



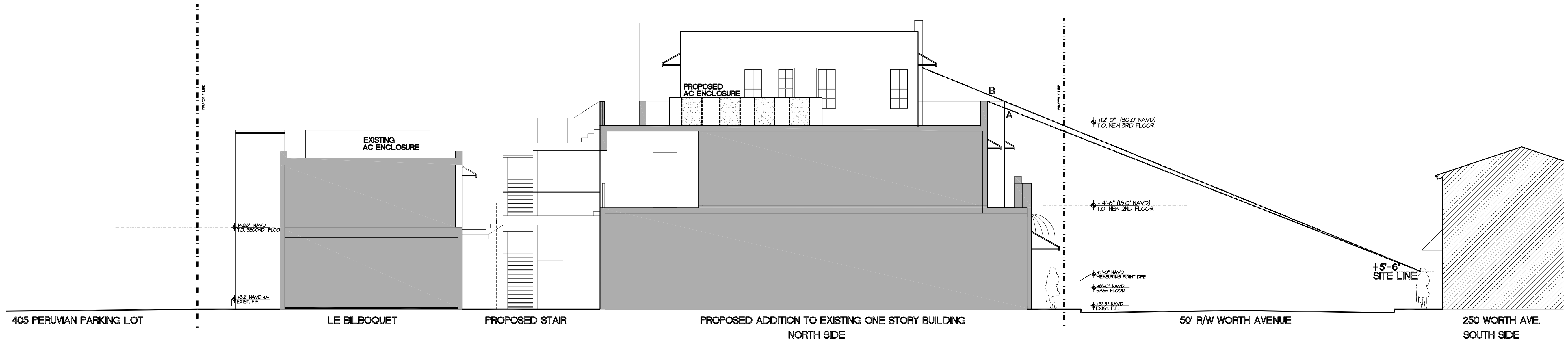
ACROSS FROM 247 ADDITION 224 WORTH



250 WORTH



AERIAL VIEW



SITE LINE DIAGRAM

SCALE 1/8"=1'-0"

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 08.28.2023

DRAWN: MJS

REVISIONS:

- 05.11.2023 FIRST SUBMITTAL
- 05.30.2023 SECOND SUBMITTAL
- 06.26.2023 RESUBMIT SECOND SUBMITTAL
- 07.31.2023 RESUBMIT SUBMITTAL
- 08.28.2023 RESUBMIT SUBMITTAL
- 09.12.2023 FINAL SUBMITTAL

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SEAL

STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER PATTON JANSSEN

AR0014785

ROGER P. JANSSEN

AR-14785

DRAWING NO.

REF-1

JOB NUMBER:

21-112



205 WORTH AVENUE
1ST FLOOR RETAIL 2ND AND 3RD FLOORS OFFICE



222 WORTH AVENUE
1ST FLOOR RETAIL, 2ND FLOOR OFFICE



256 WORTH AVENUE
1ST FLOOR RETAIL, 2ND AND 3RD FLOORS RESIDENTIAL



306 WORTH AVENUE
1ST FLOOR RETAIL, 2ND AND 3RD FLOORS RESIDENTIAL

WORTH AVENUE MULTI STORY BUILDINGS

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH

DATE: 08.28.2023

DRAWN: MJS

REVISIONS:

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SEAL

STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER P. JANSSEN

AR-14785

ROGER P. JANSSEN

AR-14785

DRAWING NO.

REF 3

JOB NUMBER:

21-112

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



333-337 WORTH AVENUE
1ST FLOOR RETAIL 2ND AND 3RD FLOORS RESIDENTIAL



344 WORTH AVENUE
1ST FLOOR RETAIL, 2ND AND 3RD FLOORS RESIDENTIAL



337-339 WORTH AVENUE
1ST FLOOR RETAIL, 2ND-FIFTH FLOORS OFFICE AND RESIDENTIAL



353 WORTH AVENUE
1ST FLOOR RETAIL, 2ND AND 3RD FLOORS RESIDENTIAL

WORTH AVENUE MULTI STORY BUILDINGS

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001714

DATE: 08.28.2023

DRAWN: MJS

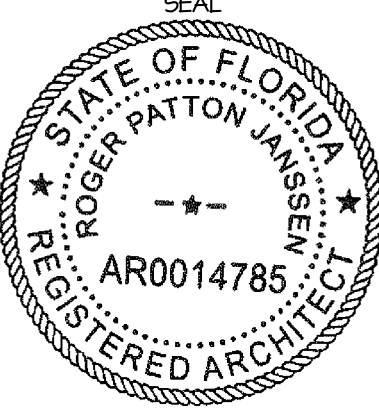
REVISIONS:

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- 09.12.2023 FINAL SUBMITTAL

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ROGER P. JANSSEN AR-14785
DRAWING NO.

REF 4

JOB NUMBER: 21-112



WORTH AVENUE LOOKING WEST
247 WORTH AVENUE ADDITION SUBJECT PROPERTY

PROPOSED TWO STORY ADDITION AT:
247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001714

DATE: 08.28.2023

DRAWN: MJS

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• 06.26.2023 RESUBMIT SECOND

SUBMITTAL

• 07.31.2023 RESUBMIT SUBMITTAL

• 08.28.2023 RESUBMIT SUBMITTAL

• 09.12.2023 FINAL SUBMITTAL

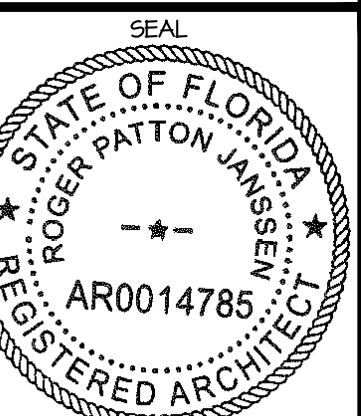
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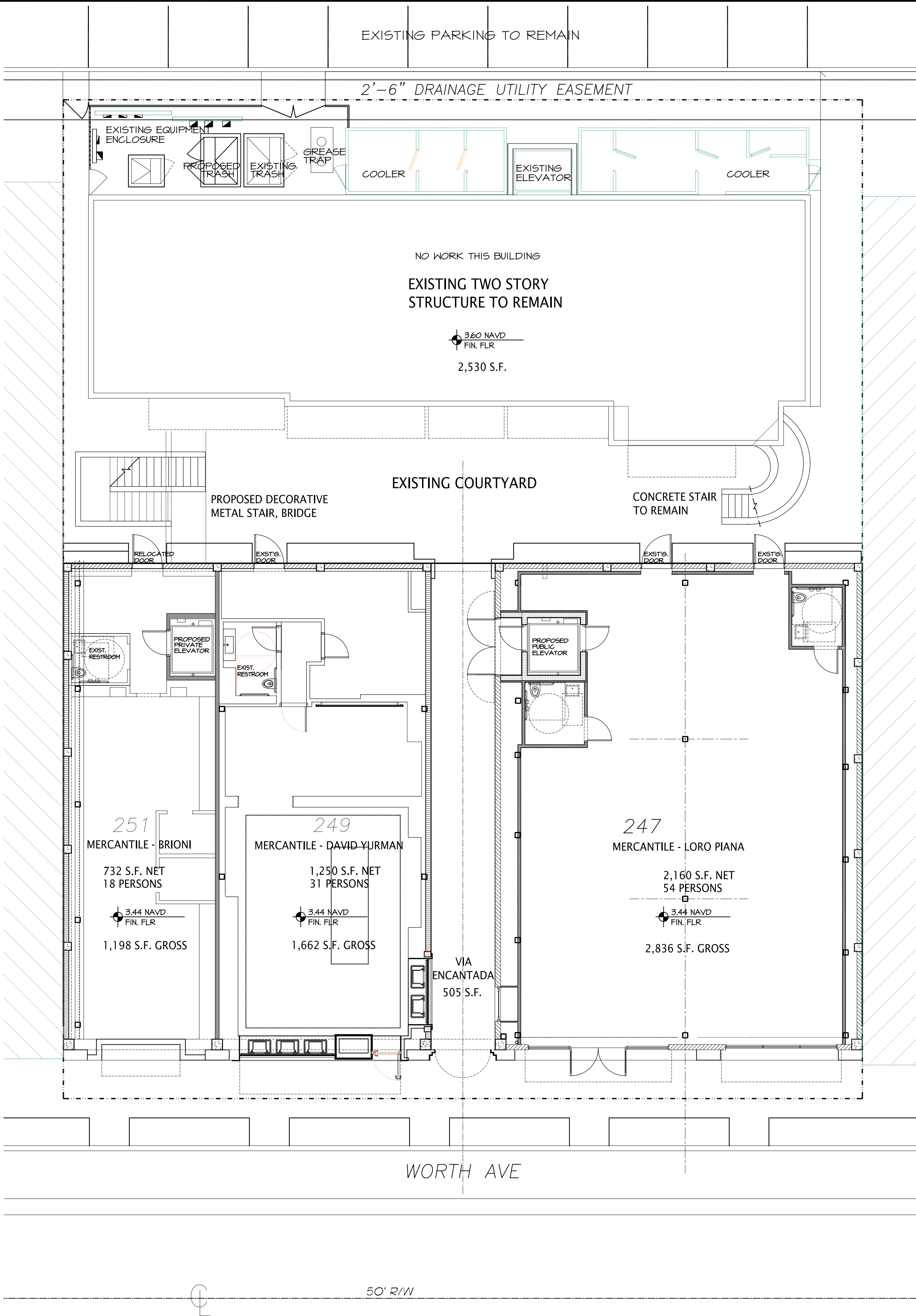


ROGER P. JANSSEN AR-14785

DRAWING NO.

REN 6

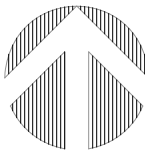
JOB NUMBER: 21-112



PROPOSED FIRST FLOOR PLAN

TWO STAIR OPTION, ONE EXISTING TO REMAIN, ONE PROPOSED NEW

SCALE 1/8" = 1'-0"



PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001714

DATE: 08.28.2023

DRAWN: MJS

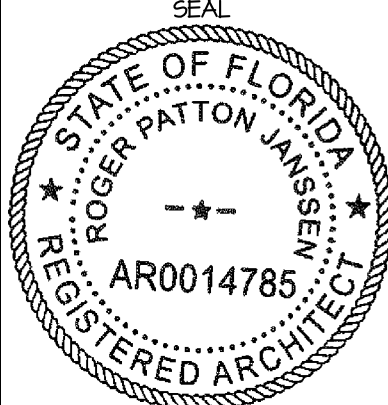
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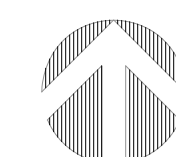


ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.01
OPTION

JOB NUMBER: 21-112

SCALE 1/8" = 1'-0"



PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

CLIFF HALL

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

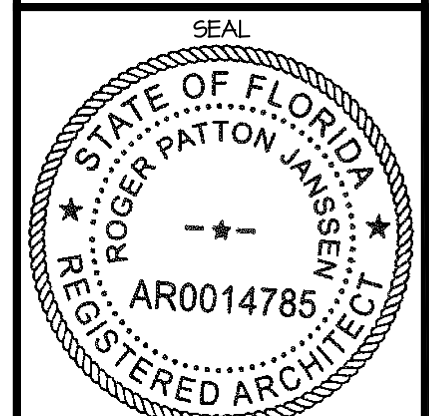
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DATE: 08.28.2023
DRAWN: MJS
REVISIONS:
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• 08.28.2023 RESUBMIT SUBMITTAL

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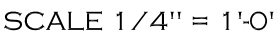
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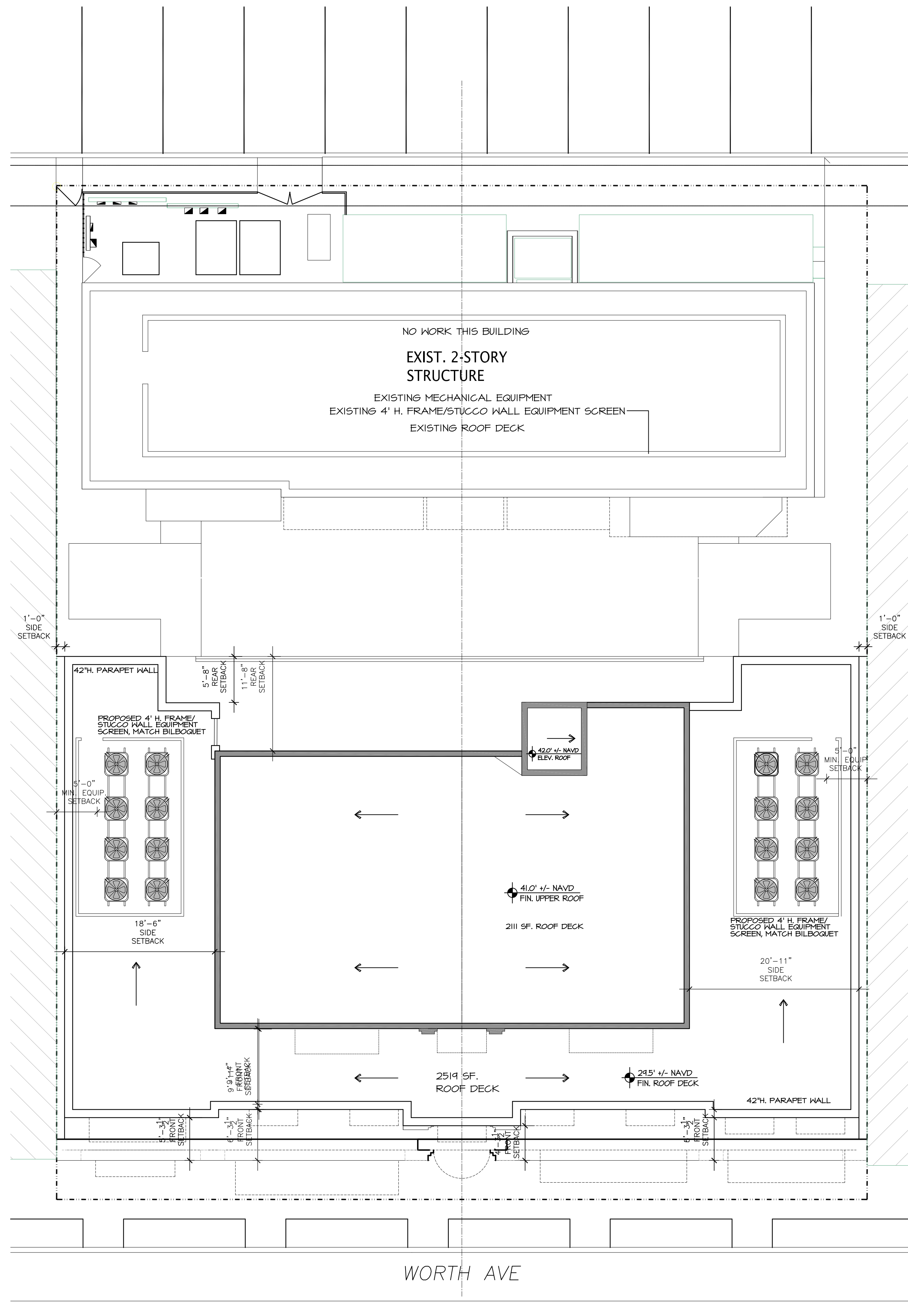


ROGER P. JANSSEN	AR-14785
DRAWING NO.	

A-1.01

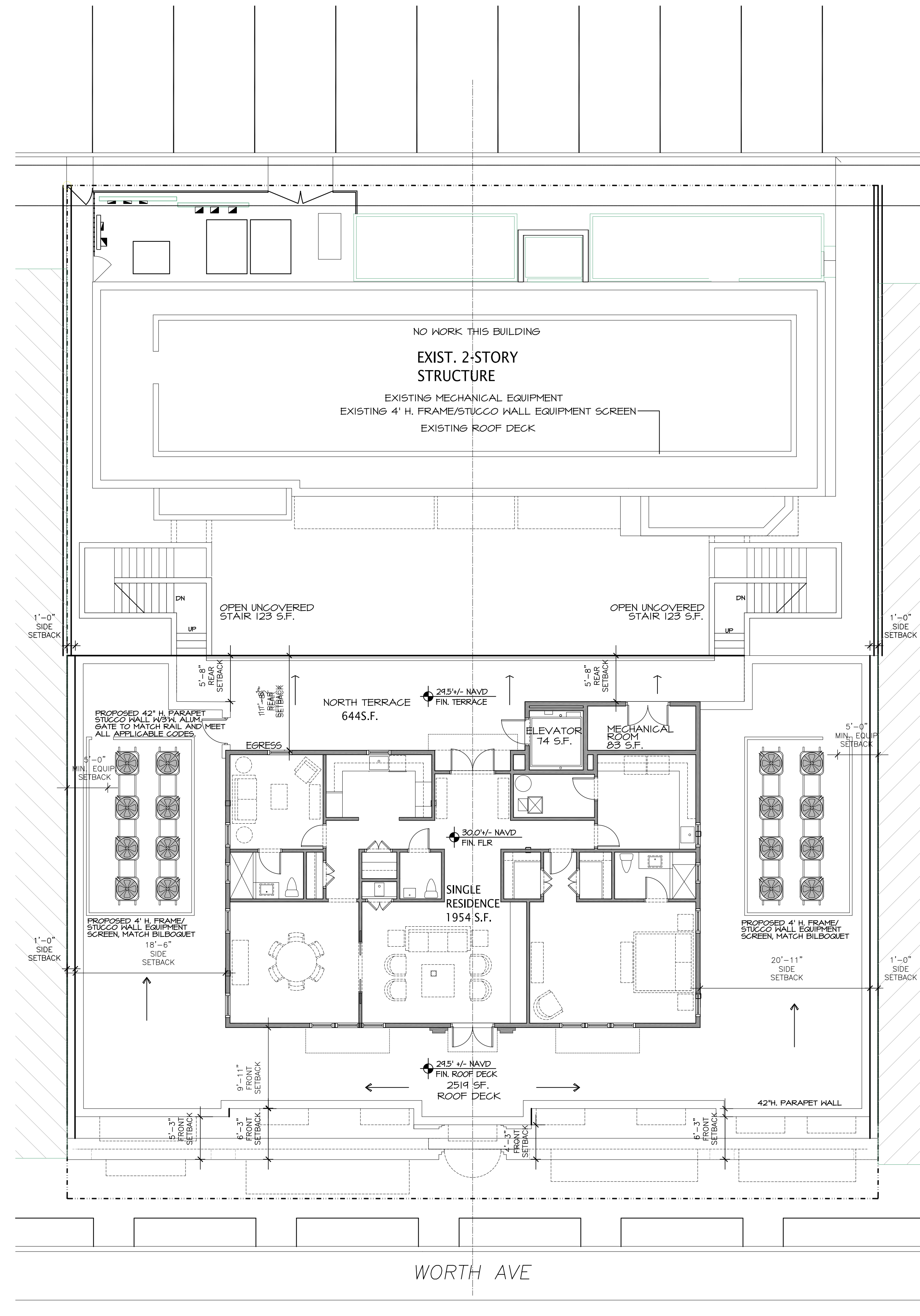
JOB NUMBER: 21-172





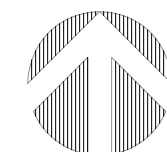
PROPOSED THIRD FLOOR ROOF PLAN

SCALE 1/8" = 1'-0"



PROPOSED THIRD FLOOR, PARTIAL ROOF PLAN

SCALE 1/8" = 1'-0"



PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C001914

DATE: 08.28.2023

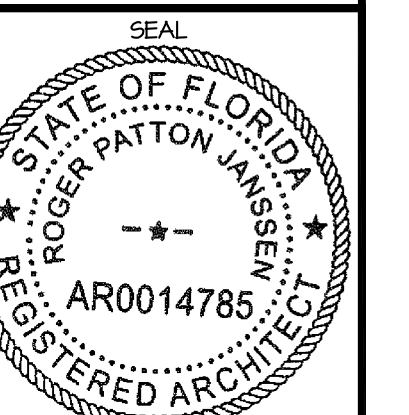
DRAWN: MJS

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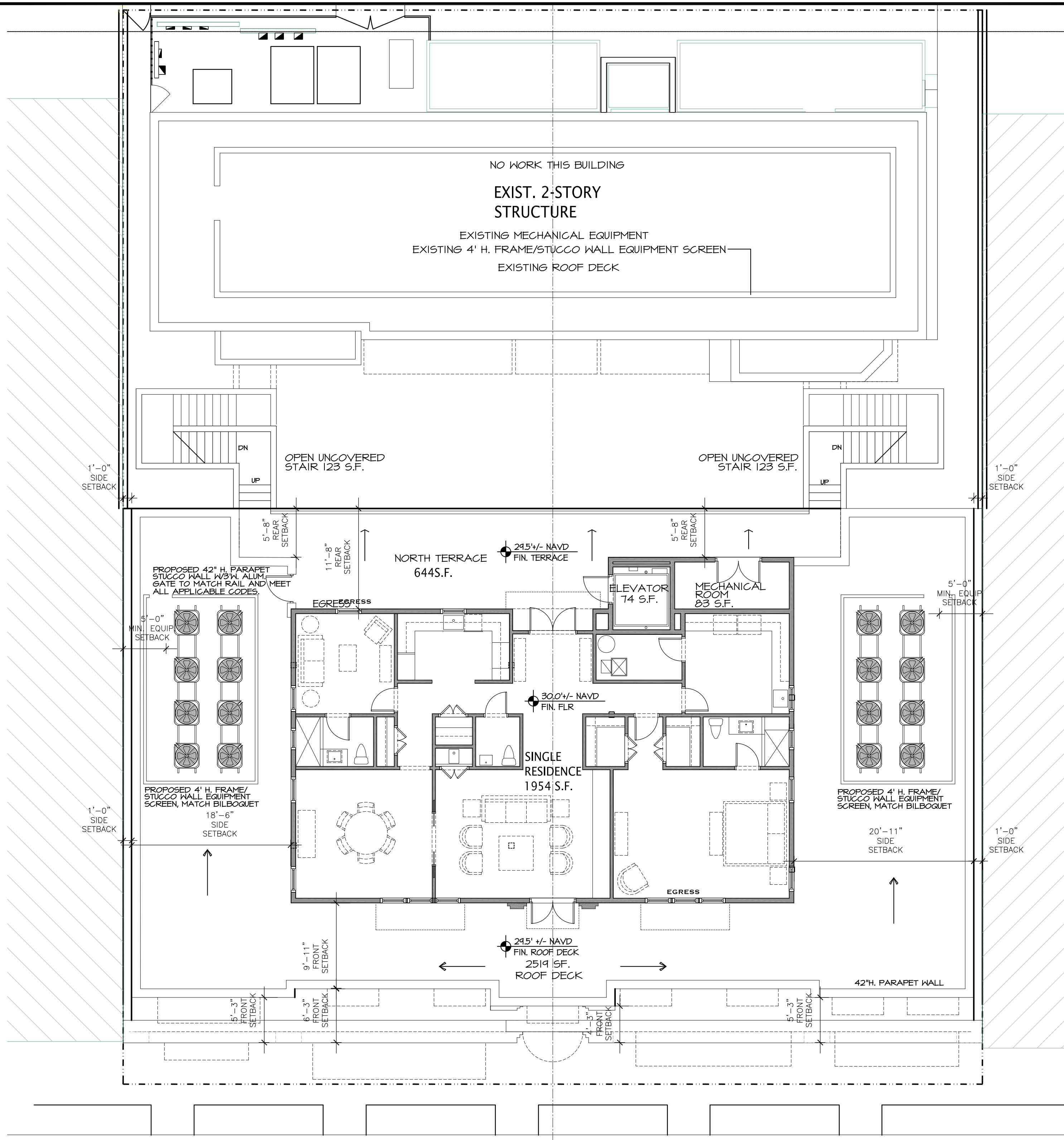


ROGER P. JANSSEN AR-14785

DRAWING NO.

A-1.03

JOB NUMBER: 21-172



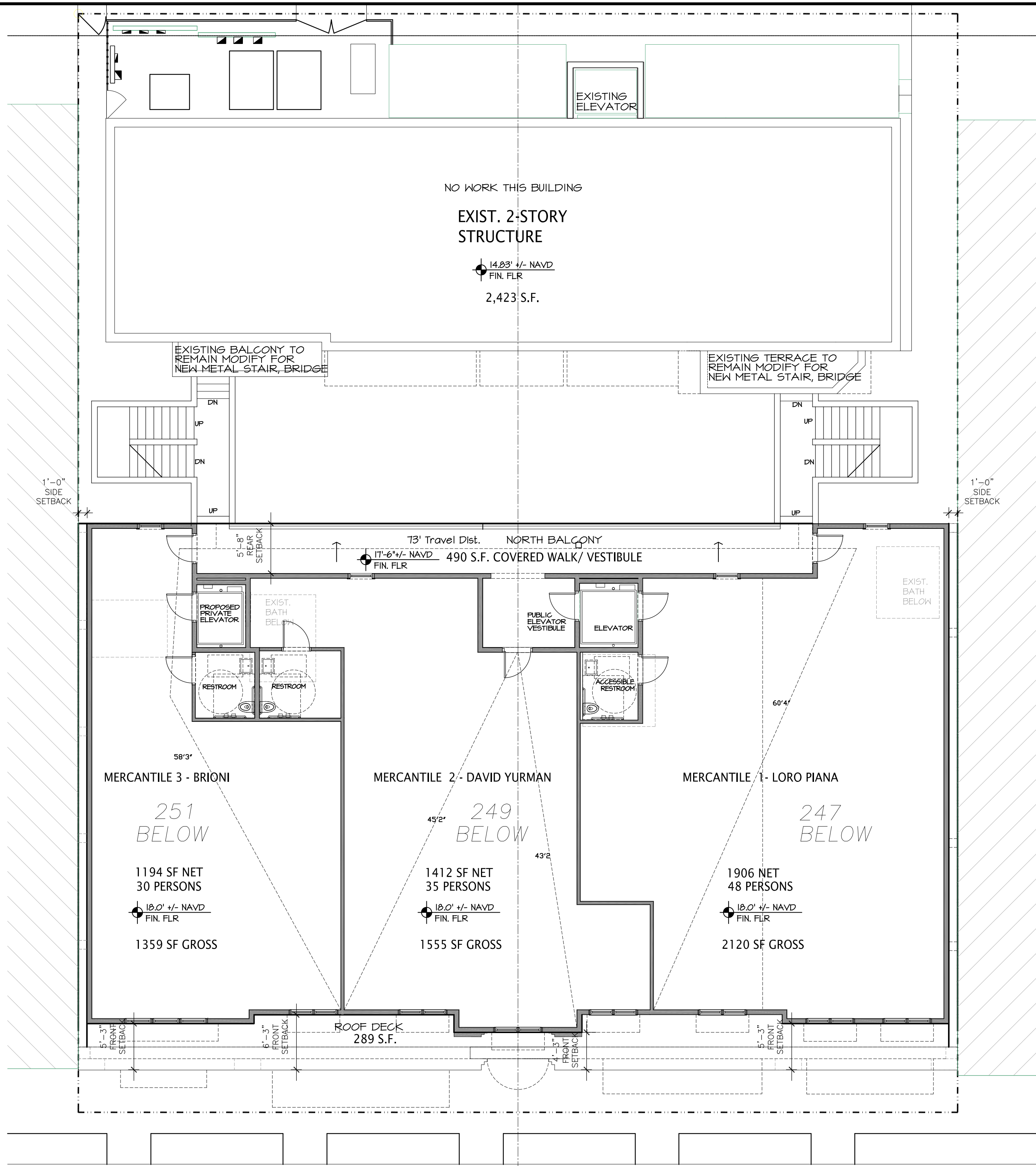
PROPOSED THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"

OCCUPANCY CALCS - FLORIDA BUILDING CODE 7TH EDITION					
FLOOR	OCC. TYPE	AREA SQF NET	AREA PER OCCUPANT SQF	OCCUPANT LOAD	TOTAL OCCUPANT LOAD
SECOND	M - MERCANTILE 1	1,906	40	48	48
	M - MERCANTILE 2	1,412	40	35	35
	M - MERCANTILE 3	1,194	40	30	30
RESIDENTIAL	RESIDENTIAL	1,954	NA	NA	SINGLE FAMILY

BUILDING INFORMATION	
2020 FLORIDA BUILDING CODE SEVENTH EDITION AND 2020, FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION; NFPA 1 & 101	
CHAPTER 36 - NEW MERCANTILE OCCUPANCY, NEW RESIDENTIAL OCCUPANCY MIXED-USE REHABILITATION BUILDING CLASSIFICATION - 6. ADDITION AND 5. CHANGE OF USE	
BUILDING CONSTRUCTION TYPE:	I
OCCUPANCY:	MERCANTILE , RESIDENTIAL
MERCANTILE AREA:	SECOND FLOOR ADDITION - 4,512 GR. SQ. FT.
RESIDENTIAL AREA:	THIRD FLOOR ADDITION - 1,954 GR. SQ. FT.
INTERIOR FINISH CLASSIFICATION:	B
ALL MEANS OF EGRESS TO COMPLY WITH CHAPTER 7	

PROPOSED ADDITION OCCUPANCY DATA



PROPOSED SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

FIRE EXTINGUISHER		
TYPE REQUIRED PER NFPA 10 2013 TABLE 6.2.1.1: 2-A	QUANTITY REQUIRED	PROVIDED
PLAN SYMBOL FIRE EXTINGUISHER CABINET	1 PER 3,000 SQF=3 (TRAVEL DISTANCE 15')	MULTIPURPOSE DRY CHEMICAL FOR CLASSES A,B,C FIRES, UL RATINGS 2A:10B:C

FIRE SPRINKLER:	
A FIRE SPRINKLER SYSTEM IS INCLUDED IN THE SCOPE OF THE PROJECT. THE GENERAL CONTRACTOR SHALL HIRE A LICENSED FIRE SPRINKLER CONTRACTOR TO DESIGN & INSTALL THE NEW SYSTEM TO CONFORM WITH THE BUILDING DESIGN AS SHOWN IN THESE CONSTRUCTION DOCUMENTS.	
FIRE SPRINKLER DRAWINGS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR FROM THE FIRE SPRINKLER CONTRACTOR & SUBMITTED TO THE TOWN OF PALM BEACH FOR BUILDING AND FIRE DEPARTMENT REVIEW AND APPROVAL. ALL FIRE SPRINKLER HEADS WITHIN RESIDENTIAL AREAS ARE TO BE RECESSED AND ARE TO ALIGN WITH CENTER LINE OF LIGHTING. FIRE SPRINKLER HEADS WITHIN COMMERCIAL SPACES SHALL BE RECONFIGURED AT A LATER DATE AS REQUIRED BY FUTURE TENANT BUILD-OUTS.	

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001174

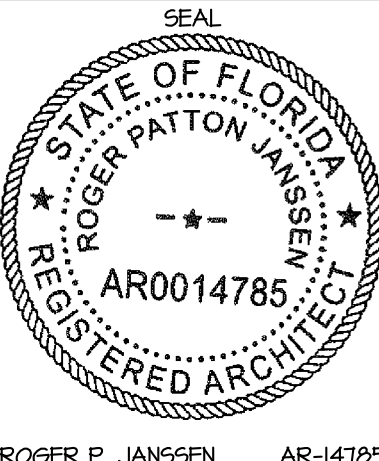
DATE: 08.28.2023
DRAWN: MJS

REVISIONS:

- 05.11.2023 FIRST SUBMITTAL
- 05.30.2023 SECOND SUBMITTAL
- 06.26.2023 RESUBMIT SECOND SUBMITTAL
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- 08.28.2023 RESUBMIT SUBMITTAL

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DRAWING NO.

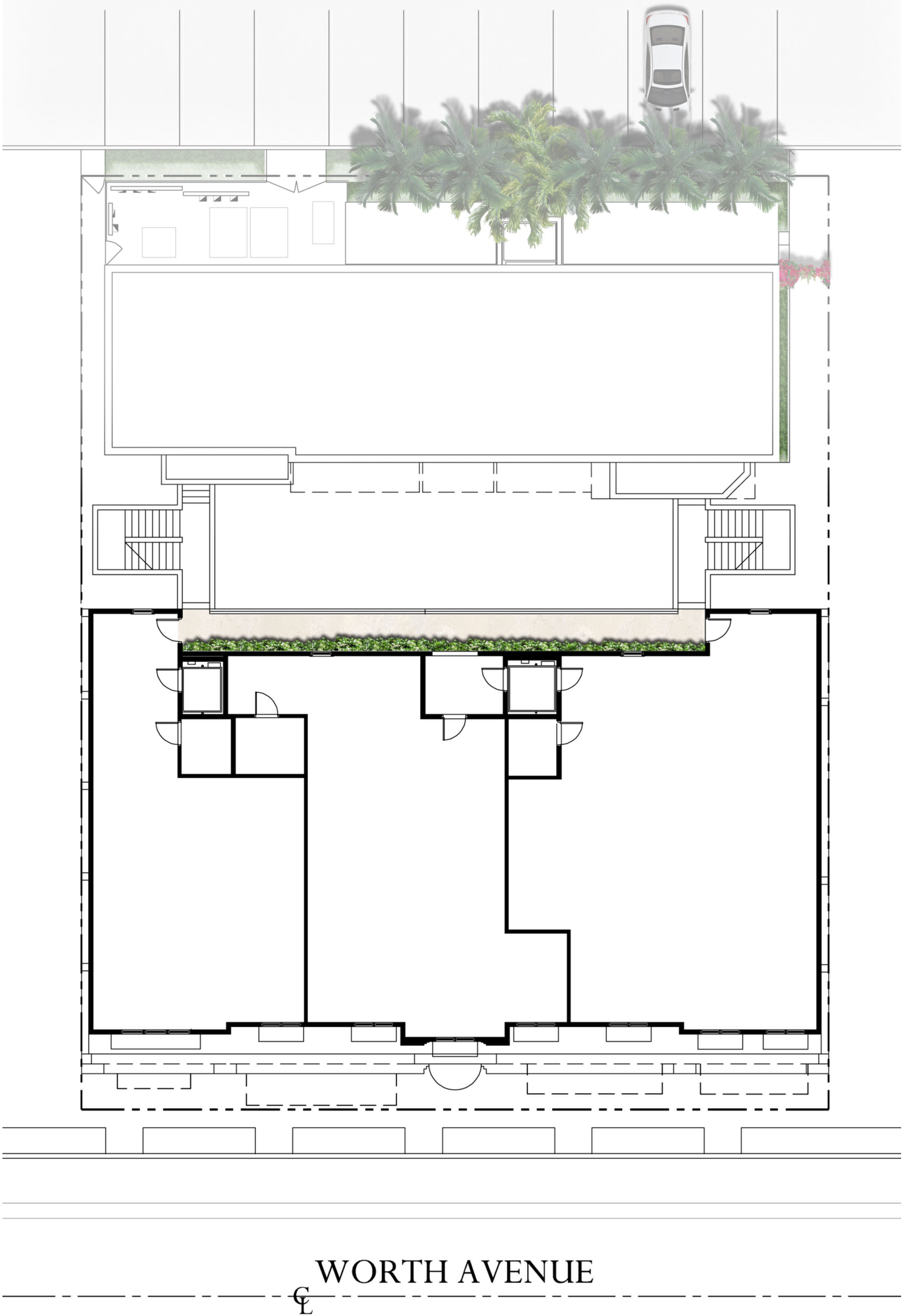
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JOB NUMBER: 21-112

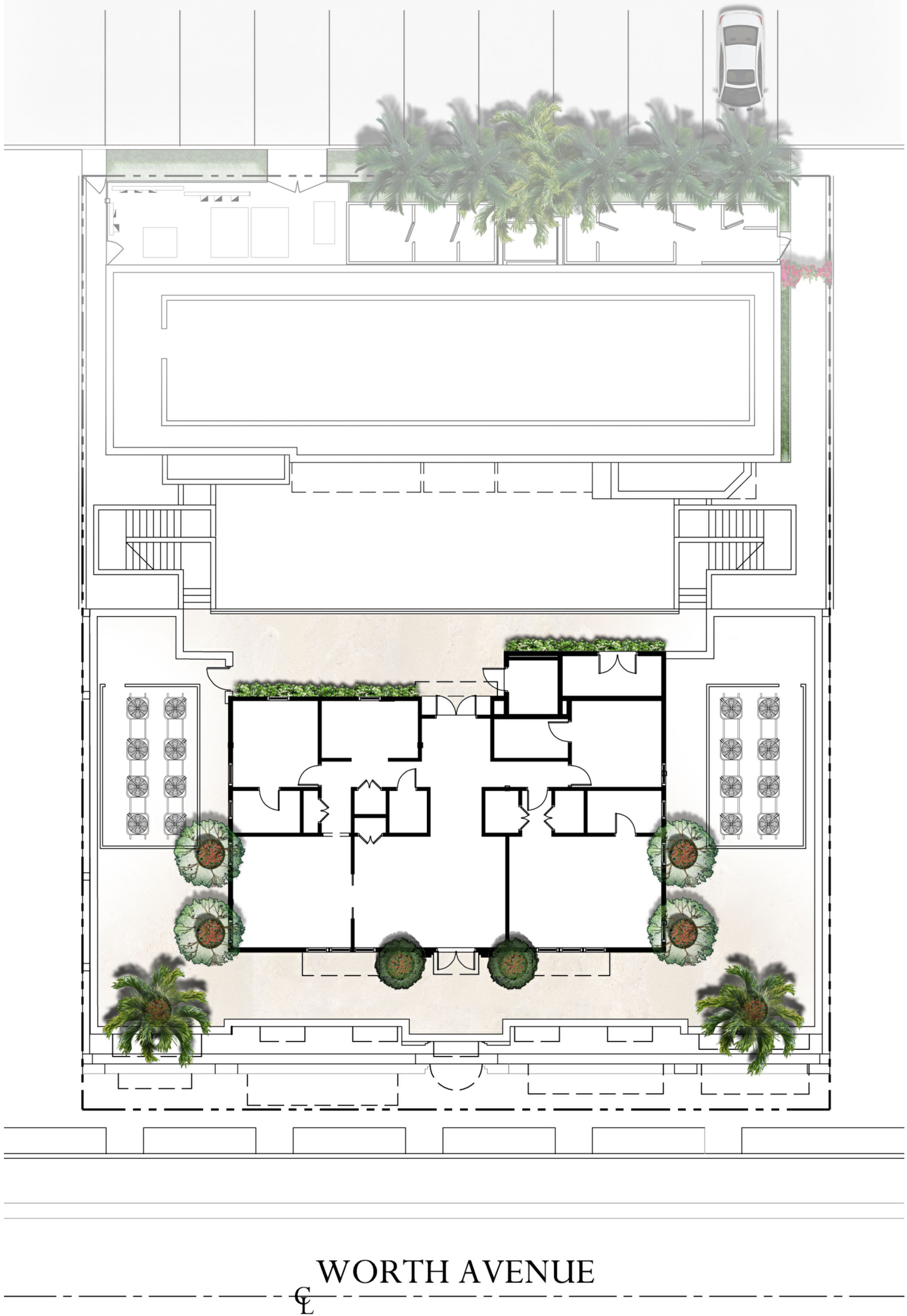
Ground Floor



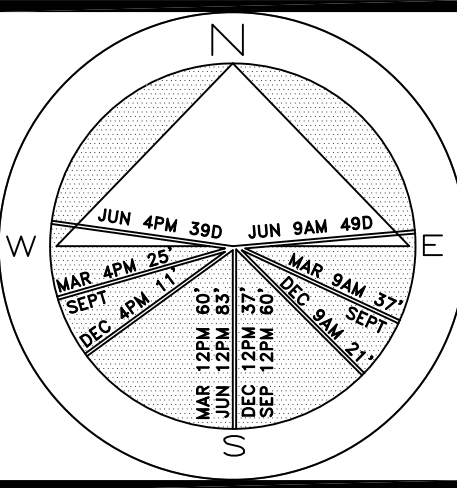
2nd Floor



3rd Floor



247 Worth Avenue
Palm Beach



JOB NUMBER: # 23074.00 LA
DRAWN BY: Jean Twomey
DATE: 10.06.2023

2023
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2023
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SUNSHINE STATE ONE CALL
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AKC-23-094
(ZON-23-072)

Rendered Landscape Plans

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

SHEET L6.0



PERSPECTIVE LOOKING EAST ON WORTH
247 WORTH AVENUE ADDITION SUBJECT PROPERTY

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 08.28.2023

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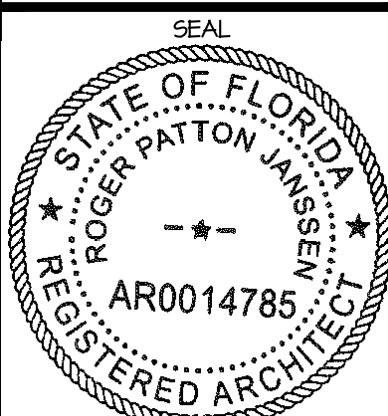
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ROGER P. JANSSEN AR-14785
DRAWING NO.

REN 2

JOB NUMBER: 21-112



WORTH SOUTH ENTRY ELEVATION
247 WORTH AVENUE ADDITION SUBJECT PROPERTY

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

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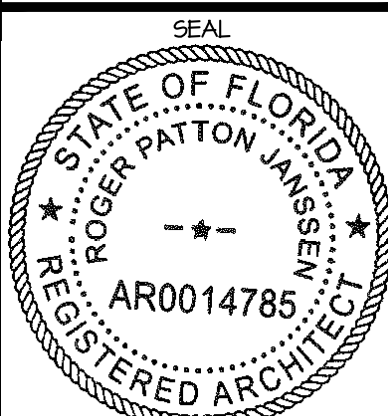
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ROGER P. JANSSEN AR-14785

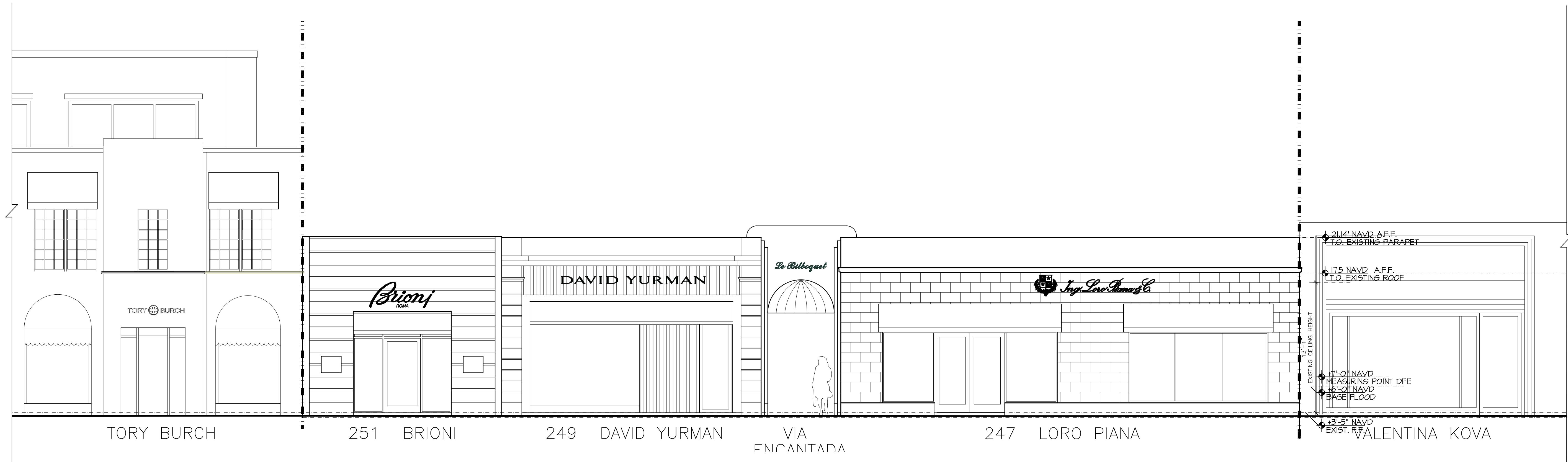
DRAWING NO.

REN 3

JOB NUMBER:

21-112

ARC-23-094 ZON-23-072



EXISTING SOUTH STREET ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED SOUTH STREET ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001174

DATE: 08.28.2023

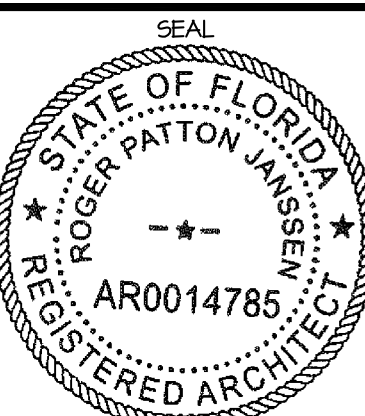
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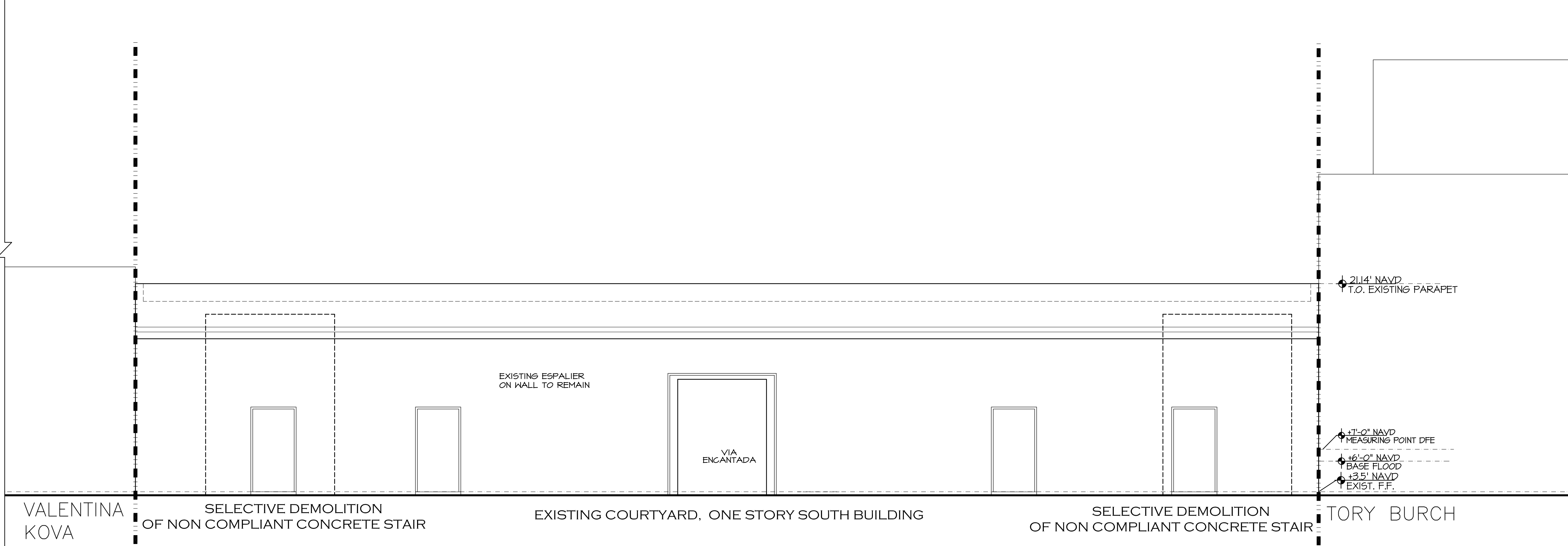


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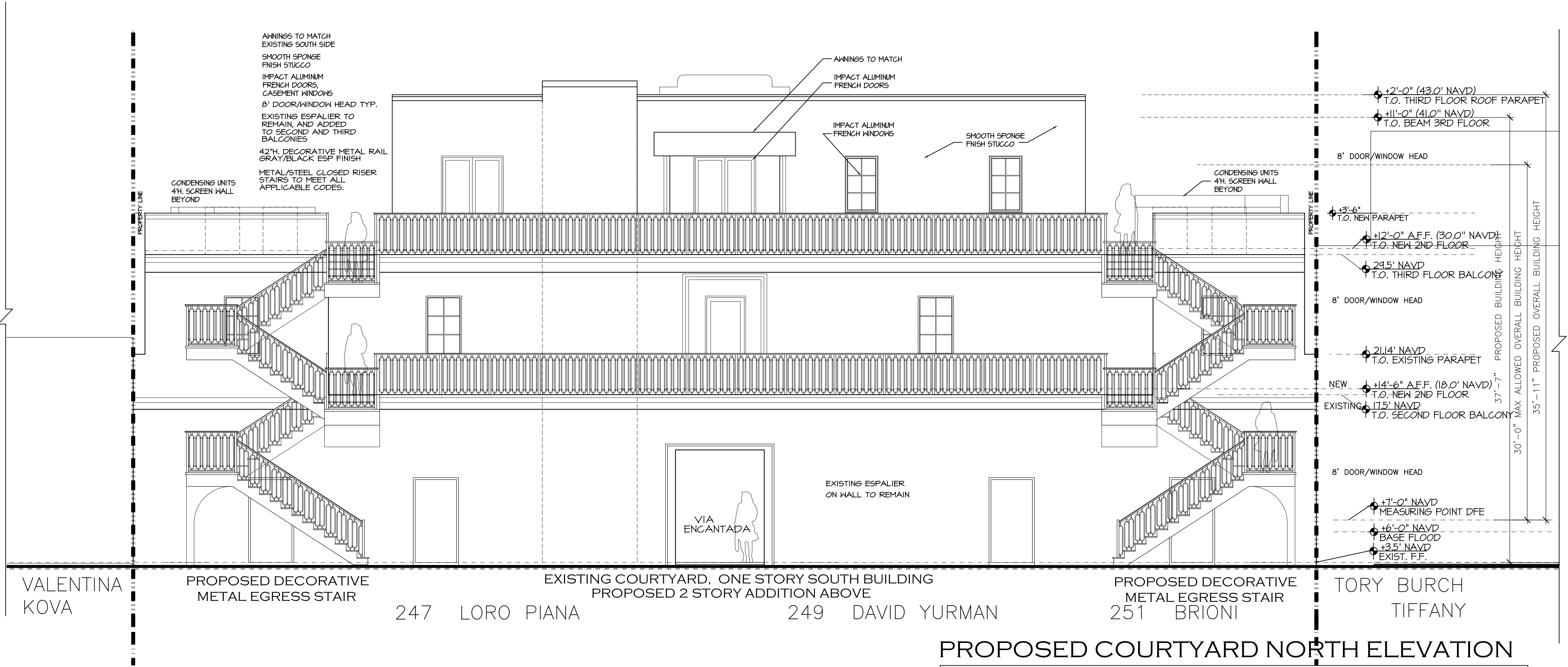
A-2.01

JOB NUMBER: 21-112



EXISTING COURTYARD NORTH ELEVATION

SCALE 3/16" = 1'-0"



PROPOSED COURTYARD NORTH ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

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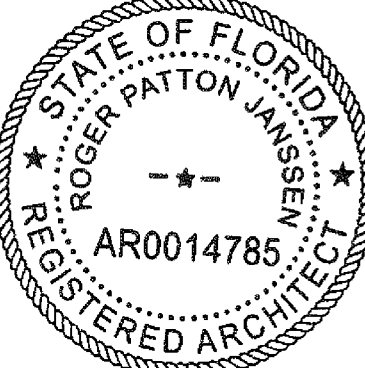
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A-2.02

JOB NUMBER:

21-112



NORTH PERSPECTIVE VIEW WEST
247 WORTH AVENUE ADDITION SUBJECT PROPERTY

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 08.28.2023

DRAWN: MJS

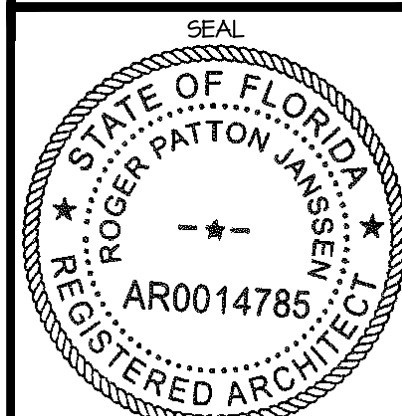
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ROGER P. JANSSEN AR-14785
DRAWING NO.

REN 4

JOB NUMBER: 21-112

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C009174

DATE: 07.31.2023

DRAWN: MJS

REVISIONS:

• 05.11.2023 FIRST SUBMITTAL

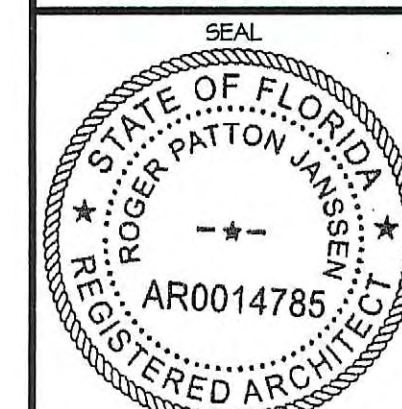
• 05.30.2023 SECOND SUBMITTAL

• 06.26.2023 RESUBMIT SECOND SUBMITTAL

• 07.31.2023 RESUBMIT SUBMITTAL

ARC-23-094 ZON-23-072

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ROGER P. JANSSEN AR-14785

DRAWING NO.

REN 1

JOB NUMBER: 21-112



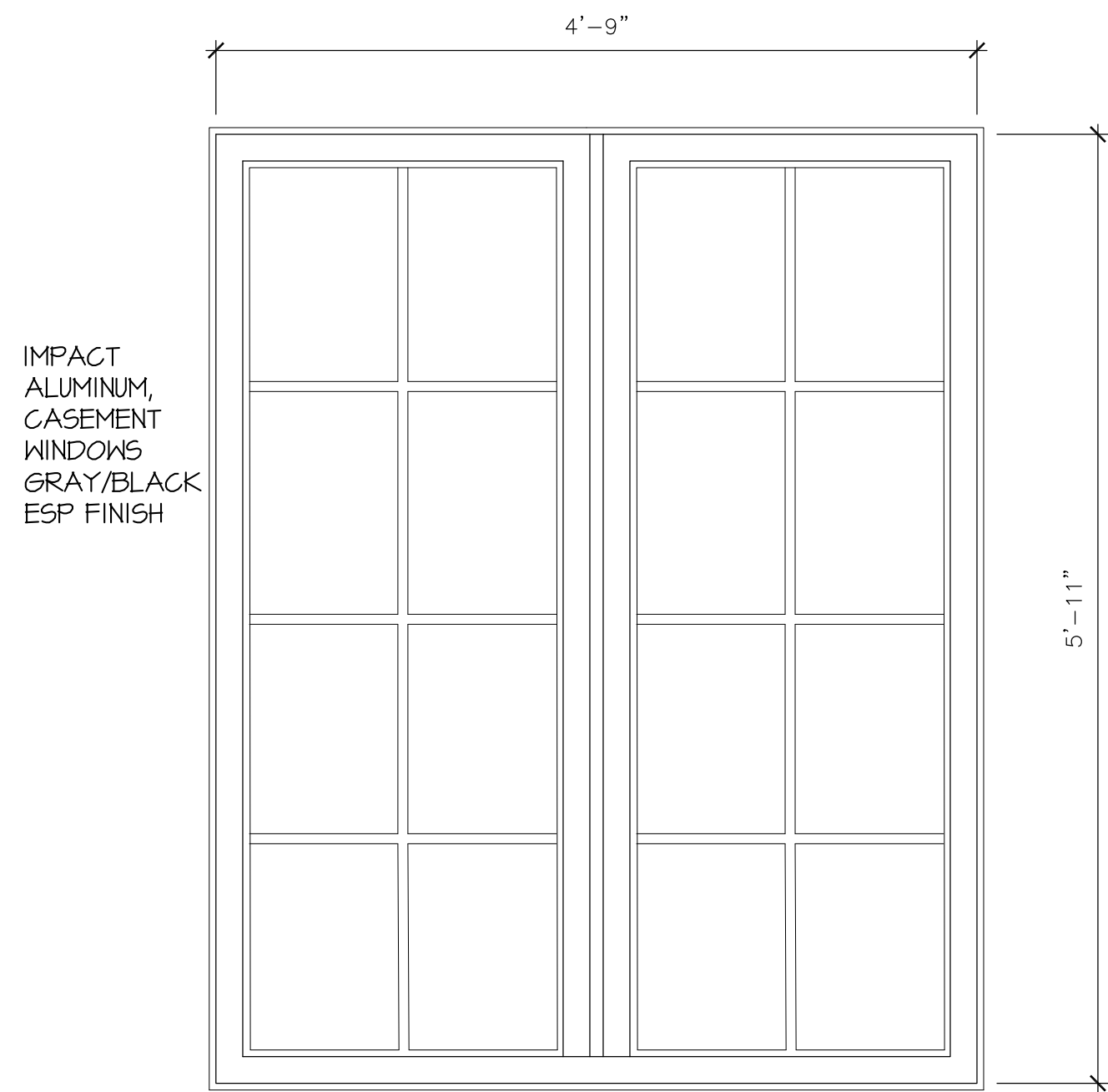
PARTIAL COURTYARD SECTION NORTH STREETSCAPE

SCALE 1/8"=1'-0"



PARTIAL WORTH PROPOSED STREETSCAPE

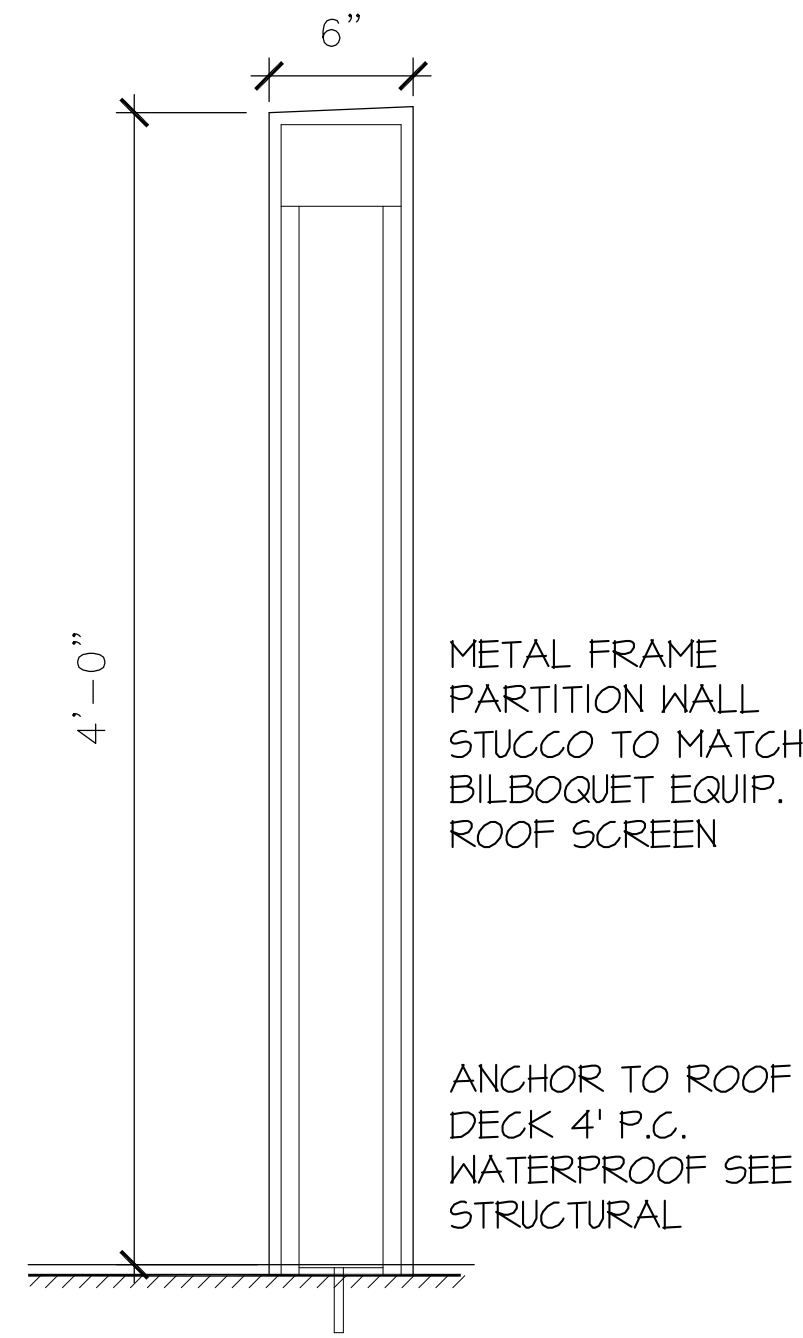
SCALE 1/8"=1'-0"



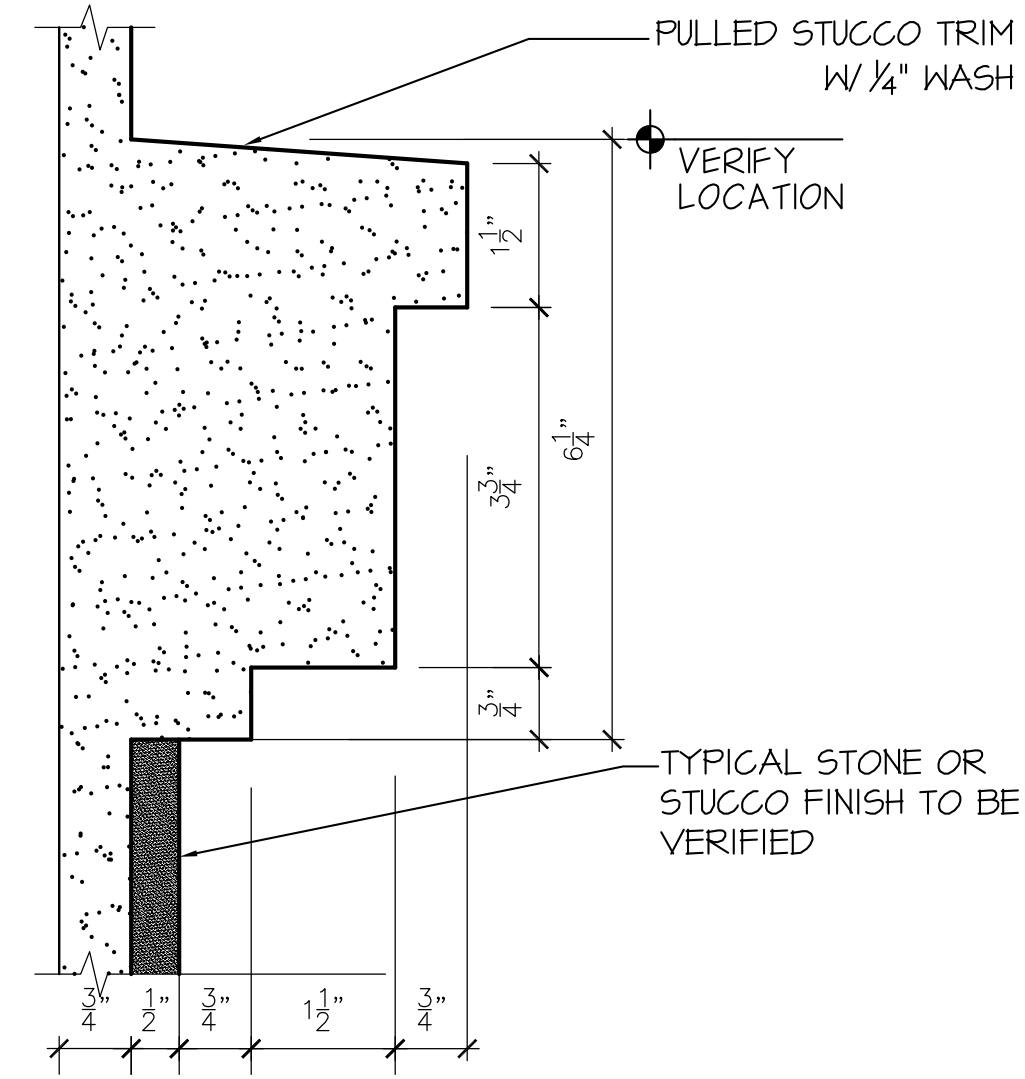
D CASEMENT WINDOWS
SINGLE WINDOW SIMILAR SCALE 1" = 1'-0"



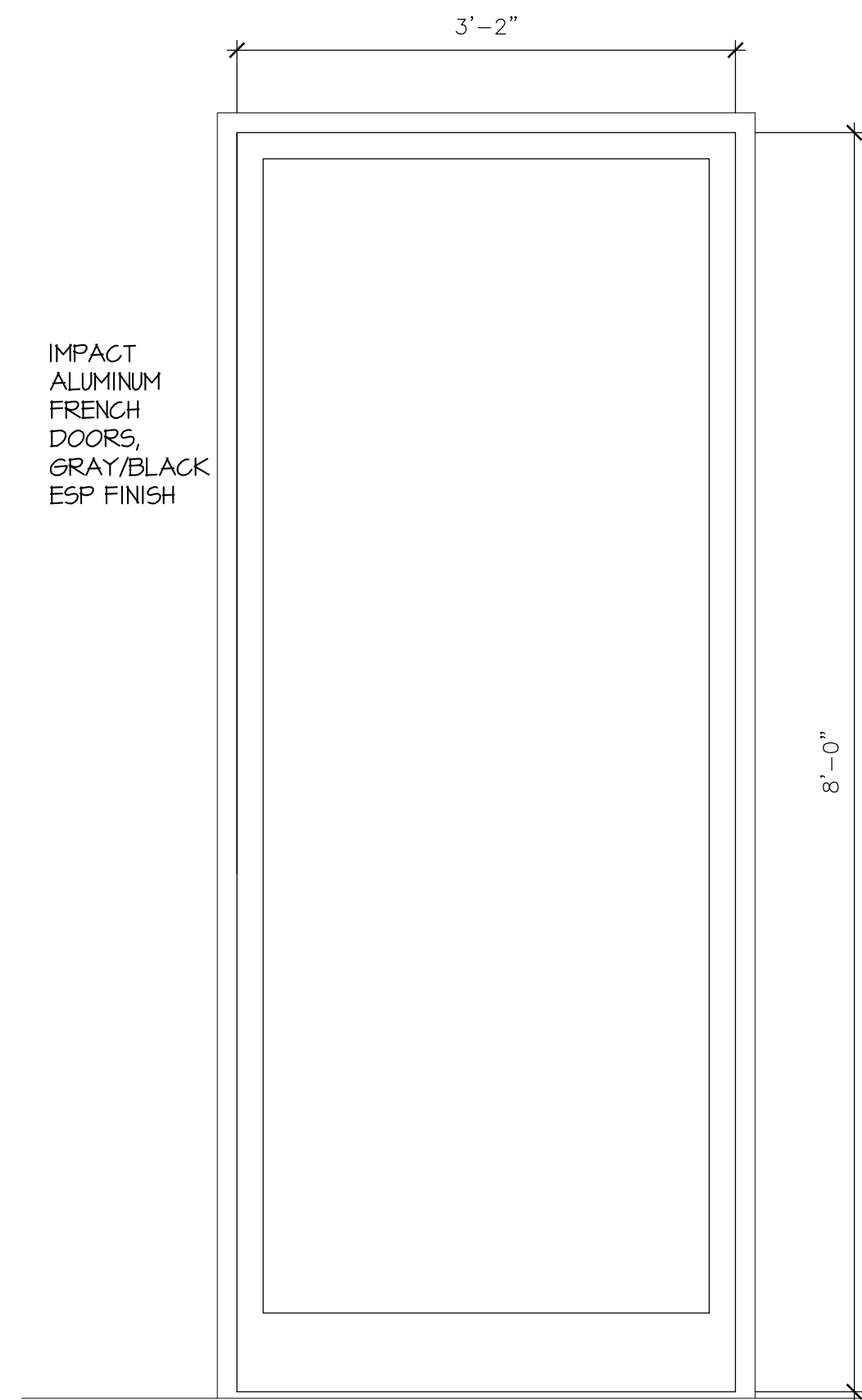
**EXISTING AC SCREEN WALL
@ LE BILBOQUET**



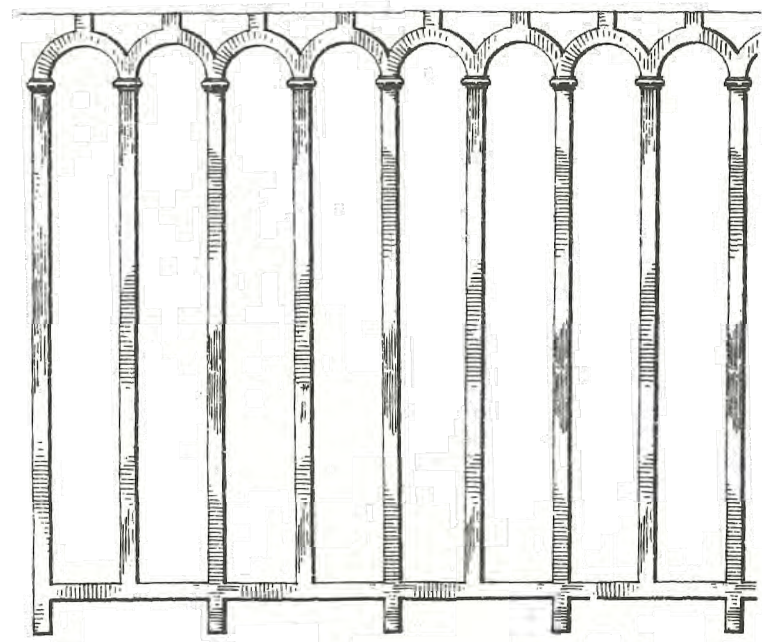
D ROOF AC SCREEN WALL
SCALE 1 1/2" = 1'-0"



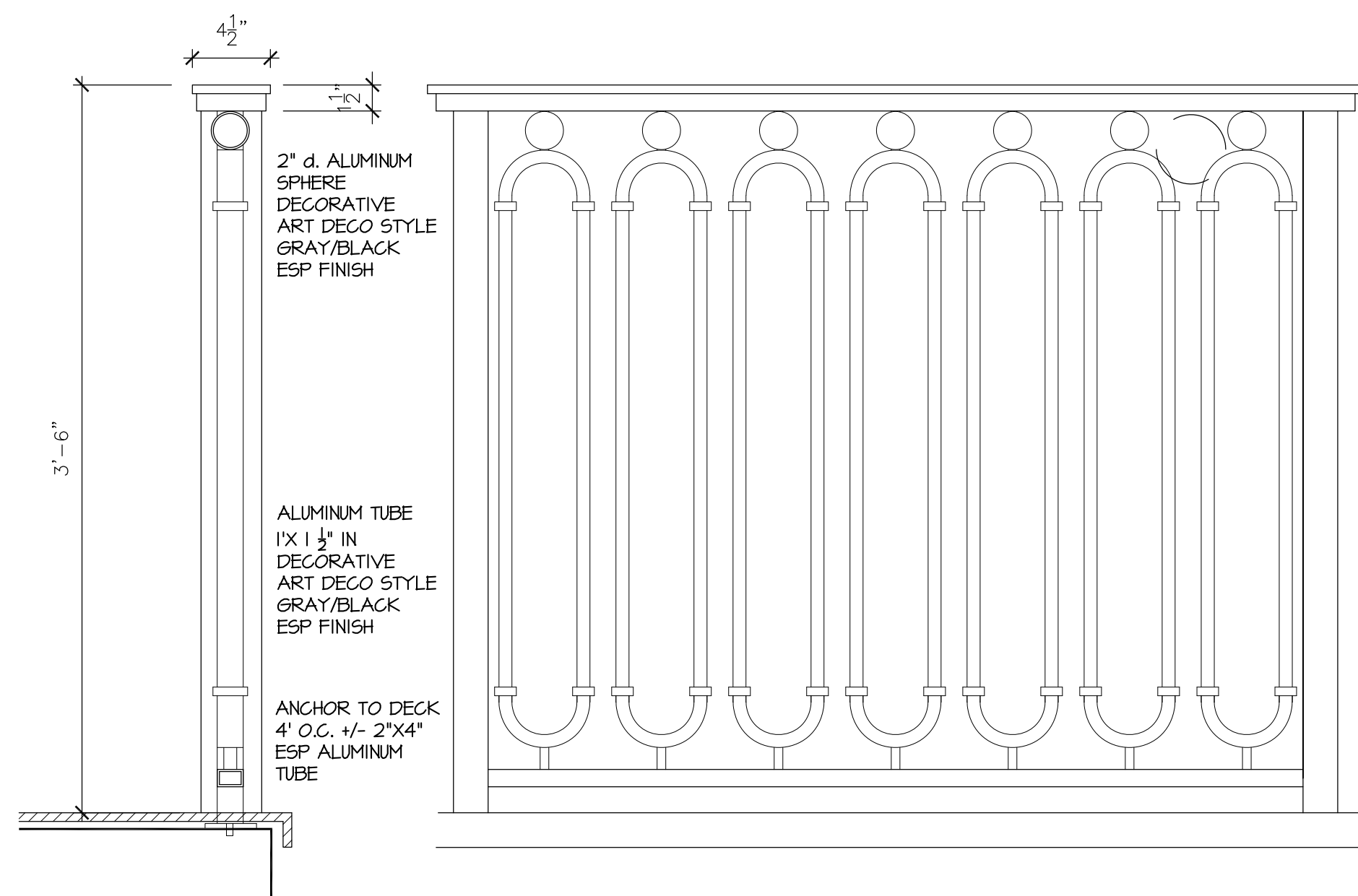
B STUCCO TRIM COURSE PROFILE
SCALE 6" = 1'-0"



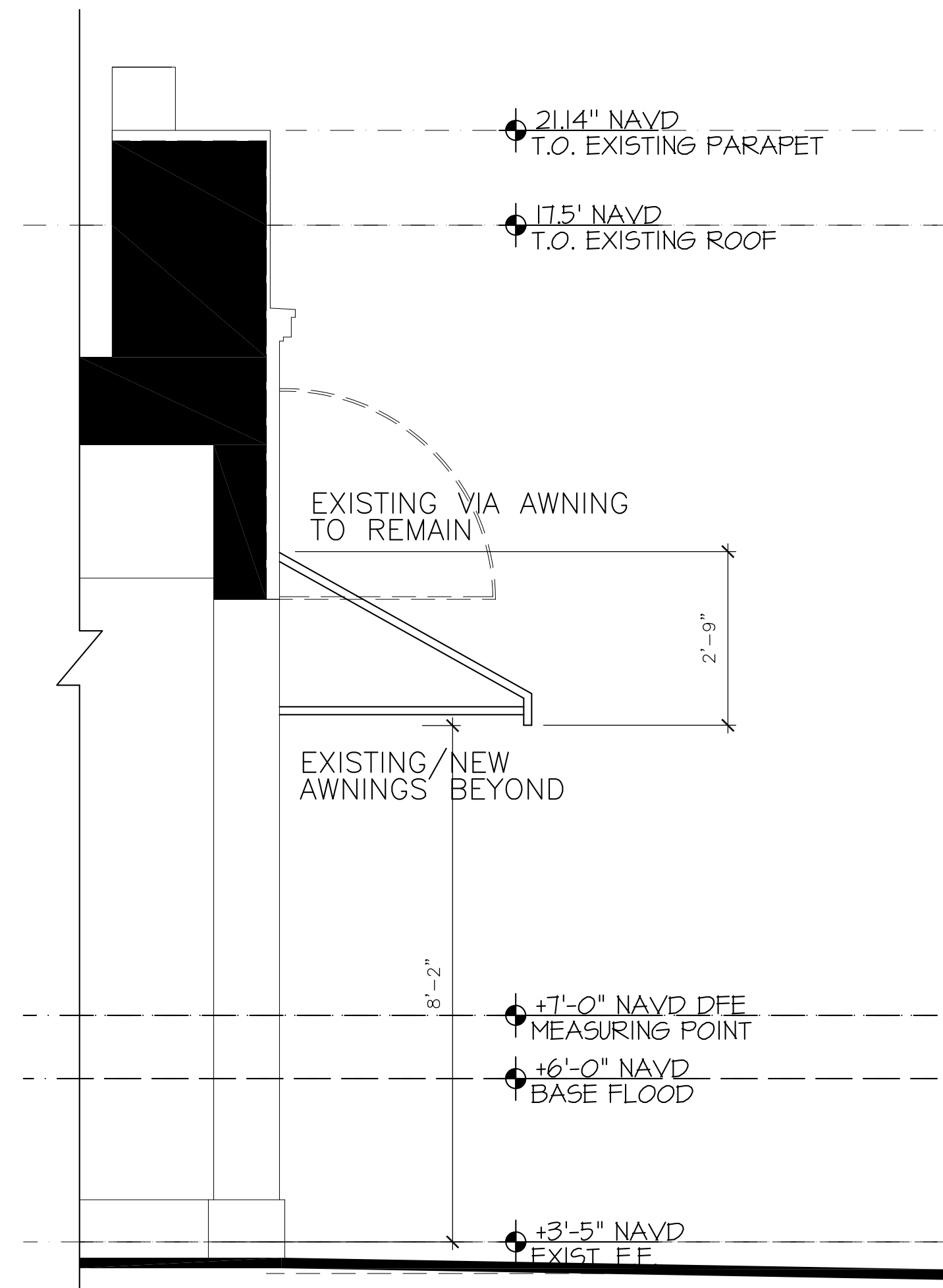
E ALUMINUM, GLASS ENTRY DOORS
PAIR DOORS SIMILAR SCALE 1" = 1'-0"



**HISTORICAL INFLUENCE
ART DECO IRONWORK**



C PROPOSED METAL GUARD RAIL
STAIRRAIL SIMILAR
ALUMINUM ESP FINISH-GRAY/BLACK SCALE 1 1/2" = 1'-0"

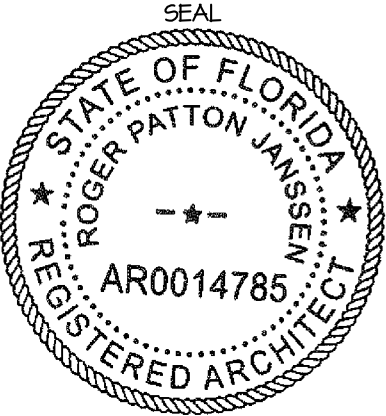


A EXISTING ONE STORY AWNINGS
PROPOSED ADDITION AWNINGS SIMILAR SCALE 1/2" = 1'-0"

DATE: 08.28.2023
DRAWN: MJS
REVISIONS:
• 05.11.2023 FIRST SUBMITTAL
• 05.30.2023 SECOND SUBMITTAL
• 06.26.2023 RESUBMIT SECOND SUBMITTAL
• 07.31.2023 RESUBMIT SUBMITTAL
• 08.28.2023 RESUBMIT SUBMITTAL

ARC-23-094 ZON-23-072

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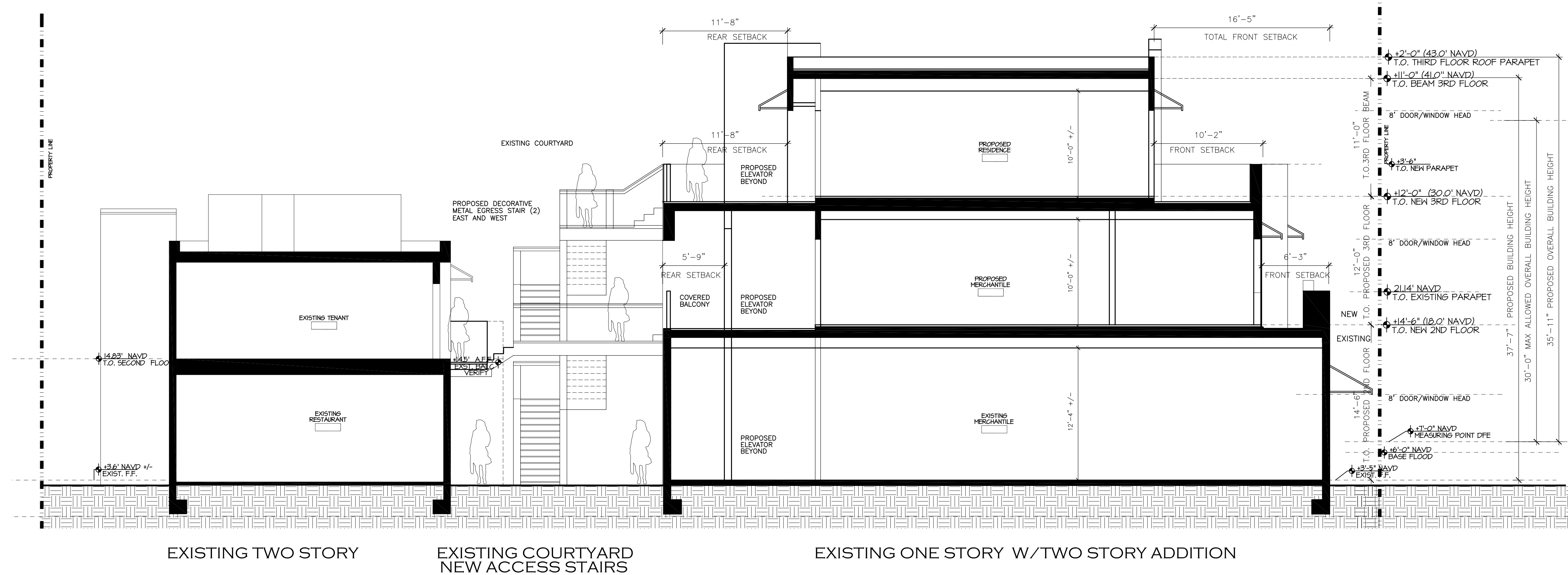
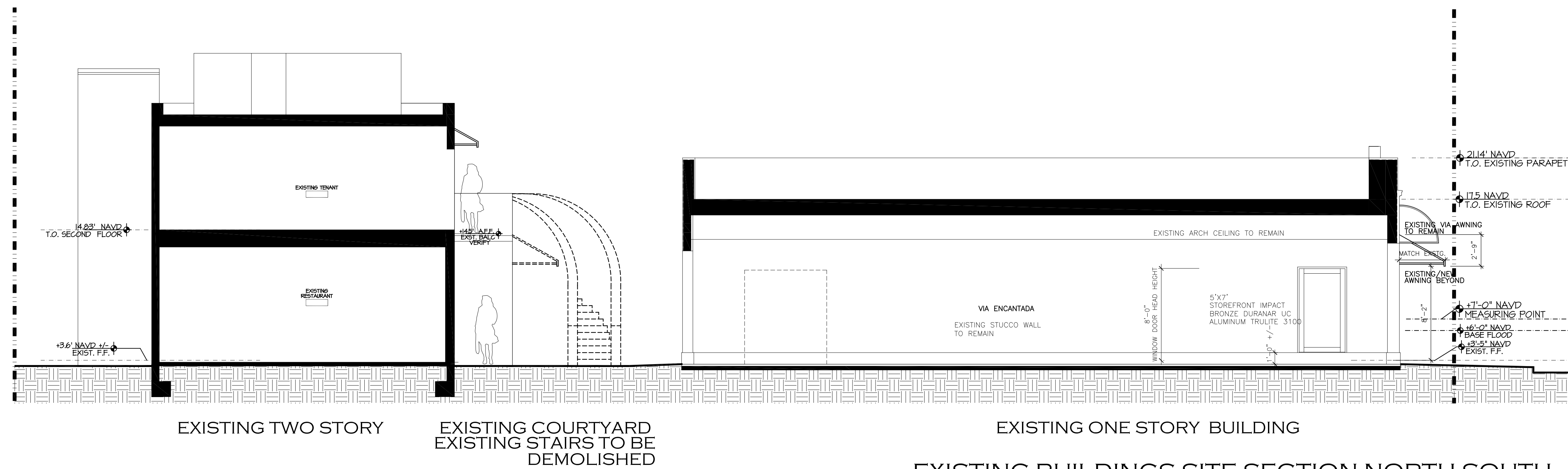


ROGER P. JANSSEN AR-14785
DRAWING NO.

A-2.03

JOB NUMBER: 21-112

PROPOSED TWO STORY ADDITION AT:
247 WORTH AVENUE
PALM BEACH
PALM BEACH COUNTY, FLORIDA
DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001714



(

247 WORTH AVENUE

COLLEGE

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

TE: 07.31.2023

AWN: MJS

VISIONS:

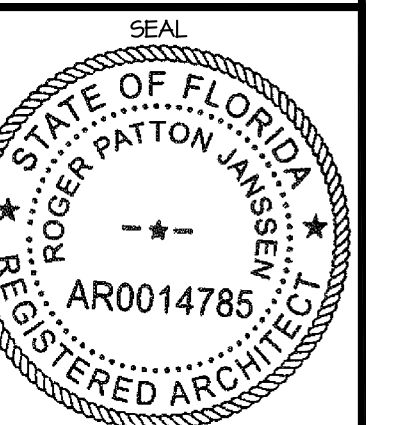
15.II.2023 FIRST SUBMITTAL

15.30.2023 SECOND SUBMITTAL

06.26.2023 RESUBMIT SECOND SUBMITTAL

07.31.2023 RESUBMIT SUBMITTAL

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GER P. JANSSEN AR-14785

DRAWING NO.

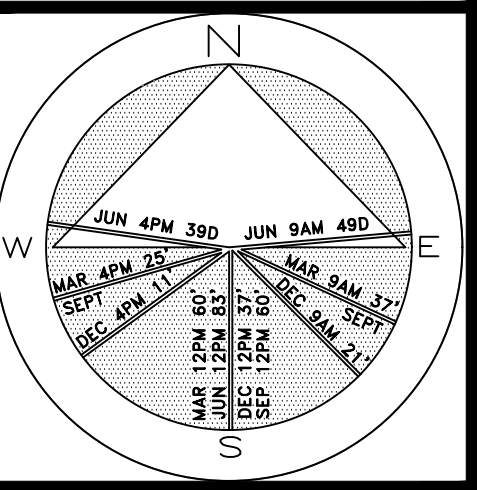
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B NUMBER:

-172

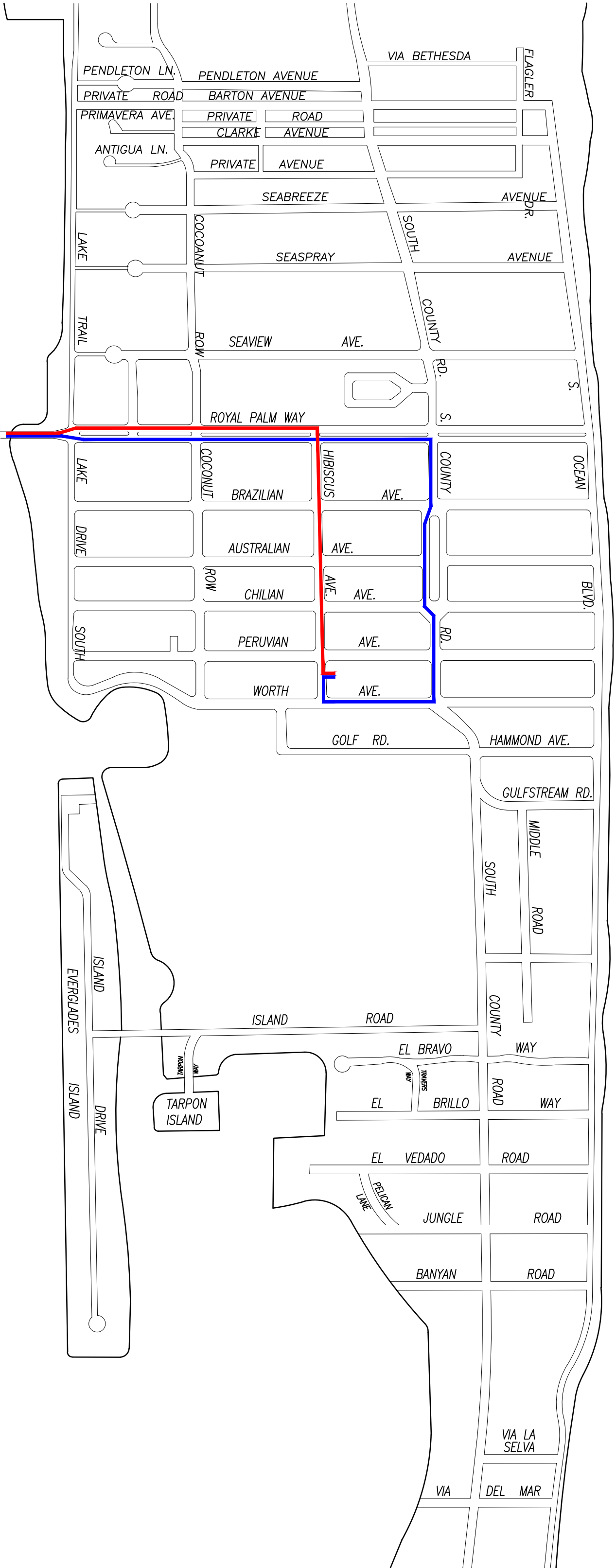
247 Worth Avenue
Palm Beach

A
D
I
R
O
L
F



JOB NUMBER: # 23074.00 LA
DRAWN BY: Nick Pastor
DATE: 06.26.2023
07.31.2023

SHEET L1.0



1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE