PROPOSED NEW CONSTRUCTION AT:

220 ARABIAN ROAD

TOWN OF PALM BEACH | **FINAL SUBMITTAL: 07.11.2023** | PALM BEACH COUNTY, FLORIDA

ARC-23-093 ARCOM MEETING: 08.23.2023

ZON-23-071 TOWN COUNCIL MEETING: 09.13.2023

REQUEST SPECIAL EXCEPTION WITH SITE PLAN REVIEW (SECTION 134-893c)

DAILEY JANSSEN ARCHITECTS, P.A.

400 Clematis Street Suite #200 West Palm Beach, Florida 33401 TEL: 561-833-4707

PROPOSED RESIDENCE AT:

220 ARABIAN ROAD

PALM BEACH PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001914

DATE: 07.11.2023

DRAWN: LGU

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SEAL

STATE OF FLORIDA ROGER PATTON JANSSEN AR0014785 REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093

TC # ZON-23-071

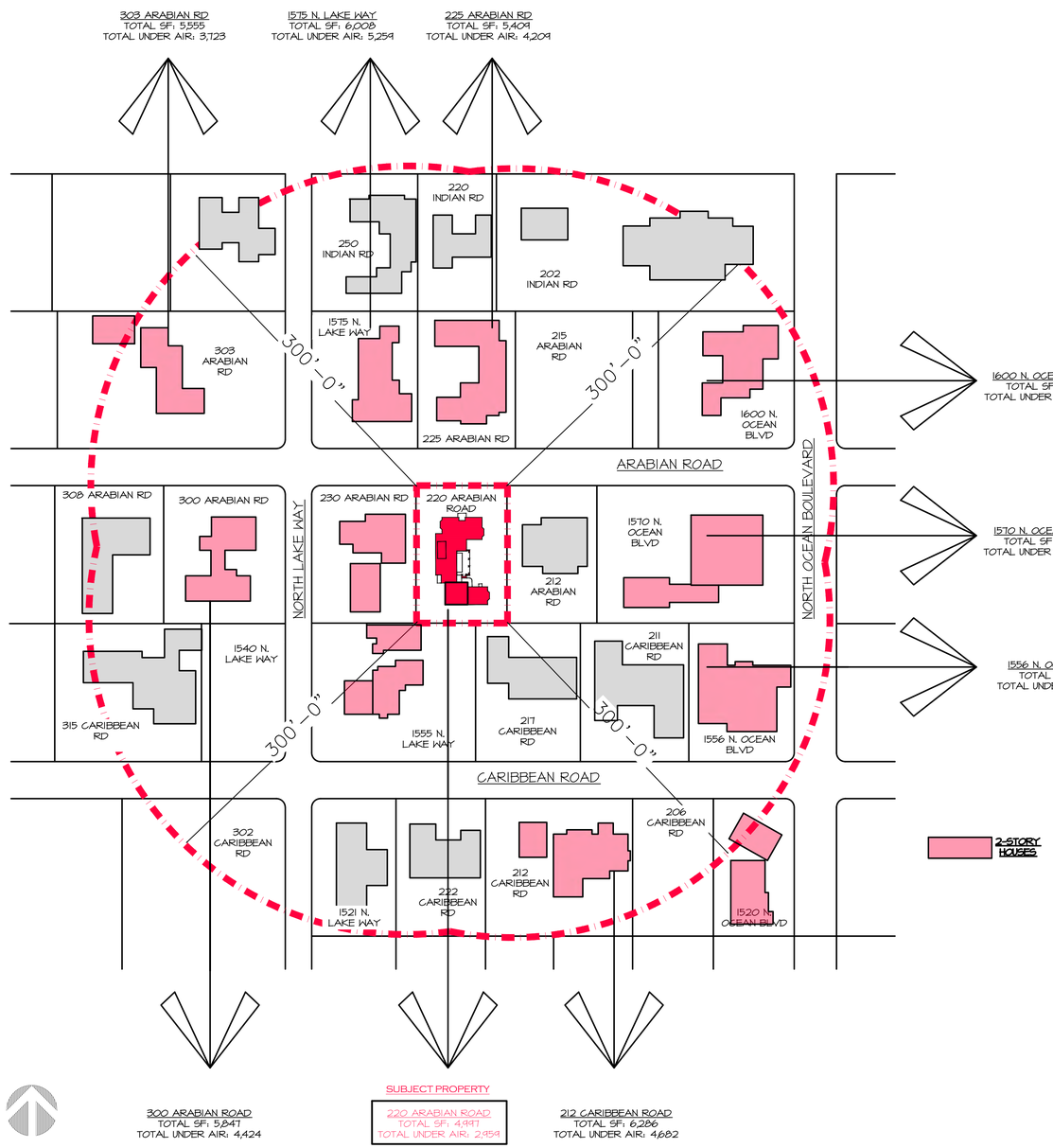
DRAWING NO.

A0.00

JOB NUMBER: 23-108

Radius Map

NTS



Neighboring Properties

NTS

1570 N. OCEAN BLVD
FFE 6.0' NAVD

212 ARABIAN ROAD
FFE 5.43' NAVD

220 ARABIAN ROAD
SUBJECT PROPERTY
FFE 7.19' NAVD

230 ARABIAN ROAD
FFE 4.17' NAVD

300 ARABIAN ROAD
FFE 6.0' NAVD

Arabian Road Streetscape

FACING SOUTH

220 ARABIAN ROAD

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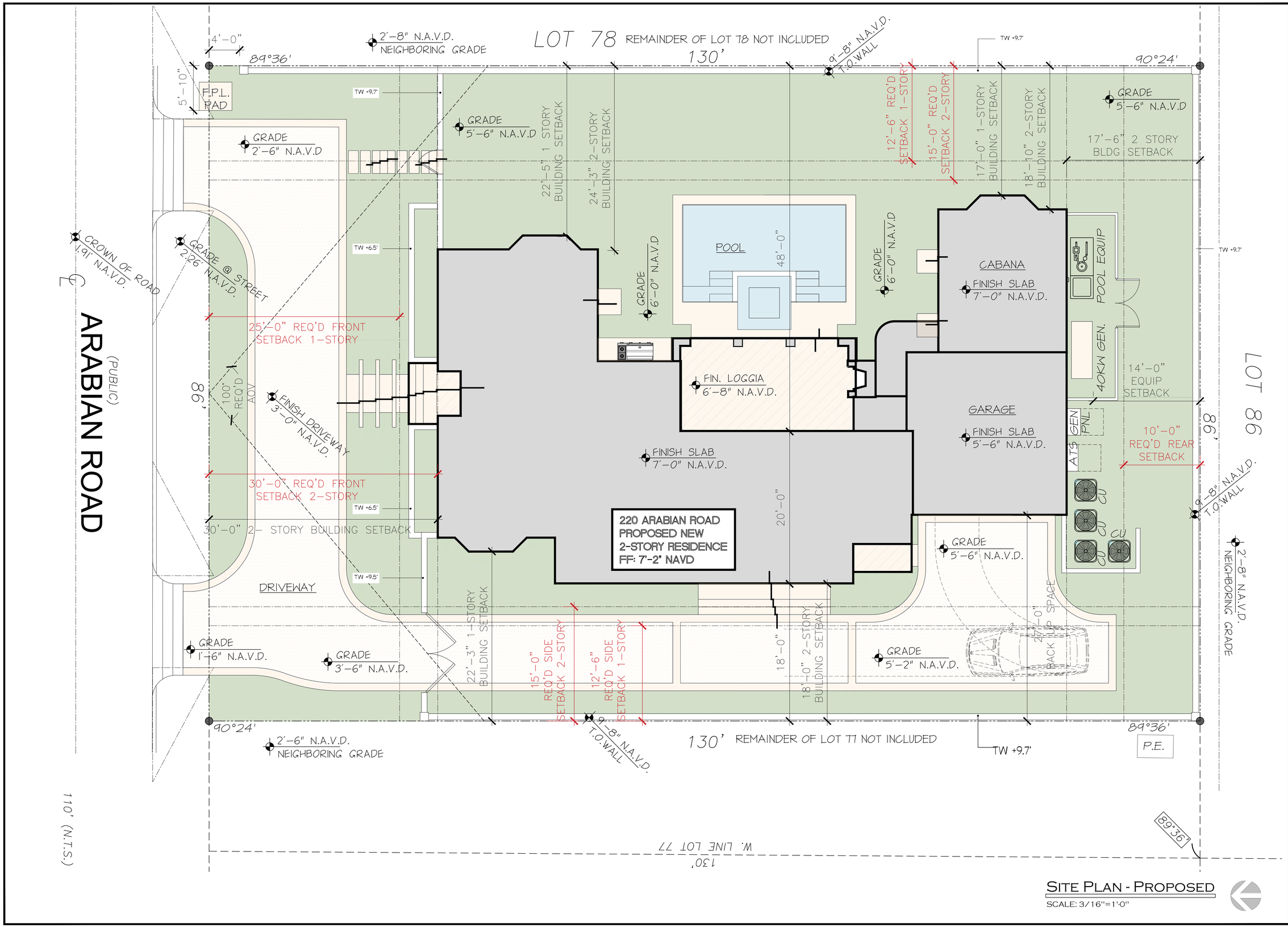

SITE PLAN - PROPOSED

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

220 ARABIAN ROAD

PROPOSED RESIDENCE AT:

PALM BEACH

PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093
TC # ZON-23-071

DRAWING NO.

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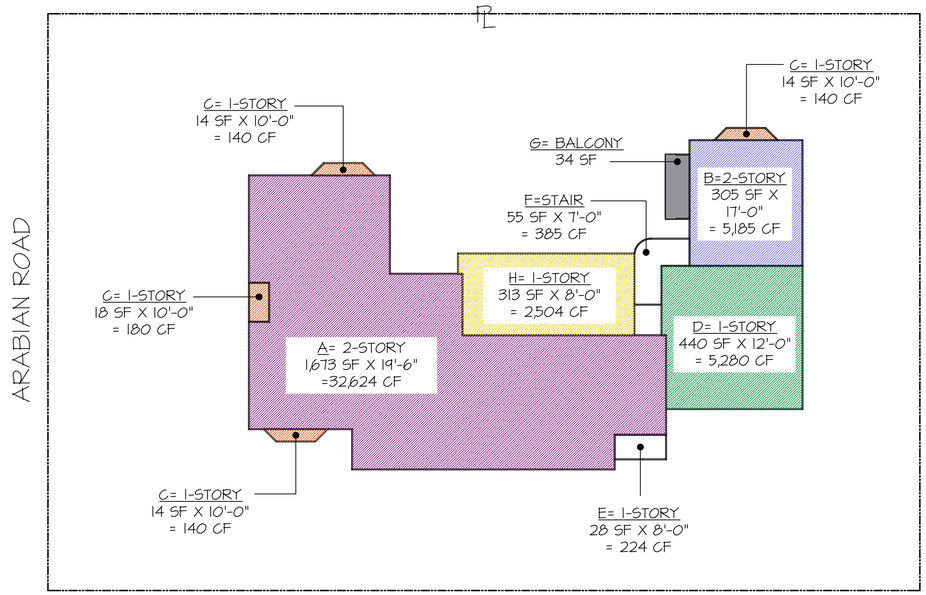
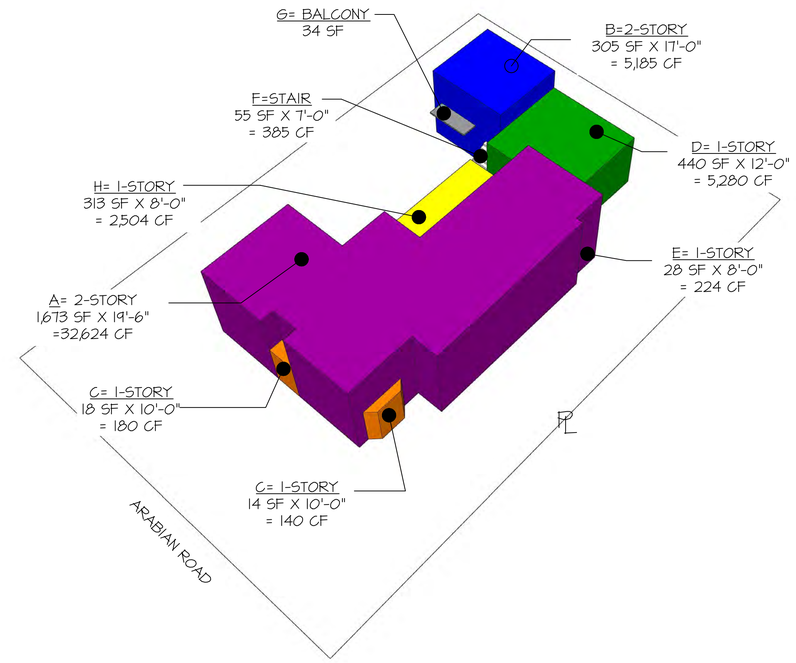
DIAGRAM - CUBIC CONTENT



TOTAL PROPOSED CCR: 44,571 CF
TOTAL ALLOWED CCR: 44,608 CF

AXONOMETRIC - PROPOSED CUBIC CONTENT



CUBIC CONTENT CALCULATIONS

MAX. ALLOWED CCR = 3.50+[(60,000-11,180)+50,000)X0.5]= **3.99**

CUBIC CONTENT CALCS (PROPOSED)

	SF	HT	TOTAL
ENCLOSED AREA			
TWO STORY AC (A)	1,673	19'-6"	32624
TWO STORY AC (B)	305	17'-0"	5185
ONE STORY AC (C)	60	10'-0"	600
GARAGE (D)	440	12'-0"	5280
TOTAL			**43689**
UNENCLOSED AREA			
REAR ENTRY (E)	28	8'-0"	224
STAIRCASE (F)	55	7'-0"	385
COVERED LOGGIA (H)	313	8'-0"	2504
TOTAL			**3113**
CREDIT FOR 5% UNENCLOSED			**-2230.41**
			883
ADJUSTED TOTAL			**883**

TOTAL ALLOWED 44608 > **GRAND TOTAL** **44571**

LOT COVERAGE DATA

220 ARABIAN ROAD LOT = 11,180.00

LOT COVERAGE DATA

	SF
FIRST FLOOR (A, B, C)	2,038
GARAGE (D)	440
REAR ENTRY (E)	28
STAIRCASE (F)	55
BALCONY (G)	85
COVERED LOGGIA (H)	313
TOTAL COVERED	**2,959**
3% ALLOWANCE FOR PERGOLA = *(NOT USED)*	335
TOTAL	**2,959**

2 STORY MAX COVERAGE 30%

TOTAL ALLOWED (2-STORY) **3,354**

UNDER BY: -395

PROPOSED RESIDENCE AT:

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PALM BEACH

PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093
TC # ZON-23-071

DRAWING NO.

SP1.02

JOB NUMBER: 23-108

Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend

Line #				
1	**Property Address:**	220 ARABIAN ROAD		
2	**Zoning District:**	R-B LOW DENSITY RESIDENTIAL		
3	**Structure Type:**	RESIDENCE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SF MIN.	11,180 SF	N/A
6	Lot Depth	100' MIN.	86'	N/C
7	Lot Width	100' MIN.	130'	N/C
8	Lot Coverage (Sq Ft and %)	(30%) 3,354 SF	N/A	(26%) 2,959 SF
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	N/A	N/A	4,997 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	(3.99) 44,608 SF	N/A	44,571 SF
11	*Front Yard Setback (Ft.)	25'-0"/30'-0"	N/A	30'-0"
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	17'-0"/22'-3"
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	18'-0"/18'-10"
14	*Rear Yard Setback (Ft.)	10'-0"/15'-0"	N/A	17'-6"
15	Angle of Vision (Deg.)	100°	N/A	64°
16	Building Height (Ft.)	14'-0"/22'-0"	N/A	13.25'-0"/19'-6"
17	Overall Building Height (Ft.)	30'-0"	N/A	26'-5"
18	Crown of Road (COR) (NAVD)	N/A	1.94' NAVD	1.94' NAVD
19	Max. Amount of Fill Added to Site (Ft.)	2'-7" MAX	N/A	2'-7" MAX
20	Finished Floor Elev. (FFE)(NAVD)	7'-0" NAVD	N/A	7'-2" NAVD
21	Zero Datum for point of meas. (NAVD)	7'-0" NAVD	N/A	7'-0" 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	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	45% (5,031 SF)	N/A	48 %(5,327 SF)
25	Perimeter LOS (Sq Ft and %)	50% (2,515 SF)	N/A	56% (2,828 SF)
26	Front Yard LOS (Sq Ft and %)	40% (860 SF)	N/A	49% (1,048)SF
27	**Native Plant Species %	35%	N/A	REFER TO LA

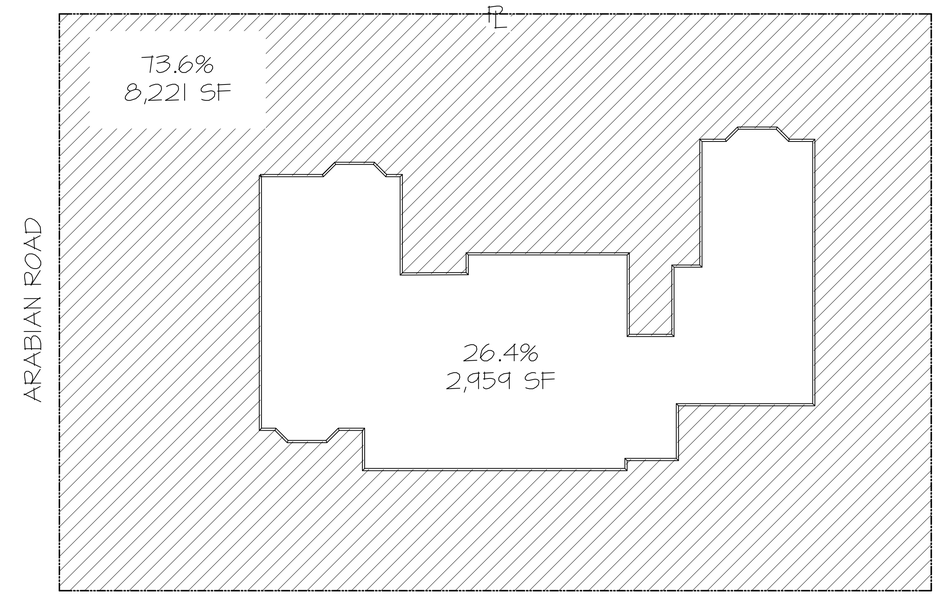
** Indicate each yard area with cardinal direction (N,S,E,W)*

*** Provide Native plant species calculation per category as requited by Ord. 24-2021 on separate table*

If value is not applicable, enter N/A

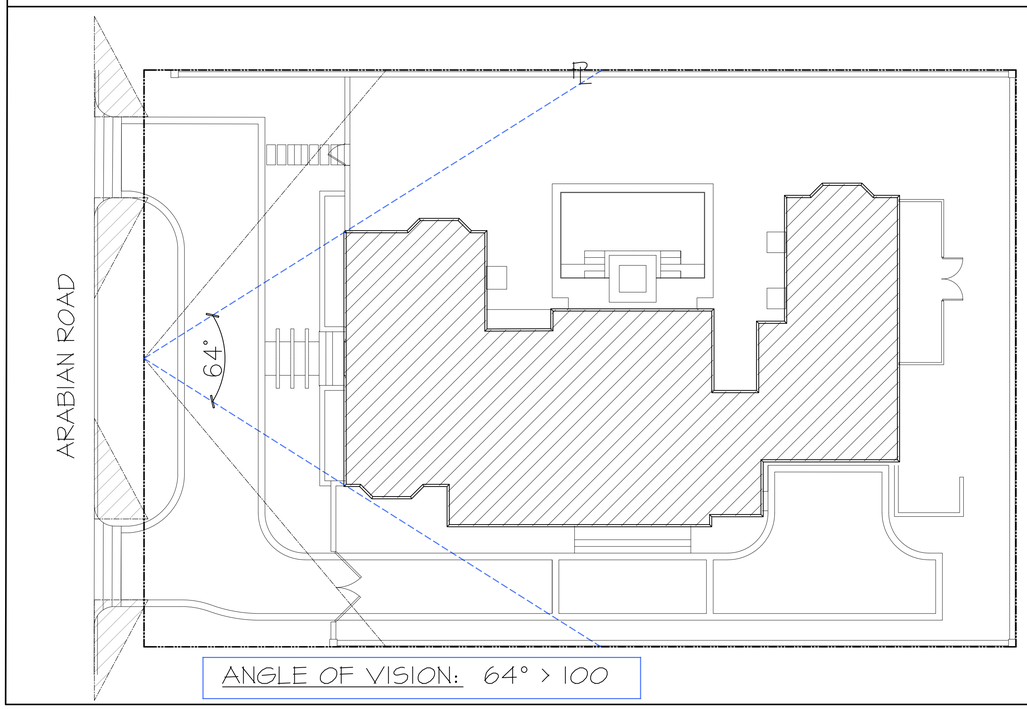
If value is not changing, enter N/C

DIAGRAM - LOT COVERAGE



TOTAL PROPOSED LOT COVERAGE/FOOTPRINT: 26.4% AT 2,959 S.F.
TOTAL ALLOWED LOT COVERAGE/FOOTPRINT: 30 % AT 3,354 S.F.

DIAGRAM - ANGLE OF VISION AND SAFE SITE TRIANGLES



ANGLE OF VISION: 64° > 100

PROPOSED RESIDENCE AT:
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PALM BEACH, FLORIDA

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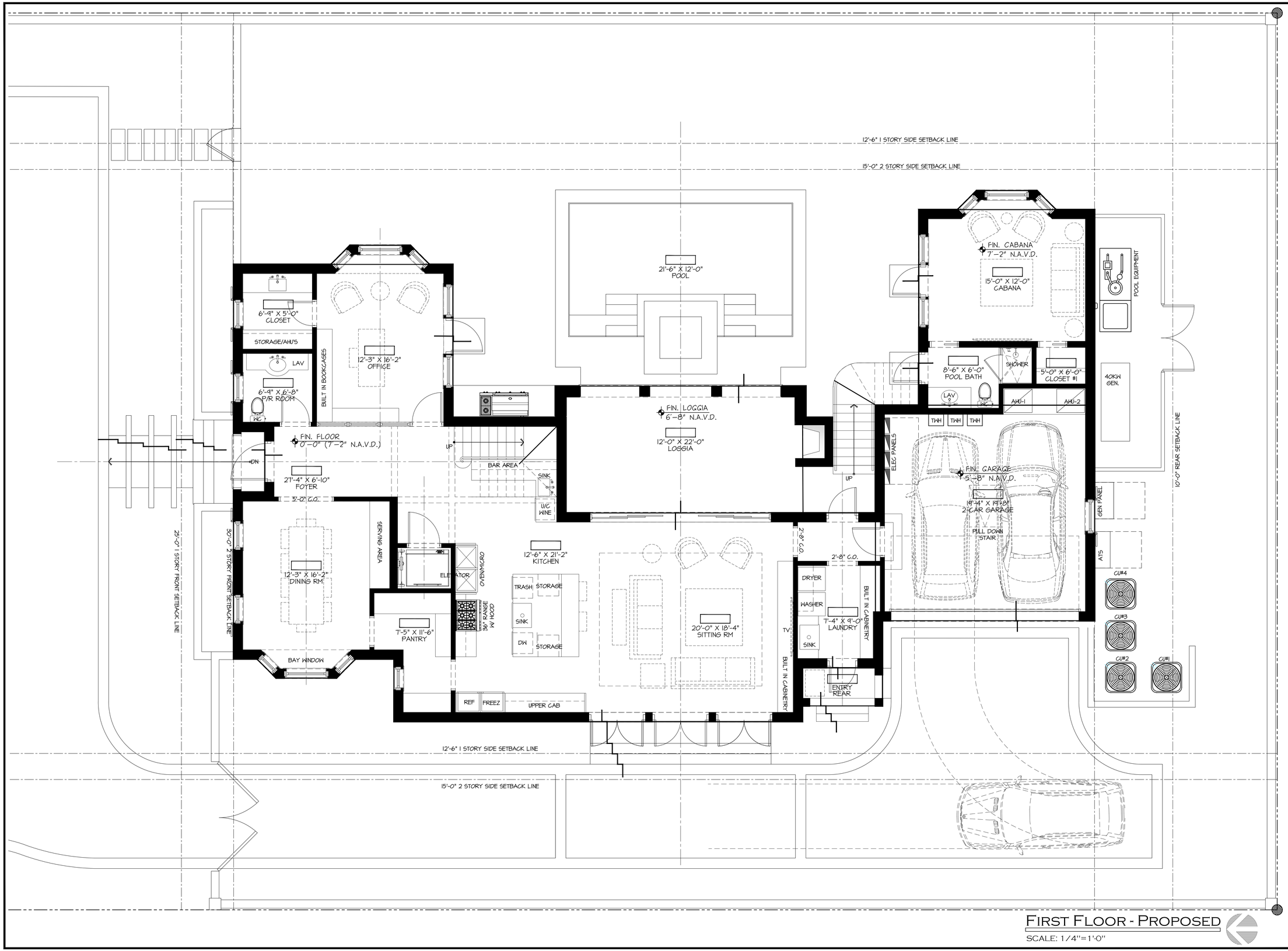
STATE OF FLORIDA ROGER PATTON JANSSEN AR0014785 REGISTERED ARCHITECT
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093
TC # ZON-23-071

DRAWING NO.
SP1.03

JOB NUMBER: 23-108



FIRST FLOOR - PROPOSED

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

220 ARABIAN ROAD

PALM BEACH, FLORIDA

PALM BEACH

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DRAWING NO.

A1.01

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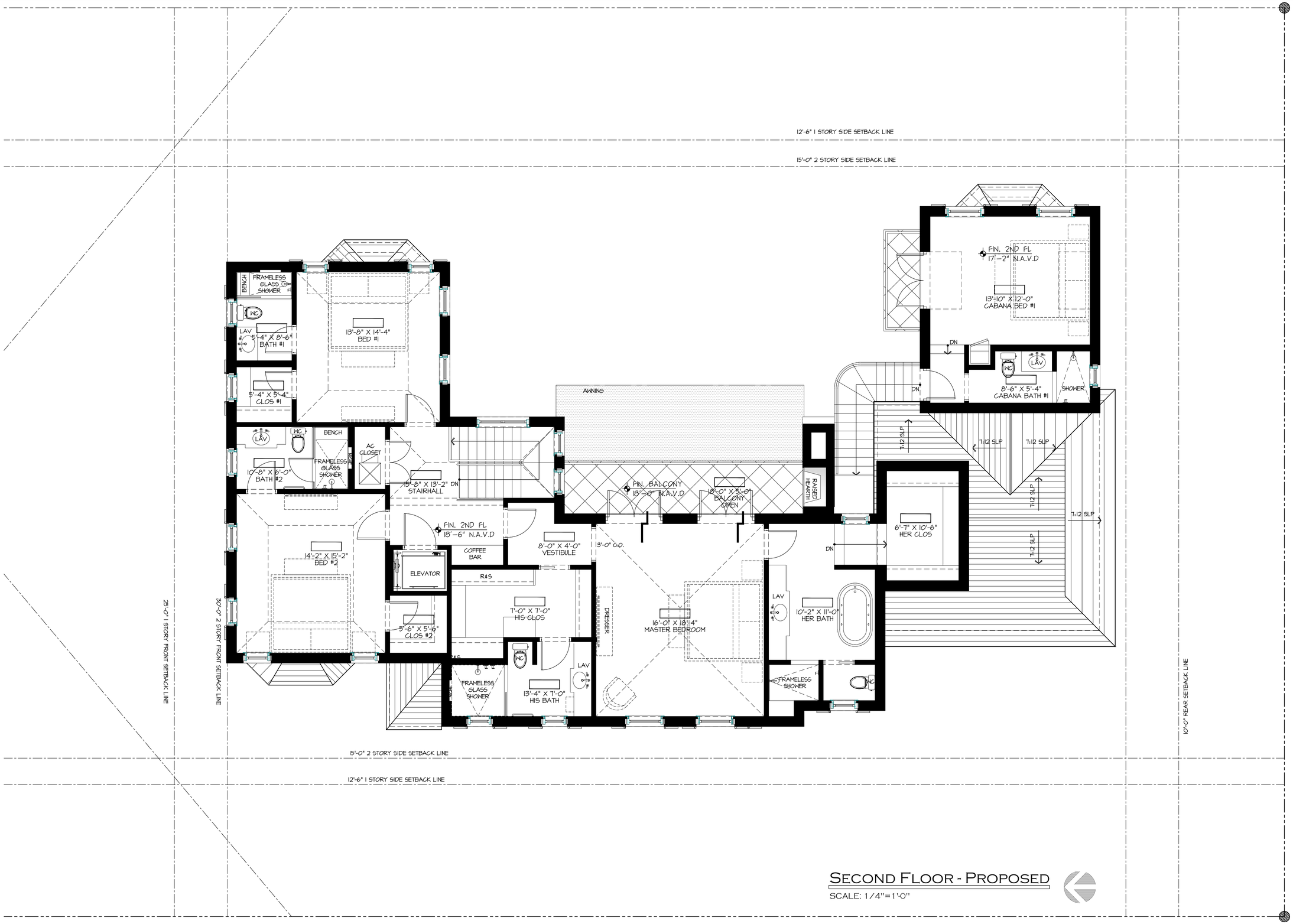

SECOND FLOOR - PROPOSED

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

220 ARABIAN ROAD

PALM BEACH

PALM BEACH, FLORIDA

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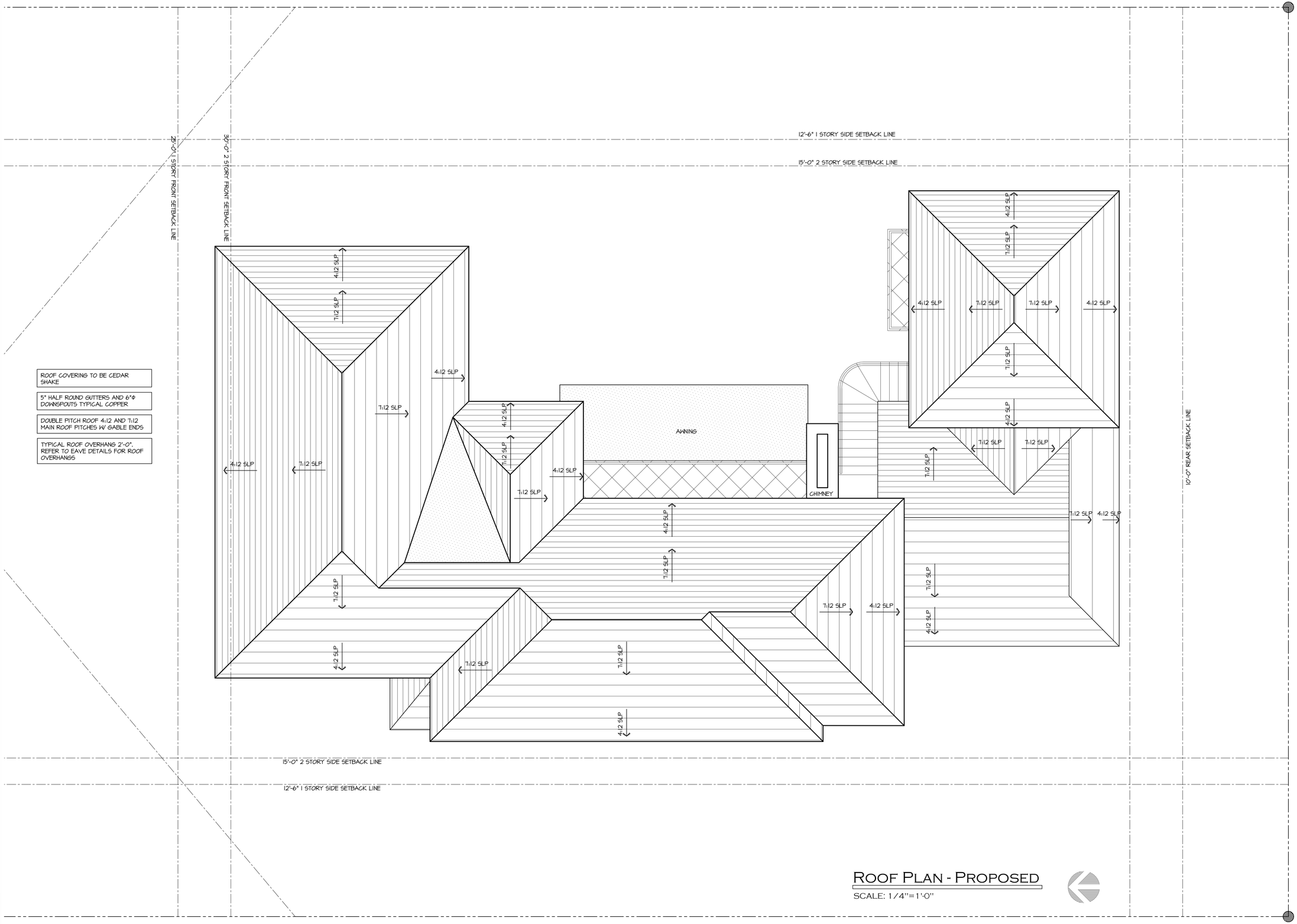

ROOF COVERING TO BE CEDAR SHAKE

5" HALF ROUND GUTTERS AND 6"Φ DOWNSPOUTS TYPICAL COPPER

DOUBLE PITCH ROOF 4:12 AND 7:12 MAIN ROOF PITCHES W/ GABLE ENDS

TYPICAL ROOF OVERHANG 2'-0". REFER TO EAVE DETAILS FOR ROOF OVERHANGS

ROOF PLAN - PROPOSED

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE A.T.

220 ARABIAN ROAD

PALM BEACH

PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093
TC # ZON-23-071

DRAWING NO.

A1.03

JOB NUMBER: 23-108

Proposed North Elevation

SCALE: 1/4"=1'-0"

Proposed East Elevation

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

220 ARABIAN ROAD

PALM BEACH

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093
TC # ZON-23-071

DRAWING NO.

R0.1

JOB NUMBER: 23-108

Proposed South Elevation

SCALE: 1/4"=1'-0"

Proposed East Elevation

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

220 ARABIAN ROAD

PALM BEACH

PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093
TC # ZON-23-071

DRAWING NO.

R0.2

JOB NUMBER: 23-108

Proposed Entry Perspective

NTS

PROPOSED RESIDENCE AT:

220 ARABIAN ROAD

PALM BEACH

PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

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TC # ZON-23-071

DRAWING NO.

R0.3

JOB NUMBER: 23-108

Proposed Garden Perspective

NTS

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220 ARABIAN ROAD

PALM BEACH

PALM BEACH, FLORIDA

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TC # ZON-23-071

DRAWING NO.

R0.4

JOB NUMBER: 23-108

DOMINICAN CORAL

- HARDSCAPE

CEDAR SHAKE ROOF

MOCHA CREAM VEIN LIMESTONE

- ACCENT HARDSCAPE

WHITE STUCCO

- BENJAMIN MOORE OC-65: CHANTILLY LACE

WASHED CYPRESS

- FRONT DOOR

SHUTTERS

- BENJAMIN MOORE: BLUE FLOWER 2057-60

COLOR PALETTE

PROPOSED RESIDENCE AT:

220 ARABIAN ROAD

PALM BEACH

PALM BEACH, FLORIDA

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TC # ZON-23-071

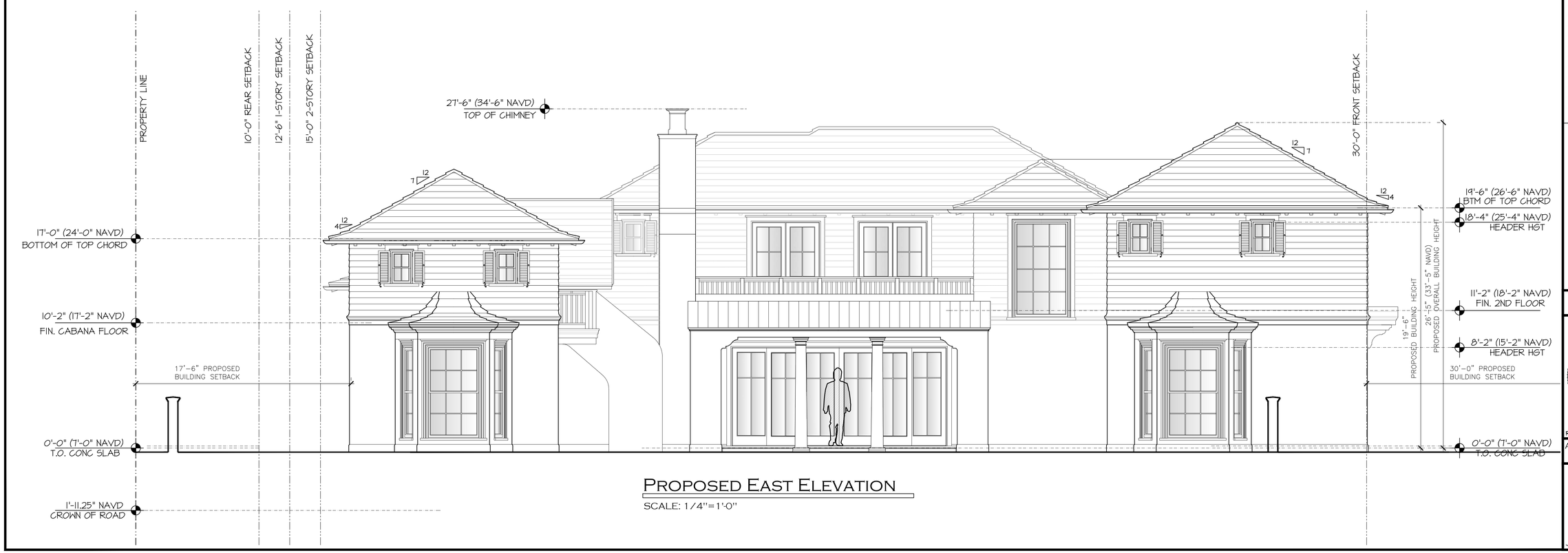
DRAWING NO.

R0.5

JOB NUMBER: 23-108

Proposed North Elevation

SCALE: 1/4"=1'-0"



Proposed East Elevation

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

220 ARABIAN ROAD

PALM BEACH

PALM BEACH, FLORIDA

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093
TC # ZON-23-071

DRAWING NO.

A2.01

JOB NUMBER: 23-108

Proposed South Elevation

SCALE: 1/4"=1'-0"

Proposed East Elevation

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

220 ARABIAN ROAD

PALM BEACH

PALM BEACH, FLORIDA

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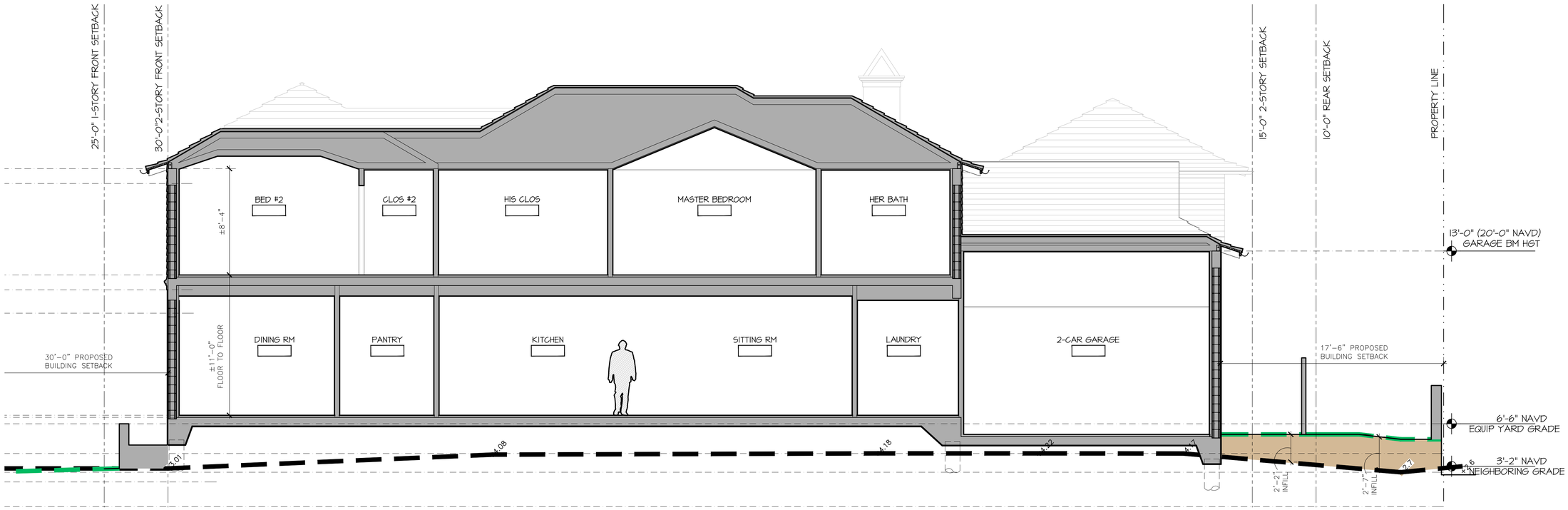
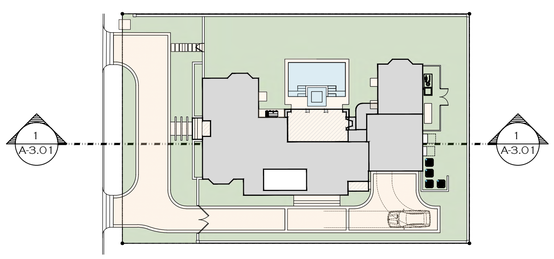
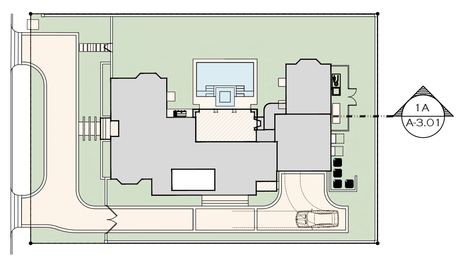


BUILDING SECTION 1

SCALE: 1/4"=1'-0"

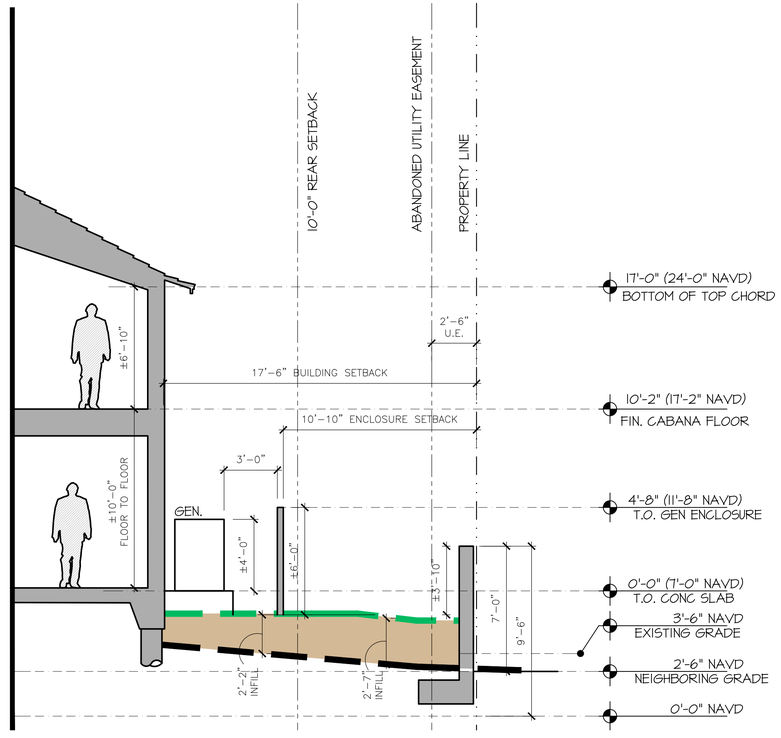


BUILDING SECTION PLANS



YARD SECTION KEY PLANS

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



BUILDING SECTION 1A

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

220 ARABIAN ROAD

PALM BEACH

PALM BEACH, FLORIDA

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DRAWN: LGU

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SEAL

STATE OF FLORIDA · ROGER PATTON JANSSEN · AR0014785 · REGISTERED ARCHITECT

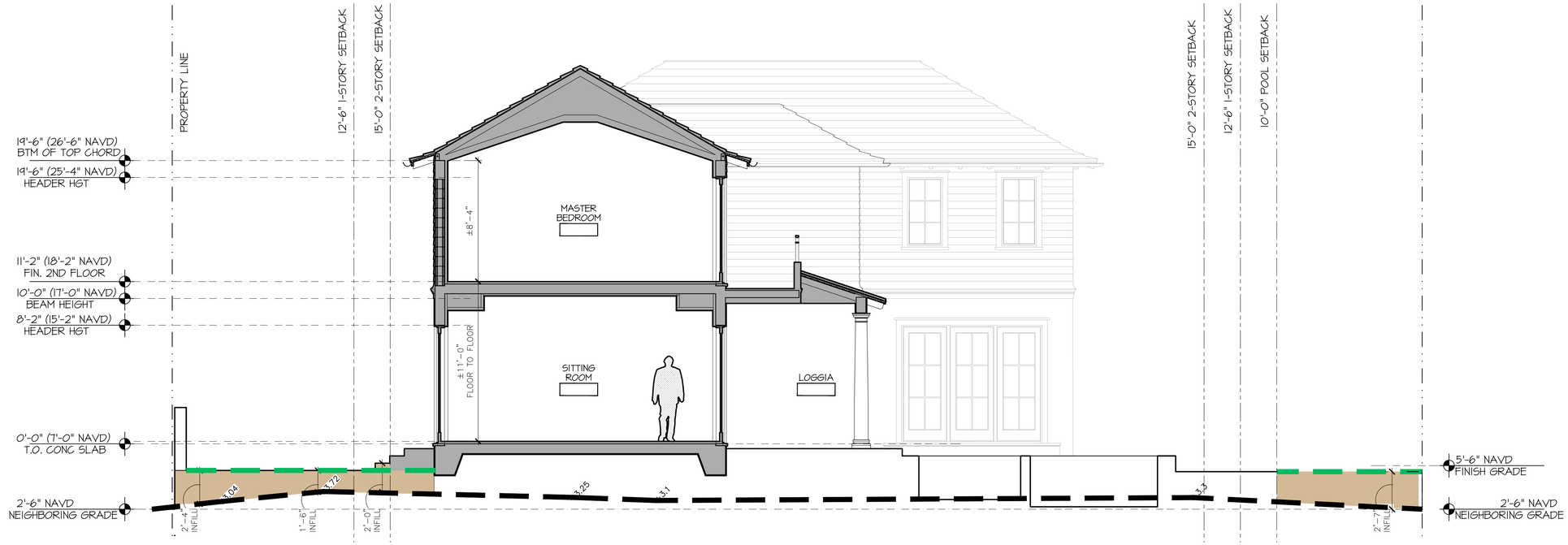
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093
TC # ZON-23-071

DRAWING NO.

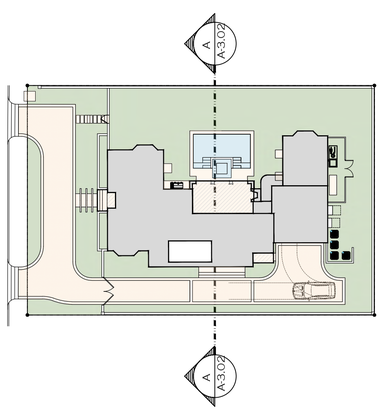
A3.01

JOB NUMBER: 23-108

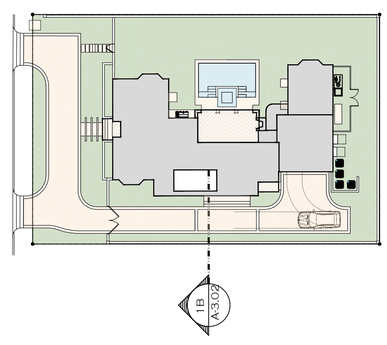


BUILDING SECTION A

SCALE: 1/4"=1'-0"



BUILDING SECTION PLANS

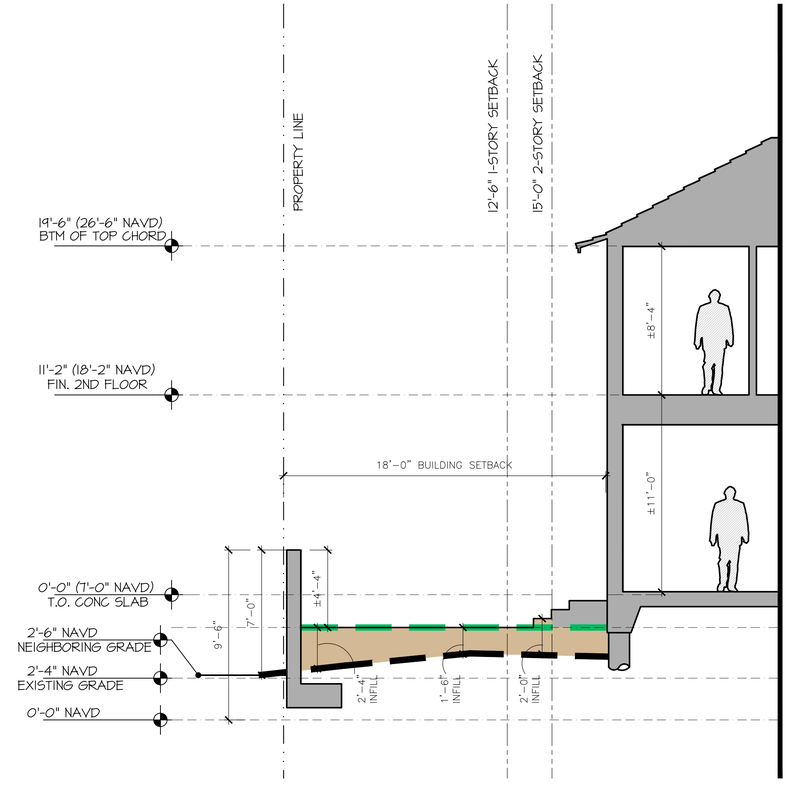


YARD SECTION KEY PLANS

INDICATES AREA OF FILL

INDICATES PROPOSED GRADE

INDICATES EXISTING GRADE



BUILDING SECTION 1B

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

220 ARABIAN ROAD

PALM BEACH, FLORIDA

PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001914

DATE: 07.11.2023

DRAWN: LGU

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093
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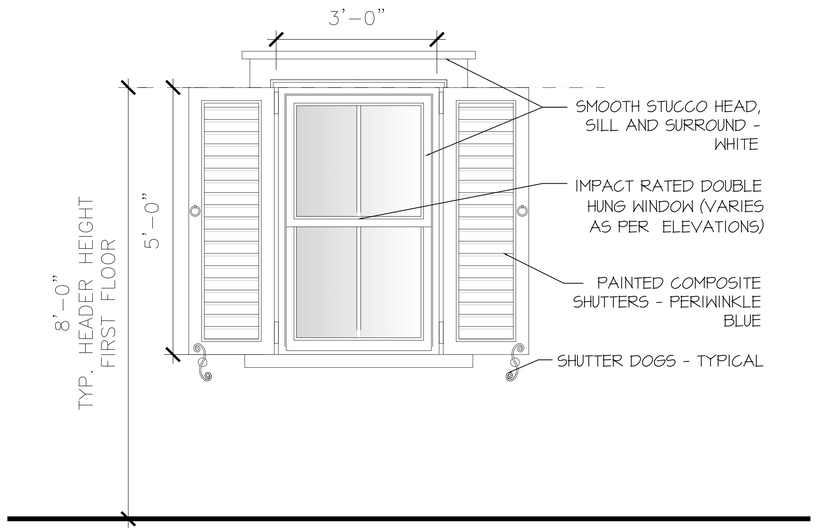
DRAWING NO.

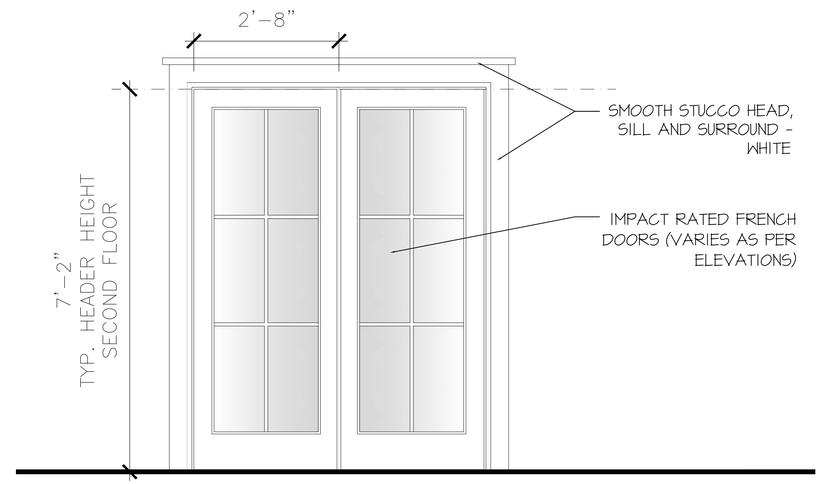
A3.02

JOB NUMBER: 23-108



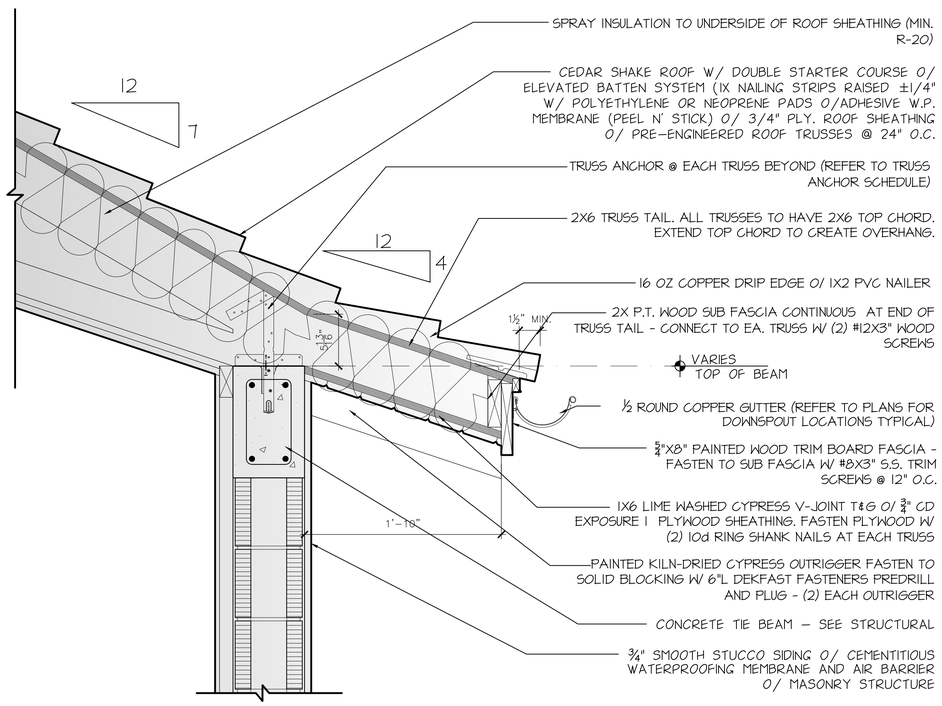
Window Details

SCALE: 3/4" = 1'-0"



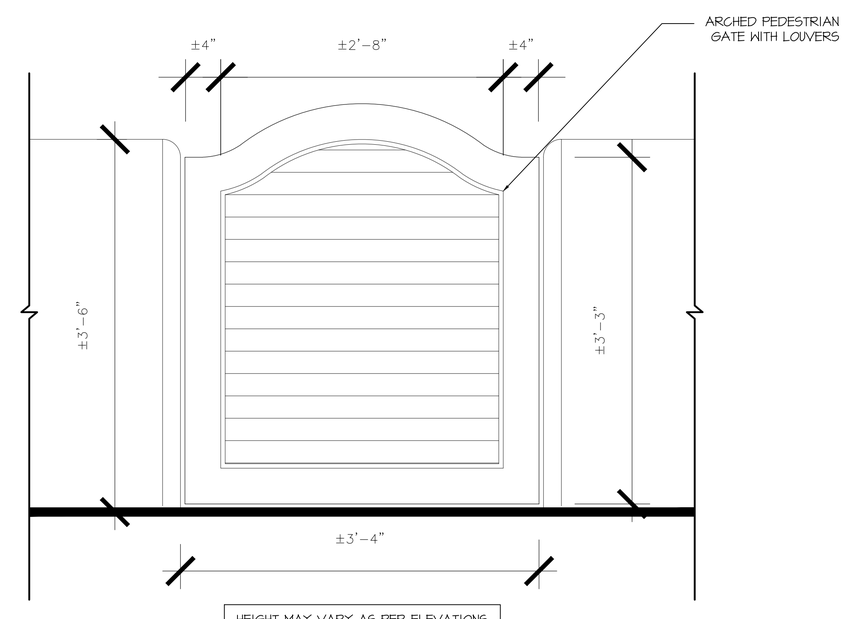
Door Details

SCALE: 3/4" = 1'-0"



Eave Details

SCALE: 1 1/ 2" = 1'-0"



HEIGHT MAY VARY AS PER ELEVATIONS

Gate Details

SCALE: 1 1/ 2" = 1'-0"

PROPOSED RESIDENCE AT:

220 ARABIAN ROAD

PALM BEACH

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001914

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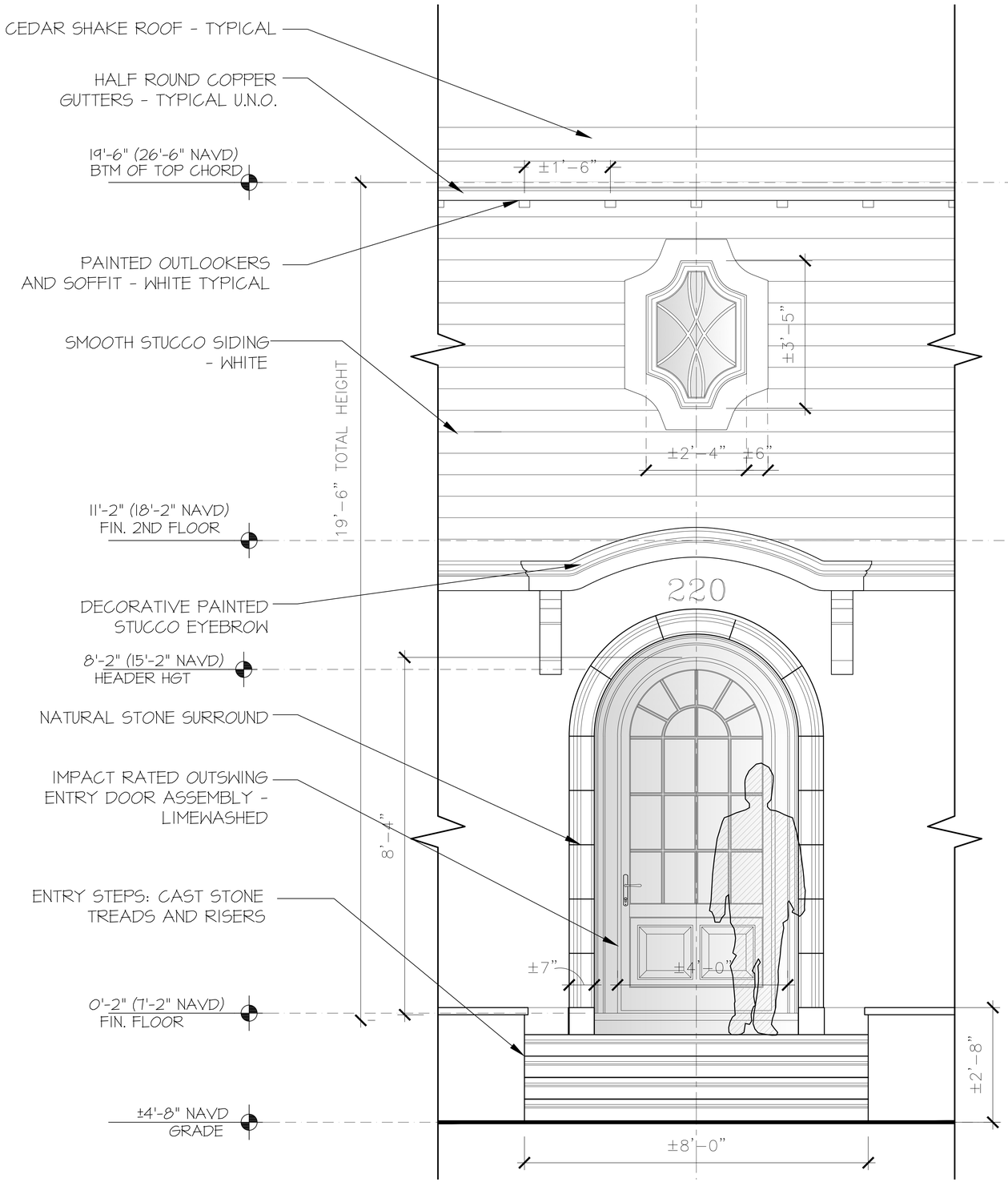
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093
TC # ZON-23-071

DRAWING NO.

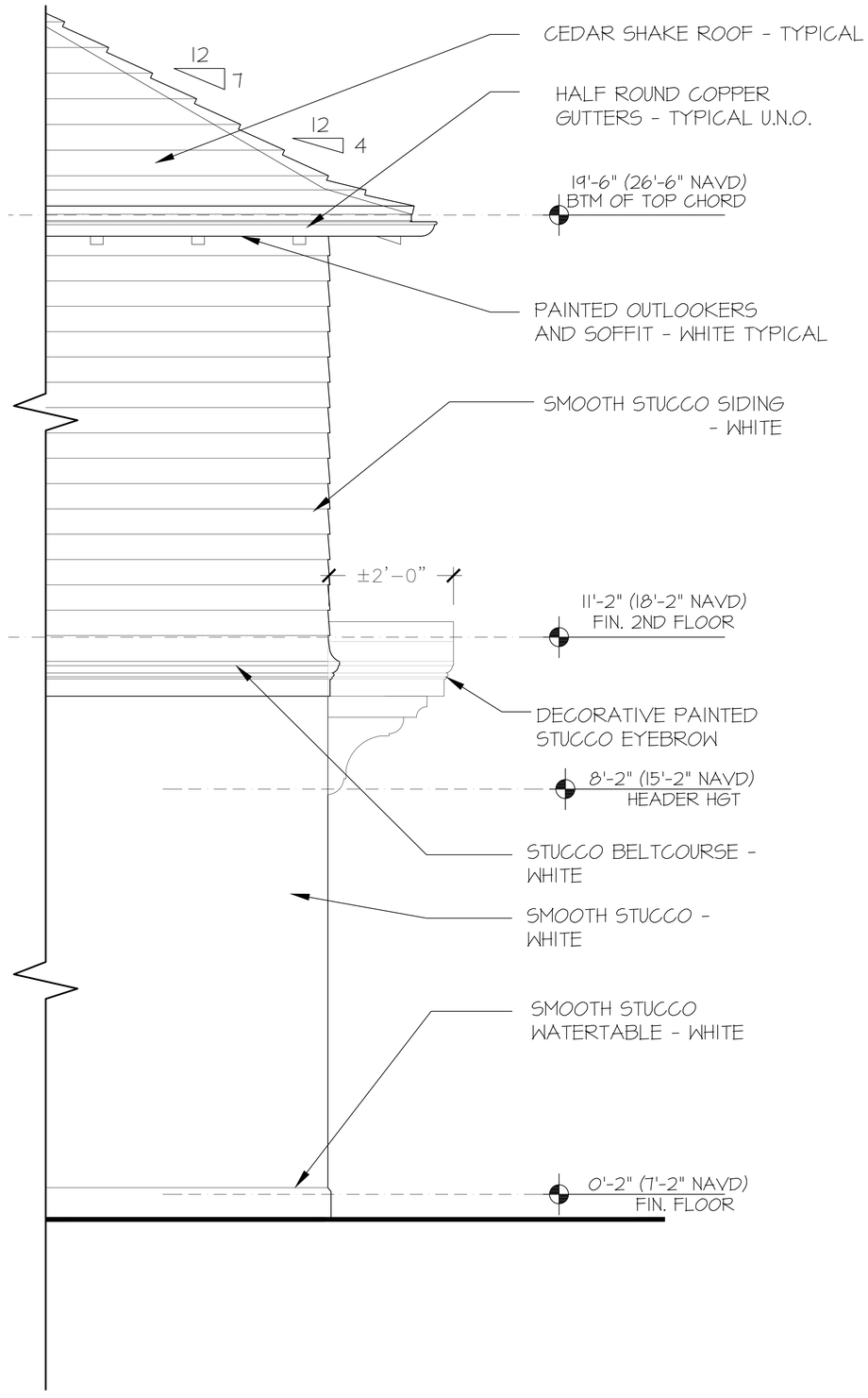
D1.01

JOB NUMBER: 23-108



Entry Detail

SCALE: 1/4"=1'-0"



Two Story Detail

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

220 ARABIAN ROAD

PALM BEACH

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001914

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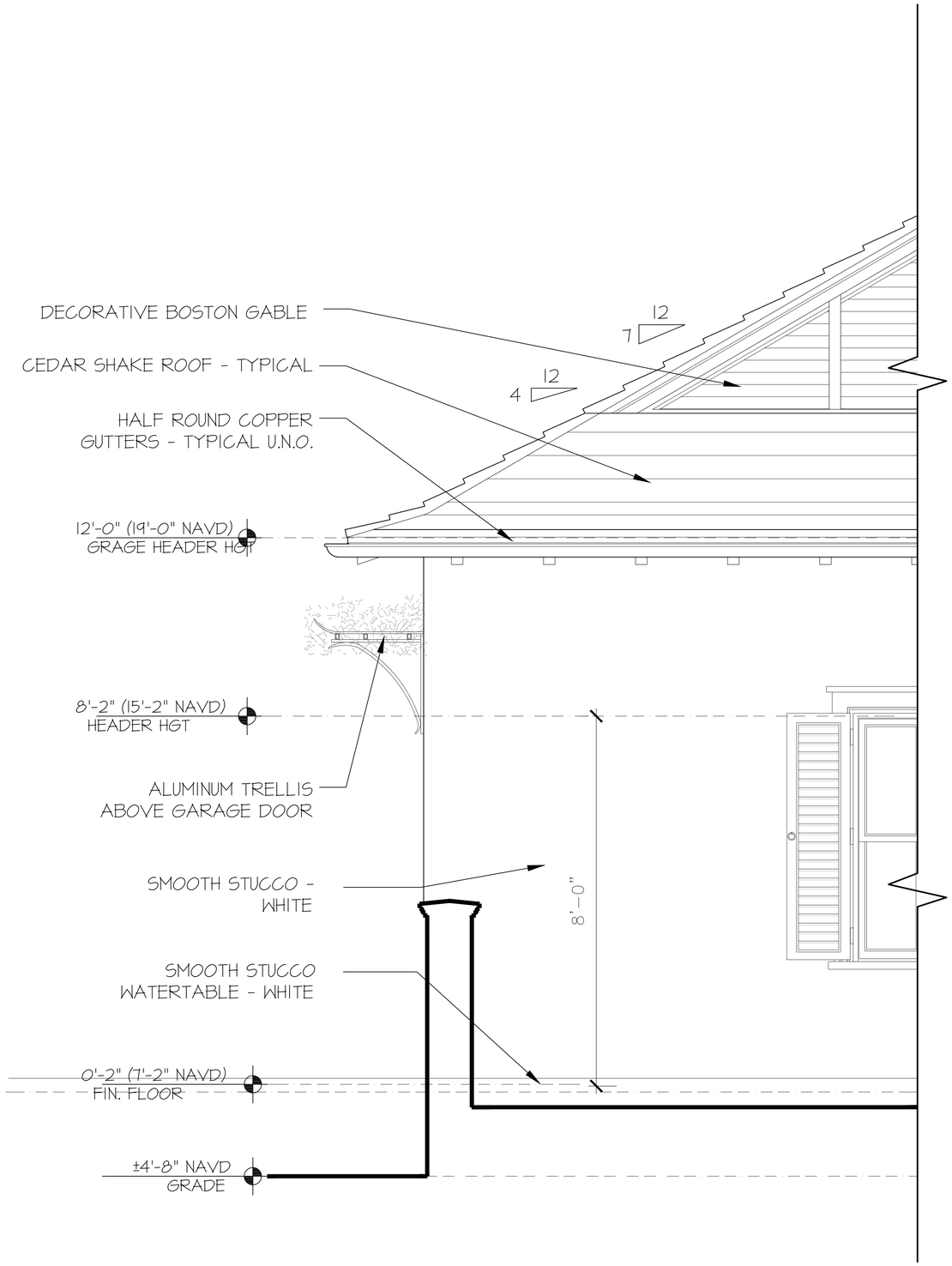
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093
TC # ZON-23-071

DRAWING NO.

D1.02

JOB NUMBER: 23-108



ONE STORY DETAIL

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE A.T.

220 ARABIAN ROAD

PALM BEACH

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001914

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093
TC # ZON-23-071

DRAWING NO.

D1.03

JOB NUMBER: 23-108