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By Emily Lyn at 9:07 am, Jan 06, 2023

MARISSA COLLECTIONS
THE ROYAL POINCIANA PLAZA
340 ROYAL POINCIANA WAY, SUITE M337-M345
PALM BEACH, FLORIDA



Keith M. Spina # AR13419

Architecture • Interior Design

285 BANYAN BLVD.
WEST PALM BEACH, FLORIDA 33401
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FL Lic. # AA26002399

FINAL SUBMITTAL 01-05-2023

ZONING (ZON: 23-035)

SHEET INDEX

[illegible]

THE PROPOSED WORK INCLUDES:

- REPLACEMENT OF FOURTEEN (14) EXISTING STOREFRONT WINDOWS ON THE SECOND FLOOR AND ONE (1) PAIR OF DOORS WITH SIGHTLIGHTS ON THE FIRST FLOOR TO IMPACT RESISTANT ALUMINUM FRAME SYSTEM TO MATCH PLAZA APPROVED PLAZA STANDARDS AND APPROVED LFC ELEVATIONS.
- PROVIDE TENANT SIGNAGE ON SOUTH ENTABLATURE PER APPROVED LFC ELEVATIONS.
- REPLACEMENT OF ONE (1) EXISTING AWNING TO TENANT'S SIGNATURE COLOR MATCHING EXISTING ADJACENT AWNING COLOR THAT WAS PREVIOUSLY APPROVED BY LFC.
- MINOR RENOVATION/EXPANSION ON THE FIRST FLOOR INTERIOR SPACE OF 464 SF EXISTING SPACE.
- INTERIOR RENOVATION/EXPANSION ON THE SECOND FLOOR EXISTING OFFICE SPACE OF 4,015 SF. TO RETAIL SPACE.

CVR

FINAL SUBMITTAL

COVER SHEET

TENANT IMPROVEMENTS FOR:

TENANT IMPROVEMENTS FOR:
MARISSA COLLECTIONS

THE ROYAL POINCIANA PLAZA
340 ROYAL POINCIANA WAY, SUITE 200
PALM BEACH, FLORIDA 33480

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Revisions

Project no:	22084
Date:	01/05/23
Drawn by:	CS
Project Architect:	CS

MAP

LOCATION MAP (NOT TO SCALE)

The map shows the following features:

- Roads:** S. DIXIE HIGHWAY, N. DIXIE HIGHWAY, S. OLIVE AVENUE, N. OLIVE AVENUE, BANYAN BLVD., LAKEVIEW AVE., OKEECHOBEE BLVD., FLAGLER DRIVE, FLAGLER MEMORIAL BRIDGE, COCONUT ROW, ROYAL POINCIANA WAY, N. COUNTY ROAD, BREAKERS, N. BREAKERS ROW, S. OCEAN BLVD., ROYAL PALM WAY.
- Waterways:** INTRACOASTAL WATERWAY.
- Landmarks:** THE SUITE (shaded area), BREAKERS.
- Ocean:** ATLANTIC OCEAN.

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

DESCRIPTION

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

- 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.

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

NOTES

1. THIS SURVEY OR RECONSTRUCTIONS 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 THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREIN WERE ABSTRACTED BY _____ TITLE INSURANCE COMPANY, FILE NUMBER: _____ EFFECTIVE DATE: _____ SCHEDULE _____
4. _____ EXCEPTIONS WERE _____ THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
5. ELEVATIONS SHOWN HEREIN ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
6. BEARINGS SHOWN HEREIN ARE RELATIVE TO A GRID BEARING OF 031°23'37" ALONG WESTERLY RIGHT-OF-WAY OF COCA-COA ROAD, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (F83).
7. ALL DISTANCES SHOWN HEREIN ARE MEASURED ALONG THE CENTERLINE OF THE ROAD AND BASED ON FIELD MEASUREMENTS.
8. THE "DESCRIPTION" SHOWN HEREIN IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
9. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
10. 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.
11. FLOOD ZONE: "A" (16' - 6") COMMUNITY PANEL NO. 12220 5583 F.D. DATE: OCTOBER 5, 2015
12. BENCHMARK: NATIONAL GEODETIC SURVEY BENCHMARK "1016" (1016.10) ELEVATION = 15.91' NAV88

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 _____ OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 9/24/2021

DATE OF PLAT OR MAP: 9/28/2021

REVISIONS		DATE	BY

CAULFIELD & WHEELER, INC.

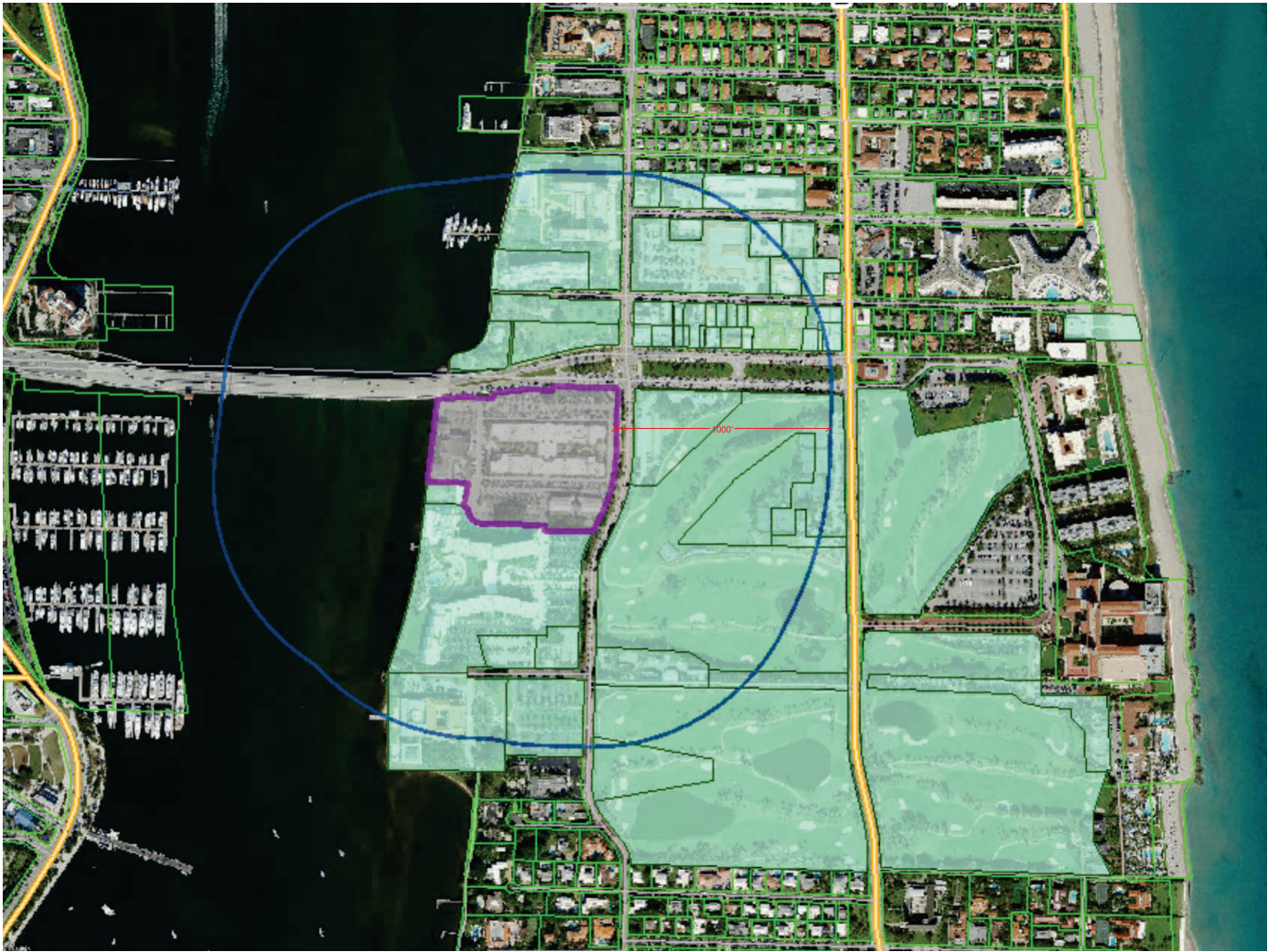
ROYAL POINCIANA PLAZA
ALTA/NSPS LAND TITLE SURVEY

DATE	9/27/202
DRAWN BY	EJS
F.B./ PG.	HDS
SCALE AS SHOWN	

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5001
STATE OF FLORIDA
L.B. 3591

JOB #	9649
SHT. NO.	

1
OF 2 SHEET



VICINITY LOCATION MAP

VICINITY LOCATION MAP

A-0.1.0

TENANT IMPROVEMENTS FOR:
MARISSA COLLECTIONS
THE ROYAL POINCIANA PLAZA
340 ROYAL POINCIANA WAY, SUITE M337-M345
PALM BEACH, FLORIDA 33480

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Revisions:

Project no: 2204
Date: 12/08/22
Drawn by: D.C.
Project Architect:



SPINA ORourke
+ PARTNERS

Architecture • Interior Design
Kath M. Spina • AIA/LEED

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NORTH FACADE



NORTHWEST FACADE



WEST FACADE



SOUTH WEST FACADE



SOUTH FACADE



SOUTH FACADE



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

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Revisions:

Project no: 22058
Date: 12/08/22
Drawn by: CS
Project Architect: CS

ADJACENT PROPERTY IMAGES

A-0.3.0



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:	340 Royal Poinciana Way - Suite M337-M345		
2	Zoning District:	C-PC COMMERCIAL PLANNED CENTER		
3	Structure Type:	Retail		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000 SF	512,726 SF (11.77 AC)	n/c
6	Lot Depth	90'-0"	VARIES - SEE SURVEY	n/c
7	Lot Width	30'-0"	VARIES - SEE SURVEY	n/c
8	Lot Coverage	179,454 (35%)	127,179 SF (24%)	n/c
9	Front Yard Setback	N 10'-0"	N 106'-0"	n/c
10	* Side Yard Setback (1st Story)	E 5'-0" / W 5'-0"	E 718'-0" / W 3'-0"	n/c
11	* Side Yard Setback (2nd Story)	E 5'-0" / W 5'-0"	E 718'-0" / W 3'-0"	n/c
12	Rear Yard Setback	S 10'-0"	S 102'-10"	n/c
13	Angle of Vision	n/a	n/a	n/a
14	Building Height	15'-0" / 25'-0"	VARIES SEE DRAWINGS	n/c
15	Overall Building Height	20'-0" / 30'-0"	VARIES SEE DRAWINGS	n/c
16	Finished Floor Elev. (FFE)(NAVD)	7.00 NAVD	3.83 NAVD / 5.5 NAVD / 7.53 NAVD	n/c
17	Zero Datum for pt. of Meas. (NAVD)	7.00 NAVD	3.83 NAVD / 5.5 NAVD / 7.53 NAVD	n/c
18	Base Flood Elevation (BFE)(NAVD)	AE EL 6	n/c	n/c
19	Landscape Open Space (LOS)	128,181 SF (25%)	85,840 SF (16.8%)	n/c
20	Perimeter LOS	n/a	n/a	n/a
21	Front Yard LOS	n/a	n/a	n/a
22	Native Plant Species %	25%	n/a	n/c

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

If value is not applicable, enter n/a

If value is not changing, enter n/c



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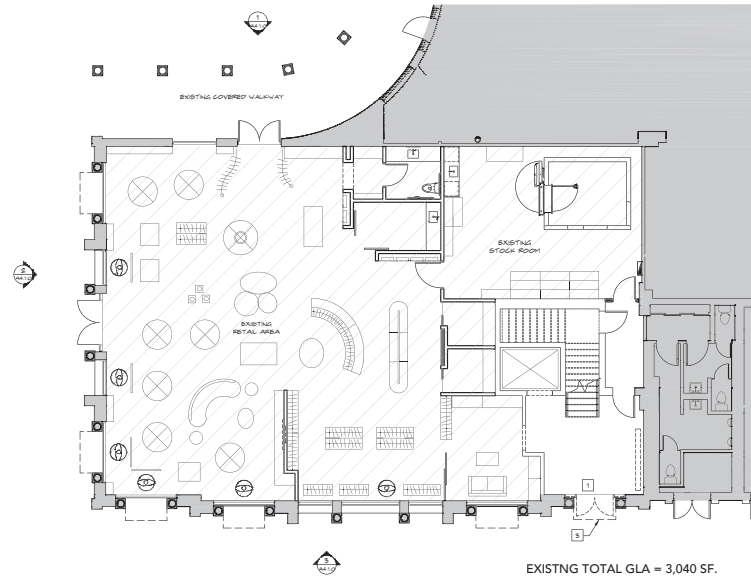
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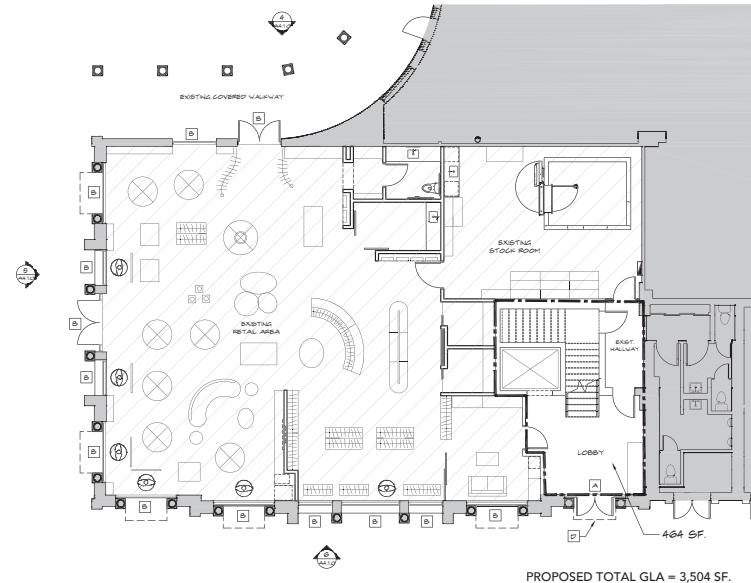
Project no: 22084
Date: 12/08/22
Drawn by: CS
Project Architect: CS

LOCATION MAP

The map shows the project location in San Diego, CA, near the intersection of Interstate 15 and Interstate 5. The project is located in the area bounded by Interstate 15 to the north, Interstate 5 to the east, and Interstate 163 to the south. The map includes labels for 'PROJECT LOCATION', 'Interstate 15', 'Interstate 5', 'Interstate 163', 'San Diego', and 'San Diego Bay'.



1
A2.1.0
EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

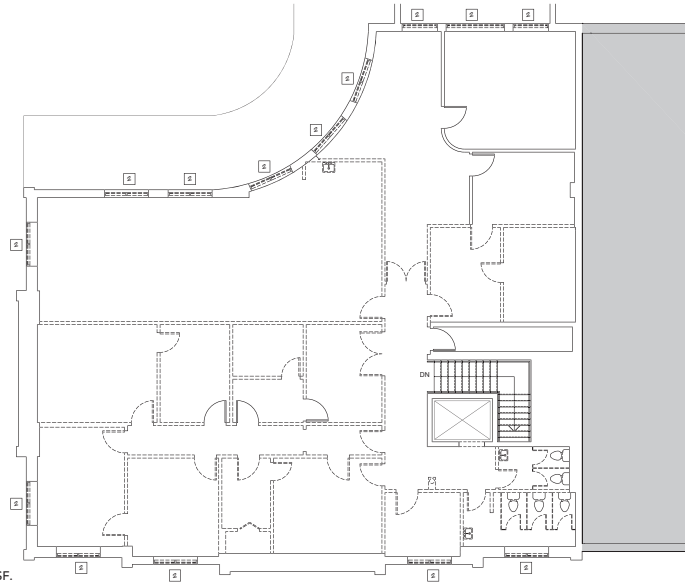


2
A2.1.0
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE		
	EXISTING	PROPOSED
FIRST FLOOR	3,040 SF. (RETAIL), 484 COMMON STAIR	3,504 SF. (RETAIL)
SECOND FLOOR	4,019 SF. (OFFICE)	4,019 SF. (RETAIL)
TOTAL	7,059 SF.	7,519 SF.

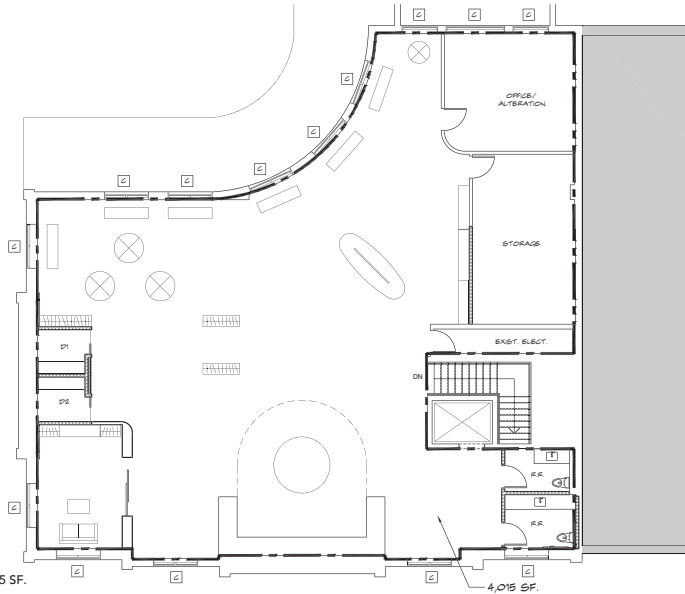
EXISTING PLAN KEY NOTES	
---	REMOVE EXISTING WALL
1	REMOVE EXISTING DOOR
2	REMOVE EXISTING STOREFRONT WINDOW
3	REMOVE EXISTING AWNINGS, REPLACE WITH NEW (SEE NOTE D BELOW)

PROPOSED PLAN KEY NOTES	
	SHADED AREA DENOTES EXISTING TENANT SPACE TO REMAIN AS IS, NO WORK IN THESE AREA
	SHADED AREA DENOTES EXISTING BUILDING TO REMAIN AS IS, NO WORK IN THESE AREA
	NEW TENANT INTERIOR PARTITIONS
A	NEW IMPACT RESISTANT STOREFRONT DOORS SYSTEM WITH BLACK ALUMINUM FINISH AND CLEAR GLASS IN EXISTING OPENING TO REPLACE EXISTING WINDOWS PER APPROVED BY LPC ELEVATIONS.
B	EXISTING STOREFRONT WINDOWS AND DOORS TO REMAIN PER APPROVED BY LPC ELEVATIONS.
C	NEW IMPACT RESISTANT STOREFRONT WINDOW SYSTEM WITH BLACK ALUMINUM FINISH AND CLEAR GLASS IN EXISTING OPENING TO REPLACE EXISTING WINDOWS PER APPROVED BY LPC ELEVATIONS.
D	NEW HOLD AND FOLD RESISTANT SUNBRELLA FABRIC AWNINGS, SEE B/ABO. AWNING PROJECT SHIP FROM BUILDING TO MATCH TENANT'S EXISTING AWNINGS THAT WERE PREVIOUSLY APPROVED BY LPC.



EXISTING TOTAL GLA = 4,015 SF.

1
A2.2.0
EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



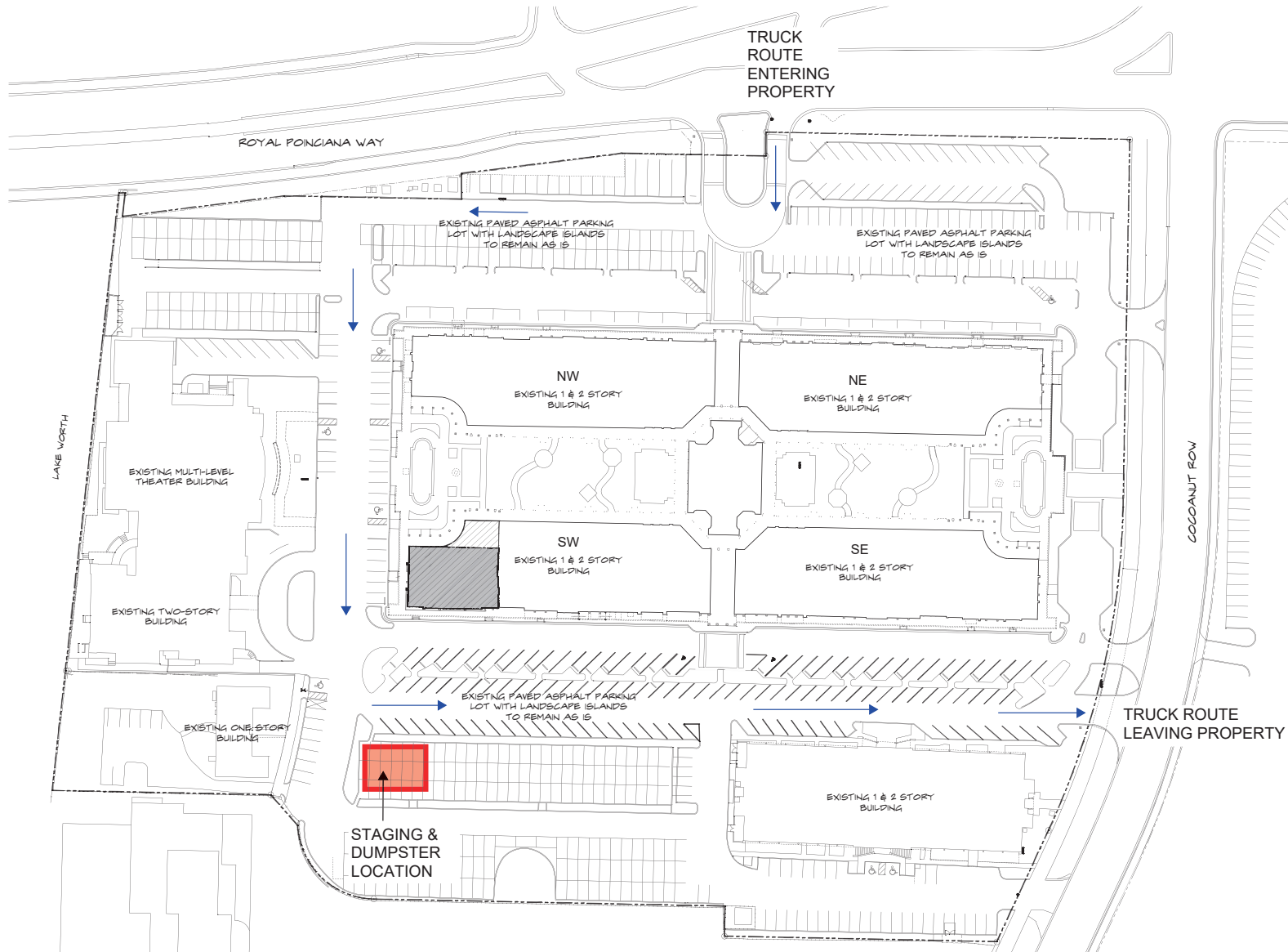
PROPOSED TOTAL GLA = 4,015 SF.

2
A2.2.0
PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SQUARE FOOTAGE		
	EXISTING	PROPOSED
FIRST FLOOR	3,040 SF. (RETAIL) 484 COMMON STAIR	3,504 SF. (RETAIL)
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B	EXISTING STOREFRONT WINDOWS AND DOORS TO REMAIN PER APPROVED BY LPC ELEVATIONS.
C	NEW IMPACT RESISTANT STOREFRONT WINDOW SYSTEM WITH BLACK ALUMINUM FINISH AND CLEAR GLASS IN EXISTING OPENING TO REPLACE EXISTING WINDOWS PER APPROVED BY LPC ELEVATIONS.
D	NEW HOLD AND FOLD RESISTANT SUNBRELLA FABRIC AWNINGS, SEE B/ASD. AWNING PROJECT SHOP FROM BUILDING TO MATCH TENANT'S EXISTING AWNINGS THAT WERE PREVIOUSLY APPROVED BY LPC.



CONSTRUCTION STAGING PLAN

CONSTRUCTION STAGING PLAN

A5.1.0

Project no: 22084
Date: 12/08/22
Drawn by: CS
Project Architect: CS

Revisions:

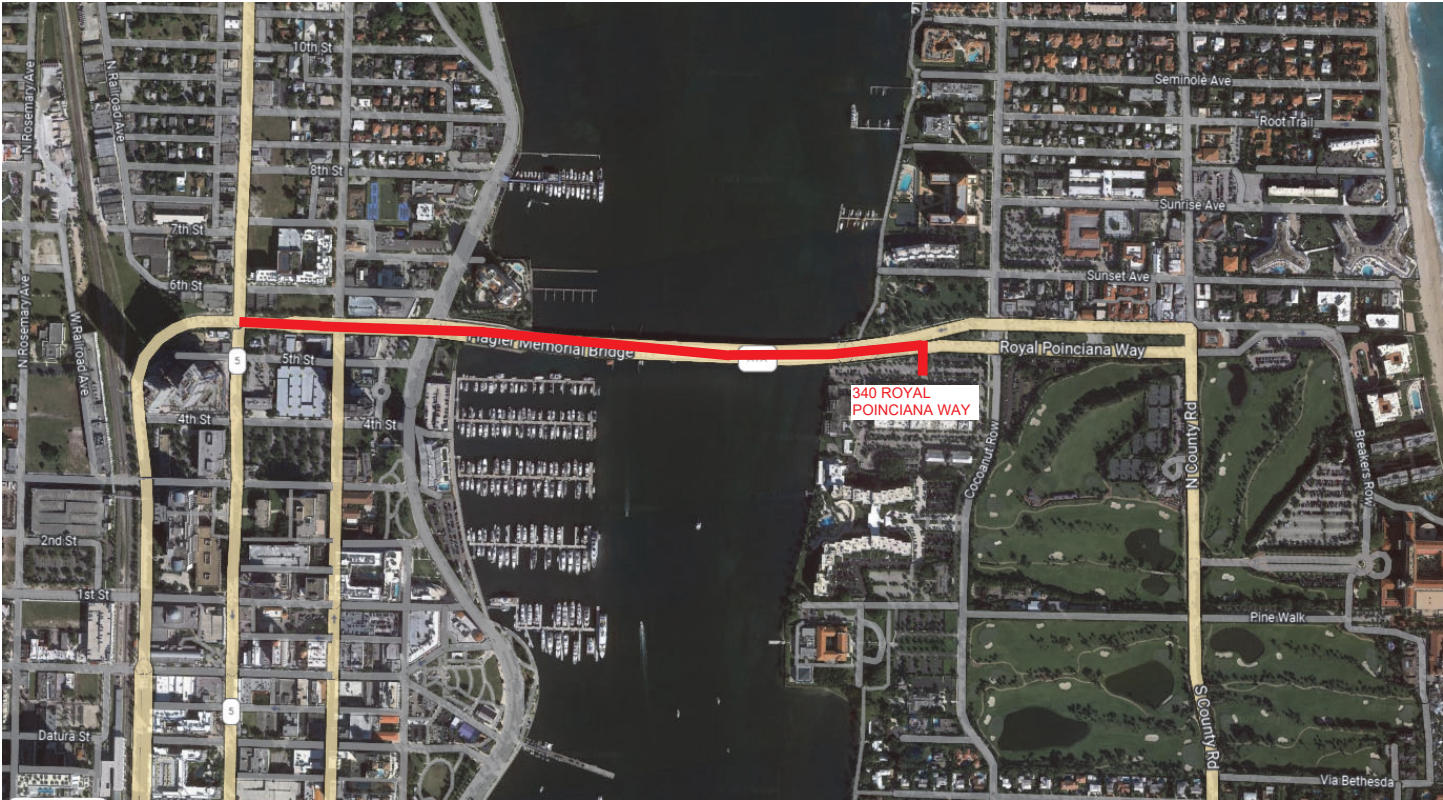
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340 ROYAL POINCIANA WAY, SUITE M337-M345
PALM BEACH, FLORIDA 33480



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CONSTRUCTION TRUCK LOGISTIC PLAN

CONSTRUCTION TRUCK LOGISTIC PLAN



A5.1.1

Project no: 22084
Date: 12/08/22
Drawn by: CS
Project Architect: CS

Revisions:

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South Palm • Palm Beach • Jupiter

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