

THE PALM HOUSE

160 ROYAL PALM WAY PALM BEACH, FLORIDA 33480

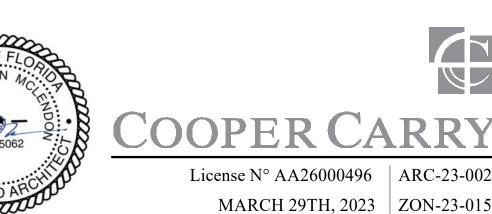
RECOMMENDATIONS FOR IMPROVEMENTS AND COMPLETION

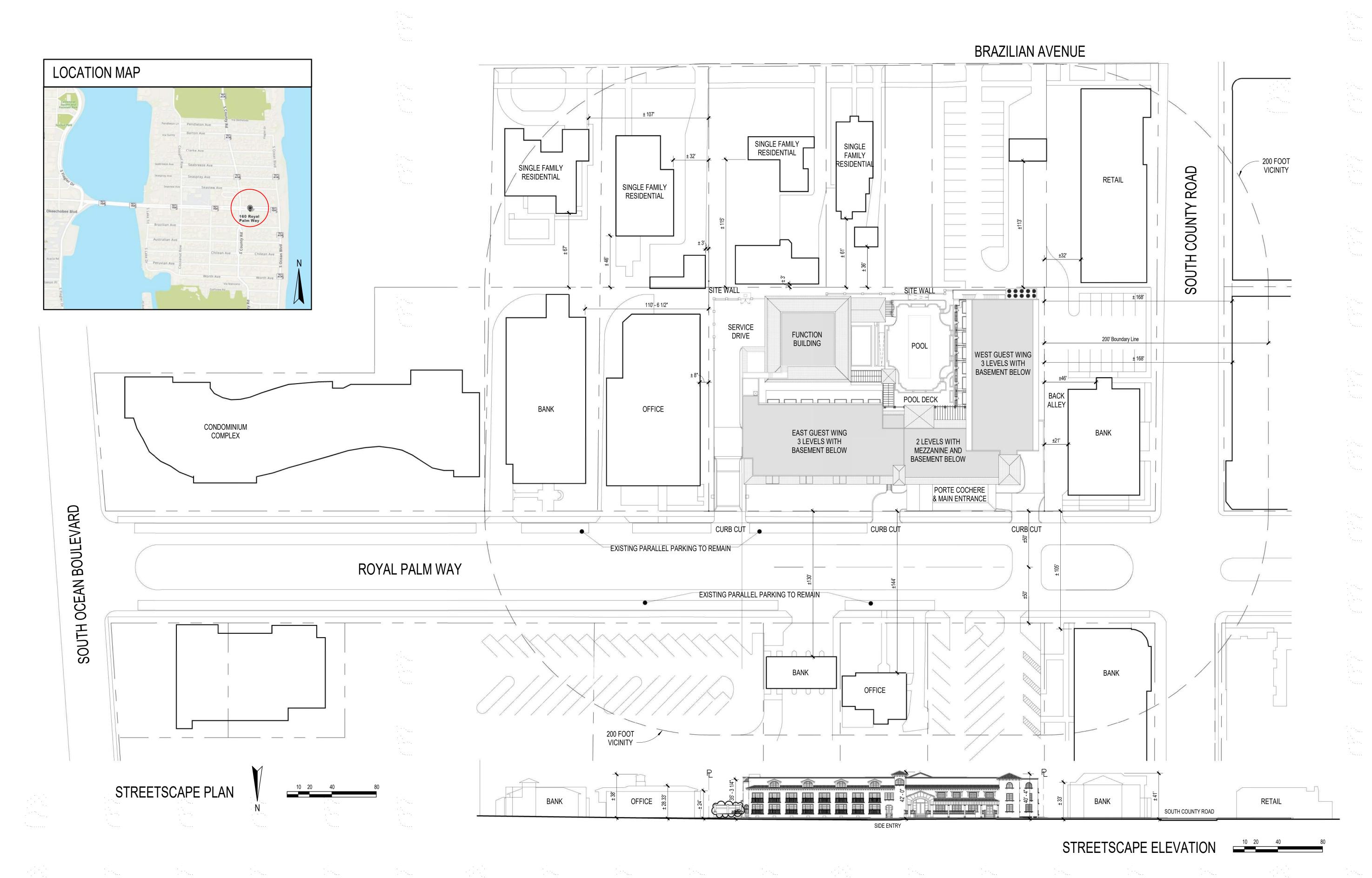
> ARCOM RESUBMITTAL ARC-23-002 (ZON-23-015) MARCH 29TH, 2023



A000	COVER SHEET
A002	VICINITY MAP
A003	ADJACENT PROPERTIES
A004	ADJACENT PROPERTIES
A005	ADJACENT PROPERTIES
A006	ADJACENT PROPERTIES
A104.A	SITE PLAN - PROPOSED
A106	PROPOSED IMPROVEMENTS
A501	POOL DECK LIGHTING/PHOTOMETRIC PLAN
A502	POOL DECK LIGHTING INFORMATION

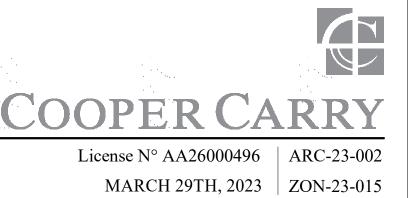






LR HOTELS-







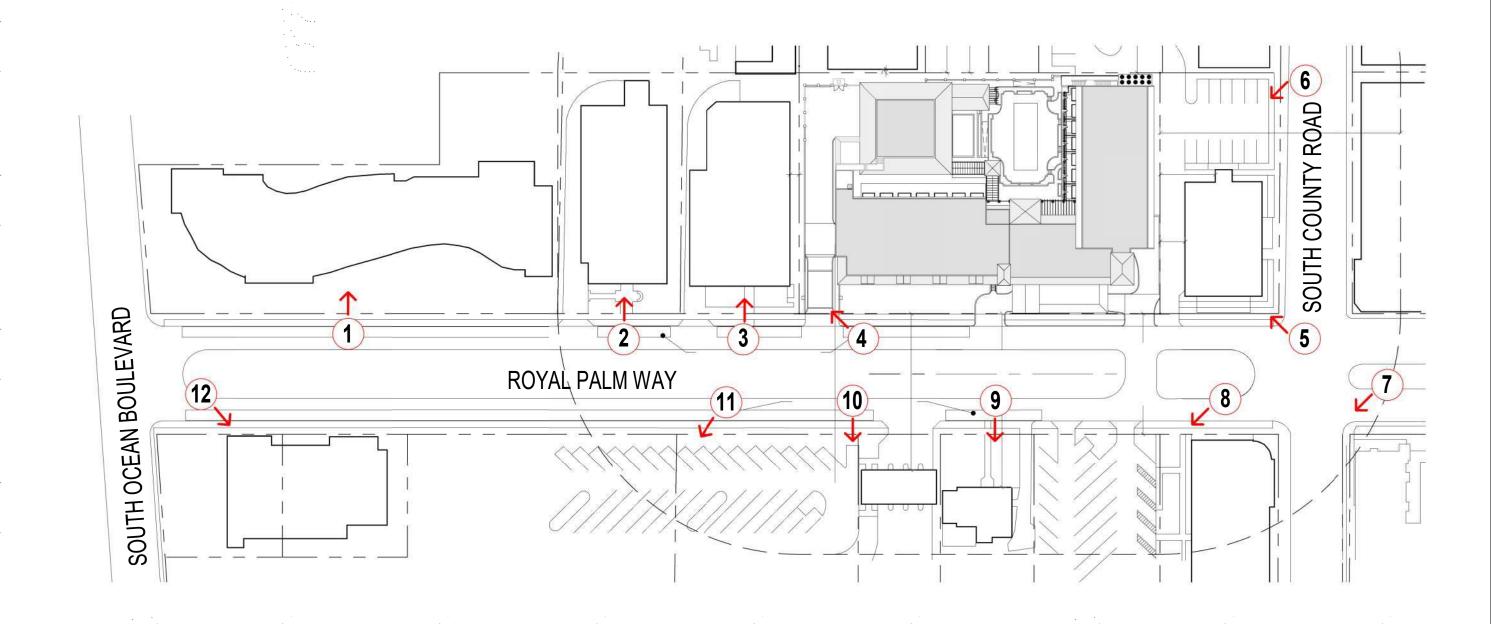
1 ONE ROYAL PALM WAY CONDOMINIUMS

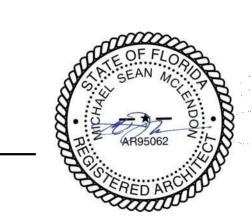


2 BANK OF AMERICA



3 CELEDINAS INSURANCE GROUP





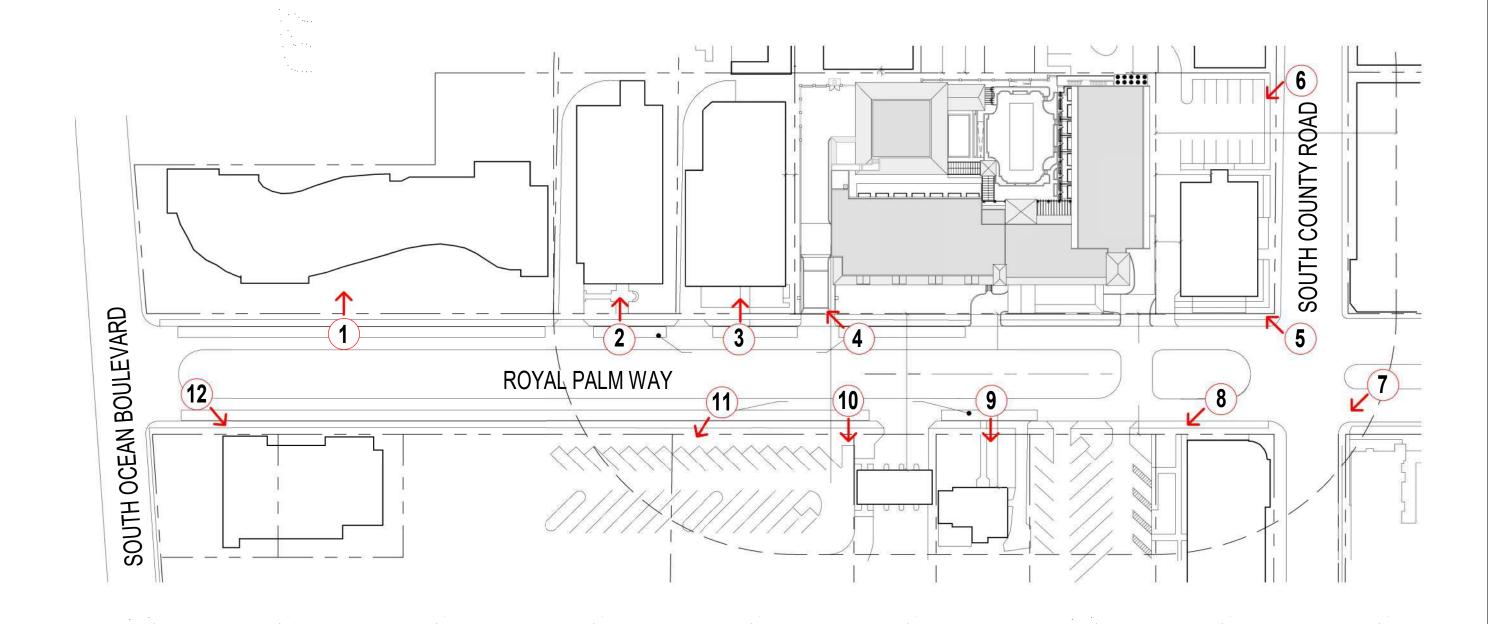






5 IBERIA BANK







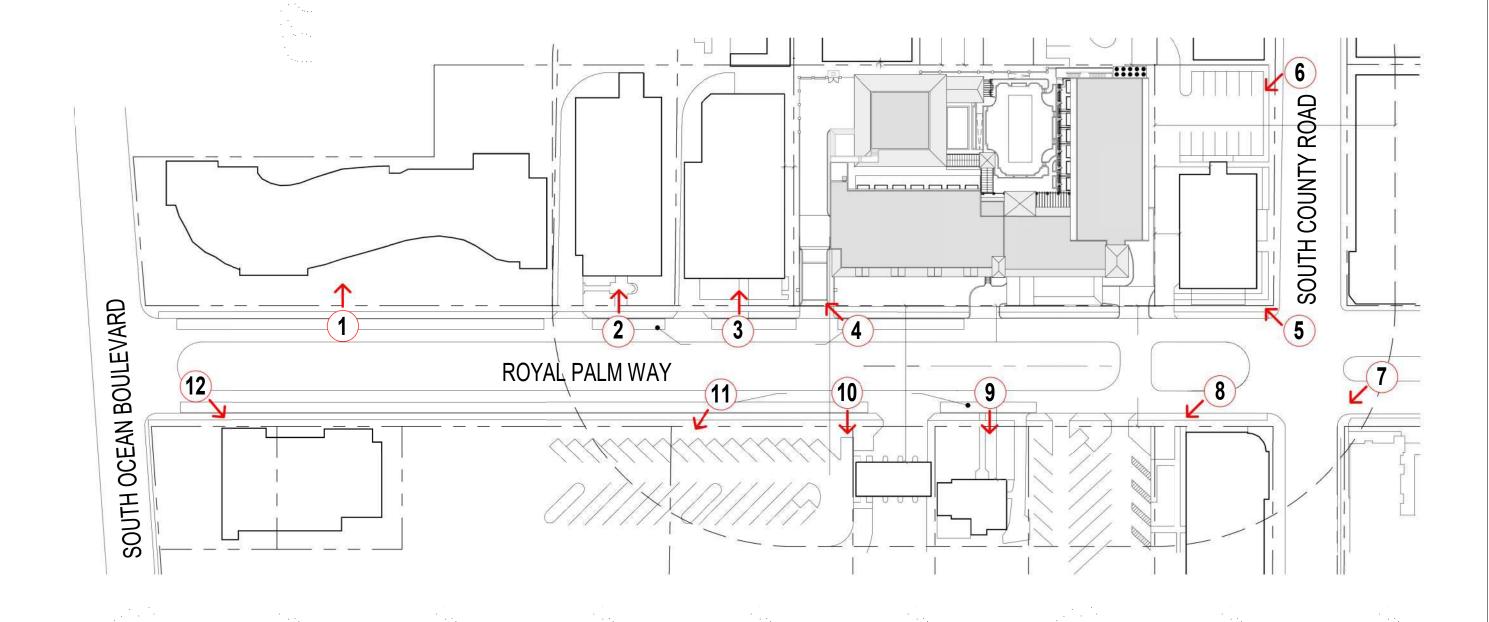




8 WELLS FARGO BANK



9 GUNSTER BUILDING



160 Royal Palm Way



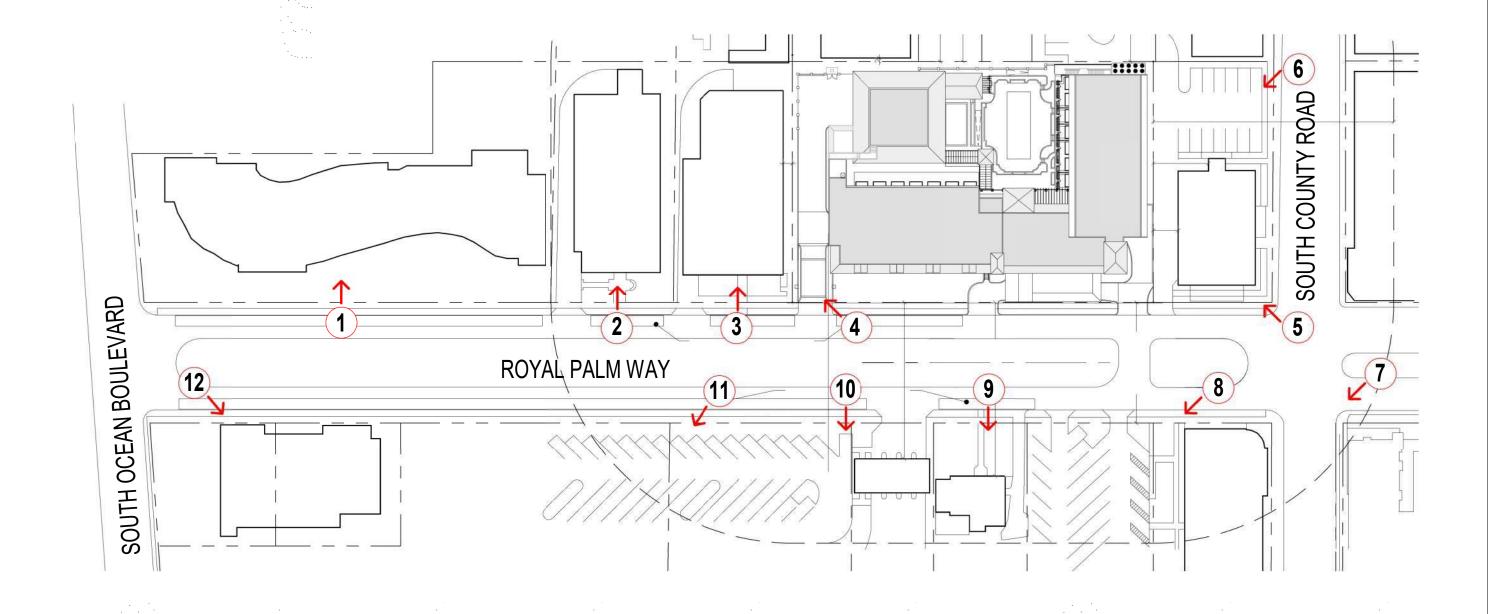


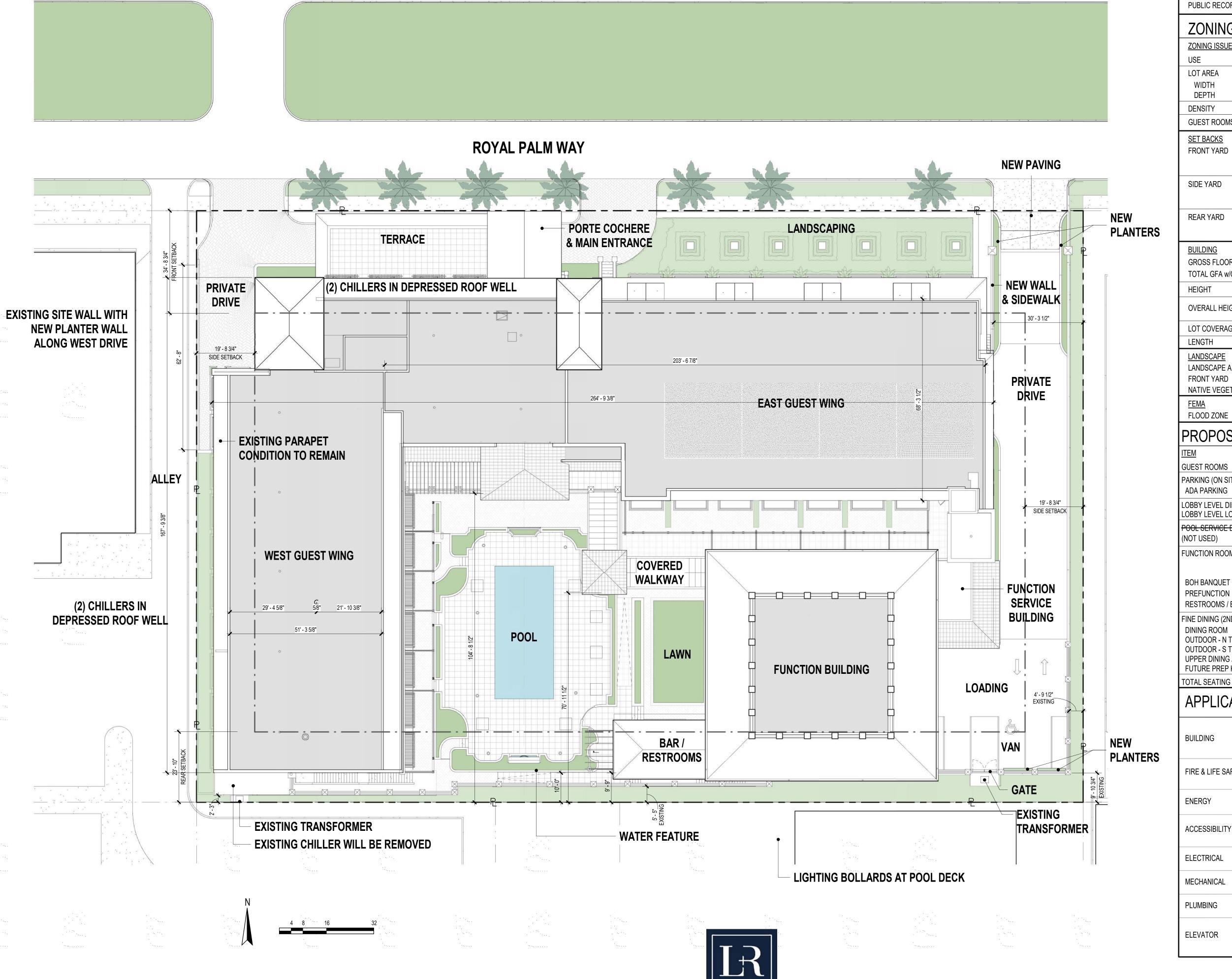


11 PARKING - SURFACE LOT



12 109 RESIDENTIAL BUILDING





LEGAL DESCRIPTION

LOTS 31, 32 AND 33, BLOCK F, REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ZONING TABUL	ATIONS.	70NE CB
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ZONING ISSUE	REQUIRED / ALLOWED	PREVIOUSLY APPROVED	PROPOSED
USE	CONDO HOTEL	HOTEL	HOTEL
LOT AREA	15,000 SF MIN.	NO CHANGE	NO CHANGE
WIDTH DEPTH	100 SF MIN. 150 SF MIN.	NO CHANGE NO CHANGE	NO CHANGE NO CHANGE
DENSITY	26 UPA MAX.	52.7 UPA	NO CHANGE
GUEST ROOMS	79 GUEST ROOMS	79 GUEST ROOMS	NO CHANGE
SET BACKS	REQUIRED / ALLOWED	PREVIOUSLY APPROVED	
FRONT YARD	(25 FT + 1 FT / EACH 2 FT OF HEIGHT OVER 15 FT) 34.72 FT	0.7 FT AT PORTE COCHERE 24.7 FT (NO CHANGE)	NO CHANGE
SIDE YARD	(5 FT + 1 FT / EACH 2 FT OF HEIGHT OVER 15 FT) 19.72 FT	5.7 FT AT WEST 29.9 FT AT EAST (NO CHANGE)	NO CHANGE
REAR YARD	(15 FT + 1 FT / EACH 2 FT OF HEIGHT OVER 15 FT) 23.88 FT	10 FT (NO CHANGE)	NO CHANGE
BUILDING			
GROSS FLOOR AREA	-	83,777 SF	NO CHANGE
TOTAL GFA w/GARAGES	-	106,117 SF	NO CHANGE
HEIGHT	25 FT / 2 FLOORS	34.61 FT/3 FLOORS (NO CHANGE)	NO CHANGE
OVERALL HEIGHT	30 FT AT FLAT ROOF	35.27 FT PARAPET (NO CHANGE)	NO CHANGE
OVERNEETIEIOITI	35 FT AT OTHER ROOFS	40.27 FT TOWER (NO CHANGE)	NO CHANGE
LOT COVERAGE	50% (30,000 SF) MAX.	63.8% (38,397 SF)	NO CHANGE
LENGTH	150 FT	NO CHANGE	NO CHANGE
<u>LANDSCAPE</u>			
LANDSCAPE AREA	30% (18,064 SF) MIN.	10% (6,207 SF)	12% (7,436 SF)
FRONT YARD	35% (6,300 SF) MIN.	39% (2,884 SF)	NO CHANGE
NATIVE VEGETATION	25% (4,500 SF) MIN.	41% (3,059 SF)	NO CHANGE
<u>FEMA</u>			
FLOOD ZONE	ZONE X - AREA OF N	IINIMAL FLOOD HAZARD	

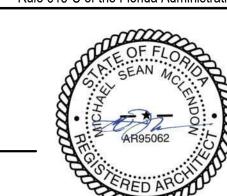
IPROPOSED TABULAR DATA

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<u>ITEM</u>	<u>APPROVED</u>	PROPOSED	
GUEST ROOMS	79 ROOMS	79 ROOMS	
PARKING (ON SITE) ADA PARKING	62 SPACES -	62 SPACES (INCLUDES 3 ADA, 1 VAN)	
LOBBY LEVEL DINING/BAR LOBBY LEVEL LOGGIA	65 SEATS	88 SEATS - INTERIOR 36 SEATS - EXTERIOR	
POOL SERVICE BLDG (NOT USED)	-	- 40 SF-	
FUNCTION ROOM	150 SEATS 5,308 SF FOOTPRINT 4,287 SF CONDITIONED	175 SEATS 5,308 SF FOOTPRINT 5,072 SF CONDITIONED	
BOH BANQUET KITCHEN PREFUNCTION RESTROOMS / BAR	- - -	990 SF CONDITIONED 660 SF CONDITIONED 534 SF (CONDITIONED RR)	
FINE DINING (2ND LEVEL) DINING ROOM OUTDOOR - N TERRACE OUTDOOR - S TERRACE UPPER DINING AREA FUTURE PREP KITCHEN	120 SEATS 2,760 SF 840 SF 580 SF 548 SF 900 SF	FINE DINING AT 2ND LEVEL INSIDE HOTEL IS BEING REMOVED 525 SF	

APPLICABLE CODES

BUILDING	2017 Florida Building Code – Building, 6 th Edition (FBC) (2015 International Building Code, with amendments) 2017 Florida Building Code – Existing Building Code 6 th Edition (FEBC) (2015 International Existing Building Code, with amendments)
FIRE & LIFE SAFETY	 2017 Florida Fire Prevention Code, 6th Edition (FFPC) 2015 NFPA 1 – Fire Code, with amendments (FFPC – 1) 2015 NFPA 101 – Life Safety Code, with amendments (FFPC – 101)
ENERGY	2017 Florida Building Code – Energy Conservation, 6 th Edition (FECC) (2015 International Energy Conservation Code, with amendments)
ACCESSIBILITY	2017 Florida Building Code – Accessibility, 6 th Edition (FAC) (2010 ADA standards for Accessible Design – incorporates 28 CFR Part 35, 28 CFR part 36, 2005 ADAAG, and 49 CFR part 37)
ELECTRICAL	2017 Florida Building Code – Electrical, 6 th Edition (FEC) (2014 NFPA 70 – National Electric Code (NEC), with amendments)
MECHANICAL	2017 Florida Building Code – Mechanical, 6 th Edition (FMC) (2015 International Mechanical Code, with amendments)
PLUMBING	2017 Florida Building Code – Plumbing, 6 th Edition (FPC) (2015 International Plumbing Code, with amendments)
ELEVATOR	 2017 Florida Building Code – Building, 6th Edition Chapter 30 and Referenced Standards of Chapter 30 Department of Business and Professional Regulation Chapter 399 Rule 615-C of the Florida Administrative Code

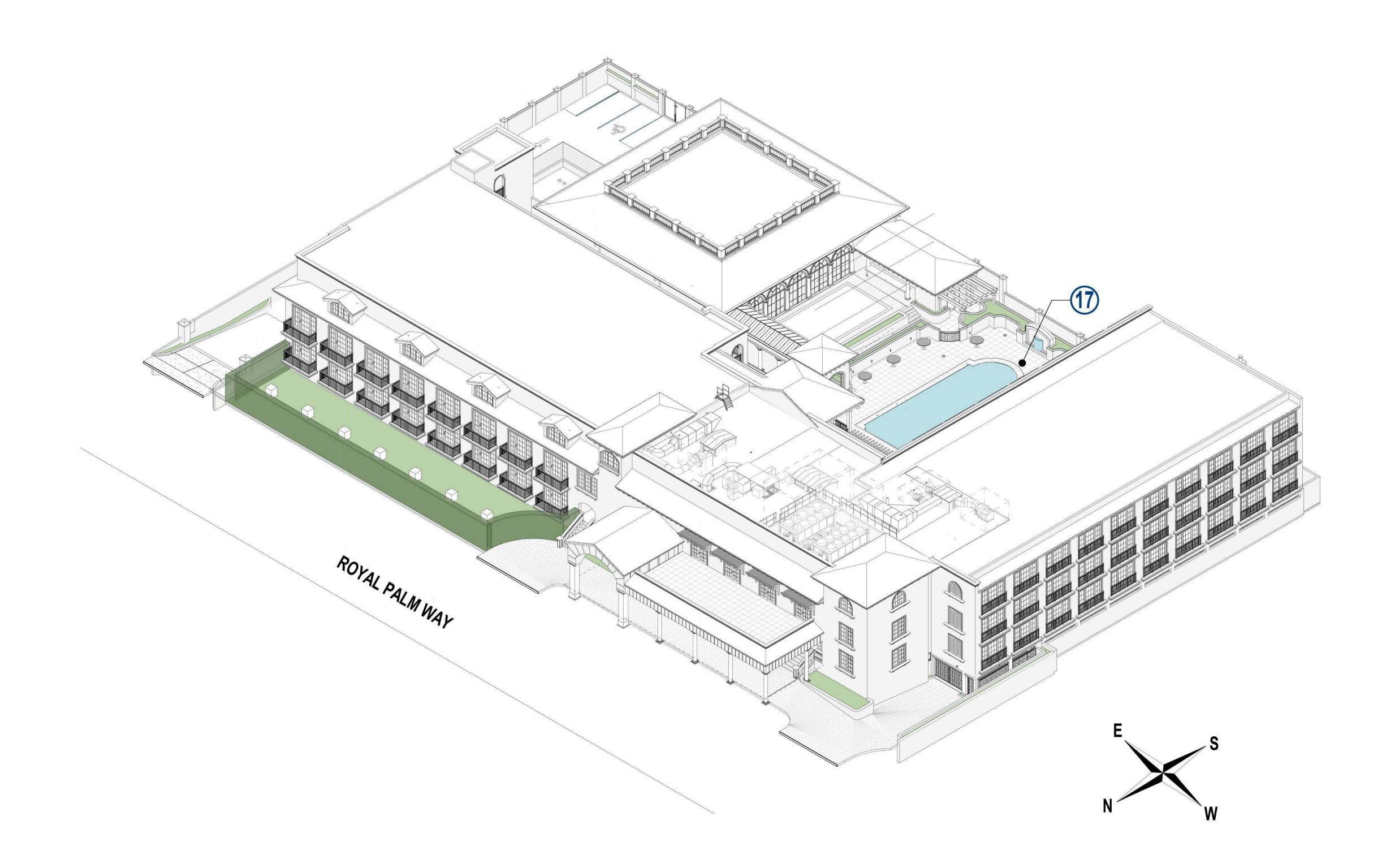
335 SEATS





299 SEATS

SITE PLAN - PROPOSED



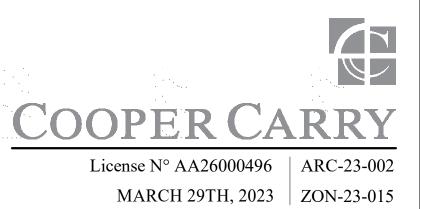
PROPOSED IMPROVEMENTS

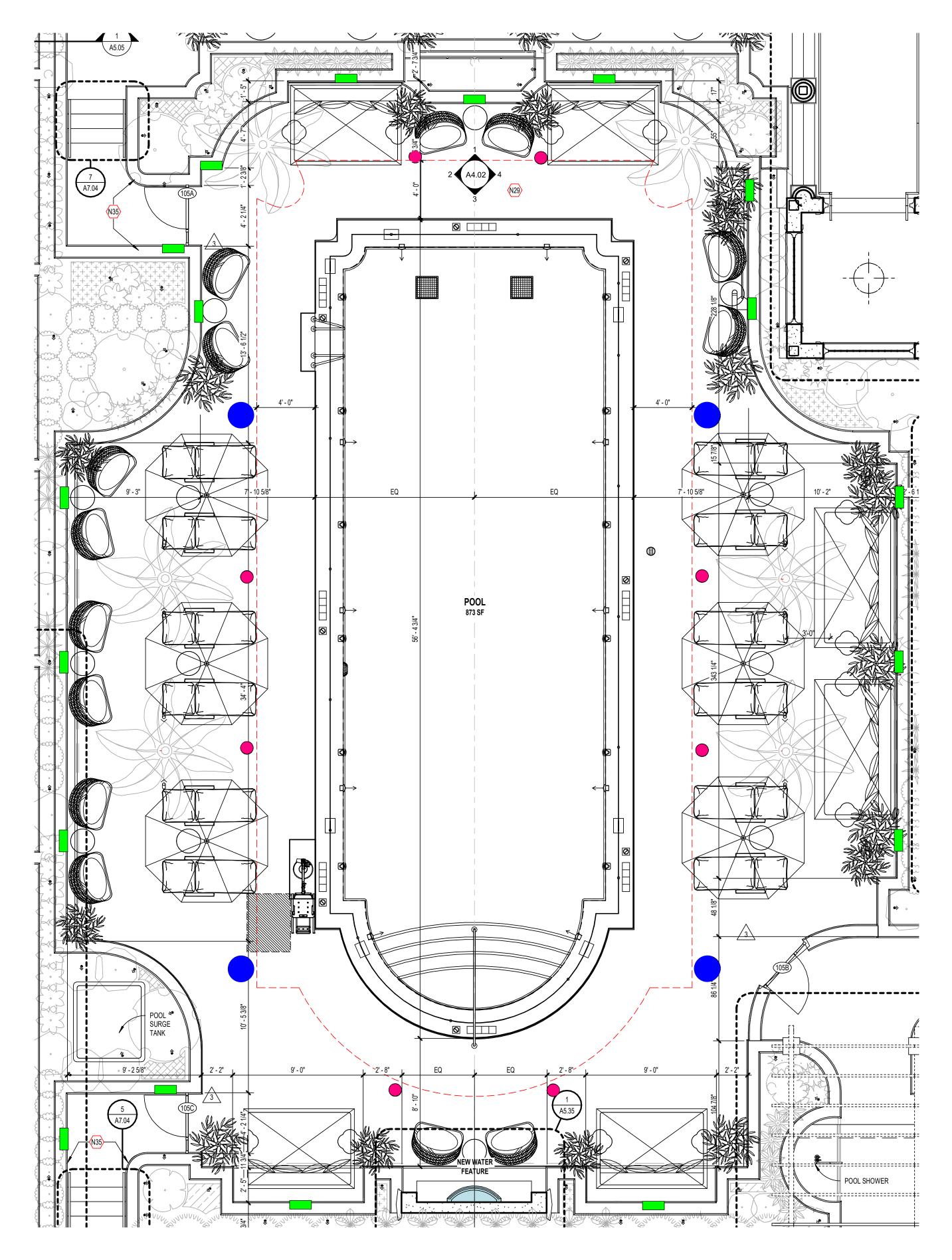


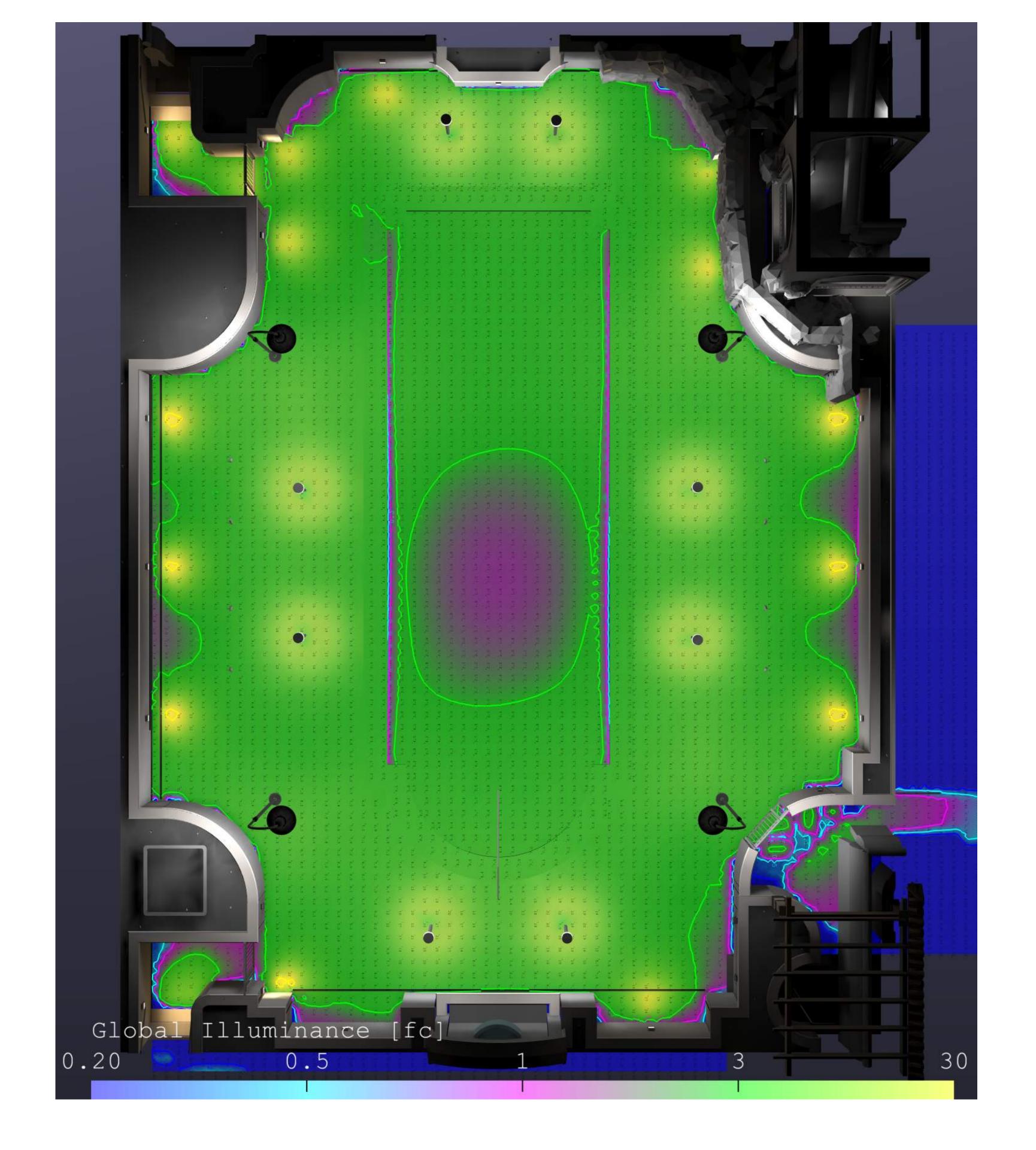
New bollard lighting at pool deck, refer to A501 for pool deck lighting plan.











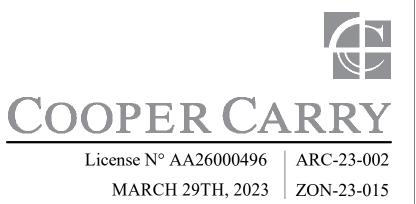
POLE LIGHTS TOTAL - 4

LIGHT BOLLARDS TOTAL - 8

STEPLIGHTS TOTAL - 18

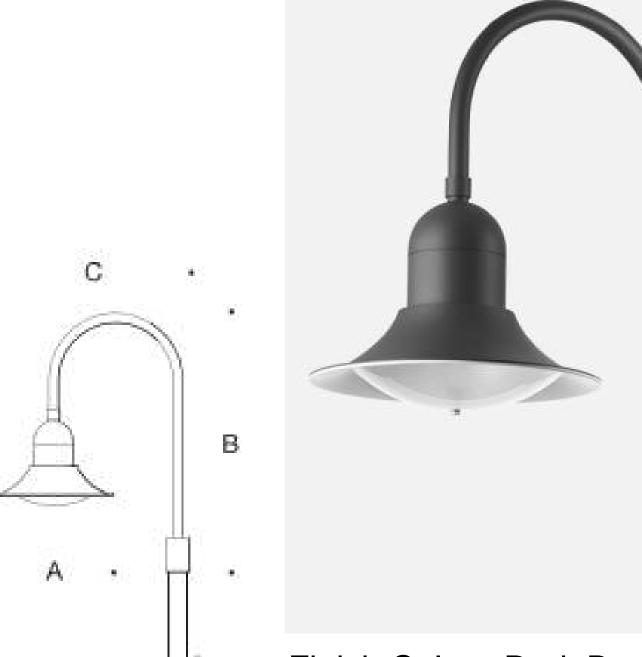




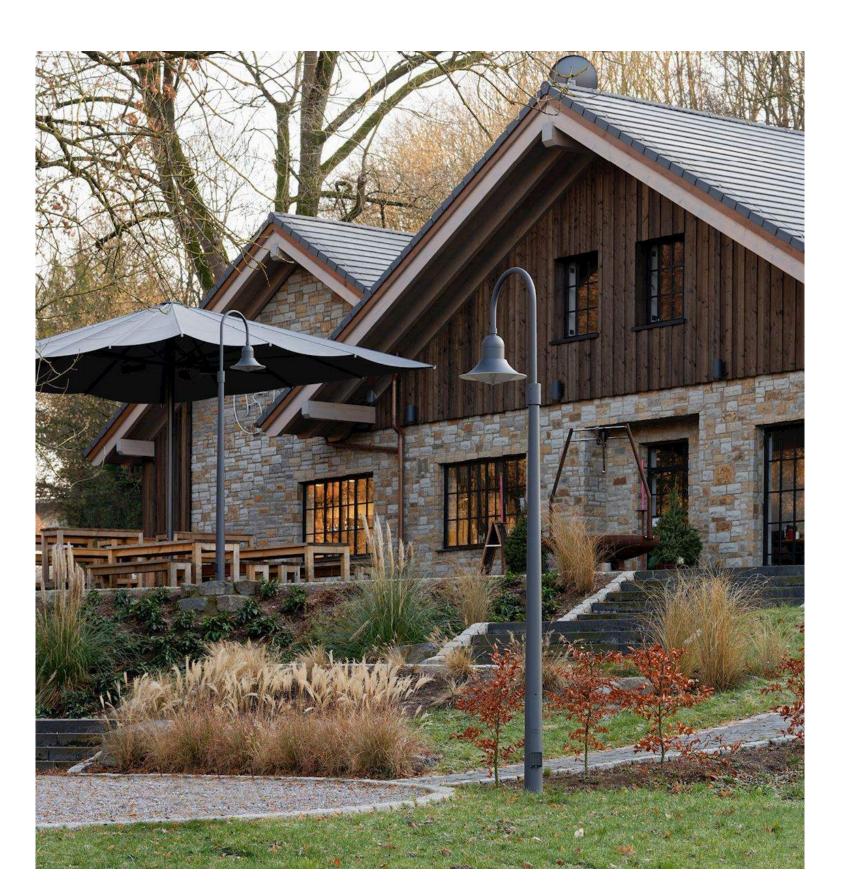


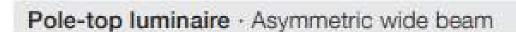
BEGA

Pole-top luminaire · Asymmetric wide beam 77 911









	LED	A	В	С
B77911	23.6W	26 ⁵ / ₈	461/4	40 ¹ / ₈

Application

Pole-top luminaire with asymmetric wide beam light distribution. These luminaires are designed to illuminate roadways, squares, driveways and pedestrian areas.

Materials

Optically textured UV-stabilized acyrlic diffuser

Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy Mechanically captive stainless steel fasteners

Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations Protection class IP 65

Weight: 27.6lbs.

EPA (Effective projection area): 2.4 sq. ft.

Electrical

Operating voltage 120-277VAC -30° C Minimum start temperature 23.6W LED module wattage 28.0W System wattage

Controllability 0-10V dimmable Color rendering index Ra > 80

3558 lm Luminaire lumens LED service life (L70) 60000 hrs

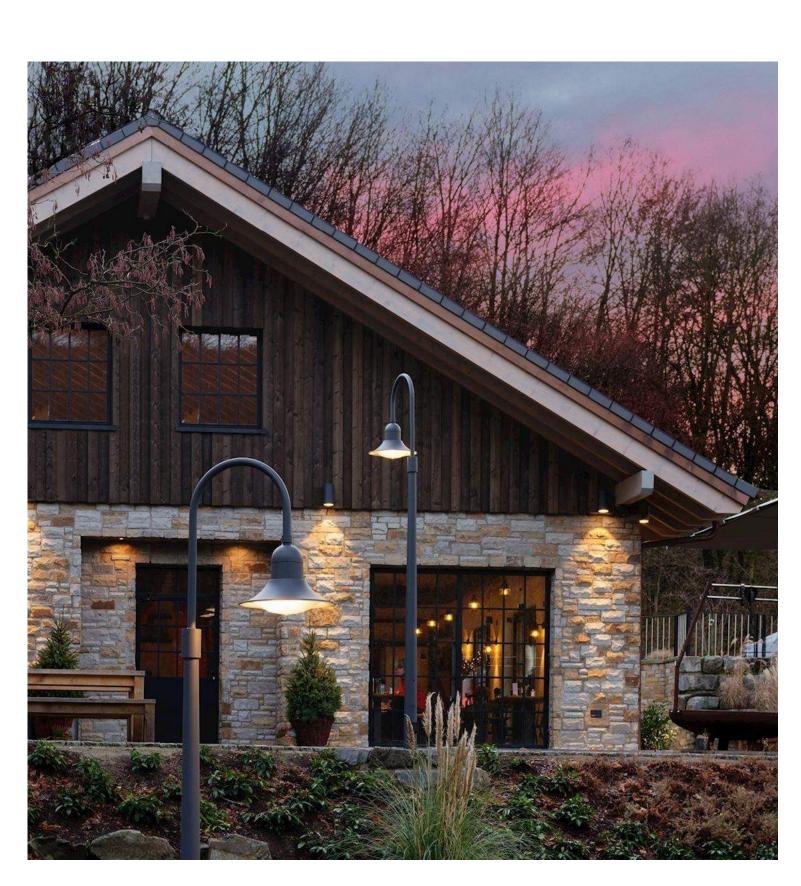
LED color temperature

☐ 4000K (K4) 3500K (K35)

☐ 3000K (K3)

2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details



BEGA

LED bollard - symmetric 88 261





LED bollard · symmetric

· C ·

(2	LED	Α	В	С
88 261	20.6W	10	37 3/8	43/8

LED bollard with fully shielded light distribution. The glare-free illumination of these luminaries is ideally suited for lighting entrances and footpaths as well as many areas of garden and landscape architecture.

Materials

Luminaire housing and base constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy Clear safety glass with optical texture

280,000 h (L70)

Reflector made of pure anodized aluminum

High temperature silicone gasket

Mechanically captive stainless steel fastener

NRTL listed to North American Standards, suitable for wet locations

Protection class IP65

Weight: 11.0 lbs

Electrical 120-277VAC Operating voltage Minimum start temperature -30° C LED module wattage 20.6W 25.0 W System wattage 0-10V dimmable Controllability Color rendering index Ra > 80 Luminaire lumens 1577 lumens (3000K) >500,000 h (L70) Lifetime at Ta = 15°C

LED color temperature

Lifetime at Ta = 50° C

☐ 4000K - Product number + K4 □ 3500K - Product number + K35 □ 3000K - Product number + K3 2700K - Product number + K27

BEGA can supply you with suitable LED replacement modules for up to

20 years after the purchase of LED luminaires - see website for details

