

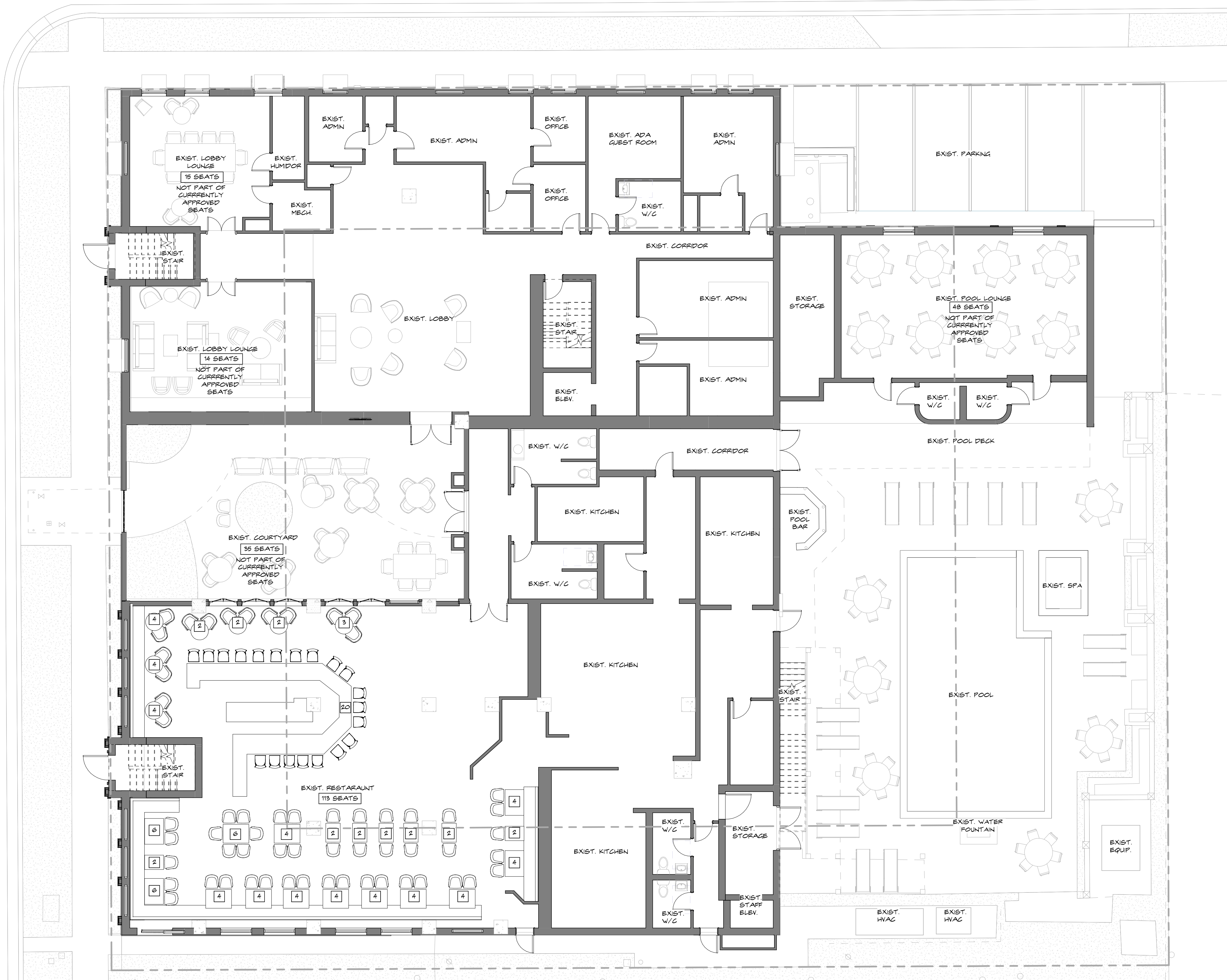


Existing Courtyard - 35 Seats



Historic Courtyard - 40 Seats

SEATING COUNT		
	EXISTING	PROPOSED
INDOOR		
LOBBY LOUNGE	-	33
RESTAURANT	113	66
POOL LOUNGE (INDOOR)	-	34
SUBTOTAL	113	133
OUTDOOR		
COURTYARD	-	44
POOL LOUNGE (OUTDOOR)	-	12
SUBTOTAL	-	56
TOTAL	113	189
PARKING CREDIT		
HOTEL ROOMS	57	41
18 ROOMS REDUCTION X 1.75 SPACES PER ROOM = 28 SPACE CREDIT		
28 SPACES X 3 SEATS PER SPACE = 84 SEAT CREDIT (SEE ABOVE)		



1 Existing Seating Plan  
AC-7.1.0 SCALE: 1/8" = 1'-0"

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

SPINAOROURKE  
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Architecture • Interior Design  
Keith M. Spina #A113419



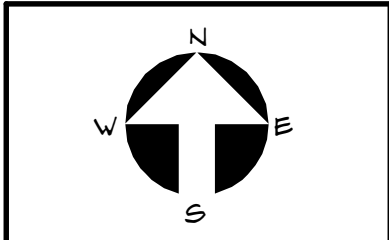
RENOVATION OF  
The Vineta Hotel

363 Cocoanut Row, Palm Beach, FL 33480

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Revisions:

Project no: 22028  
Date: 12.23.2022  
Drawn by: Author  
Project Manager: Checker



AC-7.1.0



Dining Chair Type A



Bistro Chair

Style only not colour



Bistro Base Style



Proposed Courtyard Furniture

Dining Chair  
(To 2 Tops)



Dining Chair  
(To 4 Tops)

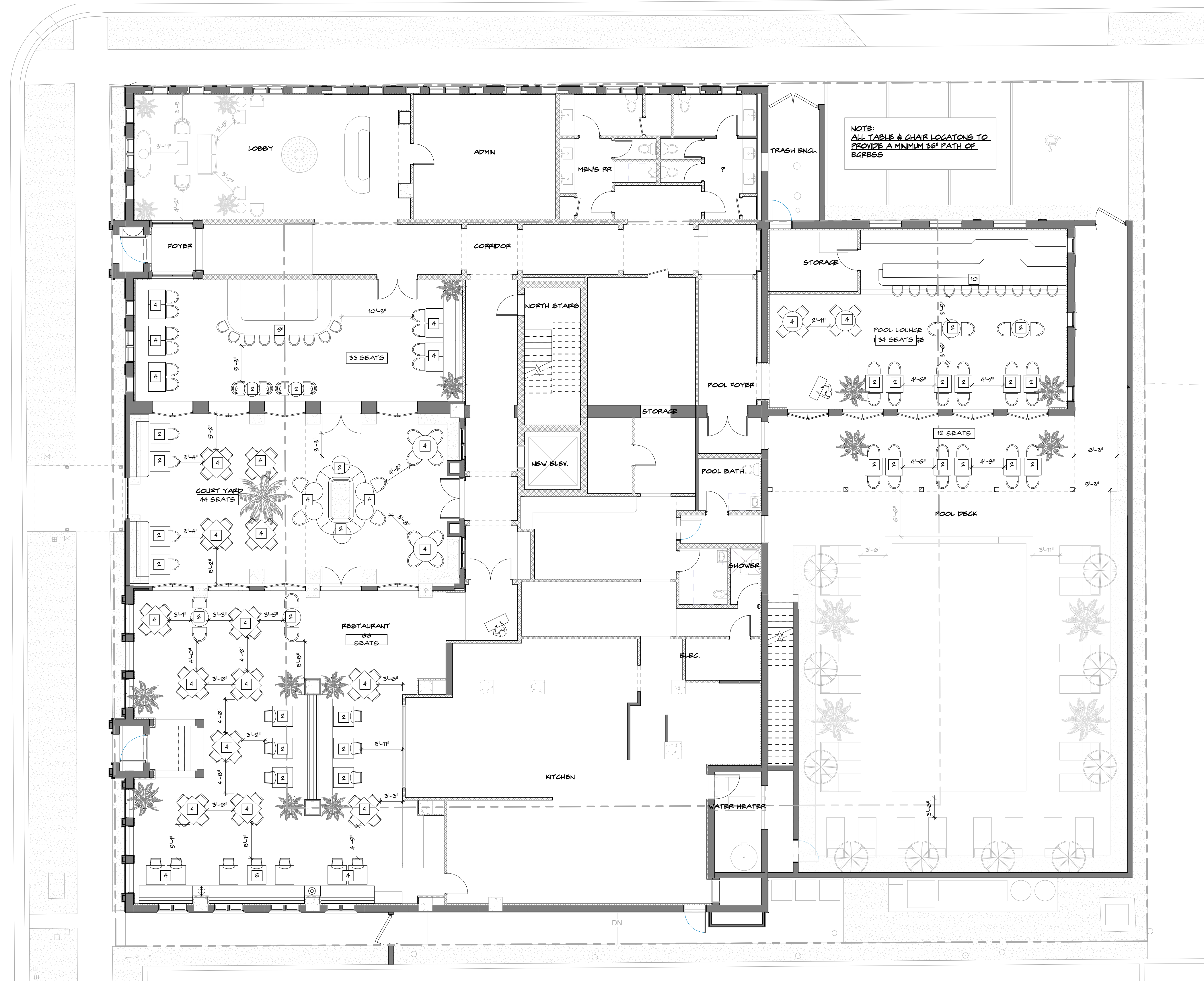


Dining Table  
Verdigris metal top with  
central white base

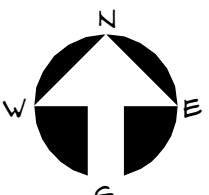


Proposed Pool Lounge Furniture

SEATING COUNT		
	EXISTING	PROPOSED
INDOOR		
LOBBY LOUNGE	-	33
RESTAURANT	113	66
POOL LOUNGE (INDOOR)	-	34
SUBTOTAL	113	133
OUTDOOR		
COURTYARD	-	44
POOL LOUNGE (OUTDOOR)	-	12
SUBTOTAL	-	56
TOTAL	113	189
PARKING CREDIT		
HOTEL ROOMS	57	41
18 ROOMS REDUCTION X 1.75 SPACES PER ROOM = 28 SPACE CREDIT		
28 SPACES X 3 SEATS PER SPACE = 84 SEAT CREDIT (SEE ABOVE)		



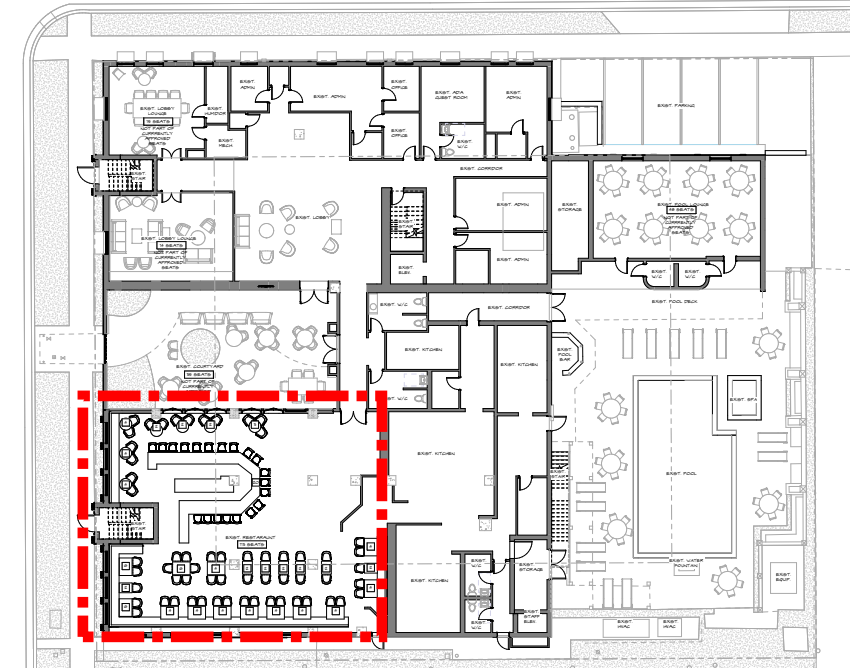
1 Proposed Seating Plan  
AC-7.1.1 SCALE: 1/8" = 1'-0"







EXISTING  
RESTARAUNT &  
BAR  
113 SEATS



EXISTING SEATING PHOTOGRAPHS

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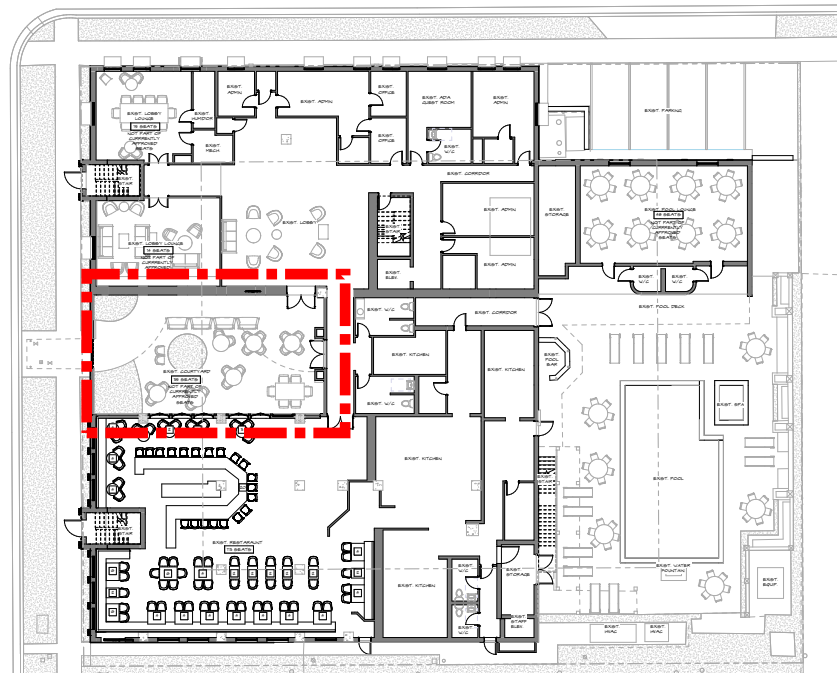
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Drawn by: Author  
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AC-7.0.1





EXISTING  
COURTYARD  
35 - 40 SEATS



EXISTING SEATING PHOTOGRAPHS

AC-7.0.2

RENOVATION OF  
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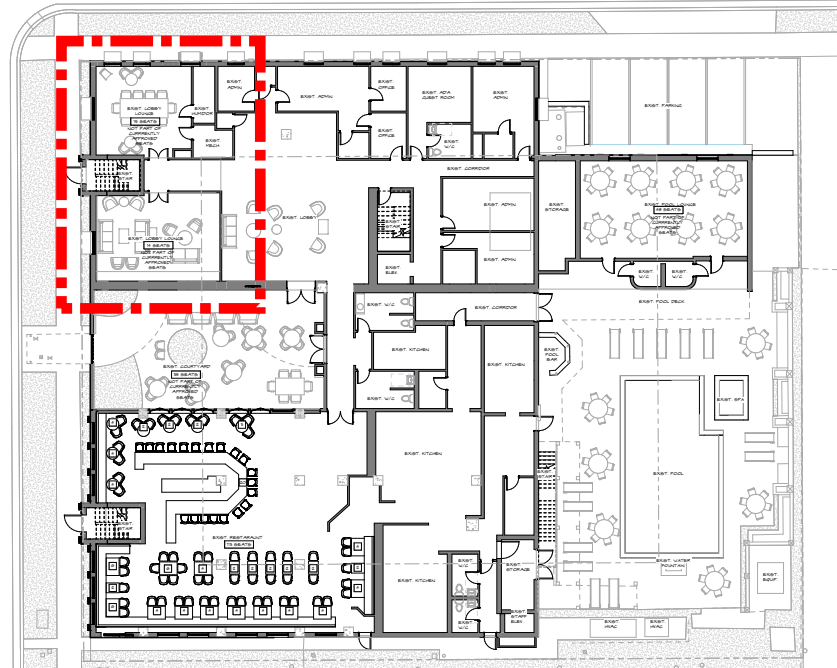
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EXISTING  
TEA ROOM &  
BOARD ROOM  
29 SEATS



EXISTING SEATING PHOTOGRAPHS

AC-7.0.3

Project no: 22028  
Date: 12.23.2022  
Drawn by: Author  
Project Manager: Checker

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RENOVATION OF  
The Vineta Hotel

363 Coconut Row, Palm Beach, FL 33480



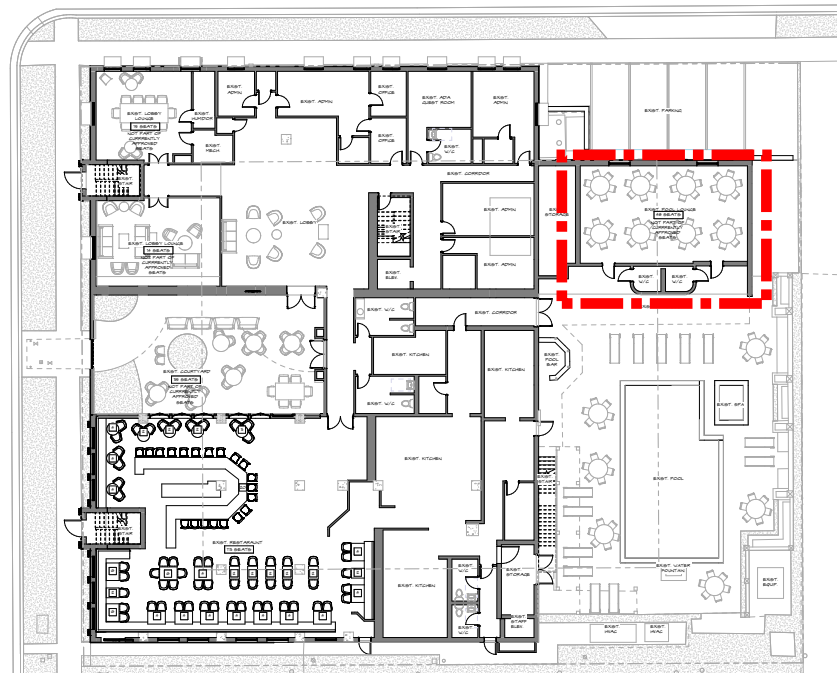
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EXISTING  
POOL LOUNGE  
48 SEATS



EXISTING SEATING PHOTOGRAPHS

AC-7.0.4

RENOVATION OF  
The Vineta Hotel

363 Coconut Row, Palm Beach, FL 33480

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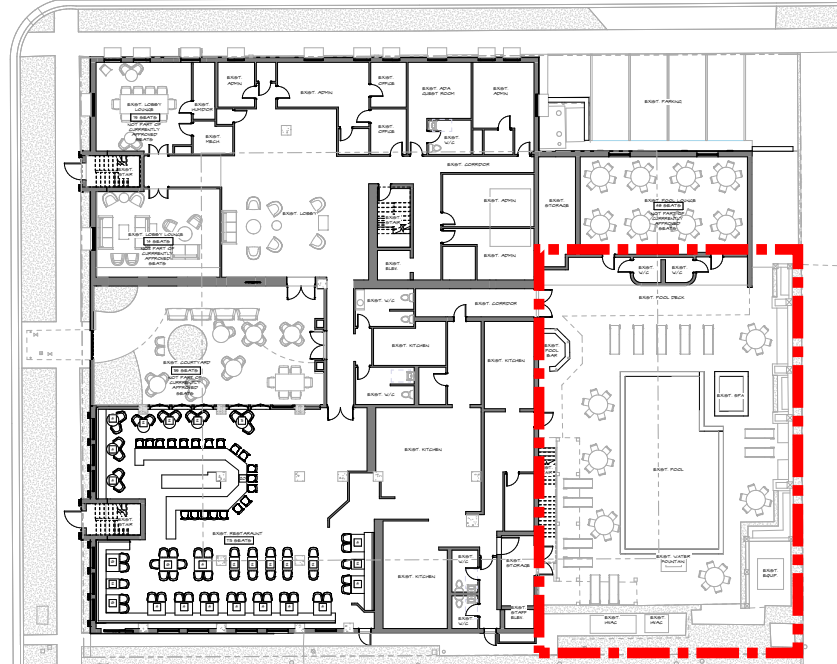
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Kelli M. Spina #A013419





EXISTING  
POOL DECK &  
OUTDOOR BAR  
45 SEATS



EXISTING SEATING PHOTOGRAPHS

RENOVATION OF  
The Vineta Hotel

363 Coconut Row, Palm Beach, FL 33480

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Revisions:
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AC-7.0.5





View to North Exterior



View to West Exterior



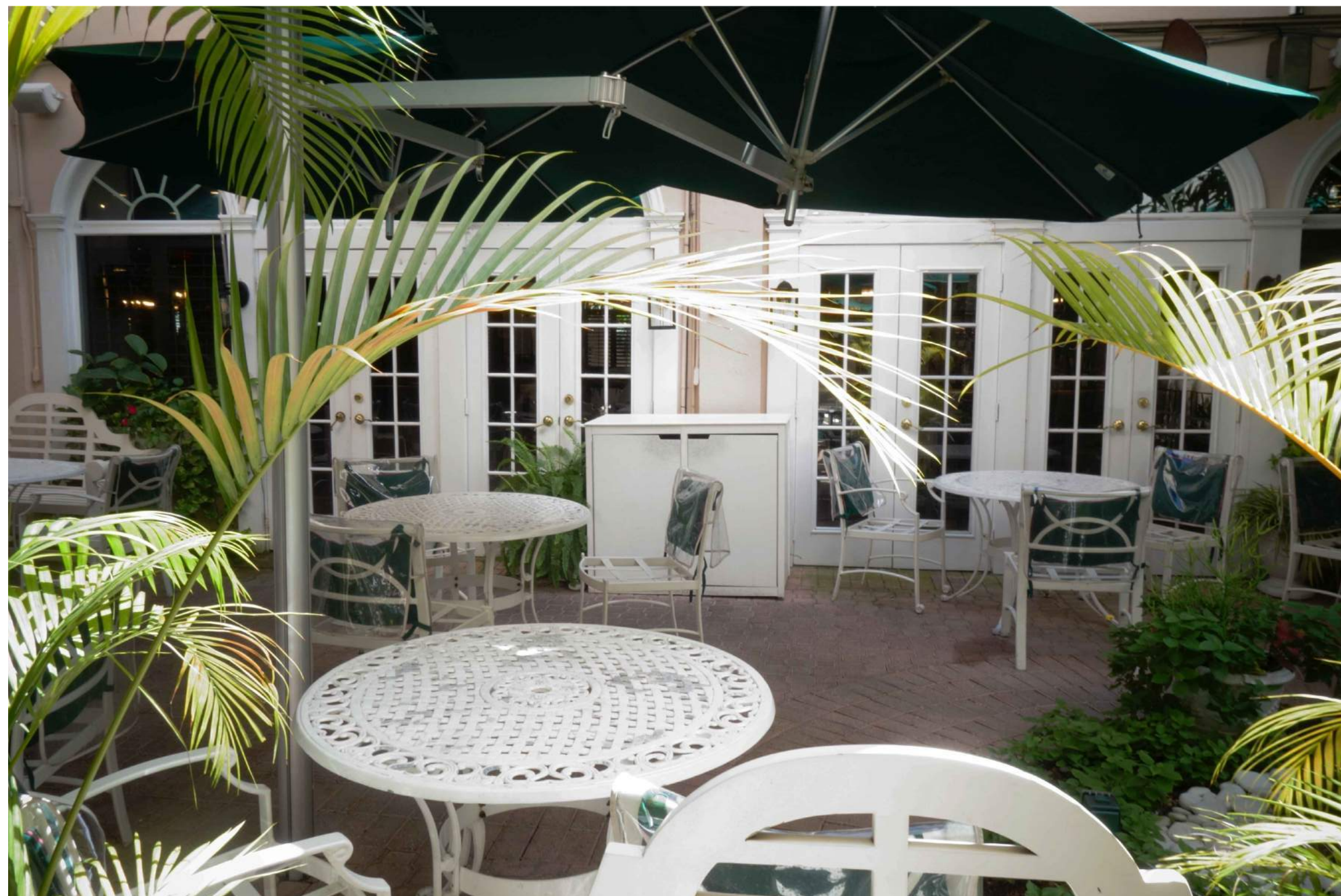
View to Existing Pool Deck



View to Existing Pool Deck



View to Existing Front Entry



View to Existing Courtyard



View to Existing Courtyard

The Vineta  
363 Coconut Row  
Palm Beach

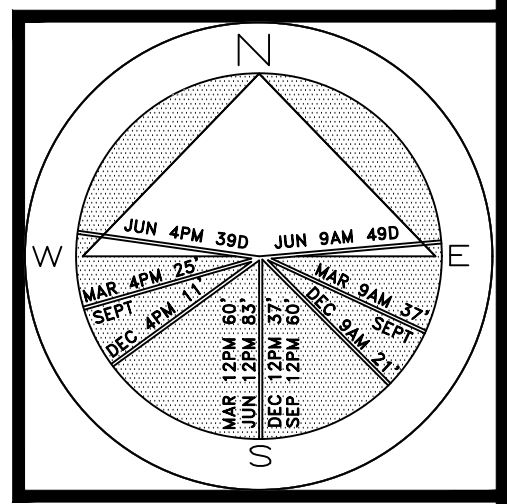
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JOB NUMBER: # 22190.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 10.24.2022  
11.07.2022  
11.28.2022

SHEET L1.0

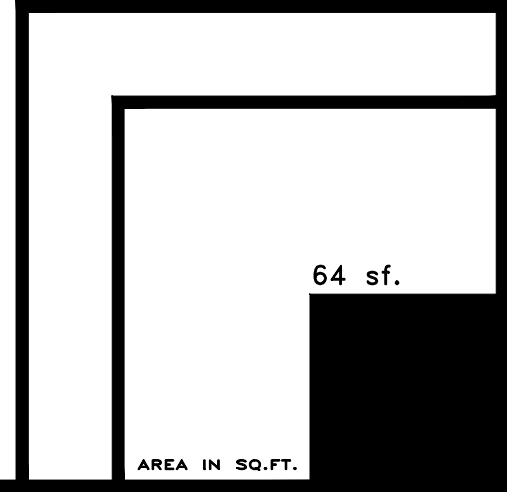


The Vineta  
363 Coconut Row  
Palm Beach



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DRAWN BY: Lauren Freeman  
DATE: 10.24.2022  
11.07.2022  
11.28.2022

SHEET L2.0

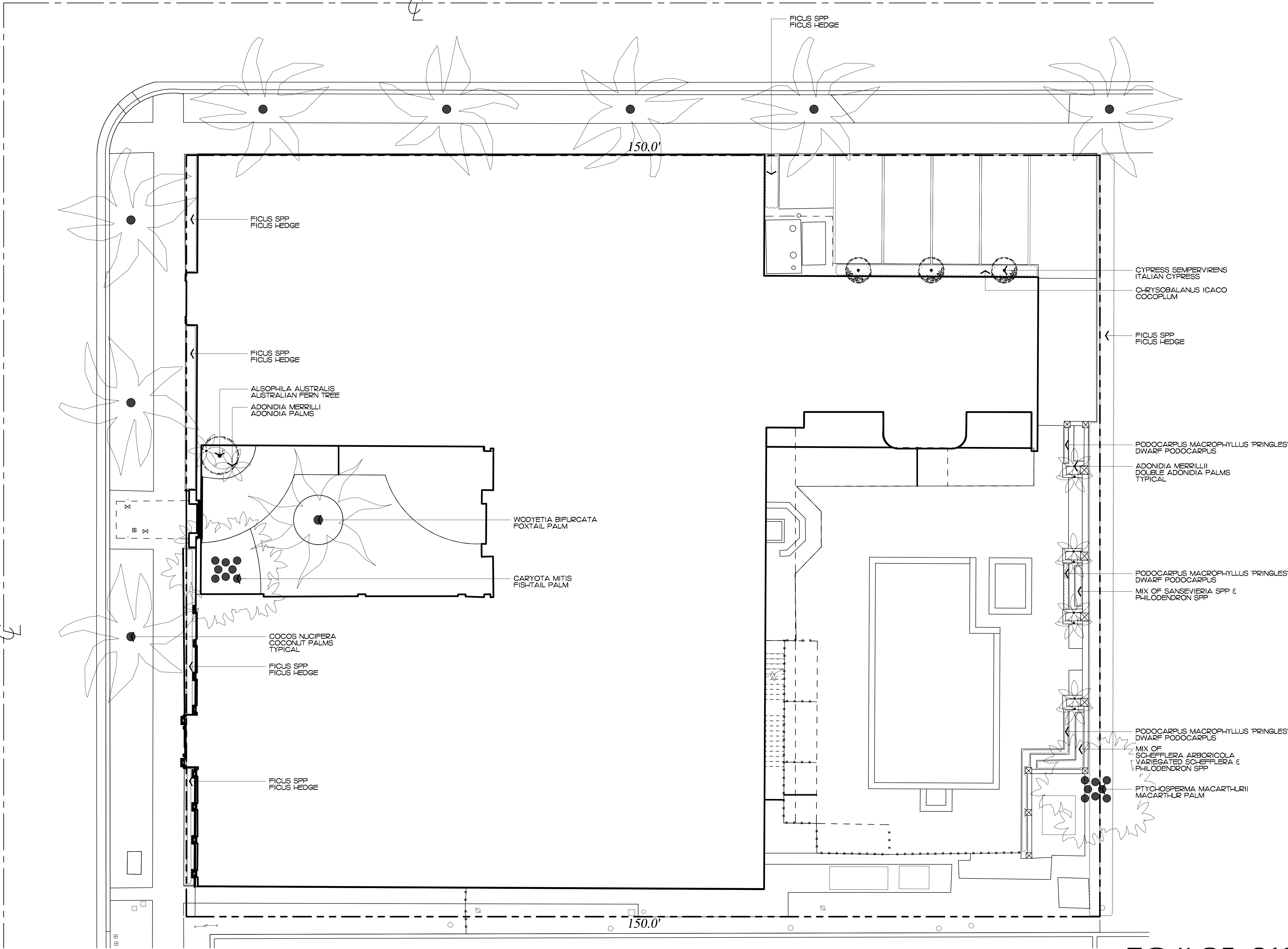


64 sf.

AREA IN SQ. FT.

AUSTRALIAN AVENUE

COCOANUT ROW



ZON-23-019  
COA-23-002

Existing Vegetation Inventory & Action Plan

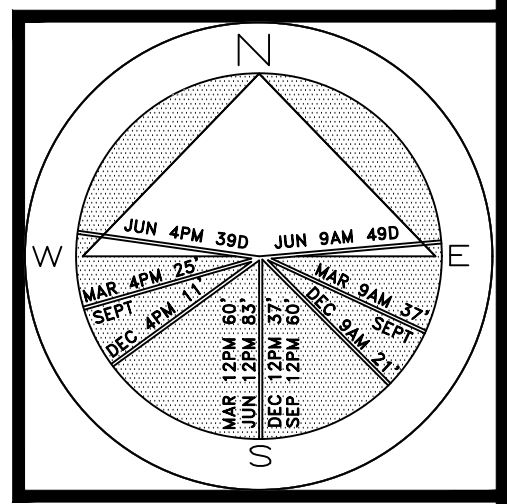
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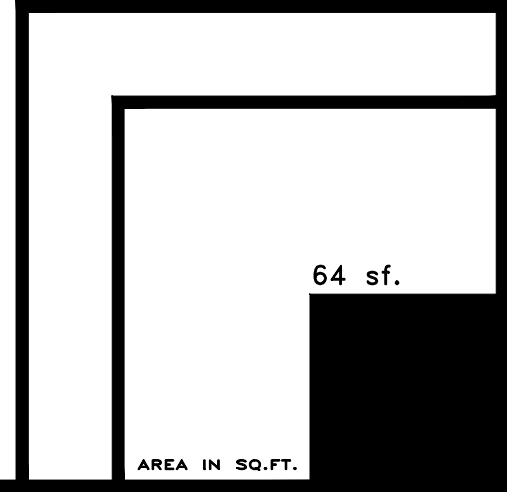


The Vineta  
363 Coconut Row  
Palm Beach



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DRAWN BY: Lauren Freeman  
DATE: 11.07.2022  
11.28.2022

SHEET L3.0

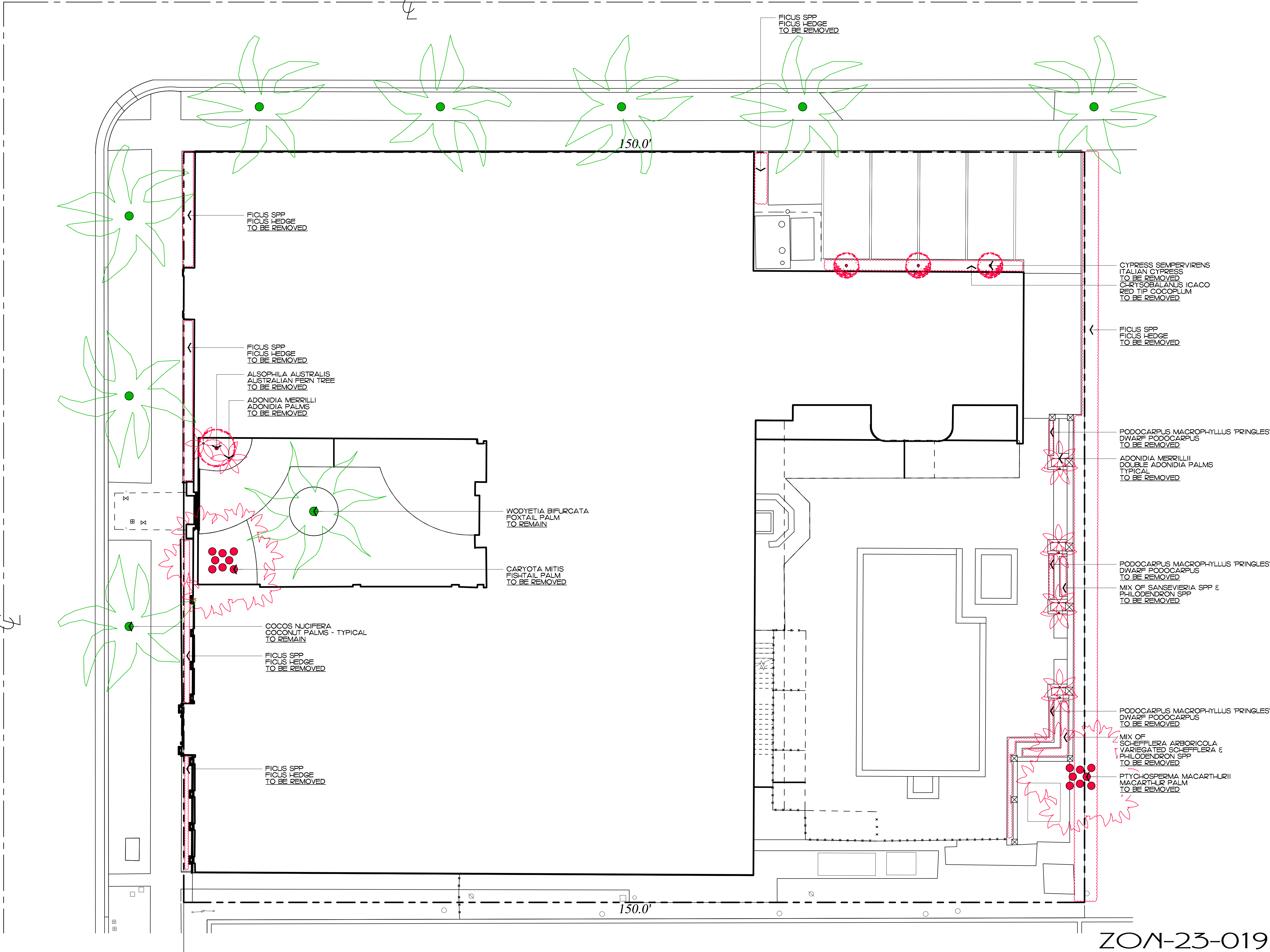


64 sf.

AREA IN SQ. FT.

AUSTRALIAN AVENUE

COCOANUT ROW



ZON-23-019  
COA-23-002

Existing Vegetation Inventory & Action Plan

SCALE IN FEET 0' 8' 16' 24'

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AUSTRALIAN AVENUE

NOTE:  
WINDOW SCREENING TO BE PROVIDED PER TOPB ZONING CODE.  
ALL TRANSPARENT WINDOWS AND DOORS IN VACANT BUILDINGS OR BUILDINGS UNDER CONSTRUCTION LOCATED WITHIN COMMERCIAL ZONING DISTRICTS OF THE TOWN, WHICH EXPOSE THE INTERIORS OF SUCH BUILDINGS, SHALL SCREEN THE VACANT INTERIOR OF THE BUILDING IN WHICH THEY ARE LOCATED AND PROVIDE AN ATTRACTIVE DISPLAY FOR THOSE WHO CAN OBSERVE THE WINDOW FROM THE PUBLIC STREETS AND SIDEWALKS OF THE TOWN.  
CONSTRUCTION SCREENING ALONG RIGHTS-OF-WAY SHOULD HAVE PRINTED/SILK SCREENED FACADE IMAGE OF BUILDING FOR ENTIRE HEIGHT OF BUILDING.

COCOANUT ROW

EXISTING COCOS NUCIFERA COCONUT PALMS TO REMAIN

6' HT. X 7' WIDE CHAIN-LINK ROLLING GATE WITH SCREENING

6' HT. CHAIN-LINK CONSTRUCTION FENCE WITH SCREENING

6' HT. X 20' WIDE CHAIN-LINK ROLLING GATE WITH SCREENING  
6' HT. CHAIN-LINK CONSTRUCTION FENCE WITH SCREENING

6' HT. CHAIN-LINK CONSTRUCTION FENCE WITH SCREENING

EXISTING FICUS SPP FICUS HEDGE TO REMAIN

EXISTING TRASH

EXISTING TRASH

EXISTING SPA

EXISTING EQUIPMENT

EXISTING EQUIPMENT

A/C  
A/C  
A/C

EXISTING PARKING

EXISTING WODYETIA-BIFURCATA FOXTAIL PALM TO REMAIN

EXISTING POOL

EXISTING EQUIPMENT

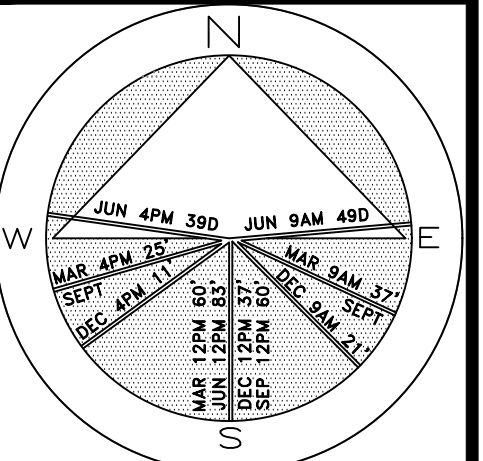
ZON-23-019  
COA-23-002

Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

ENVIRONMENT  
DESIGN  
GROUP  
139 North County Road 5920-8 Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Dustin M. Mizell, MIA RLA #6666784  
Dustin@environmentdesigngroup.com

Chesterfield Hotel  
363 Cocoanut Row  
Palm Beach



JOB NUMBER: # 22190.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 09.09.2022  
10.24.2022  
11.07.2022  
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SHEET L4.0

64 sf.

AREA IN SQ.FT.

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AUSTRALIAN AVENUE

NOTE:  
WINDOW SCREENING TO BE  
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ALL TRANSPARENT WINDOWS AND  
DOORS IN VACANT BUILDINGS OR  
BUILDINGS UNDER CONSTRUCTION  
LOCATED WITHIN COMMERCIAL  
ZONING DISTRICTS OF THE TOWN,  
WHICH WINDOWS AND/OR DOORS  
CAN BE VIEWED FROM THE PUBLIC  
STREETS AND SIDEWALKS AND  
WHICH EXPOSE THE INTERIORS OF  
SUCH BUILDINGS, SHALL SCREEN THE  
VACANT INTERIOR OF THE BUILDING  
IN WHICH THEY ARE LOCATED AND  
PROVIDE AN ATTRACTIVE DISPLAY  
FOR THOSE WHO CAN OBSERVE THE  
WINDOW FROM THE PUBLIC STREETS  
AND SIDEWALKS OF THE TOWN.

CONSTRUCTION SCREENING ALONG  
RIGHTS-OF-WAY SHOULD HAVE  
PRINTED/SILK SCREENED FACADE  
IMAGE OF BUILDING FOR ENTIRE  
HEIGHT OF BUILDING.

COCOANUT ROW

EXISTING COCOS NUCIFERA  
COCONUT PALMS  
TO REMAIN

AREA DESIGNATED AS  
SHORT TERM LOADING ZONE  
DURING DEMOLITION

NOTE: RIGHT OF WAY  
PERMIT INCLUDED IN  
SEPARATE REQUEST

6' HT. X 7' WIDE  
CHAIN-LINK ROLLING GATE  
WITH SCREENING

6' HT. CHAIN-LINK  
CONSTRUCTION FENCE  
WITH SCREENING

6' HT. X 20' WIDE  
CHAIN-LINK ROLLING GATE  
WITH SCREENING

6' HT. CHAIN-LINK  
CONSTRUCTION FENCE  
WITH SCREENING

6' HT. CHAIN-LINK  
CONSTRUCTION FENCE  
WITH SCREENING

NOTE: CONSTRUCTION STAGING  
TO EXTEND TO POOL DECK AS  
NEEDED.

EXISTING FICUS SPP  
FICUS HEDGE  
TO REMAIN

EXISTING TRASH

EXISTING TRASH

EXISTING SPA

EXISTING EQUIPMENT

EXISTING EQUIPMENT

PORTABLE  
TOILETS

A/C

A/C

A/C

DELIVERIES

DUMPSTER

EXISTING CONCRETE  
PARKING SPACES FOR  
TRUCK STAGING & PARKING

EXISTING WODYETIA BIFURCATA  
FOXTAIL PALM  
TO REMAIN

EXISTING POOL

EXISTING EQUIPMENT

ZON-23-019  
COA-23-002

Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

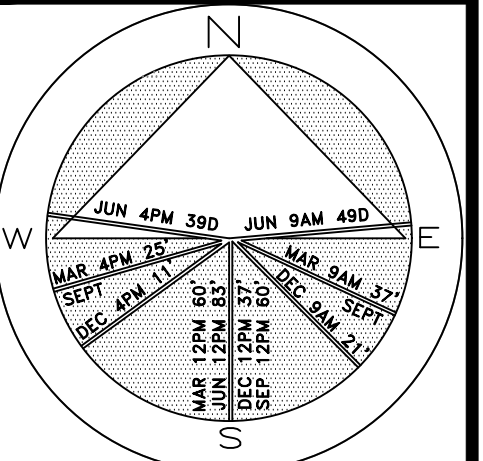
**ENVIRONMENT  
DESIGN  
GROUP**

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Landscape Architecture  
Land Planning  
Landscape Management

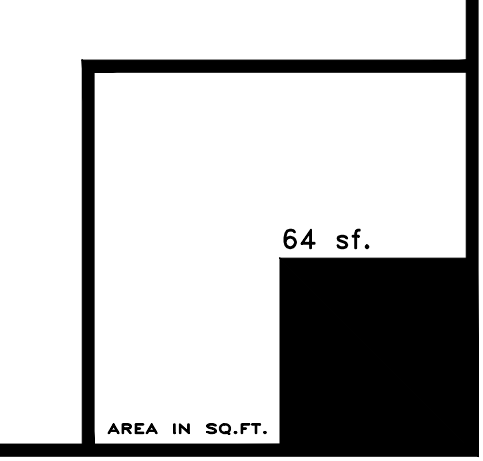
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Dustin@environmentdesigngroup.com

Chesterfield Hotel  
363 Cocoanut Row  
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SHEET L5.0



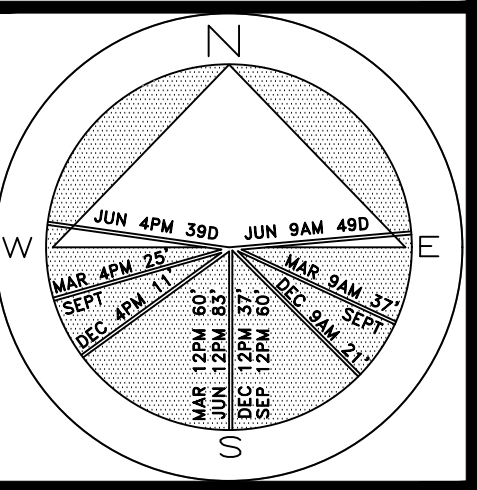
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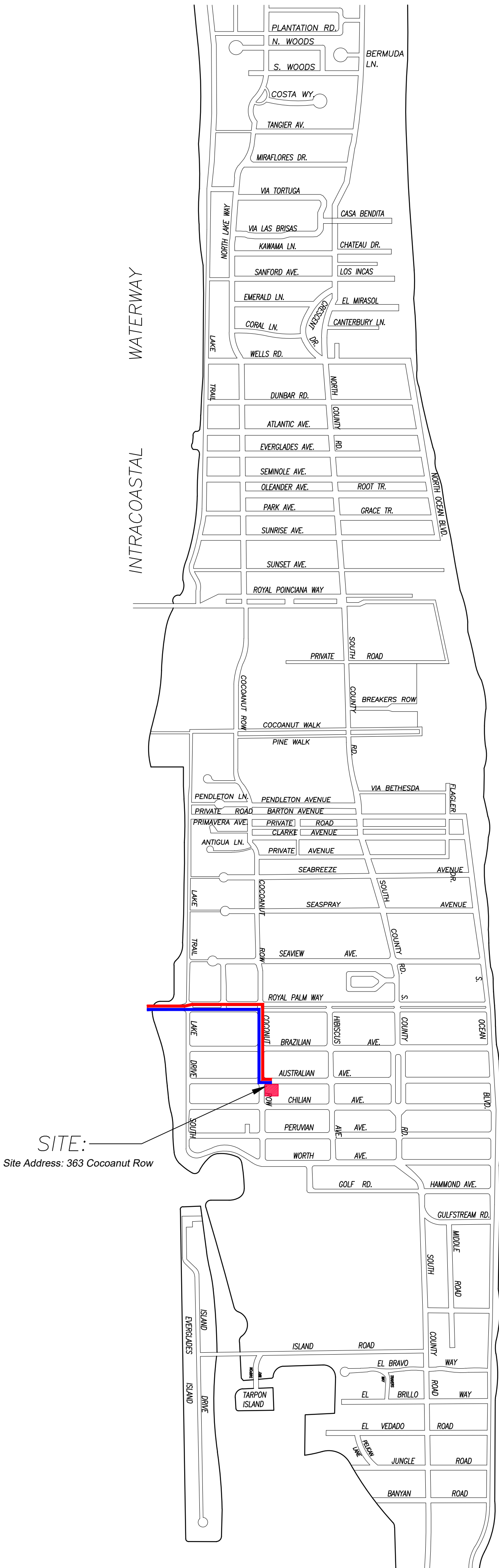


Chesterfield Hotel  
363 Coconut Row  
Palm Beach



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DRAWN BY: Lauren Freeman  
DATE: 09.09.2022  
10.24.2022  
11.07.2022  
11.28.2022

SHEET L6.0



1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE: BY OTHERS

LARGEST TRUCK ->  
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL  
TRAILER FOR EXCAVATOR / DEMOLITION  
LANDSCAPE TRUCKS ->  
SOD  
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

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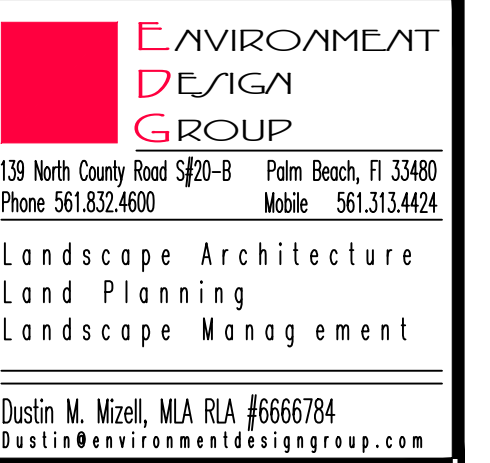
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# Site Plan

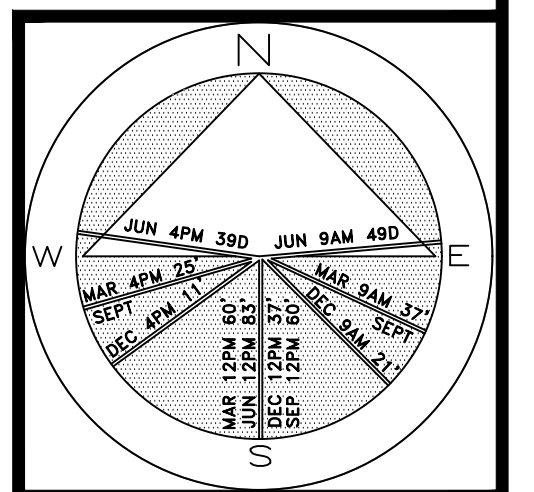
SCALE IN FEET 0' 8' 16' 24'

4 sf.

AREA IN SQ.FT.



The Vineta  
363 Coconut Row  
Palm Beach  
L O R I D



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DRAWN BY: Lauren Freeman  
DATE: 11.07.2022  
11.28.2022

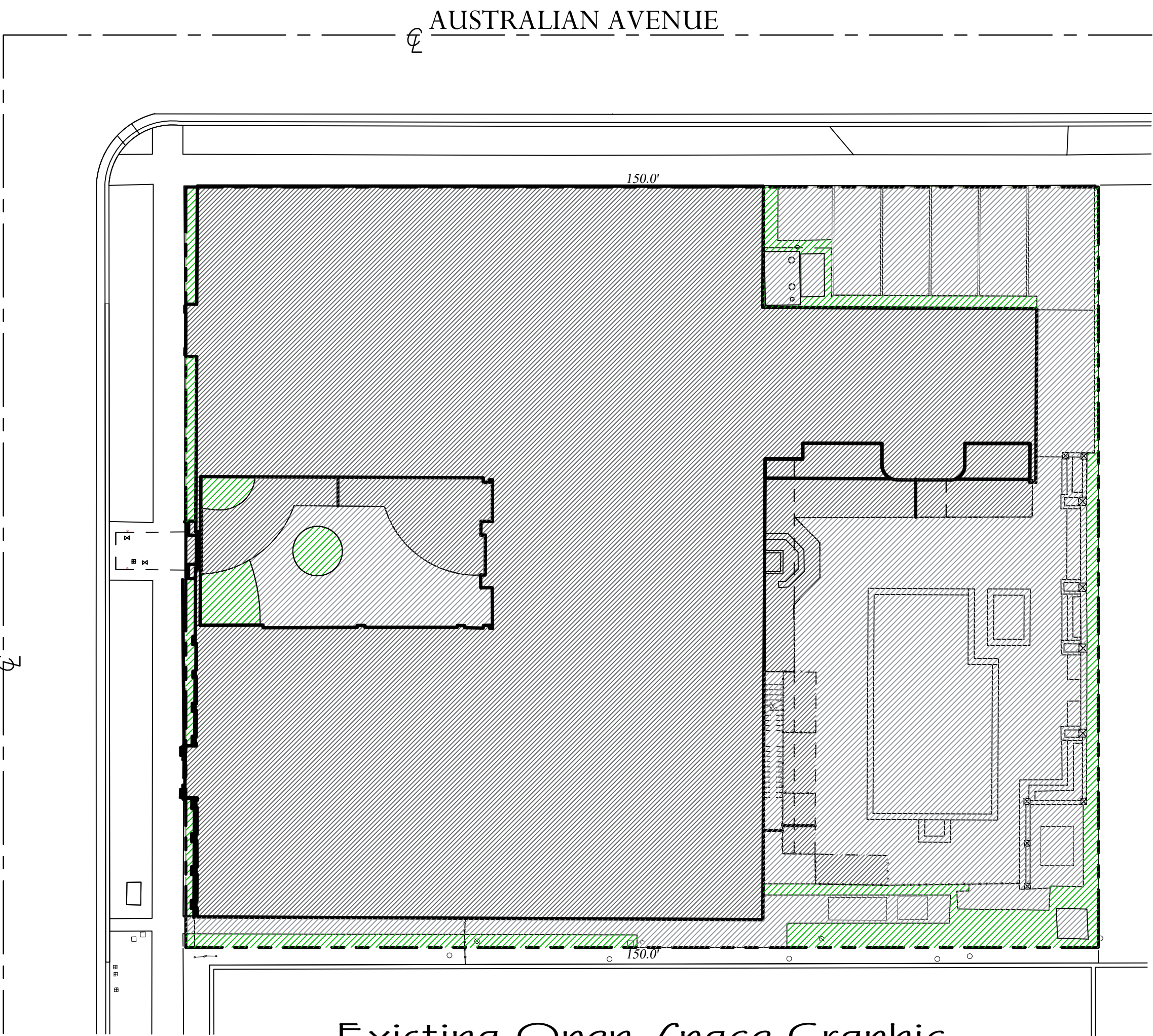
SHEET L7.0

4 sf.

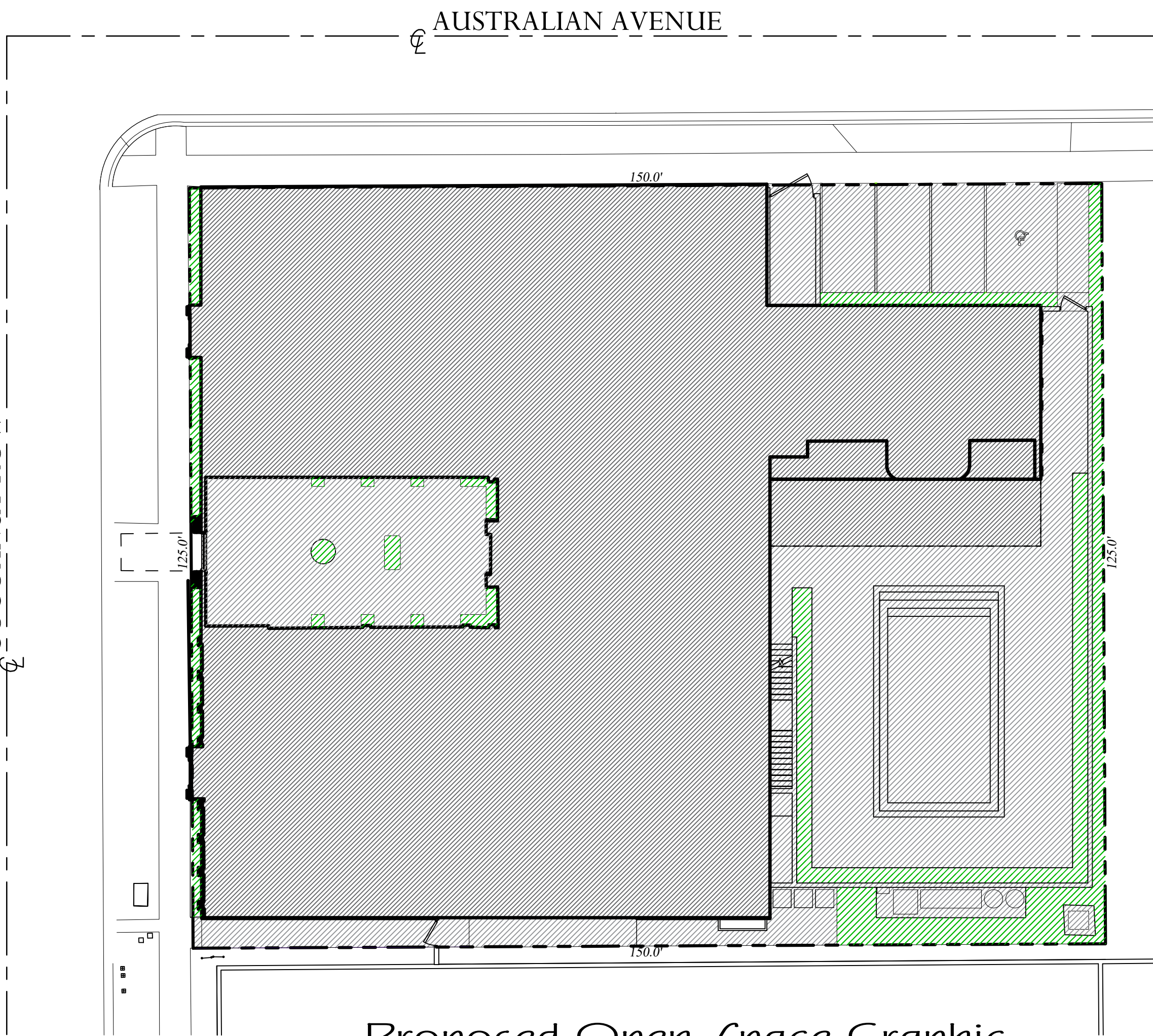


Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE



Existing Open Space Graphic



Proposed Open Space Graphic

Existing Site Data

DESCRIPTION	REQUIRED		EXISTING	
LOT ZONE			R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	20,000 S.F. MINIMUM		18,750 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 35%	6,563 S.F.	5.96%	1,118 S.F.

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-C - MEDIUM DENSITY RESIDENTIAL	
LOT AREA	20,000 S.F. MINIMUM		18,750 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 35%	6,563 S.F.	7.09%	1,330 S.F.

ENVIRONMENT  
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Mobile: 561.313.4424

Landscape Architecture

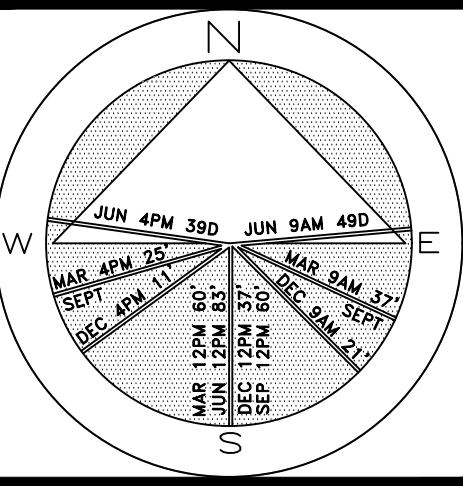
Land Planning

Landscape Management

Dustin M. Mizell, M.L.A. R.L.A. #6666784

Dustin@environmentdesigngroup.com

The Vineta  
363 Coconut Row  
Palm Beach



JOB NUMBER: # 22190.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 10.24.2022  
11.07.2022  
11.28.2022  
12.28.2022

SHEET L7.1

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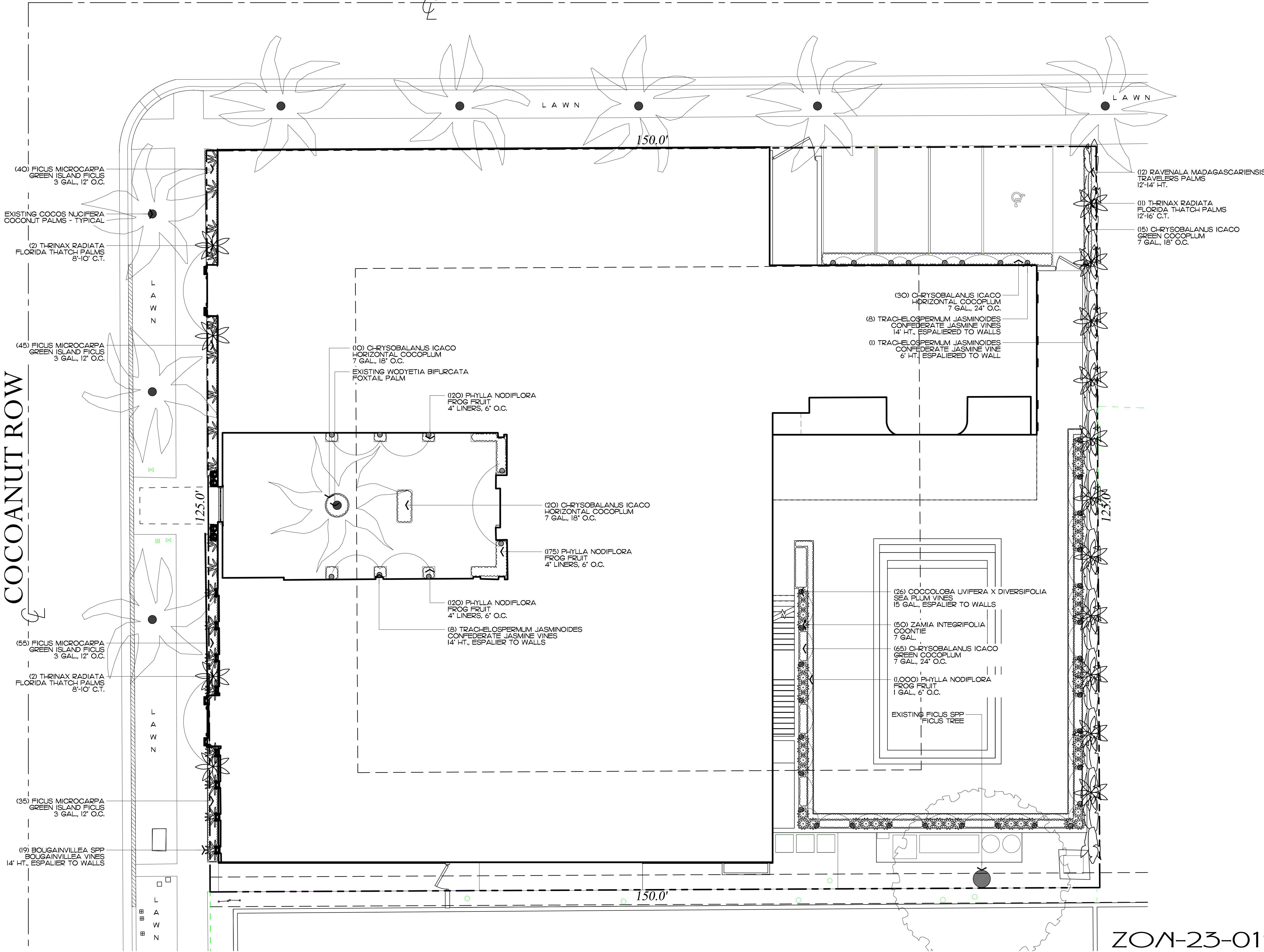
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COA-23-002

Existing Vs. Proposed Site Data

SCALE IN FEET: 1/16"=1'-0"

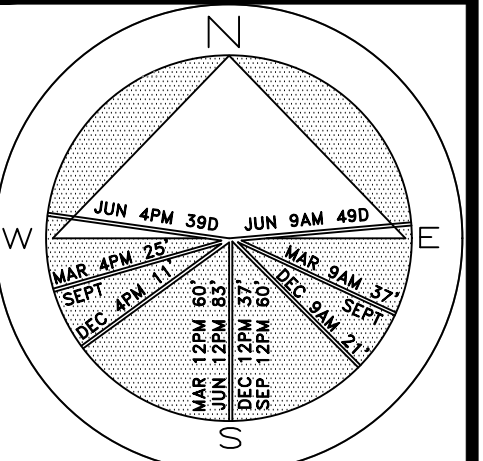


AUSTRALIAN AVENUE



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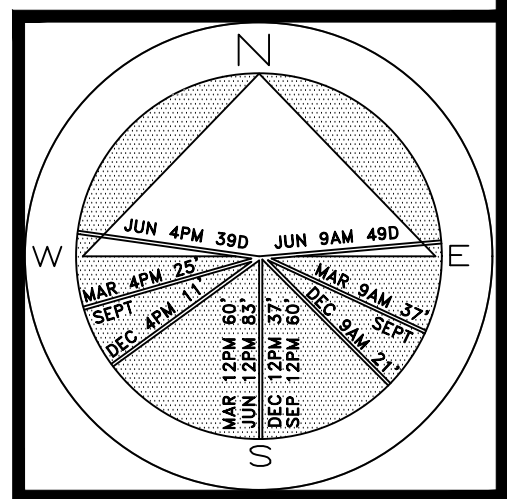
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ZON-23-019  
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**Landscape Plan**  
SCALE IN FEET 0' 8' 16' 24'  
64 sf.  
AREA IN SQ.FT.

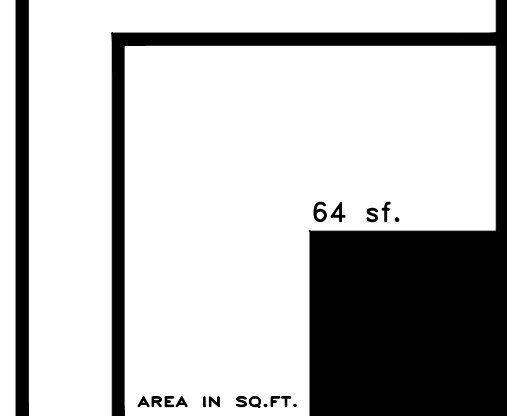


The Vineta  
363 Coconut Row  
Palm Beach



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DATE: 10.24.2022  
11.07.2022  
11.28.2022

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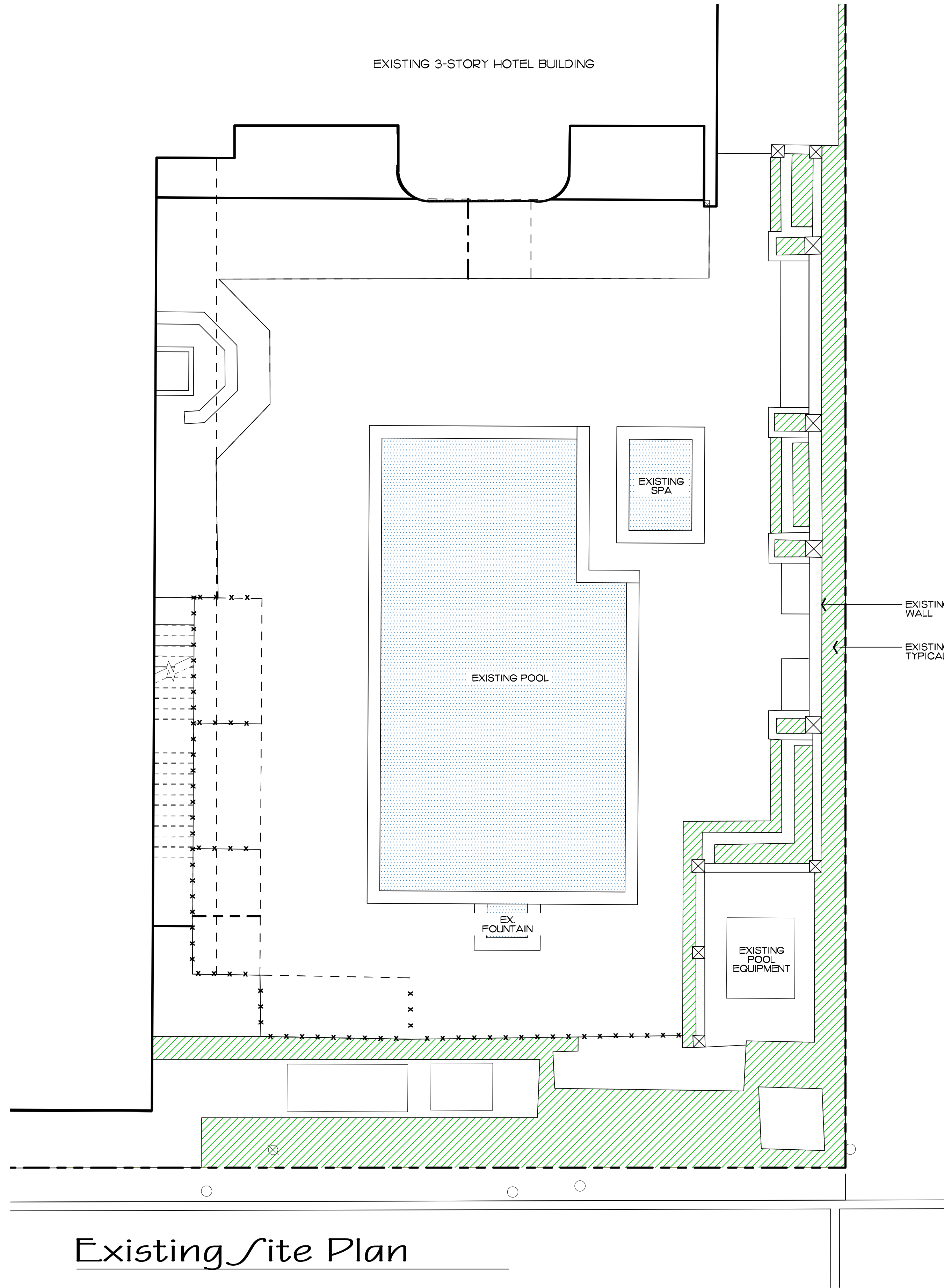
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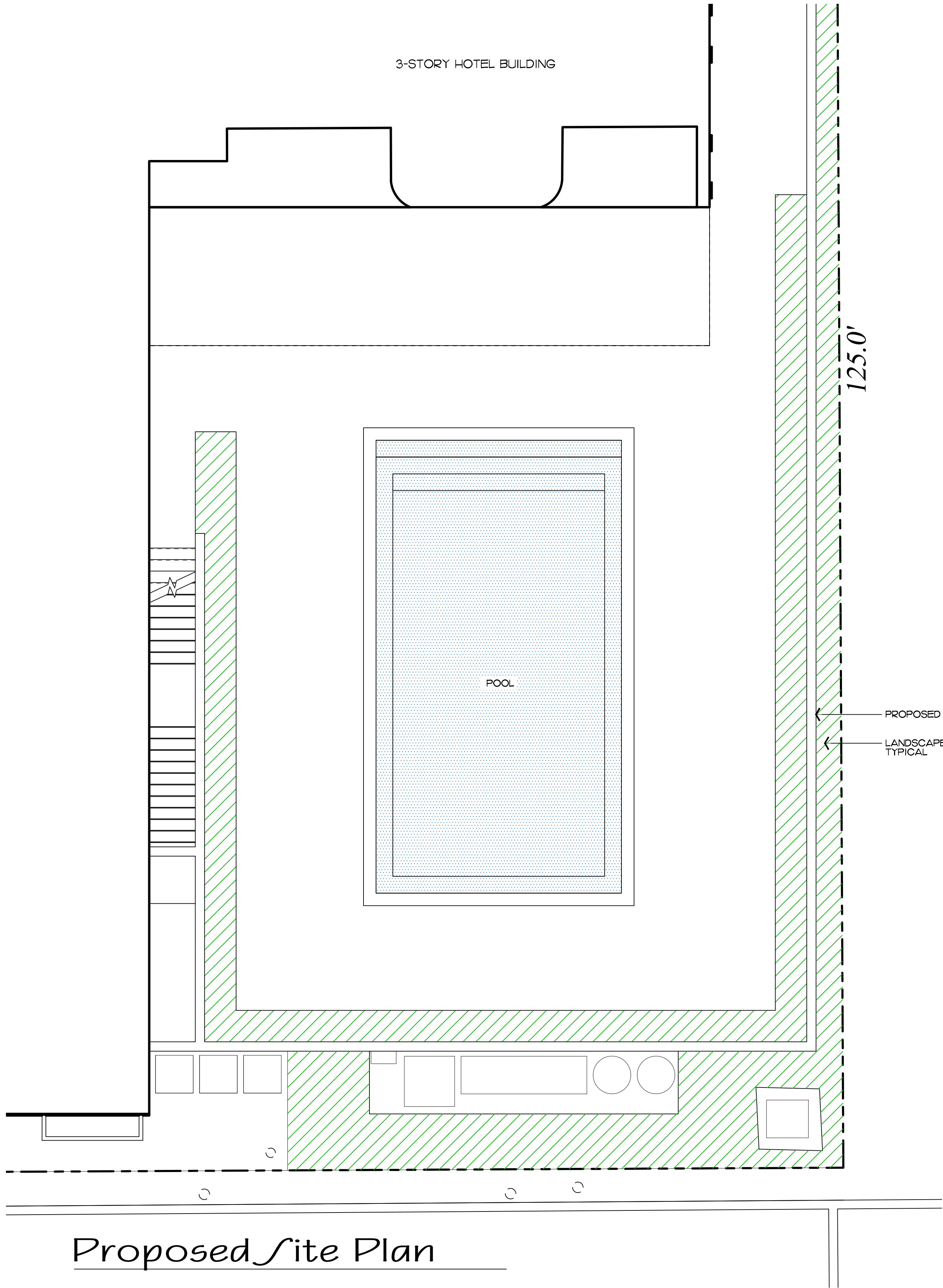
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COA-23-002  
**Rendered Landscape Plan**  
SCALE IN FEET 0' 8' 16' 24'



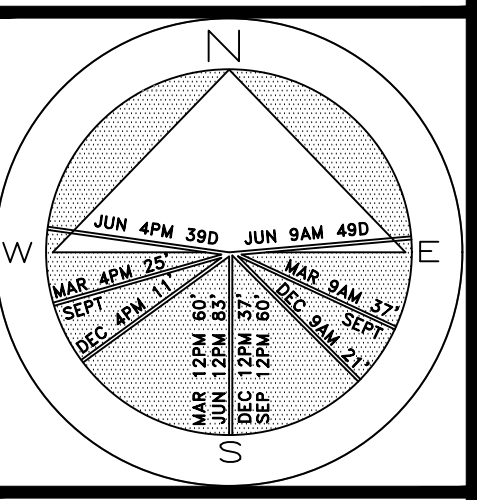


Existing Site Plan



Proposed Site Plan

The Vineta  
363 Coconut Row  
Palm Beach



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DRAWN BY: Lauren Freeman  
DATE: 02.23.2023

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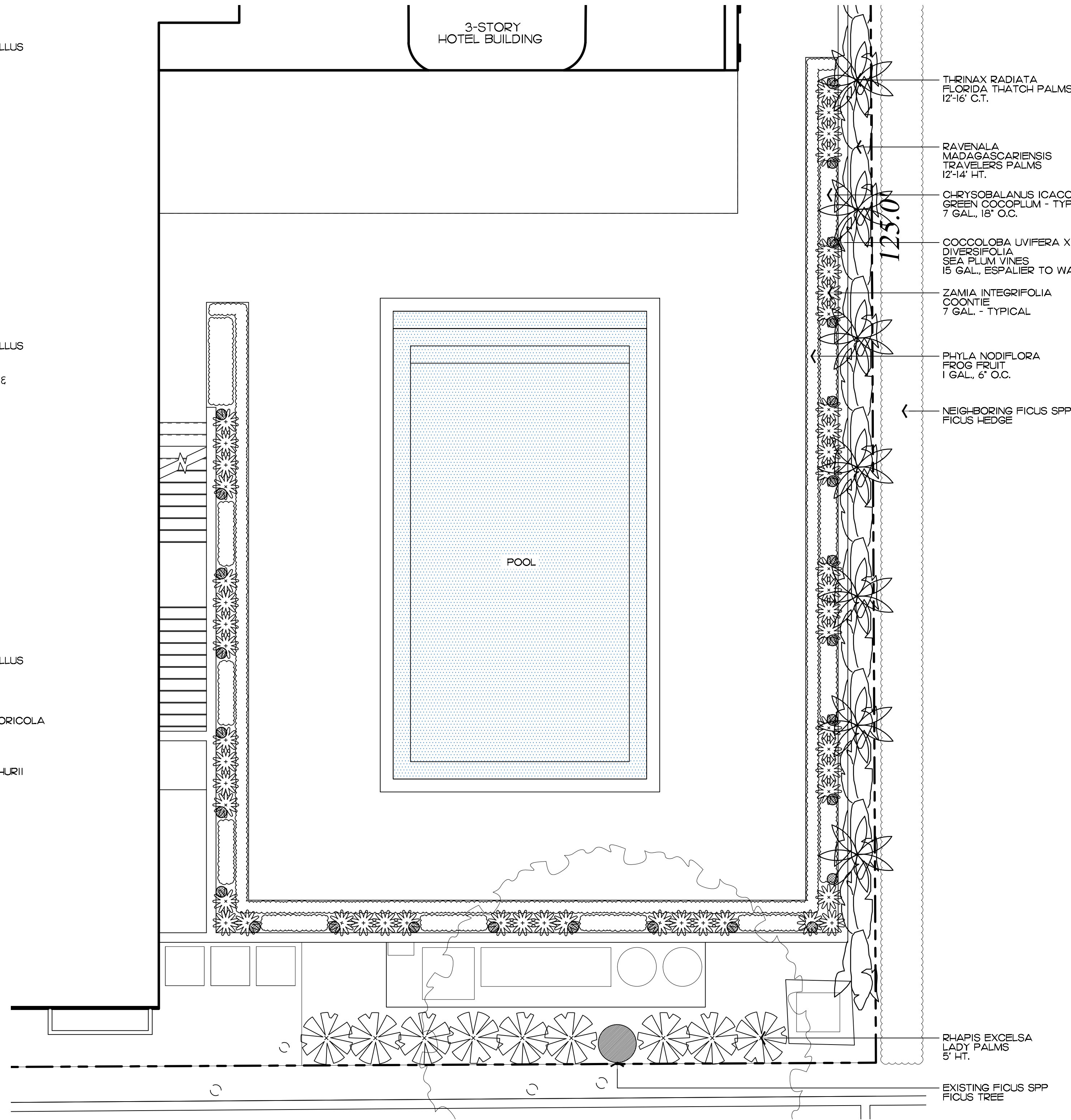
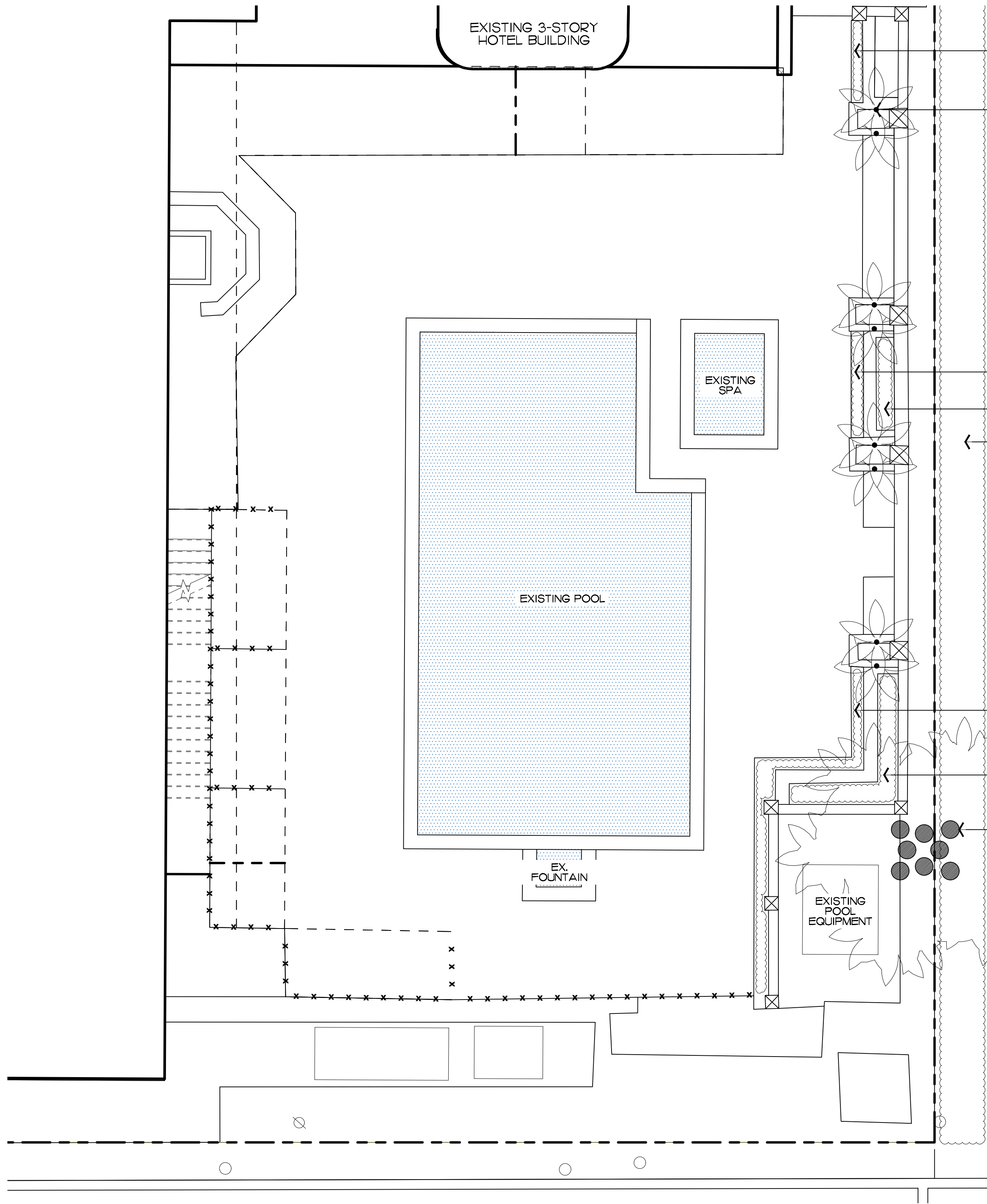
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Existing Vs. Proposed Pool Garden Site Plan

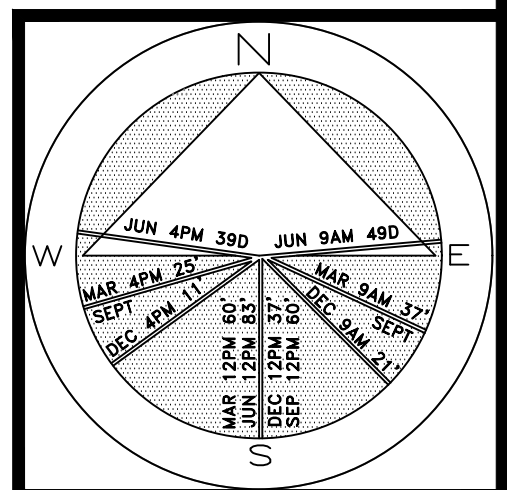
SCALE IN FEET: 3/16"=1'-0"





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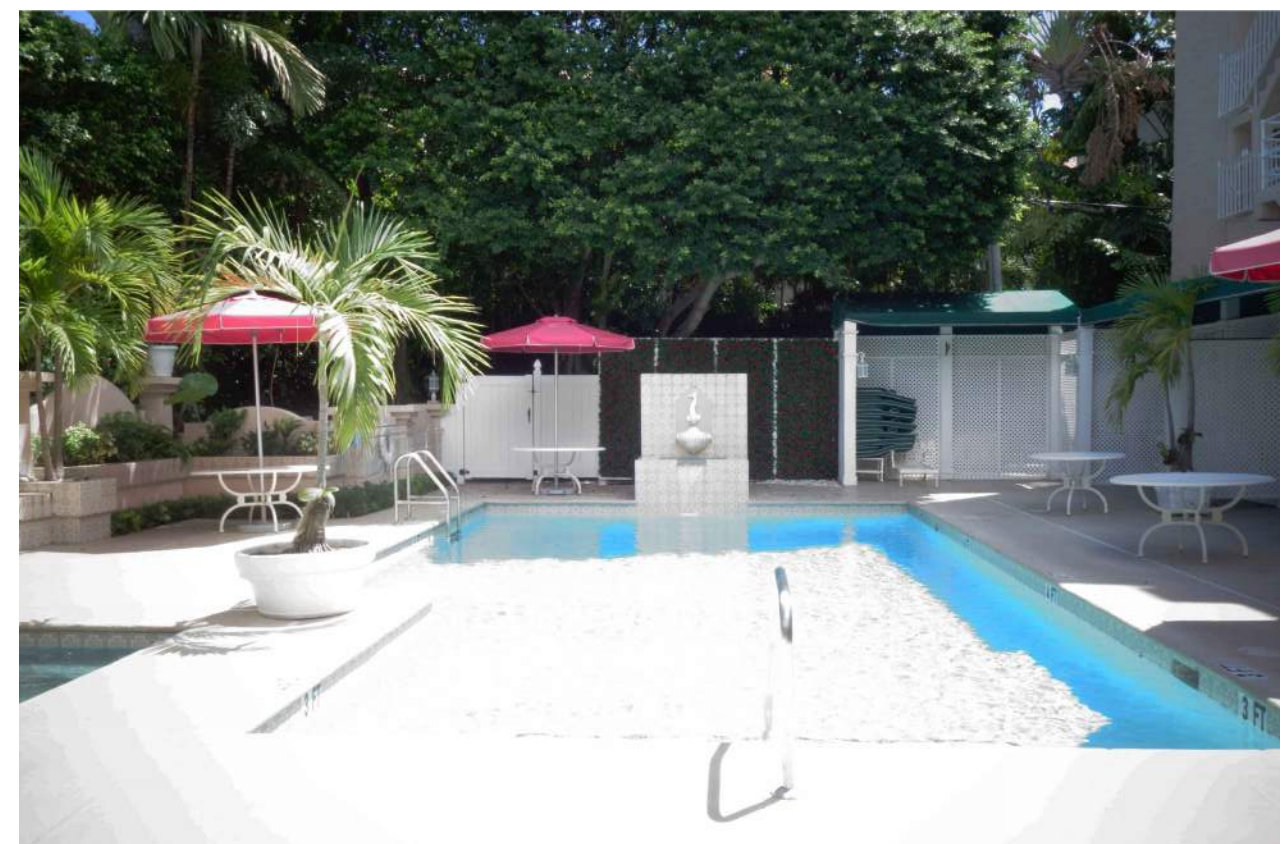
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Existing Landscape Plan

Proposed Landscape Plan



Existing View to Pool Deck



Existing View to East Buffer



Proposed View to East Interior Elevation



Proposed View to South Interior Elevation

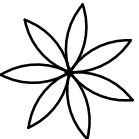

COA-23-002  
 ZON-23-019

# Existing Vs. Proposed Pool Garden Landscape Plan



SCALE IN FEET: 3/16"=1'-0"






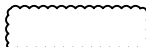

Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	THRINAX RADIATA FLORIDA THATCH PALM	4 11	8'-10' C.T. 12'-16' C.T.	YES YES
	RAVENALA MADAGASCARIENSIS TRAVELERS PALMS	12	12'-14' HT.	NO
TOTAL: NATIVE SPECIES:		27 15 (56%)		

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO HORIZONTAL COCOPLUM	140	7 GAL., 24" O.C.	YES
	ZAMIA INTEGRIFOLIA COONTIE	50	7 GAL., 24" O.C.	YES
TOTAL: NATIVE SPECIES:		190 190 (100%)		

Vines, & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	BOUGAINVILLEA SPP BOUGAINVILLEA VINE	19	14' HT., ESPALIER TO WALLS	NO
	COCCOLOBA UVIFERA X DIVERSIFOLIA SEAPLUM VINE	26	15 GAL., ESPALIER TO WALLS	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	200	3 GAL., 12" O.C.	NO
	PHYLLA NODIFLORA FROG FRUIT	1,415	4" LINERS, 6" O.C.	YES
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	1 16	6' HT., ESPALIER TO WALLS 14' HT., ESPALIER TO WALLS	NO
TOTAL: NATIVE SPECIES:		1,677 1,441 (85.9%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

Native Landscape Legend

PROPERTY ADDRESS:	363 COCOANUT ROW	
	REQUIRED	PROPOSED
LOT SIZE (SQ FT)	20,000 S.F. MIN.	18,750 S.F.
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	6,563 S.F. (MIN 35%)	1,118 S.F. (5.96%)
NATIVE TREES %	N/A - NO TREES ADDED	N/A - NO TREES ADDED
NATIVE PALMS %	35%	56%
NATIVE SHRUBS %	35%	100%
NATIVE VINES / GROUND COVER %	35%	85.9%

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GROUP

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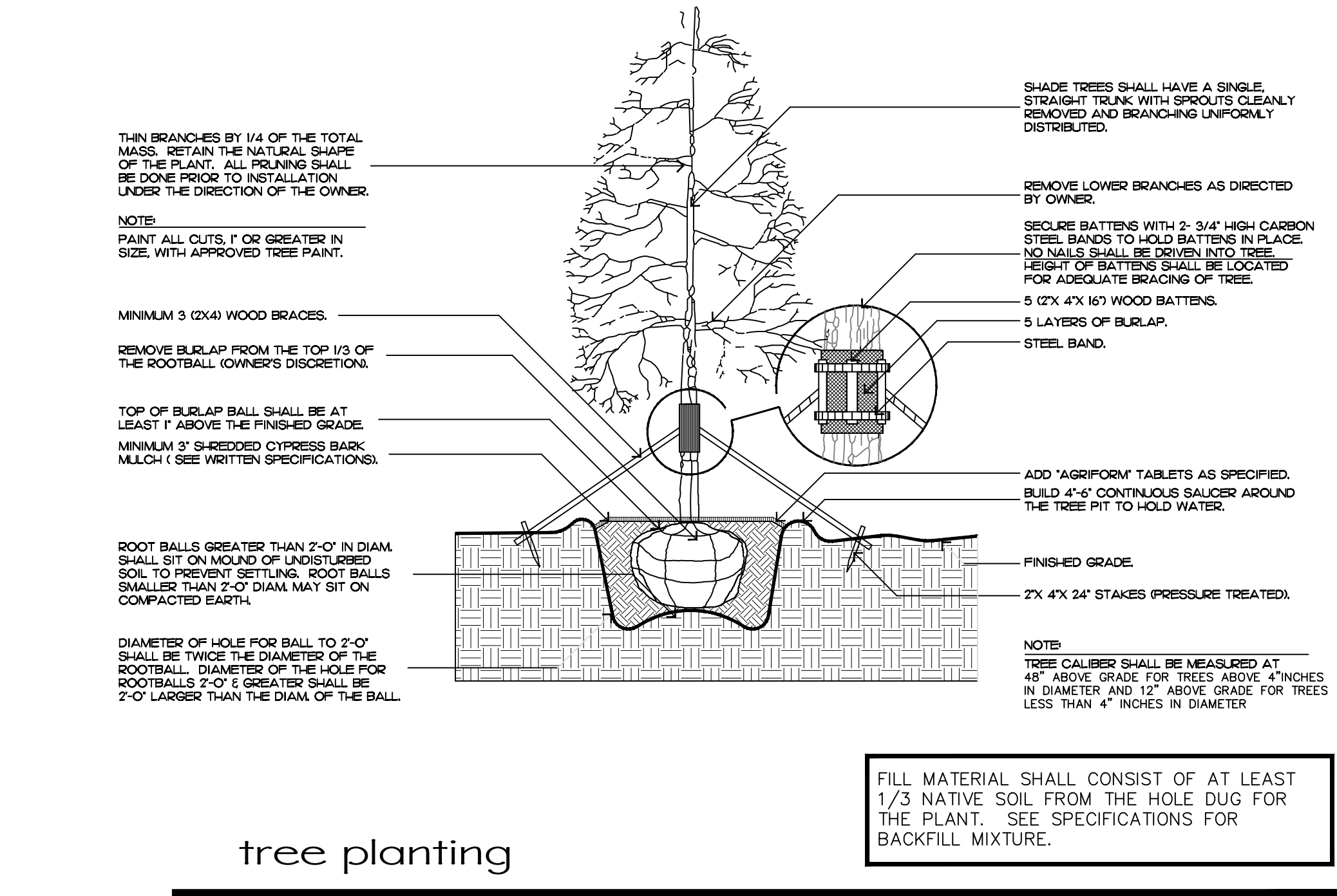
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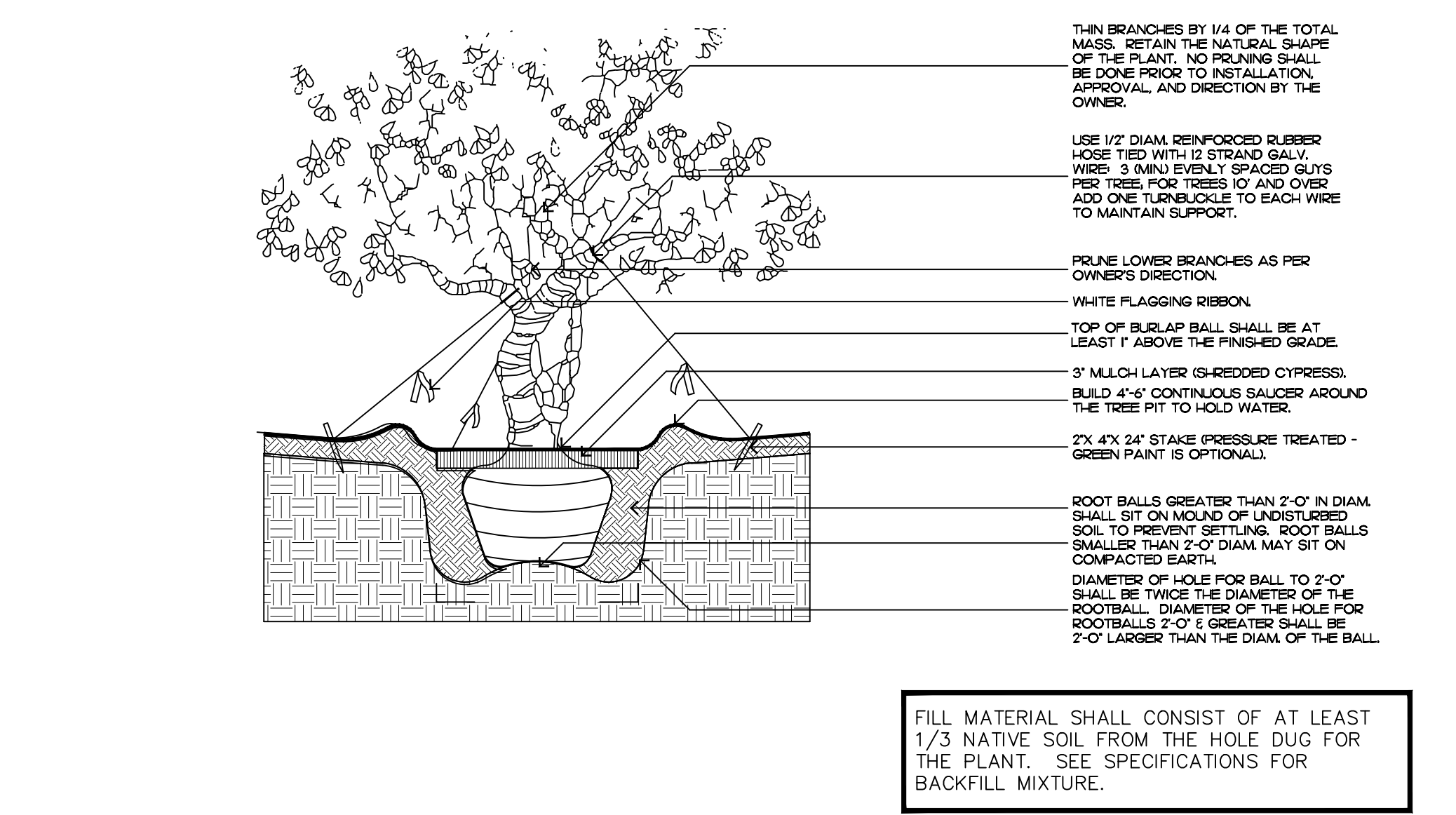
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Plant Schedule

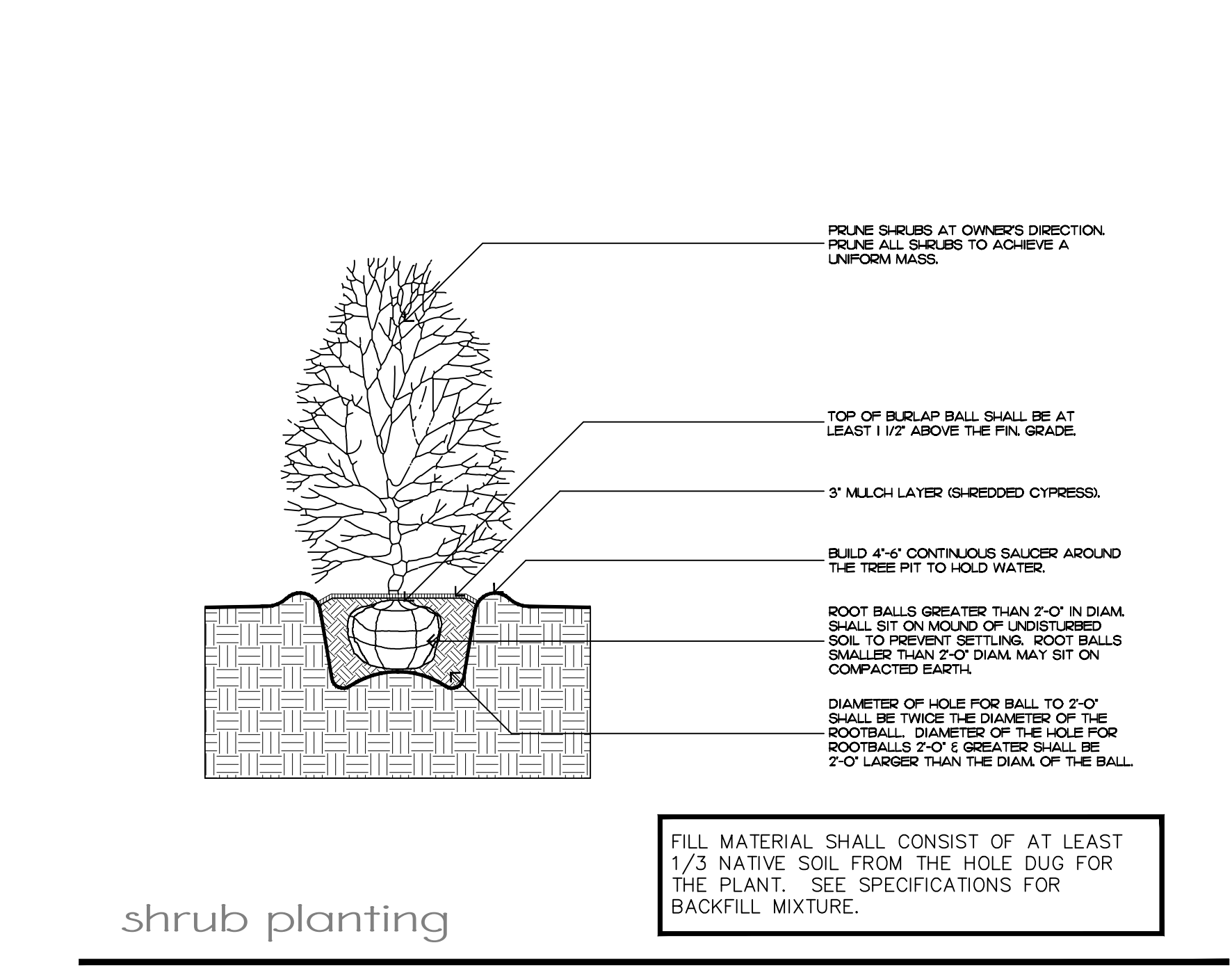




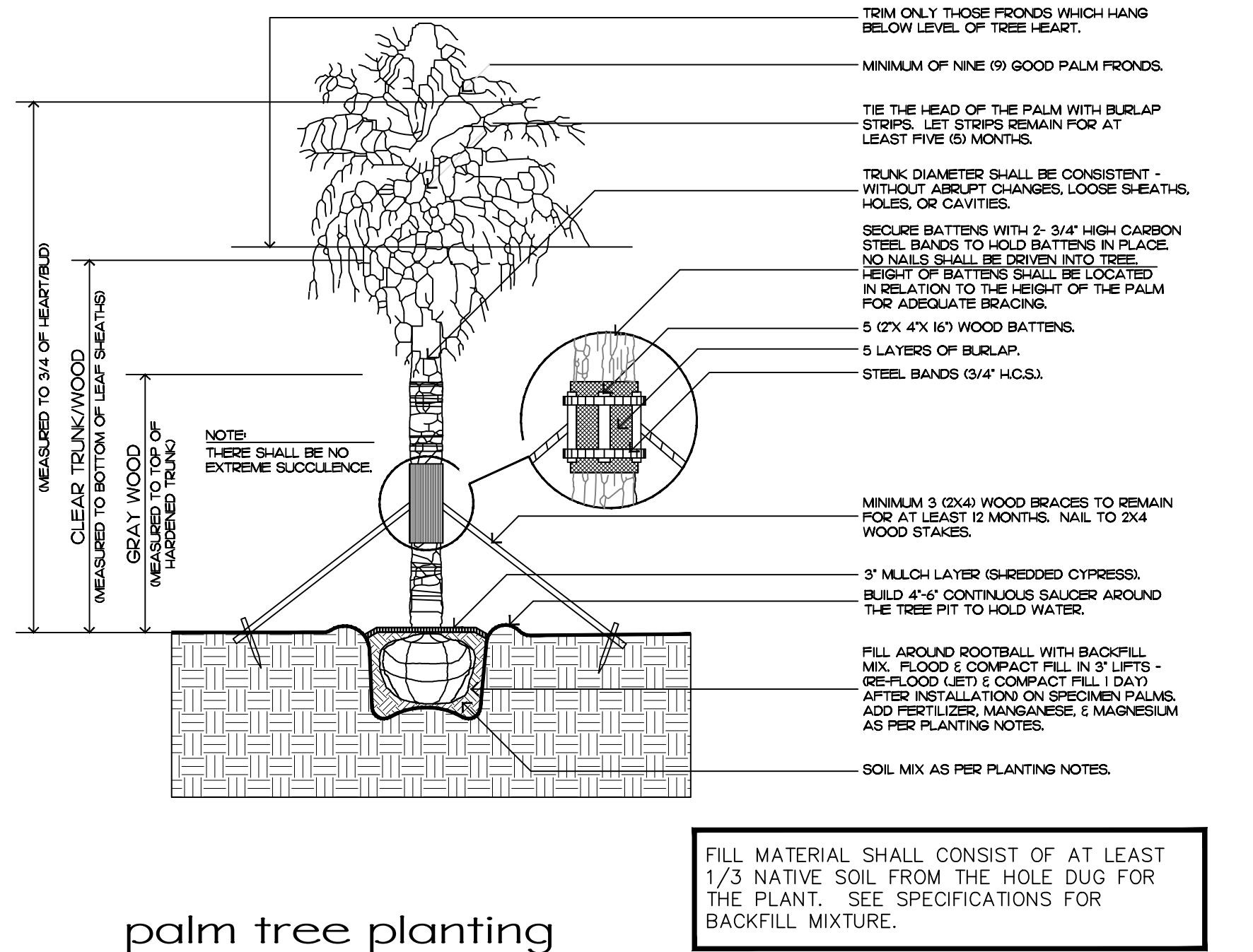
tree planting



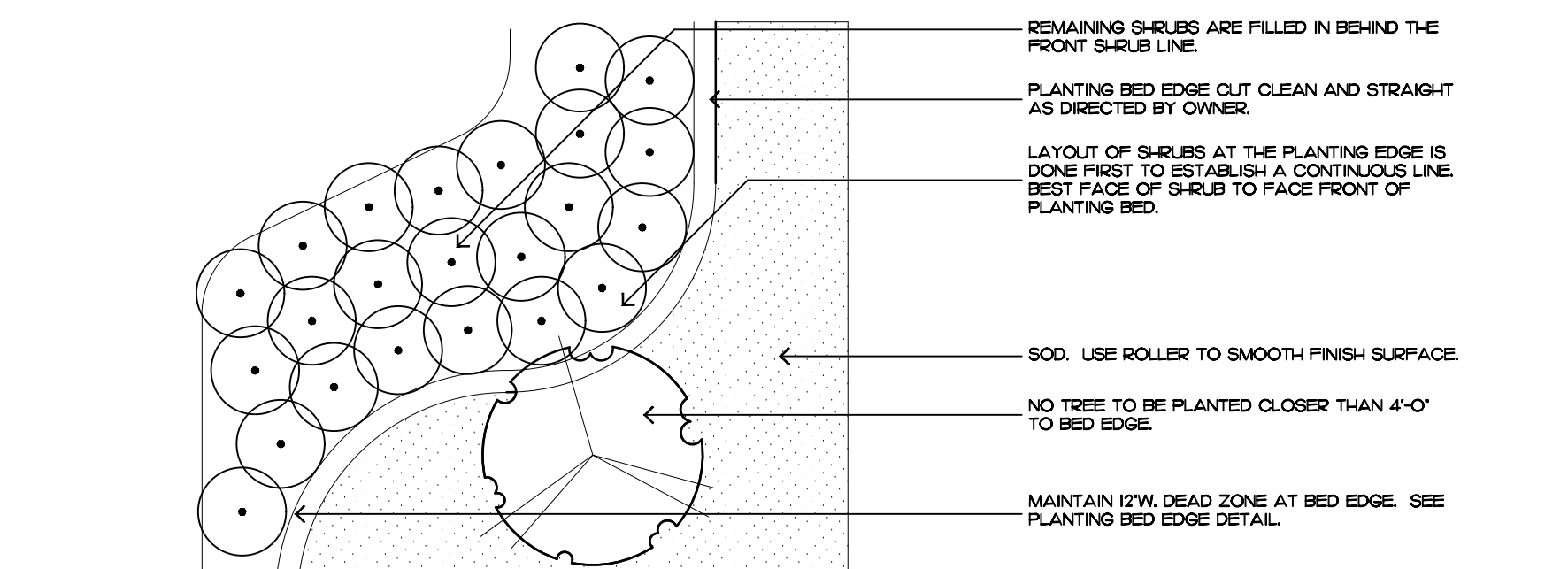
irregular and multi-stem tree



shrub planting



palm tree planting



shrub & ground cover layout

# Planting Notes

## COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

- SIX PERCENT (6%) NITROGEN
- SIX PERCENT (6%) PHOSPHOROUS
- SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1 1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUNDCOVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000 SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

## MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3" DEPTH IN PLANTING BEDS.

## SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

## SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL BE ACCEPTED AS SUBSTITUTE FOR B&B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

## MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

OVERALL HEIGHT (O.A.) SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

## PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIMES, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERBERIS OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

## PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO 'STANDARDIZED PLANT NAMES', 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH 'GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II', LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN WEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

## CONTAINER GROWN STOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.
- 

## WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS; TREES & PALMS FOR ONE YEAR (1) AGAINST UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

## MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

ZON-23-019  
COA-23-002

# Planting Details & Specifications

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Dustin M. Mizell, M.L.A. P.L.A. #6666784  
Dustin@environmentdesigngroup.com

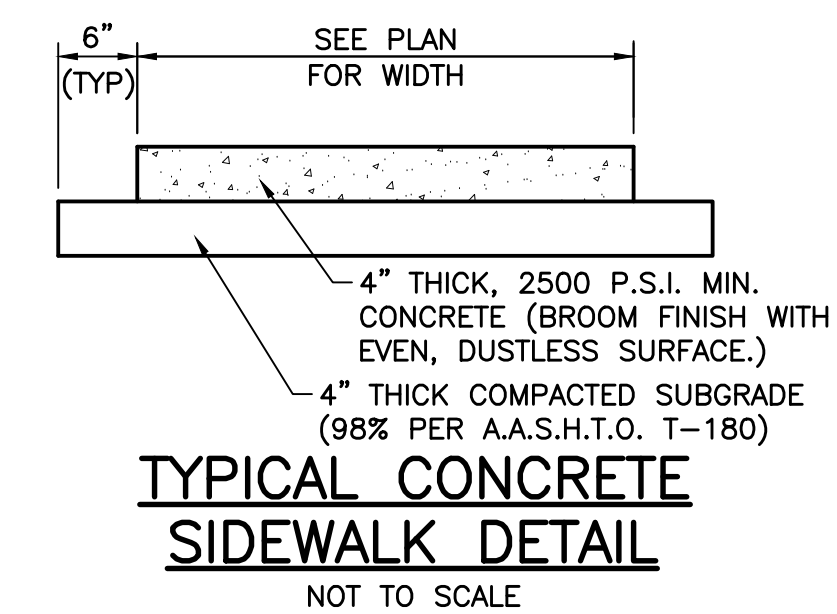
The Vineta  
363 Coconut Row  
Palm Beach  
FL

JOB NUMBER: # 22190.00 LA  
DRAWN BY: Lauren Freeman  
DATE: 10.24.2022  
11.07.2022  
11.28.2022

SHEET L8.3



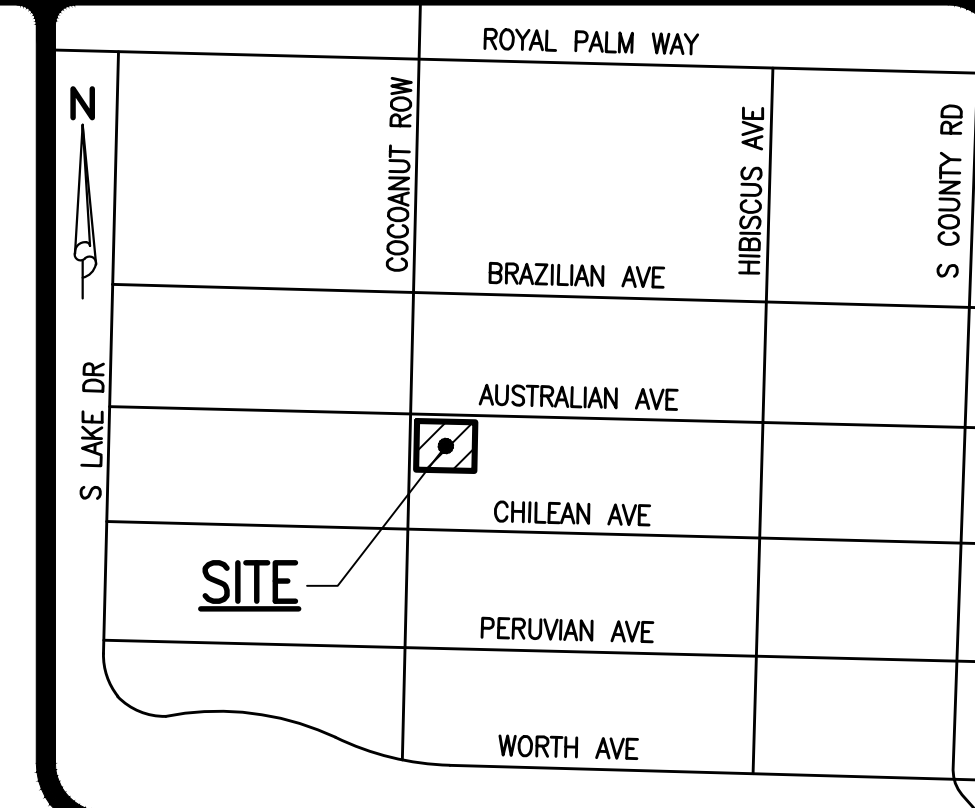
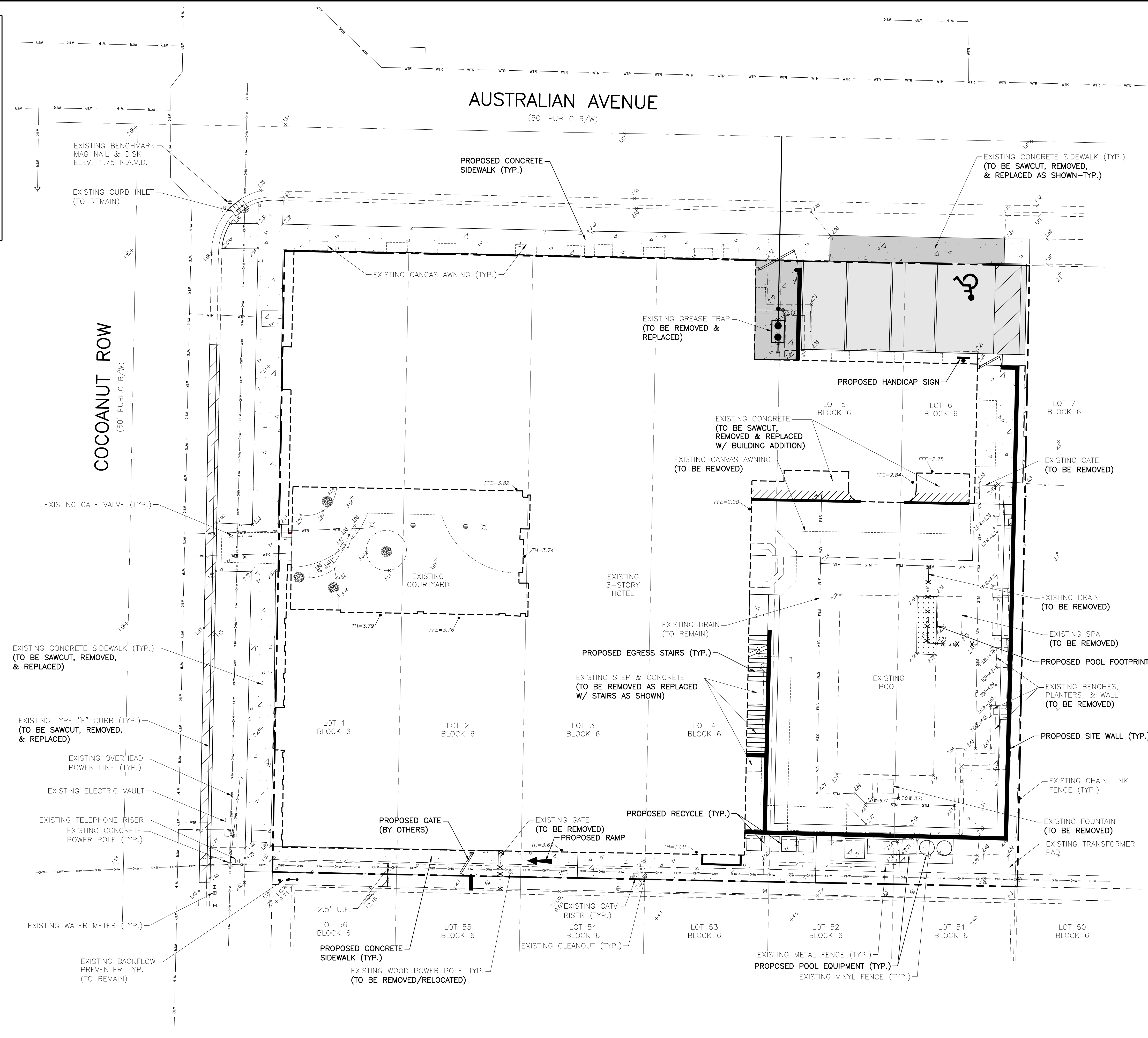
- 1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
- 2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WEST PALM BEACH, TOWN OF PALM BEACH, AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
- 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
- 4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
- 5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.
- 6.) POOL DECK AREA TO BE REVIEWED & APPROVED OR PREPARED BY A FLORIDA LICENSED POOL PROFESSIONAL.



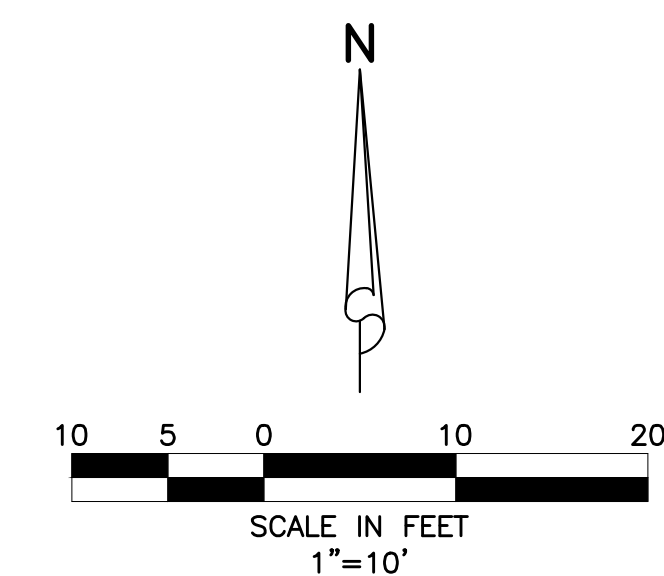
ALTERNATE CONCRETE PAVEMENT:  
SURFACE - 5" THICK, 4,000 PSI MIN.

SUBGRADE - 12" STABILIZED SUBGRADE, COMPACT TO 98% PER A.A.S.H.T.O. T-180 (LBR 40)

NOTE: CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING AS TO WHICH PAVEMENT SECTION WILL BE USED. CONTRACTOR SHALL SUPPLY JOINTING PLAN FOR REVIEW AND APPROVAL IF CONCRETE SURFACE IS CHOSEN.



**LOCATION MAP**  
NOT TO SCALE



**PROPOSED STORM SEWER AND CATCH BASIN**

**DIRECTION OF FLOW**

**DIRECTION OF SWALE**

**PROPOSED HIGH POINT**

**EXISTING GRADE ELEVATION**

**PROPOSED ASPHALT OR CONCRETE**

**PROPOSED CONCRETE**

**PROPOSED CONCRETE PAVEMENT**

**PROPOSED DETECTABLE WARNING SURFACE**

**SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CURB, ETC.**

**EXISTING OVERHEAD POWER LINE & POWER POLE**

**EXISTING STORM DRAINAGE PIPE**

**EXISTING WATER MAIN**

**EXISTING SEWER MAIN**

**EXISTING FORCE MAIN**

**NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY WALLACE SURVEYING, CORP. (561)640-4551.**



THE VINETA HOTEL  
SECTION 27, TOWNSHIP 43S., RANGE 43E.  
TOWN OF PALM BEACH, FLORIDA  
CONCEPTUAL PAVING, DRAINAGE,  
WATER AND WASTEWATER PLAN

REVISIONS	DESIGN D.C.	DRAWN B.L.	CHECKED	APPROVED	DATE	JOB NO. 22-173	DRAWING NO. 22173C01	SHEET 1 OF 1
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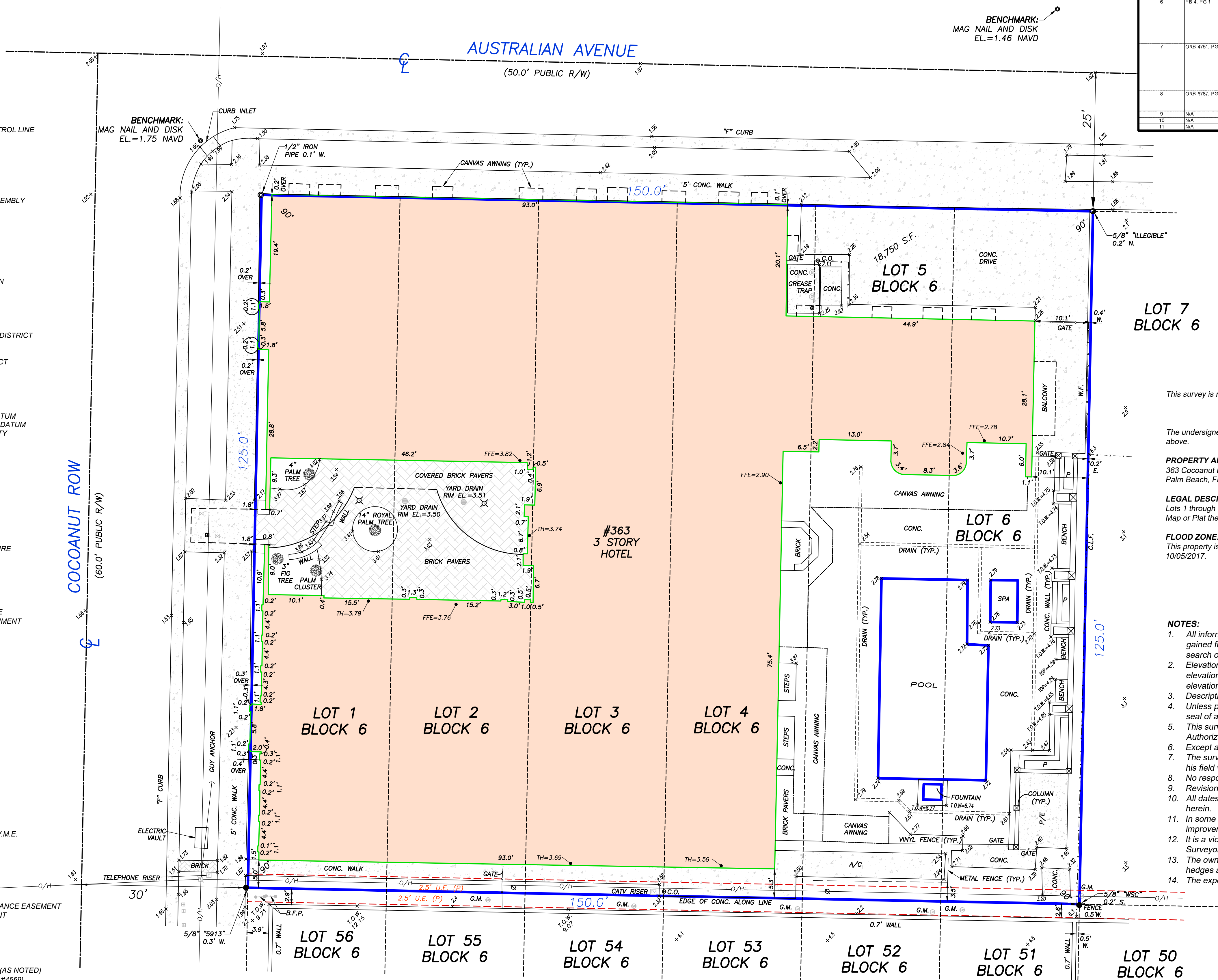




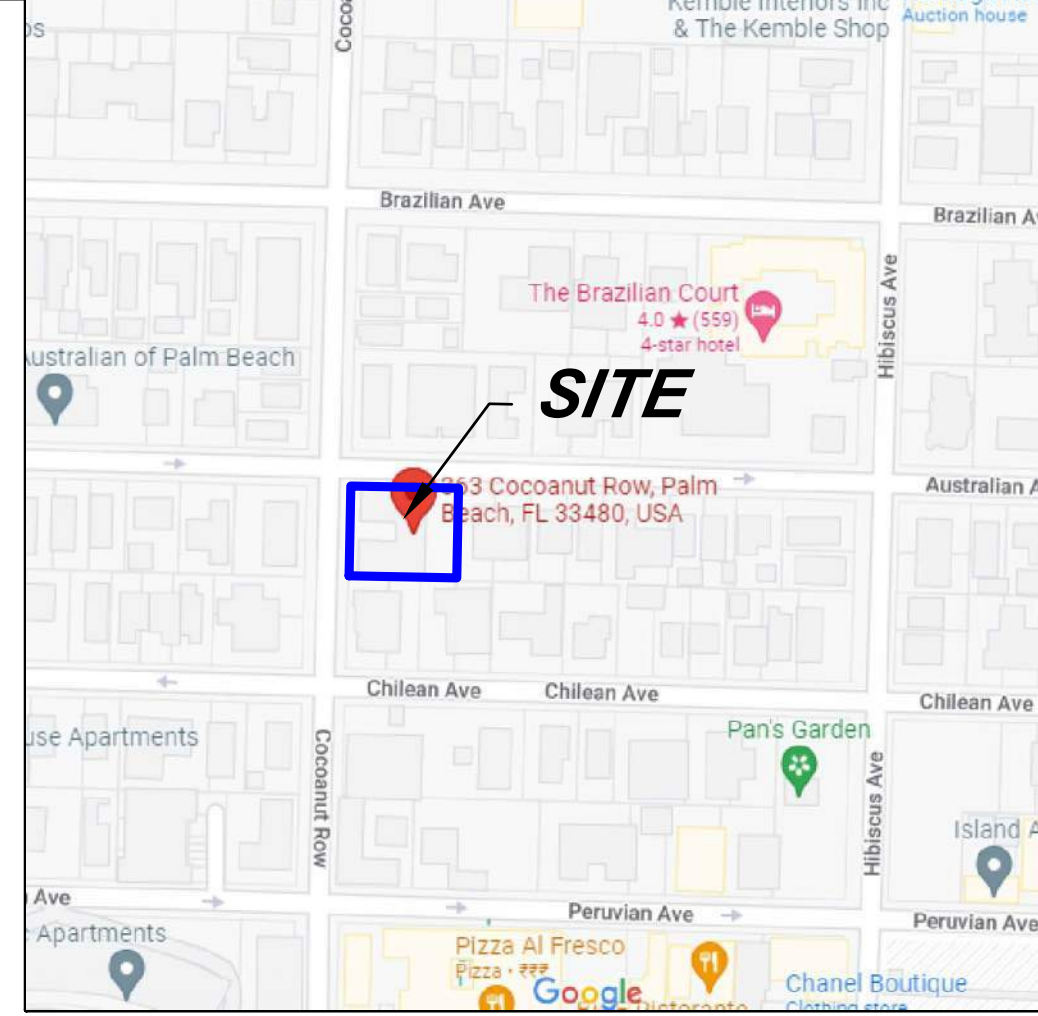
Boundary Survey For:  
**363 COCOANUT ROW PROPCO LLC, A  
DELAWARE LIMITED LIABILITY COMPANY**

LEGEND

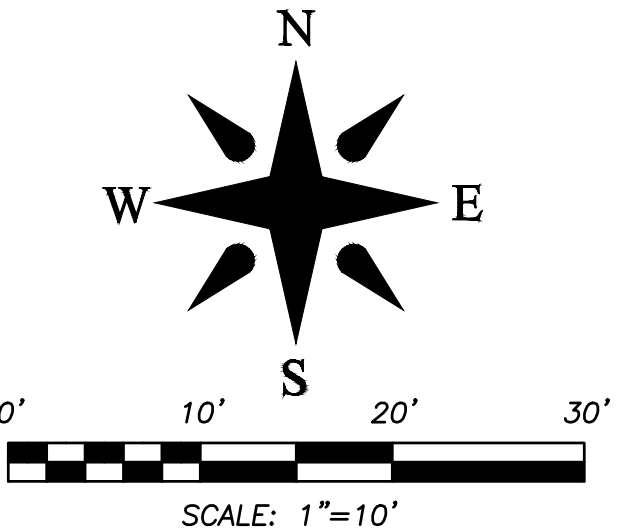
- A = ARC LENGTH  
A/C = AIR CONDITIONING  
A.E. = ACCESS EASEMENT  
A.K.A. = ALSO KNOWN AS  
ASPH. = ASPHALT  
B.F.P. = BACKFLOW PREVENTOR  
BLDG. = BUILDING  
B.M. = BENCHMARK  
B.O.C. = BACK OF CURB  
B.O.W. = BACK OF WALK  
(C) = CALCULATED  
CATV = CABLE ANTENNA TELEVISION  
C.B. = CHORD BEARING  
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  
L.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  
YD. = BASELINE  
YD. = CENTERLINE  
YD. = CENTRAL ANGLE/DELTA  
YD. = CONCRETE MONUMENT FOUND (AS NOTED)  
YD. = CONCRETE MONUMENT SET (LB #4569)  
YD. = ROD & CAP FOUND (AS NOTED)  
YD. = 5/8" IRON ROD & CAP SET (LB #4569)  
YD. = IRON PIPE FOUND (AS NOTED)  
YD. = IRON ROD FOUND (AS NOTED)  
YD. = NAIL FOUND (AS NOTED)  
YD. = NAIL & DISK FOUND (AS NOTED)  
YD. = MAG NAIL & DISK SET (LB #4569)  
YD. = PROPERTY LINE  
YD. = UTILITY POLE  
YD. = FIRE HYDRANT  
YD. = WATER METER  
YD. = WATER VALVE  
YD. = 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 PLOTTABLE	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	Standard exceptions.		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 1192	Deed of Scenic, 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	



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THANK YOU

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