

PROPOSED NEW RESIDENCE AT:

217 BAHAMA LN

RECEIVED
By yfigueroa at 1:17 pm, Jul 11, 2023

TOWN OF PALM BEACH
FINAL SUBMITTAL: 07.11.2023
ARC-23-092 - ARCOM MEETING: 08.23.2023
ZON-23-070 - TOWN COUNCIL MEETING: 09.13.2023
PALM BEACH COUNTY, FLORIDA

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SUBJECT PROPERTY

LOCATION MAP
PALM BEACH, FL
N.T.S.

CONSULTANTS AND ENGINEERS:							
GENERAL CONTRACTOR:	GEOTECHNICAL ENGINEER:	STRUCTURAL ENGINEER:	MEP ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:	JOB NUMBER: ISSUED FOR PRE-APP REVIEW: ISSUED FOR FIRST SUBMITTAL: ISSUED FOR SECOND SUBMITTAL: ISSUED FOR FINAL SUBMITTAL ARCOM APPROVAL
				STORMWATERJ ENGINEERING, INC. 1055 INDIAN ROAD, SUITE 202 WEST PALM BEACH, FL, 33409 561-242-0028	NIEVERA WILLIAMS DESIGN 625 N. FLAGLER DR, STE 502 WEST PALM BEACH, FL 33401 561-654-2820	COMPASS SURVEYING 6250 N MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FL 33407 561-640-4800	23-122 04.23.23 06.08.23 06.26.23

PROPOSED RESIDENCE AT:
217 BAHAMA LANE
PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C001914

DATE: 2023.08.06
DRAWN: JB
REVISIONS:
• 02.08.23 DD SET
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SEAL
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-092
TC # ZON-23-070
DRAWING NO.
A0.00
JOB NUMBER: 23-122



1 - 225 BAHAMA LN



2 - 217 BAHAMA LN - SUBJECT
PROPERTY



3 - 207 BAHAMA LN



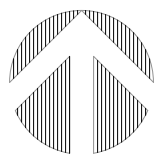
4 - 224 BAHAMA LN



5 - 216 BAHAMA LN



6 - 208 BAHAMA LN



NEIGHBORING PHOTOS & KEY

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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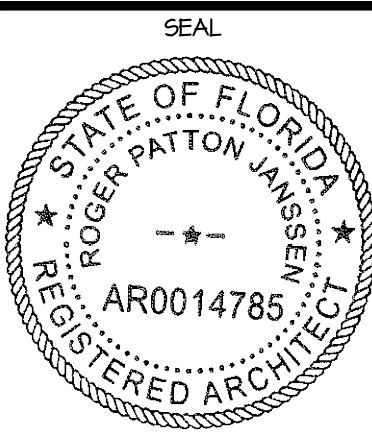
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092

TC # ZON-23-070

DRAWING NO.

JOB NUMBER:

23-122



1 - 241 BAHAMA LN



2 - 233 BAHAMA LN



3 - 201 BAHAMA LN



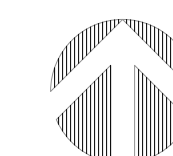
4 - 240 BAHAMA LN



5 - 232 BAHAMA LN



6 - 200 BAHAMA LN



NEIGHBORING PHOTOS & KEY

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217 BAHAMA LANE

TOWN OF PALM BEACH

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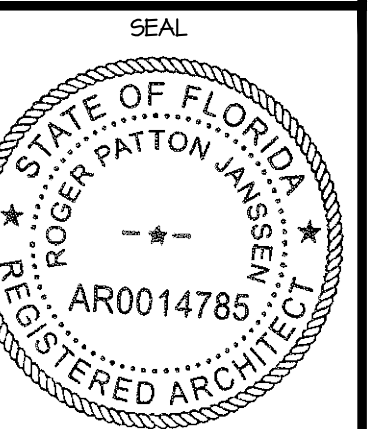
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092
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DRAWING NO.

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1 - 760 N OCEAN BLVD



2 - N OCEAN BLVD



3 - 901 N OCEAN BLVD



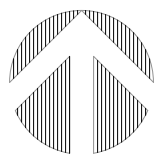
4 - 905 N OCEAN BLVD



5 - 911 N OCEAN BLVD



6 - 204 JAMAICA LN



NEIGHBORING PHOTOS & KEY

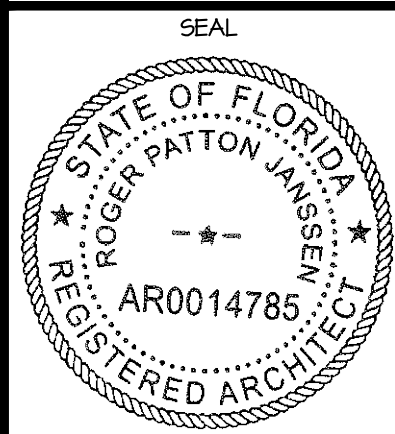
PROPOSED RESIDENCE AT:

DATE: 2023.09.06
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REVISIONS:

217 BAHAMA LANE
PALM BEACH
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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ROGER P. JANSSEN AR-14785
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TC # ZON-23-070

DRAWING NO.

JOB NUMBER: 23-122



1 - 210 JAMAICA LN



2 - 214 JAMAICA LN



3 - 216 JAMAICA LN



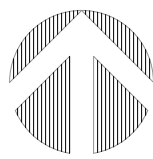
4 - 218 JAMAICA LN



5 - 244 JAMAICA LN



6 - 252 JAMAICA LN



NEIGHBORING PHOTOS & KEY

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217 BAHAMA LANE
PALM BEACH
TOWN OF PALM BEACH

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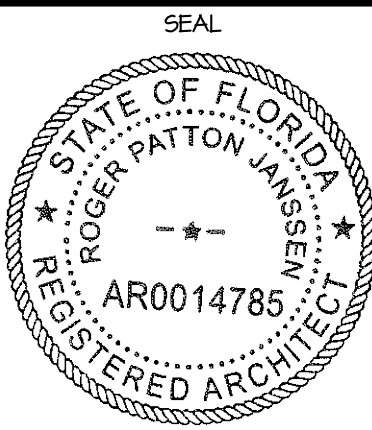
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1 - 253 JAMAICA LN



2 - 245 JAMAICA LN



3 - 237 JAMAICA LN



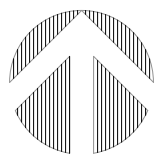
4 - 225 JAMAICA LN



5 - 221 JAMAICA LN



6 - 215 JAMAICA LN



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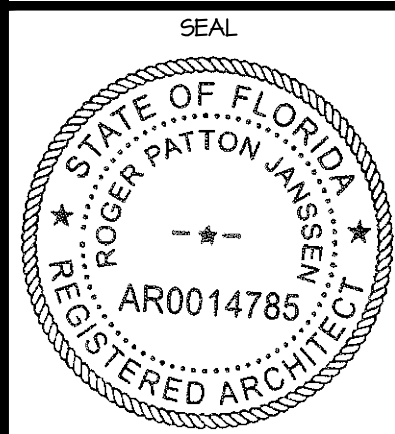
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ARCOM # ARC-23-092
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DRAWING NO.

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1 - 205 JAMAICA LN



2 - 200 TRADEWIND DR



3 - 216 TRADEWIND DR



4 - 226 TRADEWIND DR



5 - 232 TRADEWIND DR

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217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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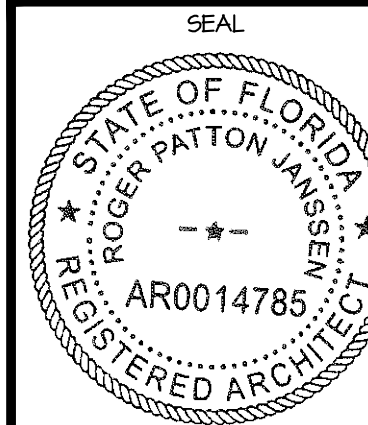
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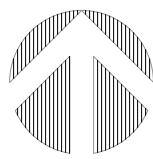


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ARCOM # ARC-23-092
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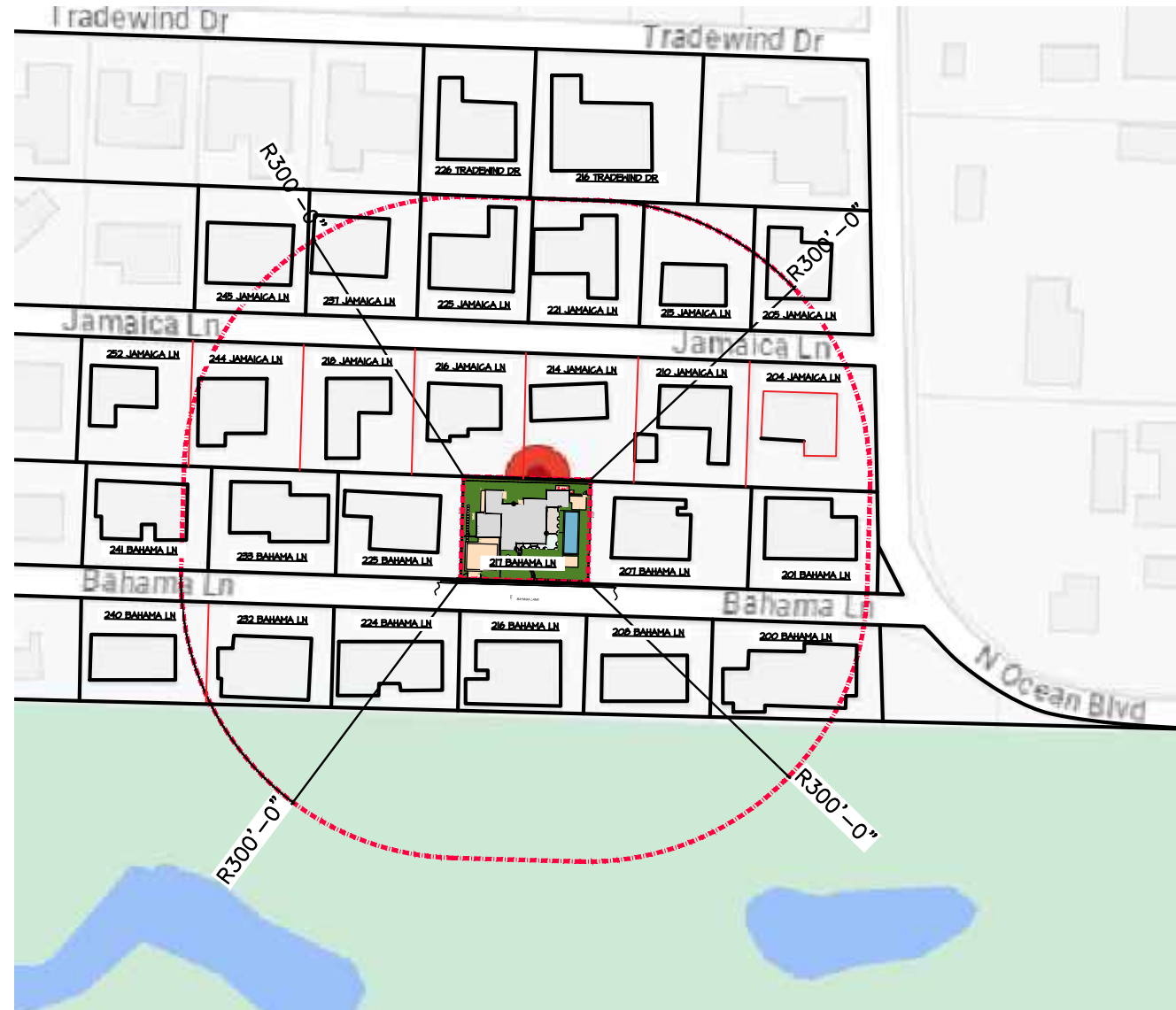
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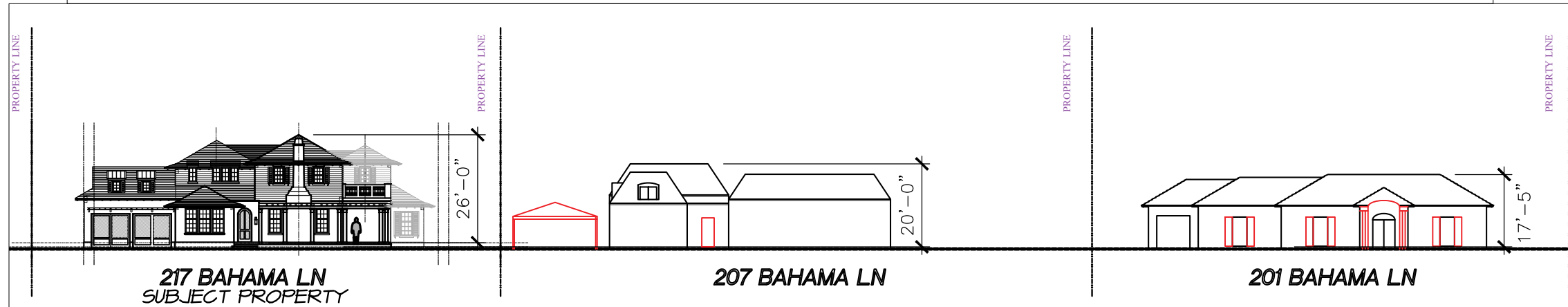
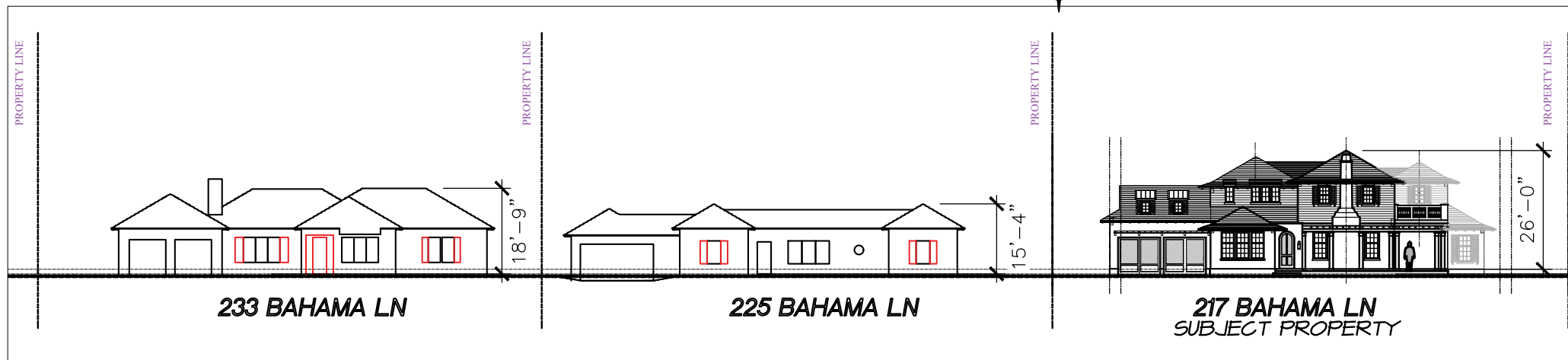
NEIGHBORING PHOTOS & KEY



AERIAL MAP



LOCATION PLAN



217 BAHAMA LN
STREETSCAPE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

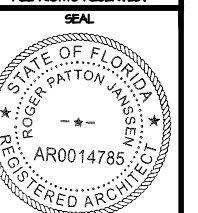
TOWN OF PALM BEACH

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400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-933-4101, LICENSE WA-C00014

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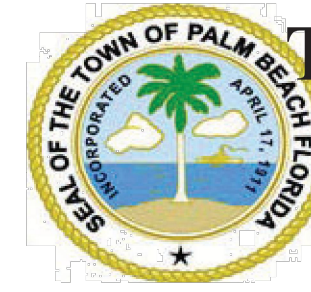
ROGER P. JANSSEN AR-14185

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

A0.01

JOB NUMBER: 23-122



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:	217 BAHAMA LANE		
2	Zoning District:	R-B		
3	Structure Type:	Residence		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	10,283	N/C
6	Lot Depth	100'	91'	N/C
7	Lot Width	100'	113'	N/C
8	Lot Coverage (Sq Ft and %)	3,085 (30%)	N/A	3,039 (29.5%)
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	4,674
10	Cubic Content Ratio (CCR) (R-B ONLY)	(4.0) 41,200 SF	N/A	41,016
11	*Front Yard Setback (Ft.)	25'-0"/30'-0"	N/A	25'-10"/32'-10"
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	12'-8"W/18'-6"E
13	* Side Yard Setback (2nd Story) (Ft.)	15'	N/A	34'-8"W/26'-6E
14	*Rear Yard Setback (Ft.)	10'-0"/15'-0"	N/A	10'-2"/15'-2"
15	Angle of Vision (Deg.)	104	N/A	99
16	Building Height (Ft.)	14'-0"/22'-0"	N/A	9'-0-"/19'-3"
17	Overall Building Height (Ft.)	30'	N/A	26'-0"
18	Crown of Road (COR) (NAVD)	N/A	5.85' (AVG)	5.85' (AVG)
19	Max. Amount of Fill Added to Site (Ft.)	0.835 = 10"	N/A	0.835 = 10"
20	Finished Floor Elev. (FFE)(NAVD)	7'-0" NAVD	N/A	7'-4" NAVD
21	Zero Datum for point of meas. (NAVD)	7'-0" NAVD	N/A	7'-2" NAVD
22	FEMA Flood Zone Designation	AE (6.0 NAVD)	AE (6.0 NAVD)	AE (6.0 NAVD)
23	Base Flood Elevation (BFE)(NAVD)	6.0 NAVD	6.0 NAVD	6.0 NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	4,627 (45%)	N/A	4,710 (45.8%)
25	Perimeter LOS (Sq Ft and %)	2,313	N/A	3,050
26	Front Yard LOS (Sq Ft and %)	1,130 (40%)	N/A	1,813 (64.17%)
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

PROPOSED SQUARE FOOT DATA

LOT SIZE: 10,283 SF (10,000 SF MINIMUM)

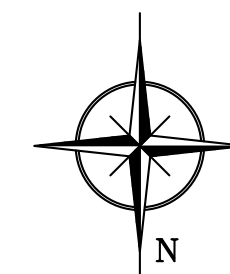
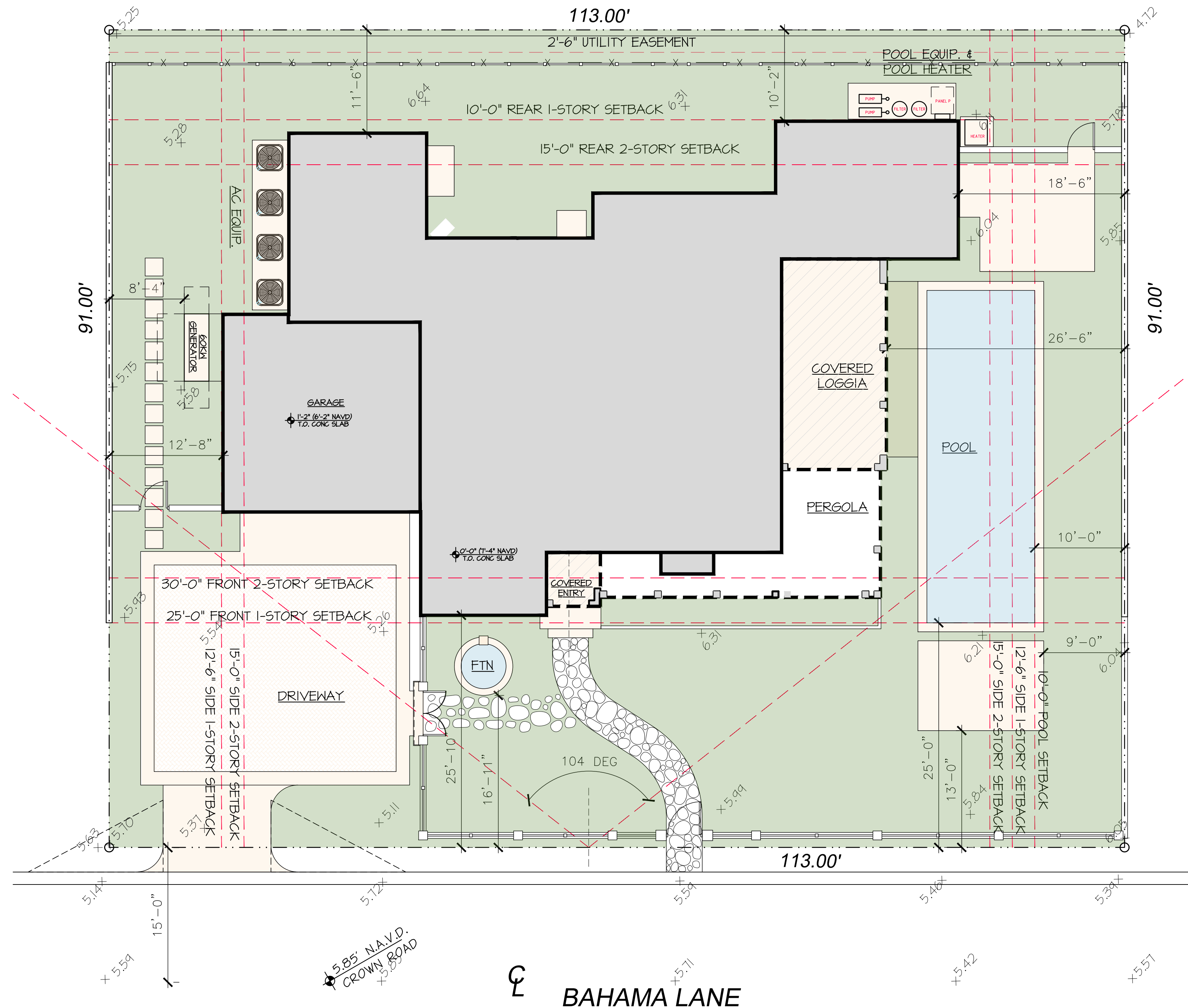
RESIDENCE AREA CALCULATIONS: SQUARE FOOTAGE:

AREA:
FIRST FLOOR (AC): 2,232 S.F.
SECOND FLOOR (AC): 1,318 S.F.
SECOND FLOOR FLEX (AC): 283 S.F.
TOTAL: 3,843 S.F.

GARAGES:
2 CAR GARAGE: 471 S.F.

PATIOS/ TERRACES:
FAMILY ROOM LOGGIA: 274 S.F.
ENTRY: 36 S.F.

TOTAL UNDER ROOF: 4,674 S.F.



SITE PLAN

SCALE 1/8" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00174

DATE: 2023.06.06

DRAWN: JB

REVISIONS:

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SEAL

ROGER P. JANSSEN AR-14185

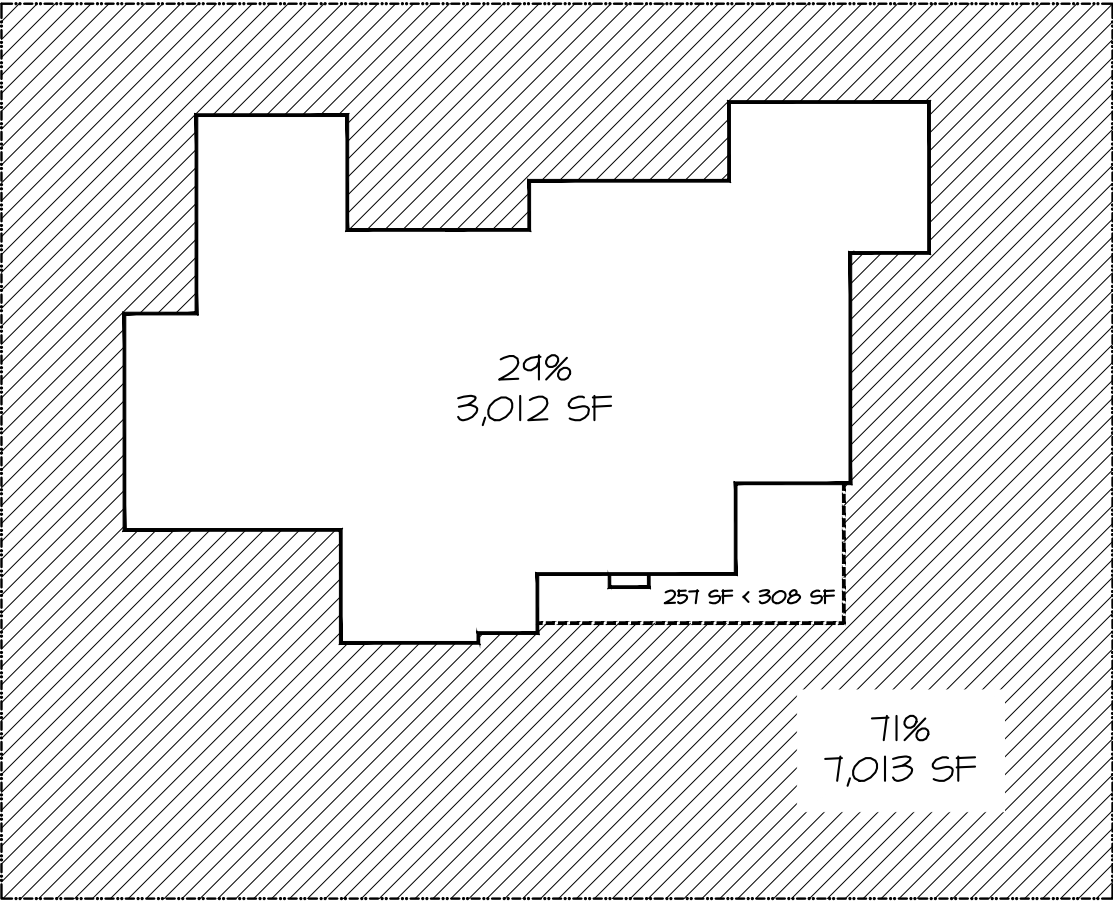
ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

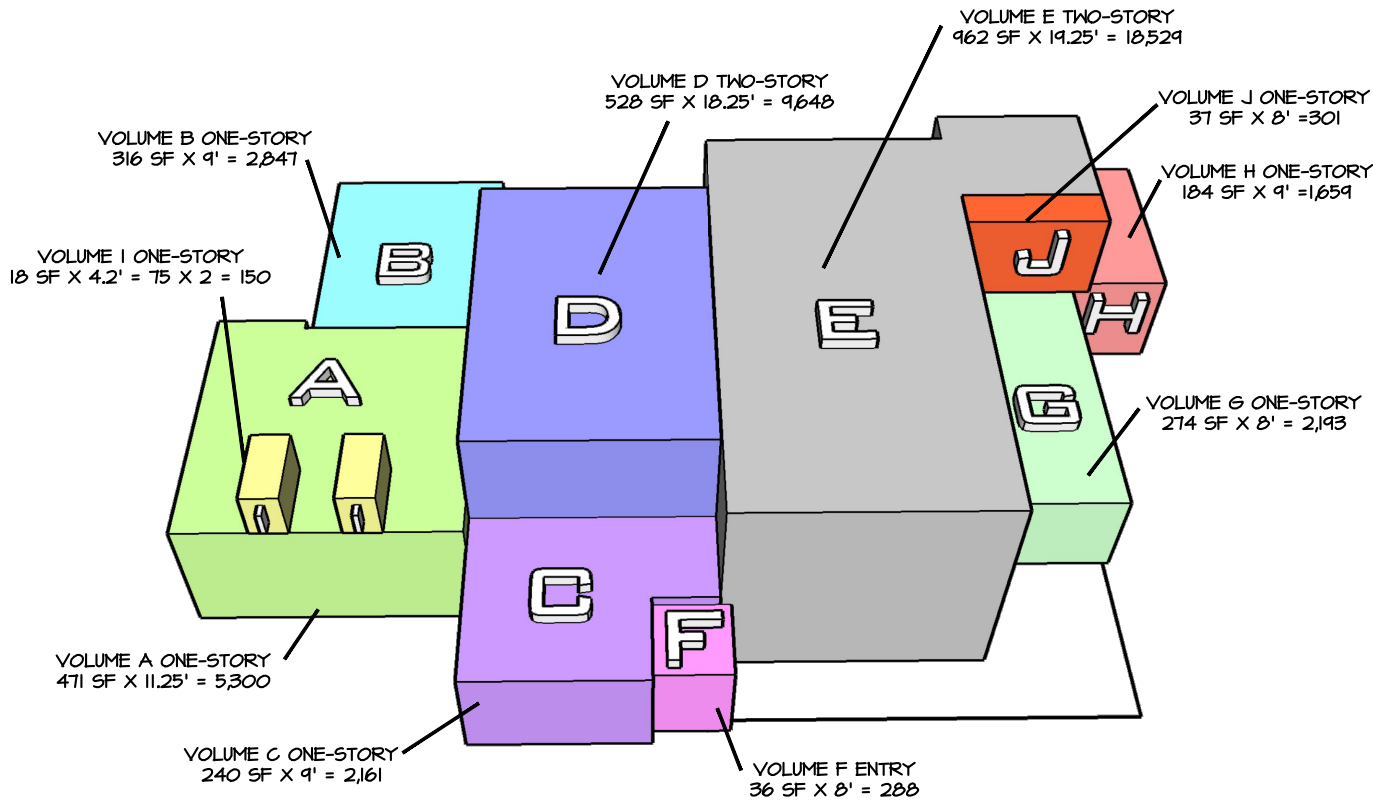
SP1.01

JOB NUMBER: 23-122

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



CUBIC CONTENT TABULATION				
	MASS	AREA	HEIGHT	VOLUME
A	GARAGE	471 SF	11.25'	5,300 CF
B	ONE STORY	316 SF	9'	2,847 CF
C	ONE STORY	240 SF	9'	2,161 CF
D	TWO STORY	528 SF	18.25'	9,648 CF
E	TWO STORY	962 SF	19.25'	18,529 CF
F	OPEN PORCH	36 SF	8'	288 CF (UNENCLOSED)
G	LOGGIA	274 SF	8'	2,193 CF (UNENCLOSED)
H	ONE STORY	184 SF	9'	1,659 CF
I	DORMER	18 SF	4.2'	75 DF X 2 = 150 CF
J	ONE STORY	37 SF	8'	301 CF
				SUM = 40,595 CF (ENCLOSED) 2,481 CF(UNENCLOSED) > 2,060 CF(ALLOWED) = 421 CF TOTAL = 41,016 CF (41,200 CF ALLOWED)

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217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

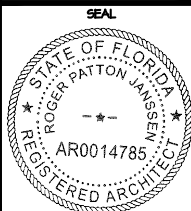
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-1101, LICENSE WA-C000114

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ROGER P. JANSSEN AR-14185

ARCOM # ARC-23-092
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DRAWING NO.

SP1.02

JOB NUMBER: 23-122

91.00'

113.00'

2'-6" UTILITY EASEMENT

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

5'-0" SIDE 2-STORY SETBACK

12'-6" SIDE 1-STORY SETBACK

10'-0" POOL SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

2 CAR GARAGE

1'-2" (6'-2" NAVD)
T.O. CONC SLAB

0'-0" (1'-4" NAVD)
T.O. CONC SLAB

POOL EQUIP W/
PUMP HOUSE ENCL.

PUMP
PUMP
FILTER
FILTER
PANEL P

HEATER

CABANA

KITCHEN

DINING

LIVING

LOGGIA

LAUNDRY

SERVICE

MUDROOM

POWDER

BATH

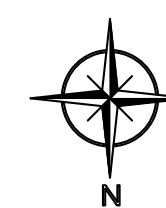
STUDY

FOYER

ENTRY

GUEST ROOM

GUEST BATH



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

01.00'

PROPOSED RESIDENCE AT:

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TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C0014

91.00'

113.00'

2'-6" UTILITY EASEMENT

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

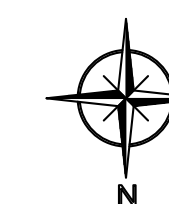
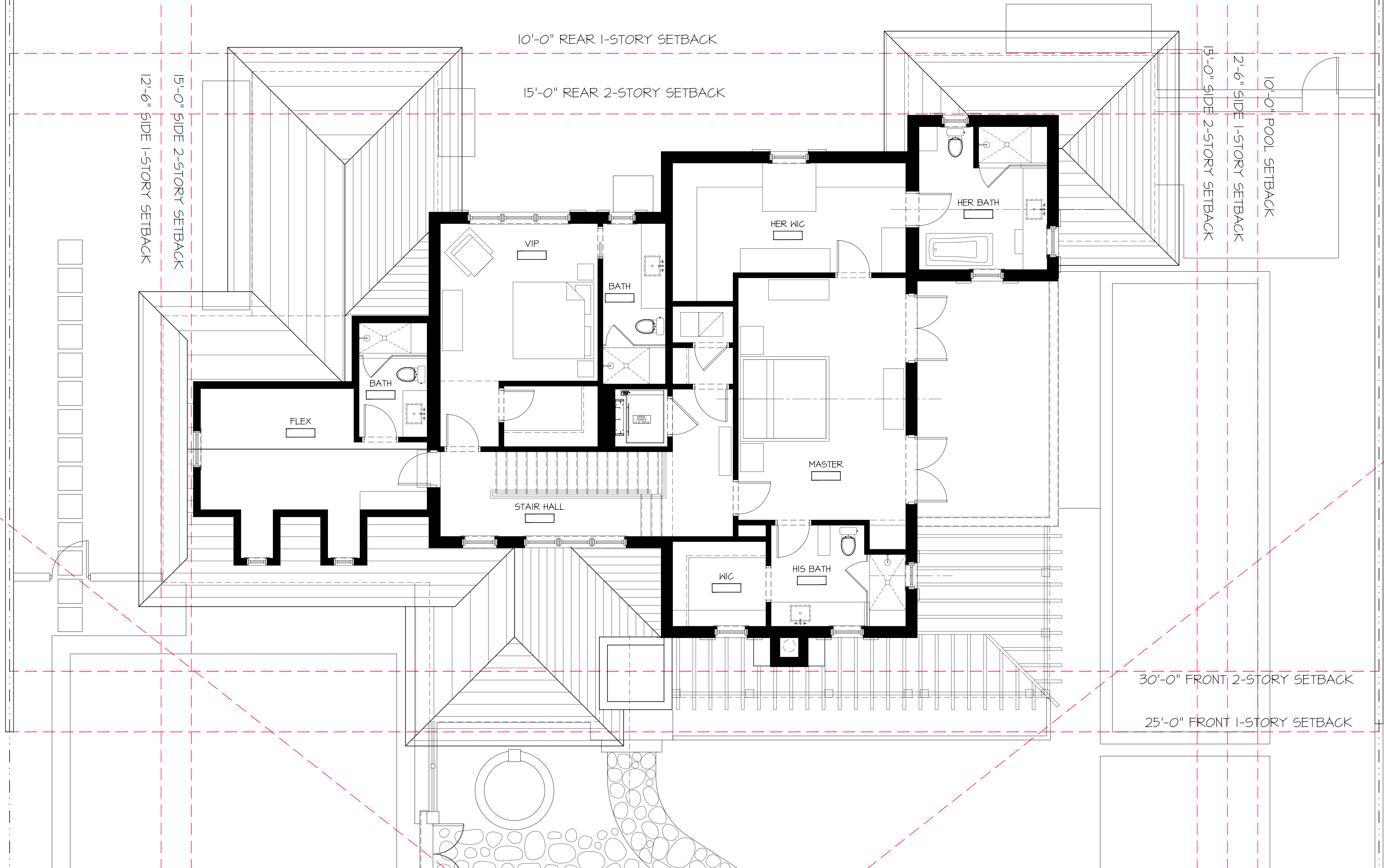
12'-6" SIDE 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

2'-6" SIDE 1-STORY SETBACK

10'-0" POOL SETBACK



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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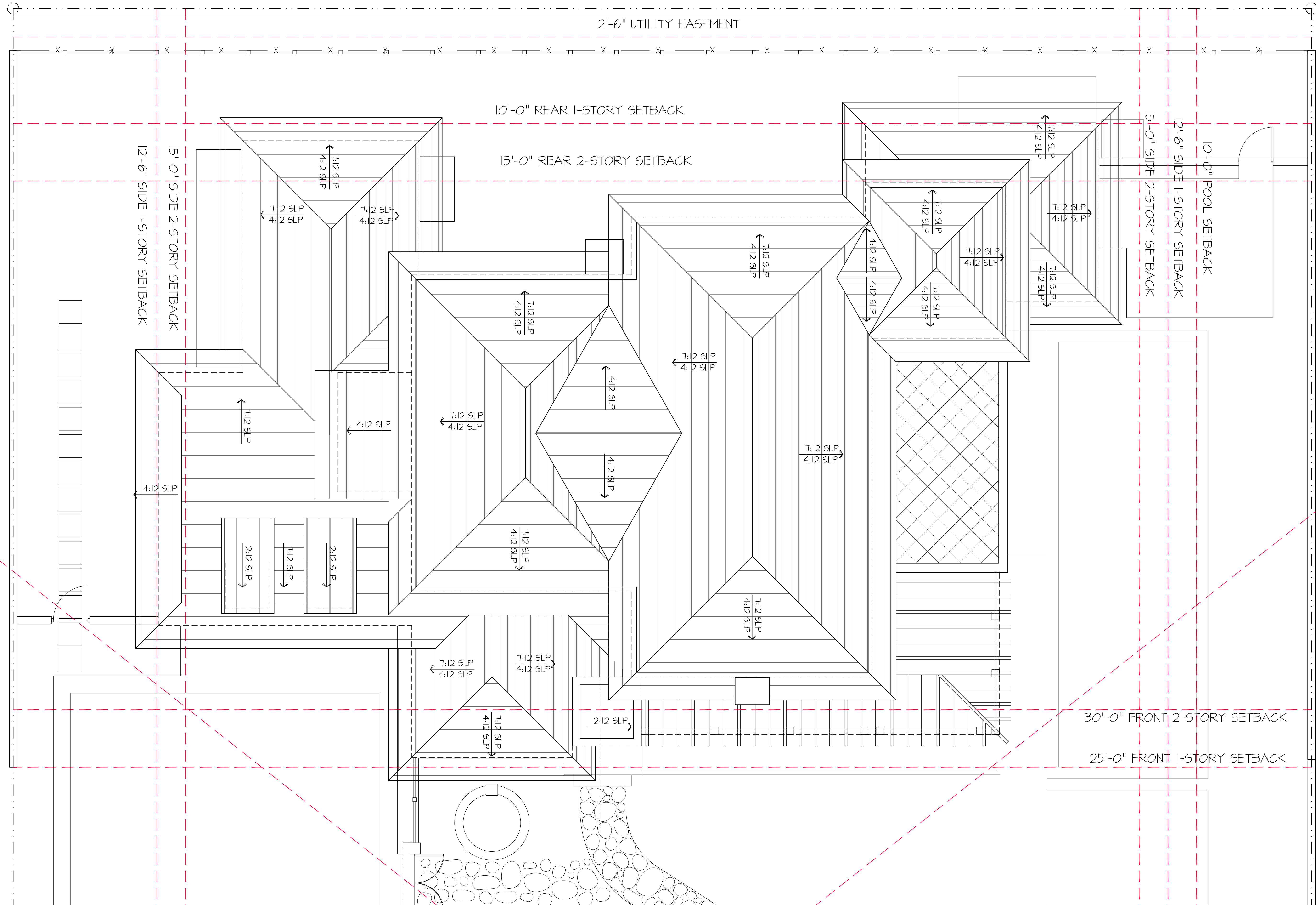
ARCOM # ARC-23-092

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A1.02

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ROOF PLAN
SCALE 1/4" = 1'-0"

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A1.03

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NORTH ELEVATION

SCALE 1/4" = 1'-0"

EAST ELEVATION

SCALE 1/4" = 1'-0"

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SEAL

ROGER P. JANSEN AR-14785

ARCOM # ARC-23-092

TC # ZON-23-070

DRAWING NO.

JOB NUMBER:

23-122

217 BAHAMA LANE

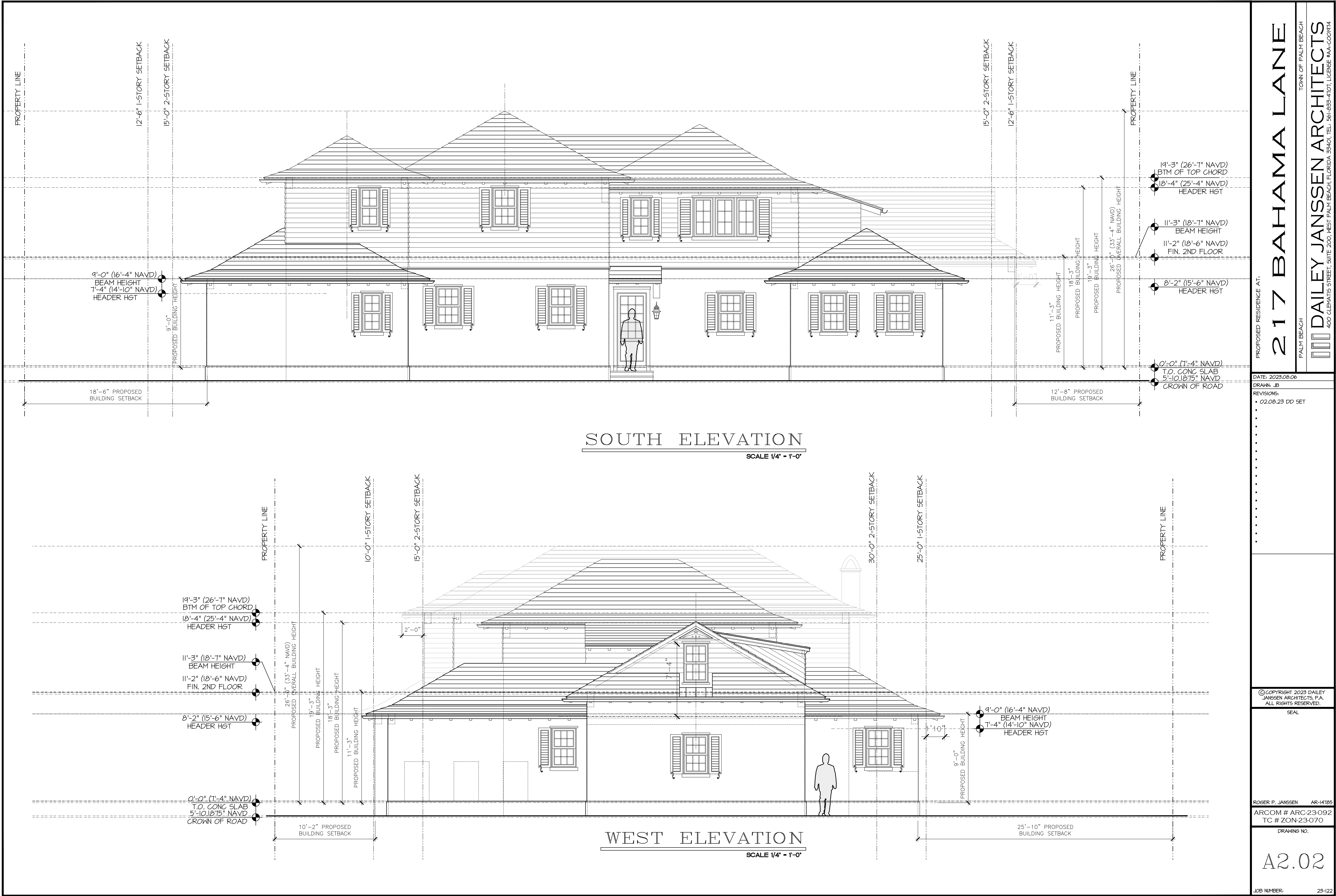
TOWN OF PALM BEACH

PALM BEACH

DAILEY JANSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C00174

A2.01



PROPOSED RESIDENCE AT:

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

• 02.08.23 DD SET

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SEAL

ROGER P. JANSEN AR-14185

ARCOM # ARC-23-092

TC # ZON-23-070

DRAWING NO.

JOB NUMBER:

23-122

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSEN ARCHITECTS

PALM BEACH

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C001914

A2.02



NORTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001914

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

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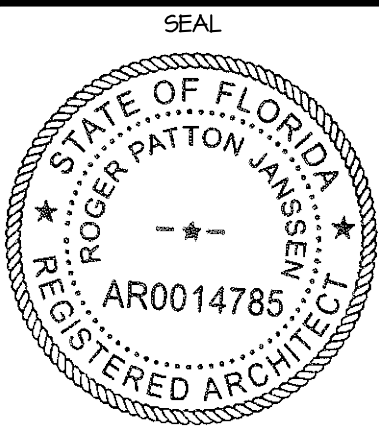
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

R1.01

JOB NUMBER: 23-122



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

• 02.08.23 DD SET

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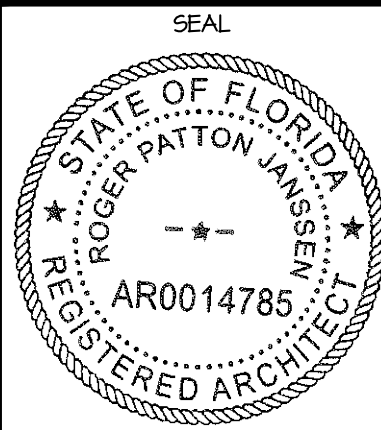
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

R1.02

JOB NUMBER: 23-122



PERSPECTIVE 1

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001R14

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

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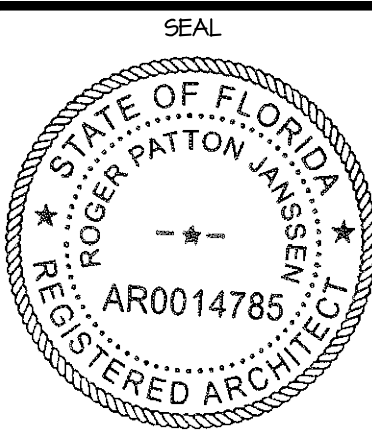
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

R1.03

JOB NUMBER: 23-122



PERSPECTIVE 2

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

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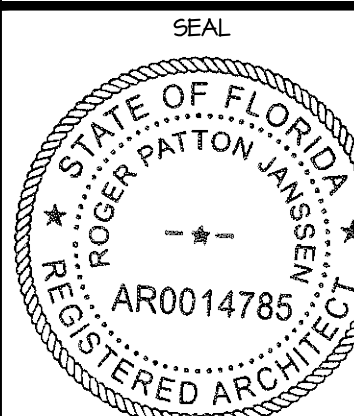
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092

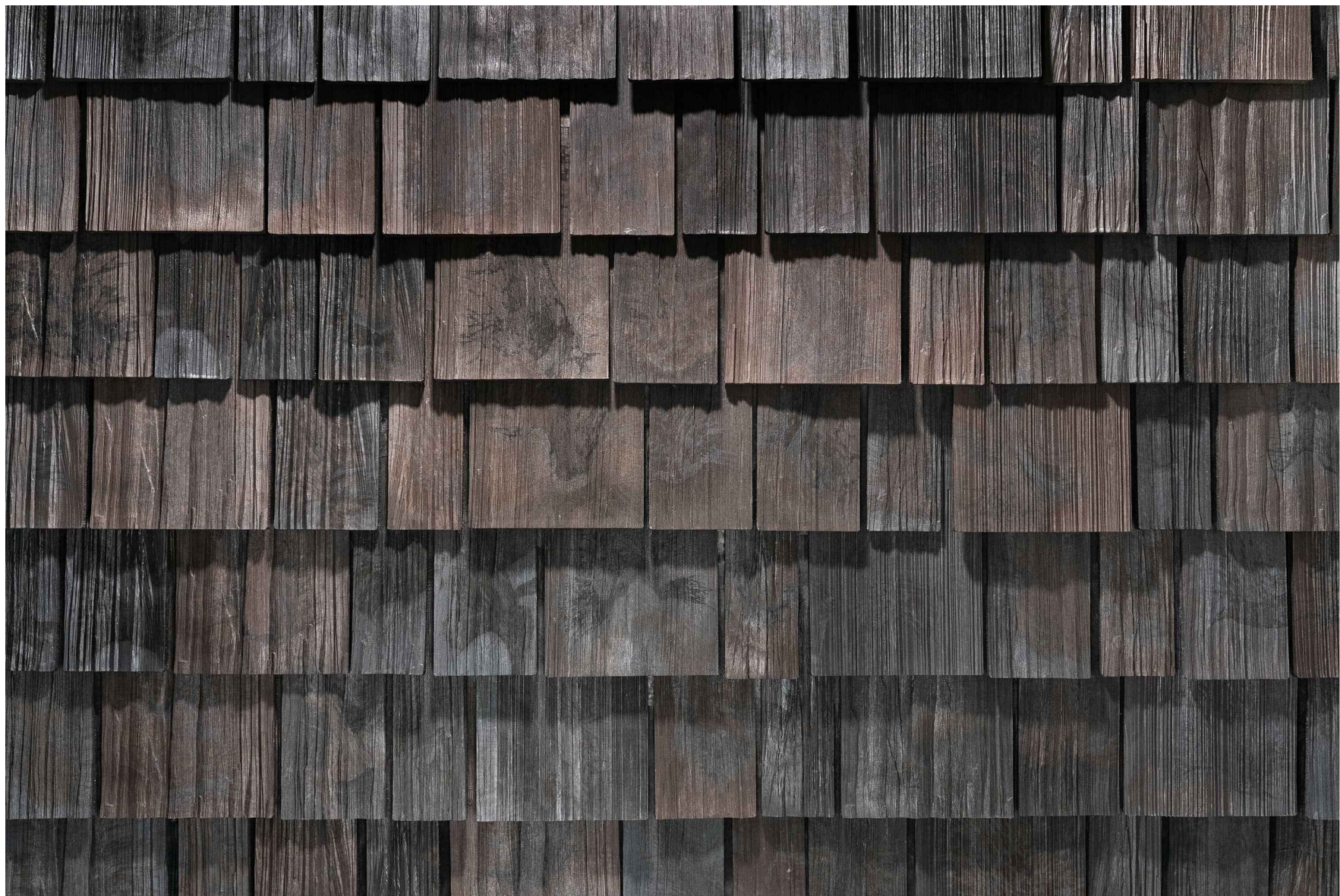
TC # ZON-23-070

DRAWING NO.

R1.04

JOB NUMBER:

23-122



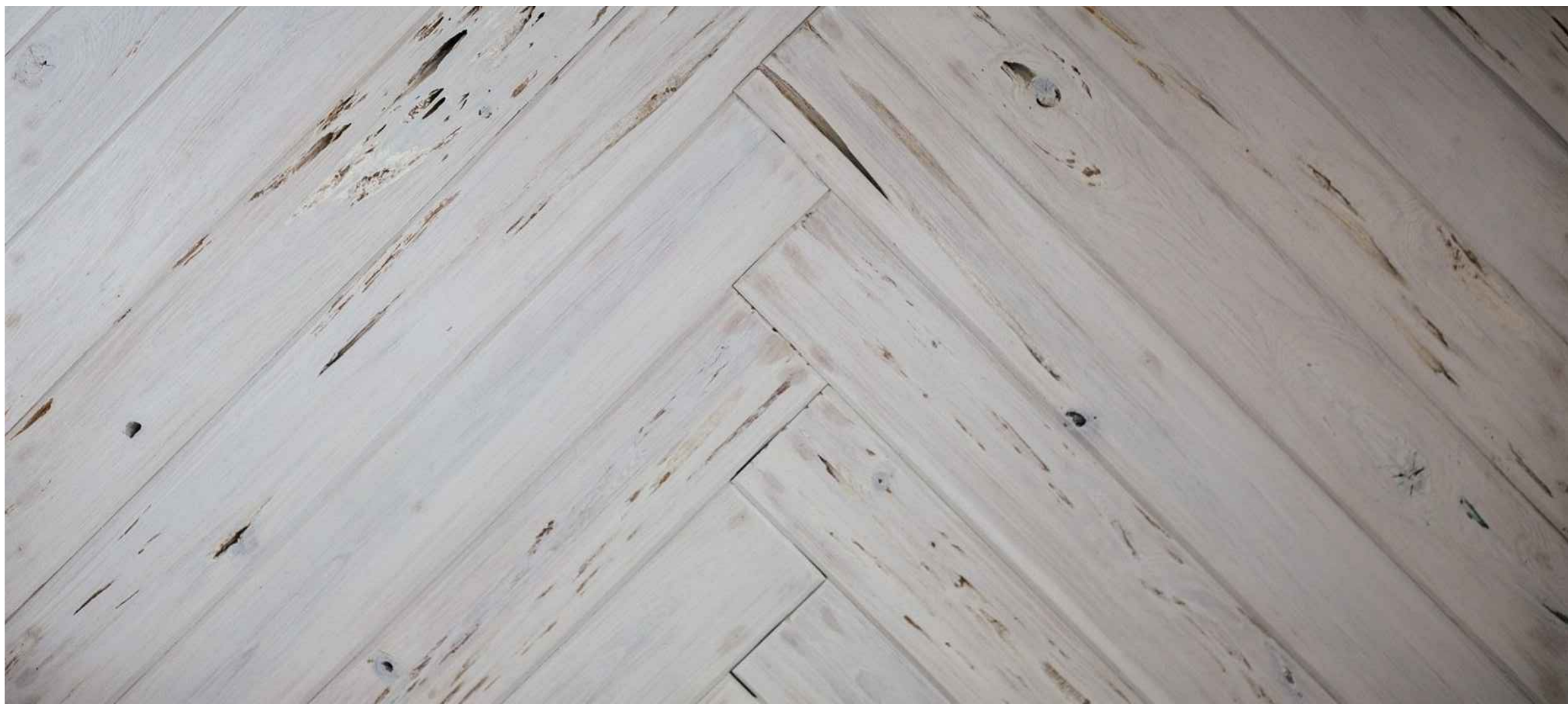
ROOF MATERIAL
CEDAR SHAKE ROOF



WHITE STUCCO
BENJAMIN MOORE OC-65: CHANTILLY LACE



GREEN SHUTTERS
FARROW & BALL YEABRIDGE GREEN NO.287



RAFTERS AND T&G
CYPRESS WITH LIME WASH



DOMINICAN CORAL
HARDSCAPE

COLOR PALETTE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

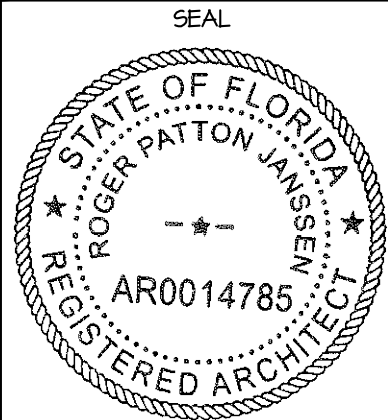
DATE: 2023.08.06

DRAWN: JB

REVISIONS:

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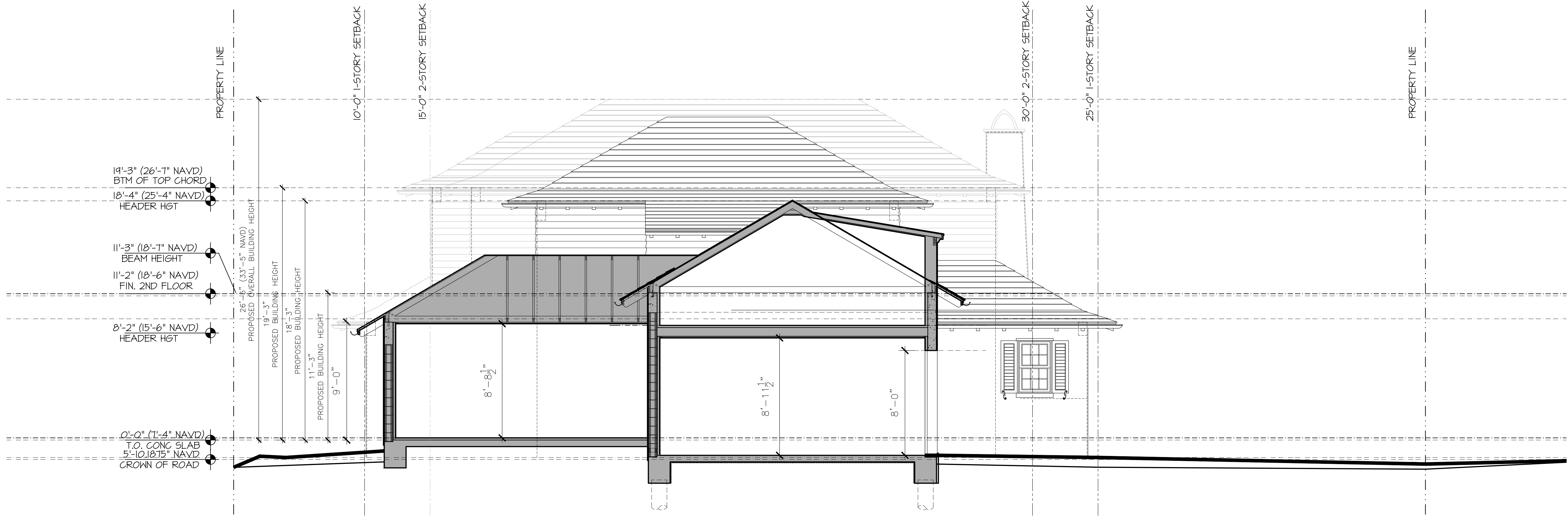
ROGER P. JANSSEN AR-14785

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TC # ZON-23-070

DRAWING NO.

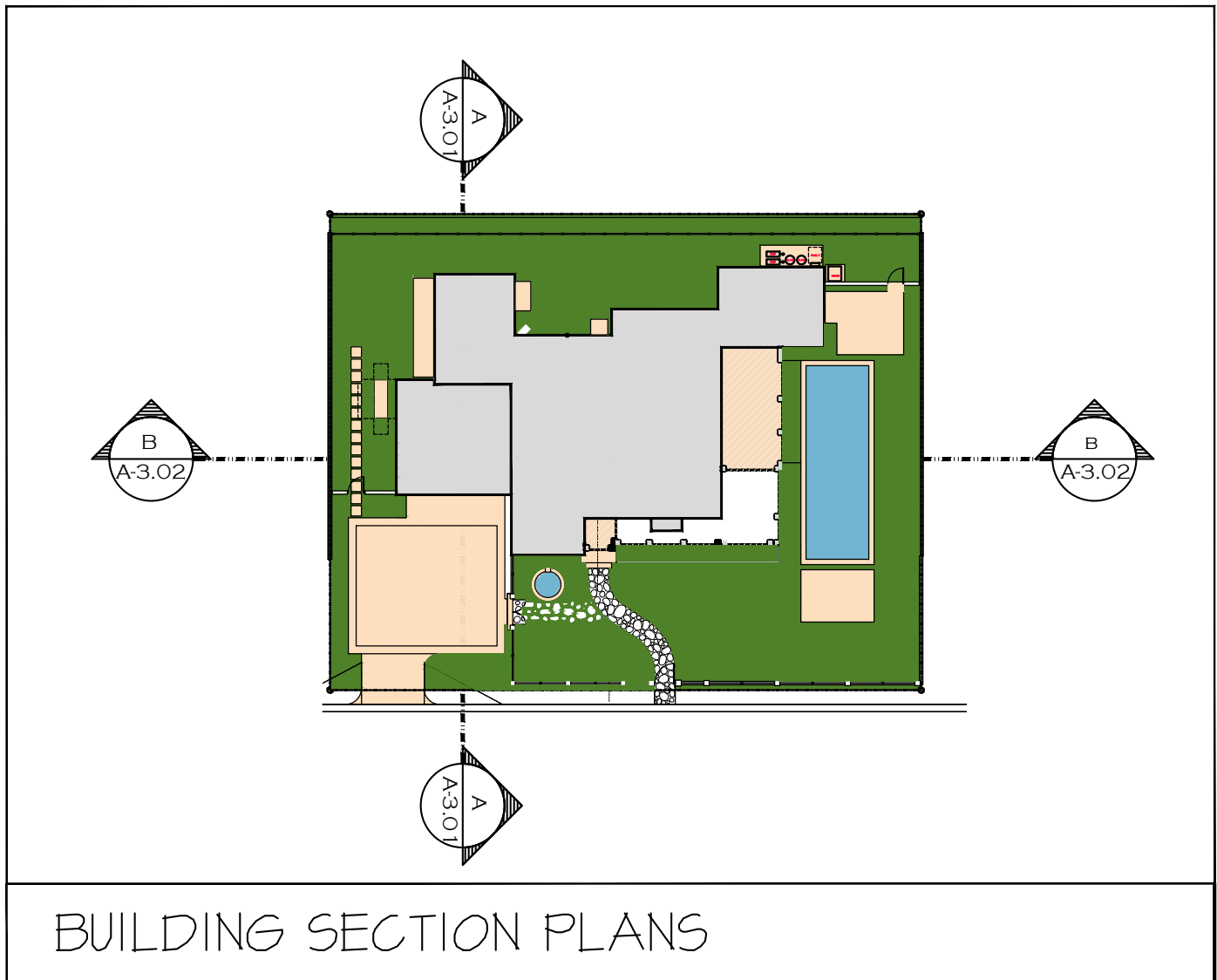
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JOB NUMBER: 23-122

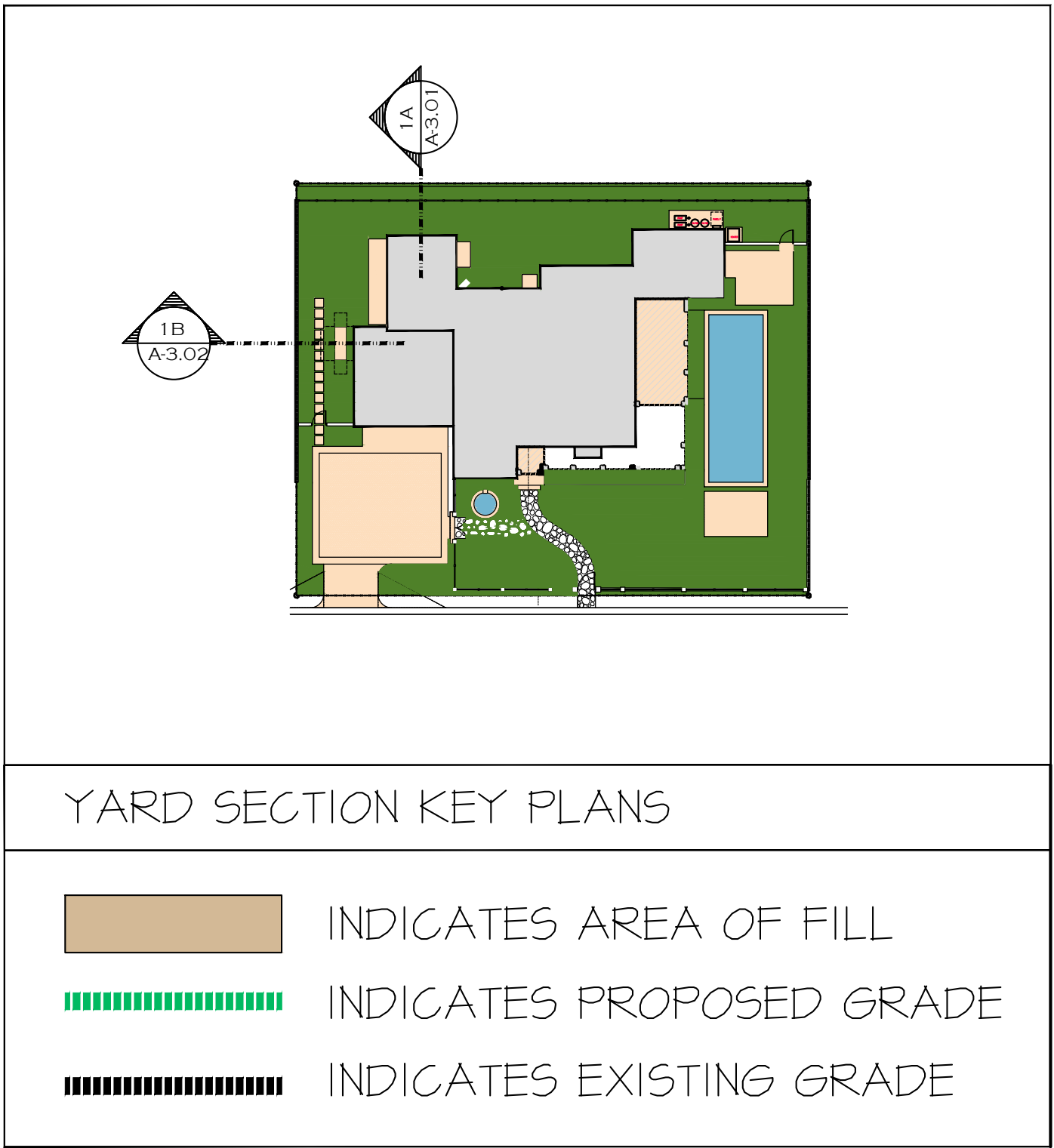


BUILDING SECTION A

SCALE 1/4" = 1'-0"

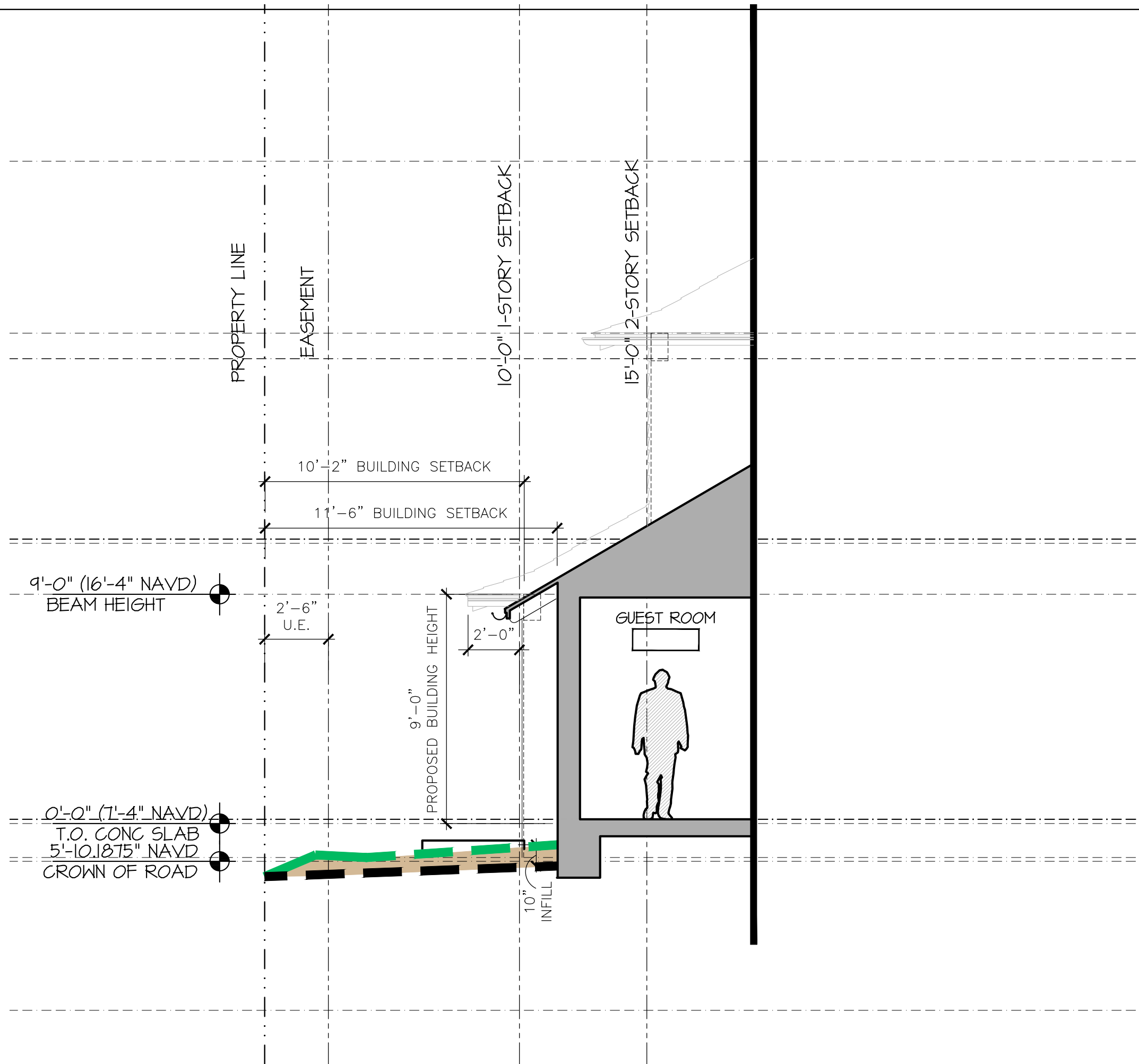


BUILDING SECTION PLANS



YARD SECTION KEY PLANS

- INDICATES AREA OF FILL
- INDICATES PROPOSED GRADE
- INDICATES EXISTING GRADE



YARD SECTION 1A

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C00174

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

• 02.08.23 DD SET

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SEAL

ROGER P. JANSSEN AR-14185

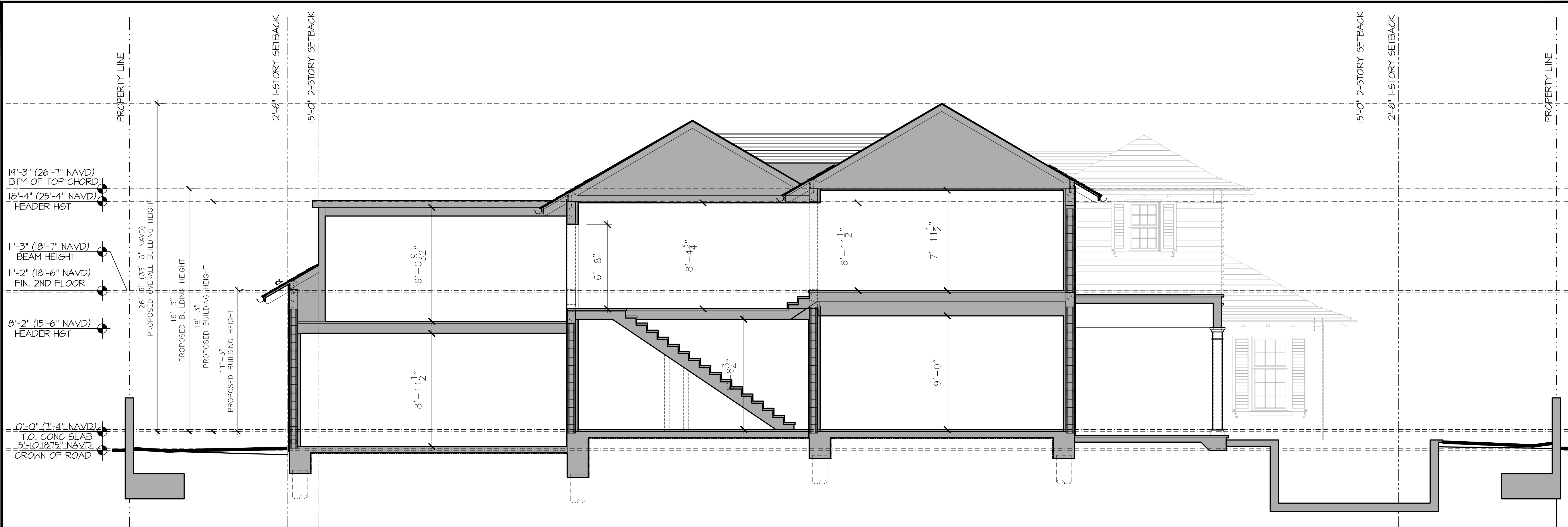
ARCOM # ARC-23-092
TC # ZON-23-070

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JOB NUMBER:

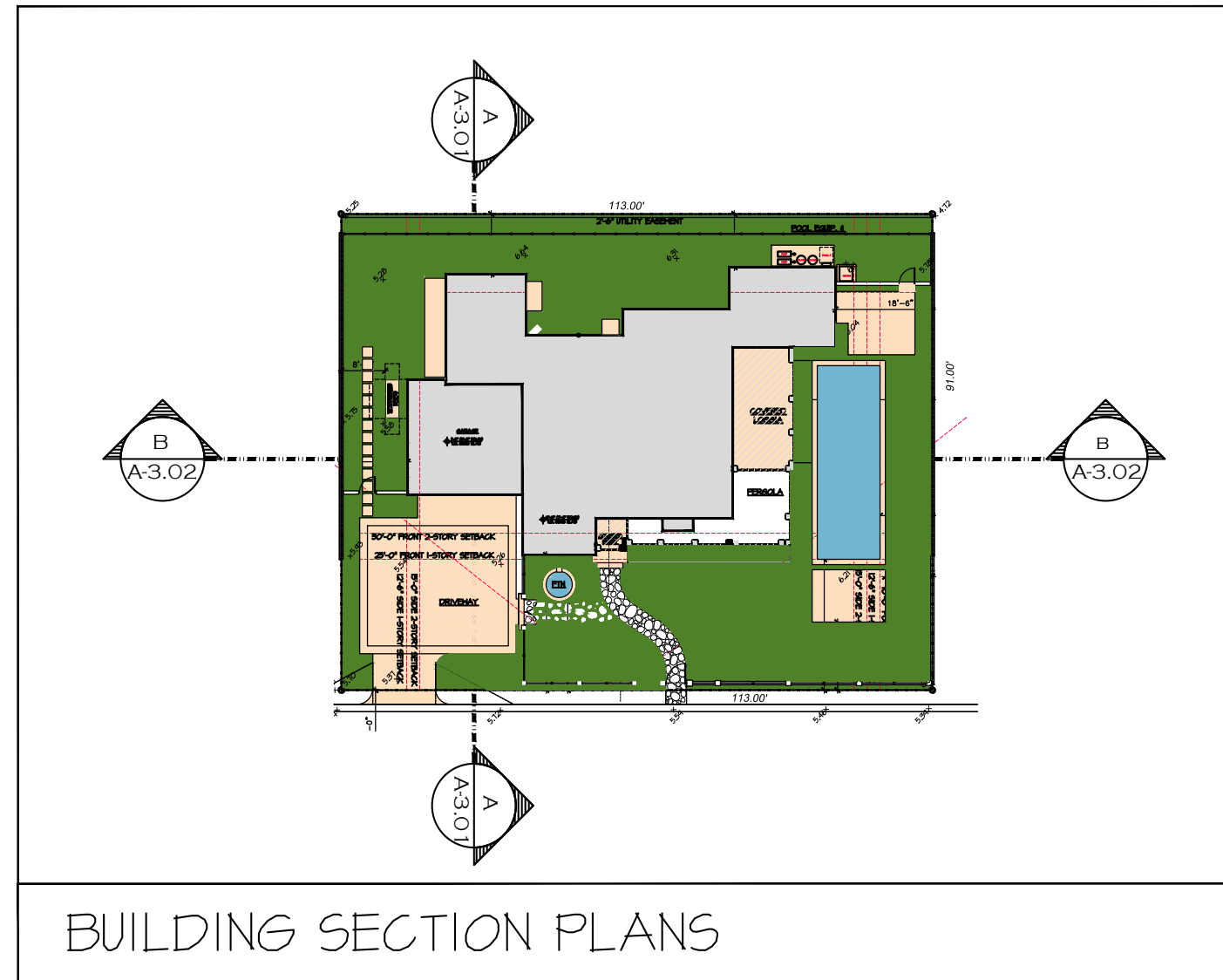
23-122

A3.01

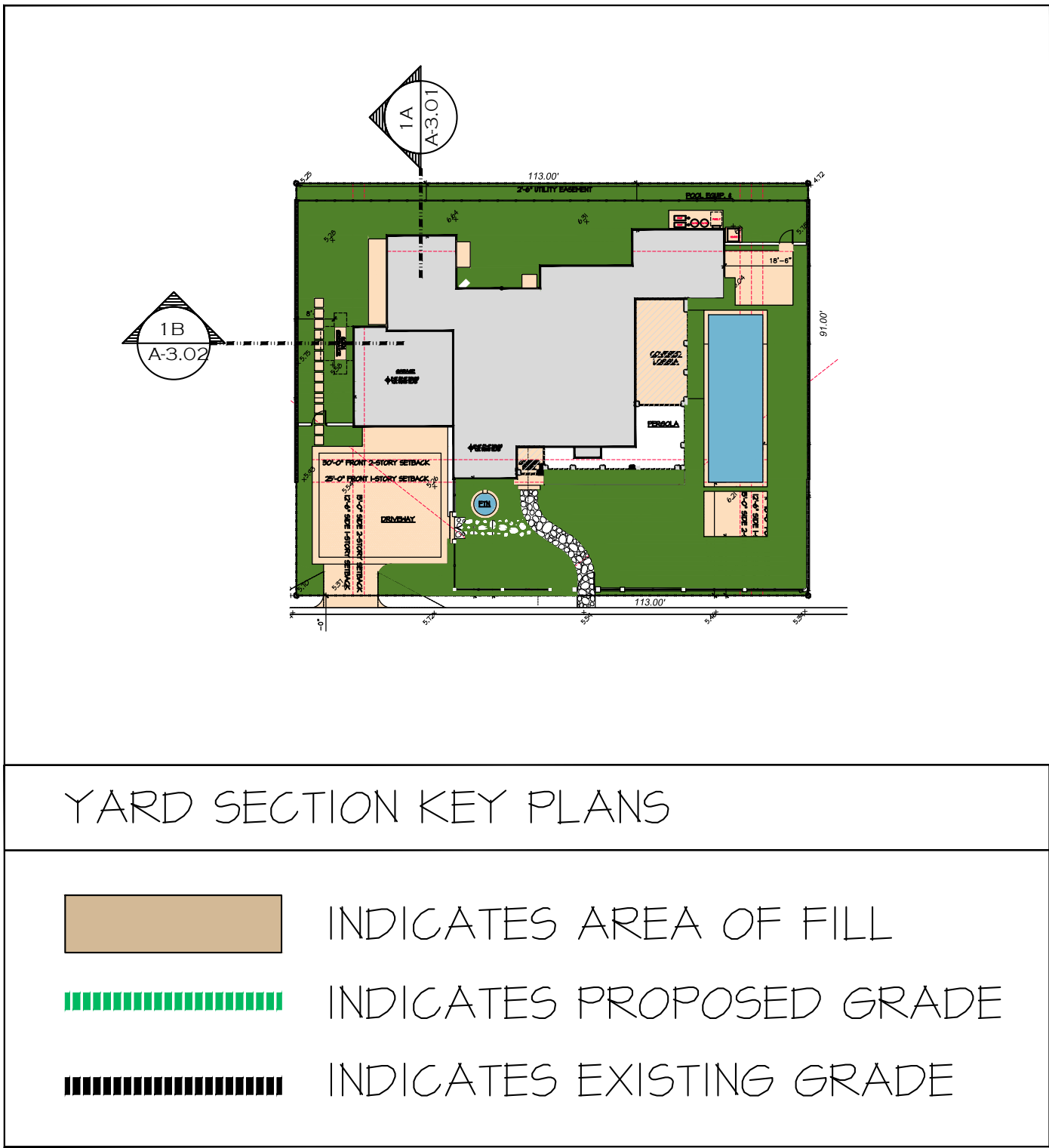


BUILDING SECTION B

SCALE 1/4" = 1'-0"

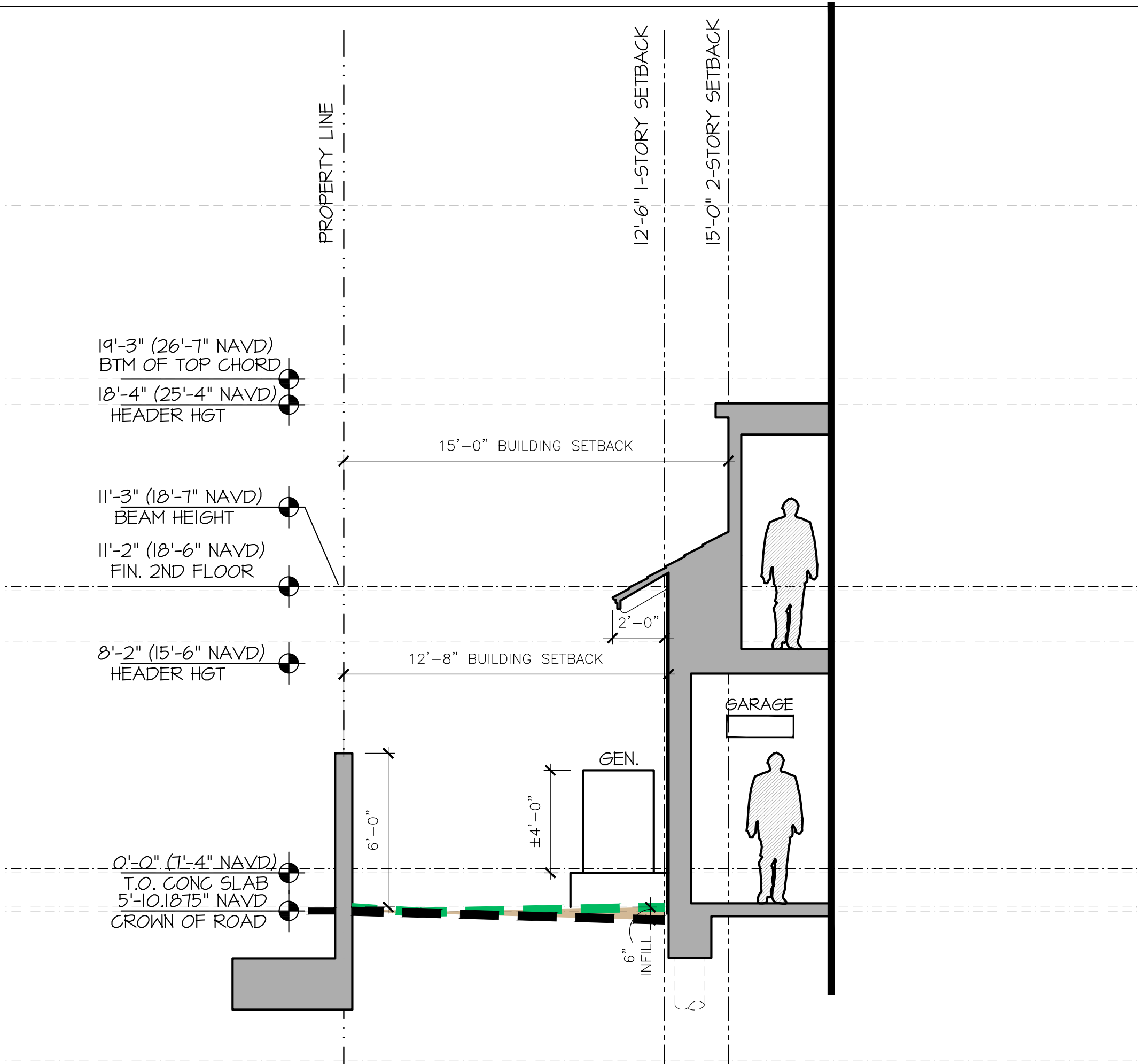


BUILDING SECTION PLANS



YARD SECTION KEY PLANS

- INDICATES AREA OF FILL
INDICATES PROPOSED GRADE
INDICATES EXISTING GRADE



YARD SECTION 1B

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

• 02.08.23 DD SET

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SEAL

ROGER P. JANSEN AR-14185

ARCOM # ARC-23-092

TC # ZON-23-070

DRAWING NO.

JOB NUMBER:

23-122

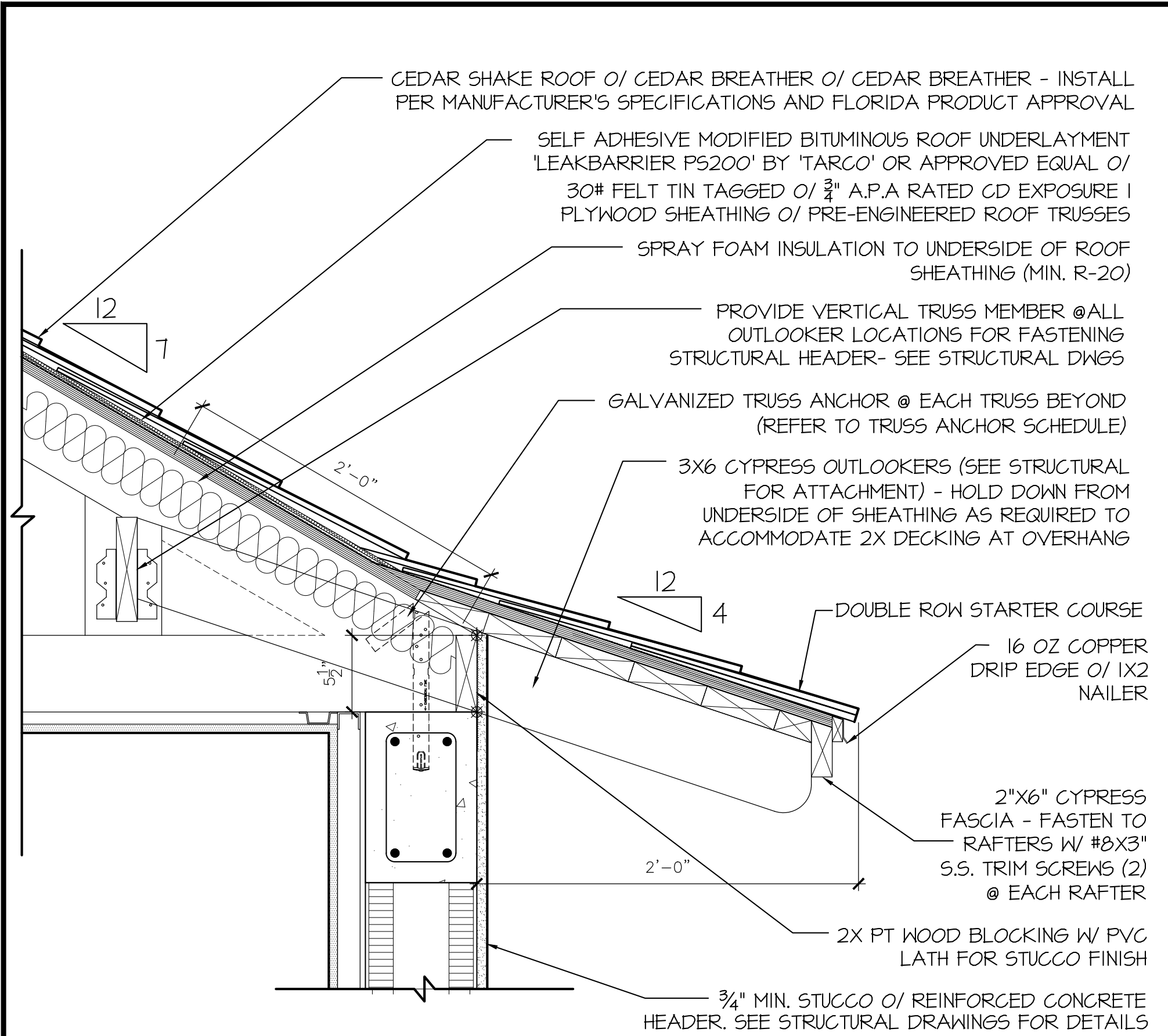
217 BAHAMA LANE

TOWN OF PALM BEACH

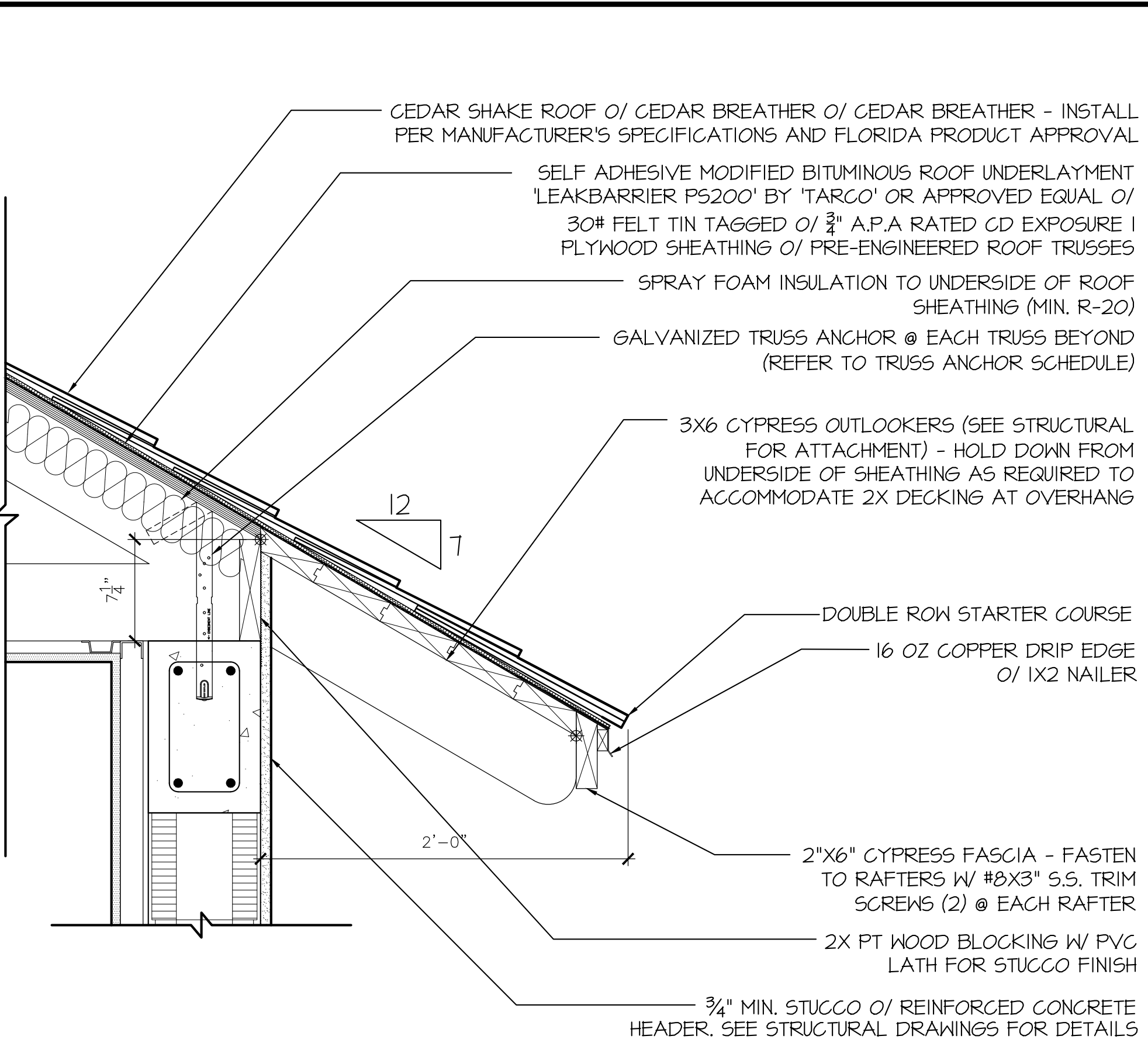
PALM BEACH

DAILEY JANSEN ARCHITECTS

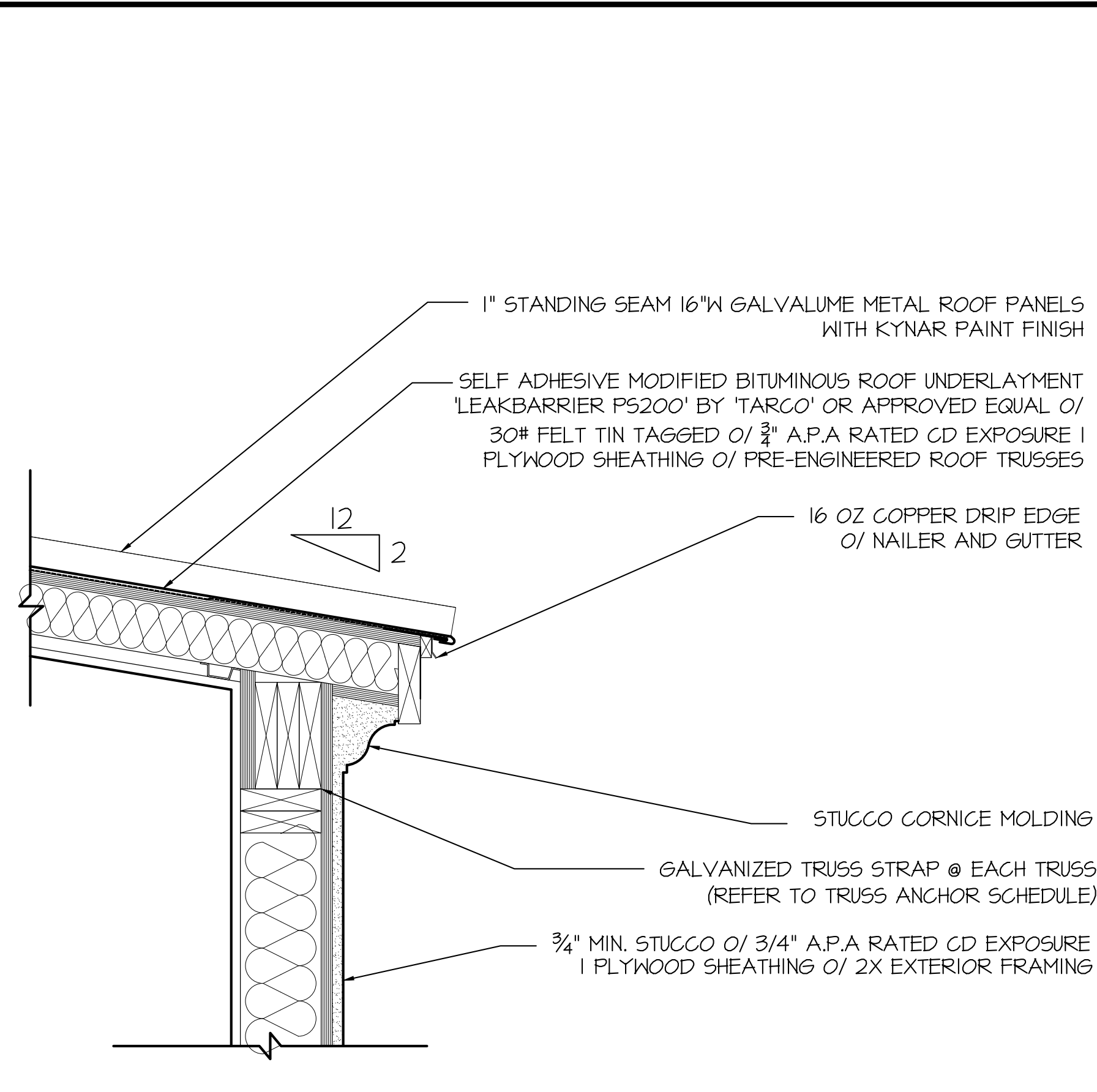
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C00174



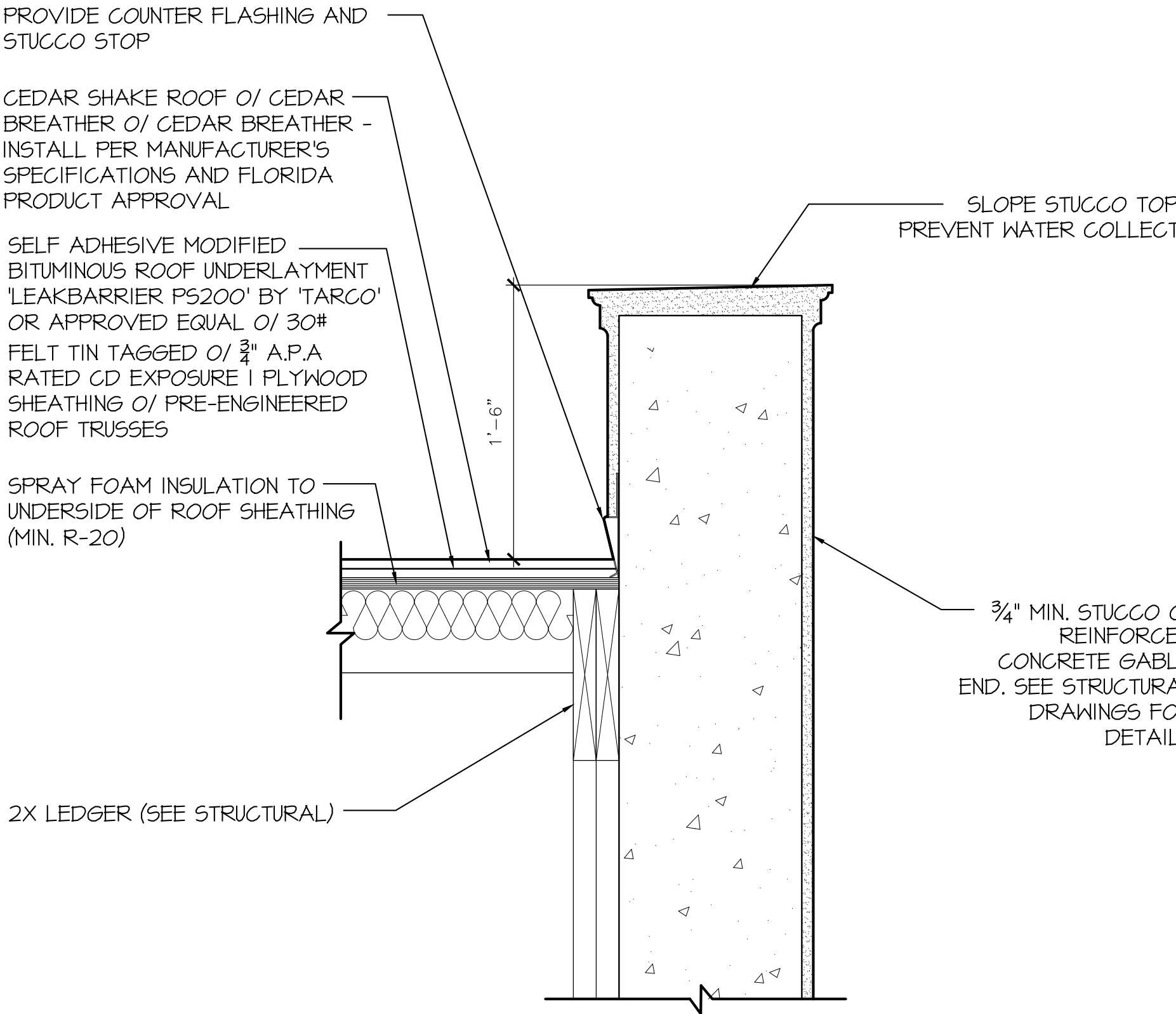
1 EAVE DETAIL
MAIN ROOF SCALE 1 1/2" = 1'-0"



2 EAVE DETAIL
LOWER ROOF SCALE 1 1/2" = 1'-0"



3 EAVE DETAIL
DORMER ROOF SCALE 1 1/2" = 1'-0"



4 EAVE DETAIL
GABLE END SCALE 1 1/2" = 1'-0"

PROPOSED RESIDENCE AT:

DATE: 2023.09.06
DRAWN: JB

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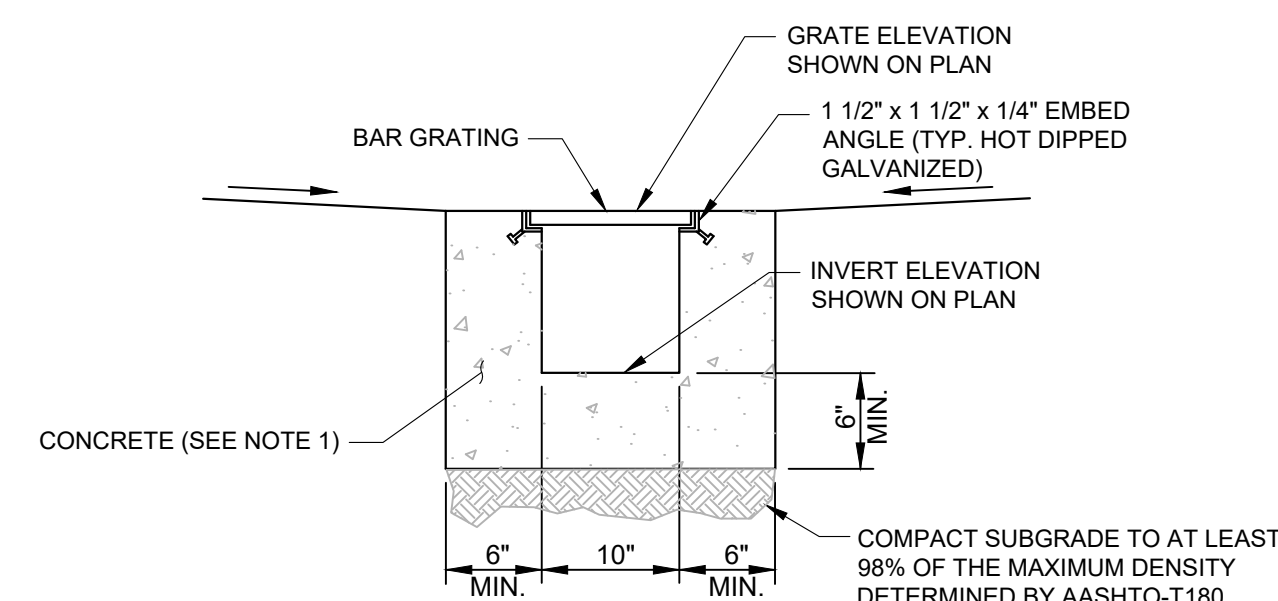
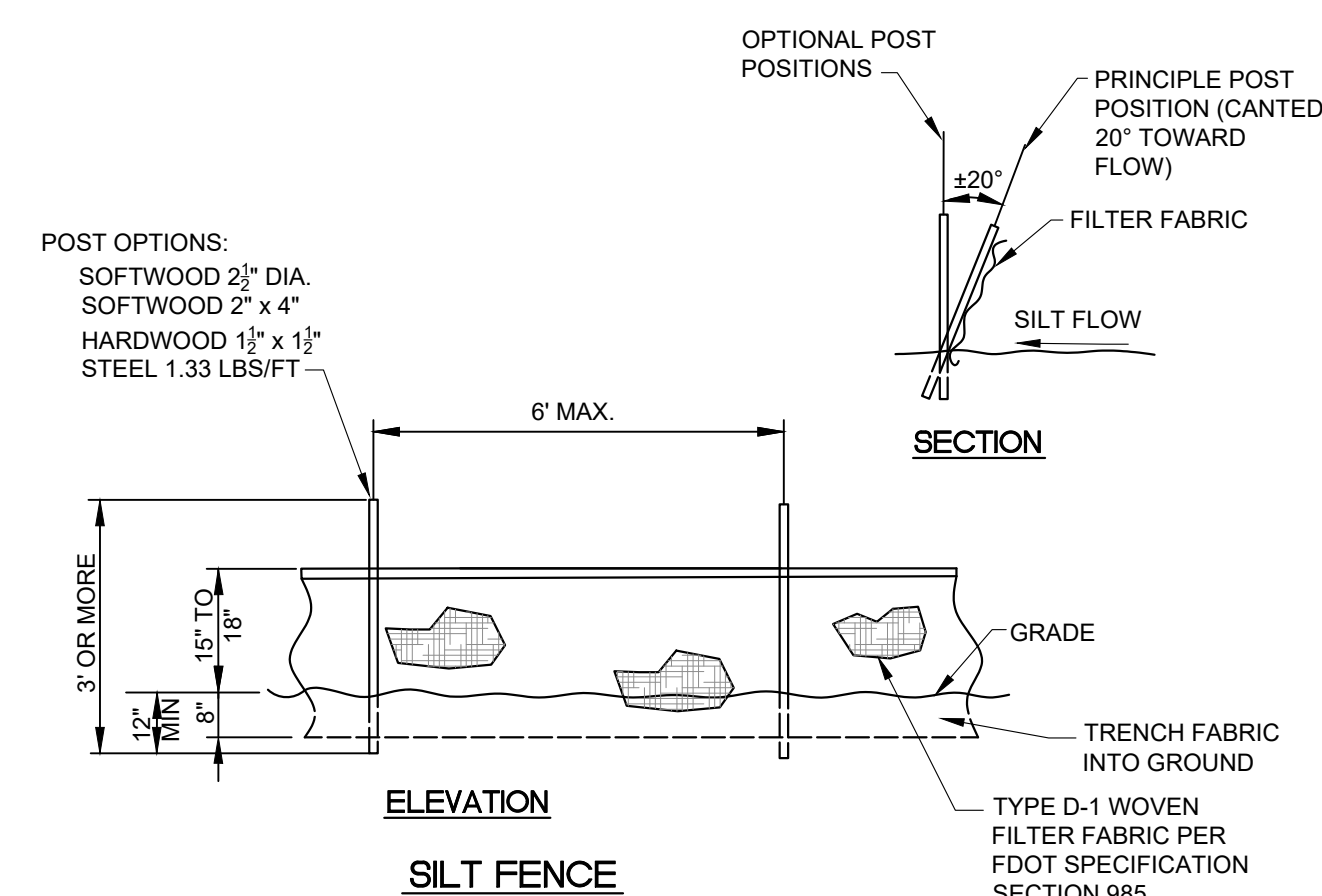
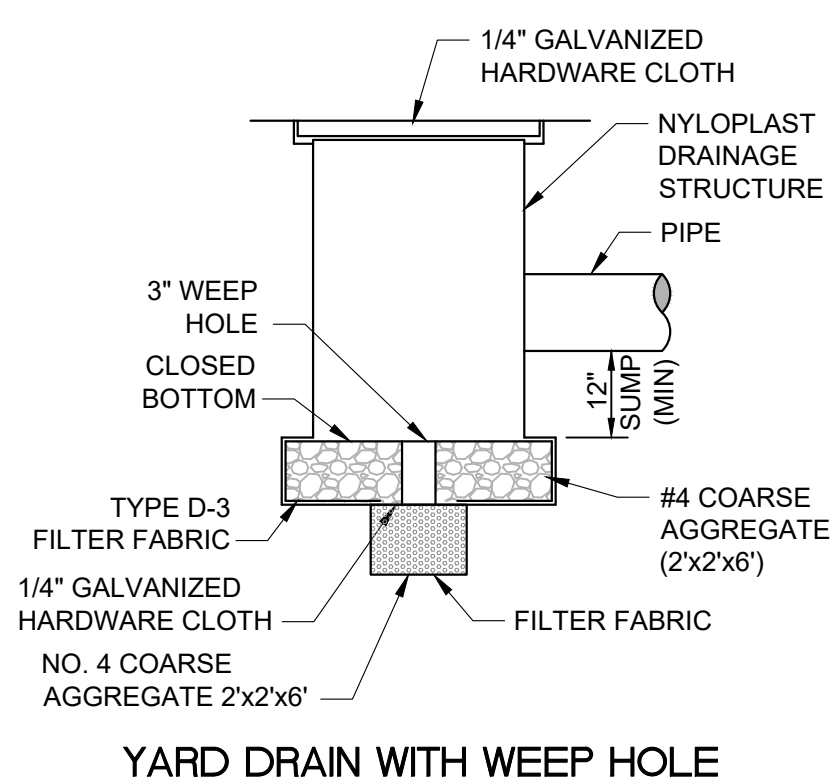
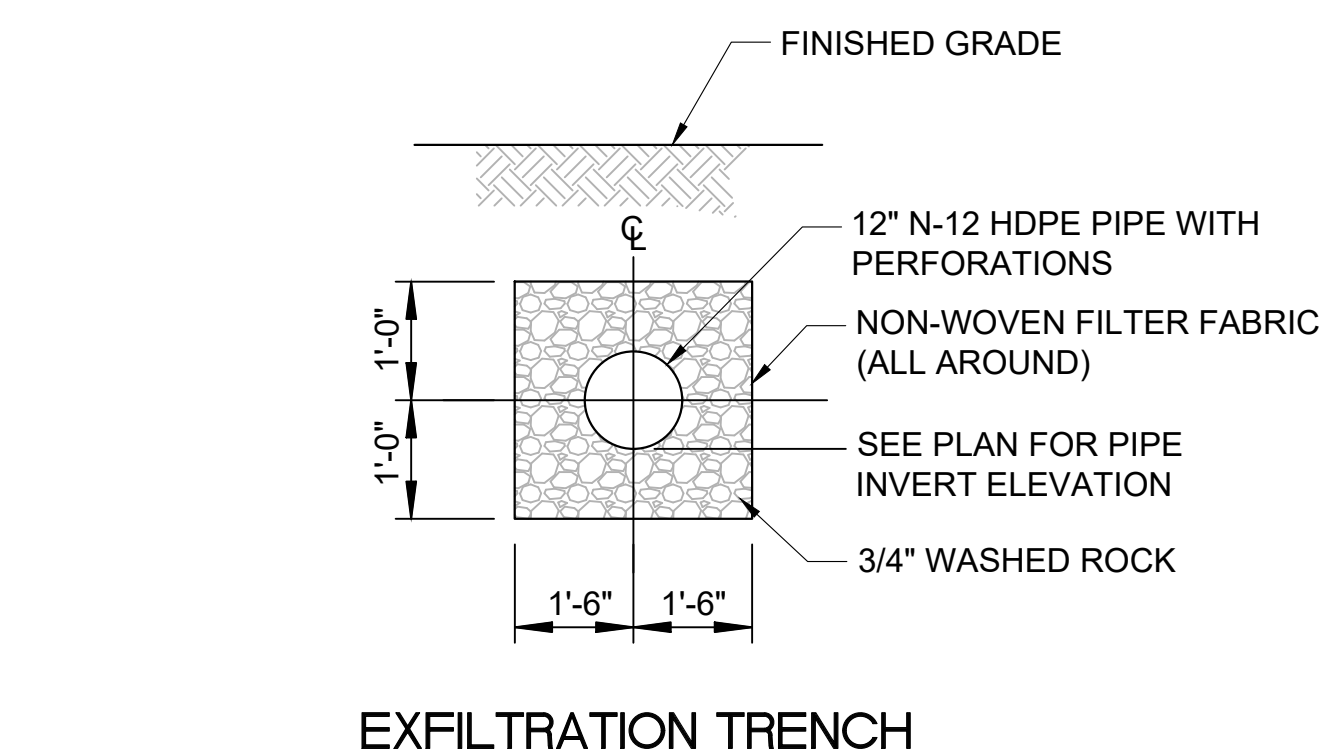
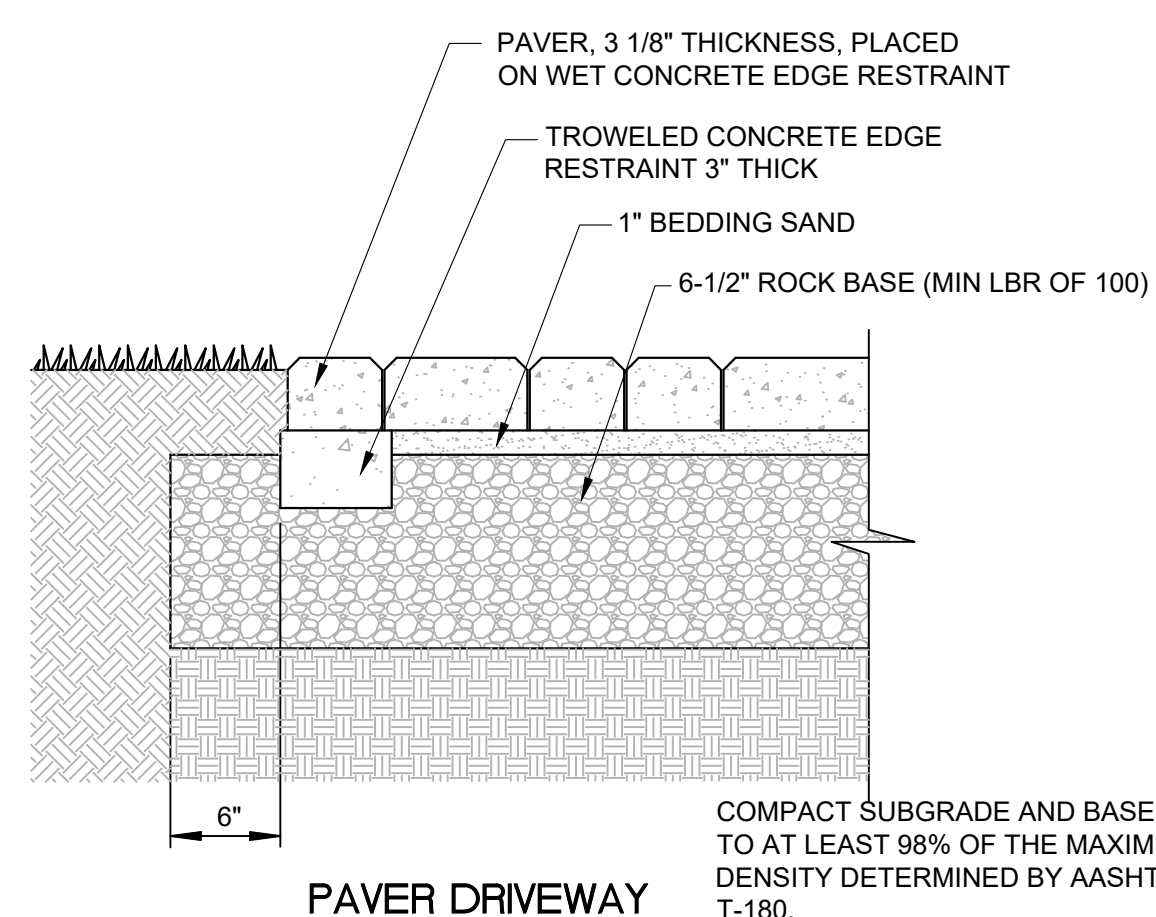
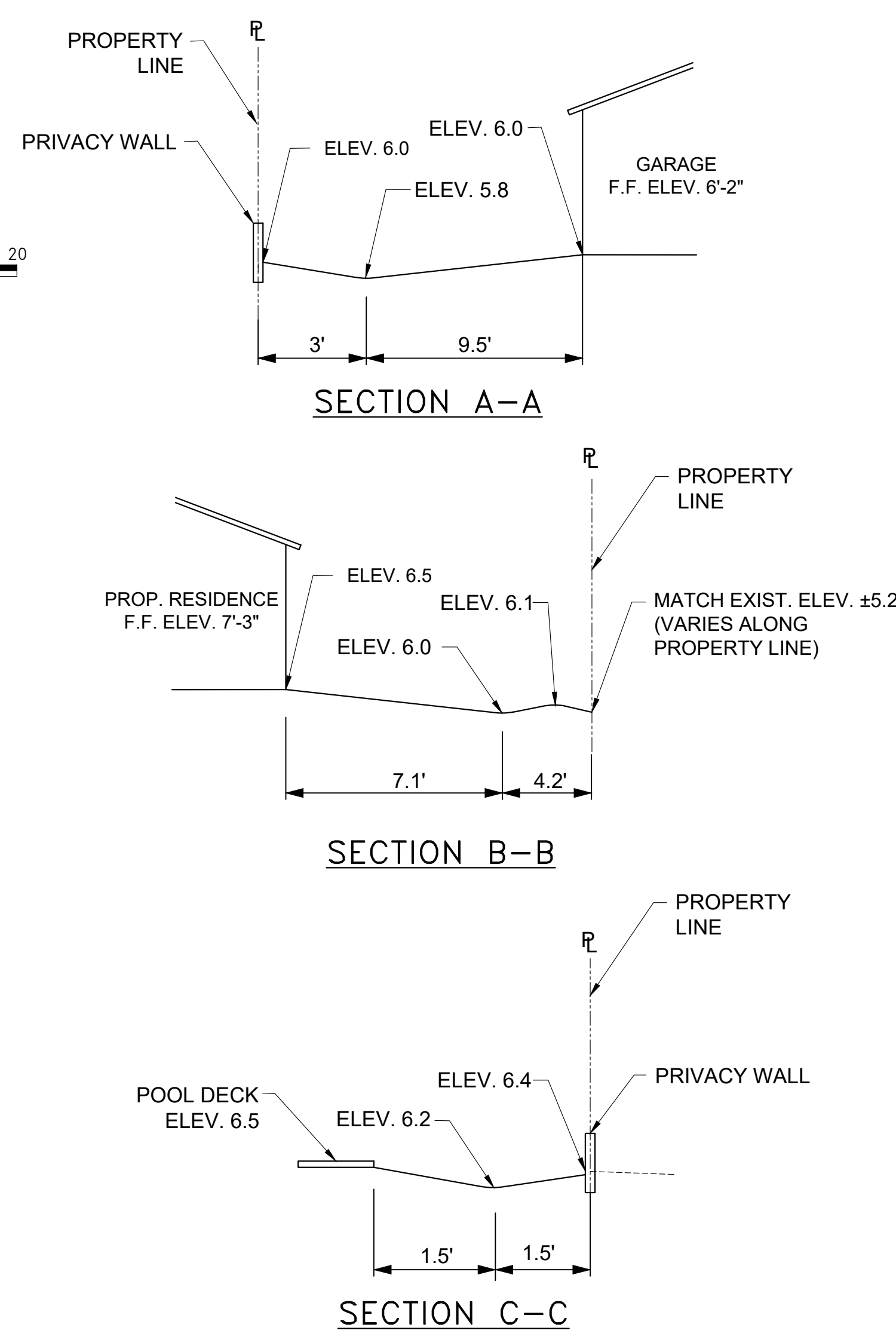
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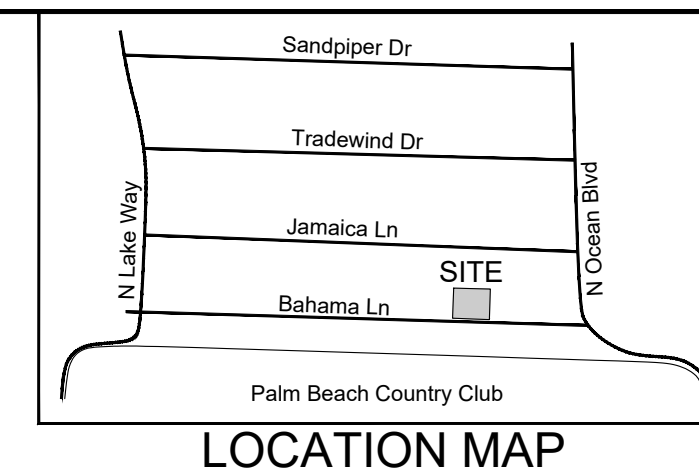
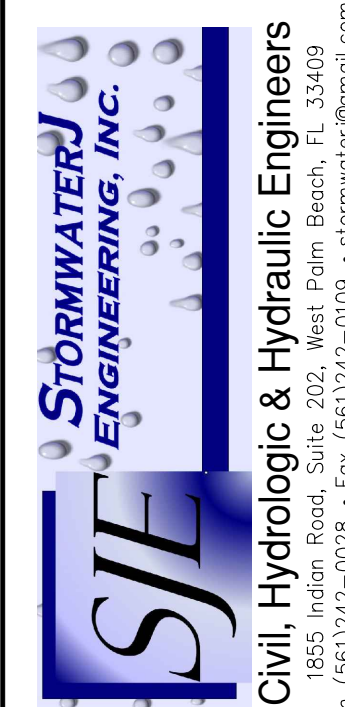
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1. CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
2. BAR GRATING SHALL BE WELDED PLAIN STEEL HOT ROLLED WITH 1 1/2" x 1/4" BEARING BARS 1 3/16" ON CENTER, HOT DIPPED GALVANIZED. BEARING BARS RUN ACROSS THE WIDTH. SUITABLE FOR VEHICULAR LOADS.

TRENCH DRAIN

1. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
2. TOPOGRAPHIC SURVEY PERFORMED BY COMPASS SURVEYING WEST PALM BEACH, FLORIDA. DATE : 03/14/2019.

[illegible]

LOT GRADING PLAN
217 BAHAMA LANE
PALM BEACH, FLORIDA

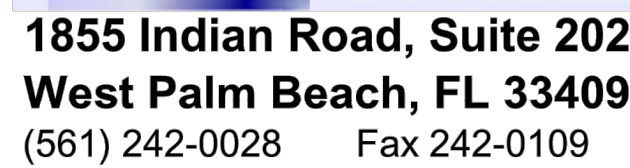
SF19-A 6/22/2023 5:40 PM 23064-0602 Site Grading Plan.dwg

TIME IN -OZ 1 2	DATE	6/21/2023
	DRAWN	PL
	CHECKED (1)	
	CHECKED (2)	
	PROJECT MANAGER	PTFB

Patrick F. Barthelmy, P.E.

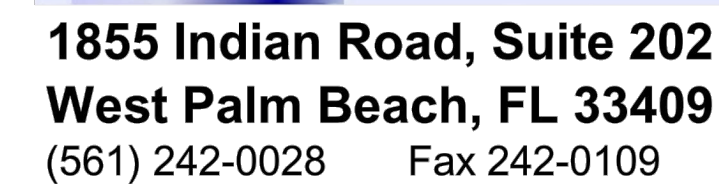
Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

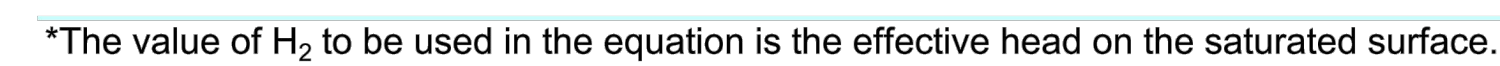


The purpose of these calculations is to verify the developed property will meet stormwater storage requirements for The Town of Palm Beach. The first 2 inches of rainfall will be retained on site prior to discharge into the town system based on the SCS Runoff Equation.

Provided Exfiltration Trench = 25 LF



Exfiltration Trench Calculation
TYPICAL EXFILTRATION TRENCH



L= 8 Ft

SJE **STORMWATER ENGINEERING, INC.**

Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
(561) 742-0028 • Fax (561) 742-0109 • stormwater@gmail.com

DRAINAGE CALCULATIONS
217 BAHAMA LANE
PALM BEACH, FLORIDA

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2 2	DRAWN	PL	PIFB
	CHECKED (1)		
	CHECKED (2)		
	PROJECT MANAGER		
JOB NO. 23064			

FORM 1041	DATE	6/21/2023	© COPYRIGHT 2023 By
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