

PROPOSED NEW RESIDENCE AT:

217 BAHAMA LN

TOWN OF PALM BEACH

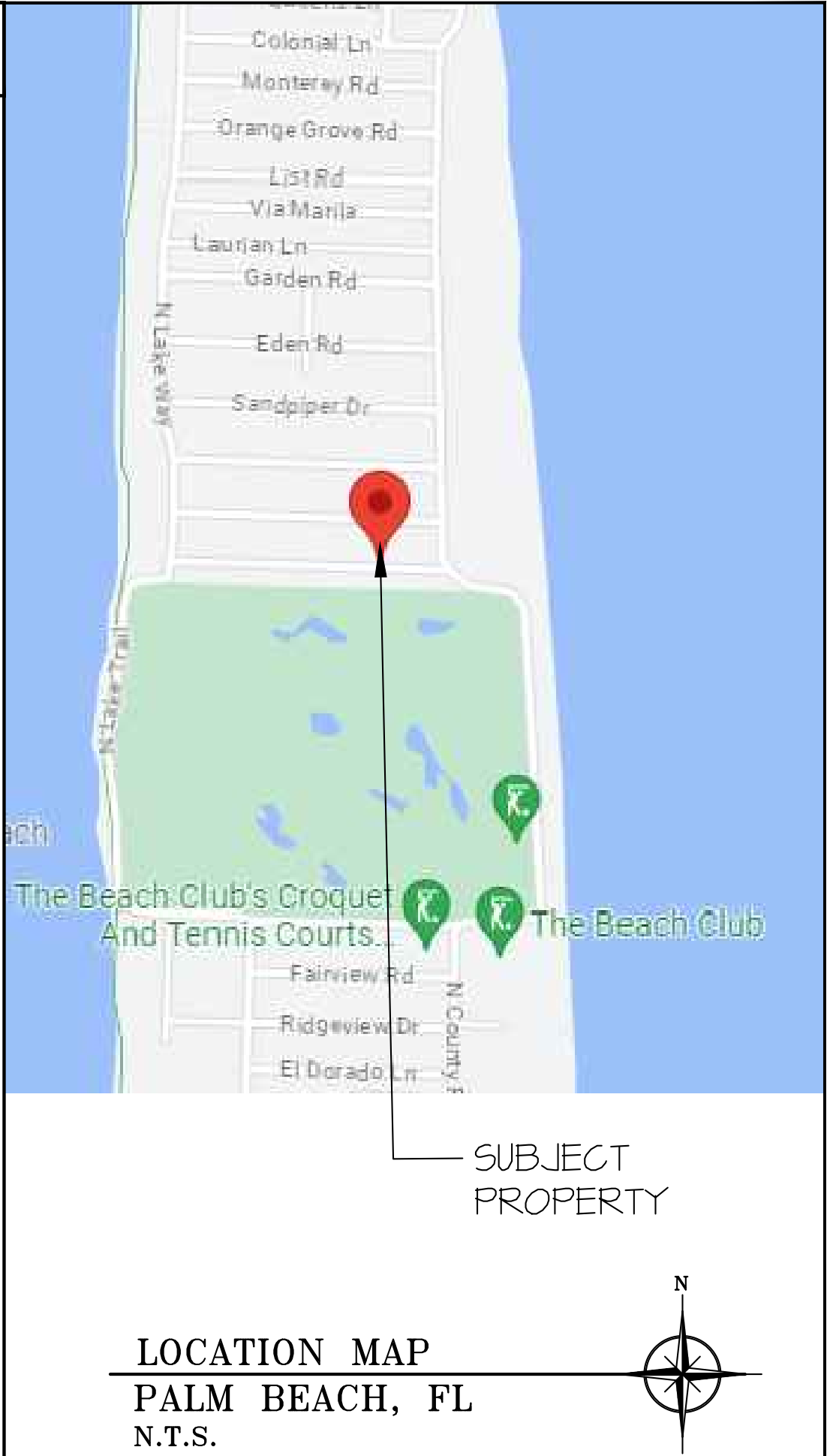
PALM BEACH COUNTY, FLORIDA

ARCOM REVISION 01: 09.05.2023
PRESENTATION SUBMITTAL: 08.18.2023
FINAL SUBMITTAL: 07.11.2023
ARC-23-092 - ARCOM MEETING: 08.23.2023
ZON-23-070 - TOWN COUNCIL MEETING: 09.13.2023

RECEIVED
By yfigueroa at 2:21 pm, Sep 05, 2023

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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-C001914

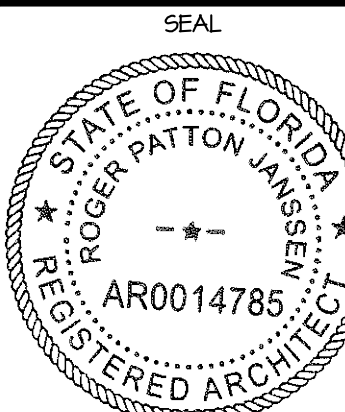
DATE: 2023.09.06

DRAWN: JB

REVISIONS:

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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

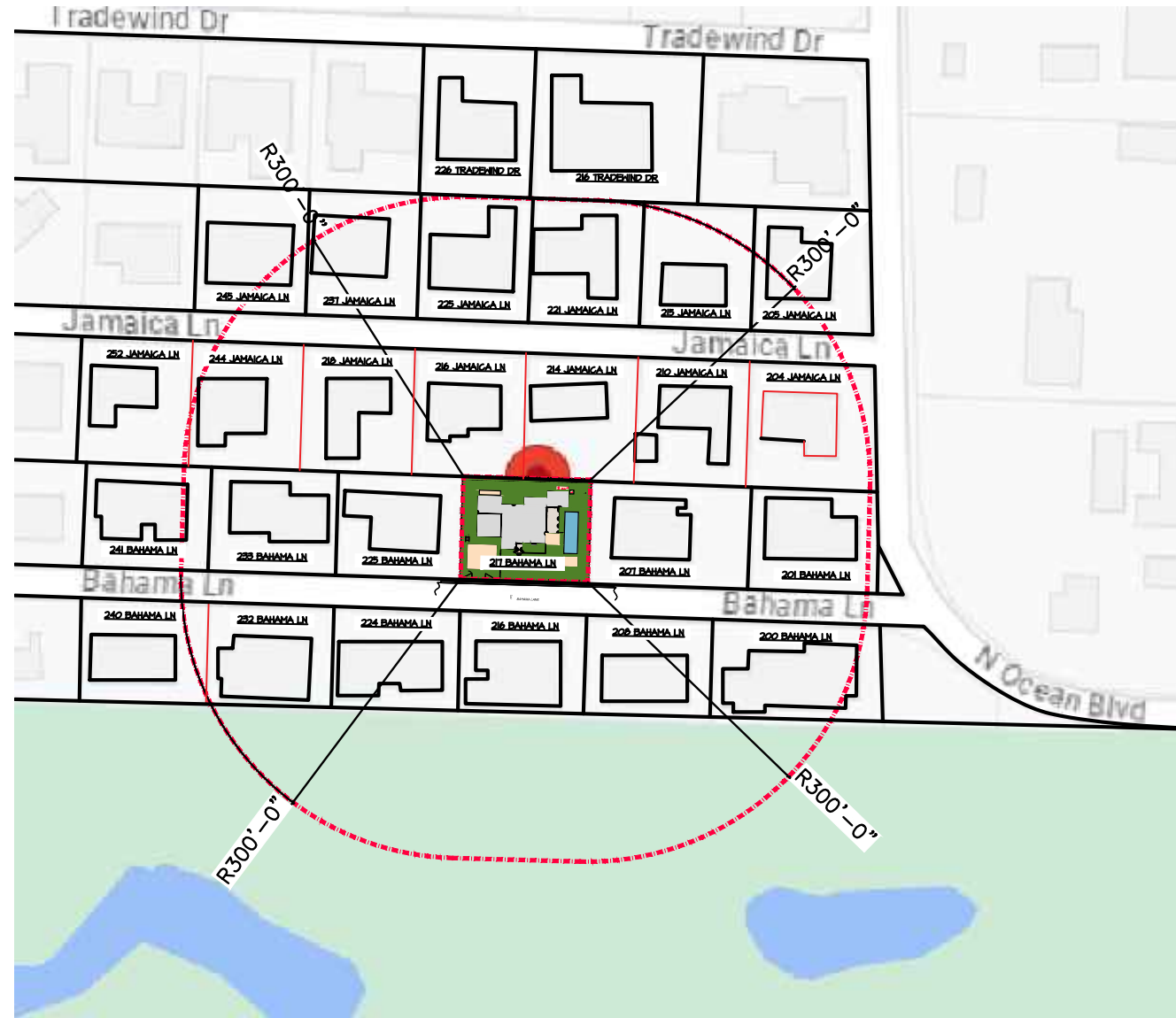
A0.00

JOB NUMBER: 23-122

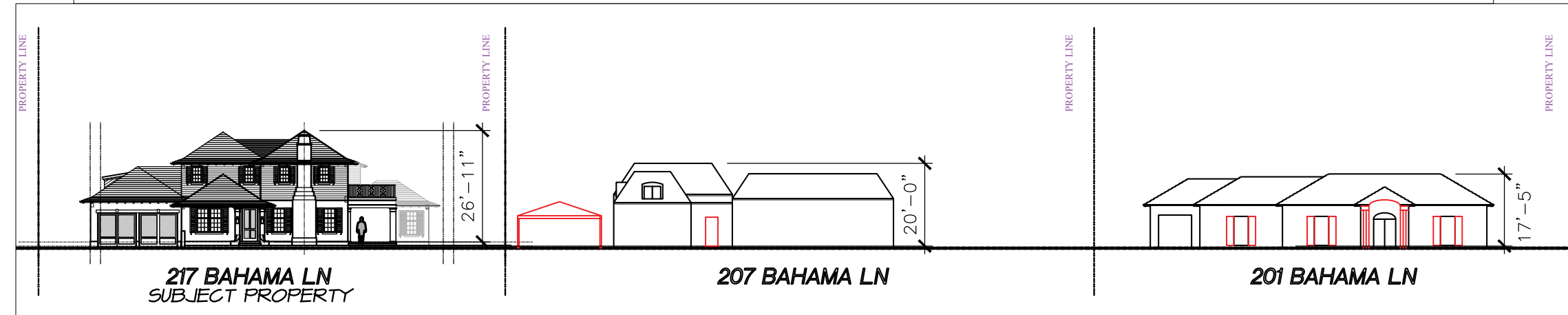
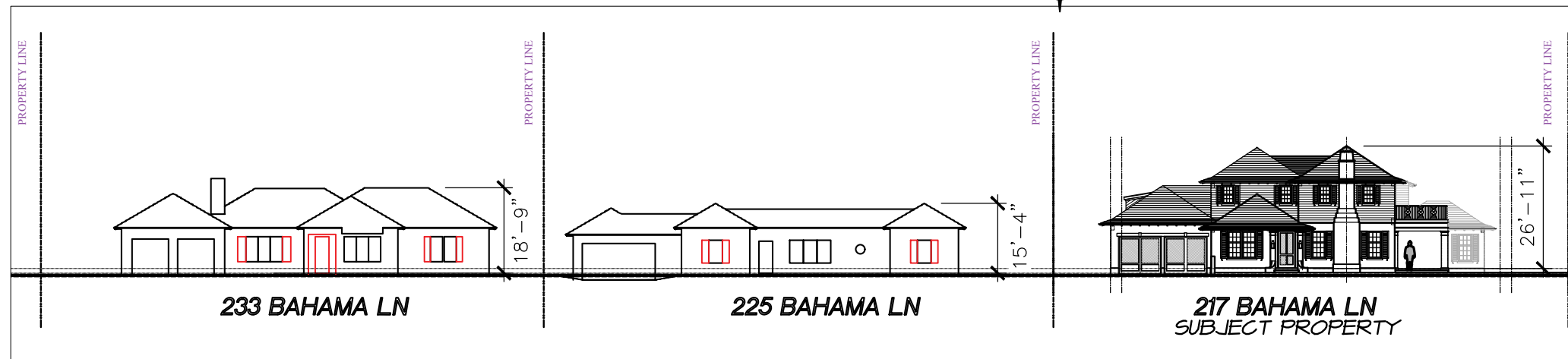
CONSULTANTS AND ENGINEERS:							
GENERAL CONTRACTOR:	GEOTECHNICAL ENGINEER:	STRUCTURAL ENGINEER:	MEP ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:	JOB NUMBER: 23-122 ISSUED FOR PRE-APP REVIEW: 04.23.23 ISSUED FOR FIRST SUBMITTAL: 06.08.23 ISSUED FOR SECOND SUBMITTAL: 06.26.23 ISSUED FOR FINAL SUBMITTAL: 07.11.23 ISSUED FOR ARCOM REV 01 SUBMITTAL: 09.05.23 ARCOM APPROVAL :
				STORMWATERJ ENGINEERING, INC. 1855 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	



AERIAL MAP



LOCATION PLAN



217 BAHAMA LN
STREETSCAPE

CURRENT

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE: WA-C00014

DATE: 2023.08.06
DRAWN: JB
REVISIONS:

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ROGER P. JANSSEN AR-14185
ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

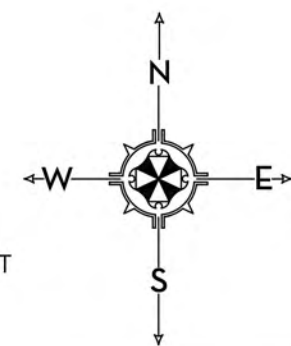
A0.01

JOB NUMBER: 23-122



CURRENT

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
McCANN RESIDENCE

217 BAHAMA LANE, PALM BEACH, FL.

05 SEPTEMBER 2023
10 JULY 2023
23 JUNE 2023
08 JUNE 2023



NIEVERA WILLIAMS
DESIGN

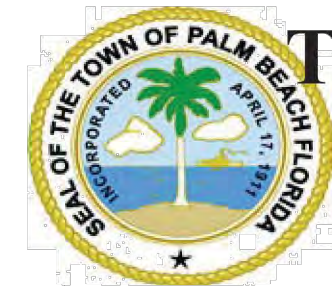
625 N. Flagler Drive
Suite 502
West Palm Beach,
Florida 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

SITE

Z-21-00386
H-006-2021

SCALE: 1/8" = 1'-0"



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)

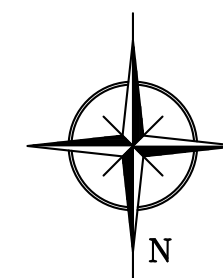
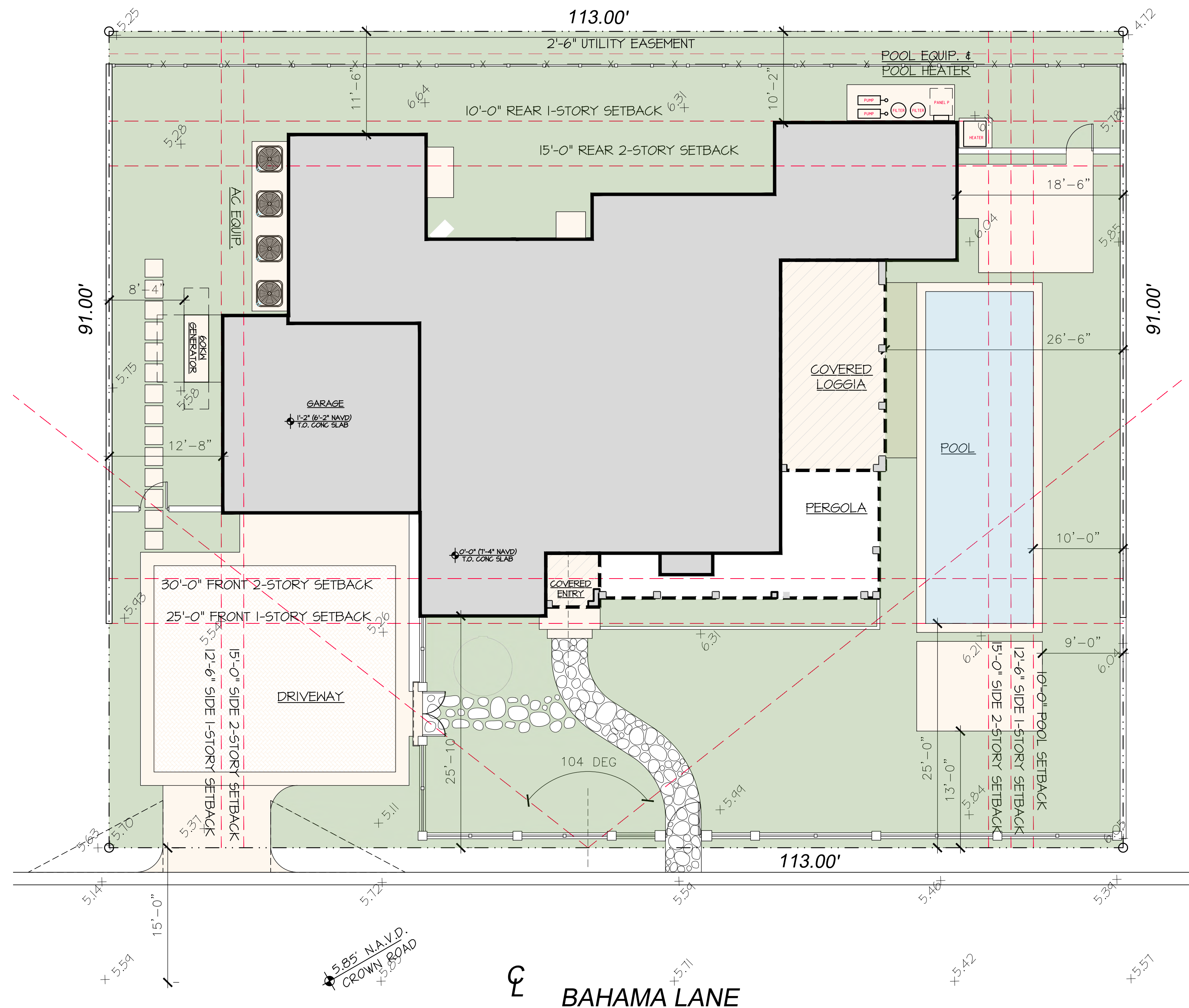
RESIDENCE AREA CALCULATIONS: SQUARE FOOTAGE:

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

PREVIOUS

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-C001914

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



Town of Palm Beach

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

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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	3,081 (29.9%)
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	4,658
10	Cubic Content Ratio (CCR) (R-B ONLY)	(4.0) 41,200 SF	N/A	41,129
11	*Front Yard Setback (Ft.)	25'-0"/30'-0"	N/A	26'-10"/32'-10"
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(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
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REV BF 20220616

PROPOSED SQUARE FOOT DATA

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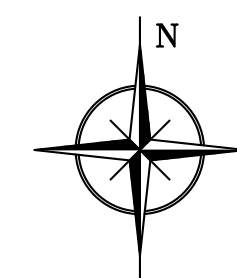
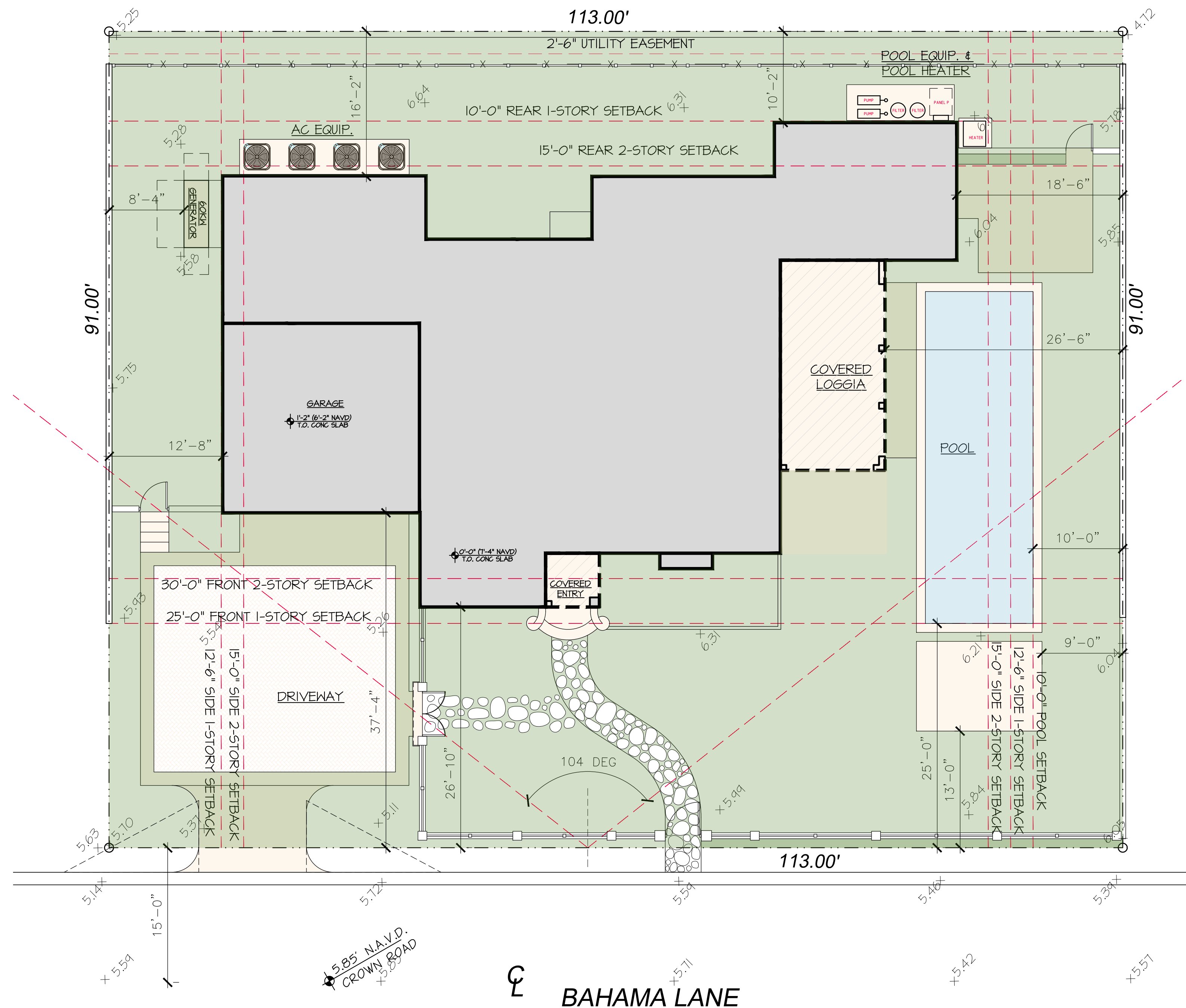
RESIDENCE AREA CALCULATIONS: SQUARE FOOTAGE:

AREA:
FIRST FLOOR (AC): 2,321 S.F.
SECOND FLOOR (AC): 1,286 S.F.
SECOND FLOOR FLEX (AC): 271 S.F.
TOTAL: 3,884 S.F.

GARAGES:
2 CAR GARAGE: 464 S.F.

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

TOTAL UNDER ROOF: 4,658 S.F.



SITE PLAN
CURRENT

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 33411, TEL: 561-933-4101, LICENSE #AA-C001914

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

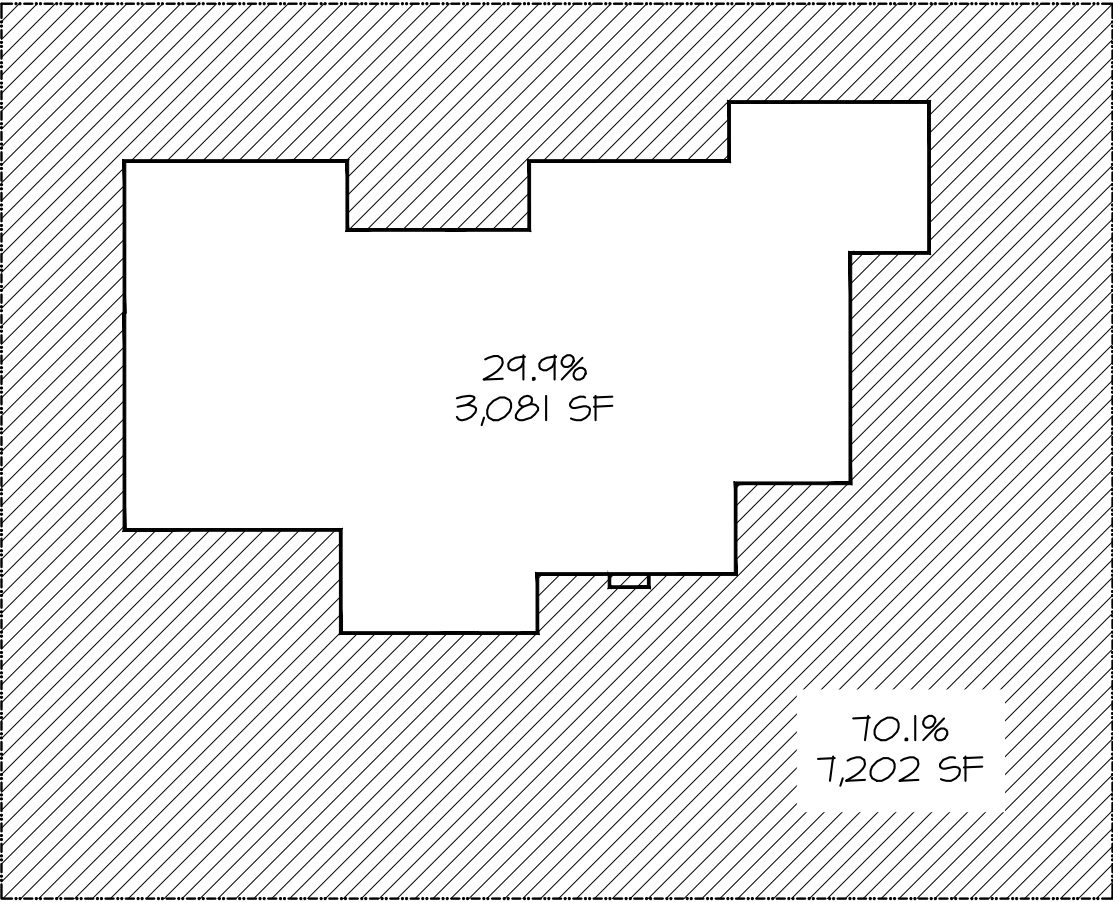
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SP1.01

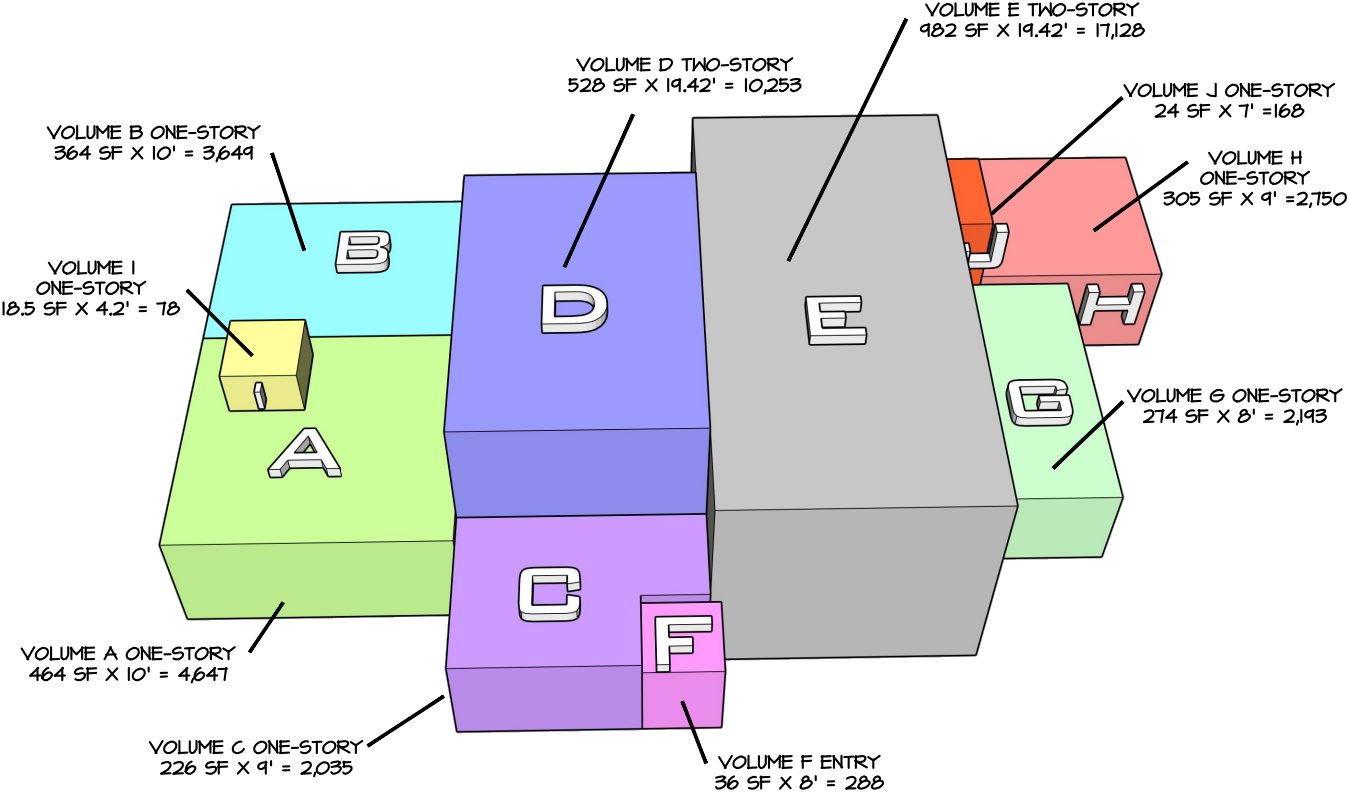
JOB NUMBER:

23-122

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



CUBIC CONTENT TABULATION				
	MASS	AREA	HEIGHT	VOLUME
A	GARAGE	464 SF	10'	4,647 CF
B	ONE STORY	364 SF	10'	3,649 CF
C	ONE STORY	226 SF	9'	2,035 CF
D	TWO STORY	528 SF	19.42'	10,253 CF
E	TWO STORY	882 SF	19.42'	17,128 CF
F	OPEN PORCH	36 SF	8'	288 CF (UNENCLOSED)
G	LOGGIA	274 SF	8'	2,193 CF (UNENCLOSED)
H	ONE STORY	305 SF	9'	2,750 CF
I	DORMER	18.5 SF	4.2'	78 CF
J	ONE STORY	24 SF	7'	168 CF
				SUM = 40,708 CF (ENCLOSED) 2,481 CF(UNENCLOSED) > 2,060 CF(ALLOWED) = 421 CF TOTAL = 41,129 CF (41,200 CF ALLOWED)

CURRENT

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

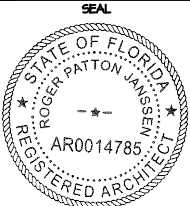
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-1101, LICENSE WA-C000174

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

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ROGER P. JANSSEN AR-14185

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

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 F

HEATER

CABANA

KITCHEN

DINING

LIVING

LOGGIA

LAUNDRY

SERVICE

MUDROOM

POWDER

BATH

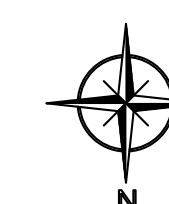
STUDY

FOYER

ENTRY

GUEST ROOM

GUEST BATH



FIRST FLOOR PLAN

PREVIOUS

SCALE 1/4" = 1'-0"

01.00'

PROPOSED RESIDENCE AT:

DATE: 2023.09.06
DRAWN: JB
REVISIONS:

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SEAL

ROGER P. JANSSEN AR-14185
ARCOM # ARC-23-092
TC # ZON-23-070

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A1.01

JOB NUMBER: 23-122

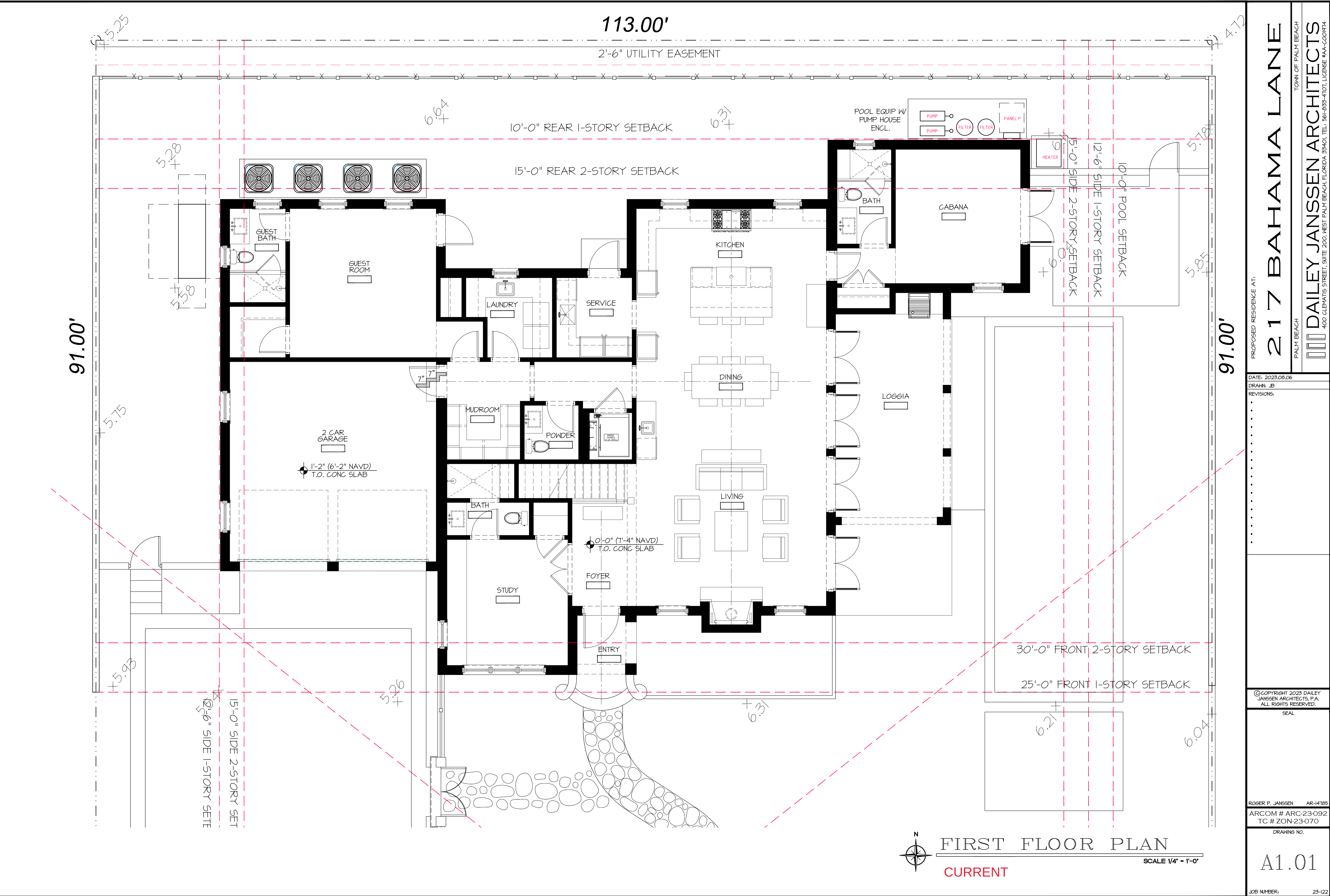
217 BAHAMA LANE

DAILEY JANSSEN ARCHITECTS

TOWN OF PALM BEACH

PALM BEACH

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C0014



91.00'

113.00'

2'-6" UTILITY EASEMENT

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

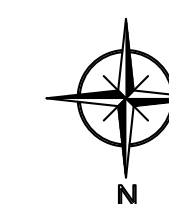
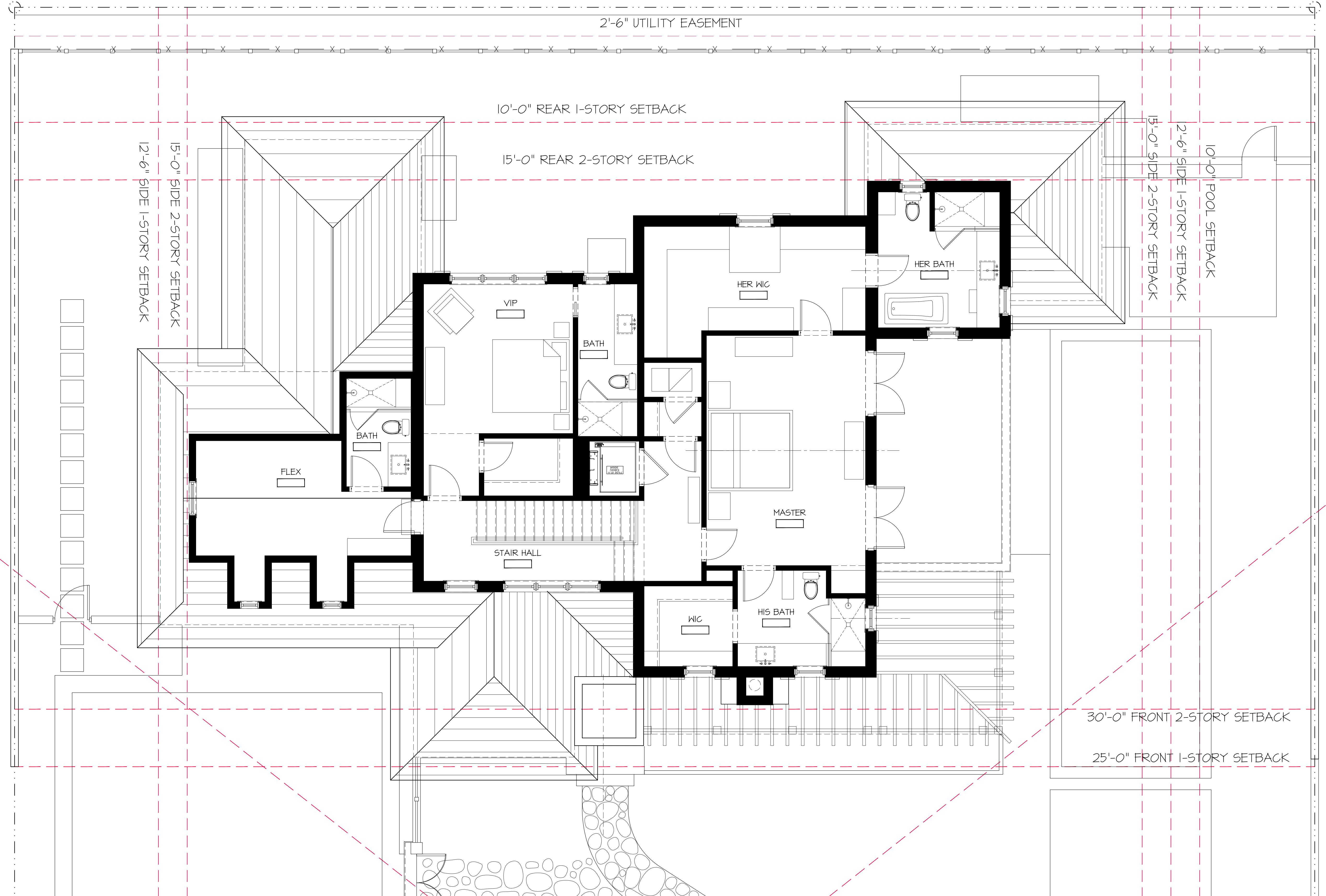
12'-6" SIDE 1-STORY SETBACK

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

PREVIOUS

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

DAILEY JANSSEN ARCHITECTS

TOWN OF PALM BEACH

PALM BEACH

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

DRAWING NO.

A1.02

JOB NUMBER: 23-122

91.00'

113.00'

2'-6" UTILITY EASEMENT

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

2'-6" SIDE 1-STORY SETBACK

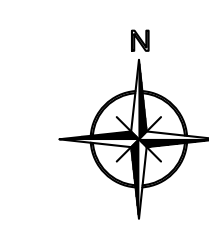
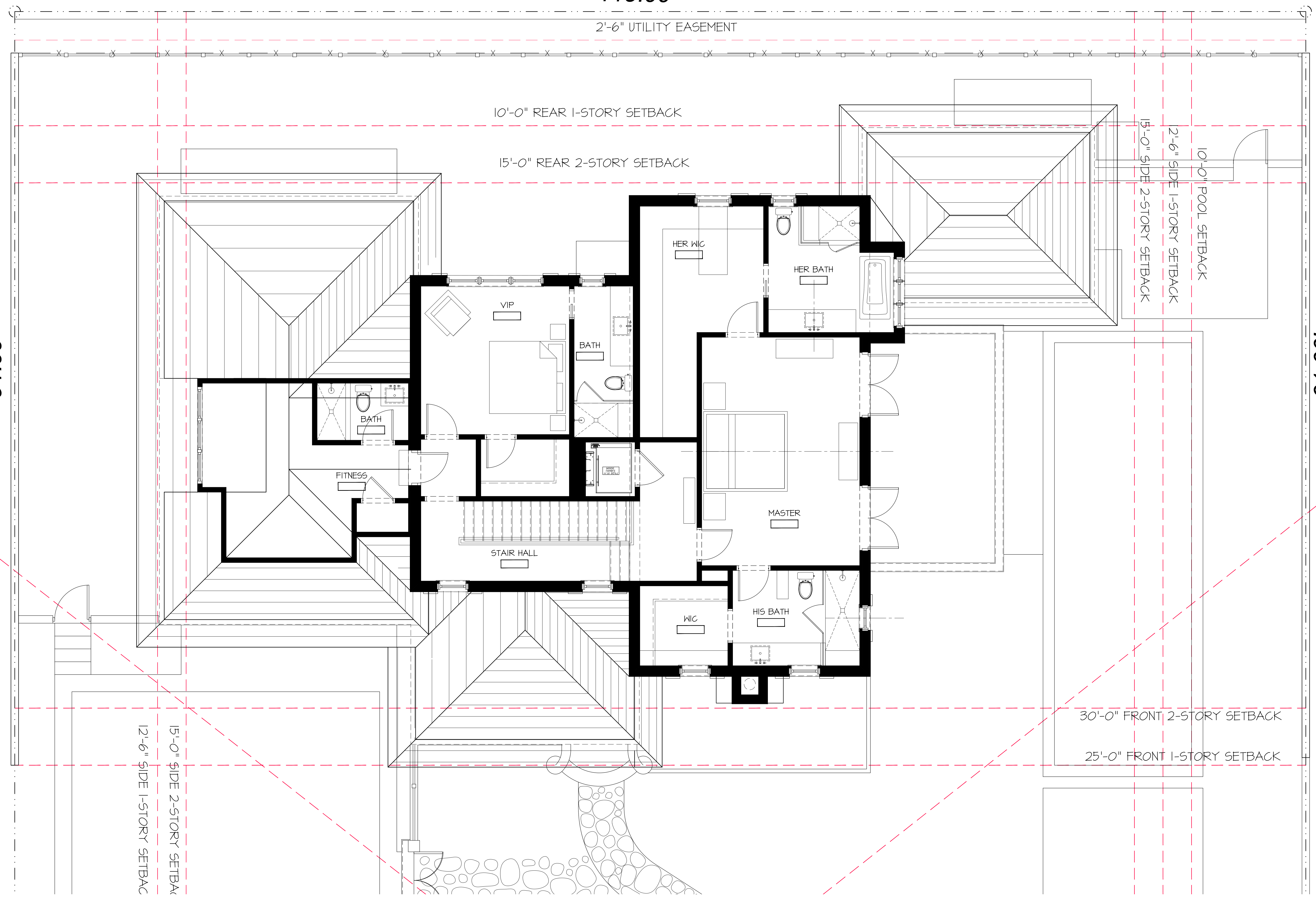
10'-0" POOL SETBACK

91.00'

15'-0" SIDE 2-STORY SETBACK
12'-6" SIDE 1-STORY SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK



SECOND FLOOR PLAN

CURRENT

SCALE 1/4" = 1'-0"

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217 BAHAMA LANE

TOWN OF PALM BEACH

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ROGER P. JANSSEN AR-14185

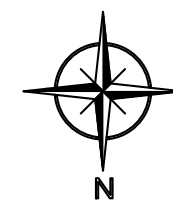
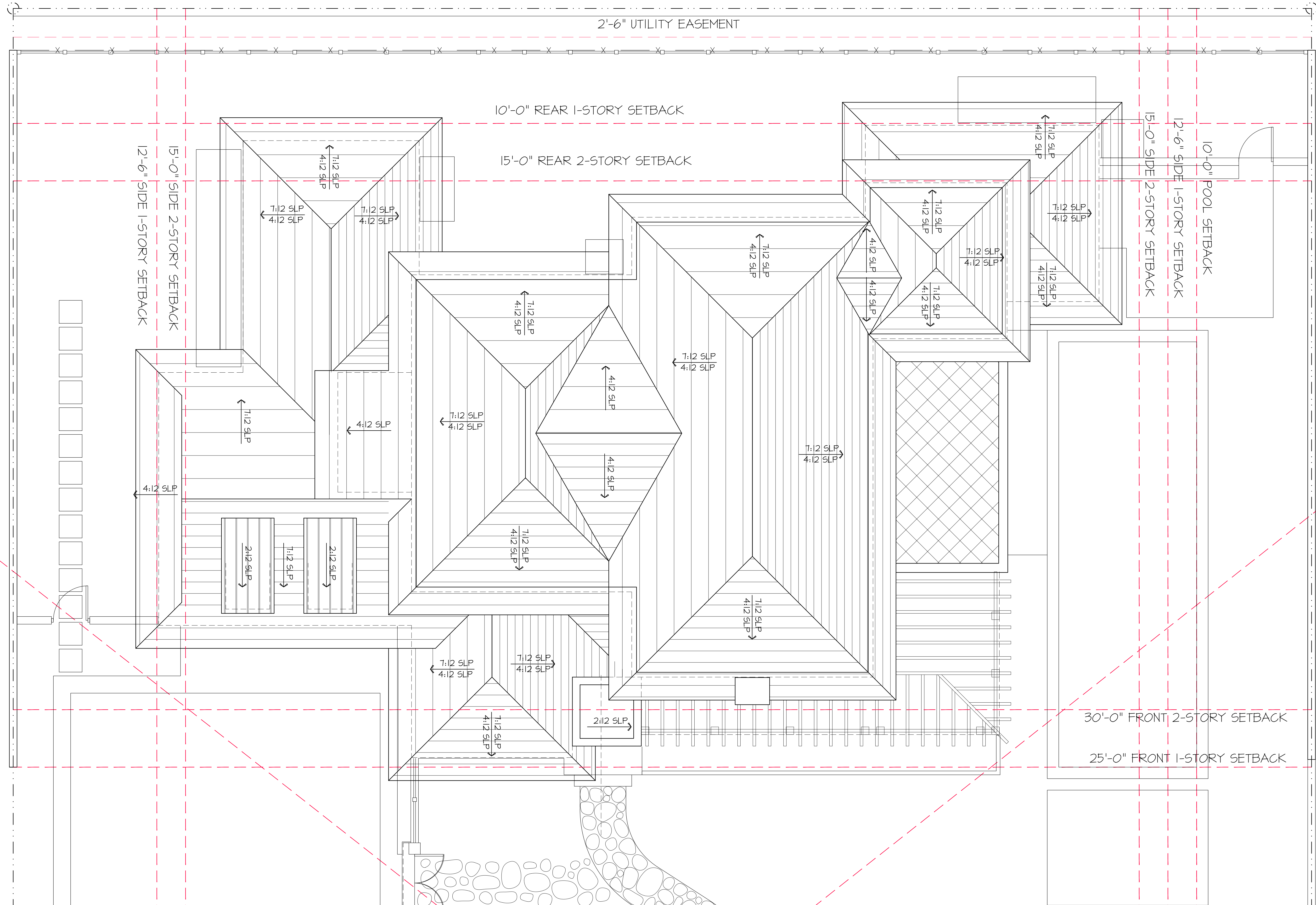
ARCOM # ARC-23-092
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23-122

A1.02



ROOF PLAN
PREVIOUS

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

• 02.08.23 DD SET

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ROGER P. JANSEN AR-14185

ARCOM # ARC-23-092

TC # ZON-23-070

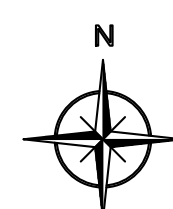
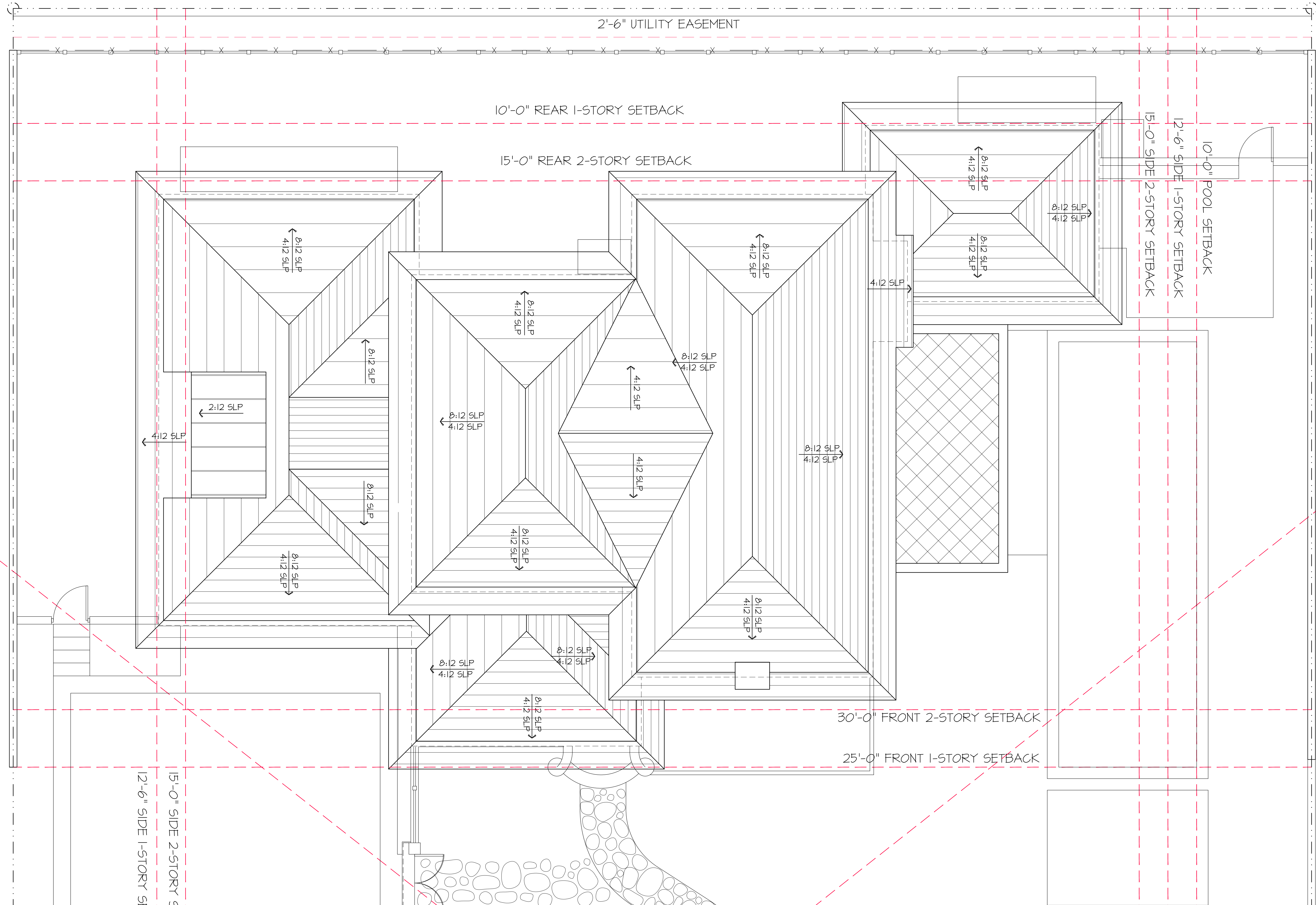
DRAWING NO.

JOB NUMBER: 23-122

217 BAHAMA LANE

TOWN OF PALM BEACH

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



ROOF PLAN
CURRENT

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

DATE: 2023.08.06
DRAWN: JB

REVISIONS:
• 02.08.23 DD SET

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ROGER P. JANSSEN AR-14185
ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

JOB NUMBER:

23-122

217 BAHAMA LANE

TOWN OF PALM BEACH

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

A1.03



PROPOSED RESIDENCE AT:

DATE: 2023.08.06
DRAWN: JB
REVISIONS:
• 02.08.23 DD 9

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SEARCH

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

DRAWING NO.

JOB NUMBER: 23-121

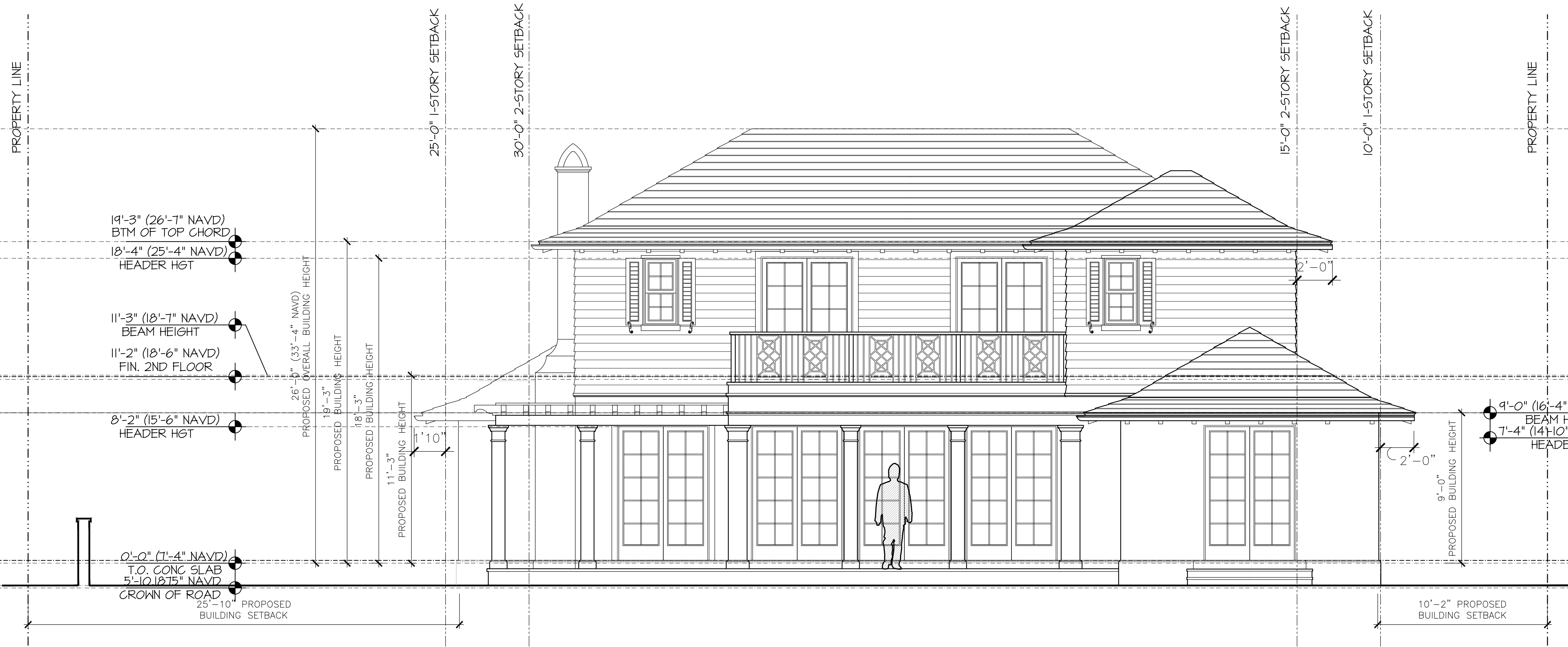
217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4701, LICENSE #AA-C0019174

A2.01



PREVIOUS EAST ELEVATION

SCALE 1/4" = 1'-0"



CURRENT EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

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SEAL

ROGER P. JANSSEN 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 JANSSEN ARCHITECTS

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

A2.02



PROPOSED RESIDENCE AT:

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

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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: 561-933-4101, LICENSE #AA-C001914

A2.03



PREVIOUS WEST ELEVATION

SCALE 1/4" = 1'-0"



CURRENT WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

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SEAL

ROGER P. JANSSEN AR-14185

ARCOM # ARC-23-092

TC # ZON-23-070

DRAWING NO.

JOB NUMBER:

23-122

217 BAHAMA LANE

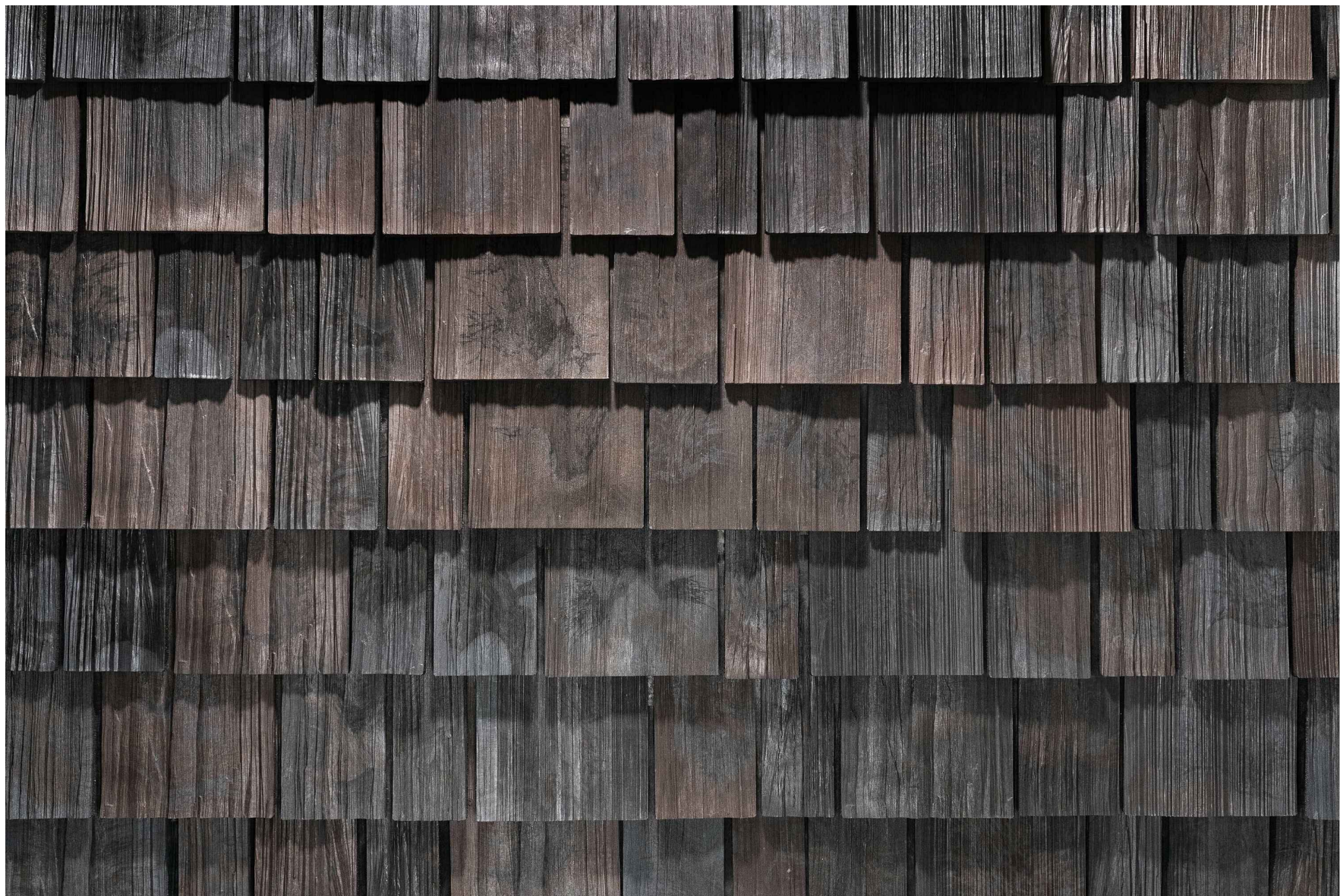
TOWN OF PALM BEACH

PALM BEACH

DALEY JANSSEN ARCHITECTS

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

A2.04



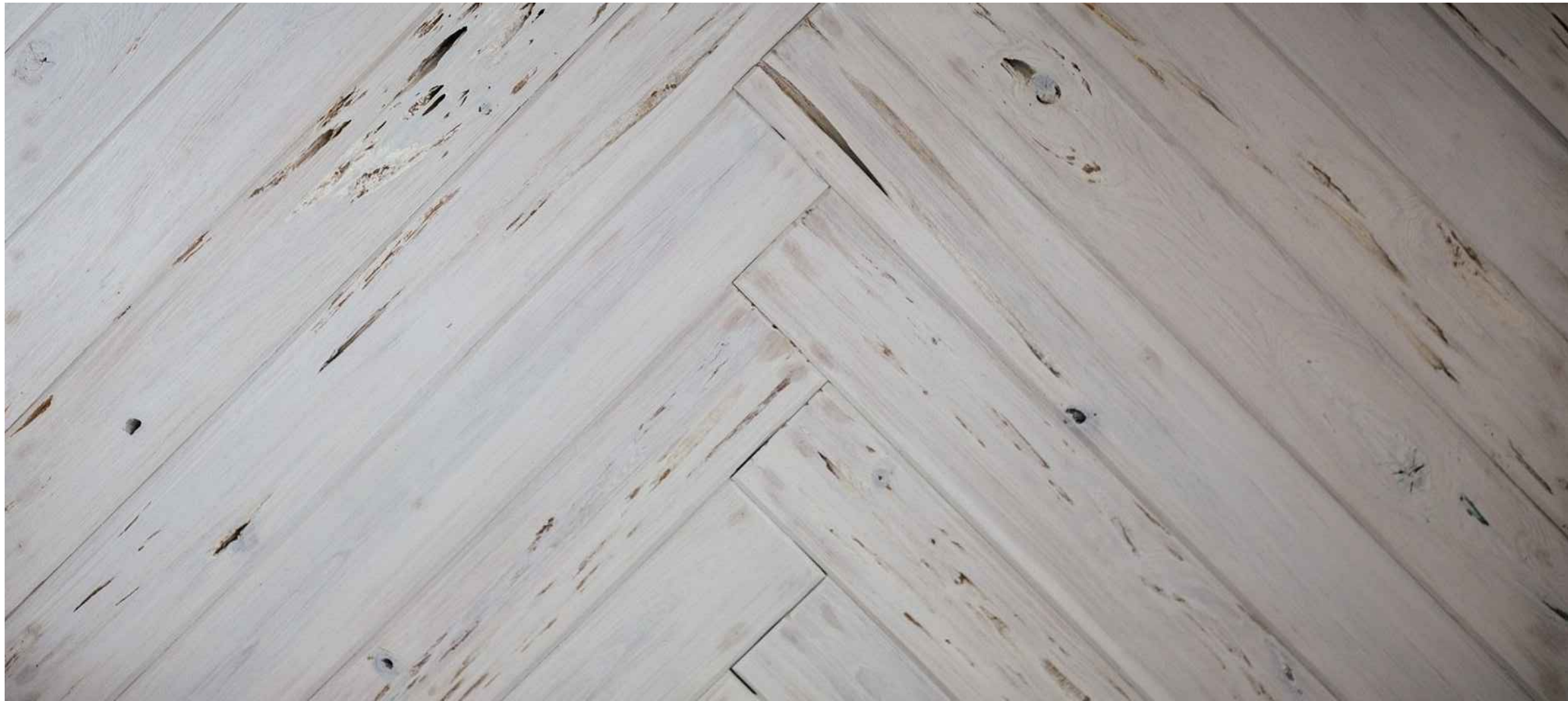
ROOF MATERIAL
CEDAR SHAKE ROOF



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

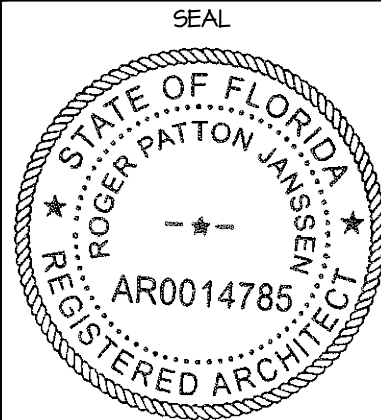
DATE: 2023.08.06

DRAWN: JB

REVISIONS:

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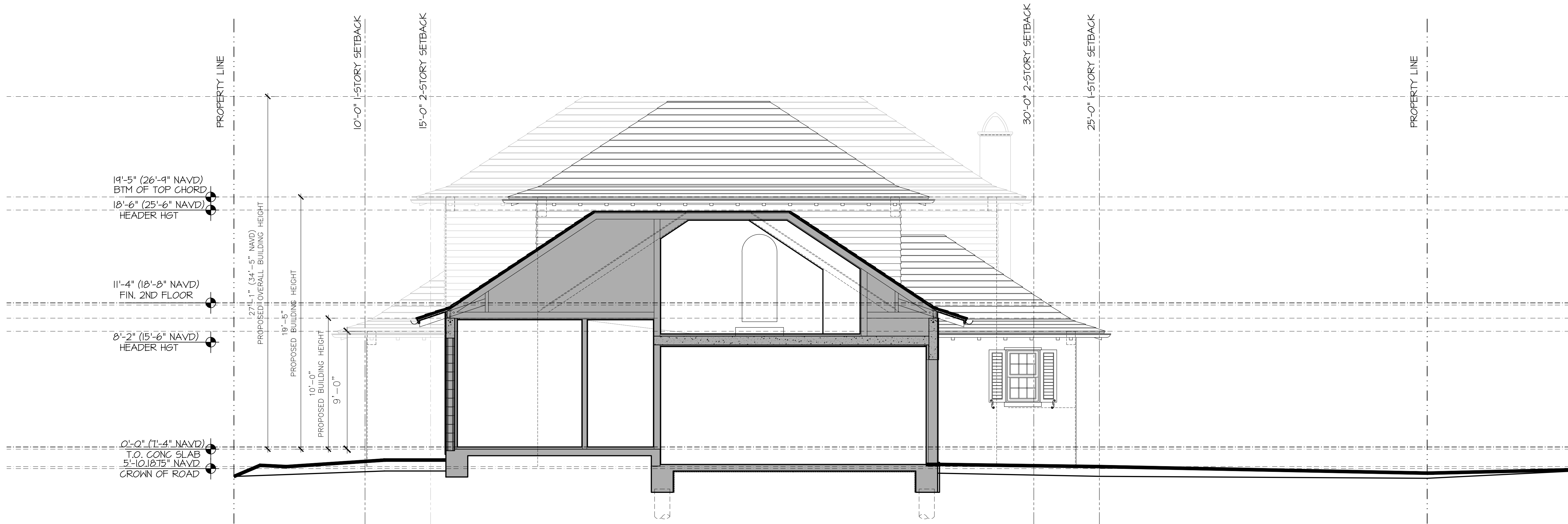
ROGER P. JANSSEN AR-14785

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

DRAWING NO.

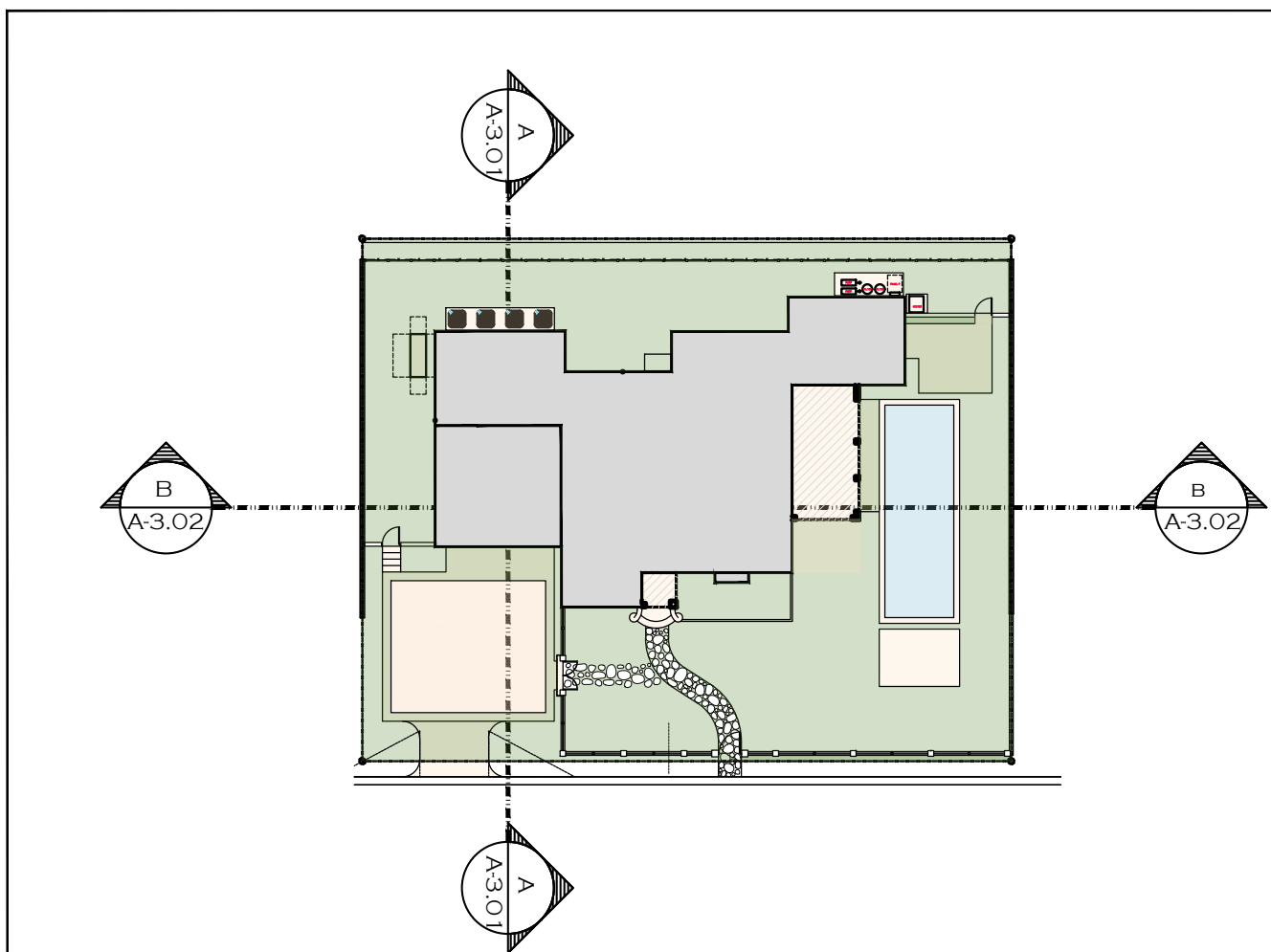
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JOB NUMBER: 23-122

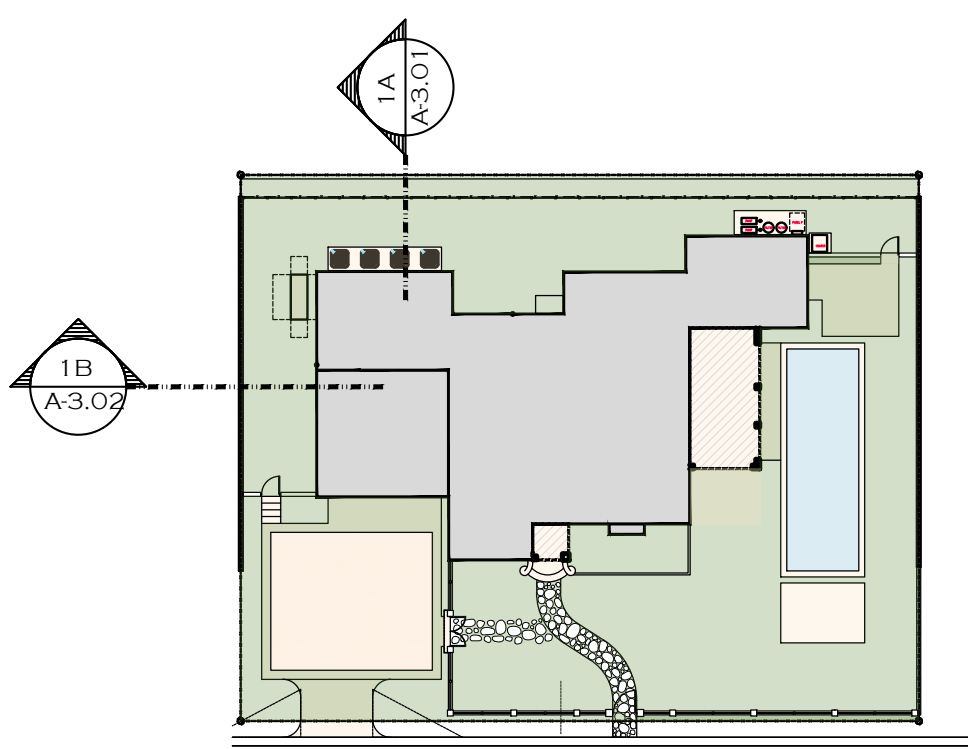


BUILDING SECTION A

SCALE 1/4" = 1'-0"

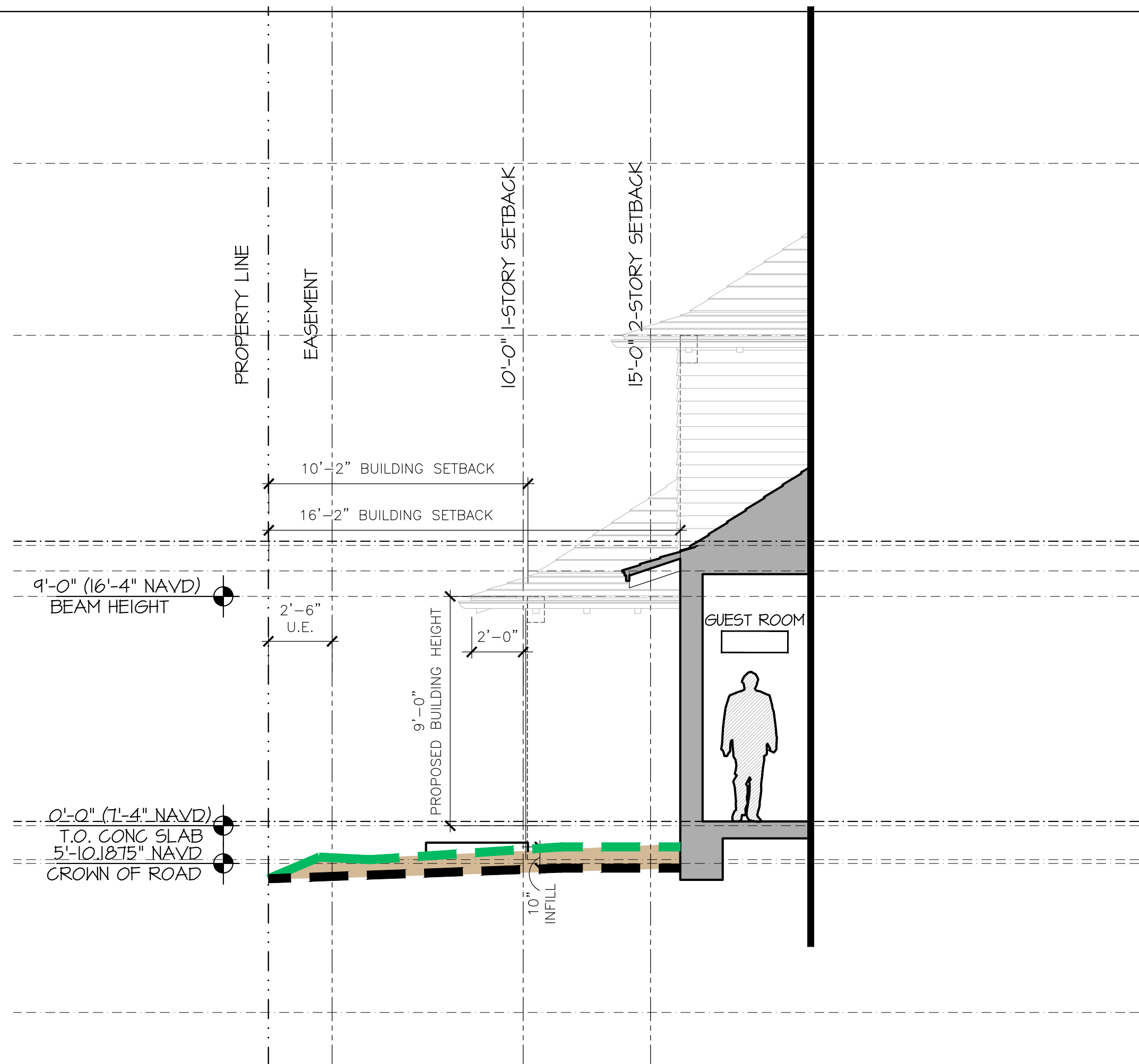


BUILDING SECTION PLANS



YARD SECTION KEY PLANS

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



CURRENT YARD SECTION 1A

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

DATE: 2023.08.06

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SEAL

ROGER P. JANSSEN AR-14185

ARCOM # ARC-23-092

TC # ZON-23-070

DRAWING NO.

A3.01

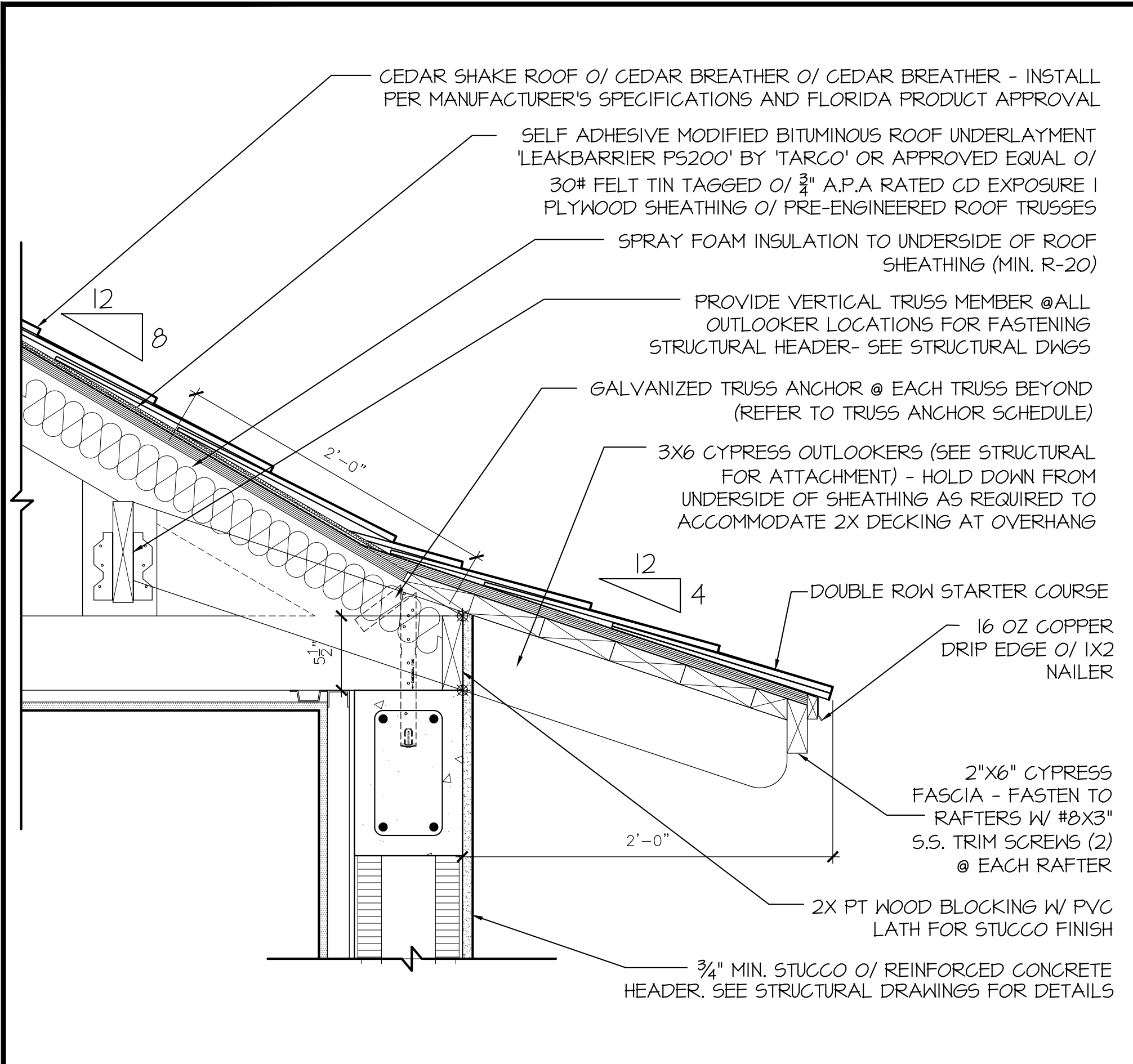
JOB NUMBER:

23-122

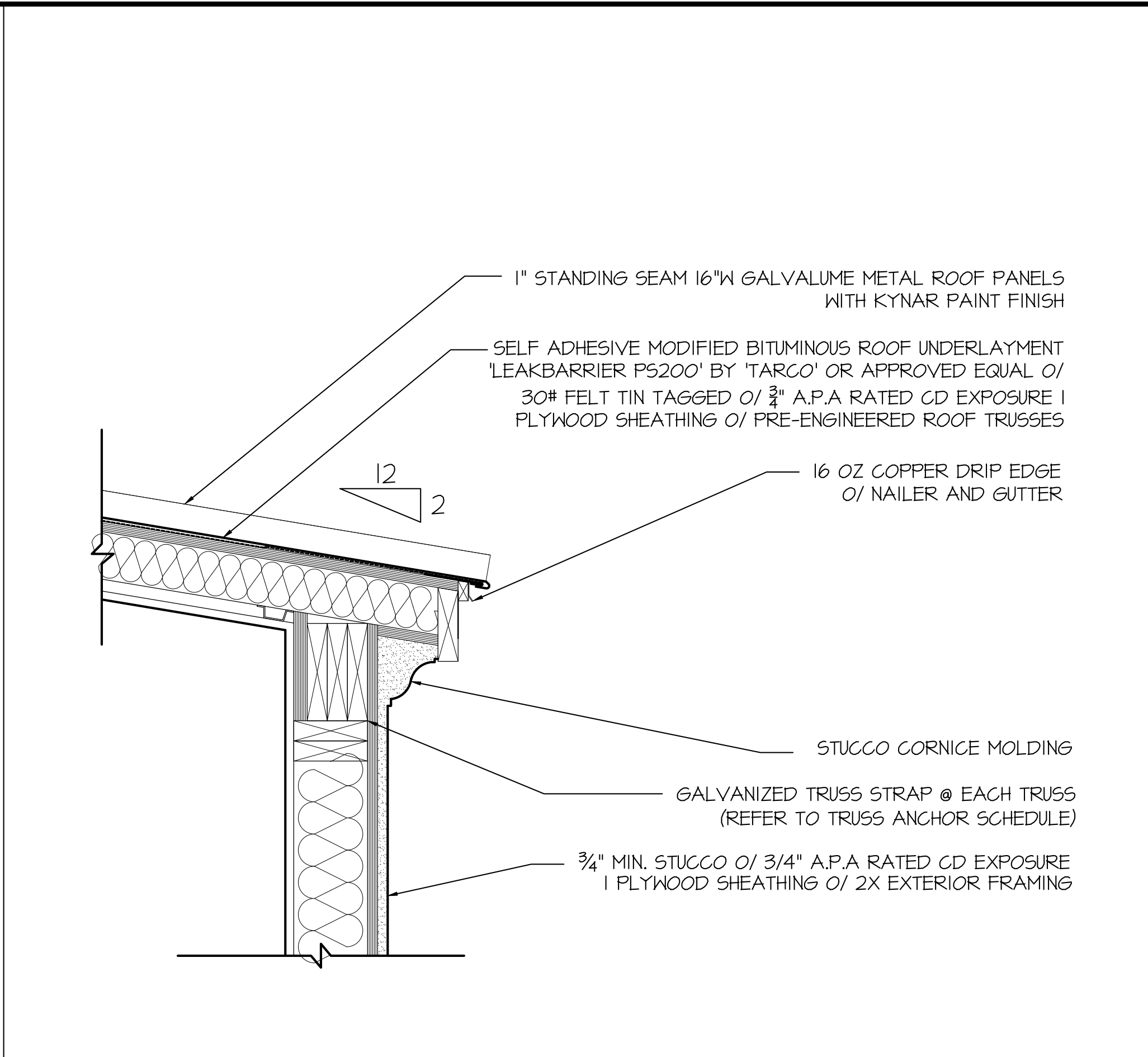
217 BAHAMA LANE

DAILEY JANSSEN ARCHITECTS

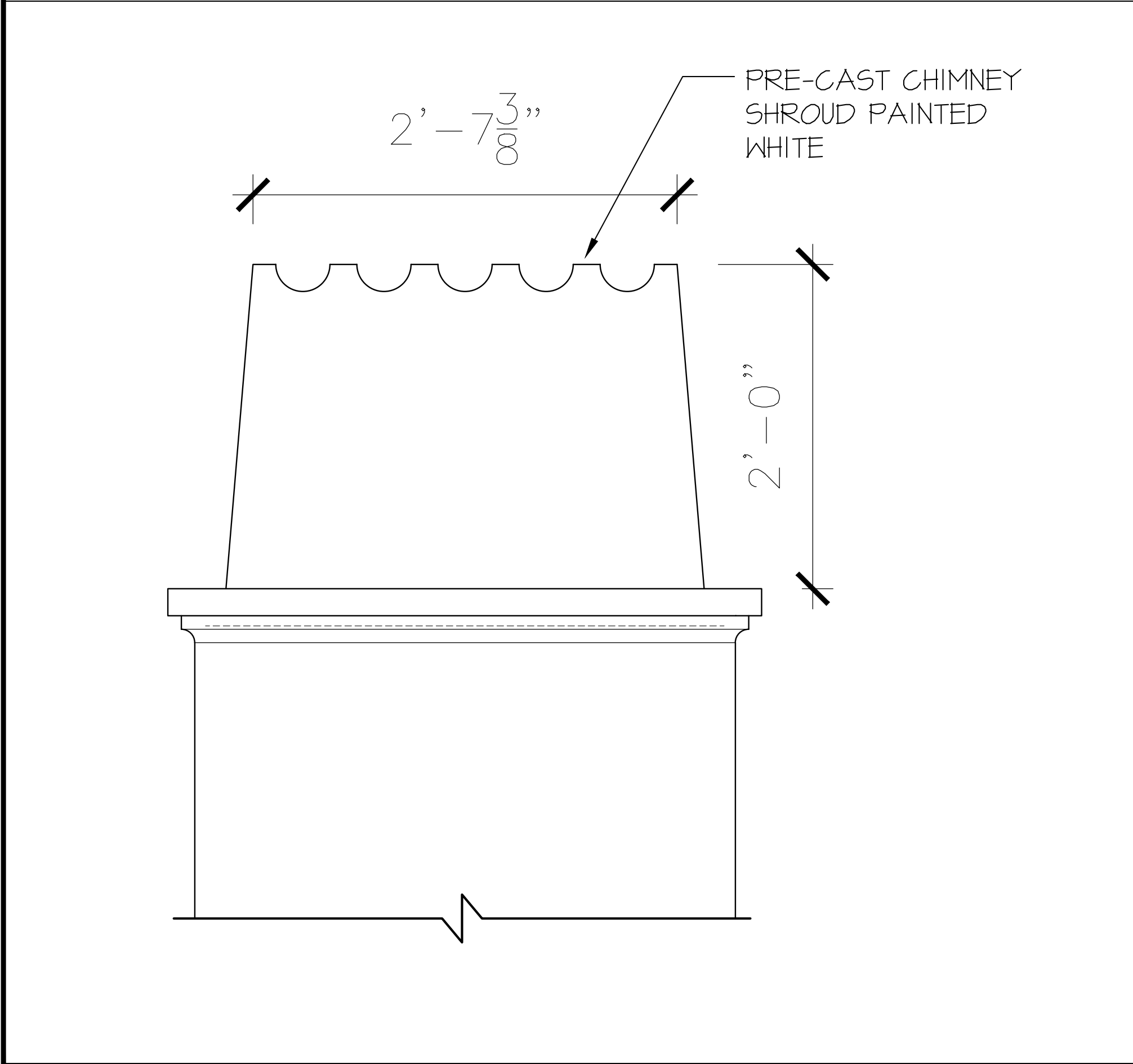
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C00174



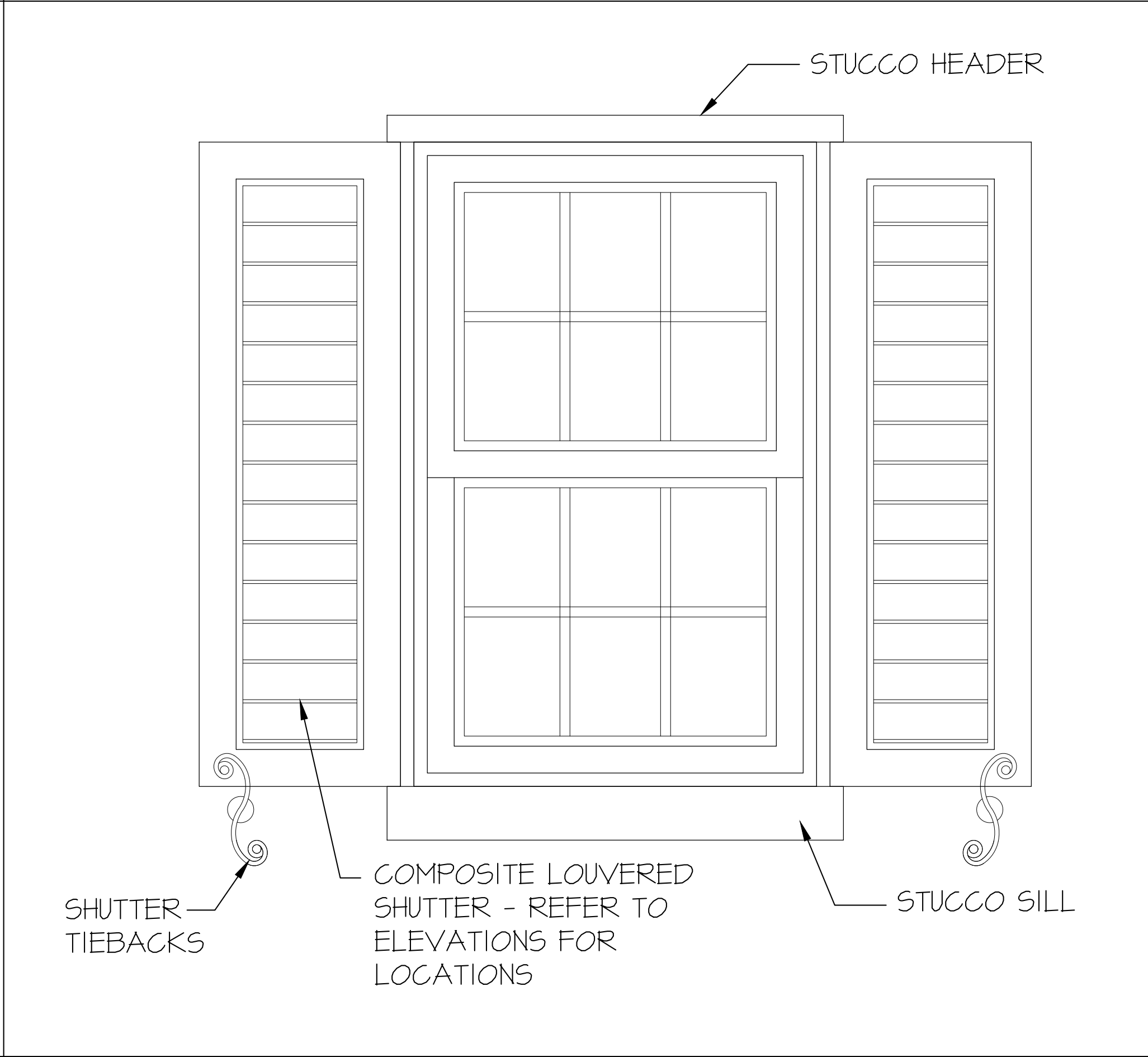
1 EAVE DETAIL
MAIN ROOF SCALE 1 1/2" = 1'-0"



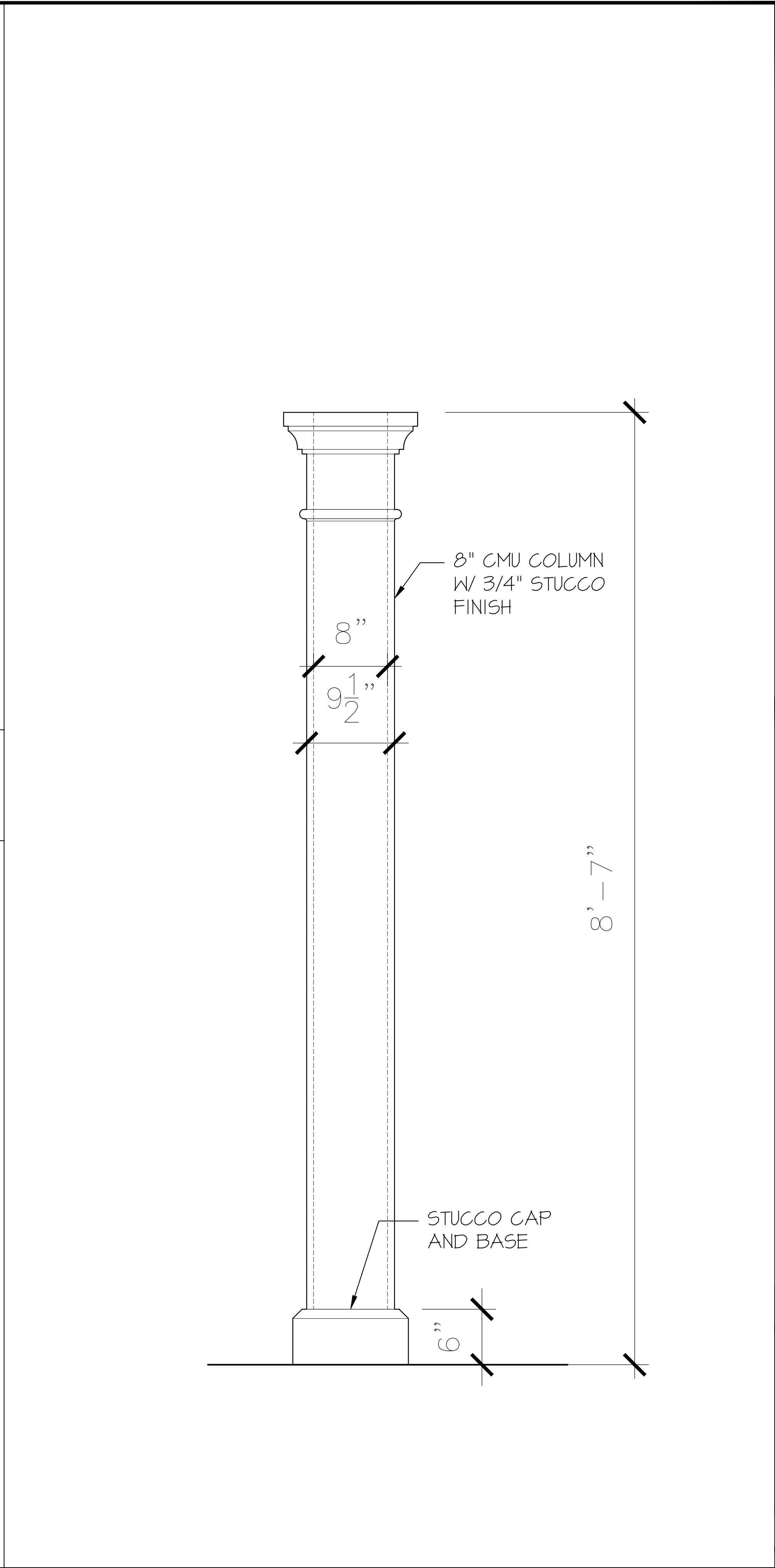
2 EAVE DETAIL
DORMER SCALE 1 1/2" = 1'-0"



3 CHIMNEY SHROUD
SCALE 1 1/2" = 1'-0"



4 WINDOW DETAIL
SCALE 1 1/2" = 1'-0"



5 COLUMN DETAIL
SCALE 1 1/2" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4707, LICENSE #AA-C001974

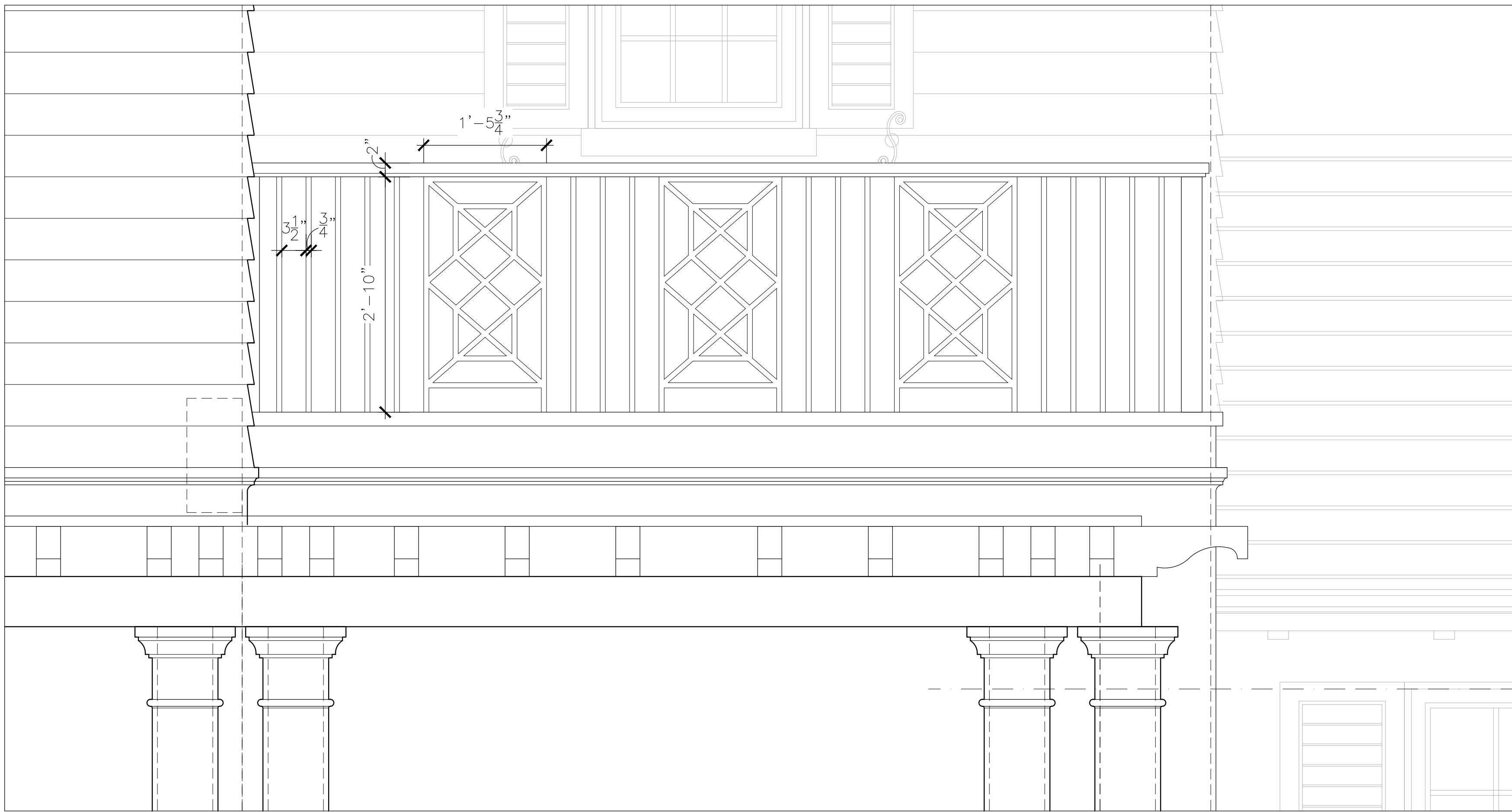
DATE: 2023.09.06
DRAWN: JB
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SEAL

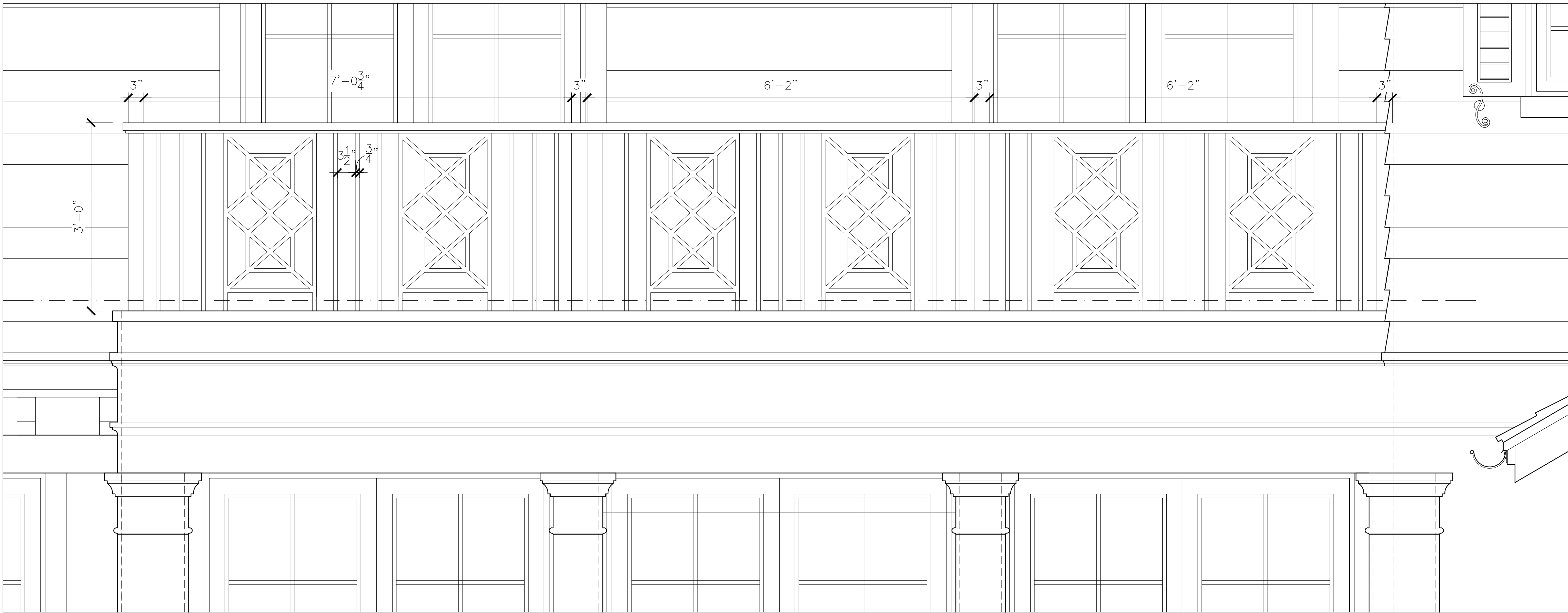
ROGER P. JANSSEN AR-14185
ARCOM # ARC-23-092
TC # ZON-23-070
DRAWING NO.

A5.01

JOB NUMBER: 23-122



WHITE ALUMINUM RAILING DETAIL SOUTH



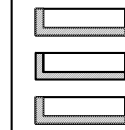
WHITE ALUMINUM RAILING DETAIL EAST

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

PALM BEACH

TOWN OF PALM BEACH



DAILEY JANSSEN ARCHITECTS

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DATE: 2023.08.06

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SEAL

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JOB NUMBER:

23-122

A5.03