

PROPOSED NEW CONSTRUCTION AT:

206 CARIBBEAN ROAD

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TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

PRESENTATION SUBMITTAL REV03

ARC-23-090
12.15.2023

ZON-23-068
01.10.2024



CONSULTANTS AND ENGINEERS:							
GENERAL CONTRACTOR:	MEP ENGINEER:	STRUCTURAL ENGINEER:	GEOTECHNICAL ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:	JOB NUMBER:
			ARDAMAN AND ASSOCIATES 2200 N. FLORIDA MANGO ROAD #101 WEST PALM BEACH, FL, 33409 561.681.8200	CIVIL ENGINEERING CONSULTING, INC 8195 WHITE ROCK CIRCLE BOYNTON BEACH, FLORIDA, 33436 561-641-0398	ENVIRONMENTAL DESIGN GROUP THE PARAMOUNT BUILDING 139 N. COUNTY ROAD - SUITE 20-B PALM BEACH FLORIDA, 33480	WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	23-109
							PRESENTATION SUBMITTAL REV01:
							PRESENTATION SUBMITTAL REV02:
							PRESENTATION SUBMITTAL REV03:
							11.06.23
							12.04.23

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

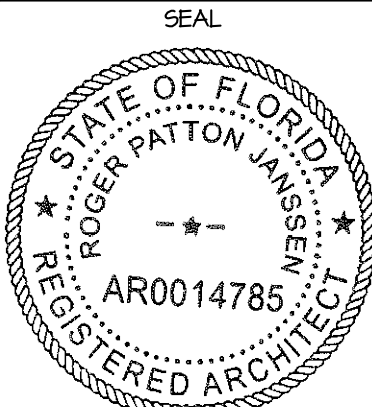
DATE: 01.10.2024

DRAWN: L&J

REVISIONS:

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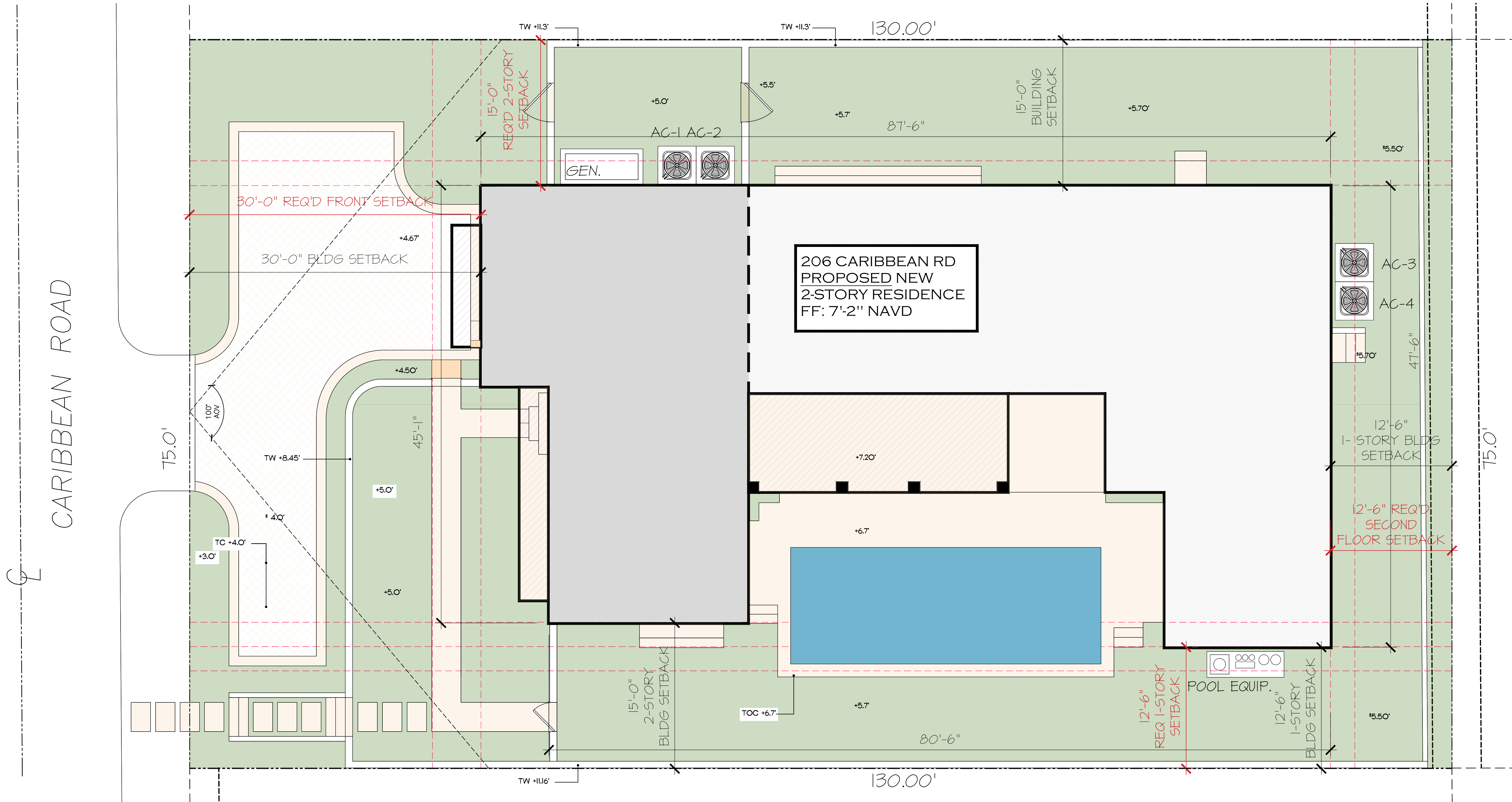
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

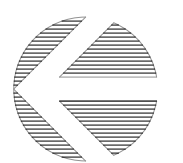
DRAWING NO.

A0.00

JOB NUMBER: 23-109



SITE PLAN - PREVIOUS
SCALE: 3/16"=1'-0"



PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

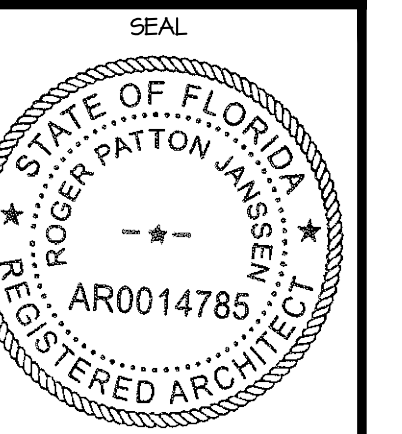
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

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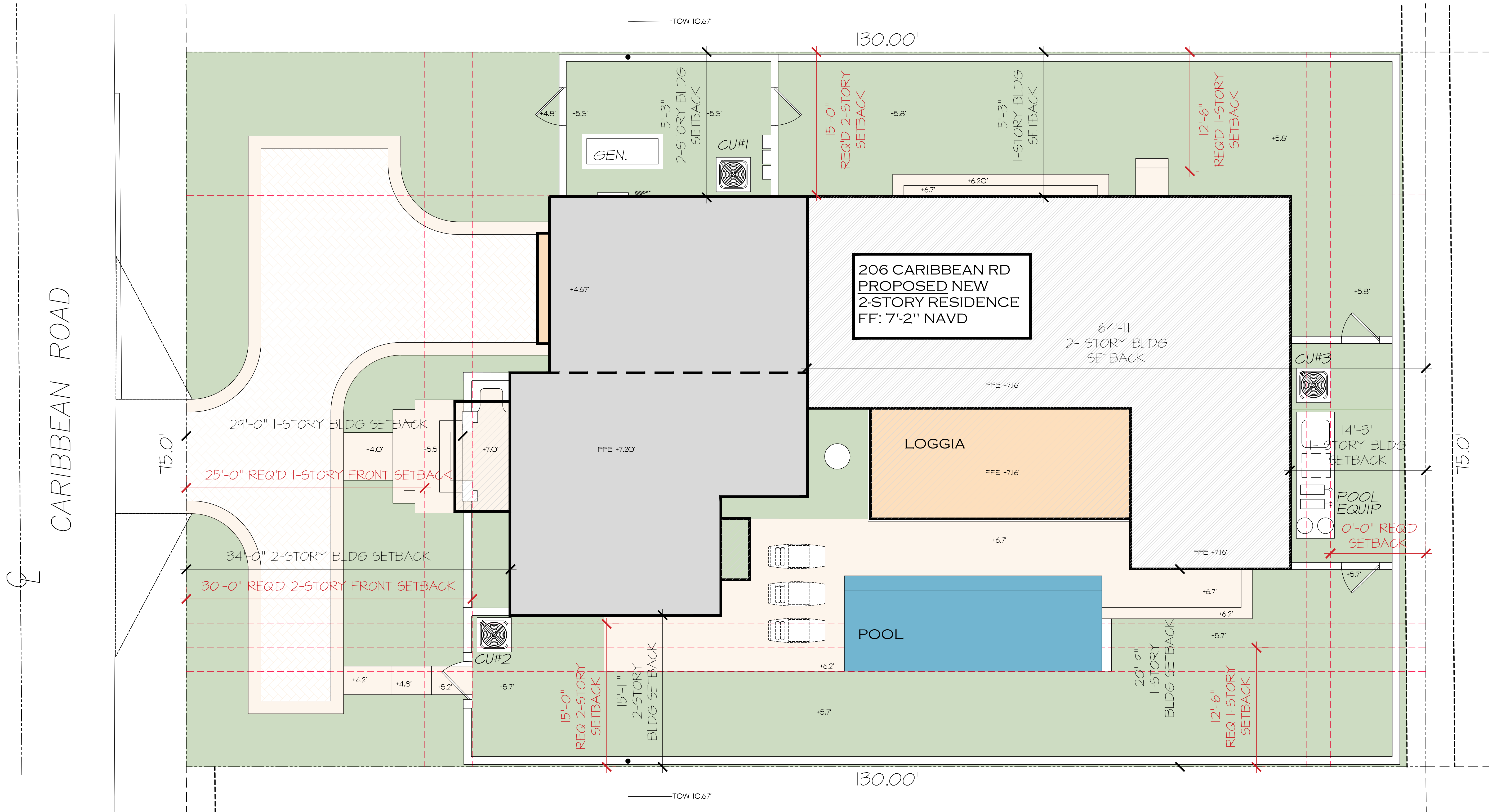
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

SP1.01
PREVIOUS

JOB NUMBER: 23-104



SITE PLAN - PROPOSED
SCALE: 3/16"=1'-0"



PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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DATE: 07.11.2023

DRAWN: LGU

REVISIONS:

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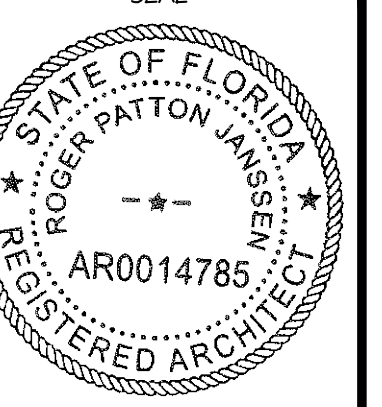
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SEAL



ROGER P. JANSSEN AR-14785

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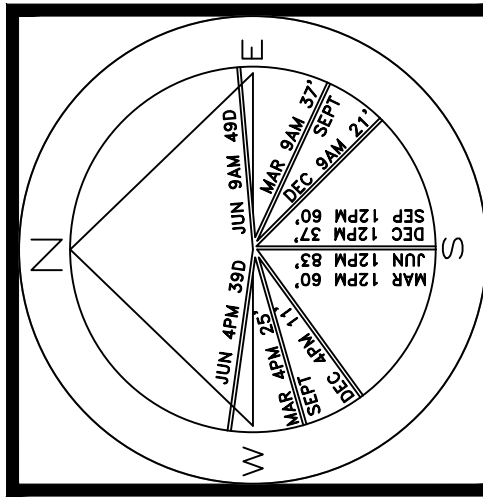
SP1.01

PROPOSED

JOB NUMBER:

23-104

Private Residence
206 Caribbean Rd
Palm Beach

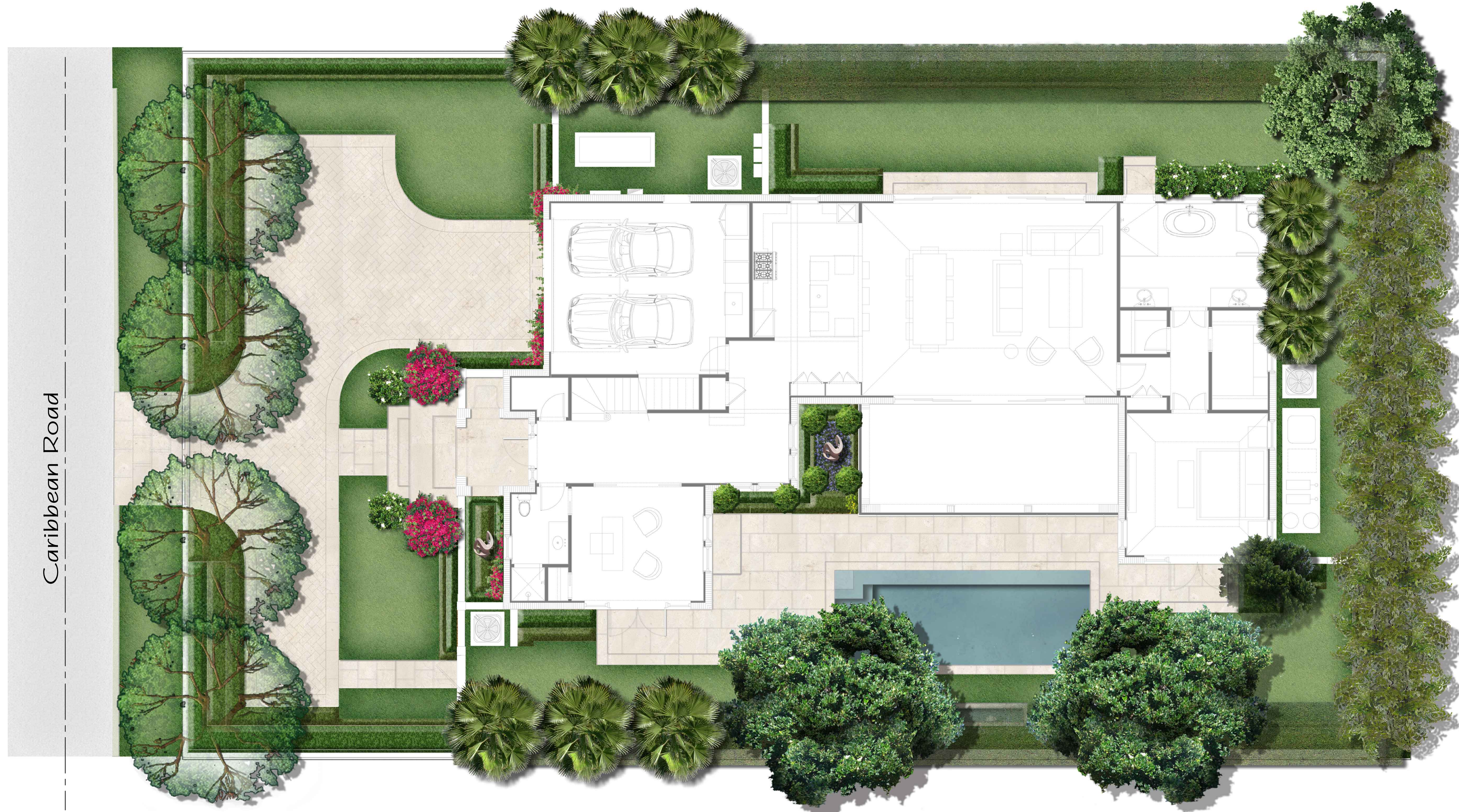


JOB NUMBER: # 21189.00 LA
DRAWN BY: Grace Walton
/ Jean Twomey
DATE: 11.30.2023

SHEET L8.4

64 sf.
AREA IN SQ.FT.

Caribbean Road



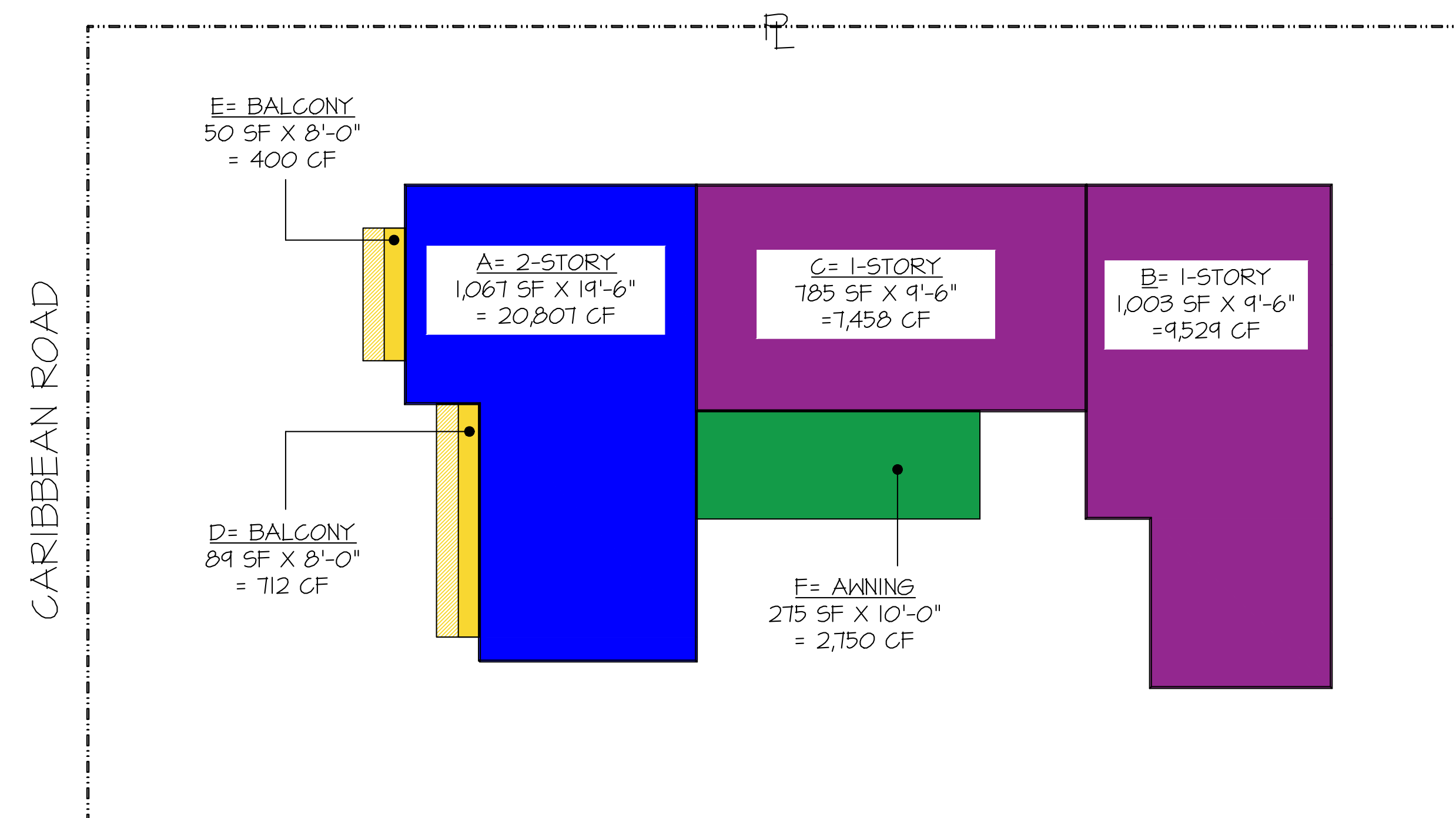
2023
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2023
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OF FLORIDA, INC.

ARC-23-090
ZON-23-068
Rendered Landscape Plan
NOT TO SCALE

DIAGRAM - PREVIOUS CUBIC CONTENT



TOTAL PROPOSED CCR: 38,905 CF
TOTAL ALLOWED CCR: 39,244 CF

AXONOMETRIC - PREVIOUS CUBIC CONTENT

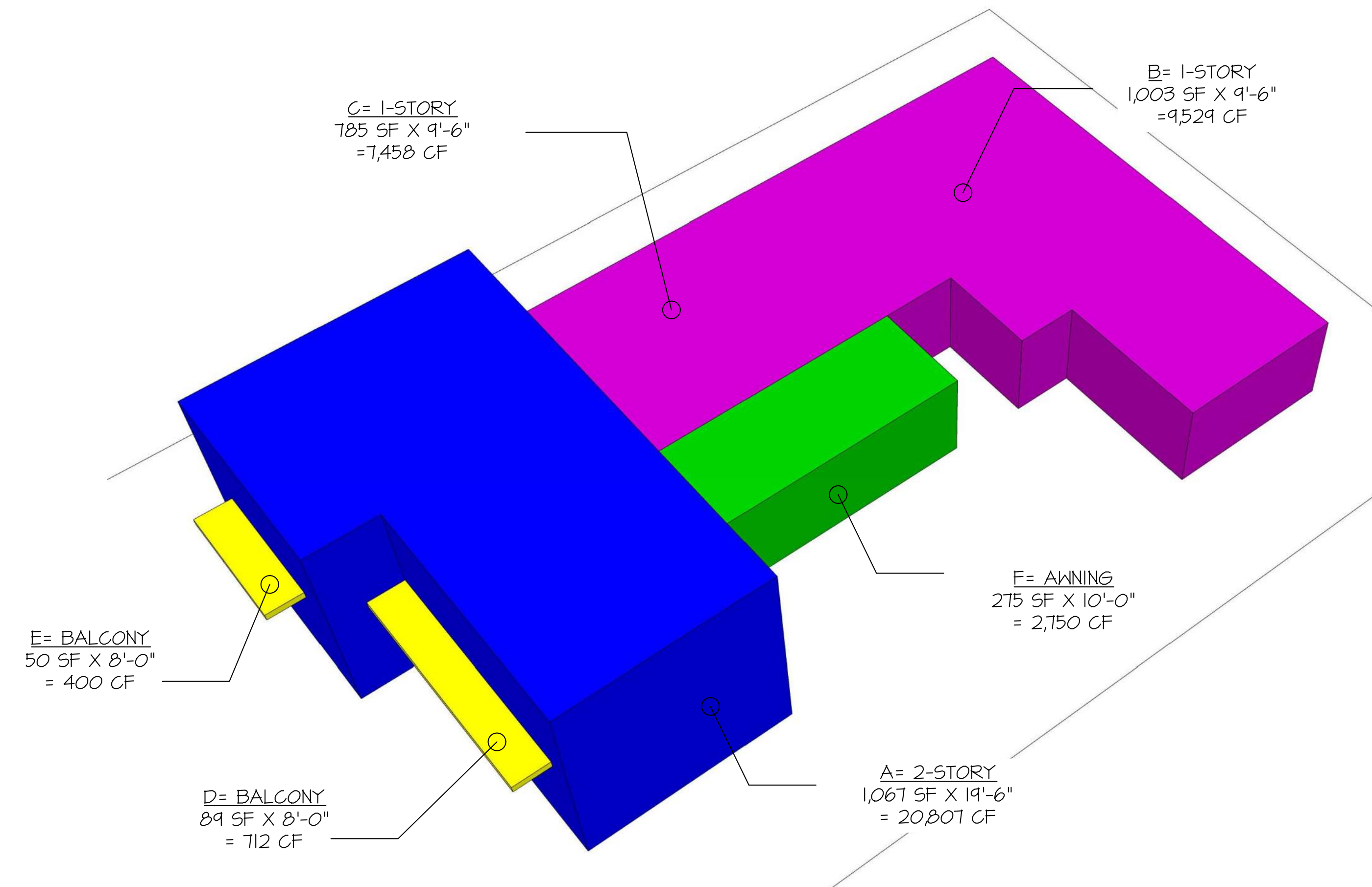
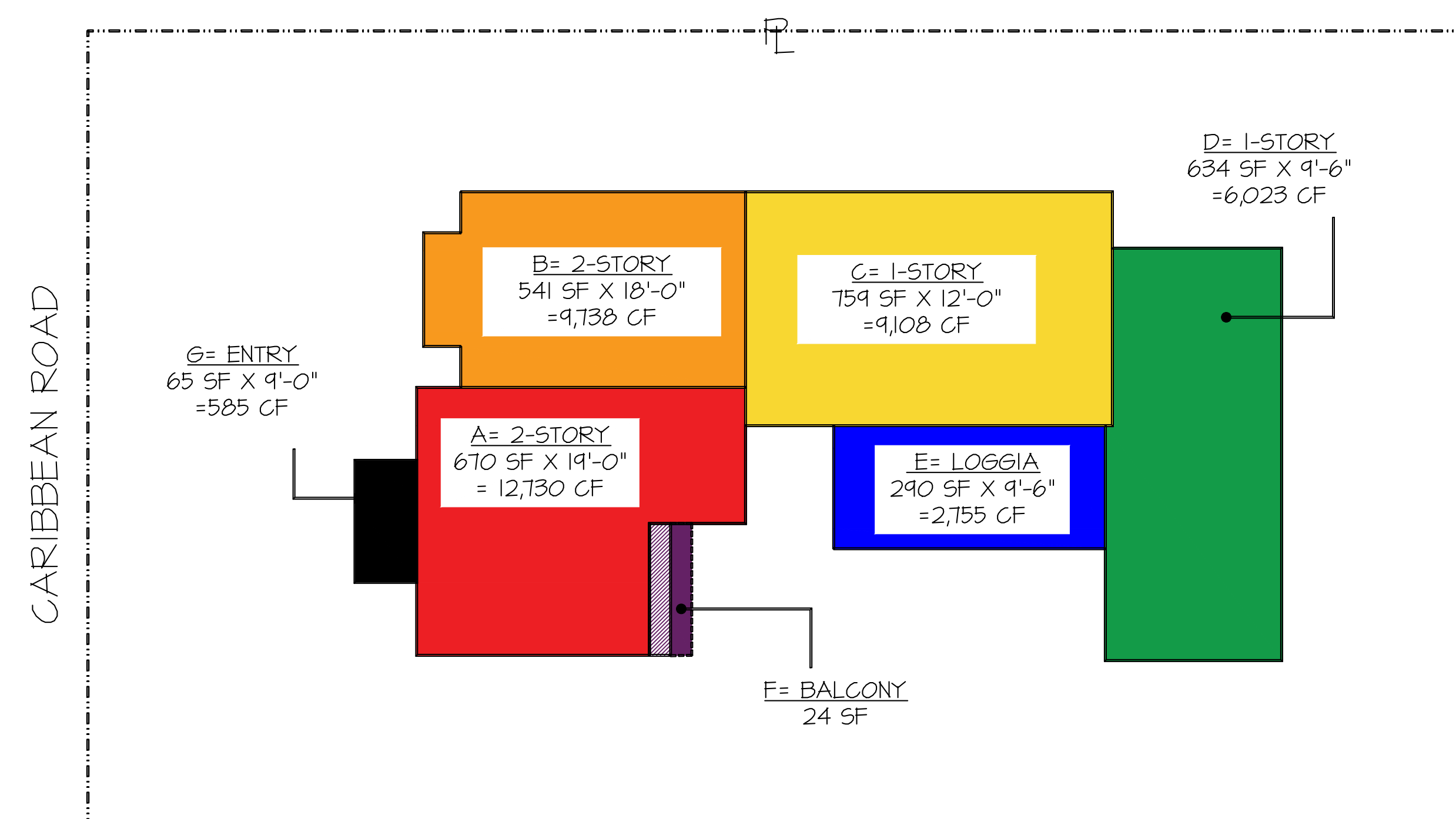
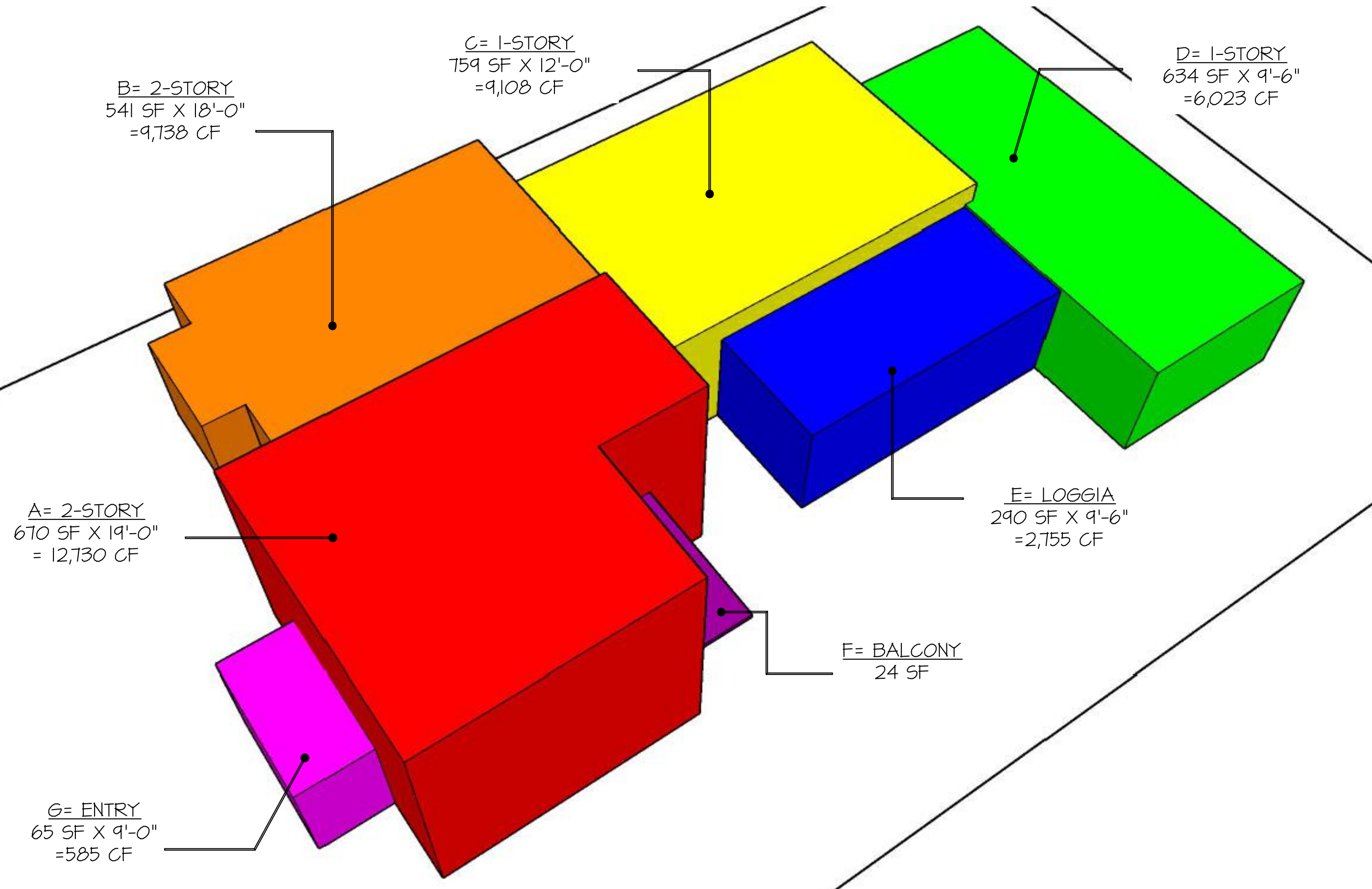


DIAGRAM - CURRENTLY PROPOSED CUBIC CONTENT



TOTAL PROPOSED CCR: 38,988 CF
TOTAL ALLOWED CCR: 39,024 CF

AXONOMETRIC - CURRENTLY PROPOSED CUBIC CONTENT



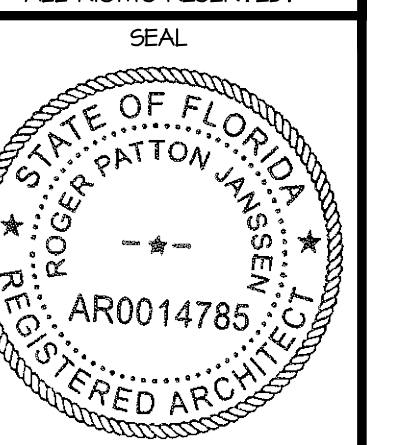
PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD
PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001714

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

SP1.02

JOB NUMBER: 23-109

CUBIC CONTENT CALCULATIONS				LOT COVERAGE DATA		
MAX. ALLOWED CCR =		4+[(10,000-9,750)/10,000]	4.0025	232 LA PUERTA WAY	LOT = 9,750	SF
CUBIC CONTENT CALCS (PROPOSED)				LOT COVERAGE		
		SF	HT	TOTAL		SF
ENCLOSED AREA						
TWO STORY AC (A)		670	19	12,730		
TWO STORY AC (B)		541	18	9,738		
ONE STORY AC (C)		759	12	9,108		
ONE STORY AC (D)		634	9.5	6,023		
TOTAL ENCLOSED				37,599		
UNENCLOSED AREA						
LOGGIA (E)		290	9.5	2,755		
ENTRY (G)		65	9	585		
AWNING		293	9	2637		
(Pergola CCR does not contribute to CCR of unenclosed areas)						
TOTAL UNENCLOSED				3,340		
CREDIT FOR 5% UNENCLOSED				(1,951)		
				1389		
ADJUSTED TOTAL				1,389		
MAX ALLOWABLE 2-STORY		39,024	>	GRAND TOTAL		38,988

Line #	Zoning Legend			
1	Property Address:	206 CARIBBEAN 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.	9,750SF	N/C
6	Lot Depth	100' MIN.	100'	N/C
7	Lot Width	100' MIN.	75'	N/C
8	Lot Coverage (Sq Ft and %)	(30%) 2,925 SF	N/A	(29.9%) 2,923 SF
9	Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Accessory Structures, etc)	N/A	N/A	3,629 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	39,024 CF	N/A	38,988 CF
11	*Front Yard Setback (Ft.)	25'-0"/30'-0"	N/A	29'-0"/34'-0"
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	15'-3"/20'-9"
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-3"/15'-11"
14	*Rear Yard Setback (Ft.)	10'-0"/15'-0"	N/A	14'-3"/64'-11"
15	Angle of Vision (Deg.)	100°	N/A	67°
16	Building Height (Ft.)	14'-0"/22'-0"	N/A	12'-0"/19'-3"
17	Overall Building Height (Ft.)	30'-0"	N/A	27'-3"
18	Crown of Road (COR) (NAVD)	N/A	2.5 NAVD	N/C
19	Max. Amount of Fill Added to Site (Ft.)	1'-6" MAX.	N/A	1 -6" 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)	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 %)	45% (4,387.5 SF)	N/A	45% (4,391) SF
25	Perimeter LOS (Sq Ft and %)	50% (2,193 SF)	N/A	72% (3,184 SF)
26	Front Yard LOS (Sq Ft and %)	40% (750 SF)	N/A	43% (811 SF)
27	**Native Plant Species %	25%	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

SITE DATA - PROPOSED

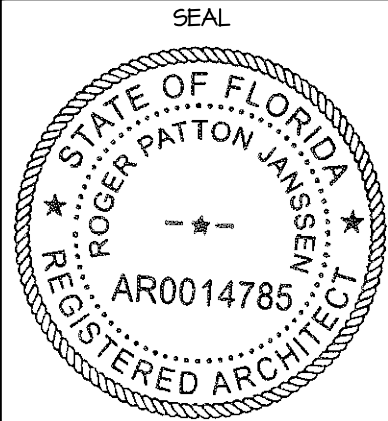
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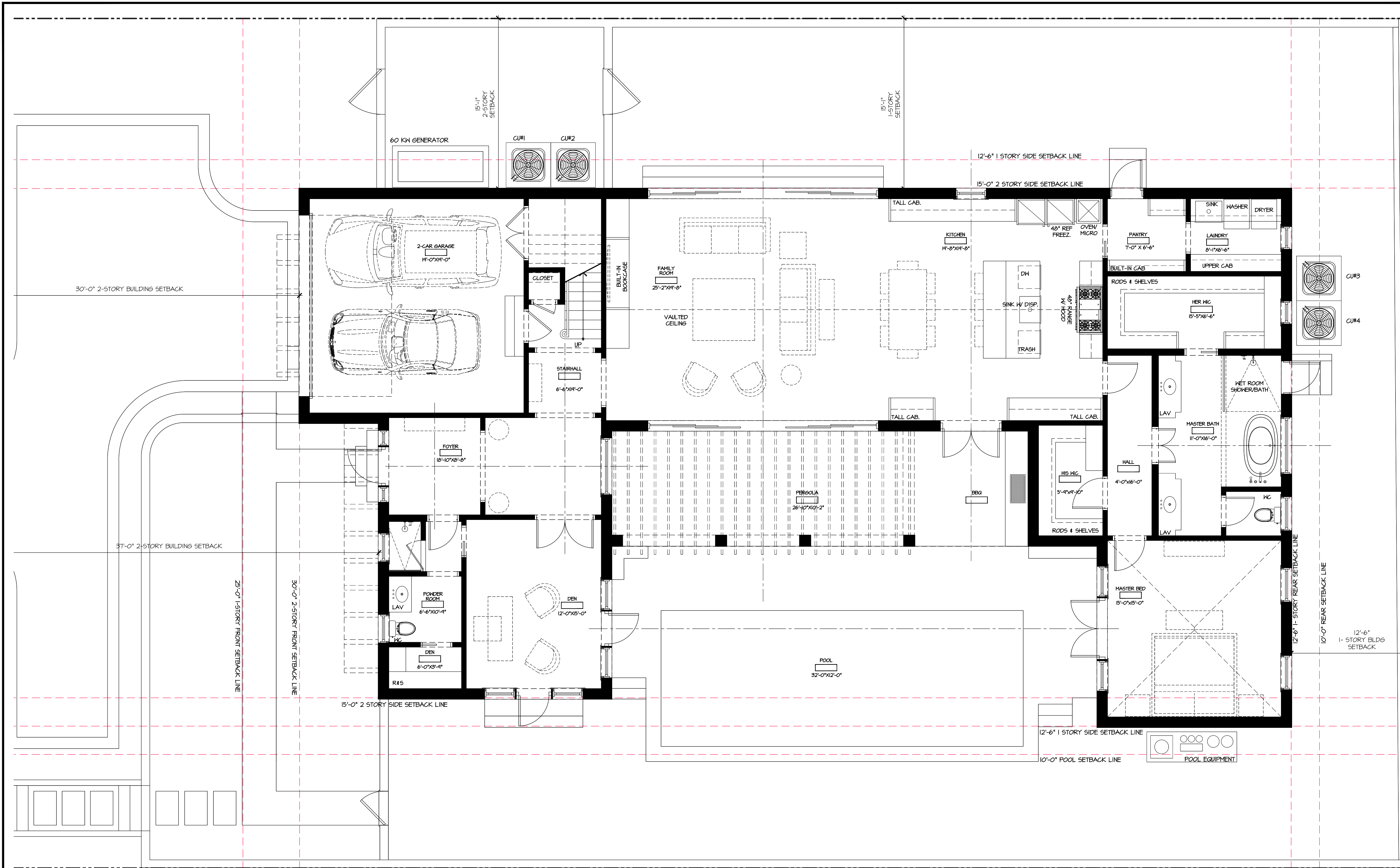


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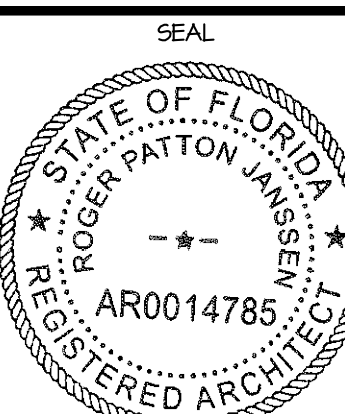
JOB NUMBER: 23-104



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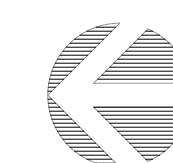
ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
TC # ZON-23-068

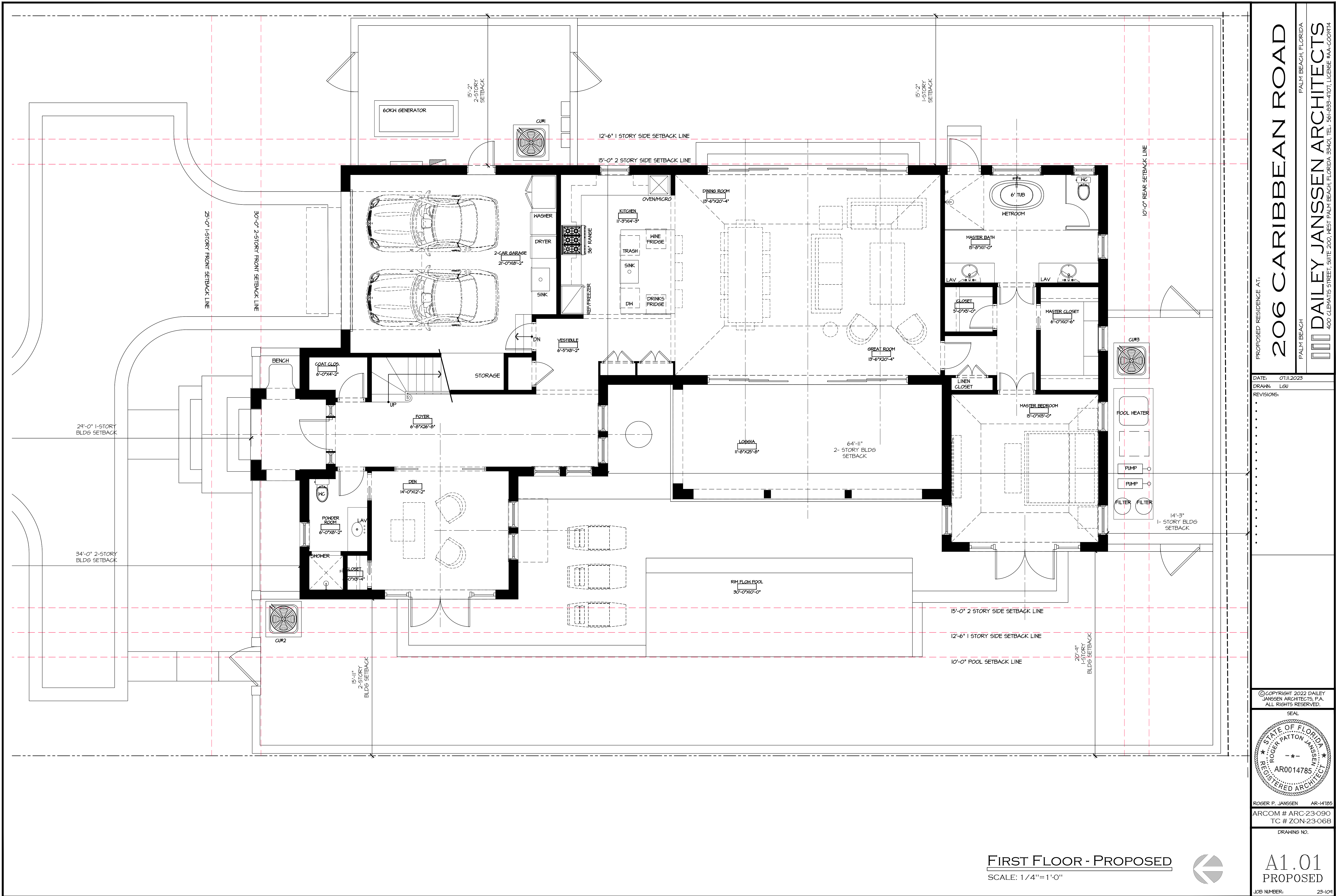
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A1.01
PREVIOUS

JOB NUMBER: 23-109

FIRST FLOOR - PREVIOUSLY PROPOSED
SCALE: 1/4" = 1'-0"





PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

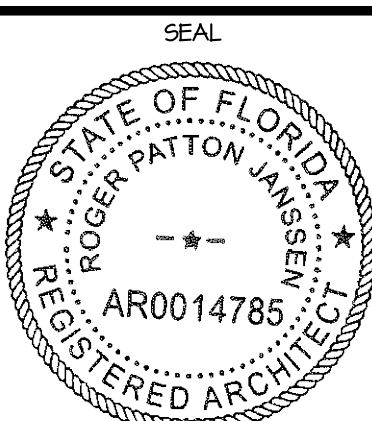
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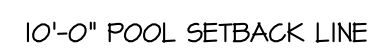
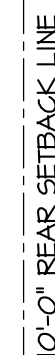
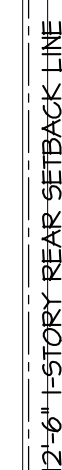
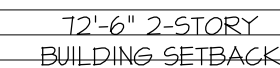
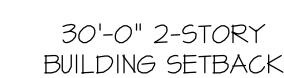


ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
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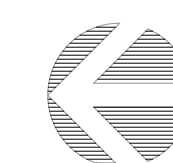
A1.01
PROPOSED

JOB NUMBER: 23-109



SECOND FLOOR - PREVIOUSLY PROPOSED

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



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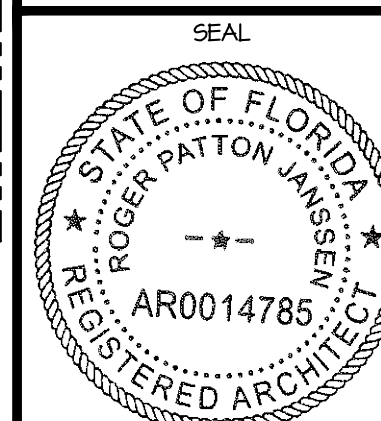
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DRAWING NO.

A1.02
PREVIOUS

JOB NUMBER

23-109



206 CARIBBEAN ROAD

CHOLE

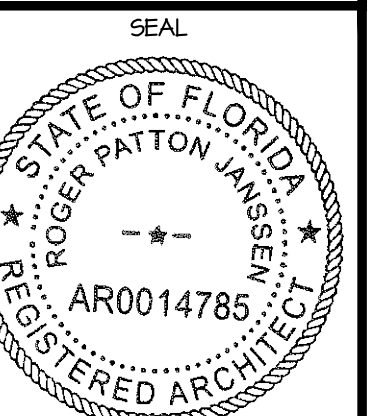
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GER P. JANSSEN AR-14785

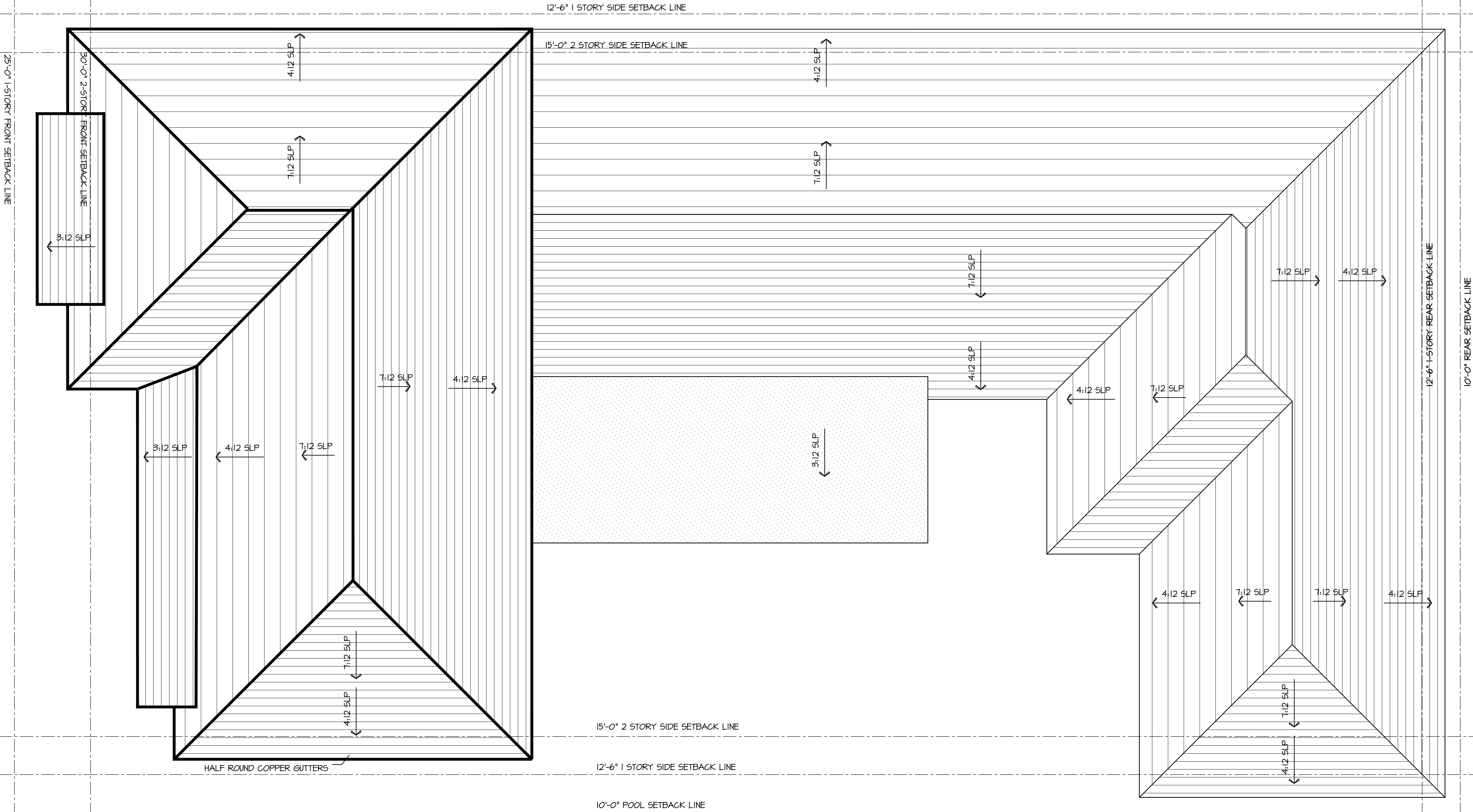
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TC # ZON-23-068

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PROPOSED

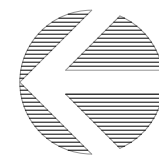
B NUMBER: 23-109

- ROOF COVERING TO BE WHITE CEMENT TILE
- 5" HALF ROUND GUTTERS AND 6"Ø DOWNSPOUTS TYPICAL COPPER
- DOUBLE PITCH ROOF 4:12 AND 7:12 MAIN ROOF PITCHES W/ 3:12 SHEDS
- TYPICAL ROOF OVERHANGS 1'-6". REFER TO EAVE DETAILS FOR ROOF OVERHANGS



ROOF PLAN - PREVIOUSLY PROPOSED

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



PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

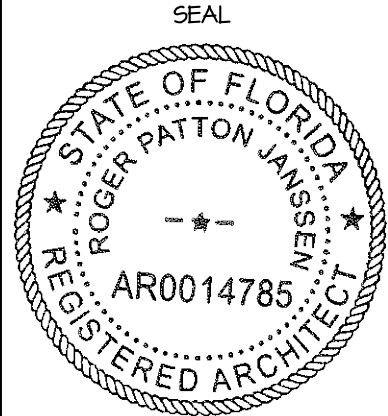
PALM BEACH, FLORIDA

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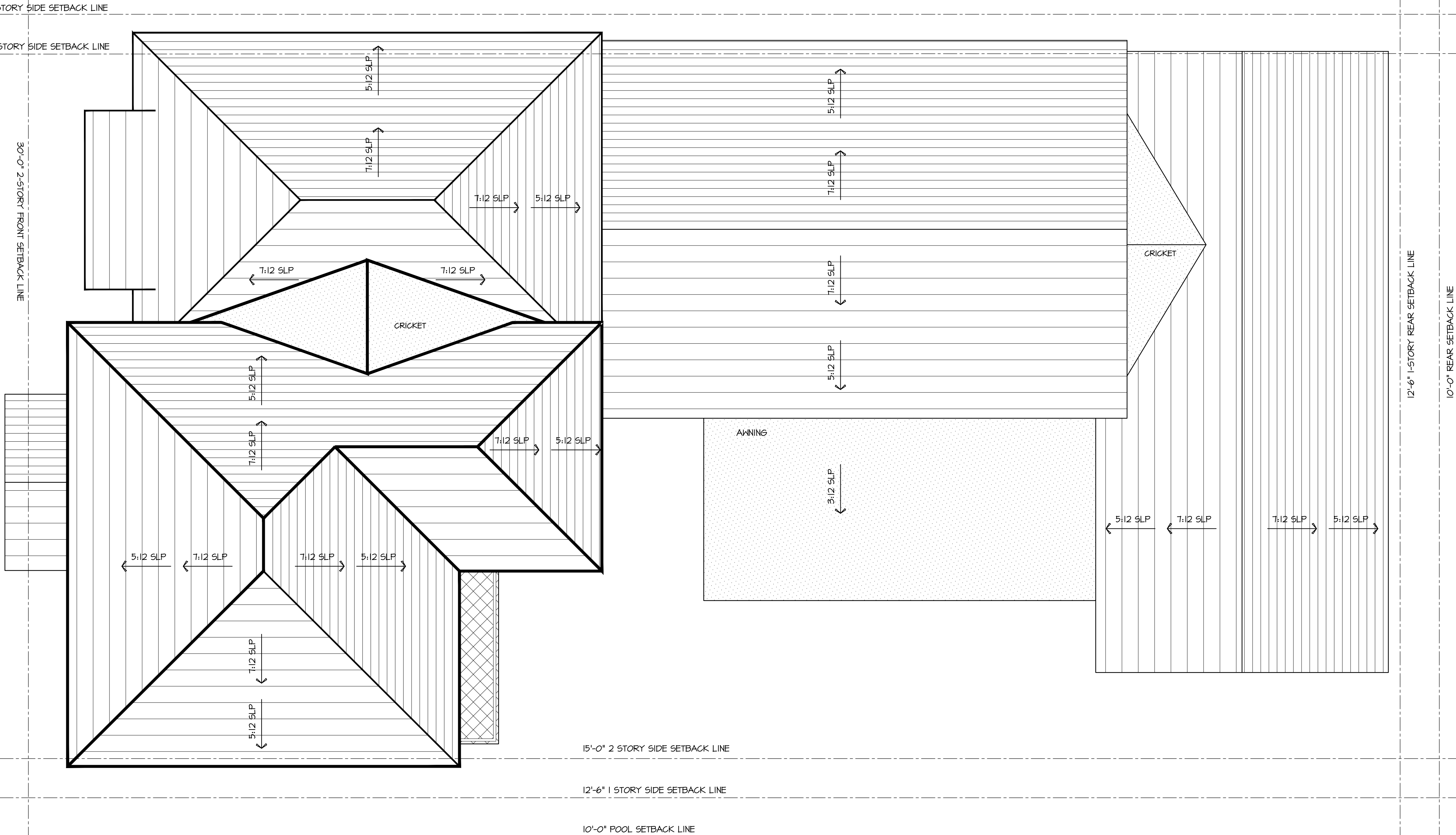
ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

A1.03
PREVIOUS

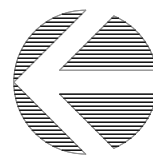
JOB NUMBER: 23-109

- ROOF COVERING TO BE WHITE CEMENT TILE
- 5" HALF ROUND GUTTERS AND 6"Ø DOWNSPOUTS TYPICAL COPPER
- SINGLE PITCH ROOF 7:12 & 5:12 MAIN ROOF PITCHES W/ 3:12 SHEDS
- TYPICAL ROOF OVERHANG 1'-6". REFER TO EAVE DETAILS FOR ROOF OVERHANGS



ROOF PLAN - PROPOSED

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



PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

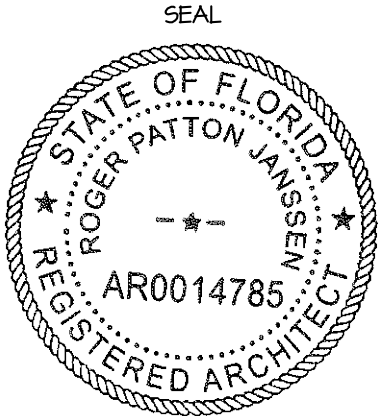
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DRAWING NO.

A1.03
PROPOSED

JOB NUMBER: 23-109



NORTH ELEVATION - PREVIOUS
SCALE: 1/4"=1'-0"



NORTH ELEVATION - CURRENTLY PROPOSED
SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

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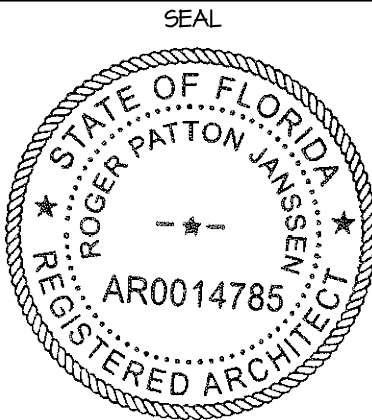
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

R2.01

JOB NUMBER: 23-109



WEST ELEVATION - PREVIOUS

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



WEST ELEVATION - CURRENTLY PROPOSED

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

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

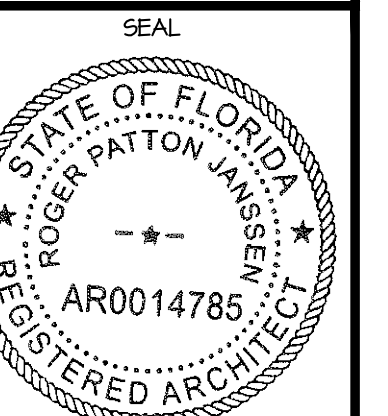
DATE: 07.11.2023

DRAWN: L&J

REVISIONS:

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

R2.02

JOB NUMBER: 23-109



SOUTH ELEVATION - PREVIOUS
SCALE: 1/4"=1'-0"



SOUTH ELEVATION - CURRENTLY PROPOSED
SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

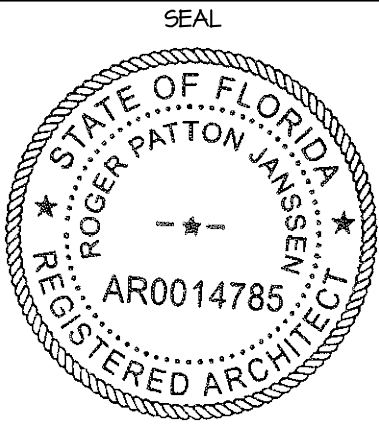
DATE: 07.11.2023

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

R2.03

JOB NUMBER: 23-104



EAST ELEVATION - PREVIOUS

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



EAST ELEVATION - CURRENTLY PROPOSED

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

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4107, LICENSE #AA-C001914

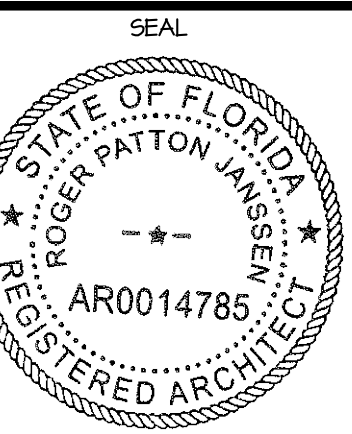
DATE: 07/11/2023

DRAWN: L&J

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

R2.04

JOB NUMBER: 23-109



ENTRY PERSPECTIVE - PREVIOUS

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



ENTRY PERSPECTIVE - PROPOSED

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

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

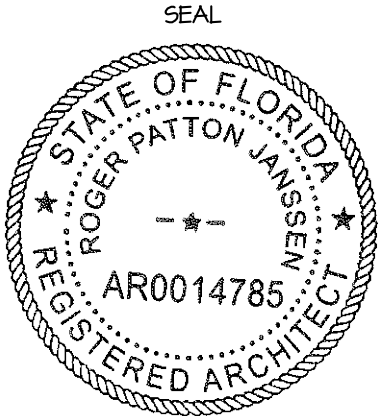
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090 TC # ZON-23-068

DRAWING NO.

R2.05

JOB NUMBER: 23-109



POOL PERSPECTIVE - PREVIOUS

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



POOL PERSPECTIVE - PROPOSED

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

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

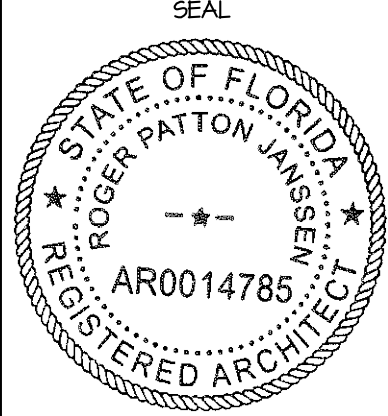
DAILEY JANSSEN ARCHITECTS

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

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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

R2.06

JOB NUMBER: 23-109



DOMINICAN CORAL

- HARDSCAPE
- ACCENT DETAILS



PEA GRAVEL

- HARDSCAPE



WASHED CYPRESS

- FRONT DOOR



CEMENT ROOF TILE

- WHITE CEMENT TILE



WHITE STUCCO

- BENJAMIN MOORE OC-65: CHANTILLY LACE



WINDOW AND DOOR COLOR

- BENJAMIN MOORE: KENSINGTON GREEN 710

COLOR PALETTE

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

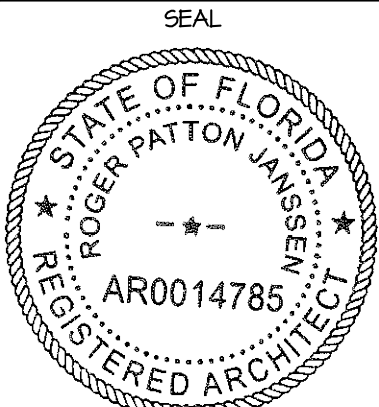
DATE: 07/11/2023

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REVISIONS:

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

R2.07

JOB NUMBER:

23-109



WEST ELEVATION - PREVIOUS

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



WEST ELEVATION - CURRENTLY PROPOSED

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

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

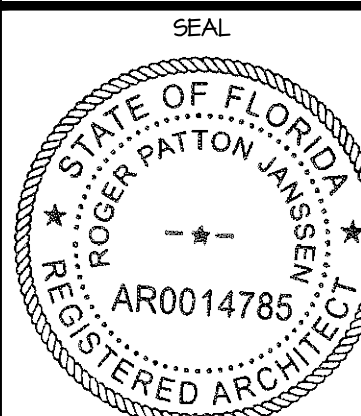
PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

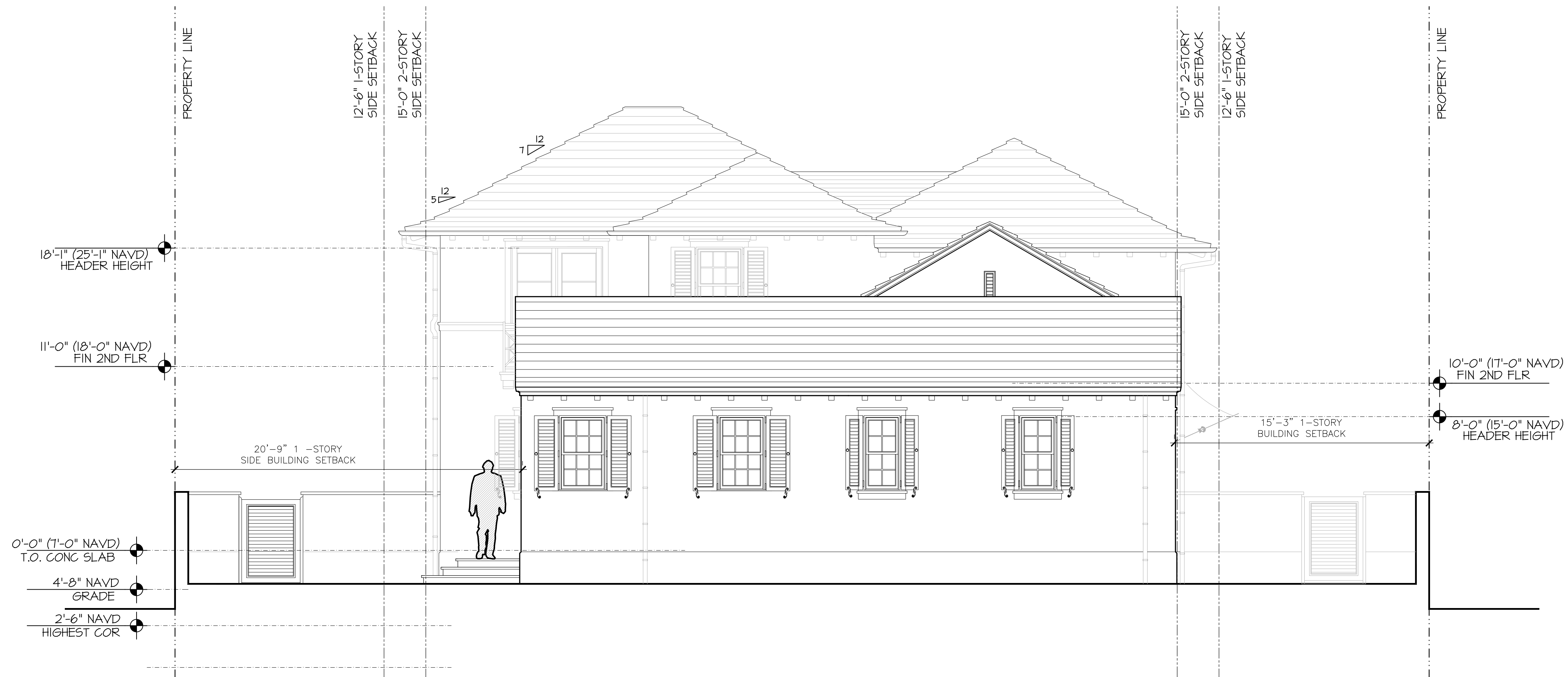
JOB NUMBER: 23-109

A2.02



SOUTH ELEVATION - PREVIOUS

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



SOUTH ELEVATION - CURRENTLY PROPOSED

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

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

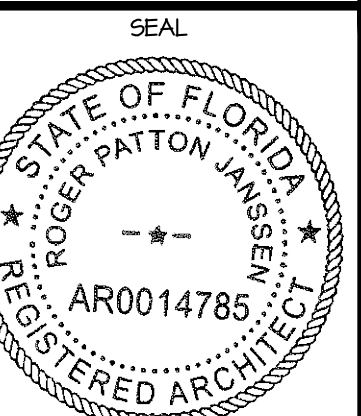
DATE: 07.11.2023

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ROGER P. JANSSEN AR-14185

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

JOB NUMBER: 23-104

A2.03



EAST ELEVATION - PREVIOUS

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



EAST ELEVATION - CURRENTLY PROPOSED

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

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

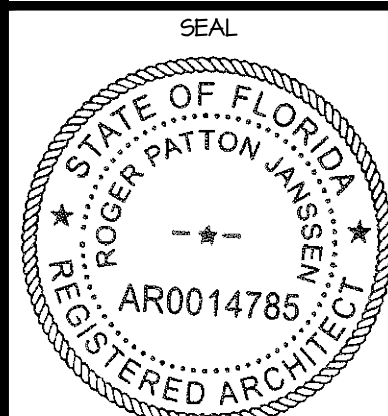
DAILEY JANSSEN ARCHITECTS

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

DATE: 07/11/2023
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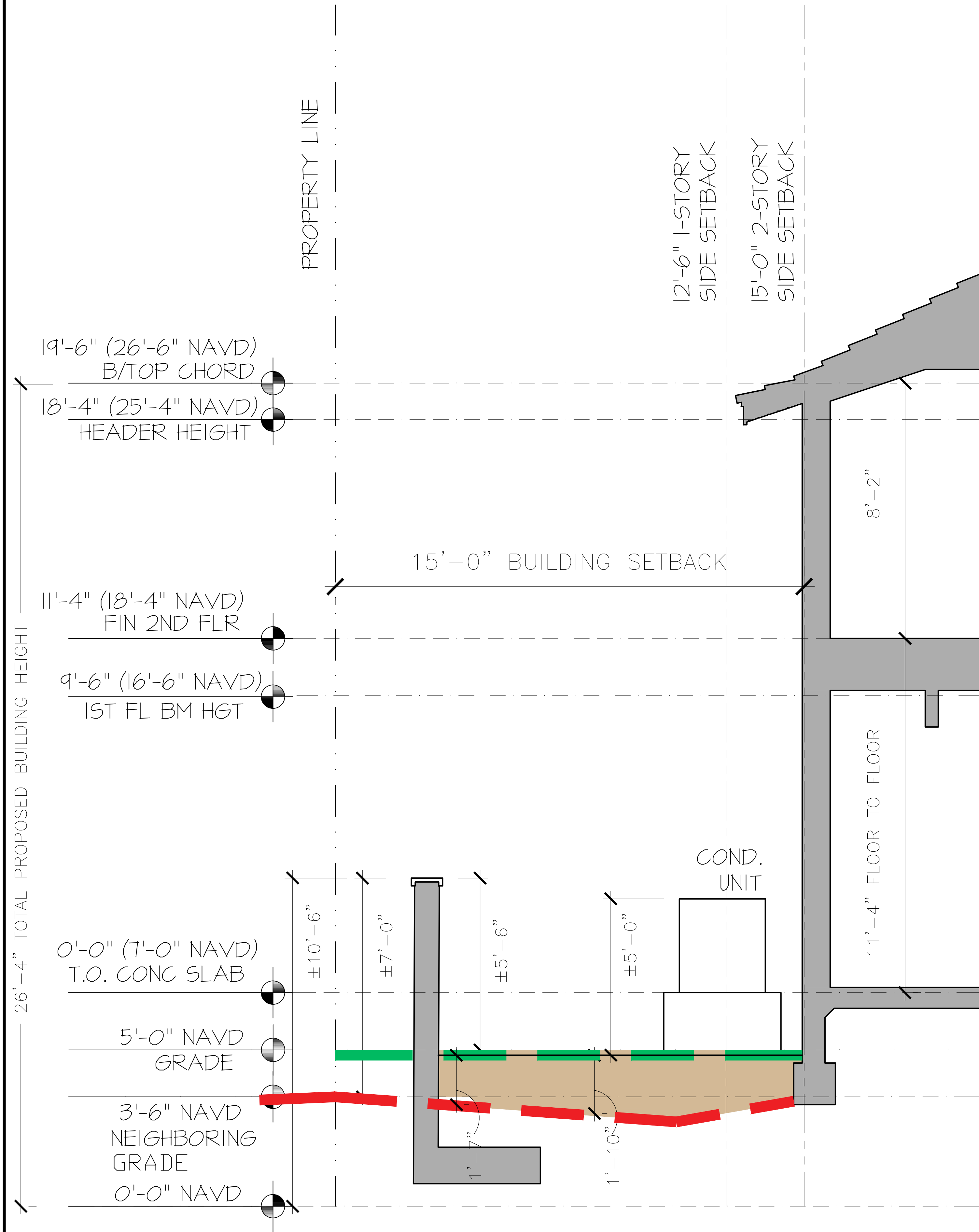
ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

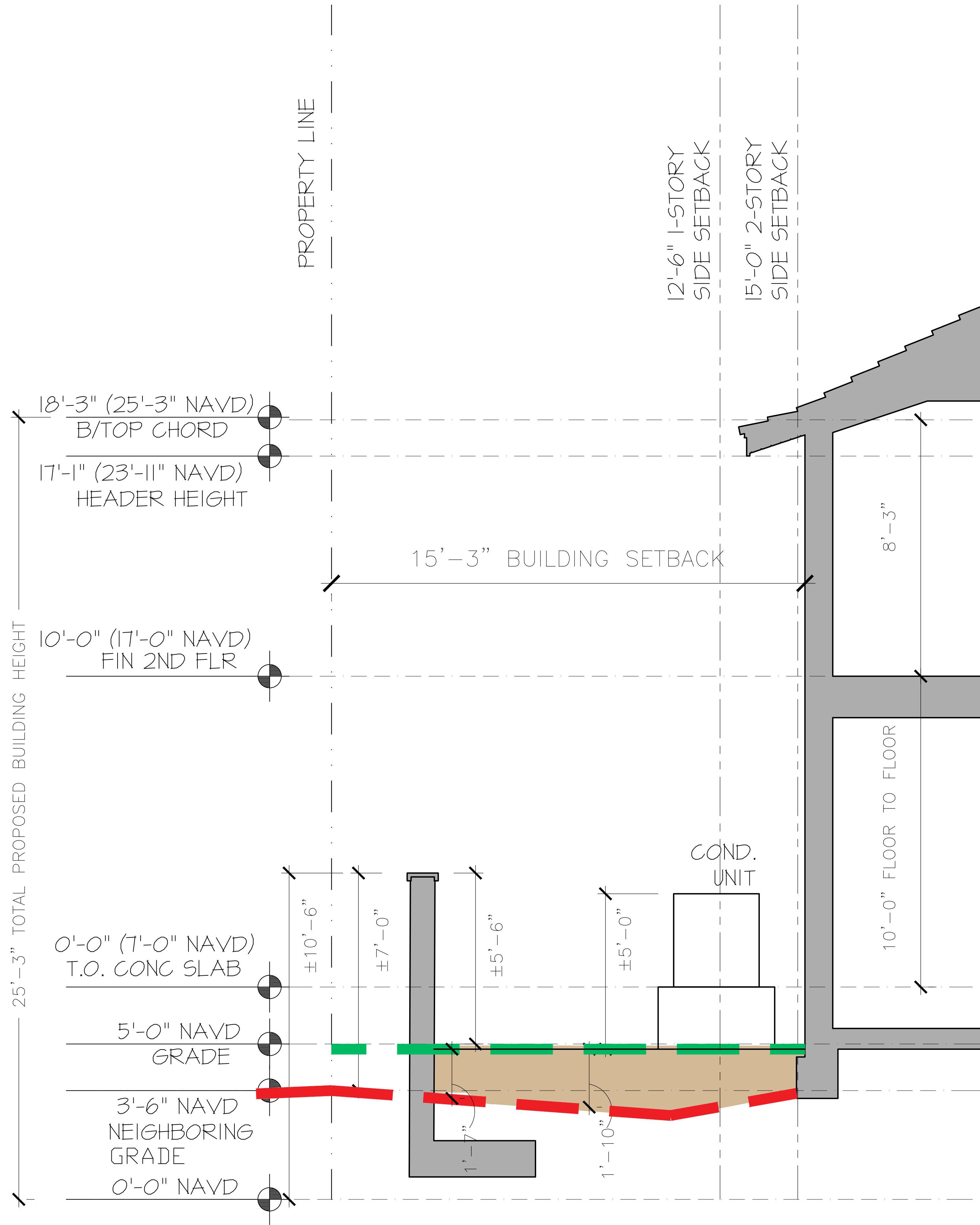
JOB NUMBER:

23-109

A2.04

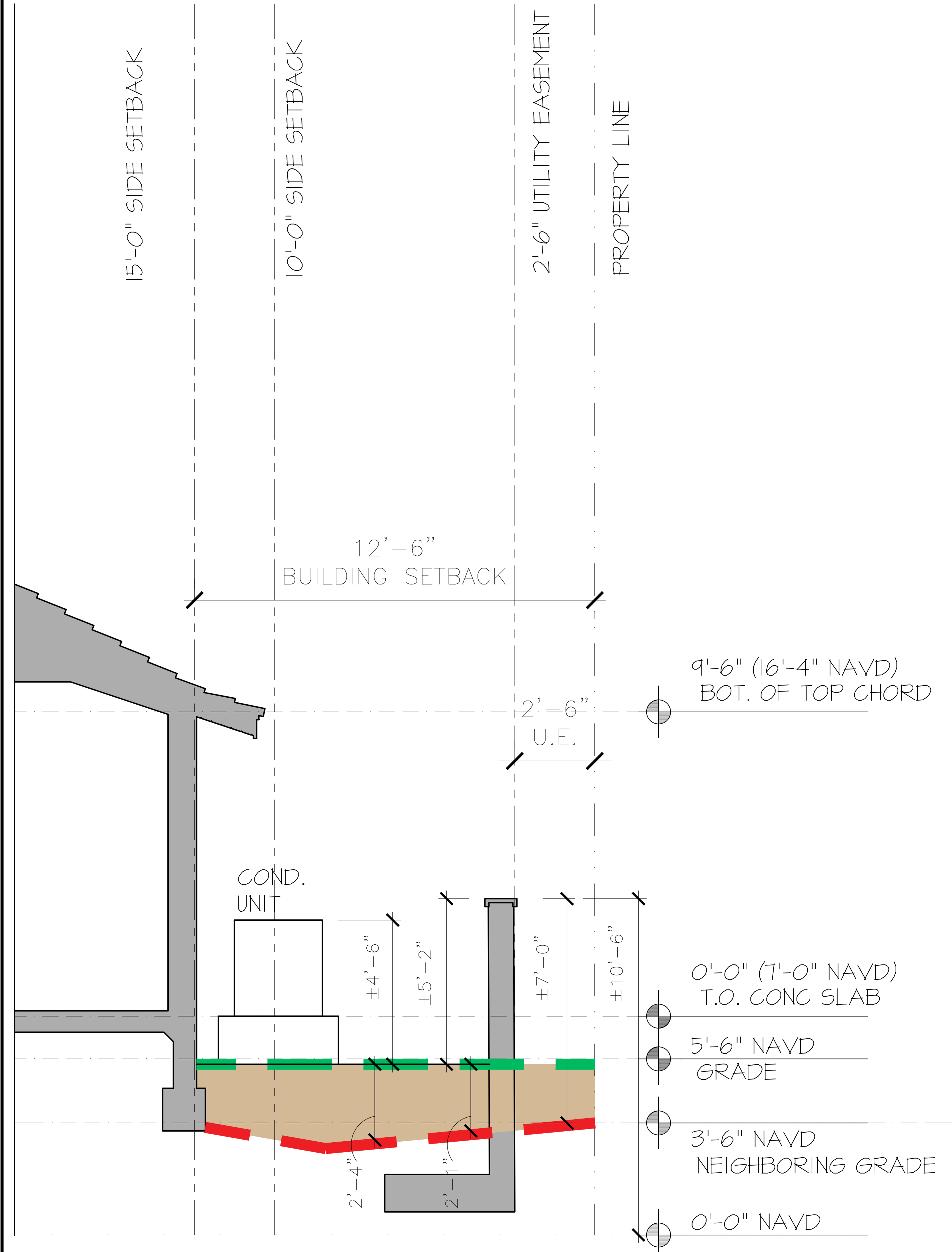


BUILDING SECTION - PREVIOUS
SCALE: 1/4"=1'-0"

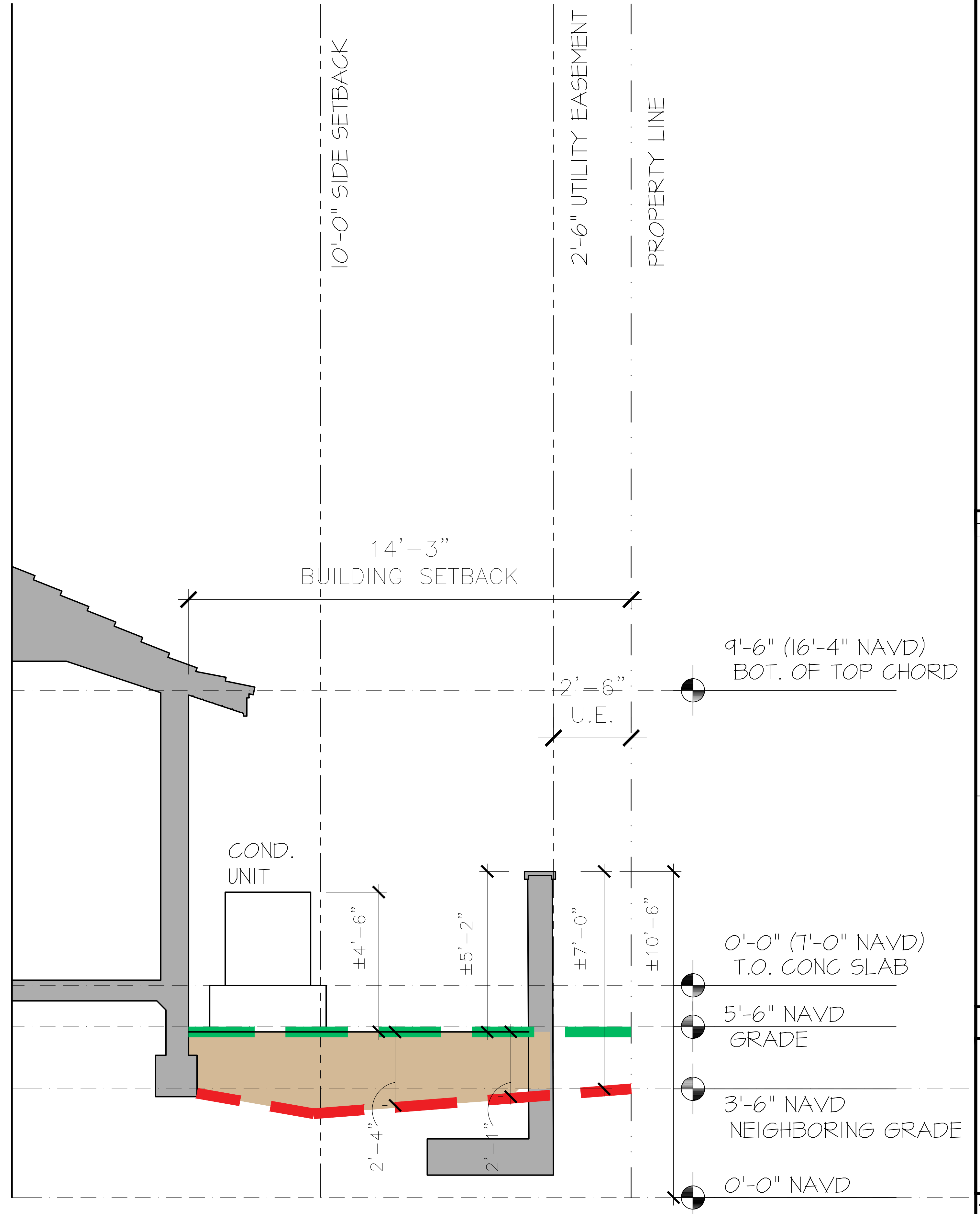


BUILDING SECTION - PROPOSED
SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:	
206 CARIBBEAN ROAD	
PALM BEACH, FLORIDA	PALM BEACH, FLORIDA
DAILEY JANSSEN ARCHITECTS	
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00174	
DATE: 07.11.2023	DRAWN: L&J
REVISIONS:	
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SEAL	
STATE OF FLORIDA REGISTERED ARCHITECT ROGER PATTON JANSSEN AR0014785	
ROGER P. JANSSEN AR-14785	
ARCOM # ARC-23-090 TC # ZON-23-068	
DRAWING NO.	
A3.01	
JOB NUMBER:	23-109



BUILDING SECTION - PREVIOUS
SCALE: 1/4"=1'-0"



BUILDING SECTION - PROPOSED
SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

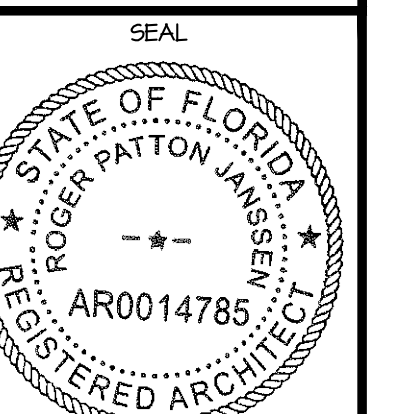
PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

DATE: 07.11.2023
DRAWN: L6J
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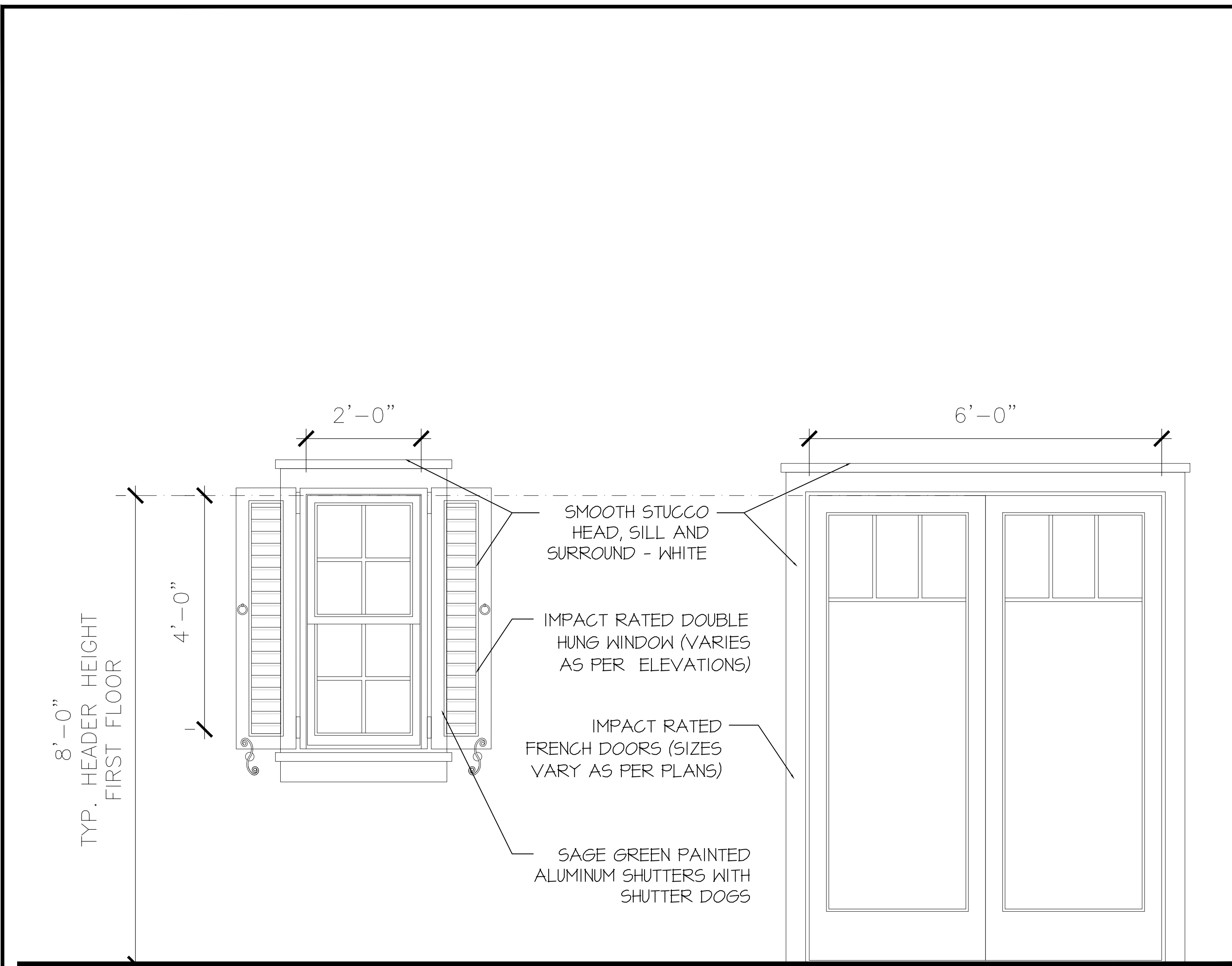


ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

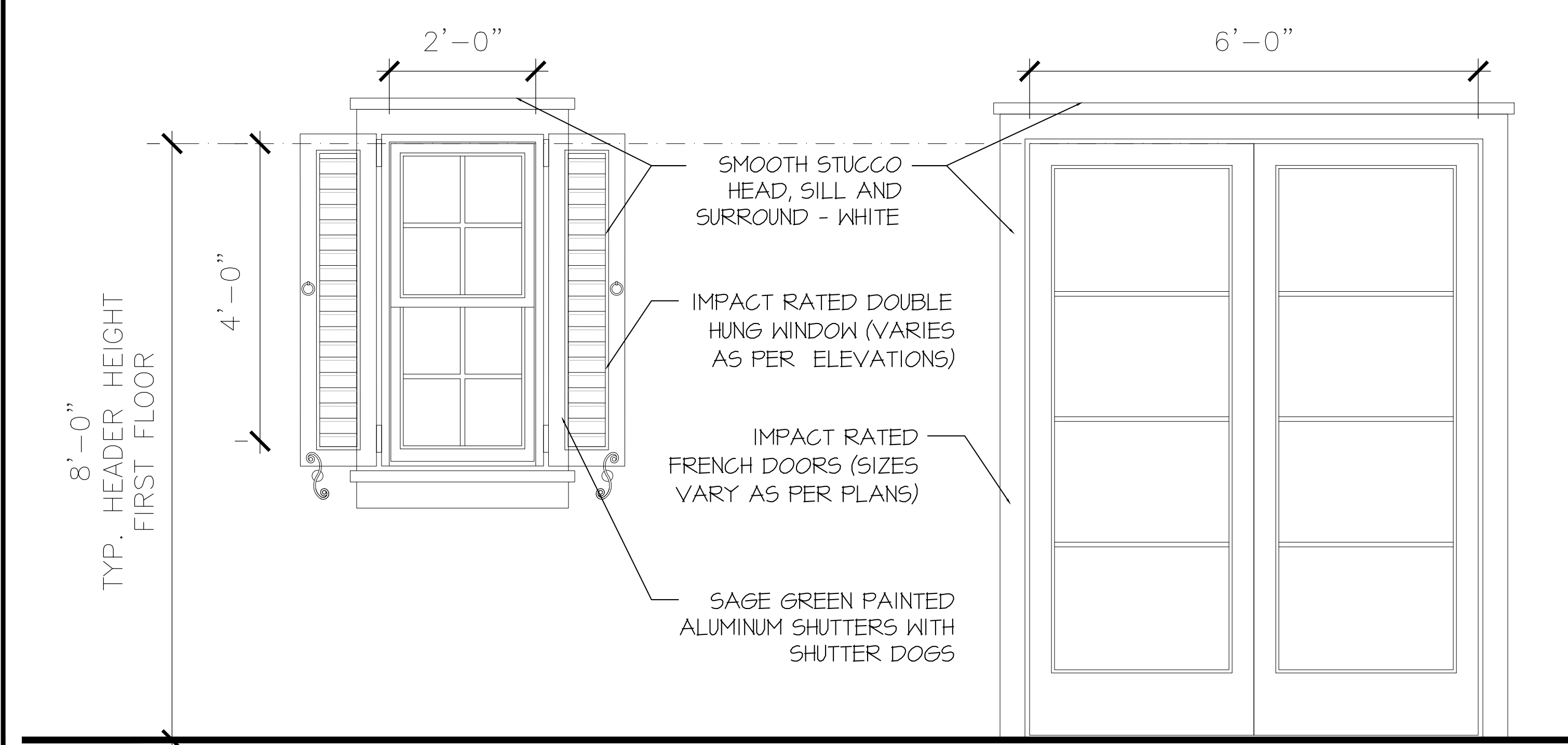
A3.02

JOB NUMBER: 23-109



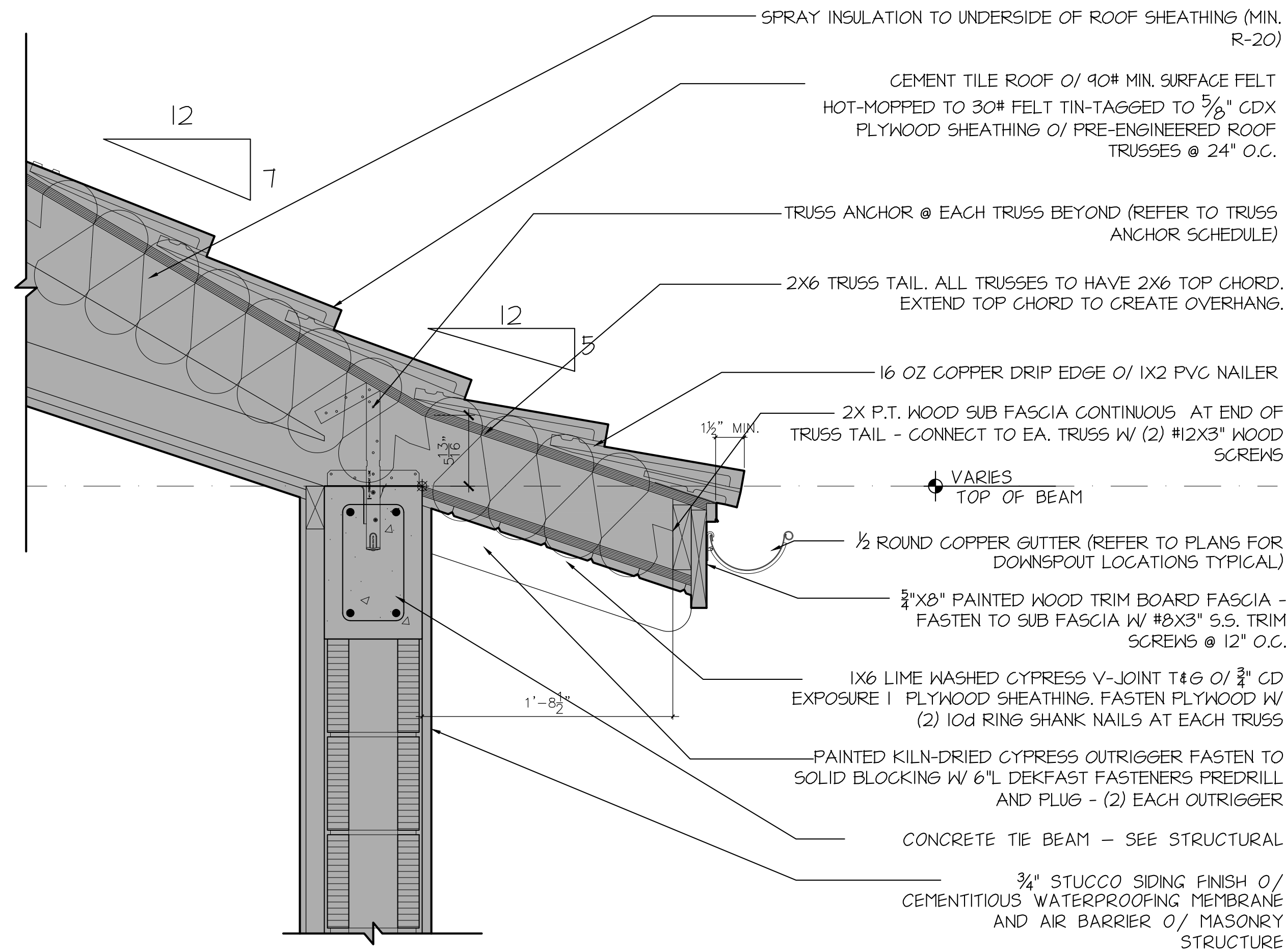
TYPICAL WINDOW & DOOR DETAILS - PREVIOUS

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



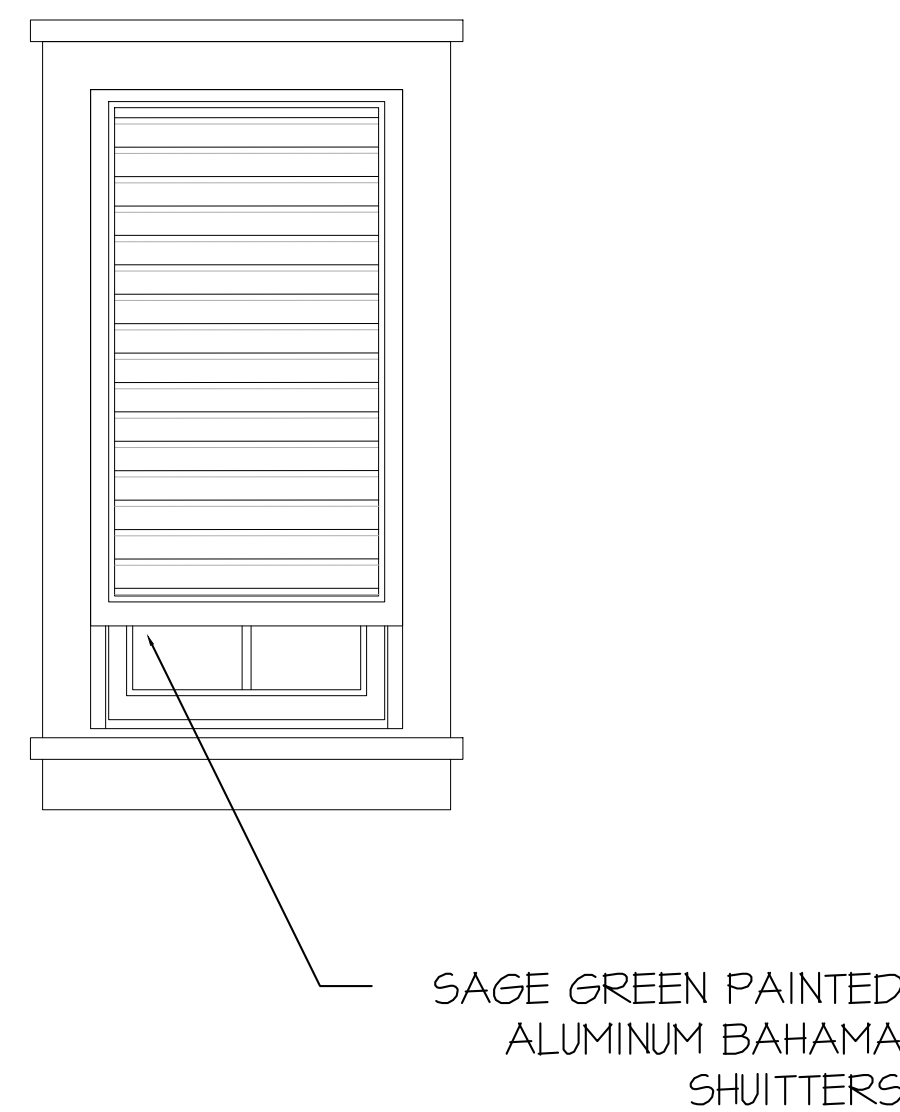
TYPICAL WINDOW & DOOR DETAILS - PROPOSED

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



TYPICAL EAVE DETAIL - UNCHANGED

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

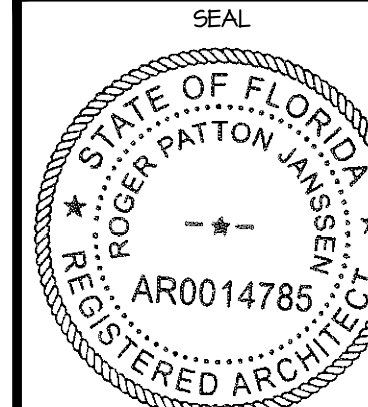


PROPOSED RESIDENCE AT:

DATE: 07.11.2023
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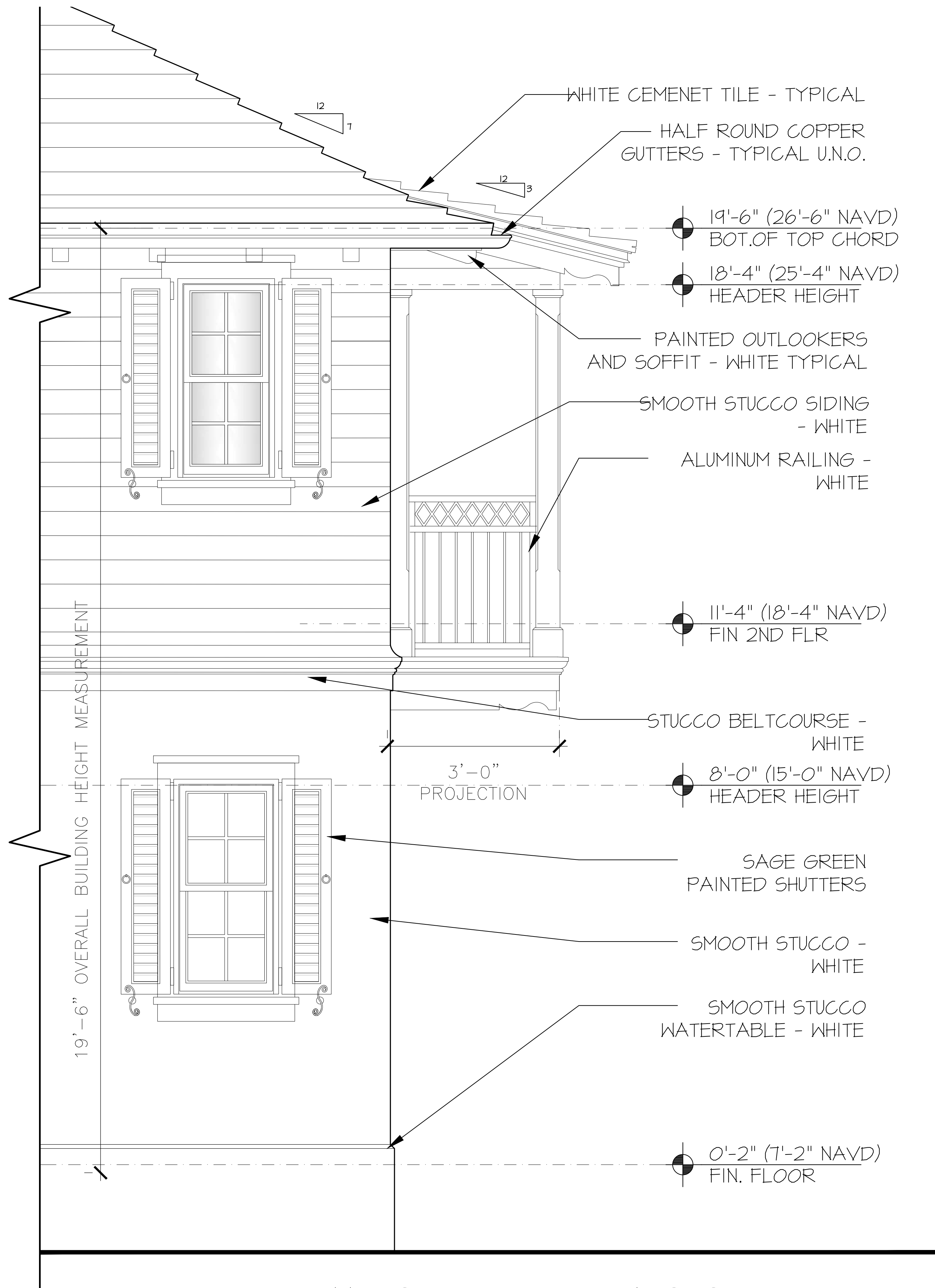
ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

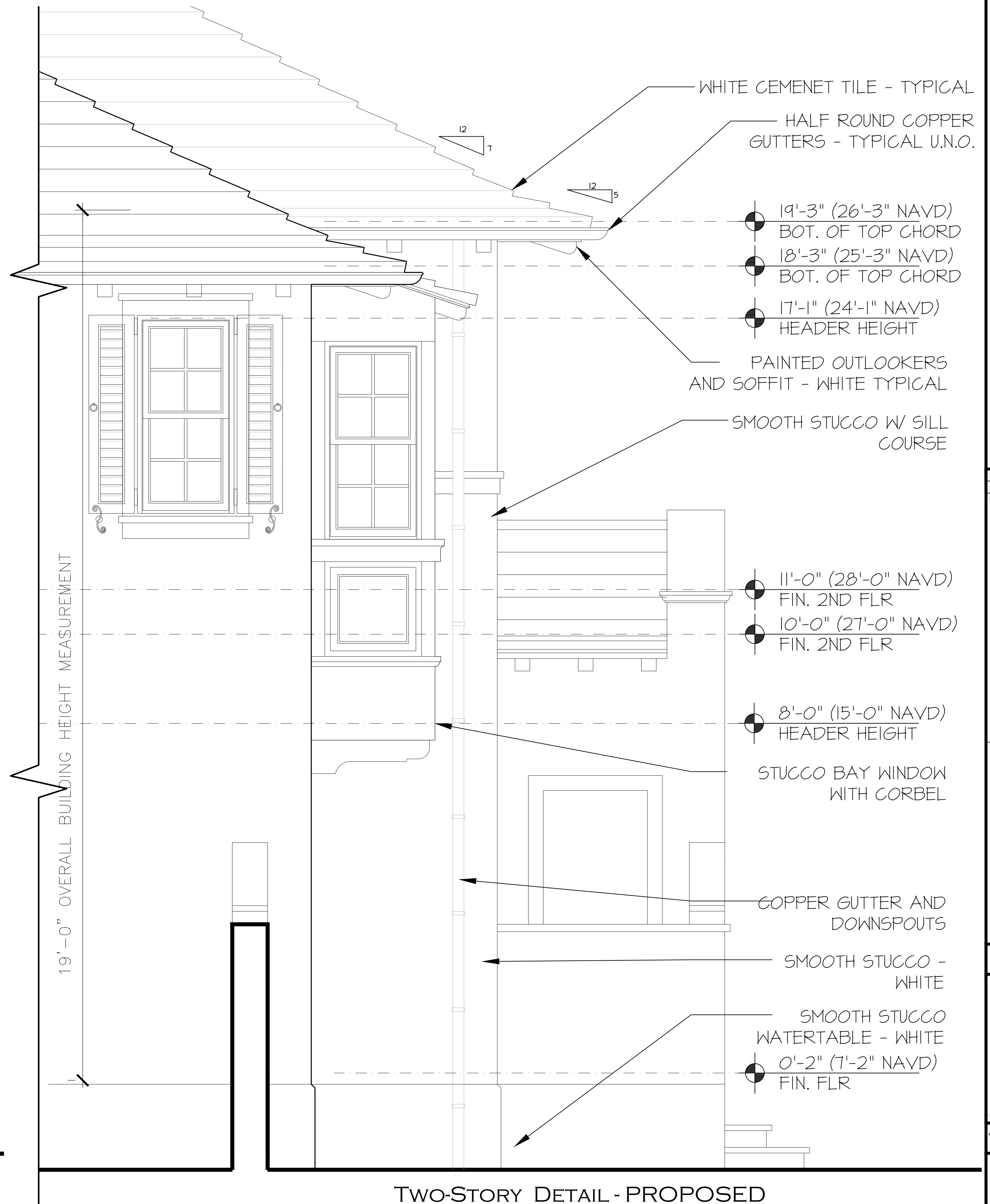
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JOB NUMBER: 23-109

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



TWO-STORY DETAIL - PREVIOUS
SCALE: 3/4"=1'-0"



TWO-STORY DETAIL - PROPOSED
SCALE: 3/4"=1'-0"

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

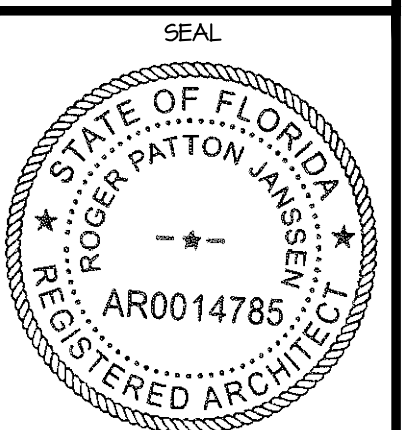
DAILEY JANSSEN ARCHITECTS

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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

JOB NUMBER: 23-109

D1.02