

PROPOSED NEW CONSTRUCTION AT:

220 ARABIAN ROAD

RECEIVED

By yfigueroa at 1:38 pm, Jul 11, 2023

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, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-C00174

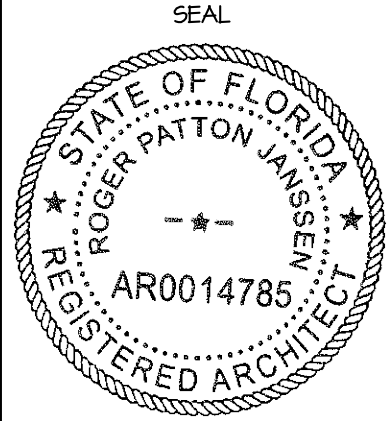
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DRAWN: L&J

REVISIONS:

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-093

TC # ZON-23-071

DRAWING NO.

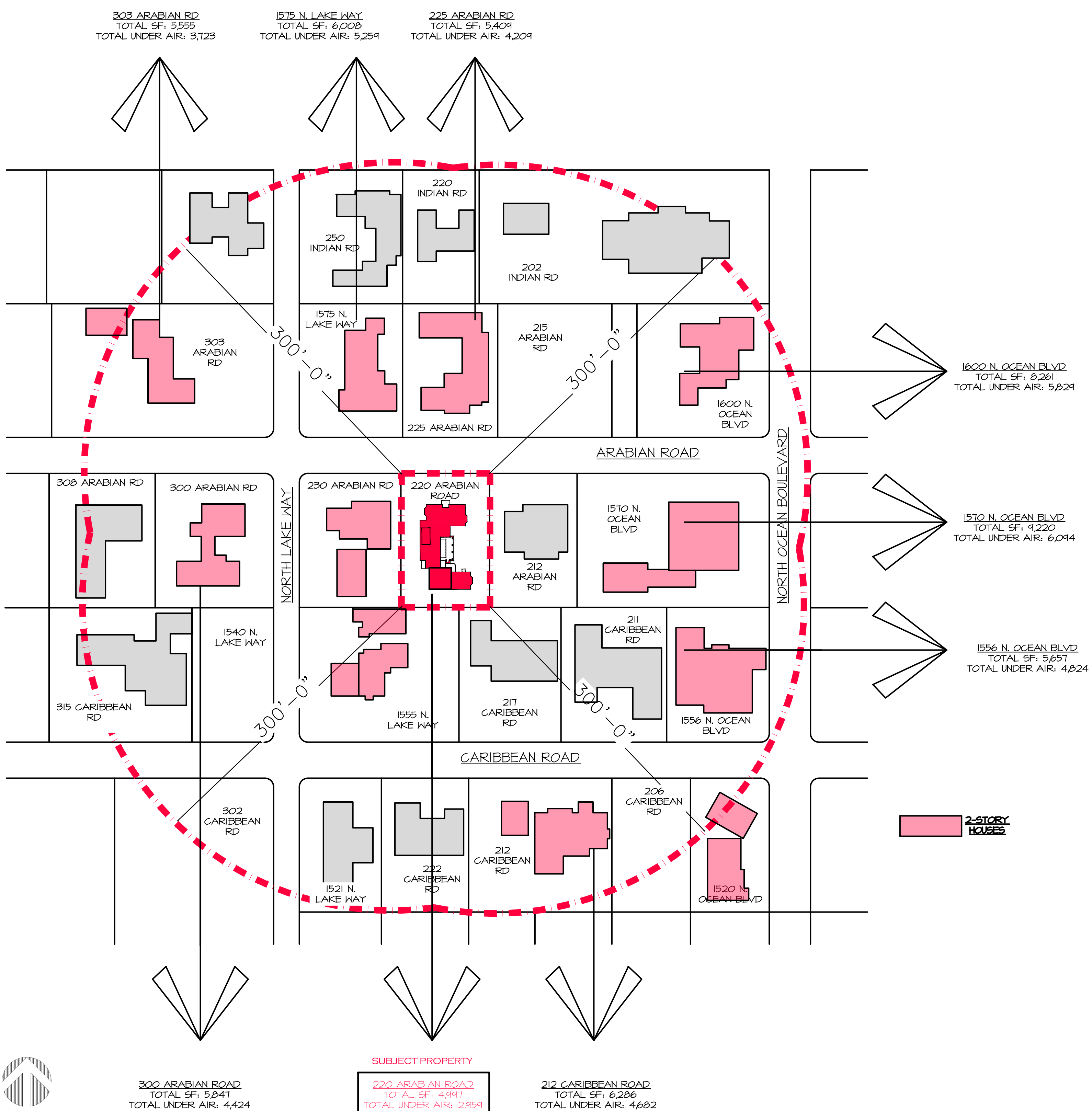
A0.00

JOB NUMBER: 23-108



RADIUS MAP
NTS

NEIGHBORING PROPERTIES
NTS



ARABIAN ROAD STREETSCAPE
FACING SOUTH

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

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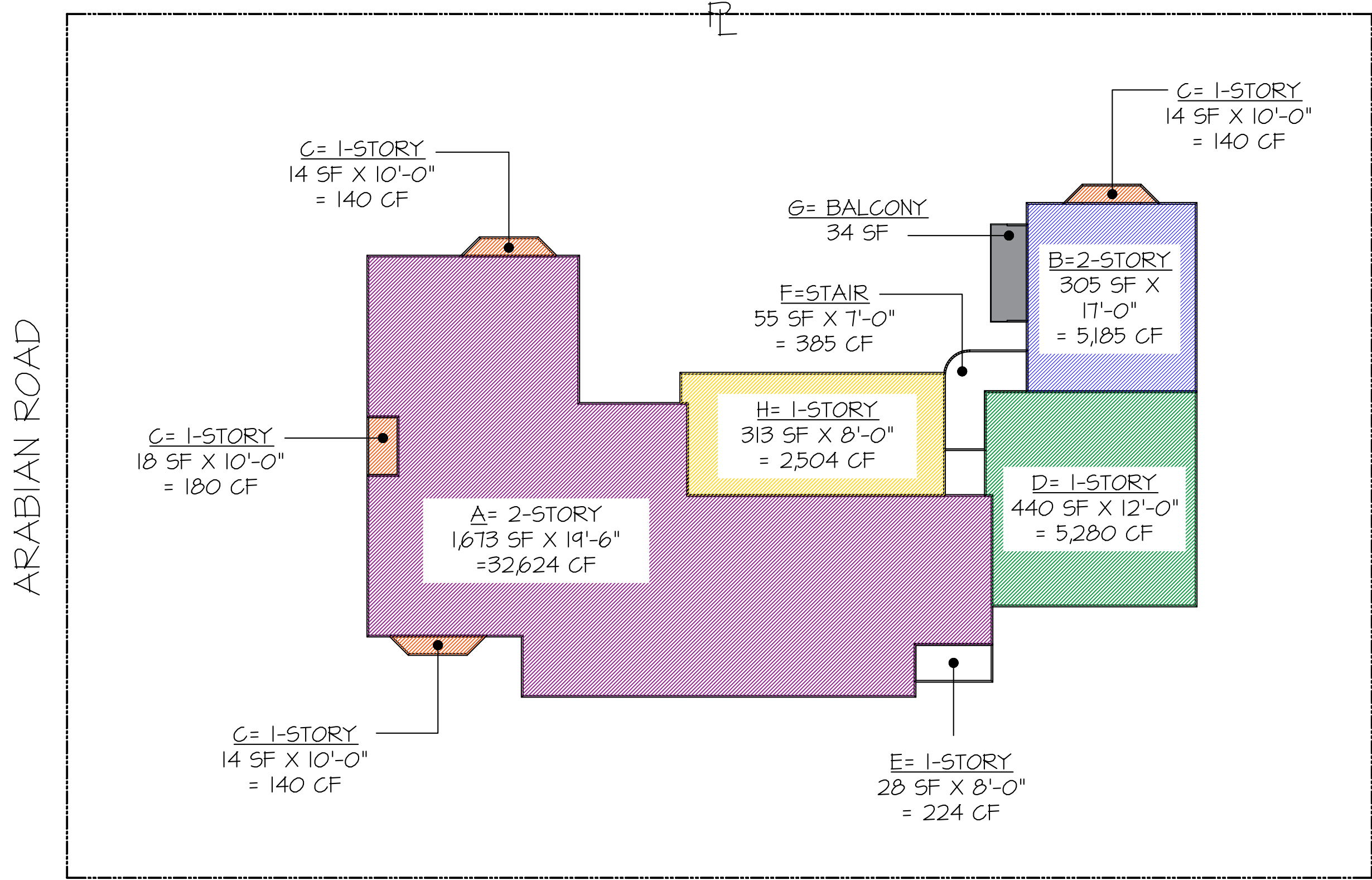
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-093
TC # ZON-23-071
DRAWING NO.

A0.01

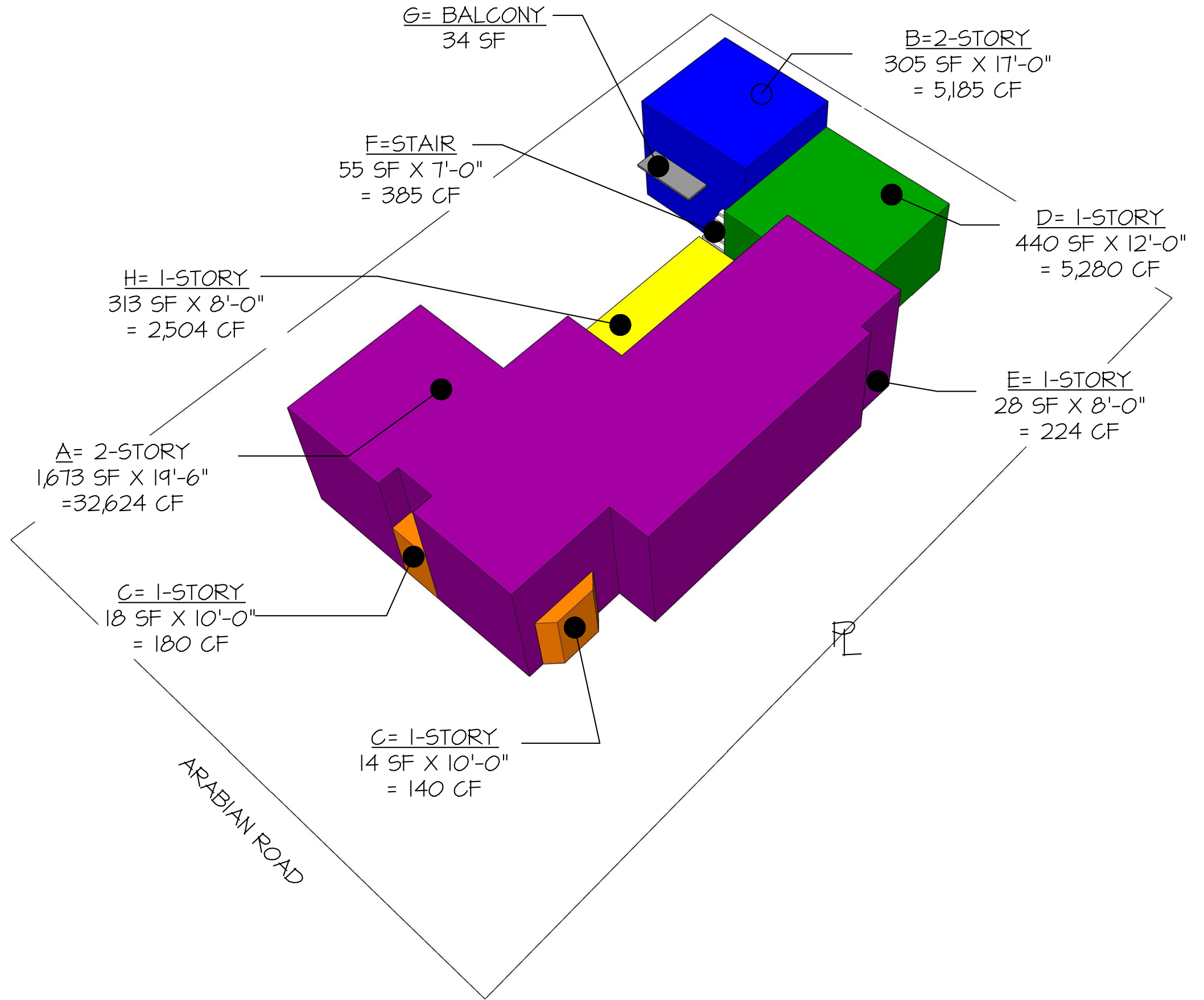
JOB NUMBER: 23-108

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 = $3.50 + [(60,000 - 11,180) + 50,000] \times 0.5 =$ **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 = 335
(NOT USED)

TOTAL 2,959

2 STORY MAX COVERAGE 30%

TOTAL ALLOWED (2-STORY) 3,354

UNDER BY: -395

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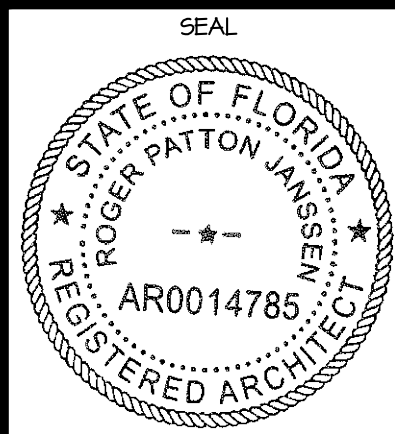
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ROGER P. JANSSEN AR-14785

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

Line #	Zoning Legend			
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 Structures, 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

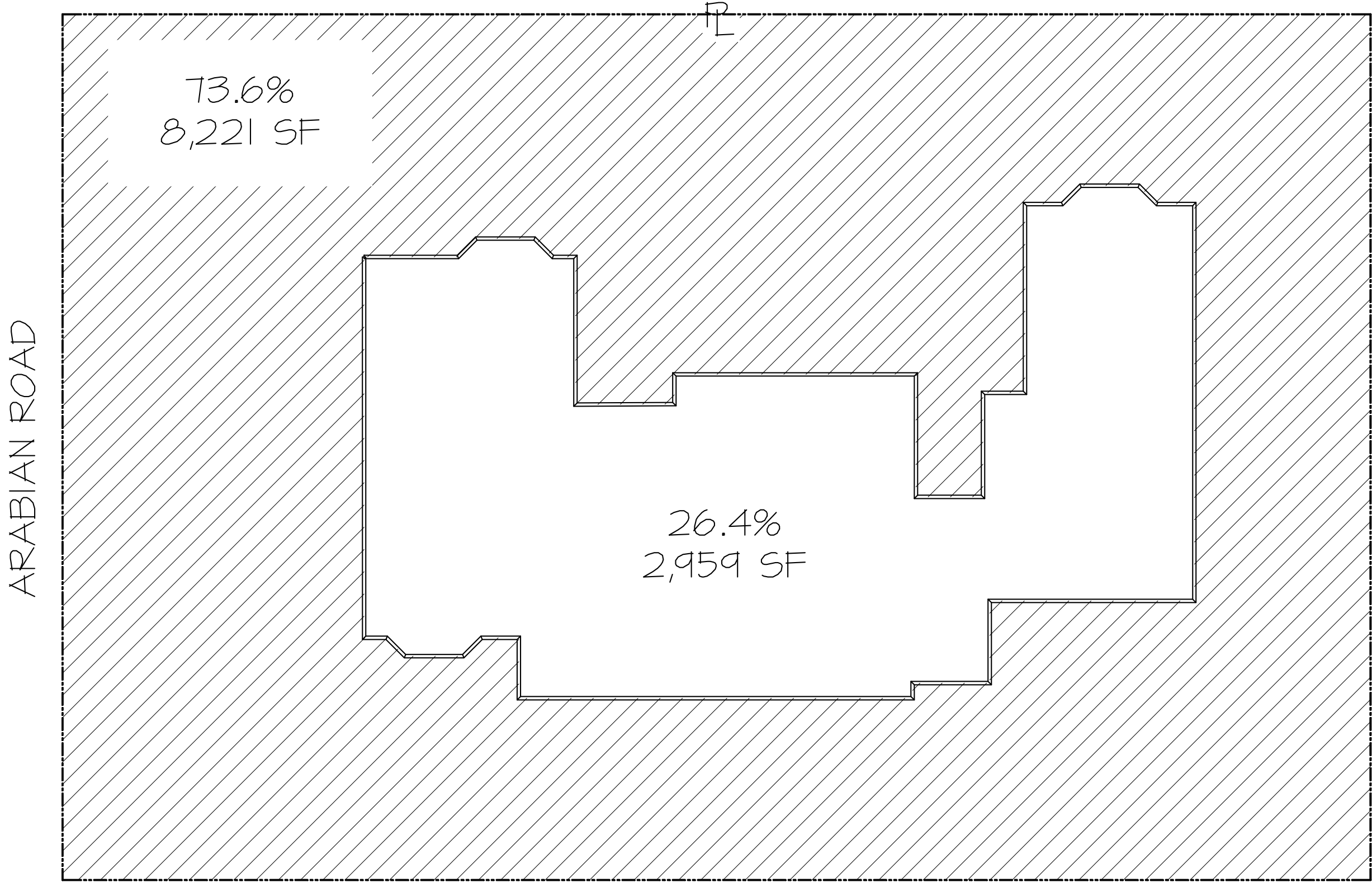
* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

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

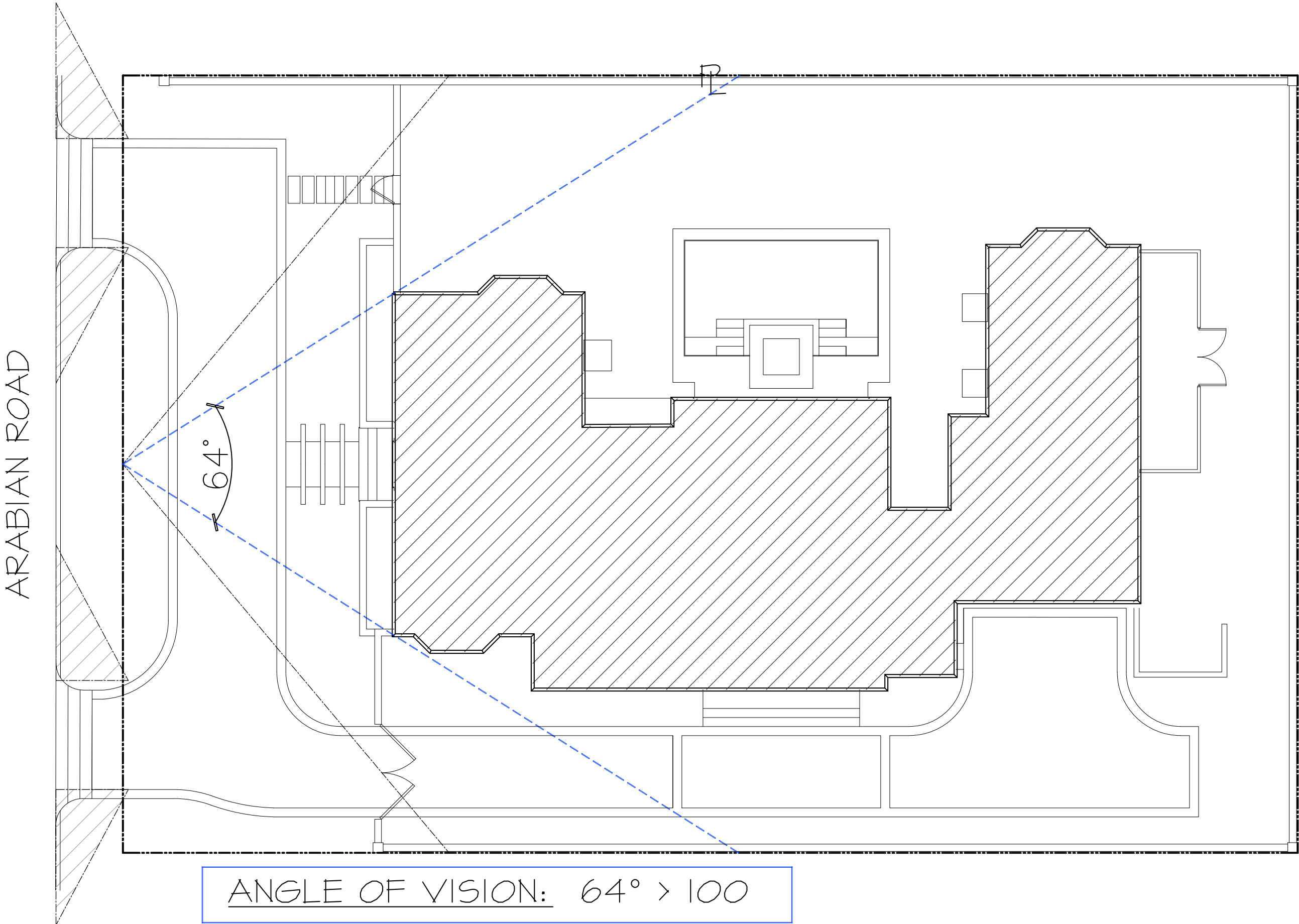
If value is not changing, enter N/C

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



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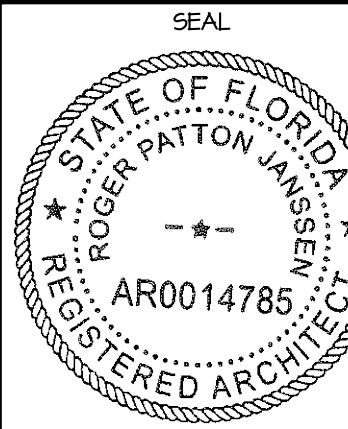
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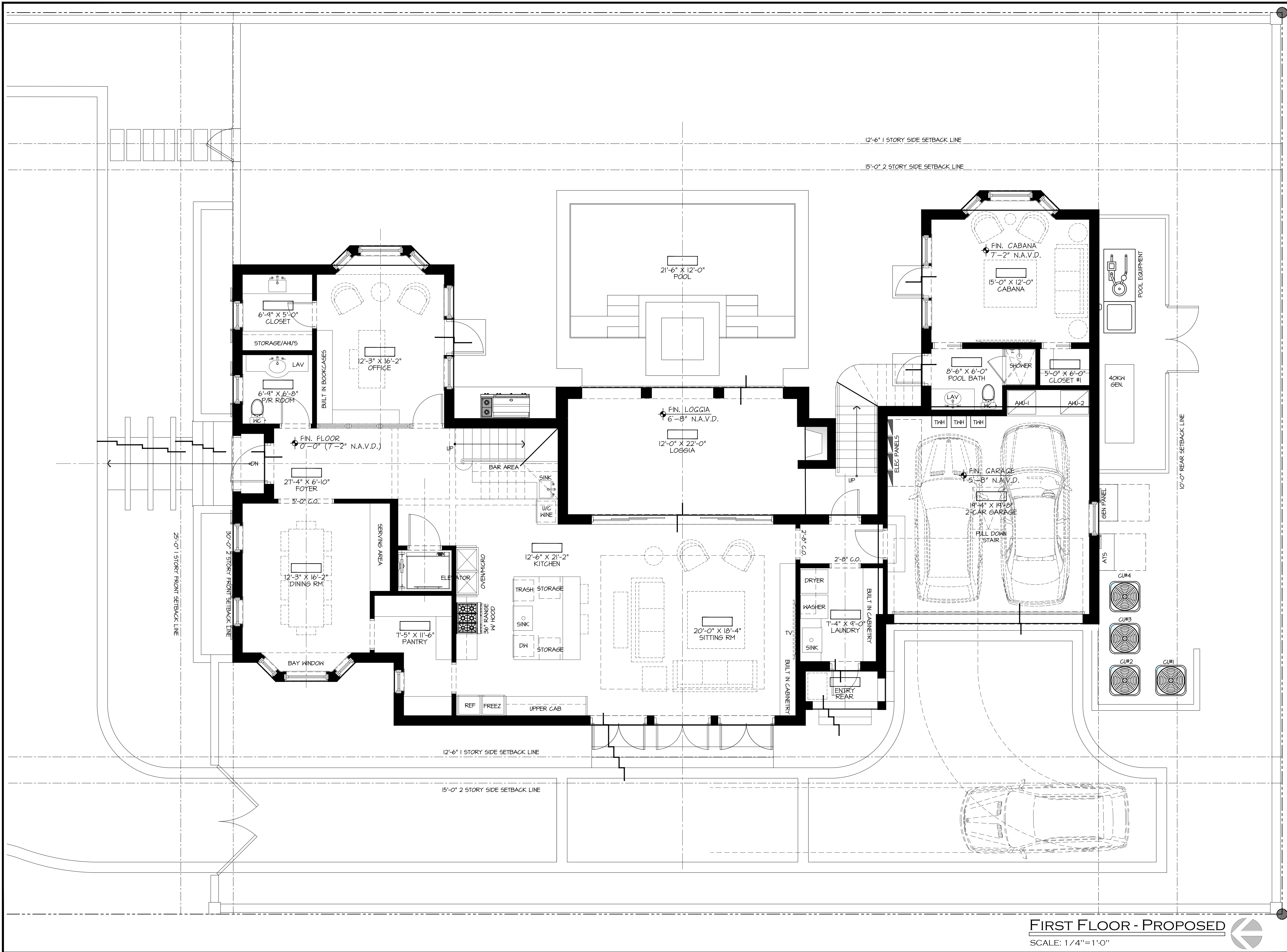
ROGER P. JANSSEN AR-14785

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

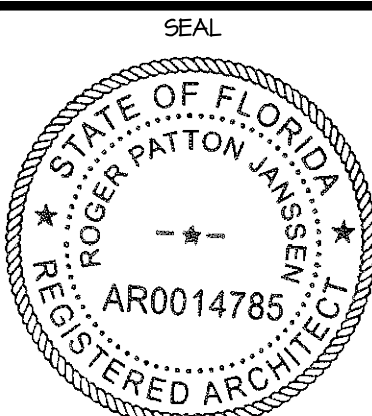
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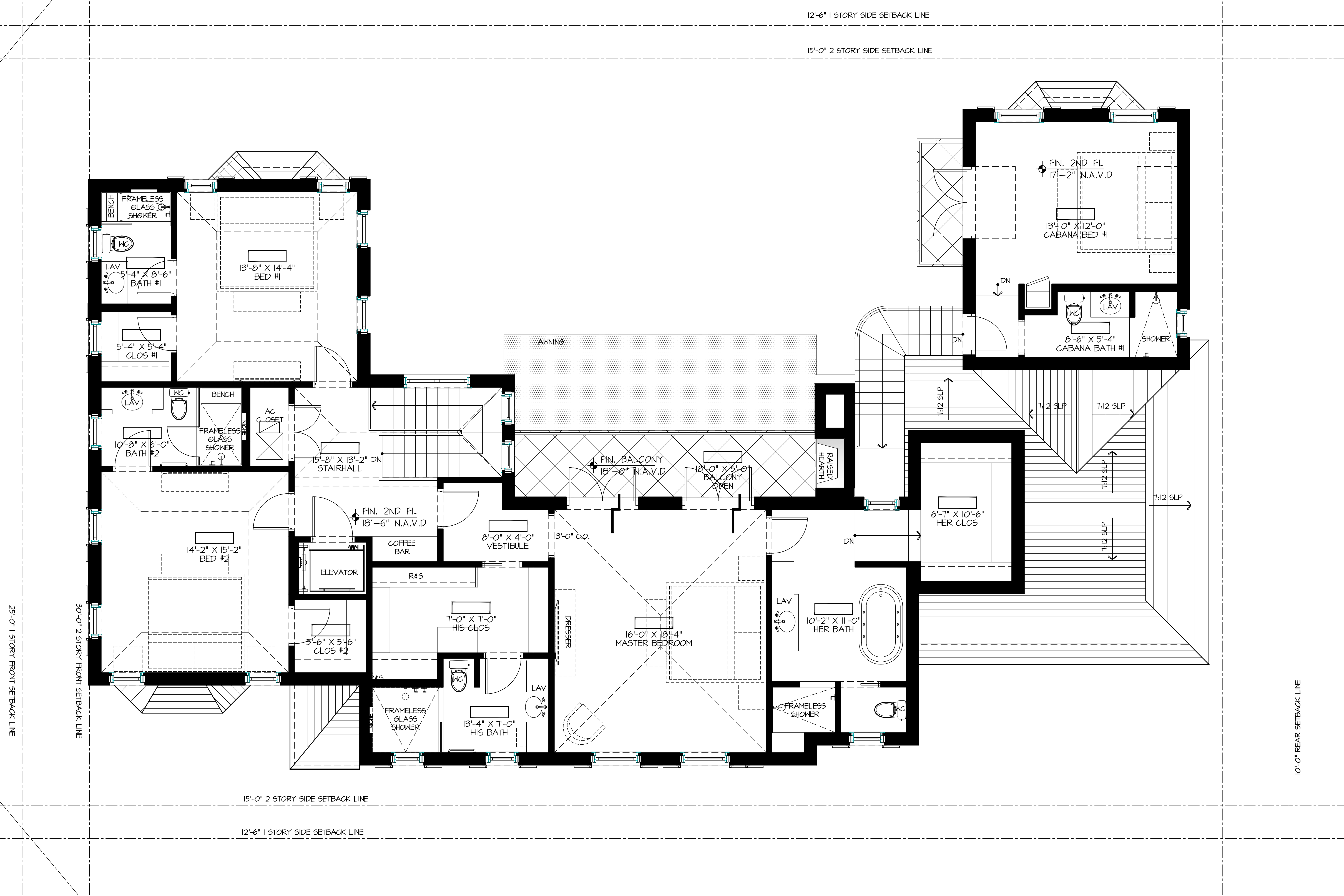


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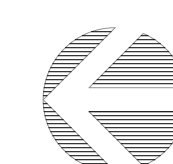
A1.01

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SECOND FLOOR - PROPOSED

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



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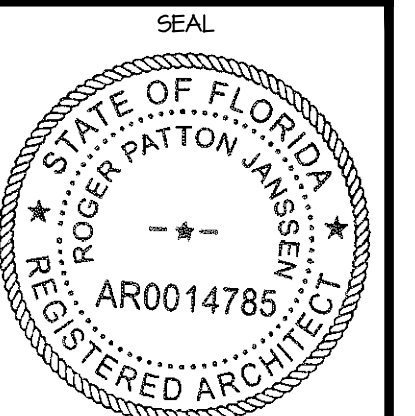
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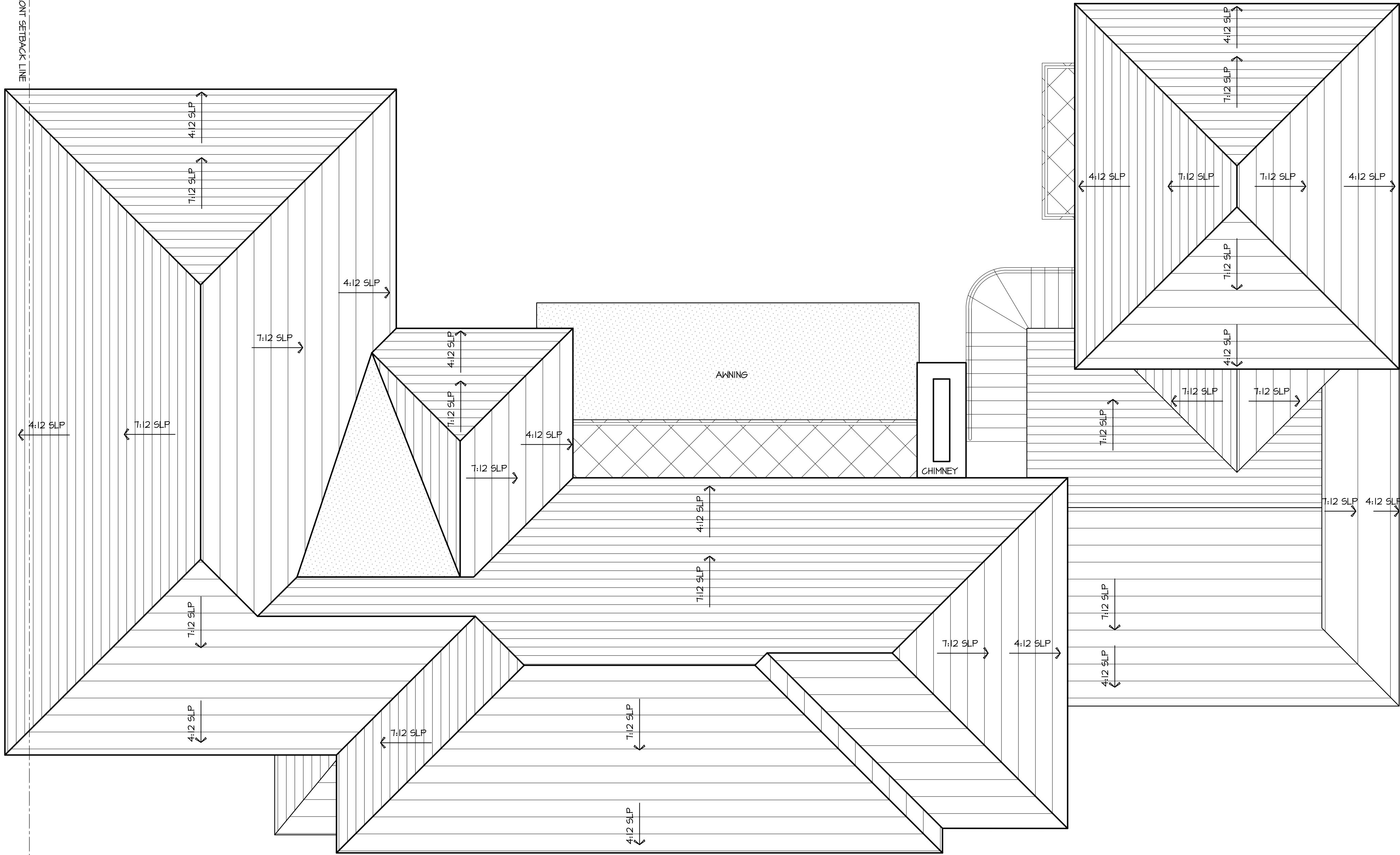
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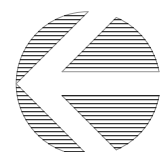
JOB NUMBER: 23-108

- ROOF COVERING TO BE CEDAR SHAKE
- 5" HALF ROUND GUTTERS AND 6"Ø 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"



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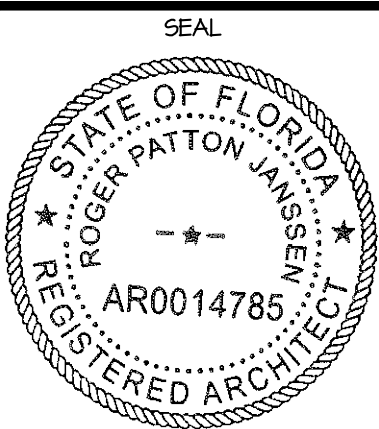
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ROGER P. JANSSEN AR-14785

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"

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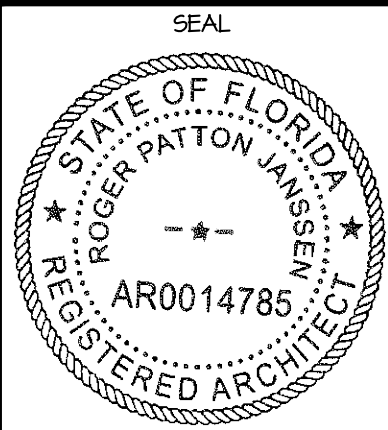
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ROGER P. JANSSEN AR-14785

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"

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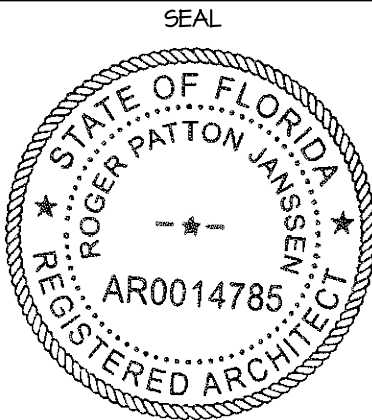
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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

R0.2

JOB NUMBER: 23-108



PROPOSED ENTRY PERSPECTIVE

NTS

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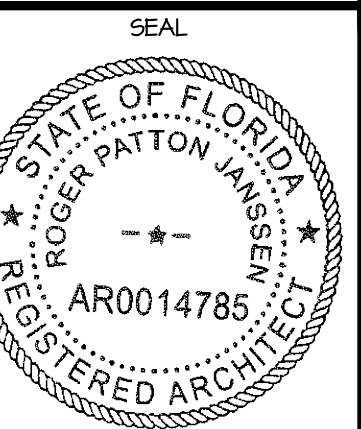
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ROGER P. JANSSEN AR-14185

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

DRAWING NO.

R0.3

JOB NUMBER: 23-108



PROPOSED GARDEN PERSPECTIVE
NTS

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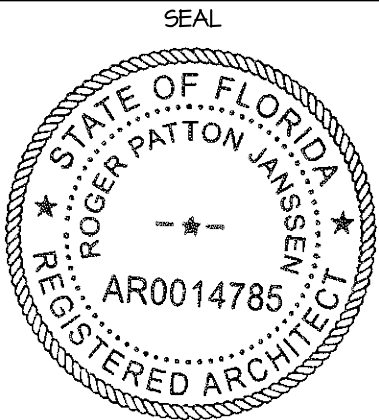
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ROGER P. JANSSEN AR-14185

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R0.4

JOB NUMBER: 23-108



DOMINICAN CORAL

- HARDSCAPE



MOCHA CREAM VEIN LIMESTONE

- ACCENT HARDSCAPE



WASHED CYPRESS

- FRONT DOOR

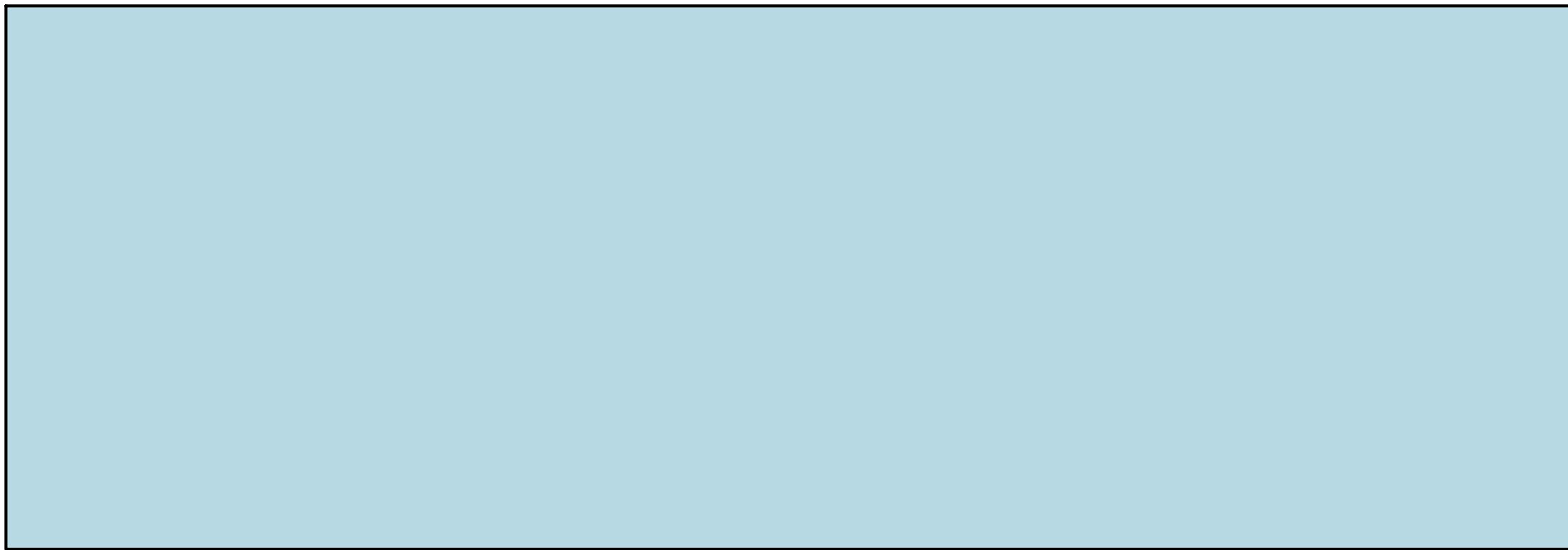


CEDAR SHAKE ROOF



WHITE STUCCO

- BENJAMIN MOORE OC-65: CHANTILLY LACE



SHUTTERS

- BENJAMIN MOORE: BLUE FLOWER 2057-60

COLOR PALETTE

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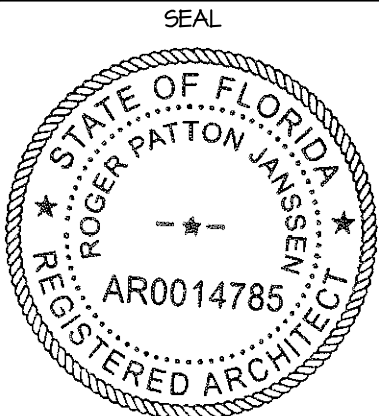
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