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PROPOSED NEW RESIDENCE AT:

1 421 NORTH LAKE WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

ARCOM MEETING: MAY 24, 2023

ARC - 23- 066

FINAL SUBMITTAL



DAILEY JANSSEN ARCHITECTS, P.A.

400 CLEMATIS STREET, SUITE 200

WEST PALM BEACH, FLORIDA 33401

TEL: 561-833.4707

PROPOSED RESIDENCE AT:

1 421 N LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401. TEL: 561-833-4707. LICENSE #AA-C001974

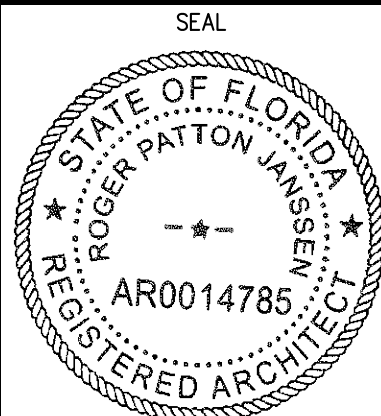
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.00

JOB NUMBER: 22-111

PROPOSED NEW RESIDENCE AT:

1421 NORTH LAKE WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

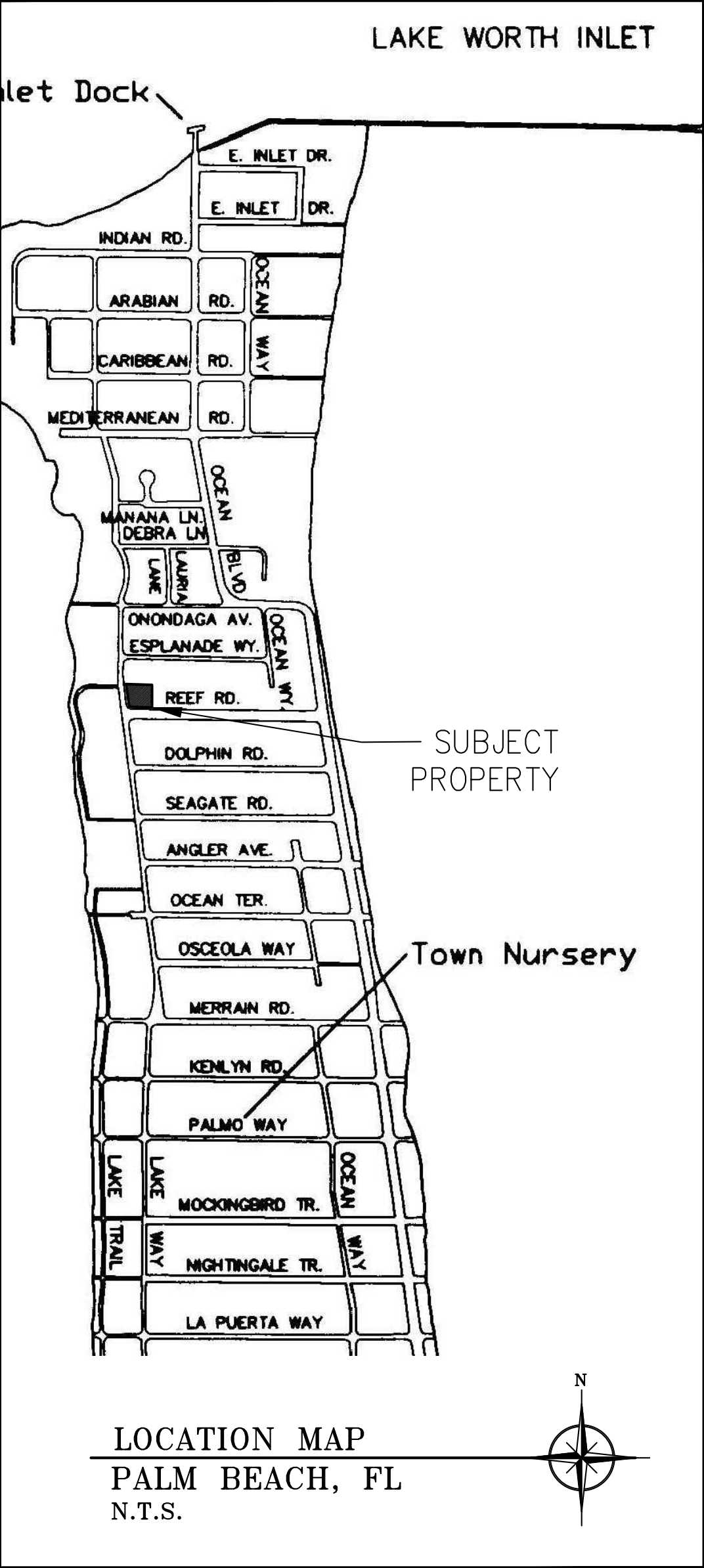
ARCOM MEETING: MAY 24, 2023

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SECOND SUBMITTAL

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- L-1-H-1 LANDSCAPE/HARDSCAPE PLANS
- C-1-EC-1 SITE GRADING & DRAINAGE SURVEY



CONSULTANTS AND ENGINEERS:				CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:	JOB NUMBER: 22-111
				GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE, SUITE 305 WEST PALM BEACH, FL 33401 561-312-2041	PARKER-YANETTE DESIGN GROUP, INC. 4425 MILITARY TRAIL, SUITE 202 JUPITER, FL 33458 561-747-5069	WALLACE SURVEYING 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	ISSUED FOR ARCOM APPROVAL: 3.27.23 ARCOM APPROVAL: ISSUED FOR PERMIT: ISSUED FOR CONSTRUCTION:

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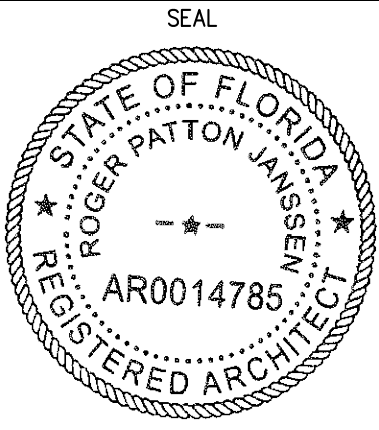
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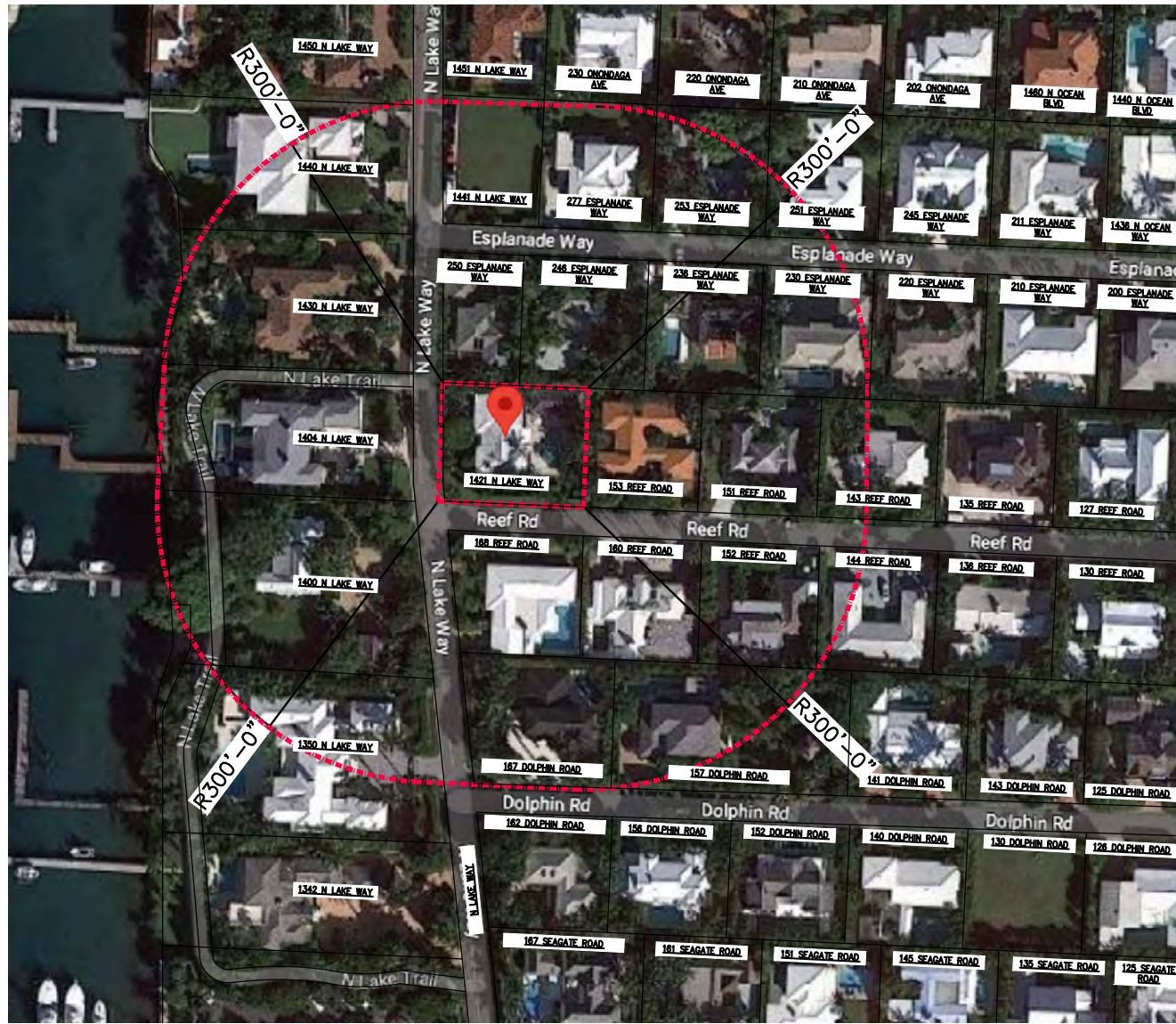


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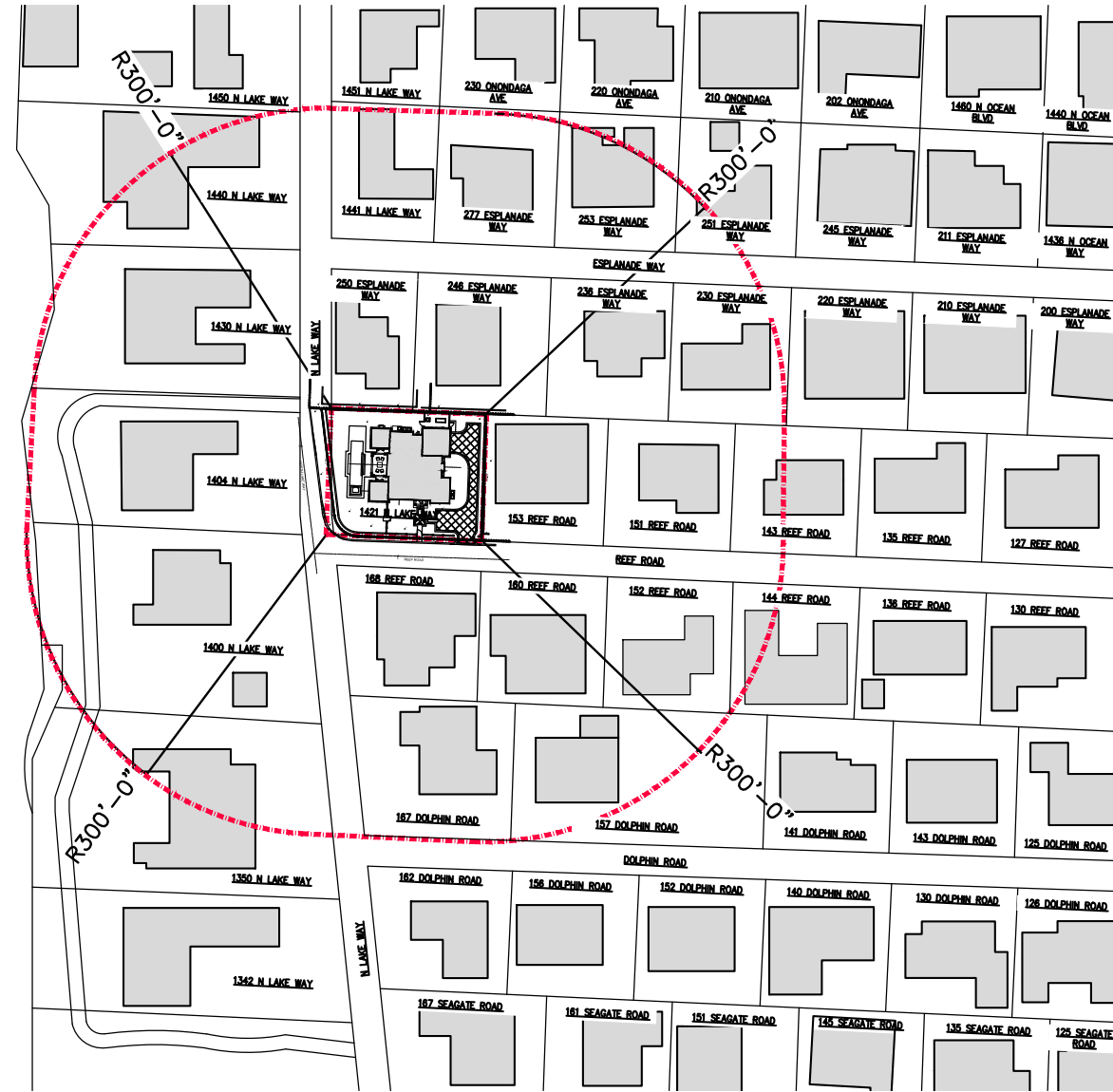
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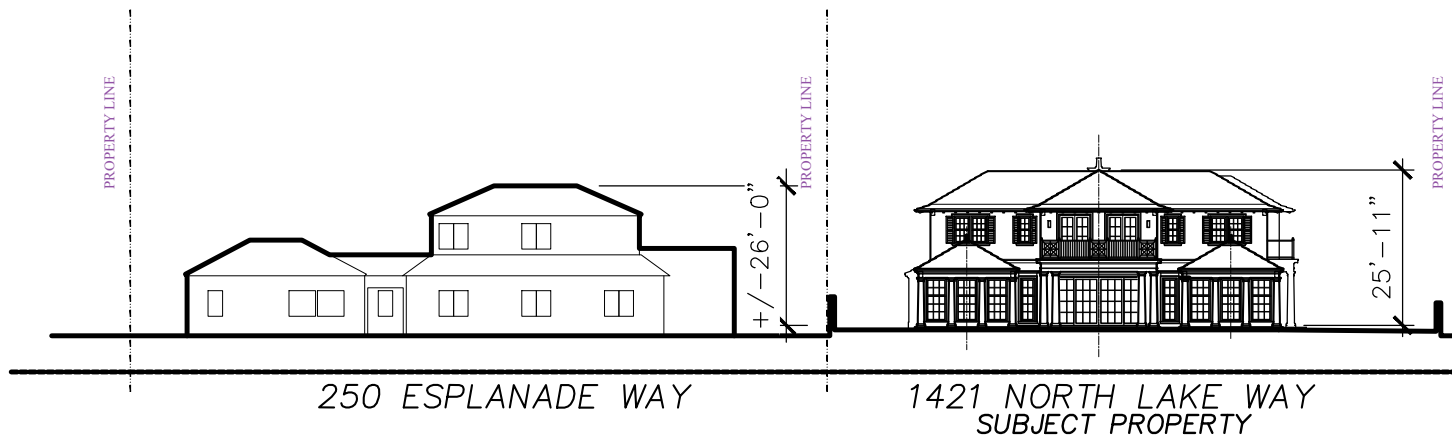
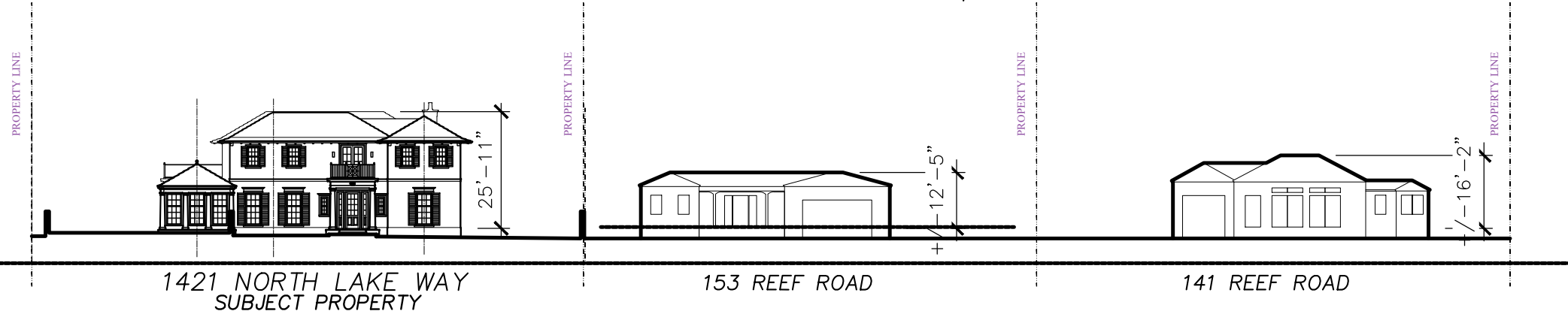
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 AERIAL MAP



 LOCATION PLAN



1421 N LAKE WAY
STREETSCAPE

PROPOSED RESIDENCE AT:

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TOWN OF PALM BEACH

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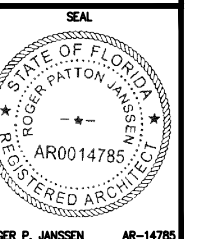
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ROGER P. JANSSEN AR-14785

22-113

DRAWING NO.

A0.02

JOB NUMBER:

22-111



EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

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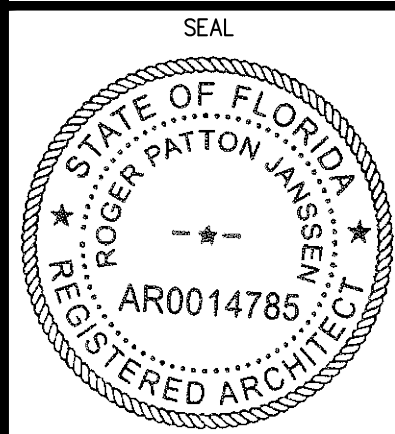
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.03

JOB NUMBER: 22-111



153 REEF ROAD



151 REEF ROAD



143 REEF ROAD



144 REEF ROAD



152 REEF ROAD



160 REEF ROAD

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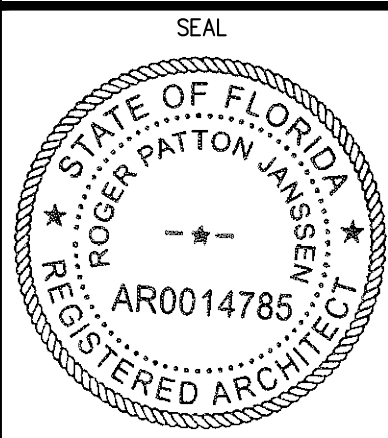
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DRAWING NO.

A0.04

JOB NUMBER: 22-111



168 REEF ROAD



167 DOLPHIN ROAD



157 DOLPHIN ROAD



1441 N LAKE WAY



1451 N LAKE WAY



277 ESPLANADE WAY

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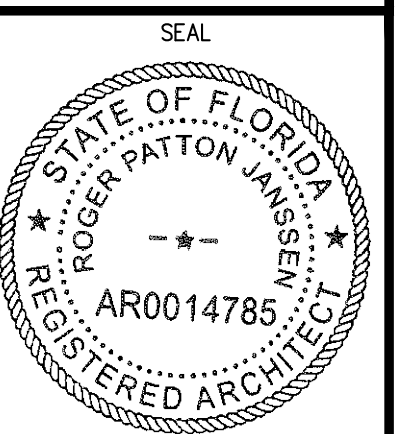
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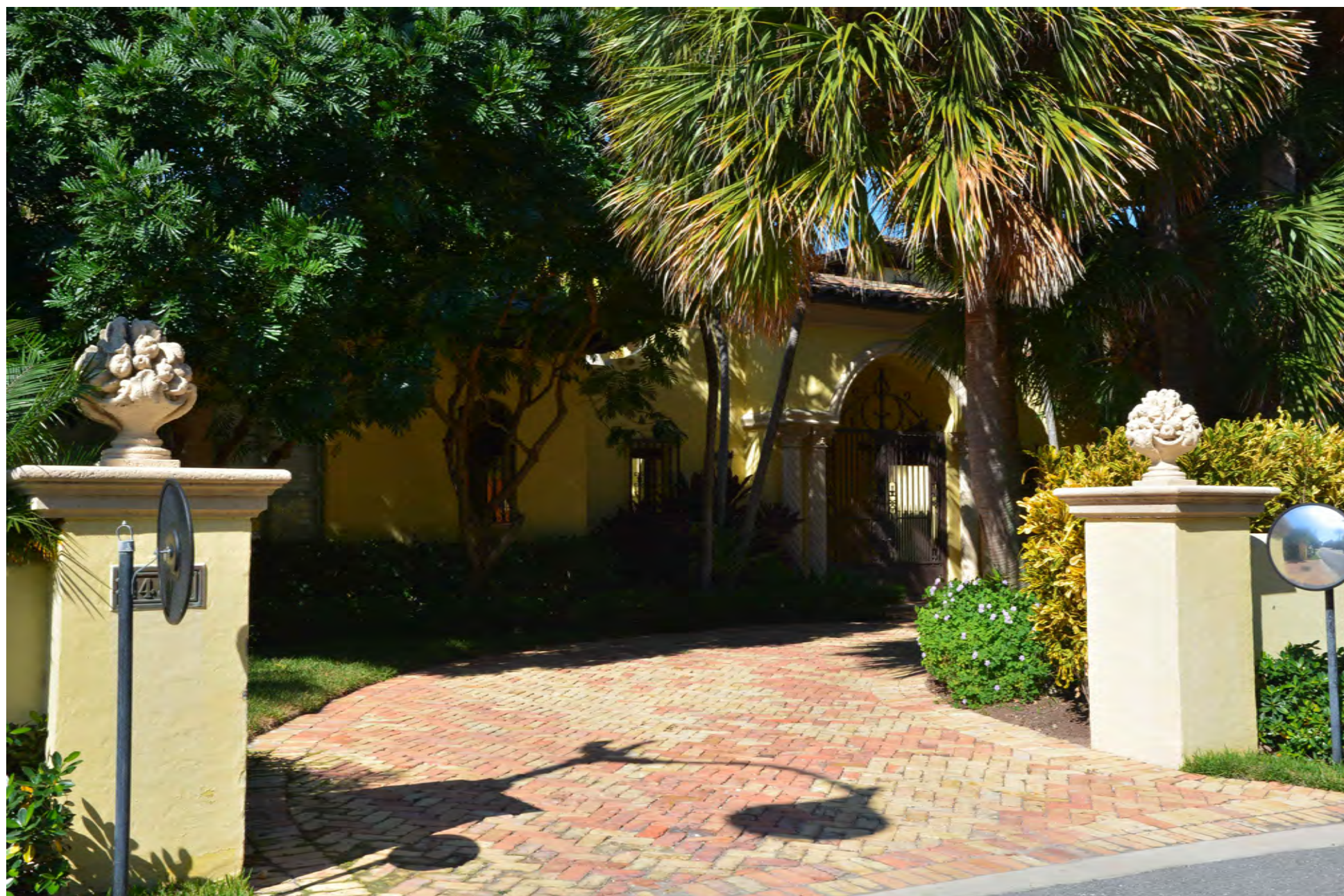
1350 N LAKE WAY



1400 N LAKE WAY



1404 N LAKE WAY



1430 N LAKE WAY



1440 N LAKE WAY



1450 N LAKE WAY

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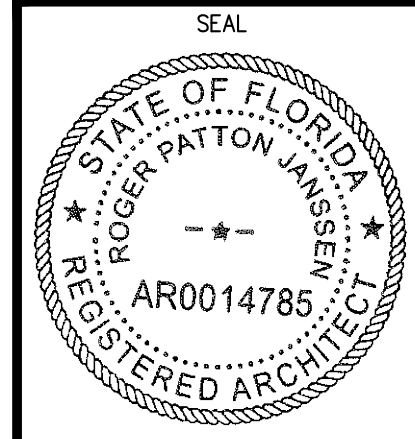
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ROGER P. JANSSEN AR-14785

DRAWING NO.

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JOB NUMBER: 22-111



250 ESPLANADE WAY



246 ESPLANADE WAY



230 ESPLANADE WAY



253 ESPLANADE WAY



236 ESPLANADE WAY



251 ESPLANADE WAY

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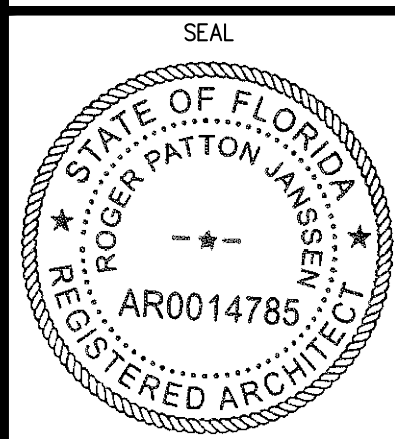
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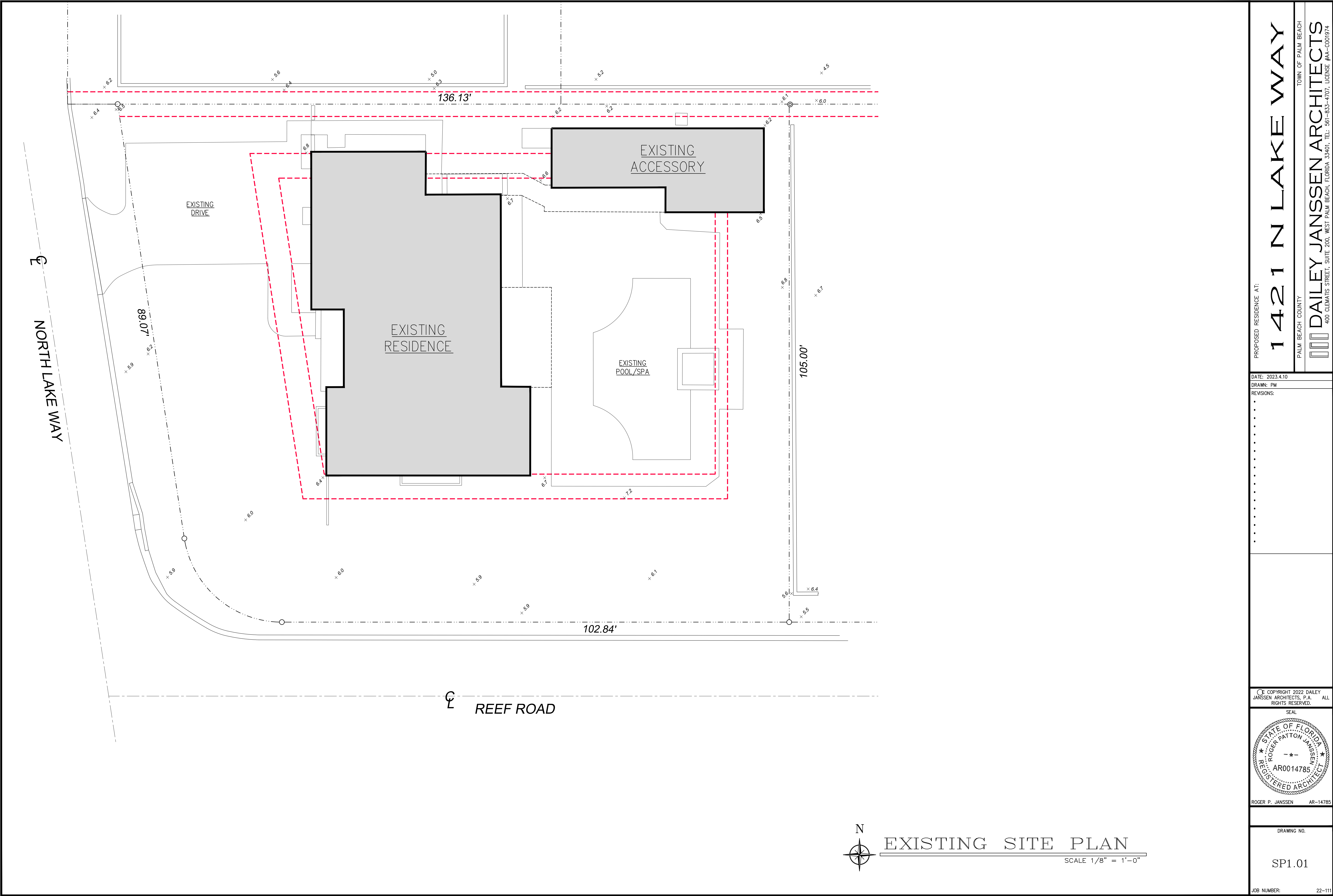


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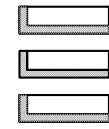


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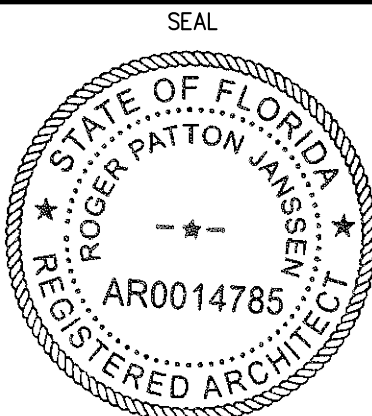
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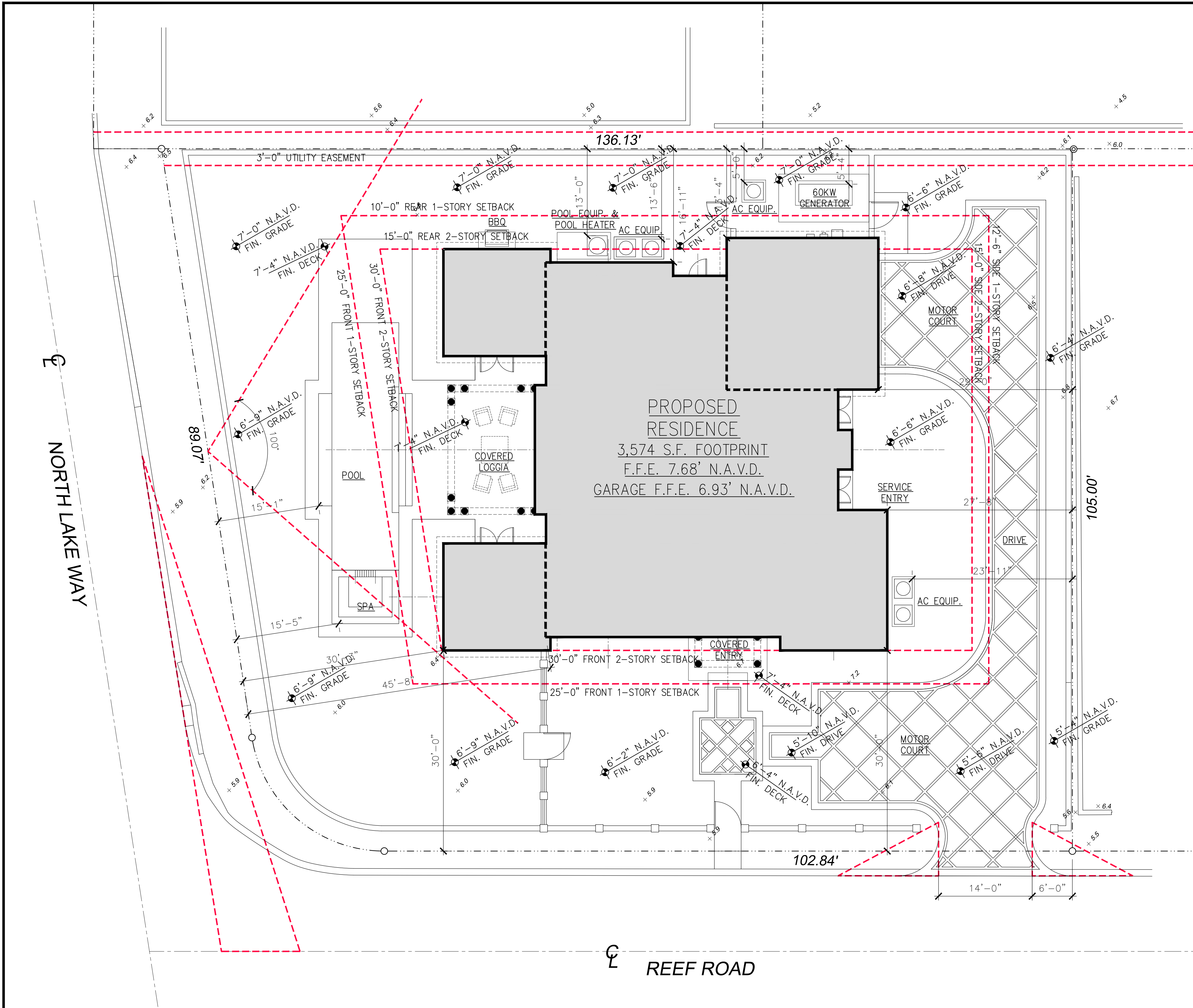
ROGER P. JANSSEN AR-14785

DRAWING NO.

SP1.01

JOB NUMBER:

22-111



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:	1421 North Lake Way		
2	Zoning District:	R-B		
3	Structure Type:	Residence		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	13,387	N/C
6	Lot Depth	100'	105'	N/C
7	Lot Width	100'	136'	N/C
8	Lot Coverage (Sq Ft and %)	4,016 (30%)	N/A	3,631 (27%)
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs., Structure, etc.)	N/A	N/A	5,658
10	Cubic Content Ratio (CCR) (R-B ONLY)	55,857	N/A	55,806
11	*Front Yard Setback (Ft.)	25'	N/A	30'
12	*Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	29'
13	*Side Yard Setback (2nd Story) (Ft.)	15'	N/A	27'-8"
14	*Rear Yard Setback (Ft.)	10'	N/A	13'-4"
15	Angle of Vision (Deg.)	100	N/A	96
16	Building Height (Ft.)	22'	N/A	19'-4"
17	Overall Building Height (Ft.)	30'	N/A	25'-11"
18	Crown of Road (COR) (NAVD)	N/A	6.18' (AVG)	N/C
19	Max. Amount of Fill Added to Site (Ft.)	9"	N/A	9"
20	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	7.68'
21	Zero Datum for point of meas. (NAVD)	7.68'	N/A	7.68'
22	FEMA Flood Zone Designation	N/A	X	N/C
23	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
24	Landscape Open Space (LOS) (Sq Ft and %)			
25	Perimeter LOS (Sq Ft and %)			
26	Front Yard LOS (Sq Ft and %)			
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 20220616

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400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

SEAL

STATE OF FLORIDA

ROGER PATTON JANSSEN

REGISTERED ARCHITECT

AR0014785

ROGER P. JANSSEN AR-14785

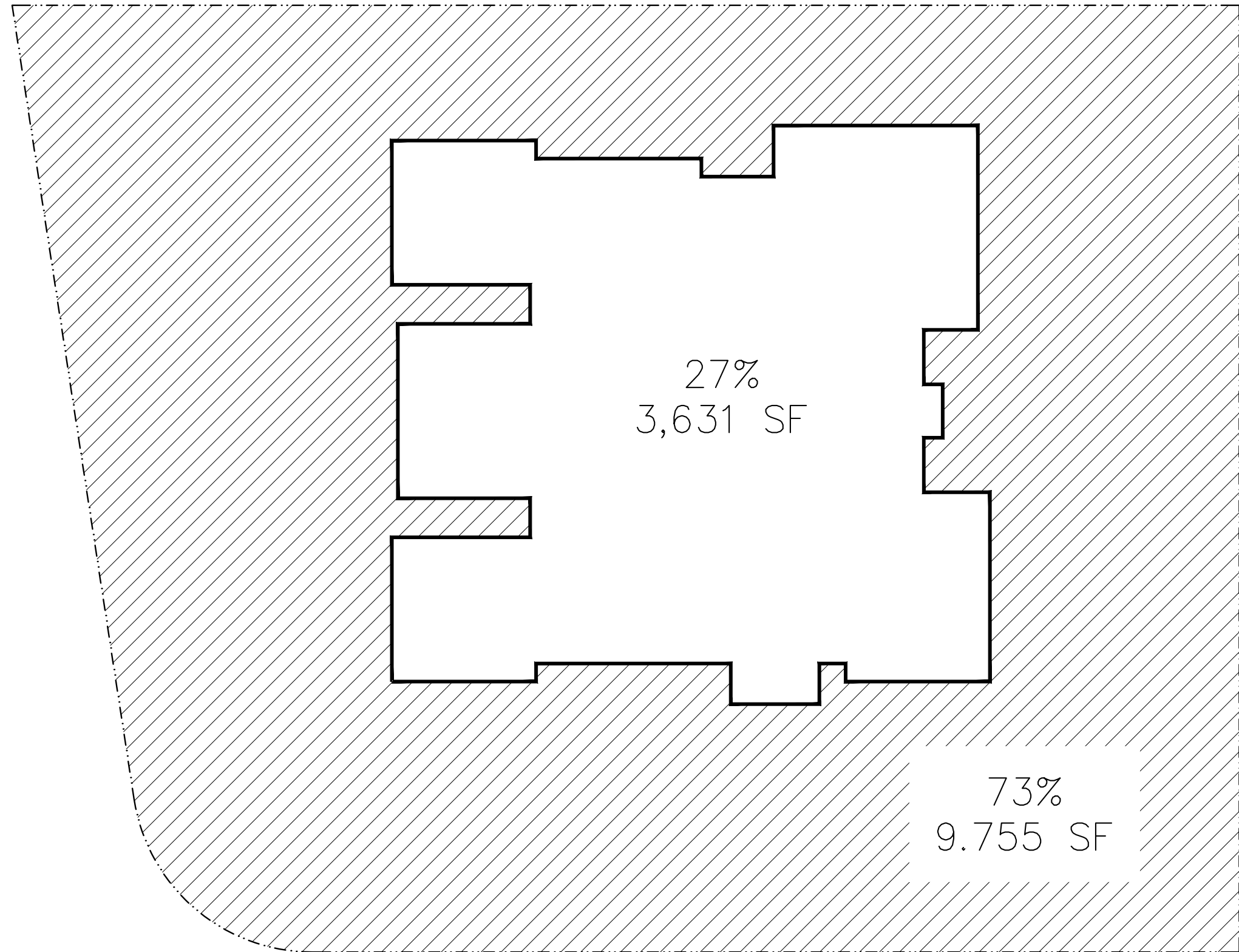
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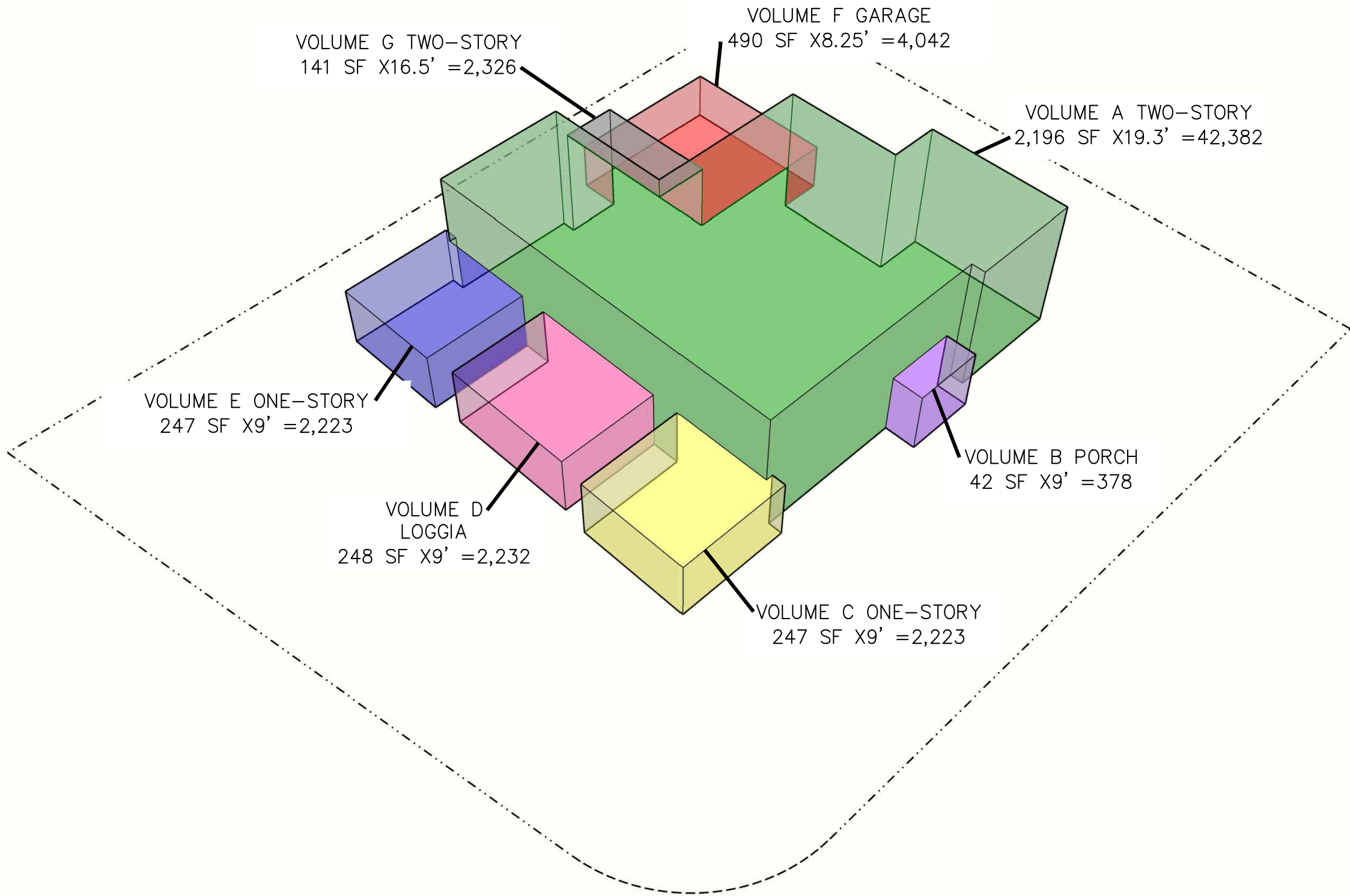
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22-111

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



CUBIC CONTENT TABULATION				
	MASS	AREA	HEIGHT	VOLUME
A	TWO STORY	2,196 SF	19.3'	42,382 CF
B	OPEN PORCH	42 SF	9'	378 CF
C	ONE STORY	247 SF	9'	2,223 CF
D	OPEN LOGGIA	248 SF	9'	2,232 CF
E	ONE STORY	247 SF	9'	2,223 CF
F	GARAGE	490 SF	8.25'	4,042 CF
G	TWO STORY	141 SF	16.5'	2,326 DF
				SUM=55,806 CF -2,659 CF (UNENCLOSED CREDIT) =53,147 CF (53,198 CF ALLOWED)

ZONING DIAGRAMS

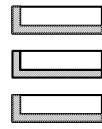
N.T.S.

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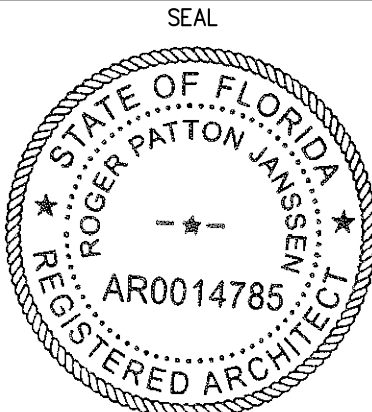
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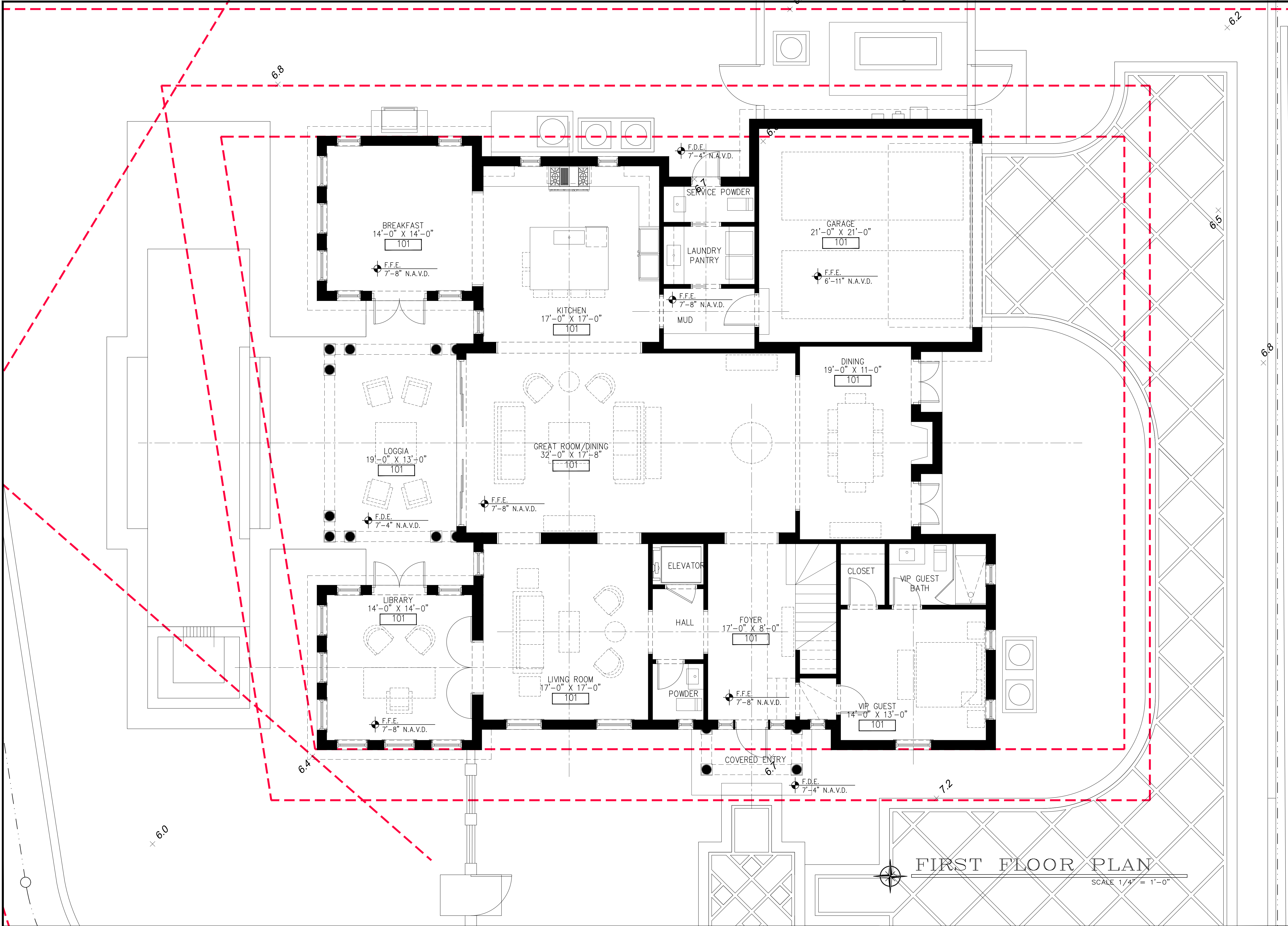
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PALM BEACH COUNTY

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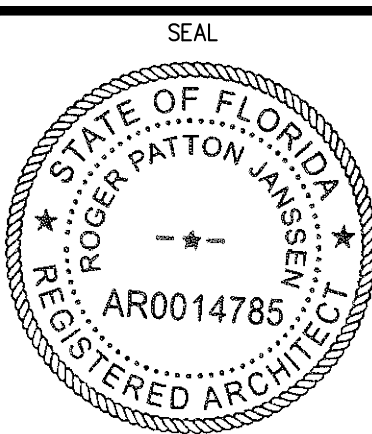
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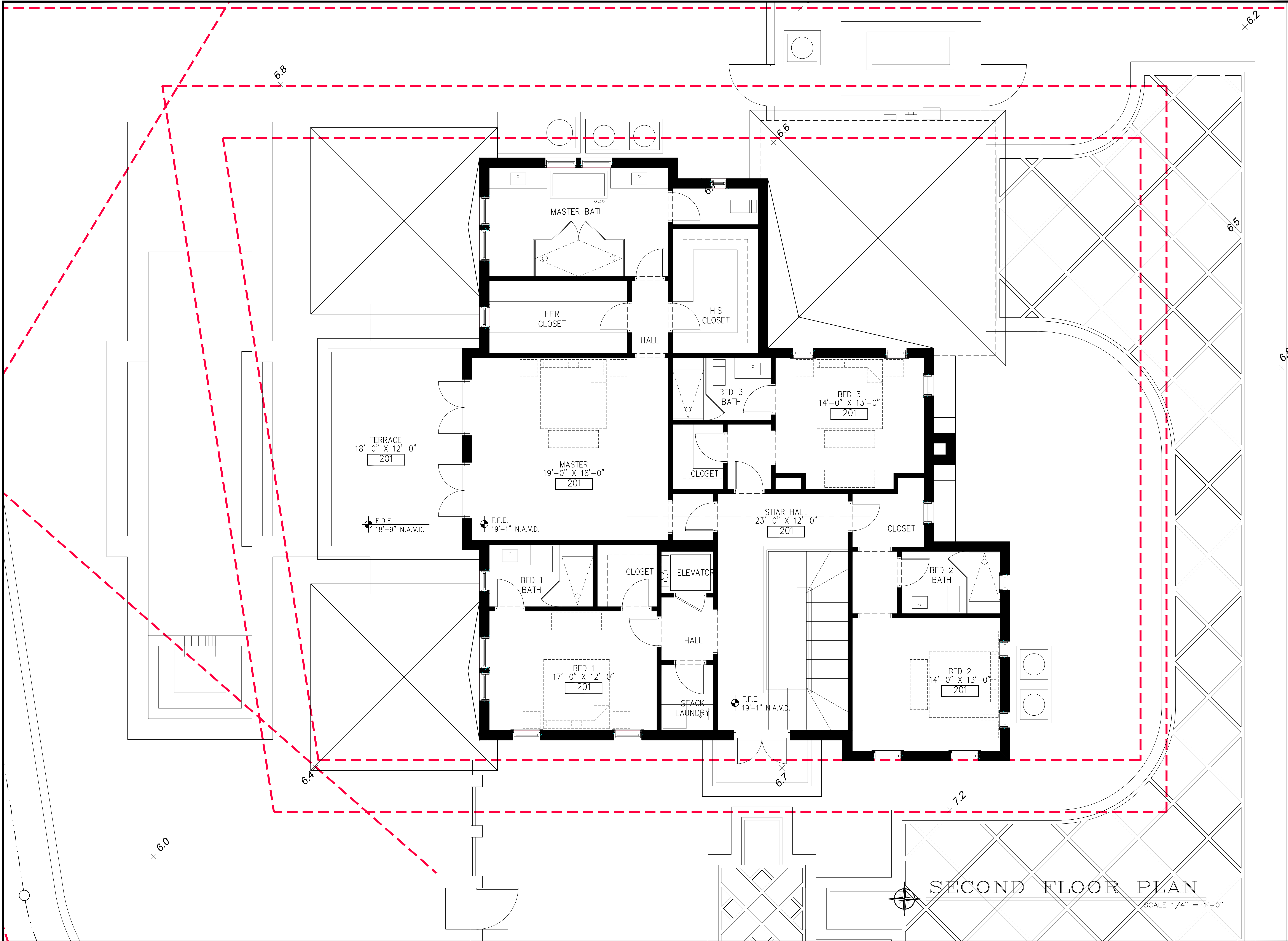


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SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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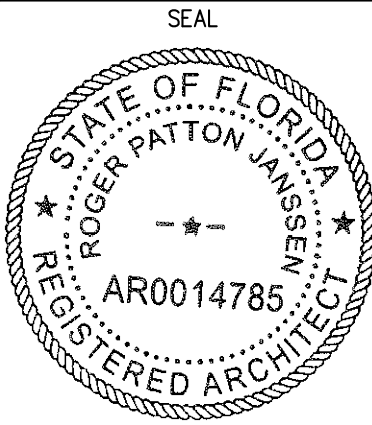
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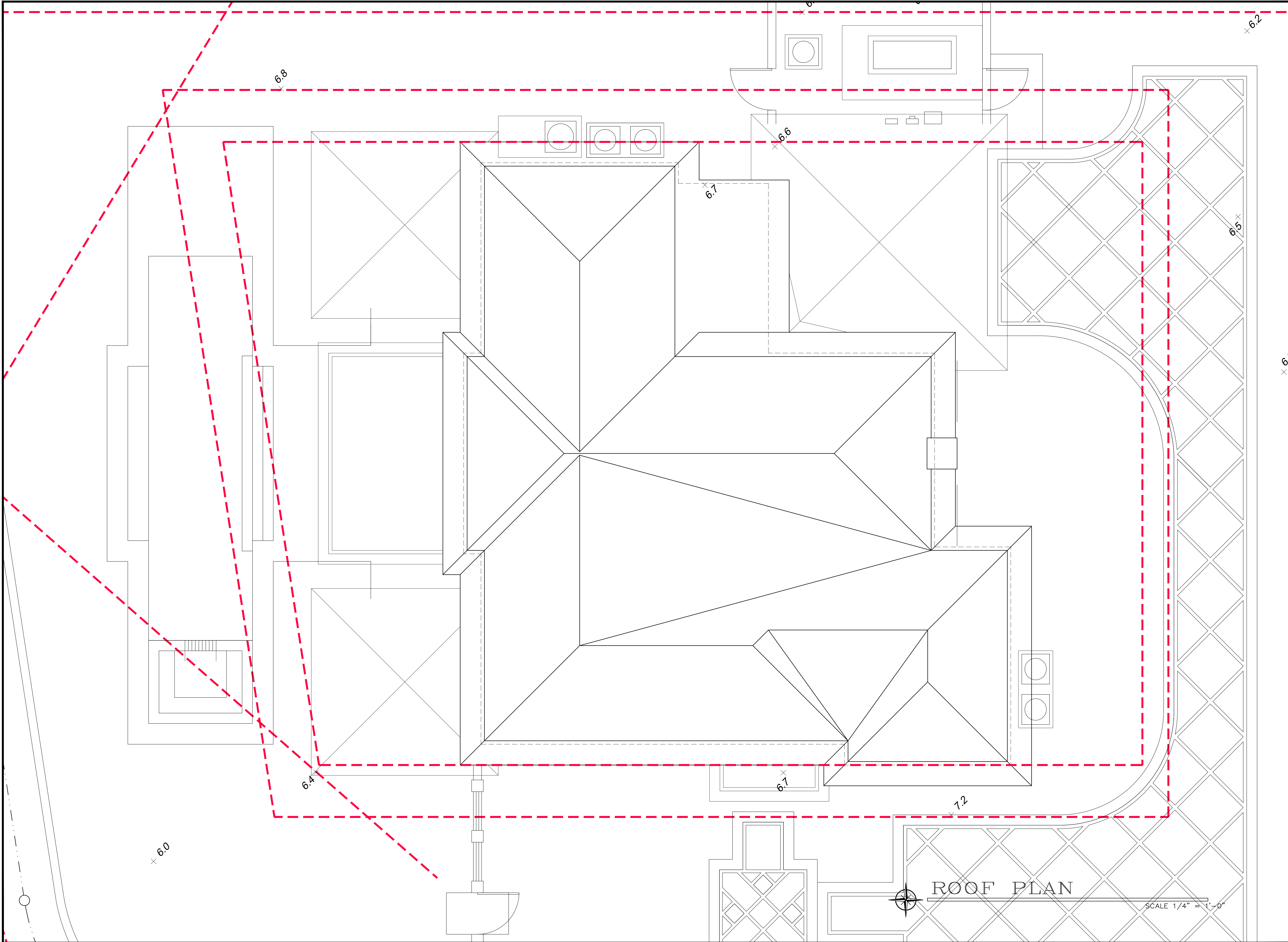
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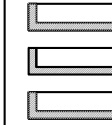


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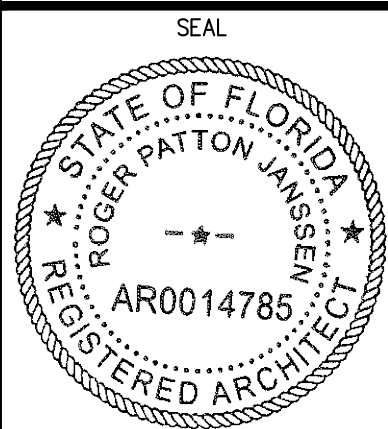
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ROGER P. JANSSEN

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SOUTH ELEVATION
SCALE 1/4" = 1'-0"

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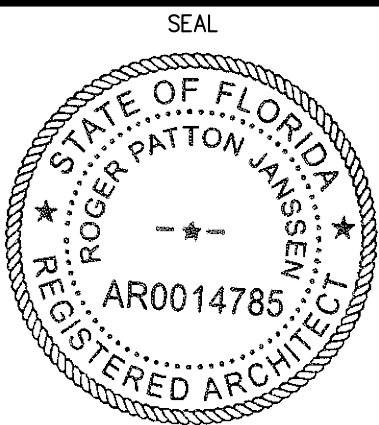
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WEST ELEVATION
SCALE 1/4" = 1'-0"

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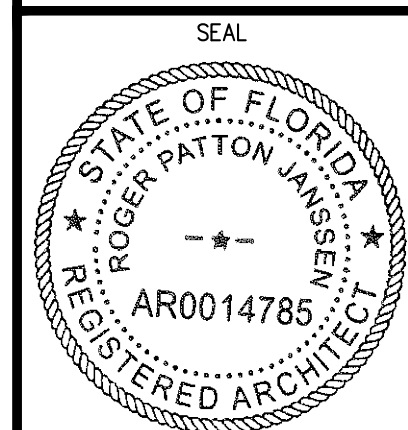
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NORTH ELEVATION

SCALE 3/16" = 1'-0"

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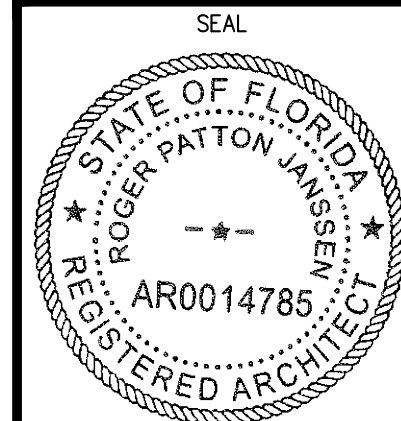
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EAST ELEVATION

SCALE 1/4" = 1'-0"

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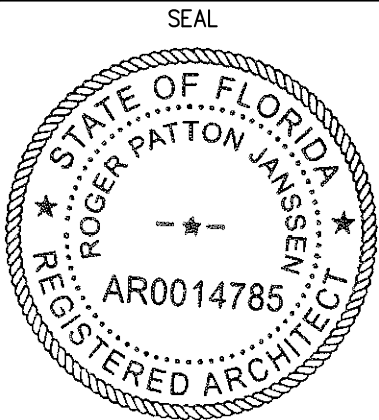
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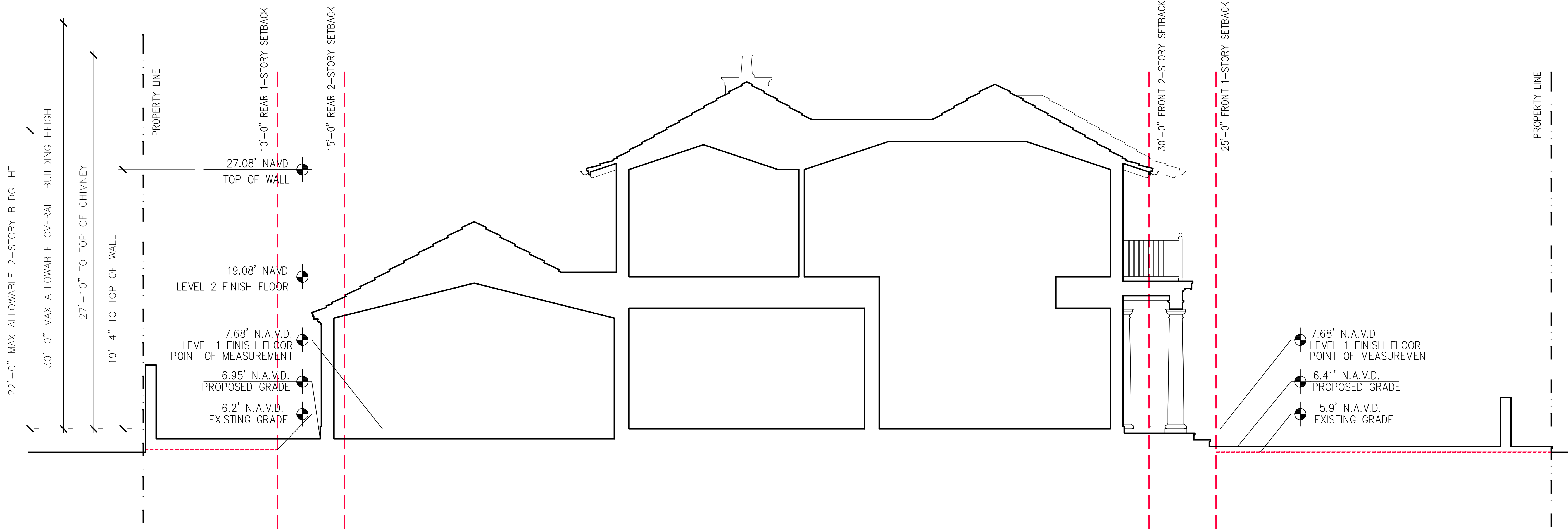


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NORTH SOUTH SECTION LOOKING EAST

SCALE 1/4" = 1'-0"

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PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974

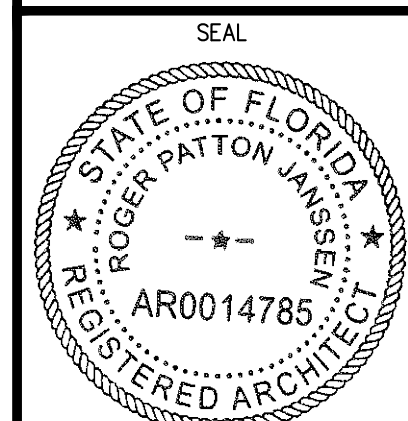
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.04

JOB NUMBER:

22-111



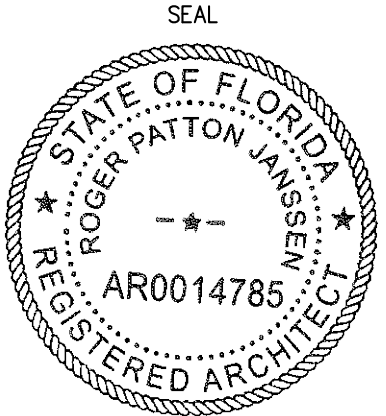
EAST WEST SECTION LOOKING NORTH
SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

DATE: 2023.4.10
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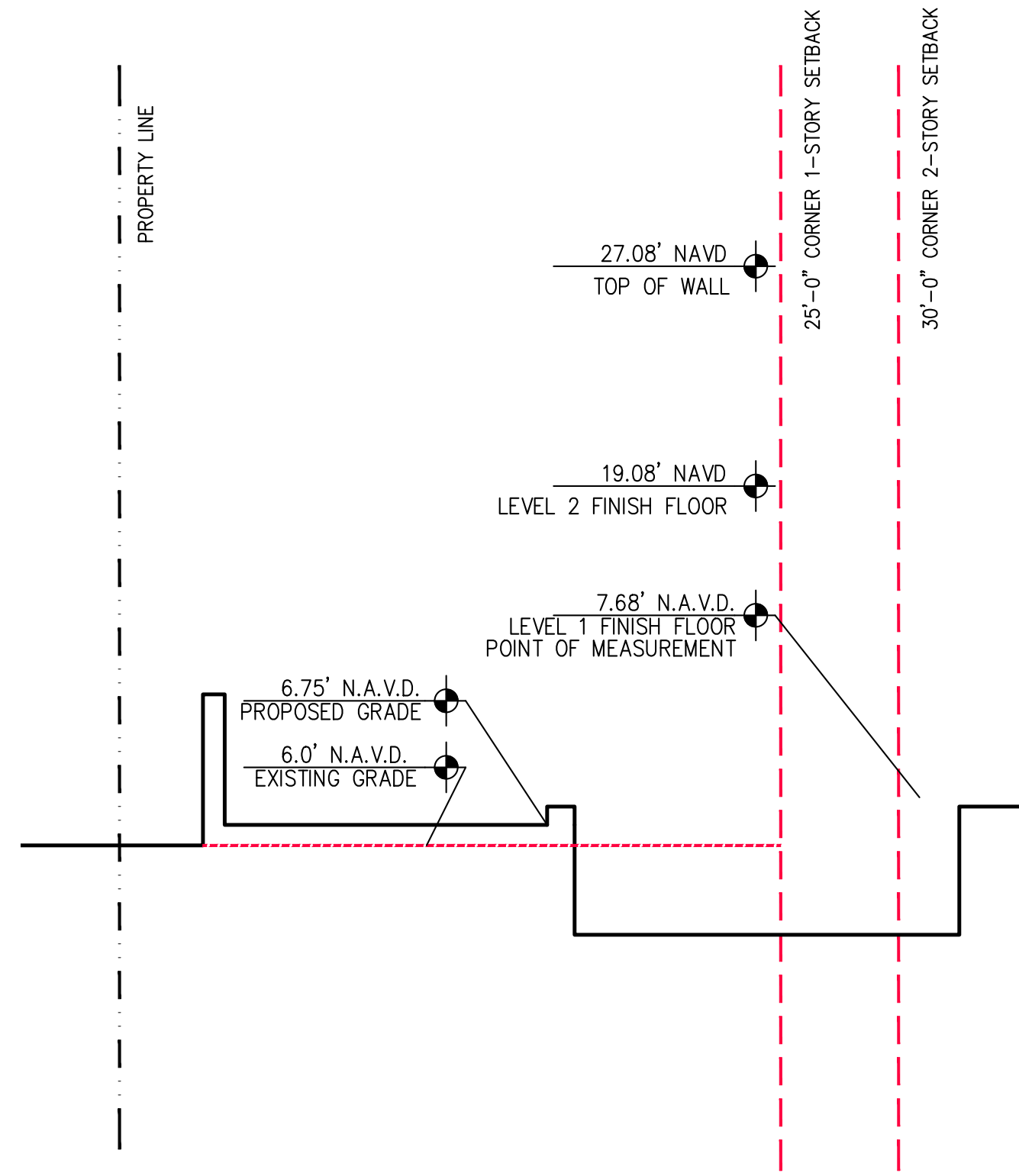
ROGER P. JANSSEN AR-14785

DRAWING NO.

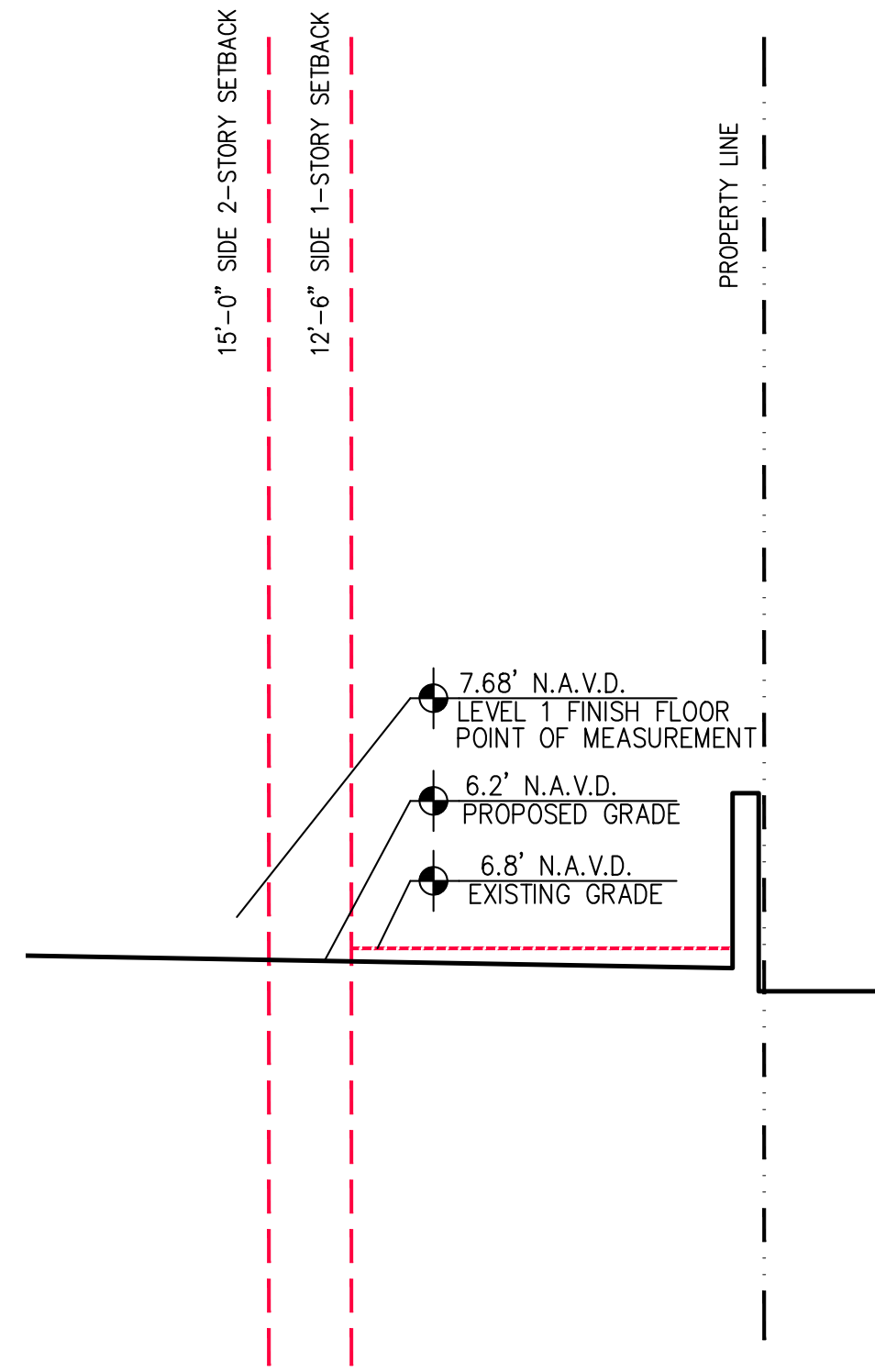
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JOB NUMBER: 22-111

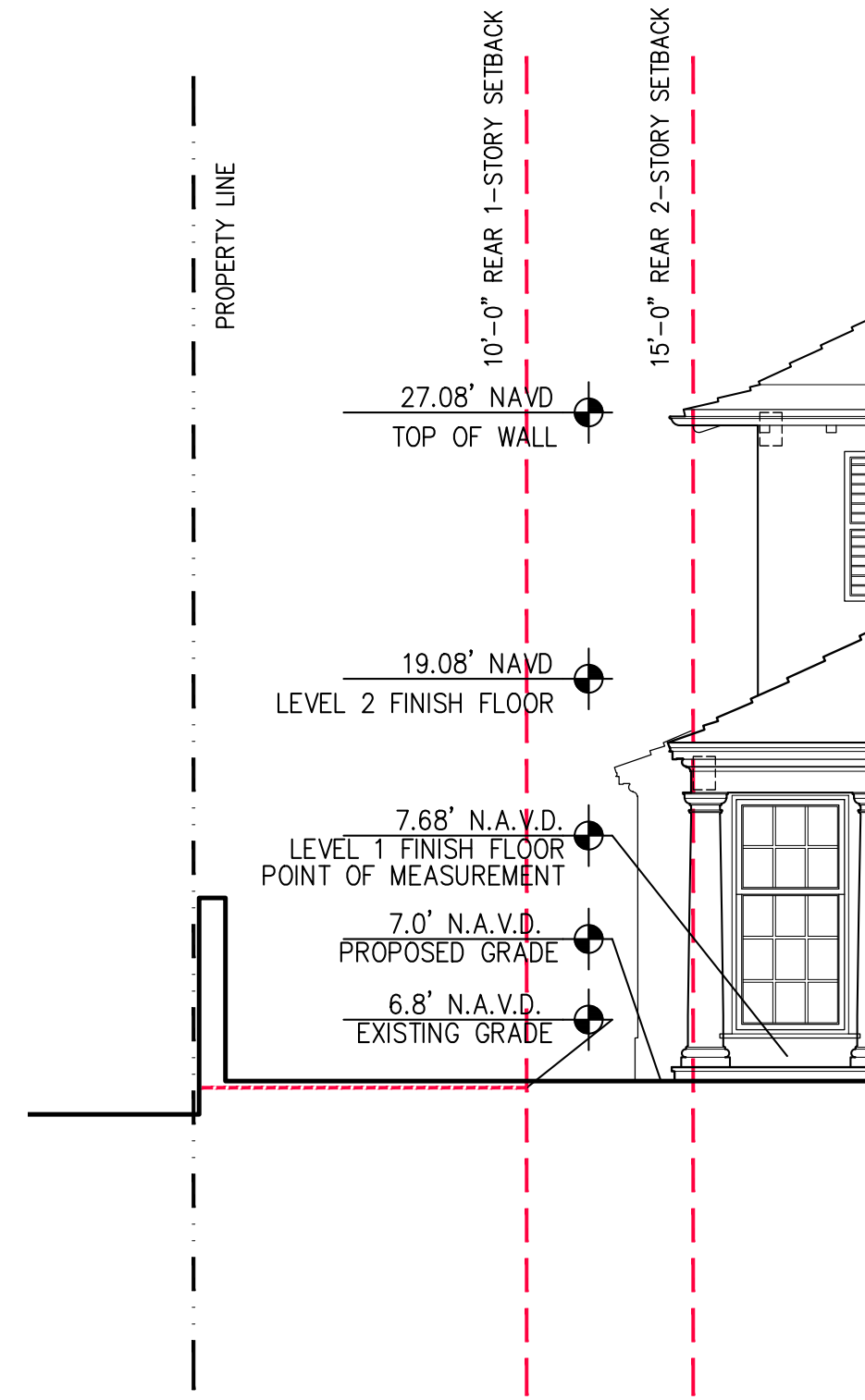
1421 N LAKE WAY
PALM BEACH COUNTY
DAILEY JANSSEN ARCHITECTS
TOWN OF PALM BEACH
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974



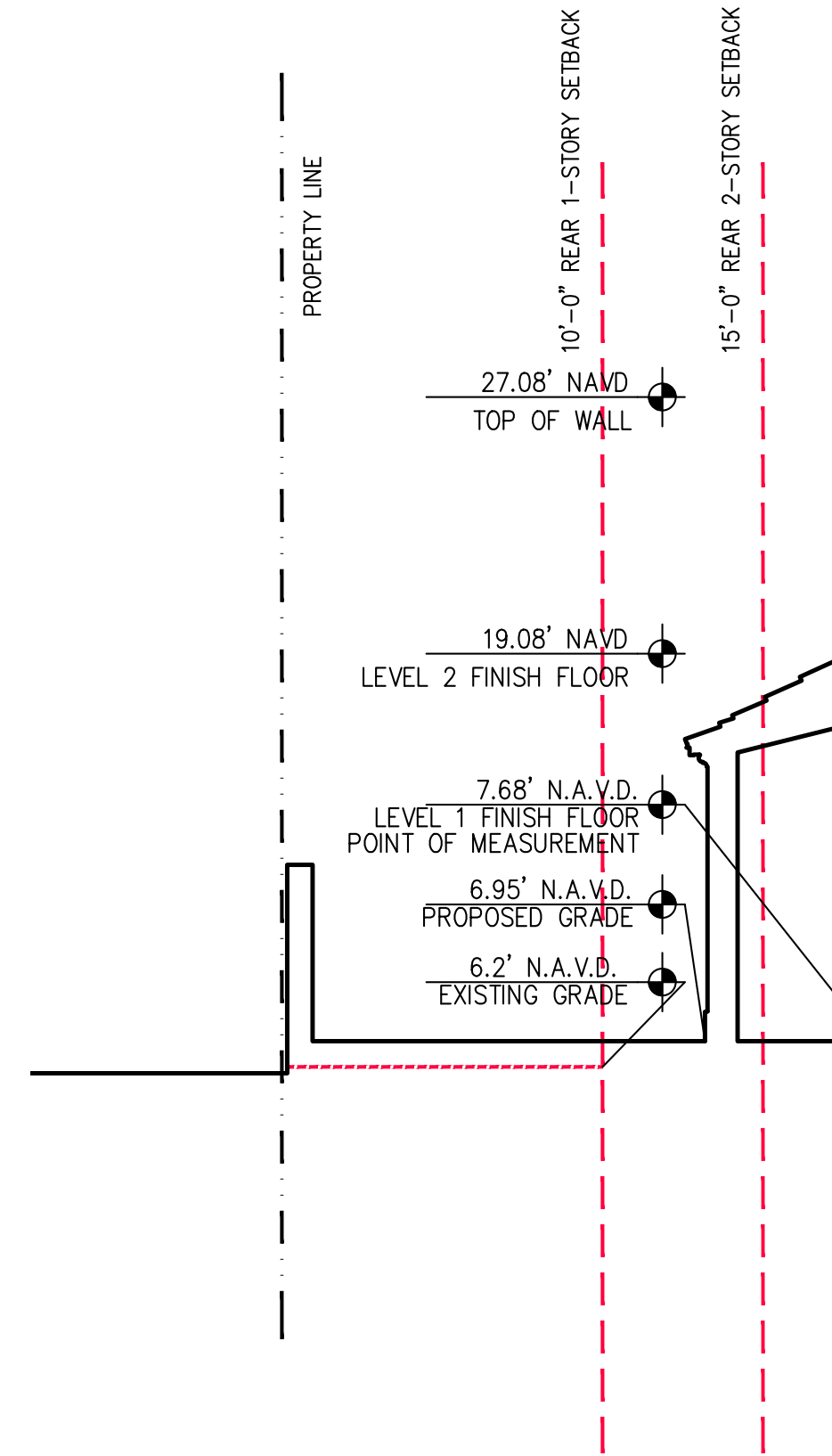
YARD SECTION 1
SCALE 3/16" = 1'-0"



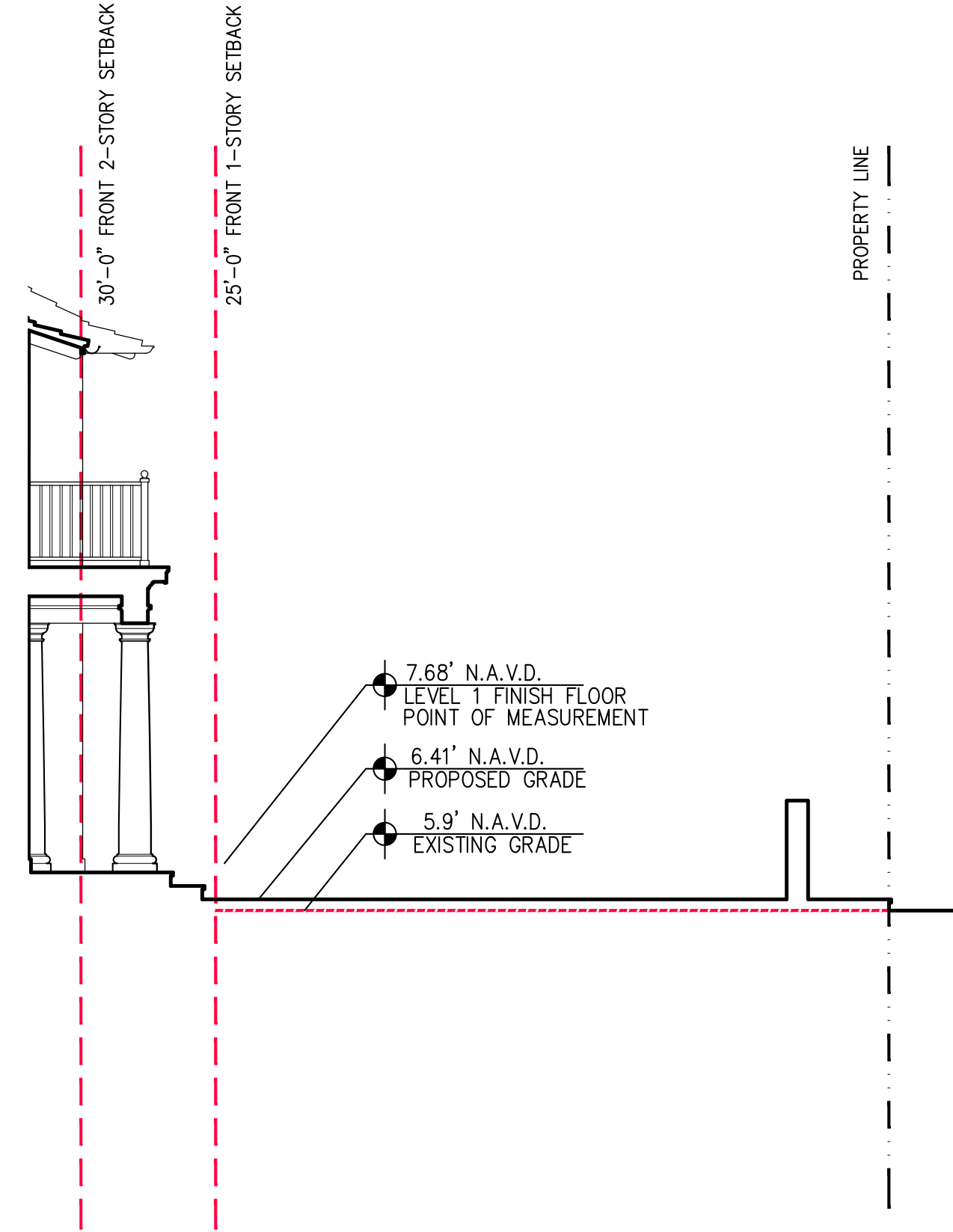
YARD SECTION 2
SCALE 3/16" = 1'-0"



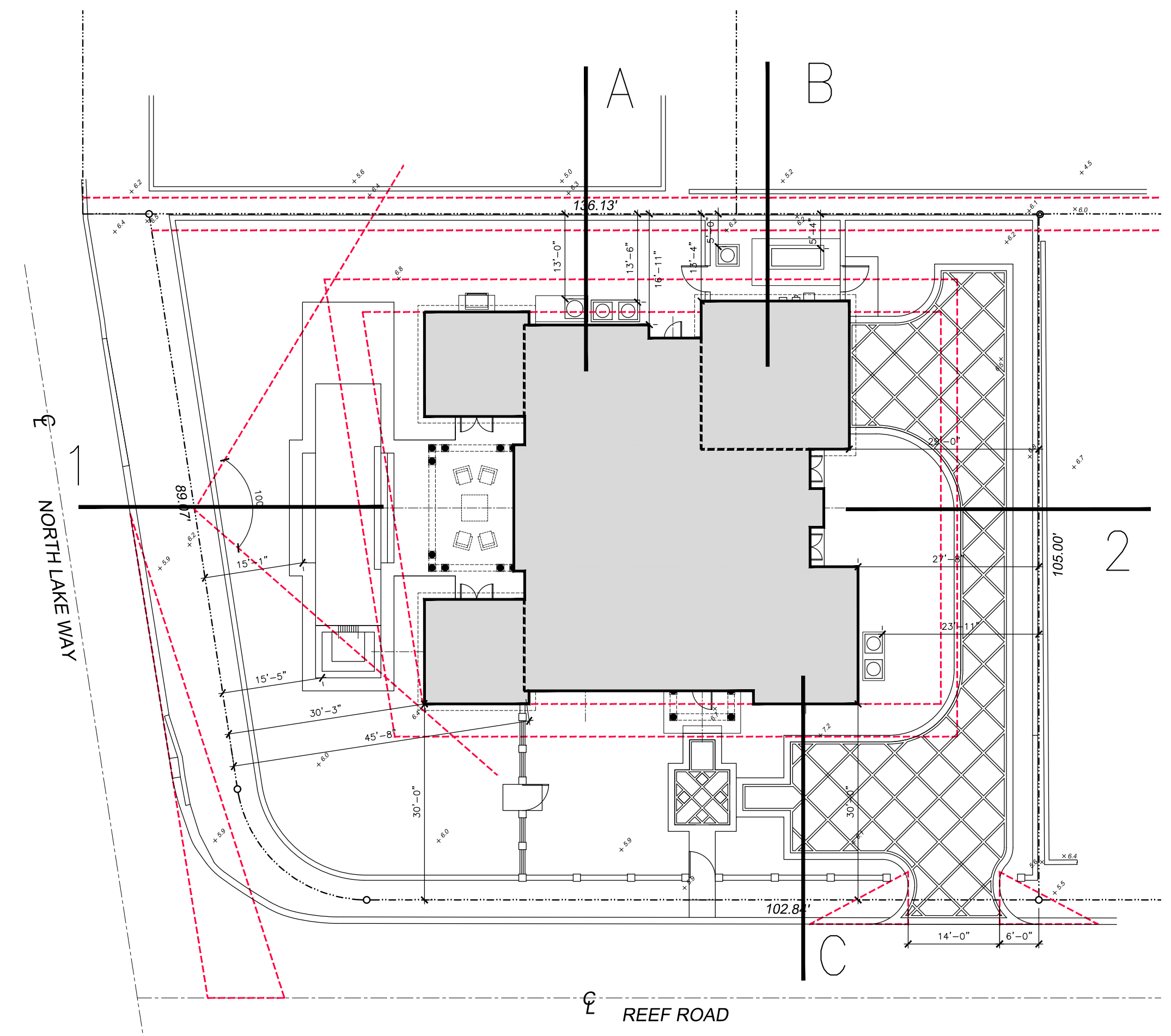
YARD SECTION A
SCALE 3/16" = 1'-0"



YARD SECTION B
SCALE 3/16" = 1'-0"



YARD SECTION C
SCALE 3/16" = 1'-0"



PROPOSED RESIDENCE AT:

1421 N LAKE WAY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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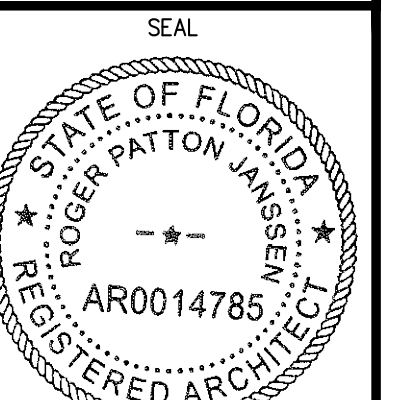
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.06

JOB NUMBER: 22-111

OC-117

Buxton Blue

HC-149

HC-149

Simply White

OC-117

OC-117

A close-up photograph of a roof surface covered in light-colored, rectangular tiles. The tiles are arranged in a staggered pattern, with each tile overlapping the one below it and the one to its left. The tiles have a slightly textured appearance and are a uniform light beige or off-white color. The lighting is even, highlighting the edges and surfaces of the tiles.

100

(

1421 N LAKE WAY

LEVEL

DAILEY JANSSEN ARCHITECTS
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100

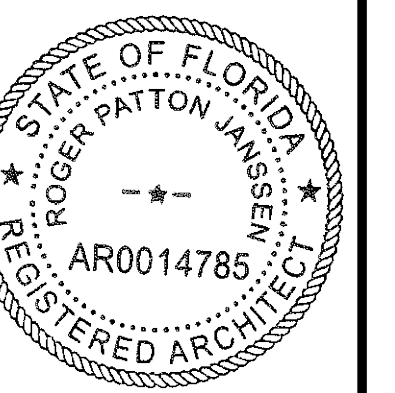
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L



GER P. JANSSEN

-14785

WING NO.

2.07

NUMBER:

-111



SOUTH ELEVATION

PROPOSED RESIDENCE AT:

1 421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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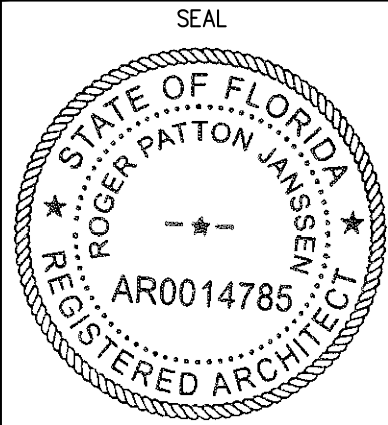
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.08

JOB NUMBER: 22-111



WEST ELEVATION

PROPOSED RESIDENCE AT:

1 421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH

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400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

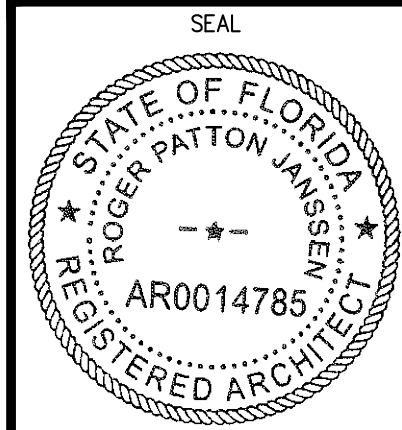
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.09

JOB NUMBER: 22-111



NORTH ELEVATION

PROPOSED RESIDENCE AT:

1 421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH

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400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

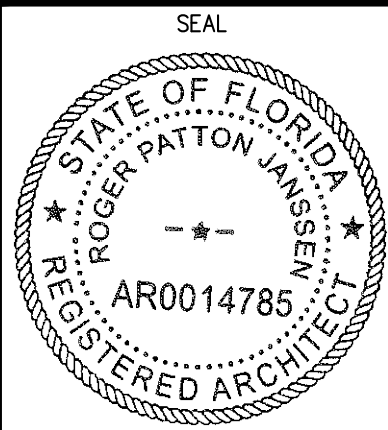
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.10

JOB NUMBER: 22-111



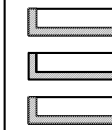
EAST ELEVATION

PROPOSED RESIDENCE AT:

1 421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH



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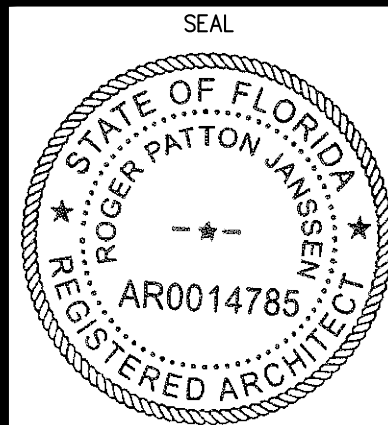
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.11

JOB NUMBER: 22-111



REEF ROAD PERSPECTIVE

PROPOSED RESIDENCE AT:

1421 N LAKE WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

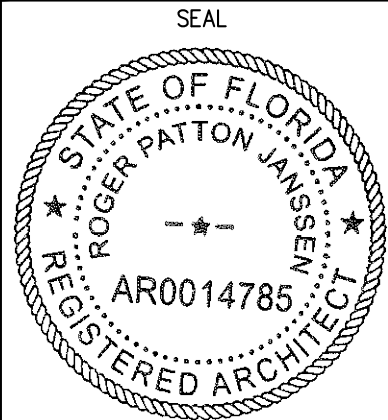
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.12

JOB NUMBER: 22-111



REEF ROAD PERSPECTIVE

PROPOSED RESIDENCE AT:

1421 N LAKE WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

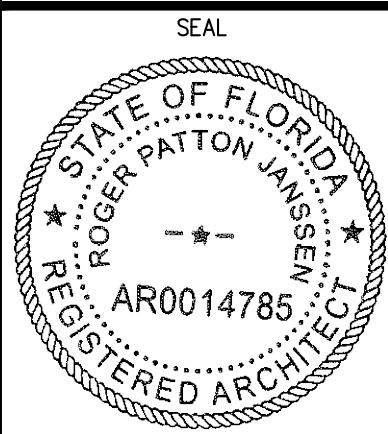
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.13

JOB NUMBER: 22-111



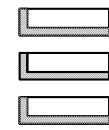
NORTH LAKE WAY PERSPECTIVE

PROPOSED RESIDENCE AT:

1 421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH



DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-0001974

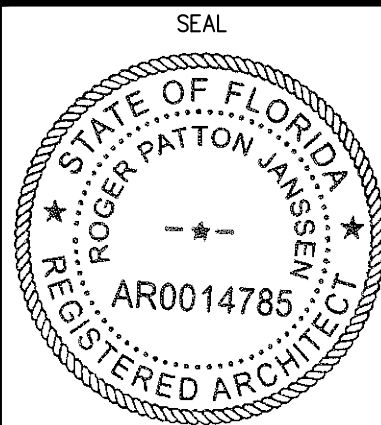
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.14

JOB NUMBER: 22-111



NORTH LAKE WAY PERSPECTIVE

PROPOSED RESIDENCE AT:

1421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH

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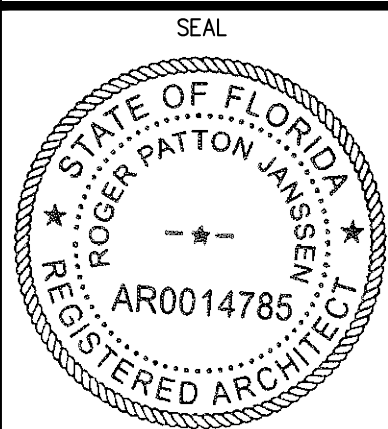
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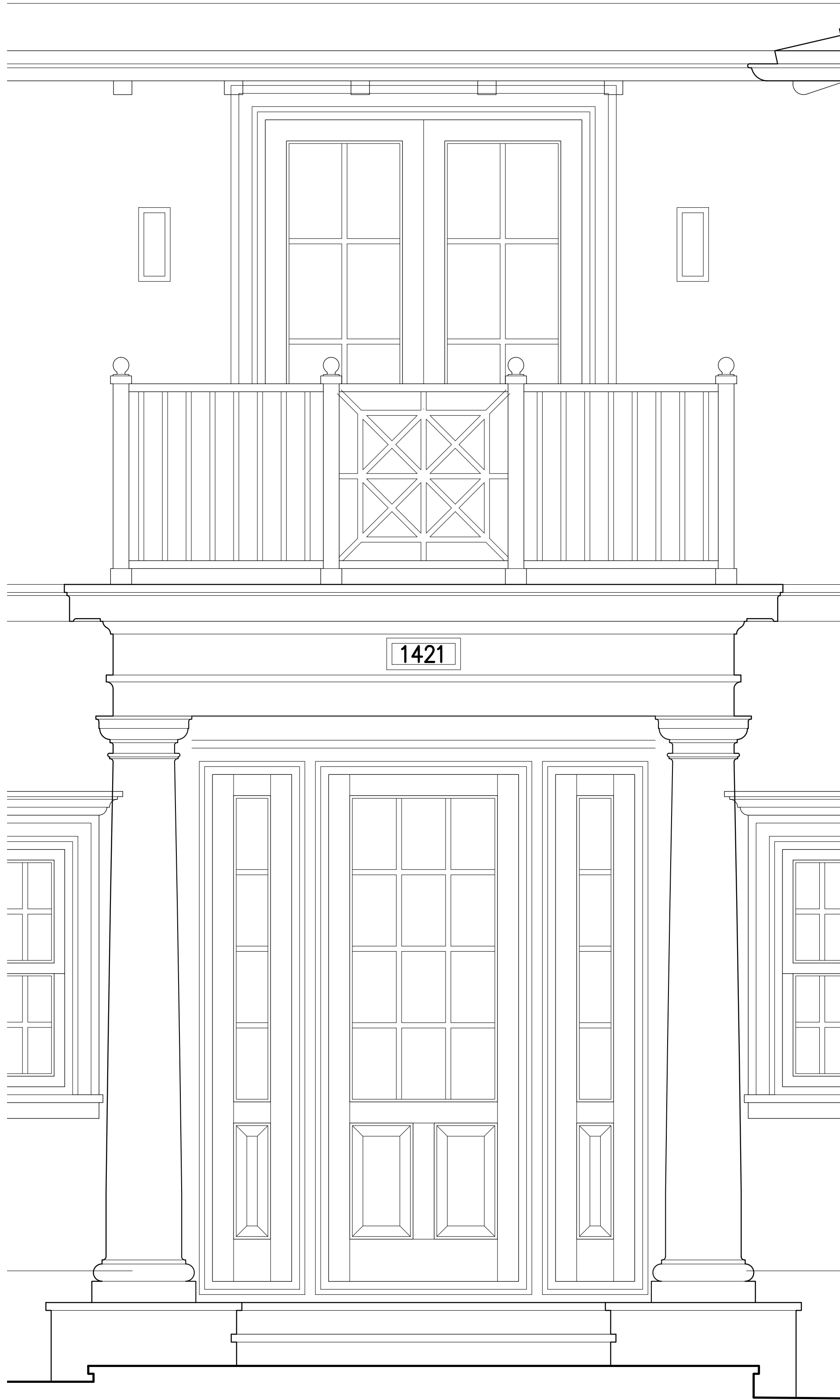


ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.15

JOB NUMBER: 22-111



ENTRY PORTICO DETAIL



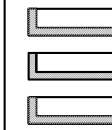
LOGGIA DETAIL

PROPOSED RESIDENCE AT:

1 421 N LAKE WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH



DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-CO01974

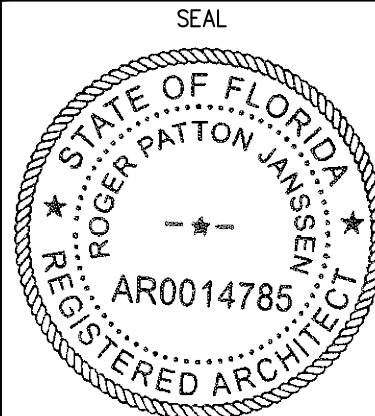
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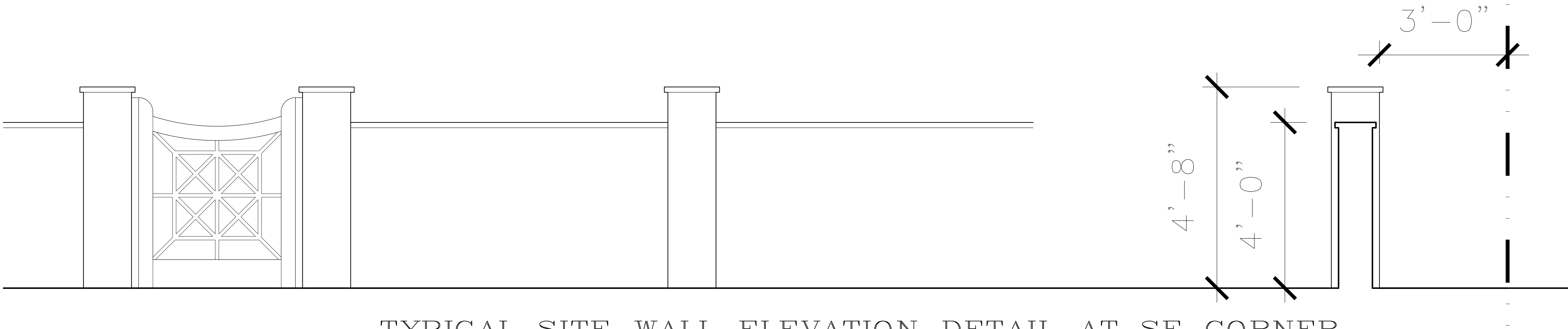


ROGER P. JANSSEN AR-14785

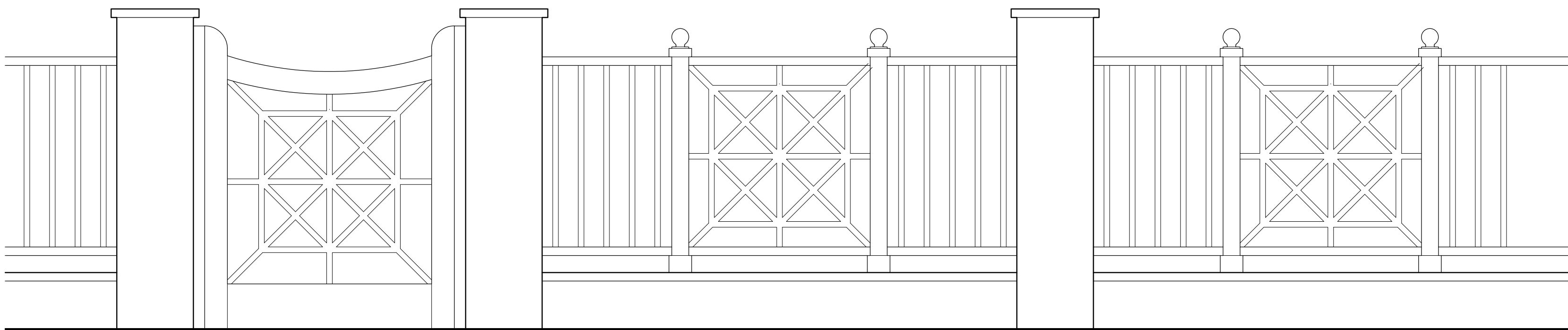
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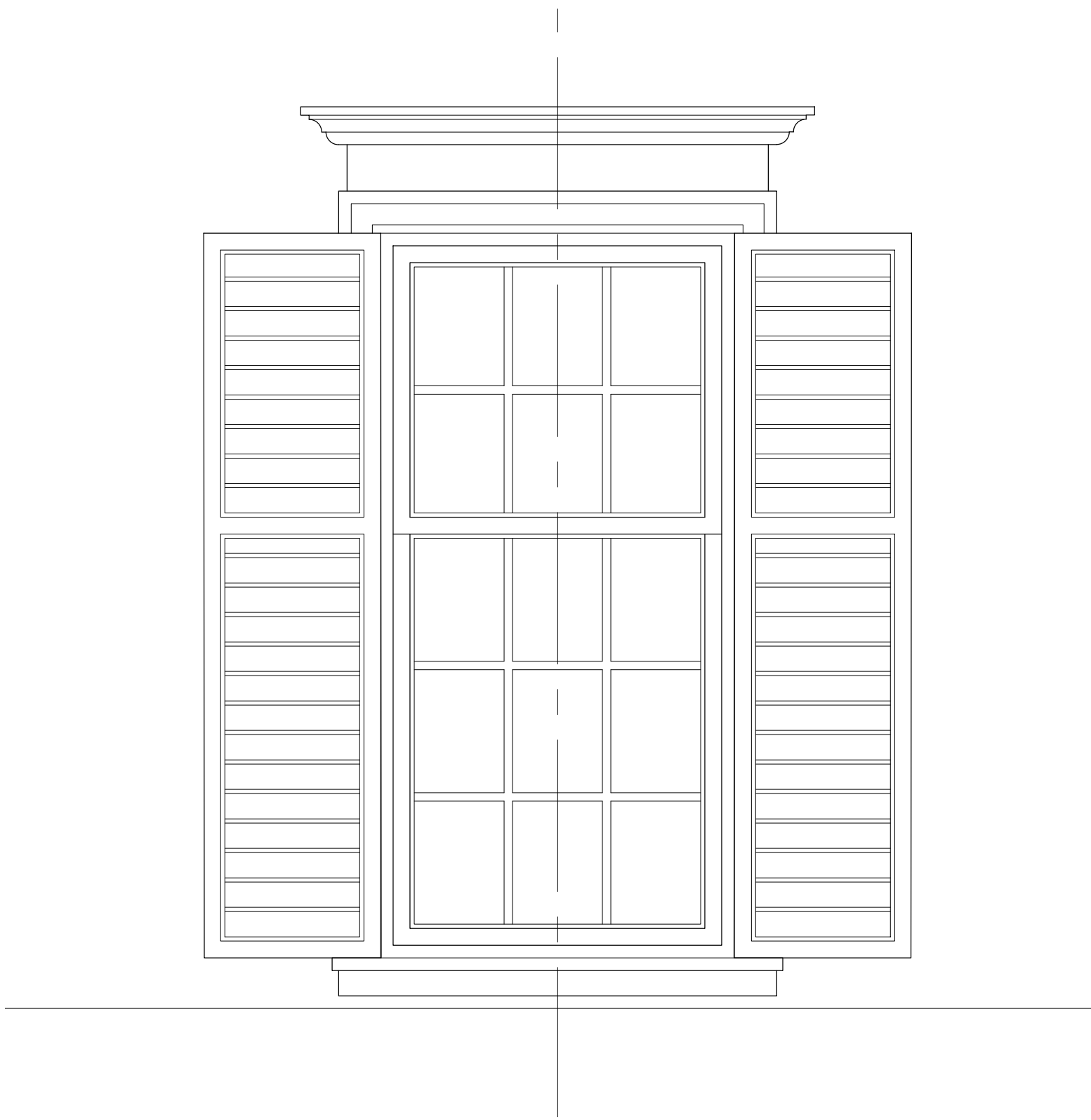
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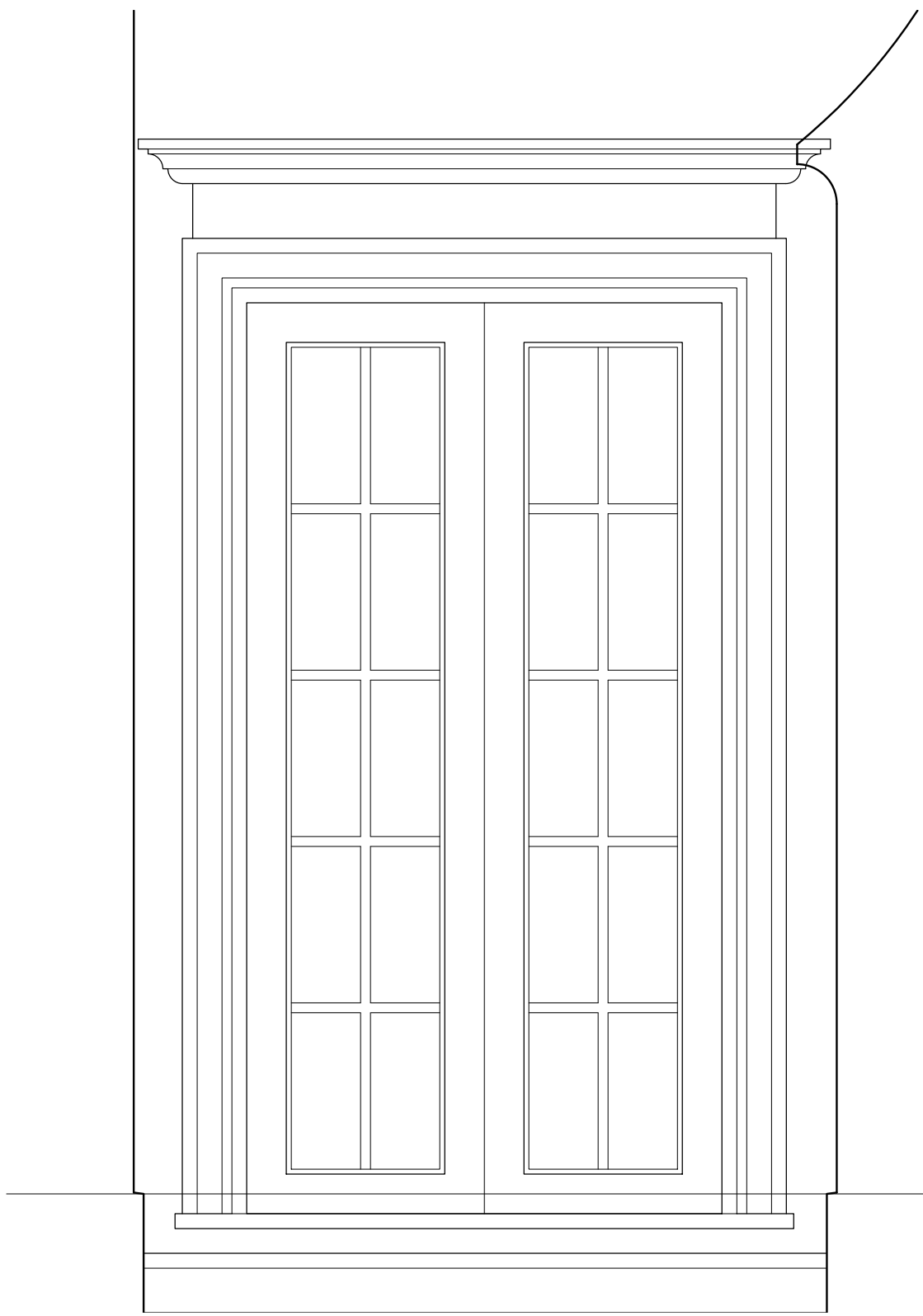
TYPICAL SITE WALL ELEVATION DETAIL AT SE CORNER



TYPICAL SITE WALL ELEVATION DETAIL AT INTERIOR GARDEN



TYPICAL WINDOW DETAIL



TYPICAL DOOR DETAIL



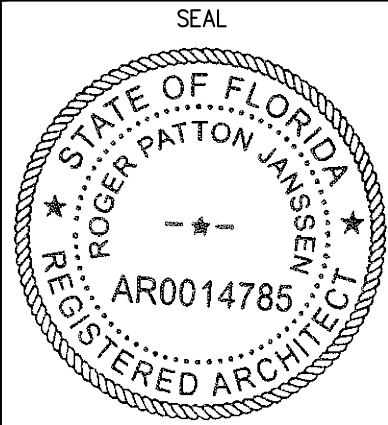
GARAGE DOOR DETAIL

PROPOSED RESIDENCE AT:

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A2.17

JOB NUMBER: 22-111

1 421 N LAKE WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY

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