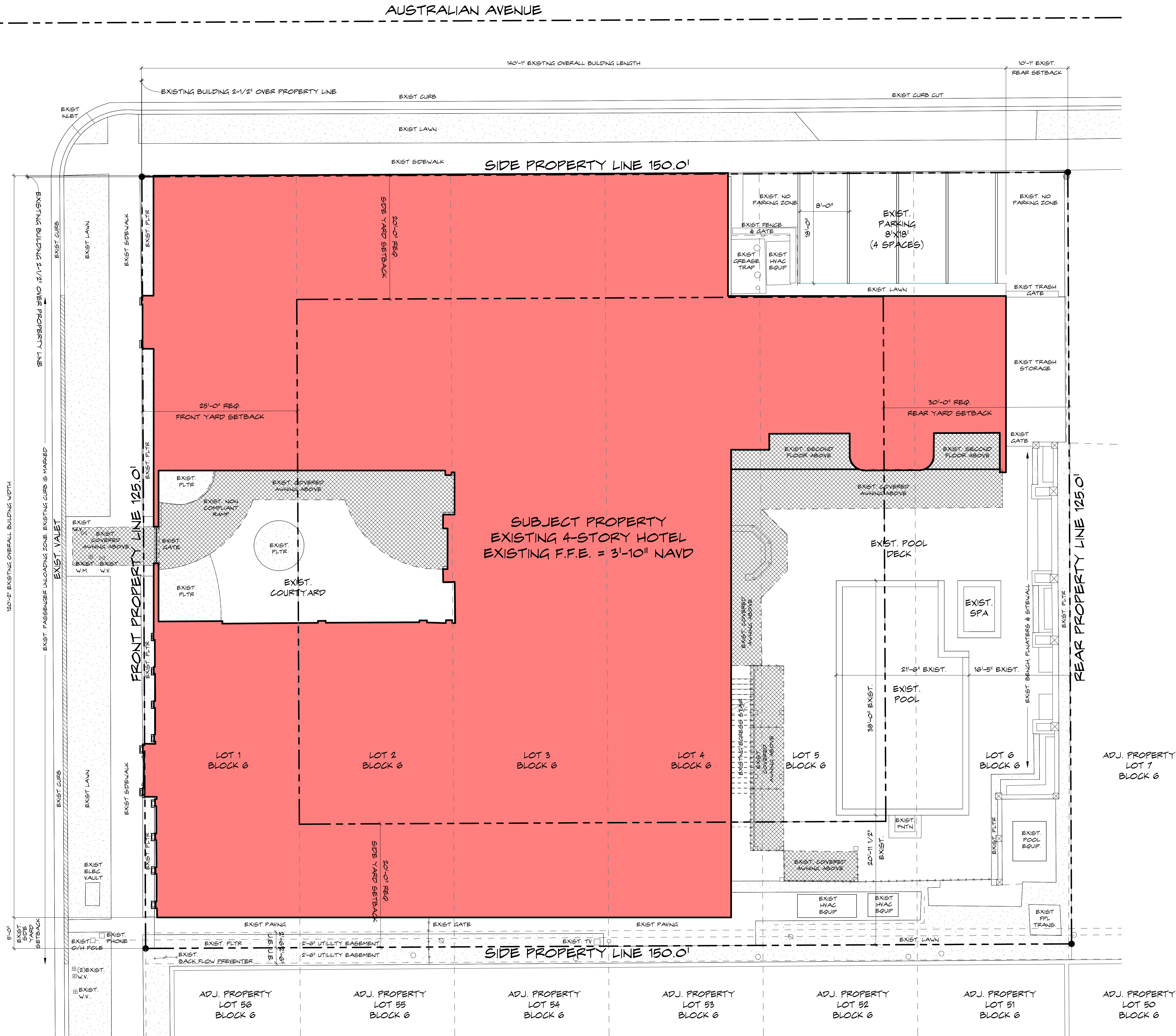
Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

ZONING LEGEND

AC-1.0.0

1 SITE PLAN - EXISTING
AC-1.1.0 SCALE: 1/8" = 1'-0"

COCOANUT ROW



EXISTING OVERALL SITE PLAN

REVISIONS

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

AC-1.1.0



SPINAOROURKE
Architecture • Interior Design
+ PARTNERS

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.6594
spinaorourke.com
FL LIC # A26202299

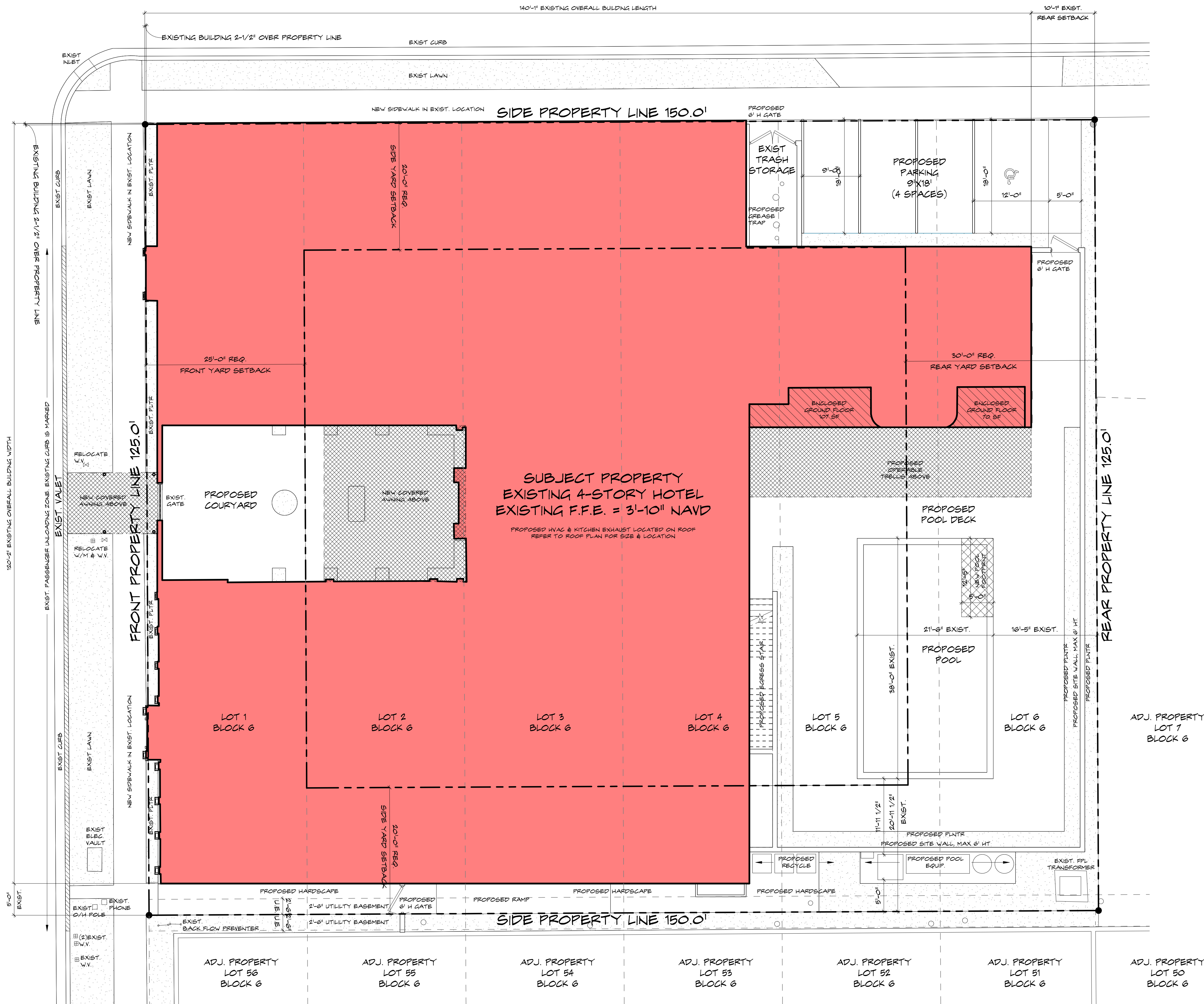
RENOVATION OF
The Vineta Hotel
363 Cocoanut Row, Palm Beach, FL 33480

1
AC-1.1.1

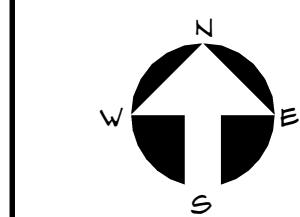
SITE PLAN - PROPOSED

SCALE: 1/8" = 1'-0"

COCOANUT ROW



PROPOSED OVERALL SITE PLAN



AC-1.1.1

Revisions:

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

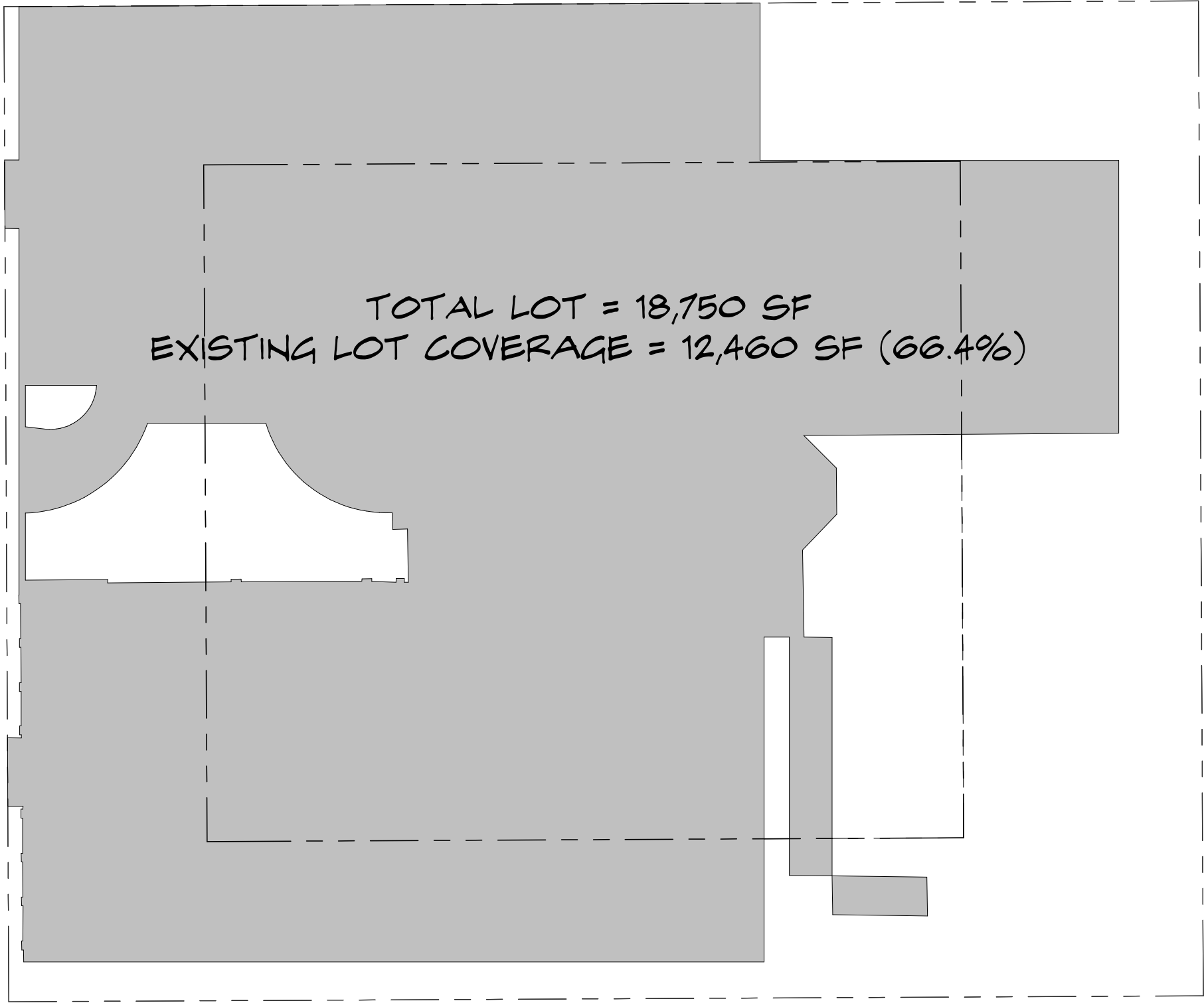
RENOVATION OF
The Vineta Hotel

363 Cocoanut Row, Palm Beach, FL 33480

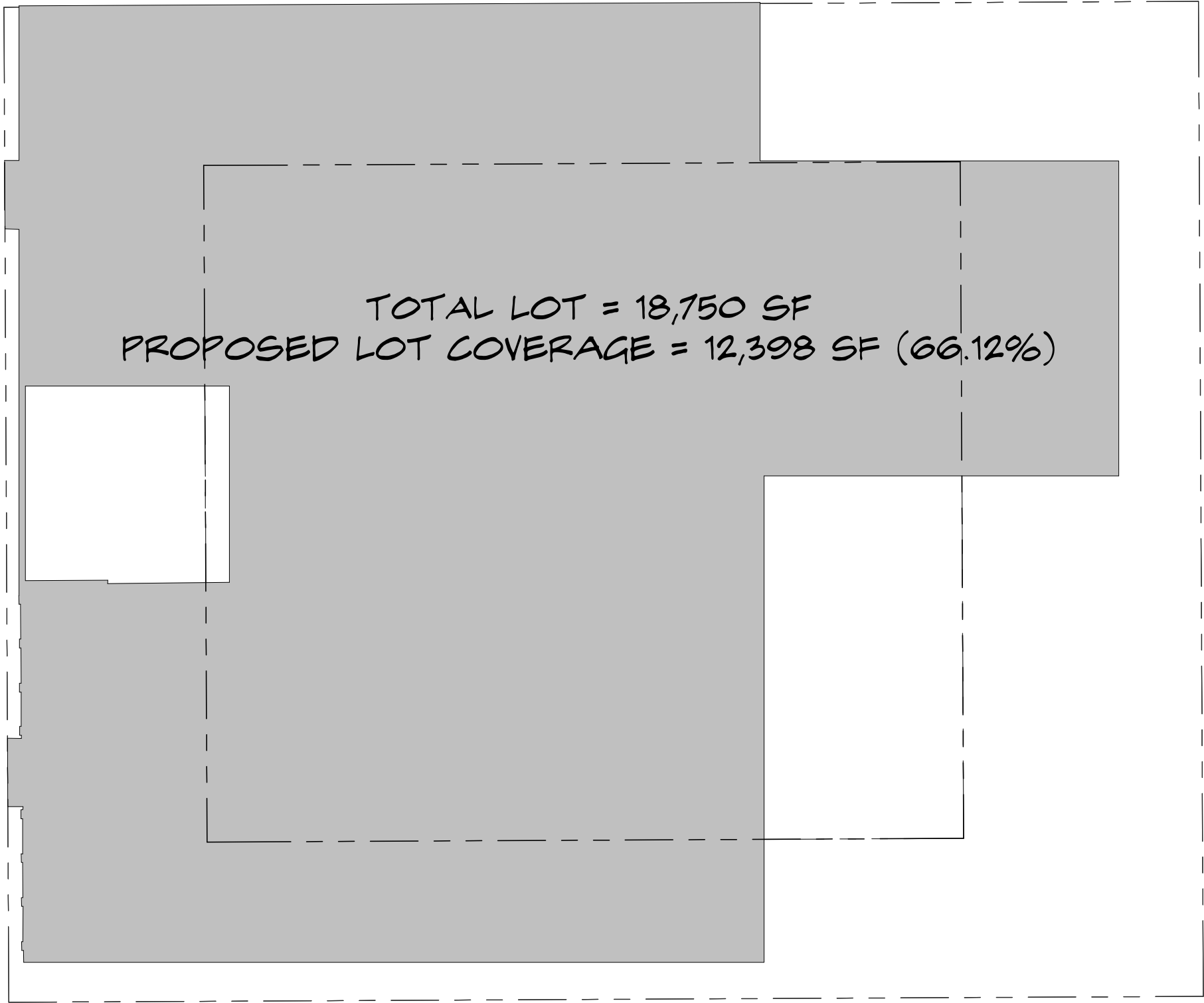


SPINAOROURKE
+ PARTNERS
Architecture • Interior Design

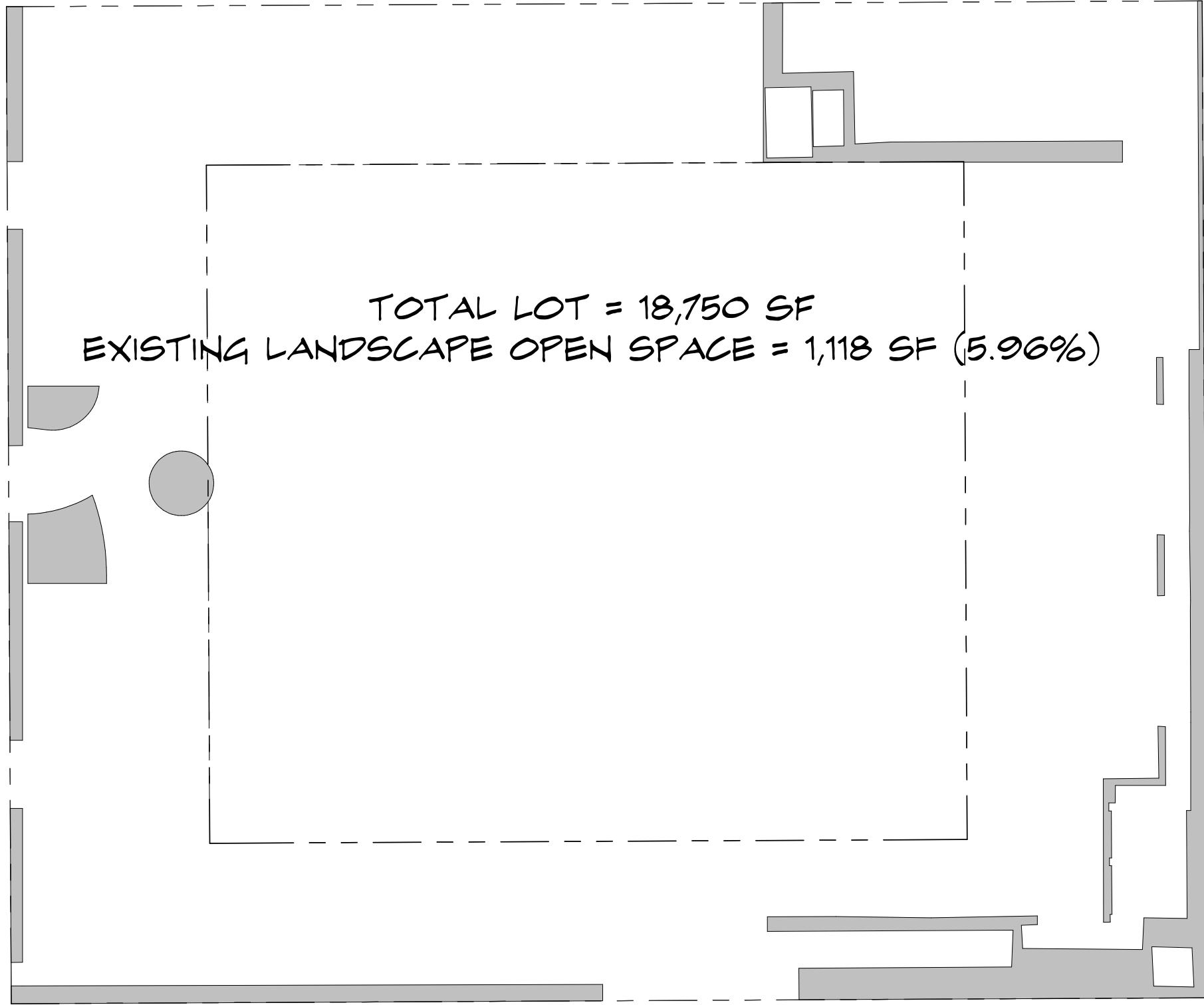
285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.6594
spinaorourke.com
FL LIC # A26202399
Kenneth M. Spina #ARI3419



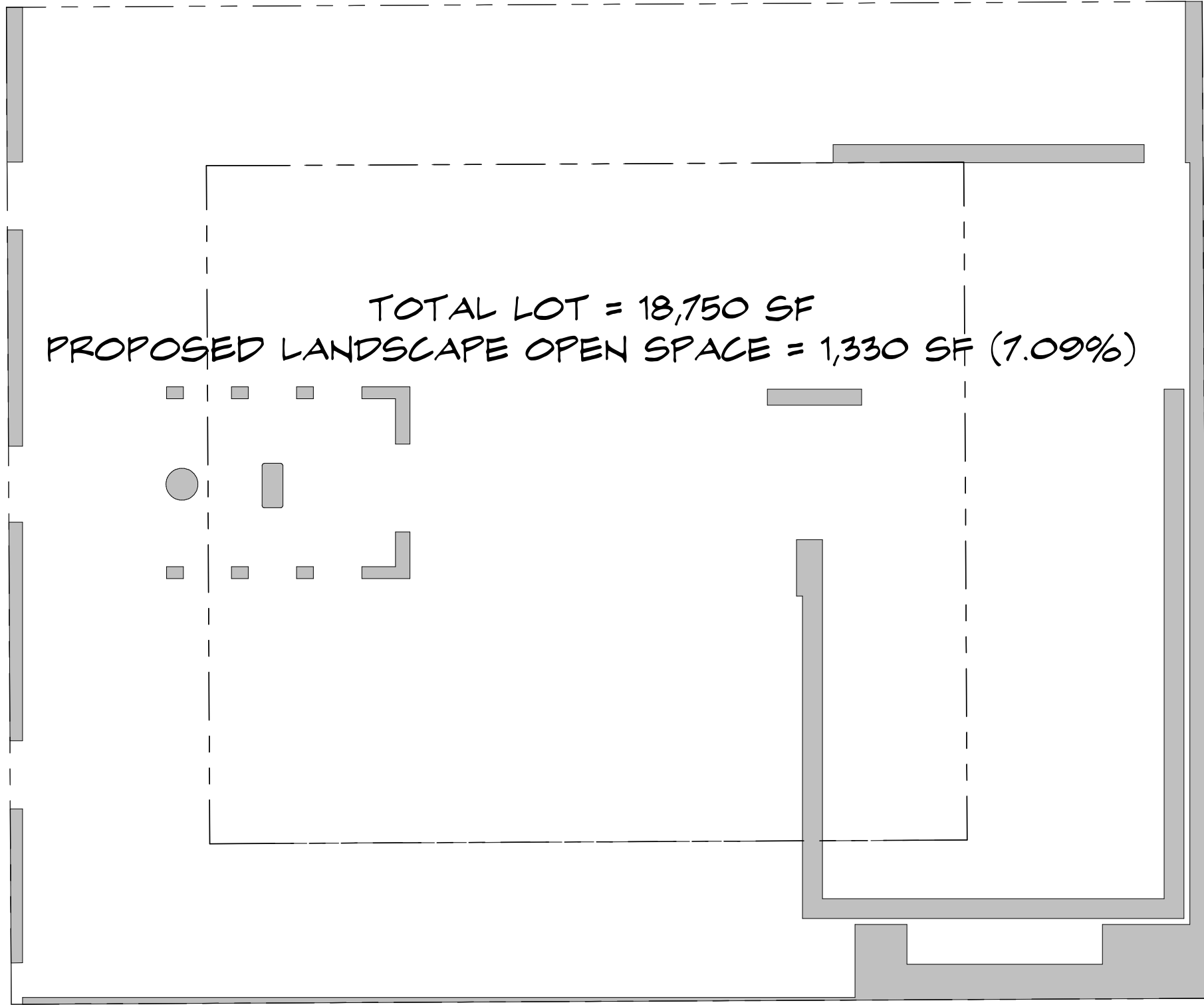
3 LOT COVERAGE - EXISTING
SCALE: 1/16" = 1'-0"



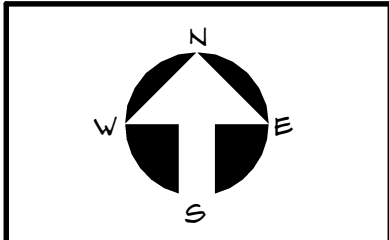
4 LOT COVERAGE - PROPOSED
SCALE: 1/16" = 1'-0"



1 LANDSCAPE OPEN SPACE - EXISTING
SCALE: 1/16" = 1'-0"



2 LANDSCAPE OPEN SPACE - PROPOSED
SCALE: 1/16" = 1'-0"



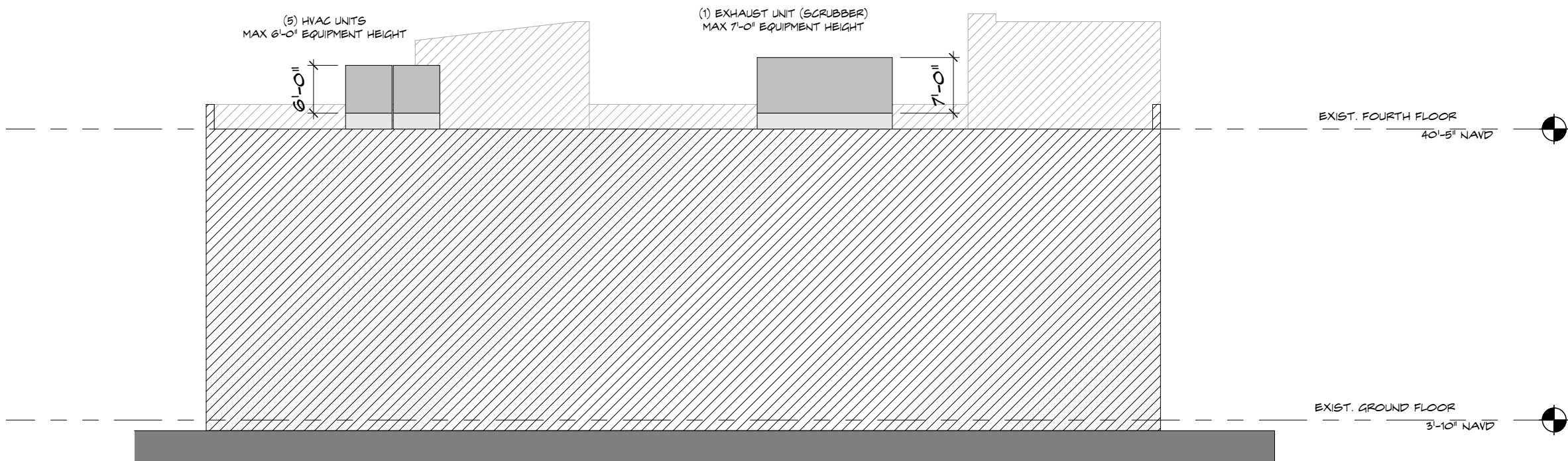
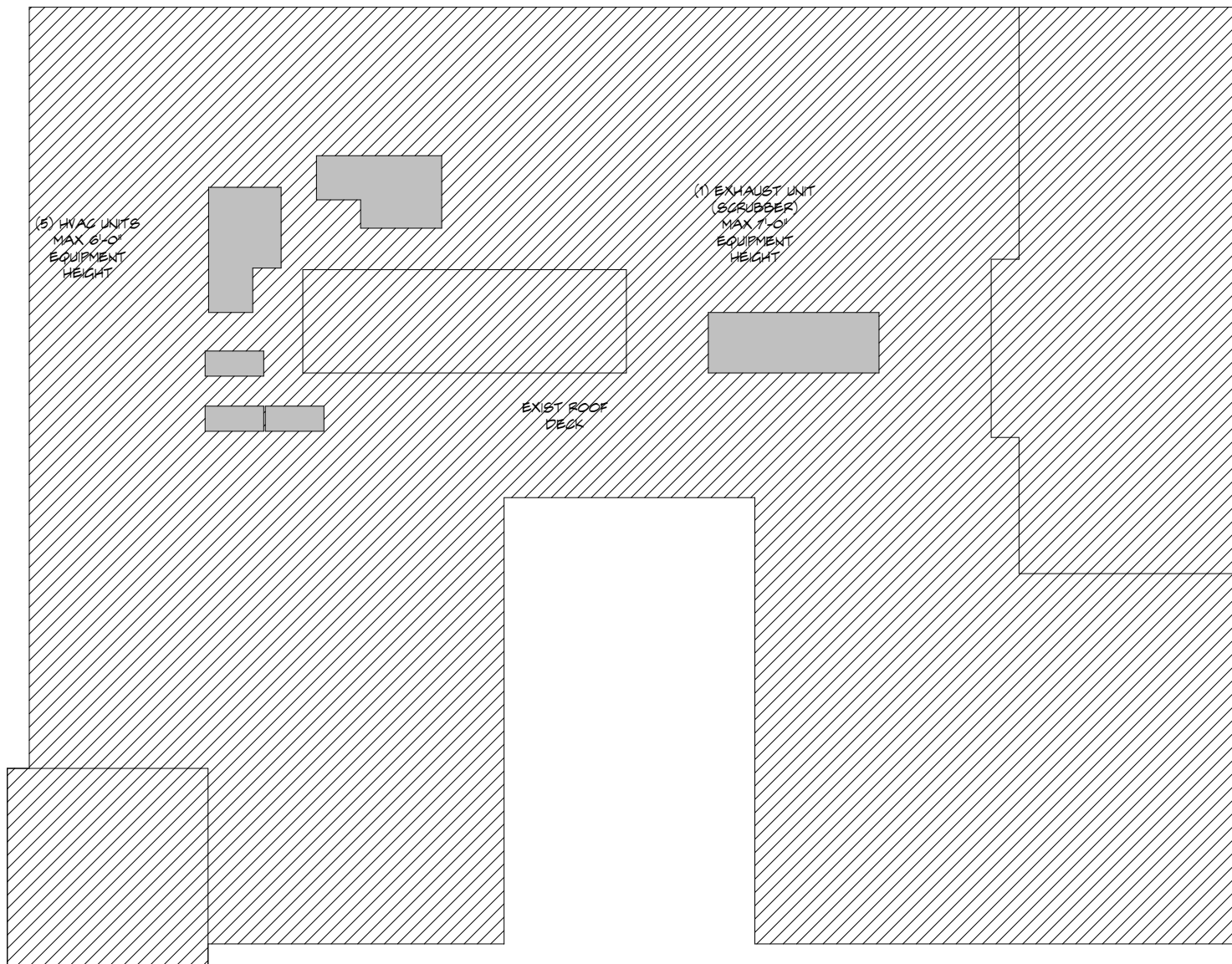
VARIANCE 1: SECTION 134-948(B)(D) AND (E): A VARIANCE TO ALLOW NEW CONSTRUCTION OF A COVERED TRELLIS ON AN EXISTING NONCONFORMING THIRD FLOOR WITH A BUILDING HEIGHT & OVERALL BUILDING HEIGHT OF 33'0" IN LIEU OF 23'6" MAXIMUM HEIGHT AND 26'6" MAXIMUM BUILDING HEIGHT PERMITTED.
REFER TO EXTERIOR ELEVATIONS

VARIANCE 2: SECTION 134-948(B)(D) AND (E): A VARIANCE TO ALLOW NEW CONSTRUCTION OF AN ELEVATOR BULKHEAD ON AN EXISTING NONCONFORMING FOURTH FLOOR WITH A HEIGHT OF 47'6" AND OVERALL BUILDING HEIGHT OF 50'1" TO MATCH THE EXISTING HEIGHT AND OVERALL HEIGHT IN LIEU OF 23'6" MAXIMUM HEIGHT AND 26'6" MAXIMUM BUILDING HEIGHT PERMITTED.
REFER TO DIAGRAM 1 BELOW

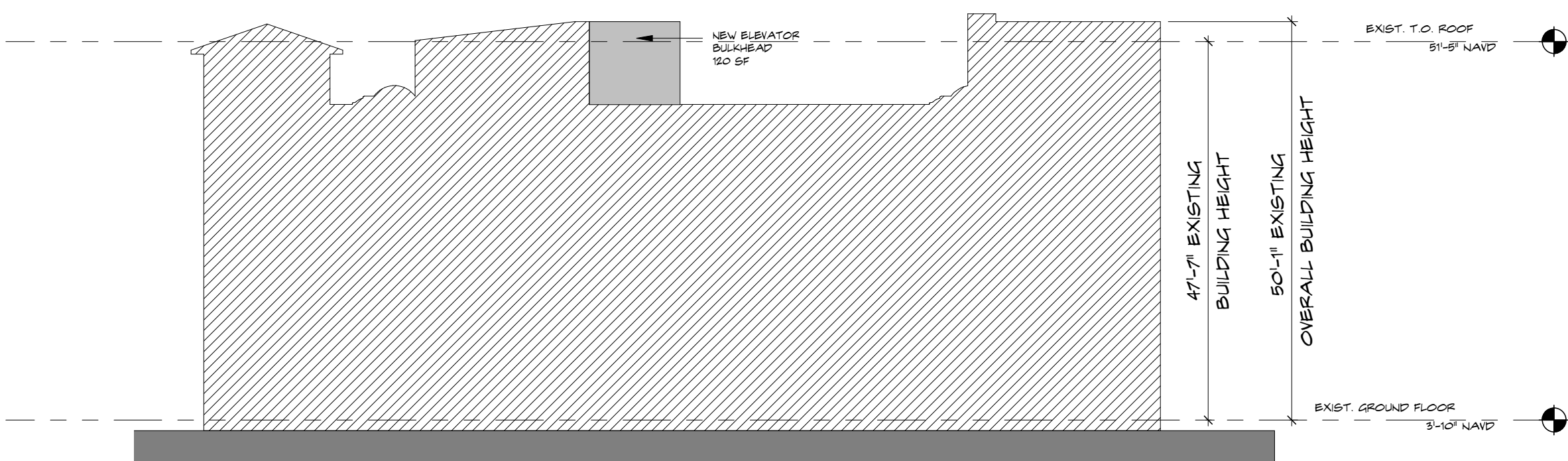
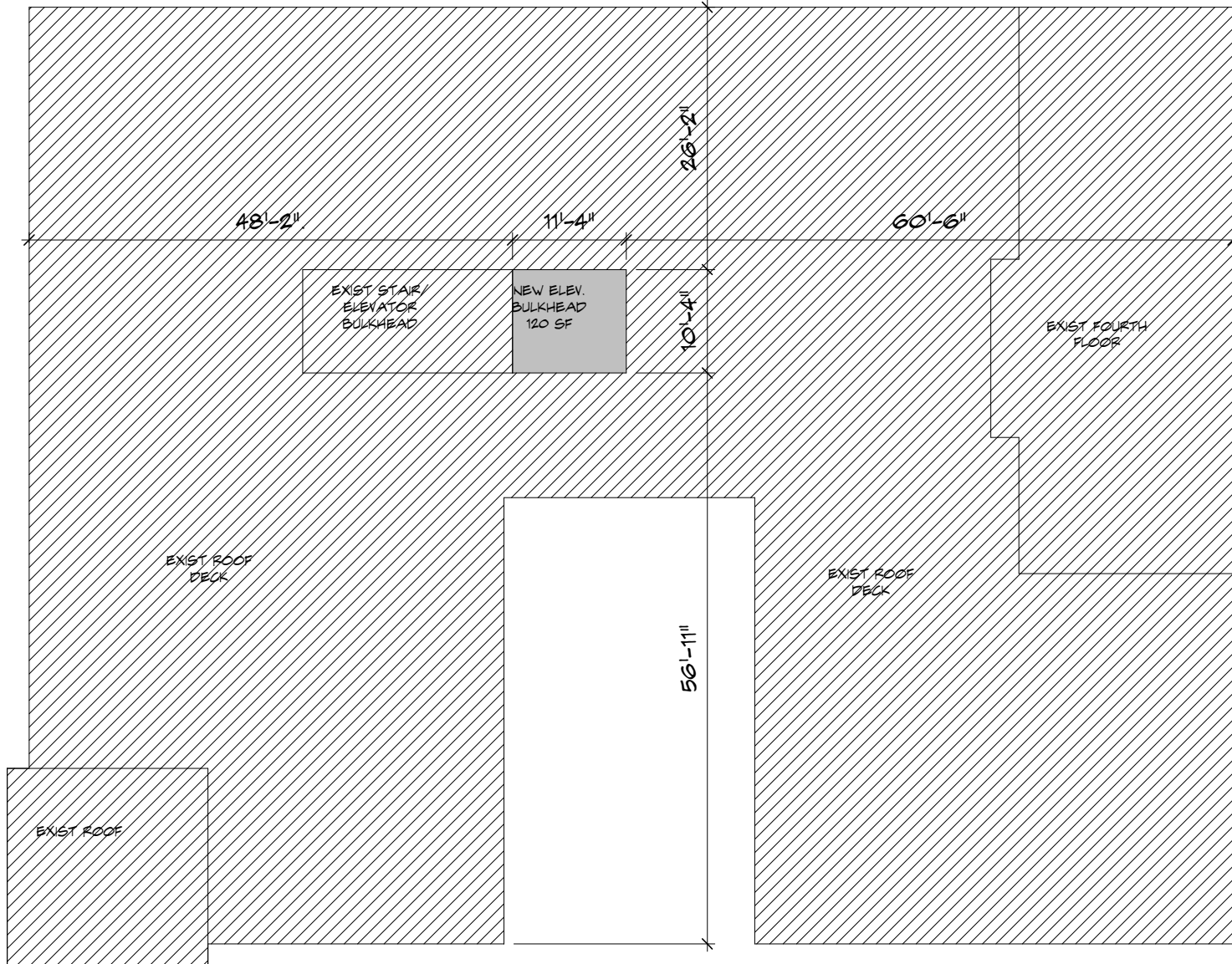
VARIANCE 3: SECTION 134-1607(1): A VARIANCE TO PERMIT THE INSTALLATION FIVE AIR CONDITIONING UNITS ON THE ROOF AT A HEIGHT OF 9' ABOVE THE MAXIMUM HEIGHT PERMITTED IN LIEU OF 4' MAXIMUM HEIGHT PERMITTED FOR AIR CONDITIONING UNITS.
REFER TO DIAGRAM 2 BELOW

VARIANCE 4: SECTION 1607(1): A VARIANCE TO PERMIT ONE KITCHEN EXHAUST AIR SCRUBBER AT A HEIGHT OF 7' IN LIEU OF 3' MAXIMUM PERMITTED.
REFER TO DIAGRAM 2 BELOW

VARIANCE 5: SECTION 134-201(A)(6) AND 134-387: A VARIANCE TO PERMIT THE EXPANSION OF THE RESTAURANT, NIGHTCLUB AND POOL AREA USES WITH 197 COMBINED SEATS. ORIGINALLY, 113 SEATS WERE PERMITTED FOR THE DINING ROOM USE. ADDITIONAL SEATS DO NOT REQUIRE PARKING AS A RESULT OF CREDIT FOR THE ELIMINATION OF 16 HOTEL ROOMS.
NO DIAGRAM FEASIBLE. REFER TO SHEETS AC-7.1.0 & AC-7.1.1 FOR SEATING PLANS



2 VARIANCE DIAGRAM - HVAC & EXHAUST EQUIP.
SCALE: 1/16" = 1'-0"



1 VARIANCE DIAGRAM - BLDG HT & OVERALL BLDG HT
SCALE: 1/16" = 1'-0"



SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Kelli M. Spina #ARI3419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.6594
spinaorourke.com
FL LIC #A2620299

RENOVATION OF
The Vineta Hotel
363 Coconut Row, Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:

Project no: 22028
Date: 10/24/2022
Drawn by: Author
Project Manager: Checker

AC-1.2.1

VARIANCE DIAGRAMS



HISTORIC PHOTO



HISTORIC PHOTO



HISTORIC PHOTO



HISTORIC PHOTO



HISTORIC PHOTO



HISTORIC PHOTO

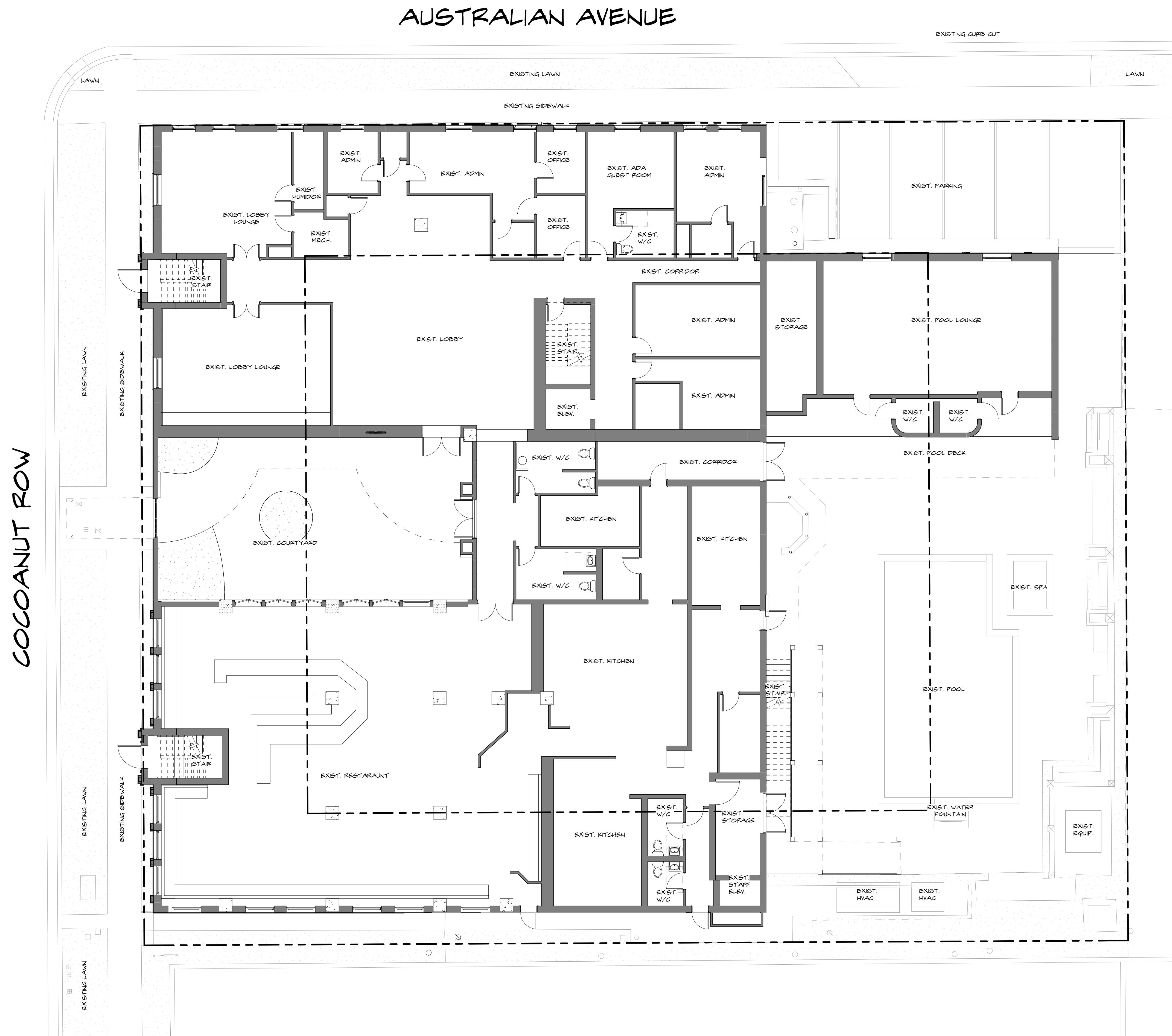


HISTORIC PHOTO



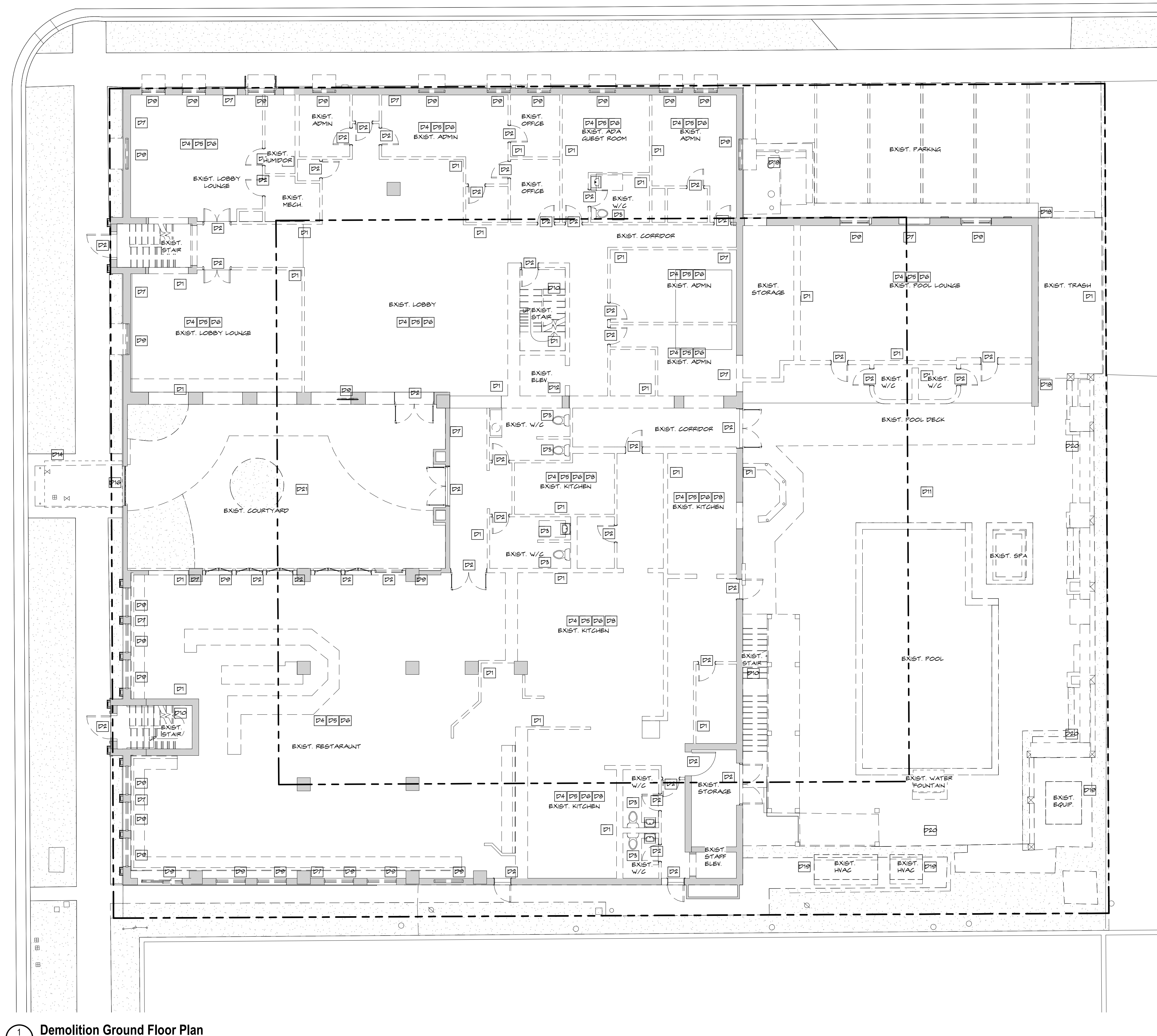
HISTORIC PHOTO





Overall Existing Ground Floor Plan
SCALE: 1/8" = 1'-0"

EXISTING FLOOR PLAN - GROUND FLOOR



1 Demolition Ground Floor Plan
SCALE: 1/8" = 1'-0"

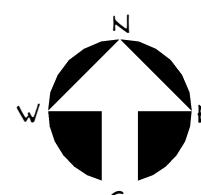
DEMOLITION LEGEND

- EXISTING ELEMENT TO REMAIN
ELEMENT TO BE REMOVED

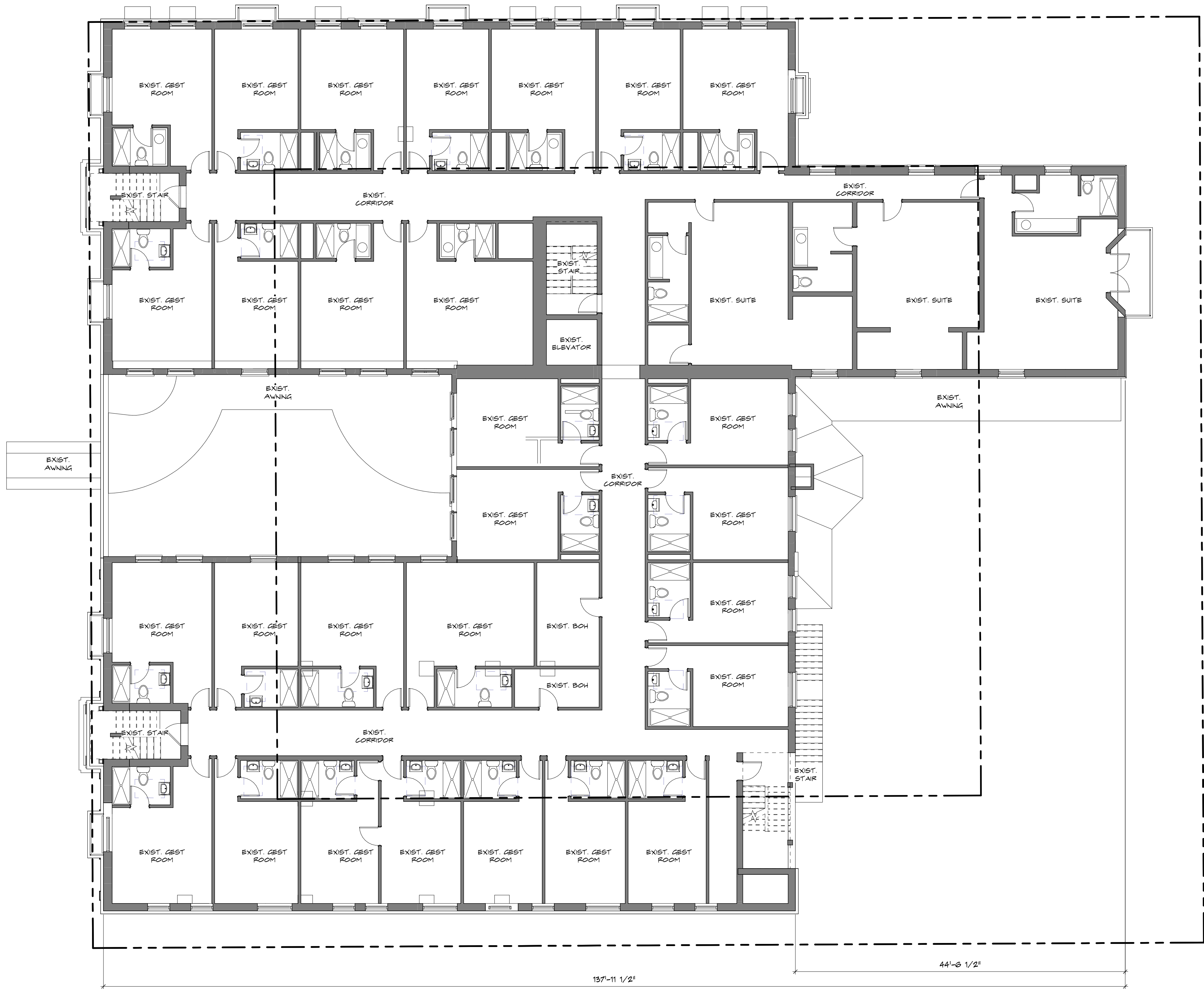
DRAWING IS INTENDED TO CONVEY CONCEPTUAL MATERIAL REMOVAL AND DOES NOT REFLECT A FINAL DEMOLITION PLAN FOR CONSTRUCTION. THIS DRAWING IS SUBJECT TO CHANGE DURING DEVELOPMENT OF CONSTRUCTION DOCUMENTS

DEMOLITION KEY NOTES

- D1 REMOVE EXISTING WALL OR PORTION OF AS SHOWN ON PLAN. REMOVAL SHALL INCLUDE ANY AND ALL GYPSUM BOARD, BATT INSULATION, BASE AND TRIM STUDS, TOP AND BOTTOM RUNNERS AND ANY EXISTING BRACING AND BLOCKING THAT MAY BE PRESENT.
- D2 REMOVE EXISTING DOOR, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES.
- D3 REMOVE ALL EXISTING PLUMBING FIXTURES AND RELATED ACCESSORIES.
- D4 REMOVE ALL INTERIOR FINISHES, ALL MILLWORK, ELECTRICAL FIXTURES AND ALL RELATED ACCESSORIES.
- D5 REMOVE EXISTING AC EQUIPMENT, DUCTWORK AND ALL RELATED ACCESSORIES. SEE MECHANICAL DEMOLITION DRAWINGS.
- D6 REMOVE ALL EXISTING CEILING AND CEILING FIXTURES.
- D7 REMOVE EXIST. WALL AS REQUIRED BY NEW OPENING.
- D8 REMOVE ALL KITCHEN EQUIPMENT.
- D9 REMOVE EXISTING WINDOW, FRAME, HARDWARE, ALL RELATED ACCESSORIES, AND SILLS.
- D10 REMOVE EXISTING CONCRETE STAIR.
- D11 REMOVE EXISTING POOL DECK, WOOD PERGOLA, WATER FOUNTAIN, POOL AND SPA.
- D12 REMOVE EXISTING ELEVATOR.
- D13 REMOVE EXISTING FLOOR SLAB / BALCONY.
- D14 REMOVE EXISTING AWNING.
- D15 REMOVE EXISTING RAILING, BALCONY OR LANDING TO REMAIN.
- D16 REMOVE EXISTING GATE.
- D17 REMOVE EXISTING WALL RECESSED HVAC UNIT.
- D18 REMOVE EXISTING WOOD TRASH ENCLOSURE/ WOOD WALL & GATE.
- D19 REMOVE EXISTING POOL EQUIPMENT AND ALL RELATED ACCESSORIES.
- D20 REMOVE EXISTING EXTERIOR CONCRETE WALL, PLANTERS AND BENCHES.
- D21 REMOVE EXISTING DECK, ELECTRICAL FIXTURES AND ALL RELATED ACCESSORIES.
- D22 REMOVE EXISTING GUTTER.
- D23 REMOVE EXISTING ASPHALT OR PAVING.
- D24 REMOVE EXISTING FOUNTAIN.
- D25 REMOVE EXISTING SPA.
- D26 REMOVE EXISTING DECK AS REQUIRED BY NEW POOL FOOTPRINT.
- D27 REMOVE EXISTING GREASE TRAP.
- D28 REMOVE EXISTING ELECTRICAL PANELS.
- D29 REMOVE EXISTING EXHAUST DUCT AND CHASE.
- D30 REMOVE EXISTING MECHANICAL EQUIPMENT.
- D31 REMOVE EXISTING ROOFING, DECK AND ROOF DRAINS.
- D32 REMOVE EXISTING BARREL TILE SCREEN AND PARAPET AS REQUIRED TO REPAIR.
- D33 REMOVE EXISTING BARREL TILE AND SHEATHING.
- D34 REMOVE EXISTING FLOOR OR ROOF FRAMING AS REQUIRED BY NEW ELEVATOR AND STAIRS. REFER TO STRUCTURAL DRAWINGS.



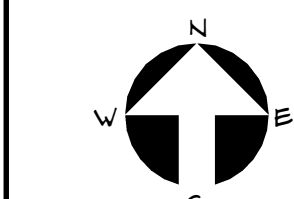




1
AC-2.2.0

Existing Second Floor Plan
SCALE: 1/8" = 1'-0"

EXISTING FLOOR PLAN - SECOND FLOOR



AC-2.2.0

Revisions:

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA CIRQUE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA CIRQUE + PARTNERS, INC. ALL RIGHTS RESERVED.

RENOVATION OF
The Vineta Hotel

363 Coconut Row, Palm Beach, FL 33480



SPINAOROURKE
+ PARTNERS
Architecture • Interior Design

Kelith M. Spina #A13419

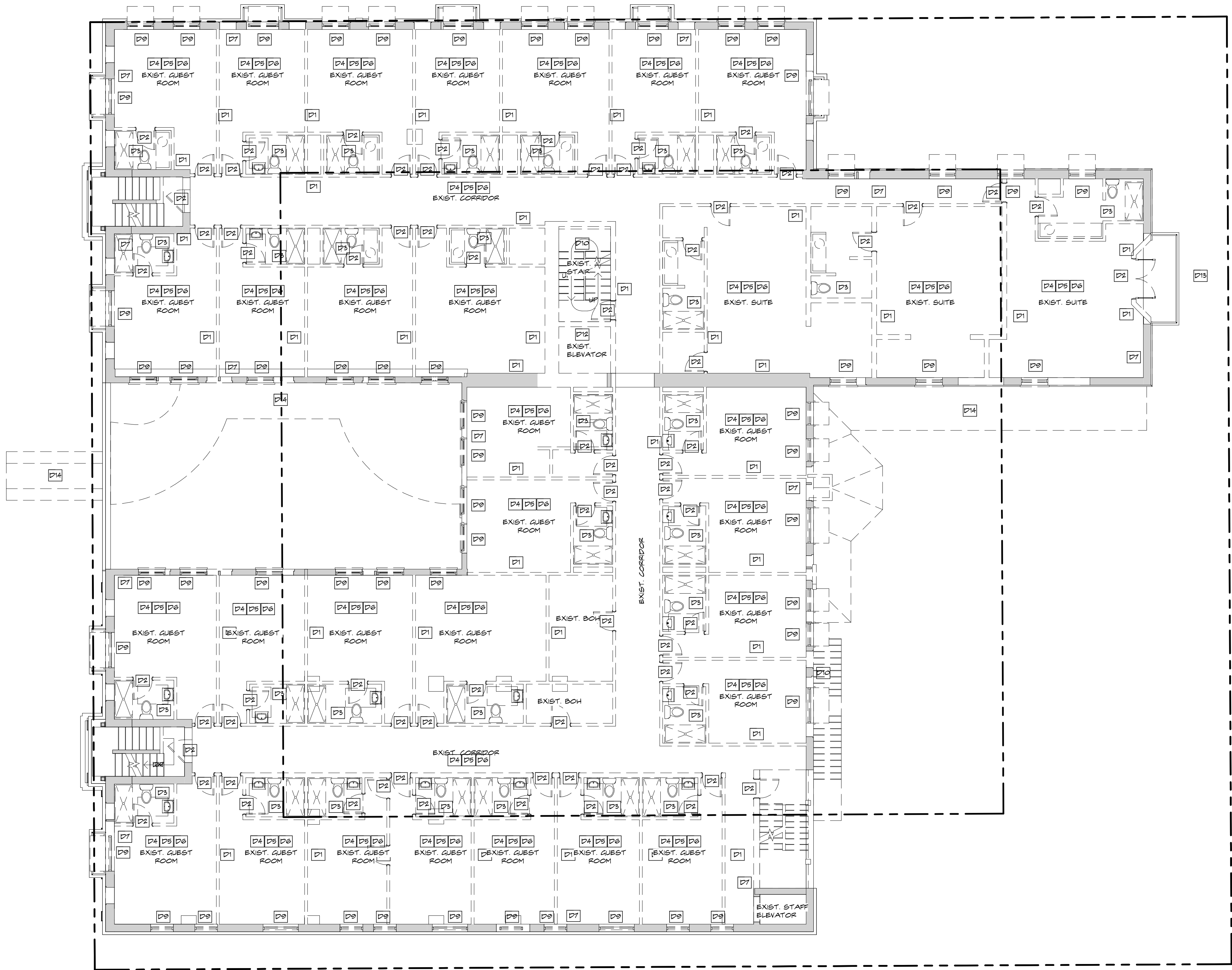
285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.5594
spinaorourke.com
FL LIC #A26022899

1

AC-2.2.1

Demolition Second Floor Plan

SCALE: 1/8" = 1'-0"



DEMOLITION LEGEND

- EXISTING ELEMENT TO REMAIN
- ELEMENT TO BE REMOVED

DRAWING IS INTENDED TO CONVEY CONCEPTUAL MATERIAL REMOVAL AND DOES NOT REFLECT A FINAL DEMOLITION PLAN FOR CONSTRUCTION. THIS DRAWING IS SUBJECT TO CHANGE DURING DEVELOPMENT OF CONSTRUCTION DOCUMENTS

DEMOLITION KEY NOTES

- D1

REMOVE EXISTING WALL OR PORTION OF AS SHOWN ON PLAN. REMOVAL SHALL INCLUDE ANY AND ALL GYPSUM BOARD, BATT INSULATION, BASE AND TRIM STUDS, TOP AND BOTTOM RUNNERS AND ANY EXISTING BRACING AND BLOCKING THAT MAY BE PRESENT.
- D2

REMOVE EXISTING DOOR, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES.
- D3

REMOVE ALL EXISTING PLUMBING FIXTURES AND RELATED ACCESSORIES.
- D4

REMOVE ALL INTERIOR FINISHES, ALL MILLWORK, ELECTRICAL FIXTURES AND ALL RELATED ACCESSORIES.
- D5

REMOVE EXISTING AC EQUIPMENT, DUCTWORK AND ALL RELATED ACCESSORIES. SEE MECHANICAL DEMOLITION DRAWINGS.
- D6

REMOVE ALL EXISTING CEILING AND CEILING FIXTURES
- D7

REMOVE EXIST. WALL AS REQUIRED BY NEW OPENING
- D8

REMOVE ALL KITCHEN EQUIPMENT
- D9

REMOVE EXISTING WINDOW, FRAME, HARDWARE, ALL RELATED ACCESSORIES, AND SILLS
- D10

REMOVE EXISTING CONCRETE STAIR
- D11

REMOVE EXISTING POOL DECK, WOOD PERGOLA, WATER FAUNTAIN, POOL AND SPA
- D12

REMOVE EXISTING ELEVATOR
- D13

REMOVE EXISTING FLOOR SLAB / BALCONY
- D14

REMOVE EXISTING AWNING
- D15

REMOVE EXISTING RAILING, BALCONY OR LANDING TO REMAIN
- D16

REMOVE EXISTING GATE
- D17

REMOVE EXISTING WALL RECESSED HVAC UNIT
- D18

REMOVE EXISTING WOOD TRASH ENCLOSURE/ WOOD WALL & GATE
- D19

REMOVE EXISTING POOL EQUIPMENT AND ALL RELATED ACCESSORIES
- D20

REMOVE EXISTING EXTERIOR CONCRETE WALL, PLANTERS AND BENCHES
- D21

REMOVE EXISTING DECK, ELECTRICAL FIXTURES AND ALL RELATED ACCESSORIES
- D22

REMOVE EXISTING GUTTER
- D23

REMOVE EXISTING ASPHALT OR PAVING
- D24

REMOVE EXISTING FOUNTAIN
- D25

REMOVE EXISTING SPA
- D26

REMOVE EXISTING DECK AS REQUIRED BY NEW POOL FOOTPRINT
- D27

REMOVE EXISTING GREASE TRAP
- D28

REMOVE EXISTING ELECTRICAL PANELS
- D29

REMOVE EXISTING EXHAUST DUCT AND CHASE
- D30

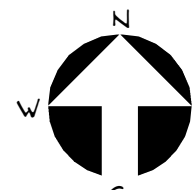
REMOVE EXISTING MECHANICAL EQUIPMENT
- D31

REMOVE EXISTING ROOFING, DECK AND ROOF DRAINS
- D32

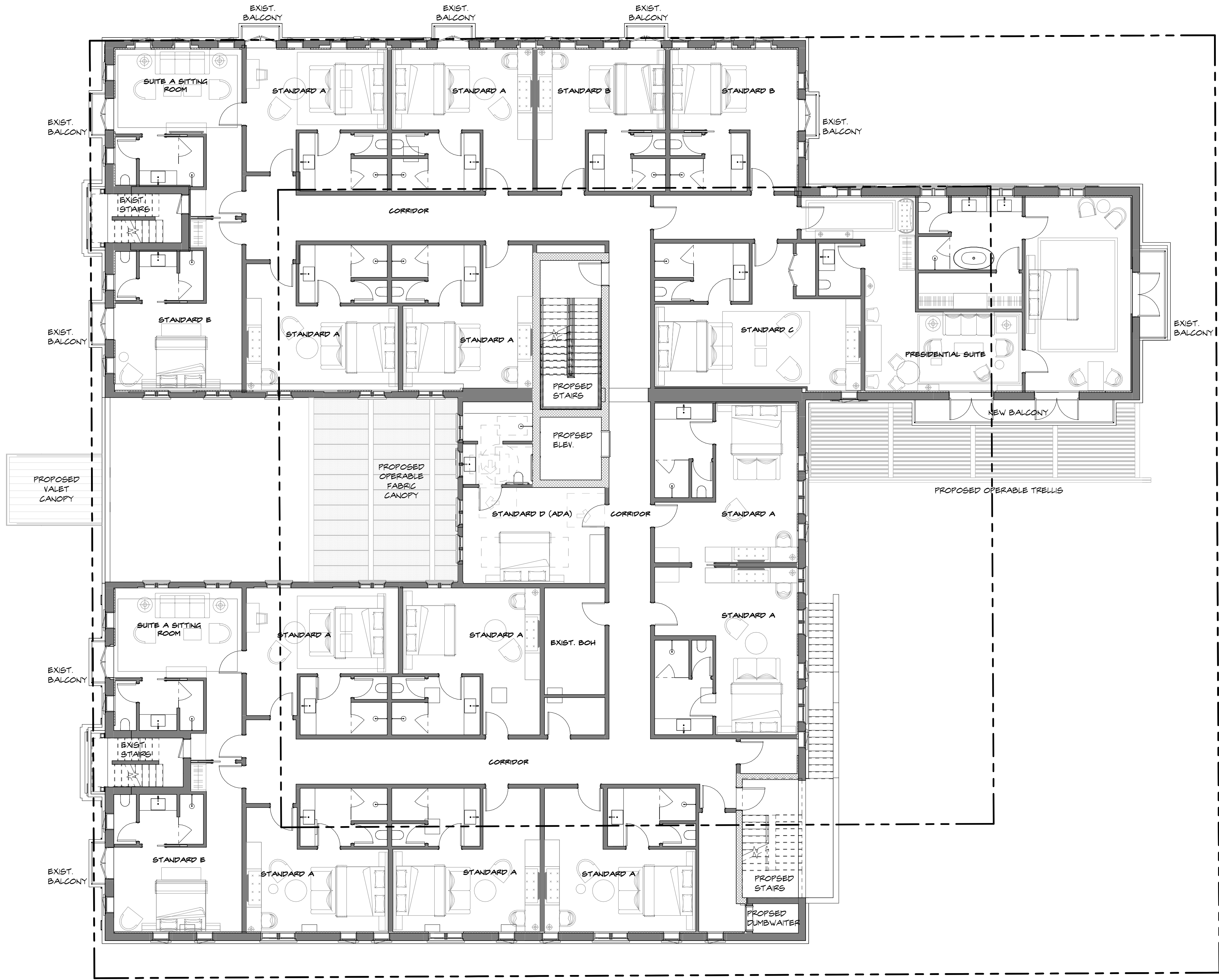
REMOVE EXISTING BARREL TILE SCREEN AND PARAPET AS REQUIRED TO REPAIR
- D33

REMOVE EXISTING BARREL TILE AND SHEATHING
- D34

REMOVE EXISTING FLOOR OR ROOF FRAMING AS REQUIRED BY NEW ELEVATOR AND STAIRS. REFER TO STRUCTURAL DRAWINGS



1 Proposed Second Floor Plan
AC-2.2.2 SCALE: 1/8" = 1'-0"



ROOM KEY COUNT		
	EXISTING	PROPOSED
SECOND FLOOR	31	20
THIRD FLOOR	28	19
FOURTH FLOOR	2	2
TOTAL	61	41

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.5594
spinaorourke.com
FL LIC #A26202399

SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Keith M. Spina #ARI3419



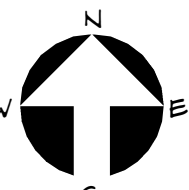
RENOVATION OF
The Vineta Hotel

363 Coconut Row, Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA OROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA OROURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker



AC-2.2.2

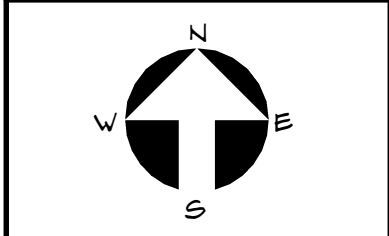
PROPOSED FLOOR PLAN - SECOND FLOOR



Existing Third Floor Plan
SCALE: 1/8" = 1'-0"



EXISTING FLOOR PLAN - THIRD FLOOR



AC-2.3.0

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

Revisions:

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA ORourke + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA ORourke + PARTNERS, INC. ALL RIGHTS RESERVED.

**RENOVATION OF
The Vineta Hotel**

363 Coconut Row, Palm Beach, FL 33480

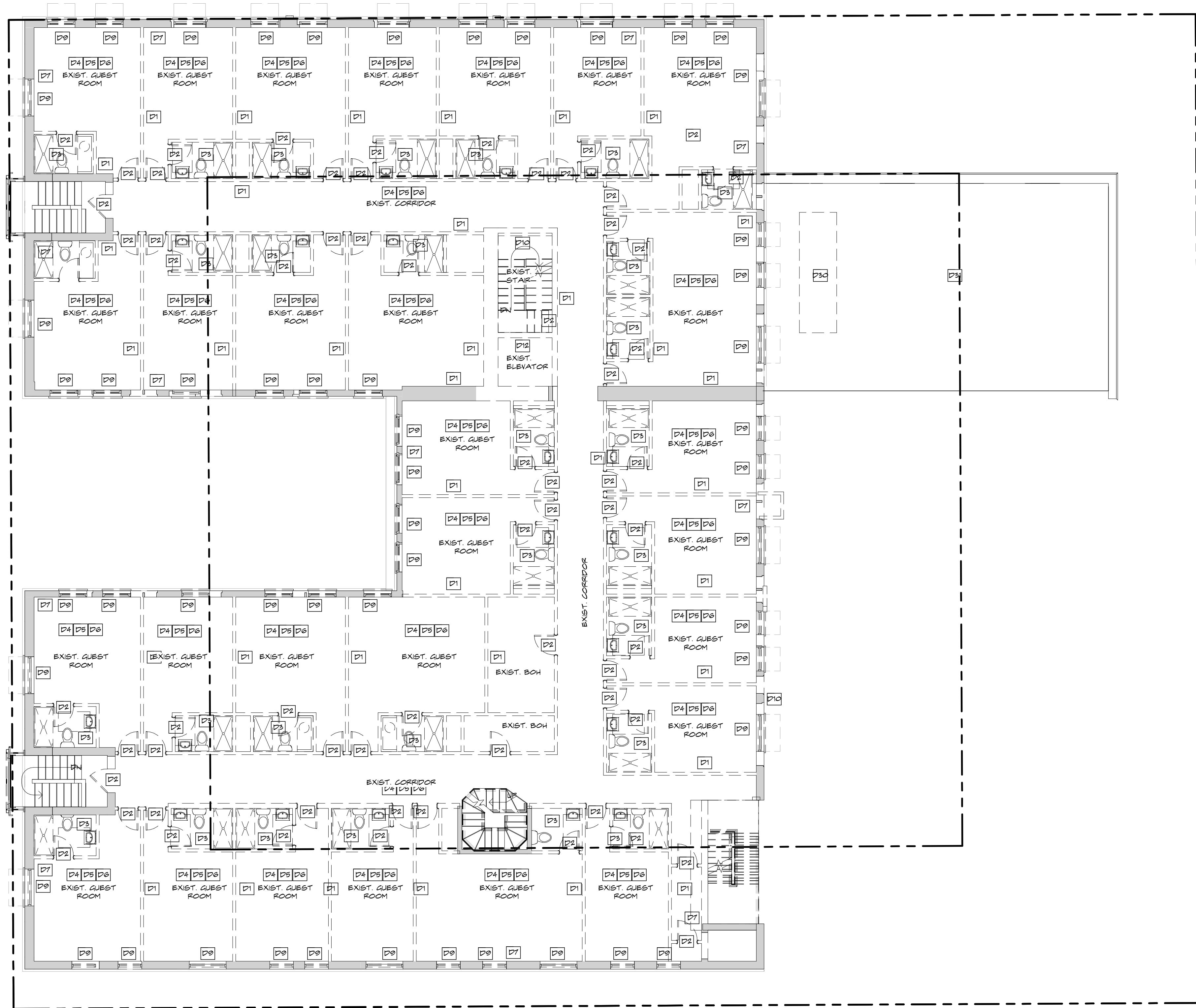


SPINAORourke
+ PARTNERS
Architecture • Interior Design

Keith M. Spina #A13419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.5594
spinaorourke.com
FL LIC #A2602299

1 Demolition Third Floor Plan
AC-2.3.1 SCALE: 1/8" = 1'-0"



DEMOLITION LEGEND

- EXISTING ELEMENT TO REMAIN
ELEMENT TO BE REMOVED

DRAWING IS INTENDED TO CONVEY CONCEPTUAL MATERIAL REMOVAL AND DOES NOT REFLECT A FINAL DEMOLITION PLAN FOR CONSTRUCTION. THIS DRAWING IS SUBJECT TO CHANGE DURING DEVELOPMENT OF CONSTRUCTION DOCUMENTS

DEMOLITION KEY NOTES

- D1 REMOVE EXISTING WALL OR PORTION OF AS SHOWN ON PLAN. REMOVAL SHALL INCLUDE ANY AND ALL GYPSUM BOARD, BATT INSULATION, BASE AND TRIM STUDS, TOP AND BOTTOM RUNNERS AND ANY EXISTING BRACING AND BLOCKING THAT MAY BE PRESENT.
- D2 REMOVE EXISTING DOOR, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES.
- D3 REMOVE ALL EXISTING PLUMBING FIXTURES AND RELATED ACCESSORIES.
- D4 REMOVE ALL INTERIOR FINISHES, ALL MILLWORK, ELECTRICAL FIXTURES AND ALL RELATED ACCESSORIES.
- D5 REMOVE EXISTING AC EQUIPMENT, DUCTWORK AND ALL RELATED ACCESSORIES, SEE MECHANICAL DEMOLITION DRAWINGS.
- D6 REMOVE ALL EXISTING CEILING AND CEILING FIXTURES.
- D7 REMOVE EXIST. WALL AS REQUIRED BY NEW OPENING.
- D8 REMOVE ALL KITCHEN EQUIPMENT.
- D9 REMOVE EXISTING WINDOW, FRAME, HARDWARE, ALL RELATED ACCESSORIES, AND SILLS.
- D10 REMOVE EXISTING CONCRETE STAIR.
- D11 REMOVE EXISTING POOL DECK, WOOD PERGOLA, WATER FAUNTAN, POOL AND SPA.
- D12 REMOVE EXISTING ELEVATOR.
- D13 REMOVE EXISTING FLOOR SLAB / BALCONY.
- D14 REMOVE EXISTING AWNING.
- D15 REMOVE EXISTING RAILING, BALCONY OR LANDING TO REMAIN.
- D16 REMOVE EXISTING GATE.
- D17 REMOVE EXISTING WALL RECESSED HVAC UNIT.
- D18 REMOVE EXISTING WOOD TRASH ENCLOSURE/ WOOD WALL & GATE.
- D19 REMOVE EXISTING POOL EQUIPMENT AND ALL RELATED ACCESSORIES.
- D20 REMOVE EXISTING EXTERIOR CONCRETE WALL, PLANTERS AND BENCHES.
- D21 REMOVE EXISTING DECK, ELECTRICAL FIXTURES AND ALL RELATED ACCESSORIES.
- D22 REMOVE EXISTING GUTTER.
- D23 REMOVE EXISTING ASPHALT OR PAVING.
- D24 REMOVE EXISTING FOUNTAIN.
- D25 REMOVE EXISTING SPA.
- D26 REMOVE EXISTING DECK AS REQUIRED BY NEW POOL FOOTPRINT.
- D27 REMOVE EXISTING GREASE TRAP.
- D28 REMOVE EXISTING ELECTRICAL PANELS.
- D29 REMOVE EXISTING EXHAUST DUCT AND CHASE.
- D30 REMOVE EXISTING MECHANICAL EQUIPMENT.
- D31 REMOVE EXISTING ROOFING, DECK AND ROOF DRAINS.
- D32 REMOVE EXISTING BARREL TILE SCREEN AND PARAPET AS REQUIRED TO REPAIR.
- D33 REMOVE EXISTING BARREL TILE AND SHEATHING.
- D34 REMOVE EXISTING FLOOR OR ROOF FRAMING AS REQUIRED BY NEW ELEVATOR AND STAIRS. REFER TO STRUCTURAL DRAWINGS.



SPINAOROURKE
Architecture • Interior Design
+ PARTNERS

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax 561.684.6594
spinaorourke.com
FL LIC #A26202399

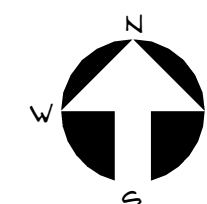
RENOVATION OF
The Vineta Hotel

363 Coconut Row, Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:

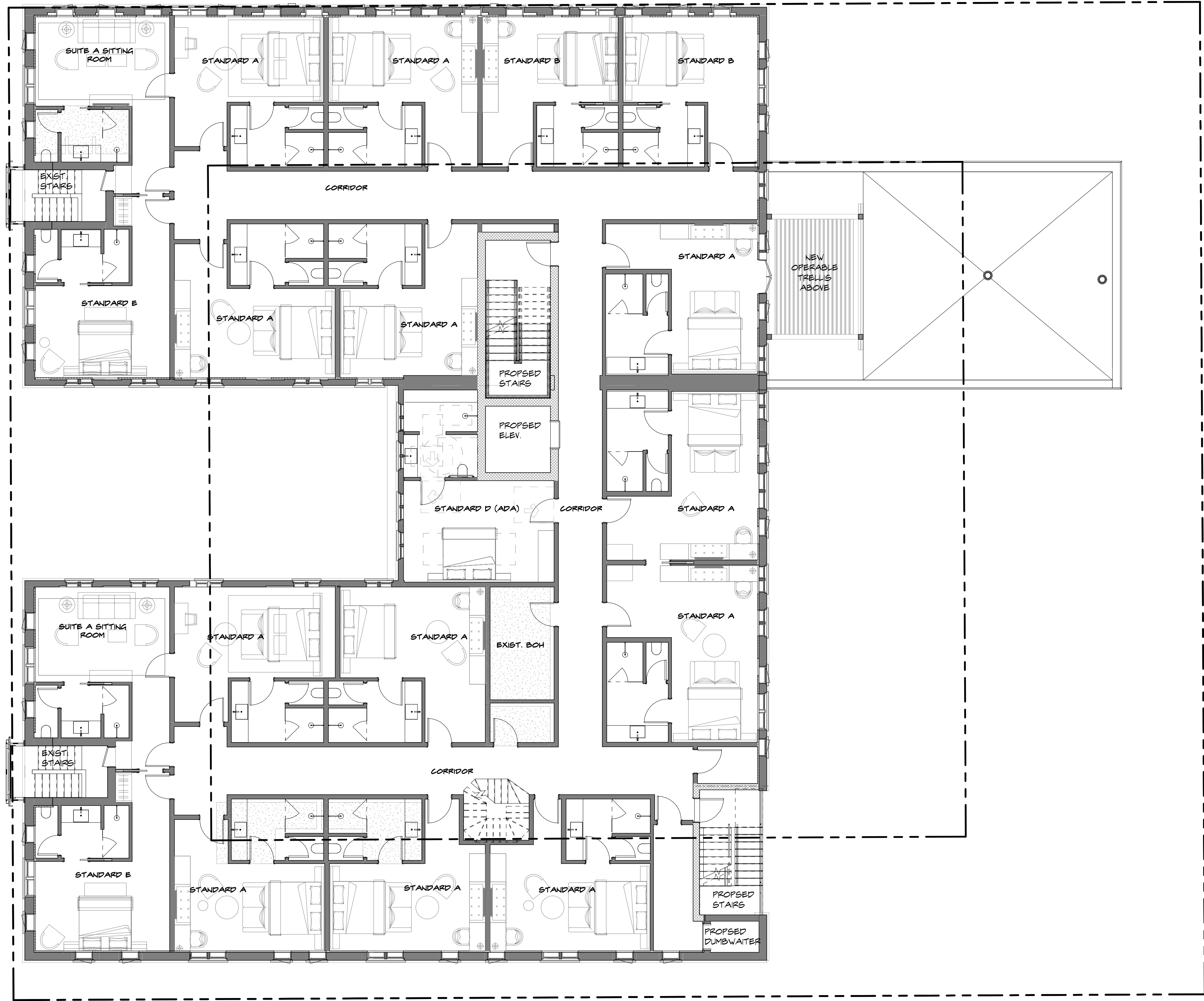
Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker



AC-2.3.1

DEMOLITION FLOOR PLAN - THIRD FLOOR

1 Proposed Third Floor Plan
AC-2.3.2 SCALE: 1/8" = 1'-0"



ROOM KEY COUNT		
	EXISTING	PROPOSED
SECOND FLOOR	31	20
THIRD FLOOR	28	19
FOURTH FLOOR	2	2
TOTAL	61	41

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.5594
spinaorourke.com
FL LIC #A26202399

SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Keith M. Spina #A113419



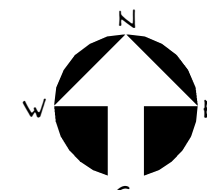
RENOVATION OF
The Vineta Hotel

363 Coconut Row, Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA OROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA OROURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

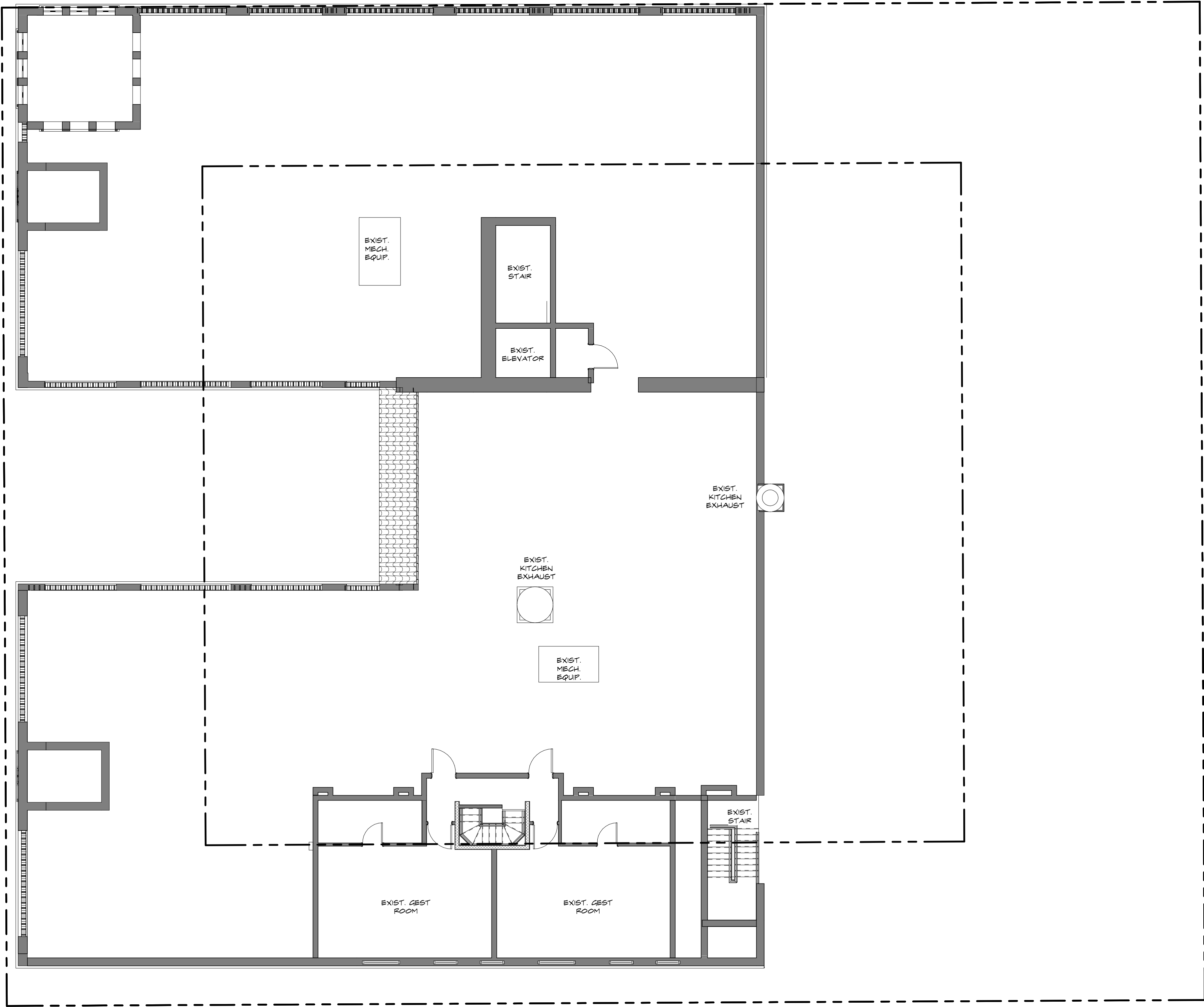
Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker



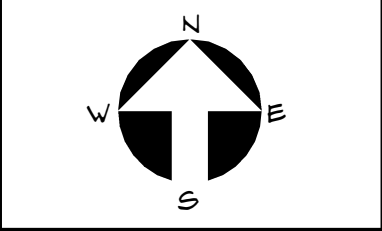
AC-2.3.2

PROPOSED FLOOR PLAN - THIRD FLOOR

1 Existing Fourth Floor & Roof Plan
SCALE: 1/8" = 1'-0"



EXISTING FLOOR PLAN - FOURTH FLOOR & ROOF PLAN



Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

Revisions:

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA CROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA CROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

RENOVATION OF The Vineta Hotel

363 Coconut Row, Palm Beach, FL 33480

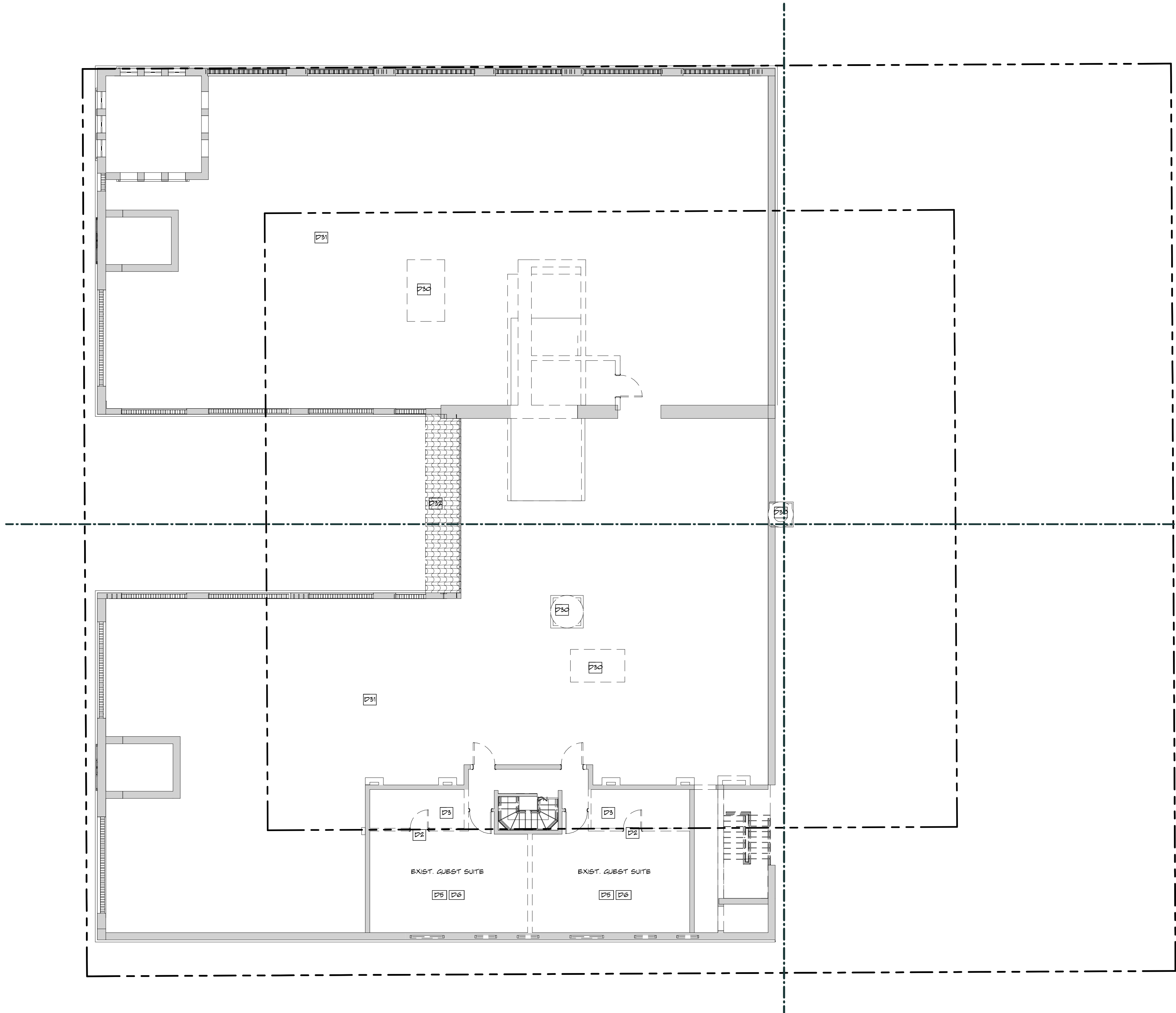


SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Kelli M. Spina #ARI13419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.5594
spinaorourke.com
FL LIC #A26202289

AC-2.4.0

1 Demolition Fourth Floor & Roof Plan
AC-2.4.1 SCALE: 1/8" = 1'-0"



DEMOLITION LEGEND

- EXISTING ELEMENT TO REMAIN
ELEMENT TO BE REMOVED

DRAWING IS INTENDED TO CONVEY CONCEPTUAL MATERIAL REMOVAL AND DOES NOT REFLECT A FINAL DEMOLITION PLAN FOR CONSTRUCTION. THIS DRAWING IS SUBJECT TO CHANGE DURING DEVELOPMENT OF CONSTRUCTION DOCUMENTS

DEMOLITION KEY NOTES

- D1 REMOVE EXISTING WALL OR PORTION OF AS SHOWN ON PLAN. REMOVAL SHALL INCLUDE ANY AND ALL GYPSUM BOARD, BATT INSULATION, BASE AND TRIM STUDS, TOP AND BOTTOM RUNNERS AND ANY EXISTING BRACING AND BLOCKING THAT MAY BE PRESENT.
- D2 REMOVE EXISTING DOOR, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES.
- D3 REMOVE ALL EXISTING PLUMBING FIXTURES AND RELATED ACCESSORIES.
- D4 REMOVE ALL INTERIOR FINISHES, ALL MILLWORK, ELECTRICAL FIXTURES AND ALL RELATED ACCESSORIES.
- D5 REMOVE EXISTING AC EQUIPMENT, DUCTWORK AND ALL RELATED ACCESSORIES. SEE MECHANICAL DEMOLITION DRAWINGS.
- D6 REMOVE ALL EXISTING CEILING AND CEILING FIXTURES.
- D7 REMOVE EXIST. WALL AS REQUIRED BY NEW OPENING.
- D8 REMOVE ALL KITCHEN EQUIPMENT.
- D9 REMOVE EXISTING WINDOW, FRAME, HARDWARE, ALL RELATED ACCESSORIES, AND SILLS.
- D10 REMOVE EXISTING CONCRETE STAIR.
- D11 REMOVE EXISTING POOL DECK, WOOD PERGOLA, WATER FAUNTAIN, POOL AND SPA.
- D12 REMOVE EXISTING ELEVATOR.
- D13 REMOVE EXISTING FLOOR SLAB / BALCONY.
- D14 REMOVE EXISTING AWNING.
- D15 REMOVE EXISTING RAILING, BALCONY OR LANDING TO REMAIN.
- D16 REMOVE EXISTING GATE.
- D17 REMOVE EXISTING WALL RECESSED HVAC UNIT.
- D18 REMOVE EXISTING WOOD TRASH ENCLOSURE/ WOOD WALL & GATE.
- D19 REMOVE EXISTING POOL EQUIPMENT AND ALL RELATED ACCESSORIES.
- D20 REMOVE EXISTING EXTERIOR CONCRETE WALL, PLANTERS AND BENCHES.
- D21 REMOVE EXISTING DECK, ELECTRICAL FIXTURES AND ALL RELATED ACCESSORIES.
- D22 REMOVE EXISTING GUTTER.
- D23 REMOVE EXISTING ASPHALT OR PAVING.
- D24 REMOVE EXISTING FOUNTAIN.
- D25 REMOVE EXISTING SPA.
- D26 REMOVE EXISTING DECK AS REQUIRED BY NEW POOL FOOTPRINT.
- D27 REMOVE EXISTING GREASE TRAP.
- D28 REMOVE EXISTING ELECTRICAL PANELS.
- D29 REMOVE EXISTING EXHAUST DUCT AND CHASE.
- D30 REMOVE EXISTING MECHANICAL EQUIPMENT.
- D31 REMOVE EXISTING ROOFING, DECK AND ROOF DRAINS.
- D32 REMOVE EXISTING BARREL TILE SCREEN AND PARAPET AS REQUIRED TO REPAIR.
- D33 REMOVE EXISTING BARREL TILE AND SHEATHING.
- D34 REMOVE EXISTING FLOOR OR ROOF FRAMING AS REQUIRED BY NEW ELEVATOR AND STAIRS. REFER TO STRUCTURAL DRAWINGS.

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.6594
spinaorourke.com
FL LIC #A2602299

SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Kelli M. Spina #A113419



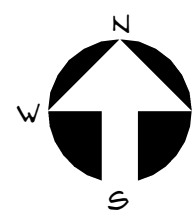
RENOVATION OF
The Vineta Hotel

363 Cocoanut Row, Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker



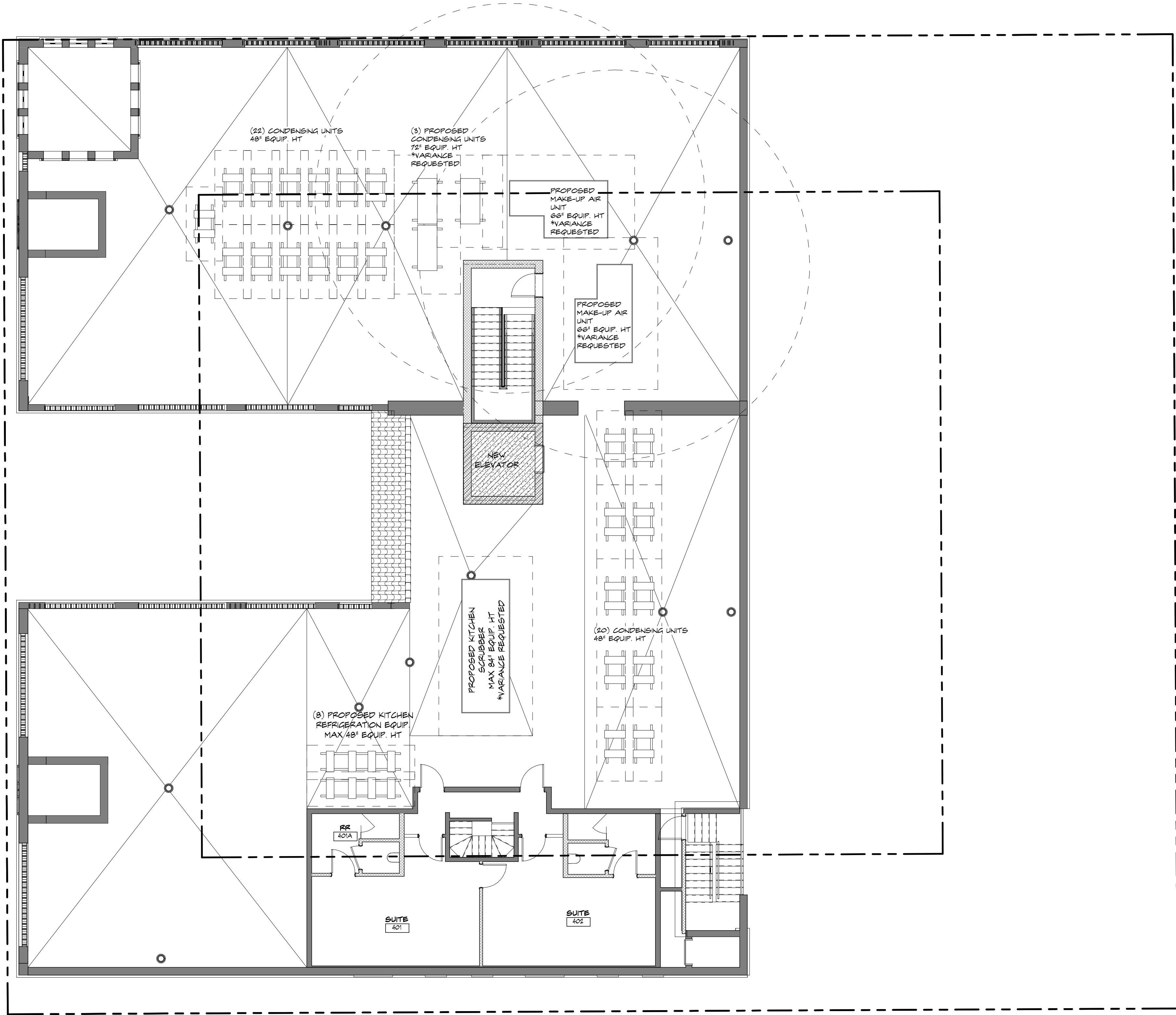
AC-2.4.1

DEMOLITION FLOOR PLAN - FOURTH FLOOR & ROOF PLAN

1
AC-2.4.2

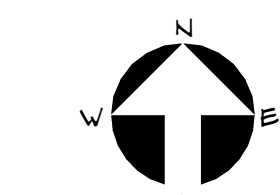
Proposed Fourth Floor & Roof Plan

SCALE: 1/8" = 1'-0"



ROOM KEY COUNT		
	EXISTING	PROPOSED
SECOND FLOOR	31	20
THIRD FLOOR	28	19
FOURTH FLOOR	2	2
TOTAL	61	41

PROPOSED FLOOR PLAN - FOURTH FLOOR & ROOF PLAN



Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

Revisions:

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA CIRQUE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA CIRQUE + PARTNERS, INC. ALL RIGHTS RESERVED.

RENOVATION OF
The Vineta Hotel

363 Coconut Row, Palm Beach, FL 33480

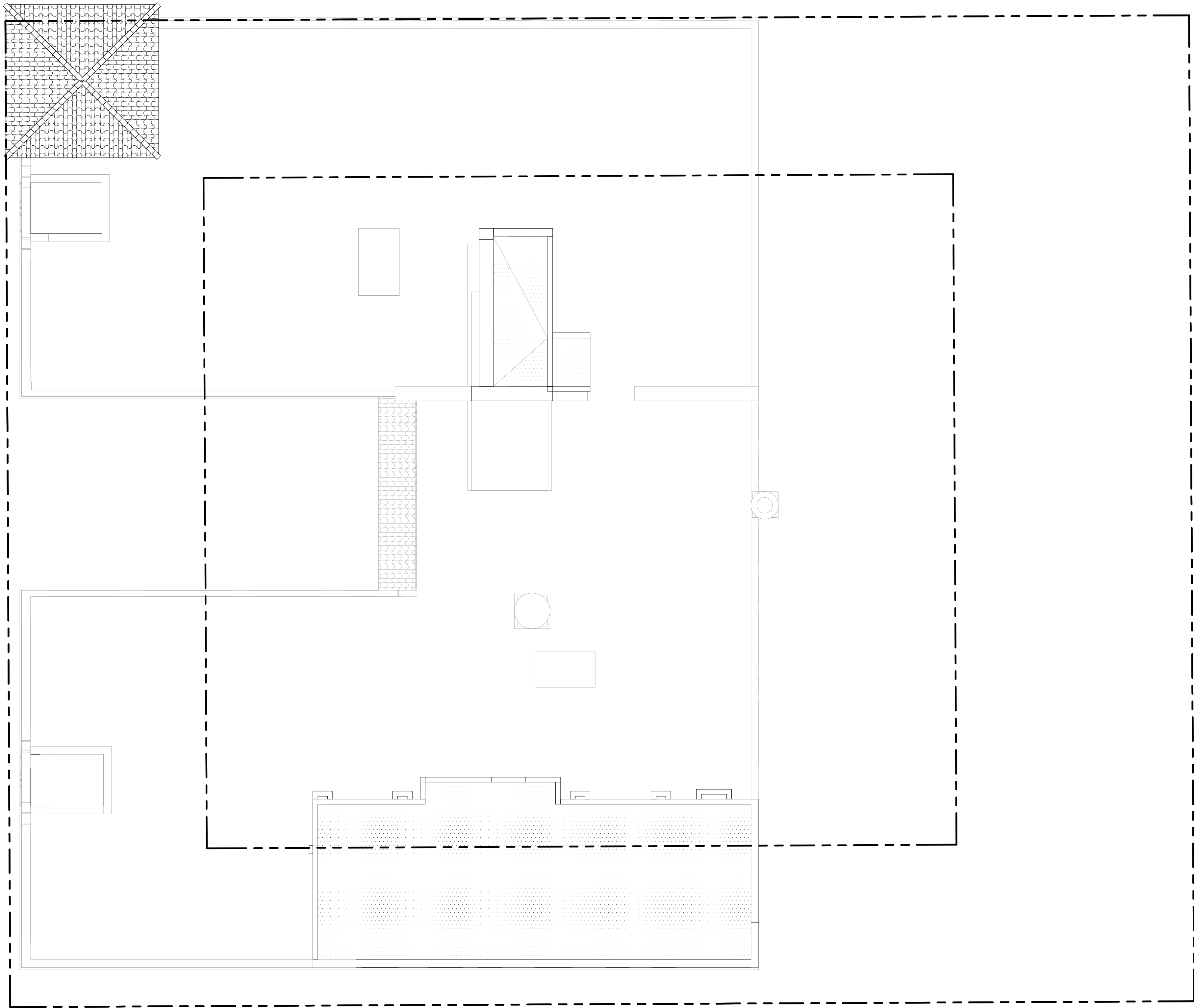


SPINAOROURKE
+ PARTNERS
Architecture • Interior Design

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.5594
spinaorourke.com
FL LIC #A26022899
Keith M. Spina #ARI13419

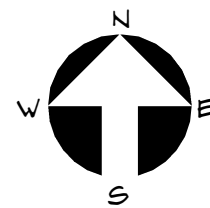
1
AC-3.1.0

Existing High Roof Plan
SCALE: 1/8" = 1'-0"



EXISTING HIGH ROOF PLAN

AC-3.1.0



Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

Revisions:

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

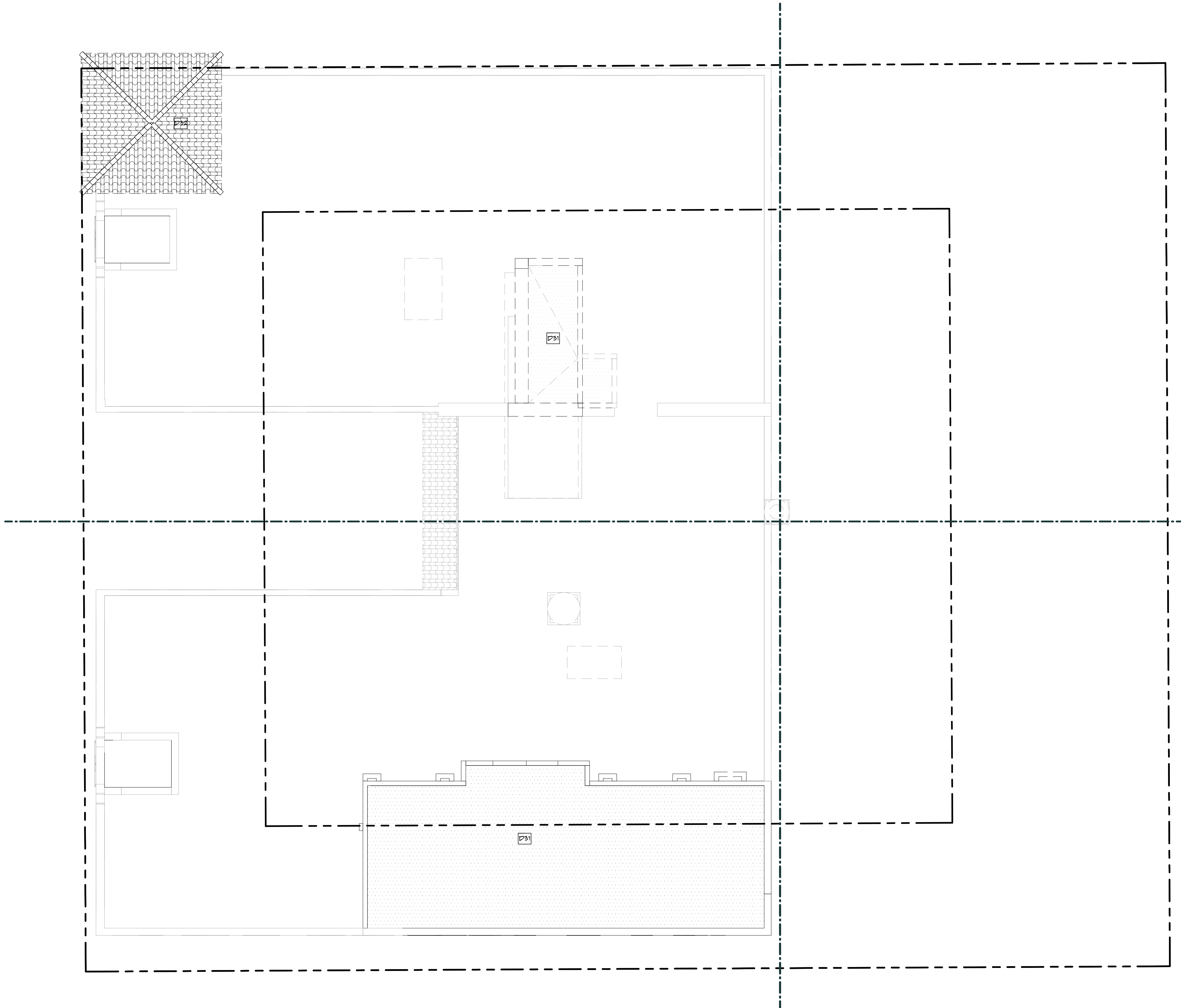
RENOVATION OF
The Vineta Hotel
363 Cocoanut Row, Palm Beach, FL 33480



SPINA OROURKE
+ PARTNERS
Architecture • Interior Design

Kelith M. Spina #ARI13419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.5594
spinaorourke.com
FL LIC # A22002299



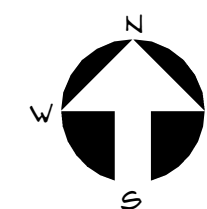
DEMOLITION LEGEND

- EXISTING ELEMENT TO REMAIN
ELEMENT TO BE REMOVED

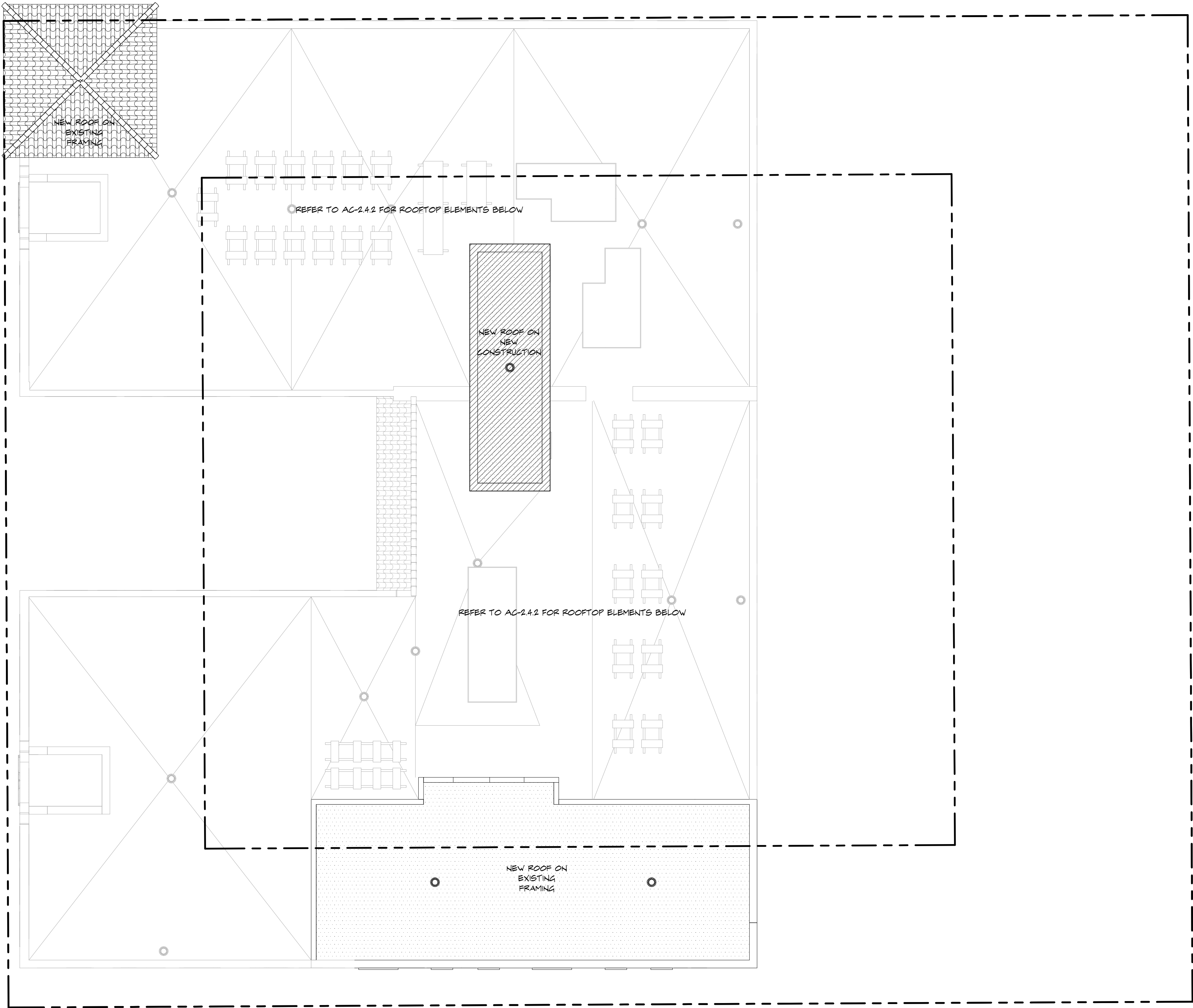
DRAWING IS INTENDED TO CONVEY CONCEPTUAL MATERIAL REMOVAL AND DOES NOT REFLECT A FINAL DEMOLITION PLAN FOR CONSTRUCTION. THIS DRAWING IS SUBJECT TO CHANGE DURING DEVELOPMENT OF CONSTRUCTION DOCUMENTS

DEMOLITION KEY NOTES

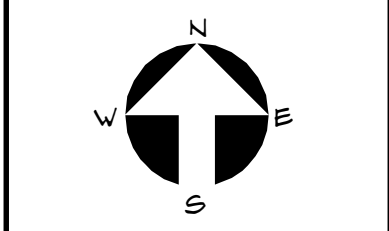
- D1 REMOVE EXISTING WALL OR PORTION OF AS SHOWN ON PLAN. REMOVAL SHALL INCLUDE ANY AND ALL GYPSUM BOARD, BATT INSULATION, BASE AND TRIM STUDS, TOP AND BOTTOM RUNNERS AND ANY EXISTING BRACING AND BLOCKING THAT MAY BE PRESENT.
- D2 REMOVE EXISTING DOOR, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES.
- D3 REMOVE ALL EXISTING PLUMBING FIXTURES AND RELATED ACCESSORIES.
- D4 REMOVE ALL INTERIOR FINISHES, ALL MILLWORK, ELECTRICAL FIXTURES AND ALL RELATED ACCESSORIES.
- D5 REMOVE EXISTING AC EQUIPMENT, DUCTWORK AND ALL RELATED ACCESSORIES, SEE MECHANICAL DEMOLITION DRAWINGS.
- D6 REMOVE ALL EXISTING CEILING AND CEILING FIXTURES.
- D7 REMOVE EXIST. WALL AS REQUIRED BY NEW OPENING.
- D8 REMOVE ALL KITCHEN EQUIPMENT.
- D9 REMOVE EXISTING WINDOW, FRAME, HARDWARE, ALL RELATED ACCESSORIES, AND SILLS.
- D10 REMOVE EXISTING CONCRETE STAIR.
- D11 REMOVE EXISTING POOL DECK, WOOD PERGOLA, WATER FAUNTAN, POOL AND SPA.
- D12 REMOVE EXISTING ELEVATOR.
- D13 REMOVE EXISTING FLOOR SLAB / BALCONY.
- D14 REMOVE EXISTING AWNING.
- D15 REMOVE EXISTING RAILING, BALCONY OR LANDING TO REMAIN.
- D16 REMOVE EXISTING GATE.
- D17 REMOVE EXISTING WALL RECESSED HVAC UNIT.
- D18 REMOVE EXISTING WOOD TRASH ENCLOSURE/ WOOD WALL & GATE.
- D19 REMOVE EXISTING POOL EQUIPMENT AND ALL RELATED ACCESSORIES.
- D20 REMOVE EXISTING EXTERIOR CONCRETE WALL, PLANTERS AND BENCHES.
- D21 REMOVE EXISTING DECK, ELECTRICAL FIXTURES AND ALL RELATED ACCESSORIES.
- D22 REMOVE EXISTING GUTTER.
- D23 REMOVE EXISTING ASPHALT OR PAVING.
- D24 REMOVE EXISTING FOUNTAIN.
- D25 REMOVE EXISTING SPA.
- D26 REMOVE EXISTING DECK AS REQUIRED BY NEW POOL FOOTPRINT.
- D27 REMOVE EXISTING GREASE TRAP.
- D28 REMOVE EXISTING ELECTRICAL PANELS.
- D29 REMOVE EXISTING EXHAUST DUCT AND CHASE.
- D30 REMOVE EXISTING MECHANICAL EQUIPMENT.
- D31 REMOVE EXISTING ROOFING, DECK AND ROOF DRAINS.
- D32 REMOVE EXISTING BARREL TILE SCREEN AND PARAPET AS REQUIRED TO REPAIR.
- D33 REMOVE EXISTING BARREL TILE AND SHEATHING.
- D34 REMOVE EXISTING FLOOR OR ROOF FRAMING AS REQUIRED BY NEW ELEVATOR AND STAIRS, REFER TO STRUCTURAL DRAWINGS.



1
AC-3.1.2
Proposed Roof Plan
SCALE: 1/8" = 1'-0"



PROPOSED HIGH ROOF PLAN



Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

Revisions:

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

RENOVATION OF
The Vineta Hotel

363 Cocoanut Row, Palm Beach, FL 33480



SPINAOROURKE
+ P A R T N E R S
Architecture • Interior Design
Kelli M. Spina #ARI3419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.5594
spinaorourke.com
FL LIC # A22002289



1 DEMOLITION ELEVATION - EAST
AC-4.1.0 SCALE: 1/8" = 1'-0"



2 DEMOLITION ELEVATION - WEST
AC-4.1.0 SCALE: 1/8" = 1'-0"

DEMOLITION LEGEND

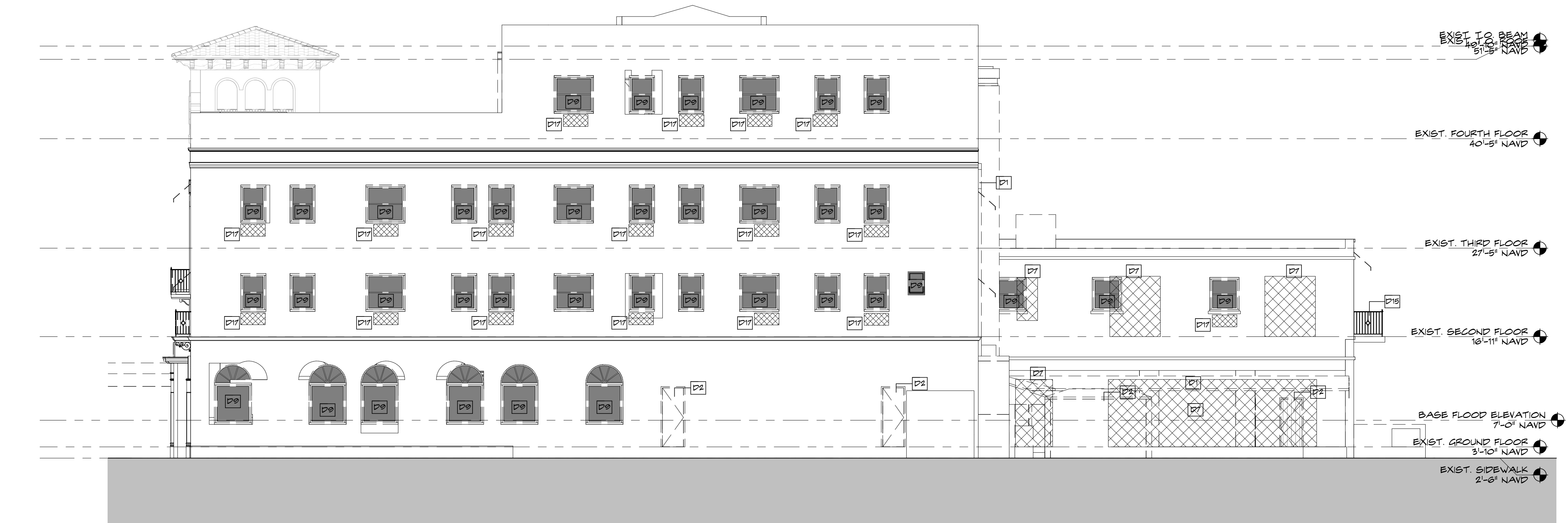
- EXISTING ELEMENT TO REMAIN
ELEMENT TO BE REMOVED

DRAWING IS INTENDED TO CONVEY CONCEPTUAL MATERIAL REMOVAL AND DOES NOT REFLECT A FINAL DEMOLITION PLAN FOR CONSTRUCTION. THIS DRAWING IS SUBJECT TO CHANGE DURING DEVELOPMENT OF CONSTRUCTION DOCUMENTS

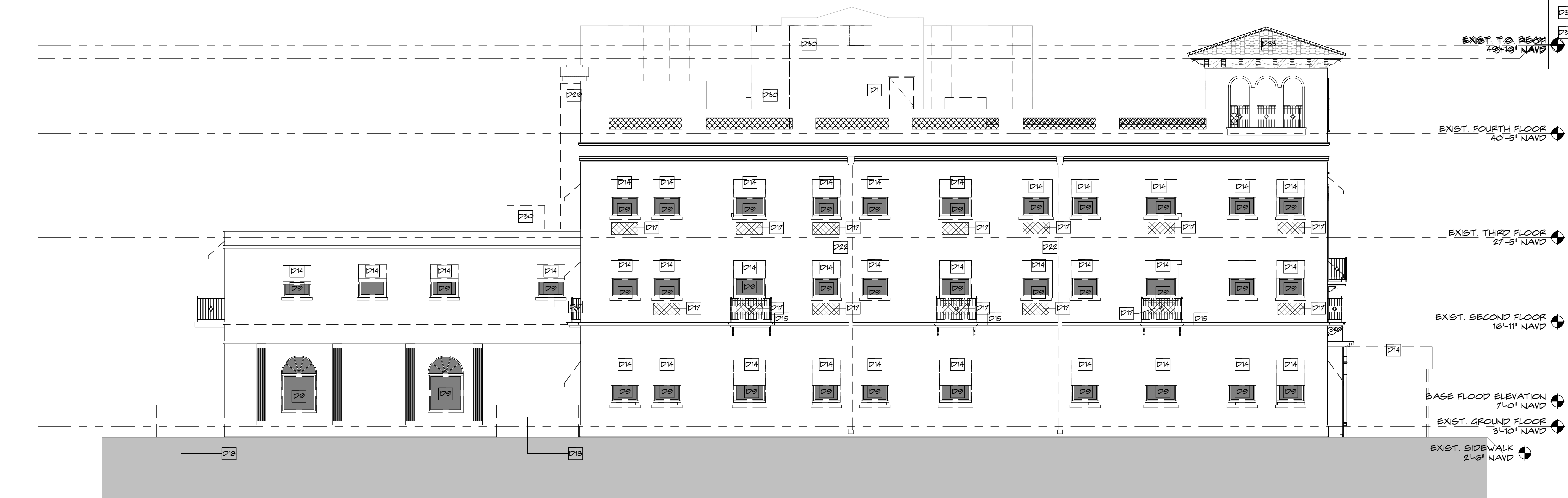
DEMOLITION KEY NOTES

- D1 REMOVE EXISTING WALL OR PORTION OF AS SHOWN ON PLAN. REMOVAL SHALL INCLUDE ANY AND ALL GYPSUM BOARD, BATT INSULATION, BASE AND TRIM STUDS, TOP AND BOTTOM RUNNERS AND ANY EXISTING BRACING AND BLOCKING THAT MAY BE PRESENT.
- D2 REMOVE EXISTING DOOR, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES
- D3 REMOVE ALL EXISTING PLUMBING FIXTURES AND RELATED ACCESSORIES
- D4 REMOVE ALL INTERIOR FINISHES, ALL MILLWORK, ELECTRICAL FIXTURES AND ALL RELATED ACCESSORIES
- D5 REMOVE EXISTING AC EQUIPMENT, DUCTWORK AND ALL RELATED ACCESSORIES. SEE MECHANICAL DEMOLITION DRAWINGS
- D6 REMOVE ALL EXISTING CEILING AND CEILING FIXTURES
- D7 REMOVE EXIST. WALL AS REQUIRED BY NEW OPENING
- D8 REMOVE ALL KITCHEN EQUIPMENT
- D9 REMOVE EXISTING WINDOW, FRAME, HARDWARE, ALL RELATED ACCESSORIES, AND SILLS
- D10 REMOVE EXISTING CONCRETE STAIR
- D11 REMOVE EXISTING POOL DECK, WOOD PERGOLA, WATER FOUNTAIN, POOL AND SPA
- D12 REMOVE EXISTING ELEVATOR
- D13 REMOVE EXISTING FLOOR SLAB / BALCONY
- D14 REMOVE EXISTING AWNING
- D15 REMOVE EXISTING RAILING, BALCONY OR LANDING TO REMAIN
- D16 REMOVE EXISTING GATE
- D17 REMOVE EXISTING WALL RECESSED HVAC UNIT
- D18 REMOVE EXISTING WOOD TRASH ENCLOSURE/ WOOD WALL & GATE
- D19 REMOVE EXISTING POOL EQUIPMENT AND ALL RELATED ACCESSORIES
- D20 REMOVE EXISTING EXTERIOR CONCRETE WALL, PLANTERS AND BENCHES
- D21 REMOVE EXISTING DECK, ELECTRICAL FIXTURES AND ALL RELATED ACCESSORIES
- D22 REMOVE EXISTING GUTTER
- D23 REMOVE EXISTING ASPHALT OR PAVING
- D24 REMOVE EXISTING FOUNTAIN
- D25 REMOVE EXISTING SPA
- D26 REMOVE EXISTING DECK AS REQUIRED BY NEW POOL FOOTPRINT
- D27 REMOVE EXISTING GREASE TRAP
- D28 REMOVE EXISTING ELECTRICAL PANELS
- D29 REMOVE EXISTING EXHAUST DUCT AND CHASE
- D30 REMOVE EXISTING MECHANICAL EQUIPMENT
- D31 REMOVE EXISTING ROOFING, DECK AND ROOF DRAINS
- D32 REMOVE EXISTING BARREL TILE SCREEN AND PARAPET AS REQUIRED TO REPAIR
- D33 REMOVE EXISTING BARREL TILE AND SHEATHING
- D34 REMOVE EXISTING FLOOR OR ROOF FRAMING AS REQUIRED BY NEW ELEVATOR AND STAIRS. REFER TO STRUCTURAL DRAWINGS





2 DEMOLITION ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



1 DEMOLITION ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

DEMOLITION LEGEND

- EXISTING ELEMENT TO REMAIN
ELEMENT TO BE REMOVED

DRAWING IS INTENDED TO CONVEY CONCEPTUAL MATERIAL REMOVAL AND DOES NOT REFLECT A FINAL DEMOLITION PLAN FOR CONSTRUCTION. THIS DRAWING IS SUBJECT TO CHANGE DURING DEVELOPMENT OF CONSTRUCTION DOCUMENTS

DEMOLITION KEY NOTES

- D1 REMOVE EXISTING WALL OR PORTION OF AS SHOWN ON PLAN. REMOVAL SHALL INCLUDE ANY AND ALL GYPSUM BOARD, BATT INSULATION, BASE AND TRIM STUDS, TOP AND BOTTOM RUNNERS AND ANY EXISTING BRACING AND BLOCKING THAT MAY BE PRESENT.
- D2 REMOVE EXISTING DOOR, FRAME, HARDWARE, AND ALL RELATED ACCESSORIES
- D3 REMOVE ALL EXISTING PLUMBING FIXTURES AND RELATED ACCESSORIES
- D4 REMOVE ALL INTERIOR FINISHES, ALL MILLWORK, ELECTRICAL FIXTURES, AND ALL RELATED ACCESSORIES
- D5 REMOVE EXISTING AC EQUIPMENT, DUCTWORK AND ALL RELATED ACCESSORIES, SEE MECHANICAL DEMOLITION DRAWINGS
- D6 REMOVE ALL EXISTING CEILING AND CEILING FIXTURES
- D7 REMOVE EXIST. WALL AS REQUIRED BY NEW OPENING
- D8 REMOVE ALL KITCHEN EQUIPMENT
- D9 REMOVE EXISTING WINDOW, FRAME, HARDWARE, ALL RELATED ACCESSORIES, AND SILLS
- D10 REMOVE EXISTING CONCRETE STAIR
- D11 REMOVE EXISTING POOL DECK, WOOD PERGOLA, WATER FAUNTAN, POOL AND SPA
- D12 REMOVE EXISTING ELEVATOR
- D13 REMOVE EXISTING FLOOR SLAB / BALCONY
- D14 REMOVE EXISTING AWNING
- D15 REMOVE EXISTING RAILING, BALCONY OR LANDING TO REMAIN
- D16 REMOVE EXISTING GATE
- D17 REMOVE EXISTING WALL RECESSED HVAC UNIT
- D18 REMOVE EXISTING WOOD TRASH ENCLOSURE/ WOOD WALL & GATE
- D19 REMOVE EXISTING POOL EQUIPMENT AND ALL RELATED ACCESSORIES
- D20 REMOVE EXISTING EXTERIOR CONCRETE WALL, PLANTERS AND BENCHES
- D21 REMOVE EXISTING DECK, ELECTRICAL FIXTURES AND ALL RELATED ACCESSORIES
- D22 REMOVE EXISTING GUTTER
- D23 REMOVE EXISTING ASPHALT OR PAVING
- D24 REMOVE EXISTING FOUNTAIN
- D25 REMOVE EXISTING SPA
- D26 REMOVE EXISTING DECK AS REQUIRED BY NEW POOL FOOTPRINT
- D27 REMOVE EXISTING GREASE TRAP
- D28 REMOVE EXISTING ELECTRICAL PANELS
- D29 REMOVE EXISTING EXHAUST DUCT AND CHASE
- D30 REMOVE EXISTING MECHANICAL EQUIPMENT
- D31 REMOVE EXISTING ROOFING, DECK AND ROOF DRAINS
- D32 REMOVE EXISTING BARREL TILE SCREEN AND PARAPET AS REQUIRED TO REPAIR
- D33 REMOVE EXISTING BARREL TILE AND SHEATHING
- D34 REMOVE EXISTING FLOOR OR ROOF FRAMING AS REQUIRED BY NEW ELEVATOR AND STAIRS. REFER TO STRUCTURAL DRAWINGS

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax 561.684.6594
spinaorourke.com
FL LIC #A2602299

SPINAOROURKE
Architecture • Interior Design
+ PARTNERS
Kelli M. Spina #A113419



RENOVATION OF
The Vineta Hotel

363 Cocoanut Row, Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

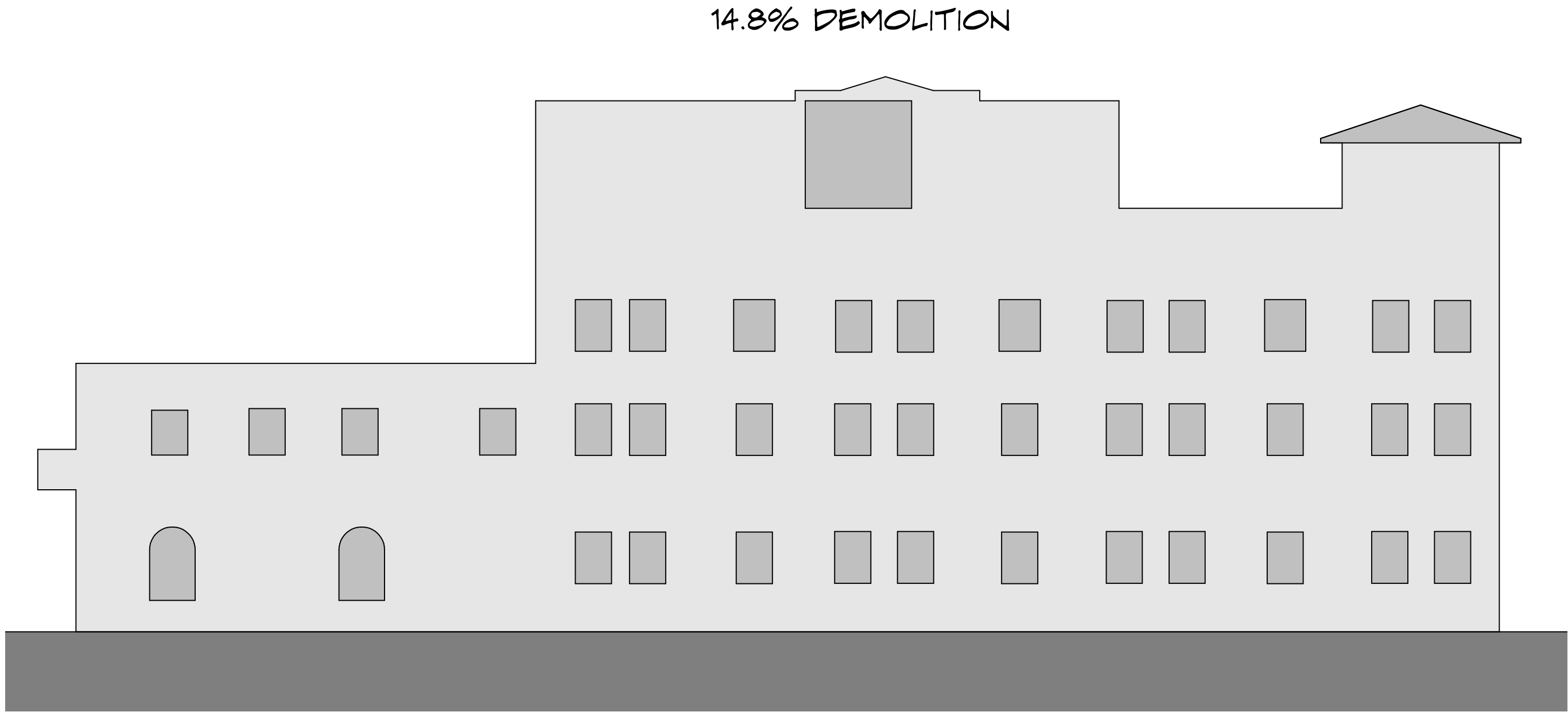
Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

OVERALL DEMOLITION ELEVATIONS

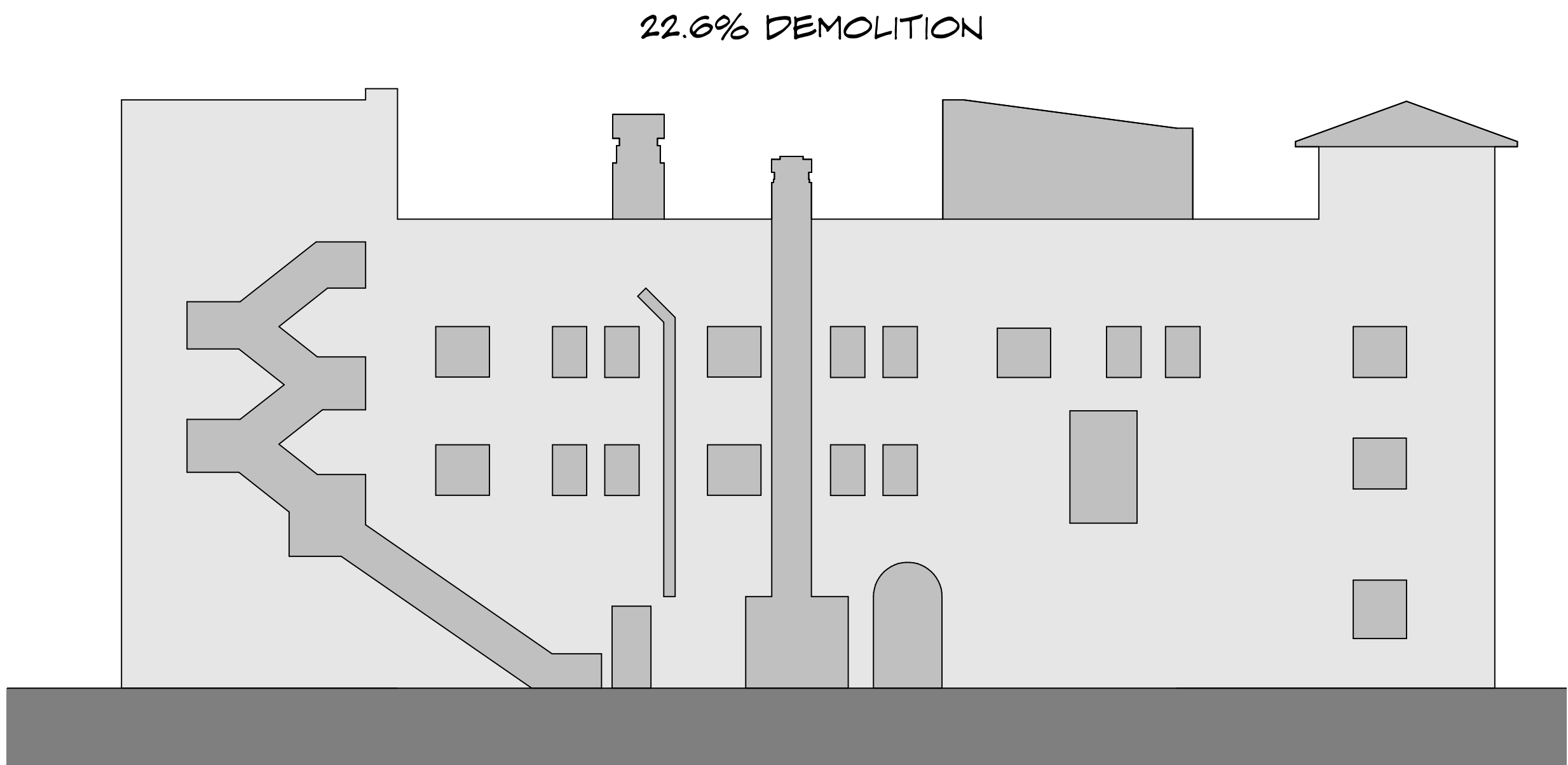
AC-4.1.1



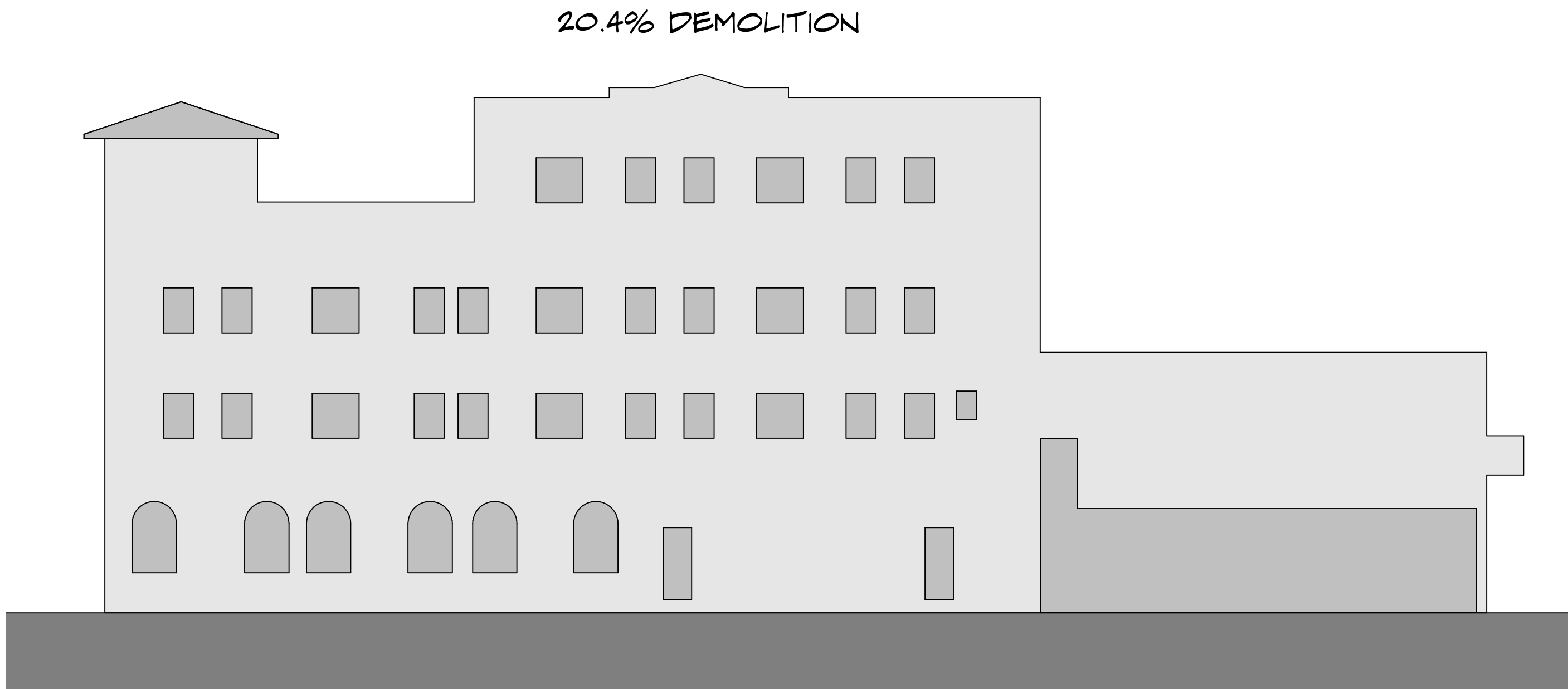
1 DEMOLITION DIAGRAM - WEST
AC-4.1.2 SCALE: 3/32" = 1'-0"



2 DEMOLITION DIAGRAM - NORTH
AC-4.1.2 SCALE: 3/32" = 1'-0"



3 DEMOLITION DIAGRAM - EAST
AC-4.1.2 SCALE: 3/32" = 1'-0"



4 DEMOLITION DIAGRAM - SOUTH
AC-4.1.2 SCALE: 3/32" = 1'-0"



SPINAOROURKE
+ P A R T N E R S
Architecture • Interior Design
Kelli M. Spina #ARI3419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.5594
spinaorourke.com
FL LIC #A26202289

RENOVATION OF
The Vineta Hotel

363 Coconut Row, Palm Beach, FL 33480

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA OROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA OROURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

Project no: 22028
Date: 10.24.2022
Drawn by: Author
Project Manager: Checker

DEMOLITION ELEVATION DIAGRAMS

AC-4.1.2