

ARCOM DECEMBER 15, 2023
PRESENTATION
PROPOSED ADDITIONS AT:
247 WORTH AVENUE



ARCOM DECEMBER 15, 2023
PRESENTATION
PROPOSED ADDITIONS AT:
247 WORTH AVENUE

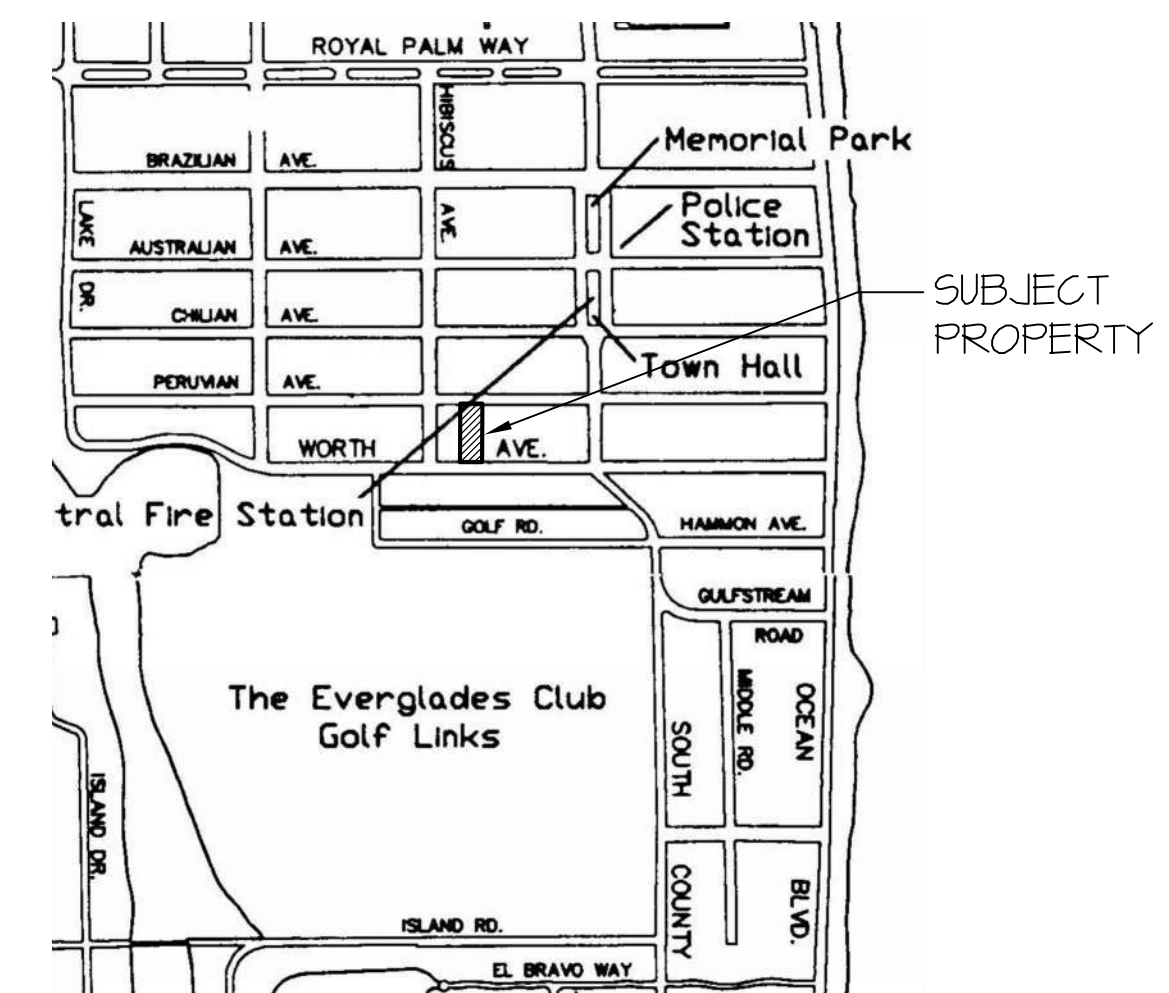
TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

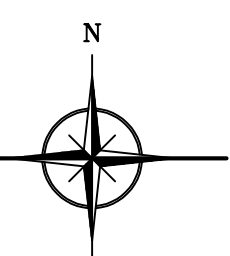
ARC-23-094 ZON-23-072

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LOCATION MAP
PALM BEACH, FL
N.T.S.



CONSULTANTS AND ENGINEERS:

		SURVEYOR: WALLACE SURVEYING CORP. 5553 VILLAGE BLVD. WEST PALM BEACH, FL 33401 561.640.4551	CIVIL ENGINEER: KIMLEY-HORN 477 S. ROSEMARY #215 WEST PALM BEACH, FL 33401 561.840.0848	LANDSCAPE ARCHITECT: ENVIRONMENT DESIGN GROUP 139 N. COUNTY ROAD, SUITE 20B PALM BEACH, FL 33480 561-832-4600	STRUCTURAL ENGINEER: BOTKIN PARSSI & ASSOC. 2749 EXCHANGE COURT WEST PALM BEACH, FL 33409 561-965-1951	GENERAL CONTRACTOR: BATTEN CONSTRUCTION, INC. 1400 CLARE AVENUE WEST PALM BEACH, FL 33401 561.820.0021	JOB NUMBER: ARCOM FIRST SUBMITTAL: ARCOM SECOND SUBMITTAL: ARCOM FINAL SUBMITTAL: TOWN COUNCIL PRESENTATION: ARCOM PRESENTATION:	21-112 05.11.2023 05.30.2023, 06.26.2023, 07.31.2023, 08.28.2023 09.12.2023 10.11.2023, 11.15.2023 12.15.2023
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PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE
PALM BEACH

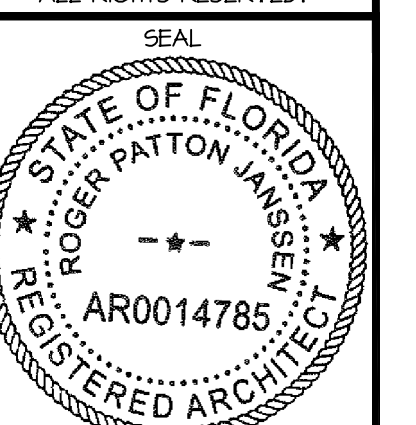
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, 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
• 07.31.2023 RESUBMIT SUBMITTAL
• 08.28.2023 RESUBMIT SUBMITTAL
• 09.12.2023 FINAL SUBMITTAL
• 10.21.2023 TC STAIR OPTION
• 12.04.2023 ARCOM SUBMITTAL
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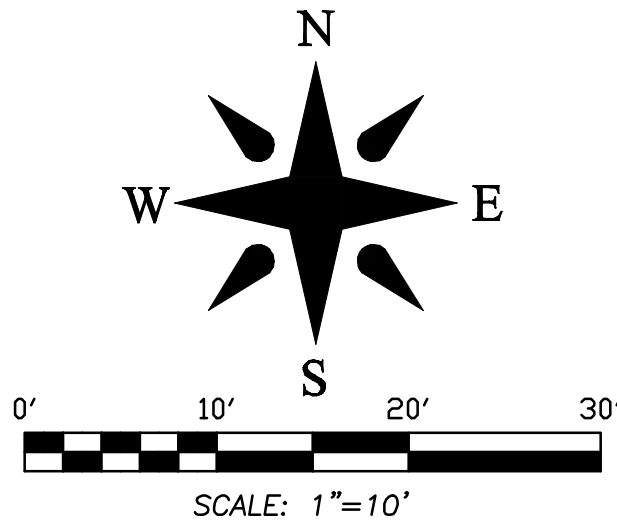
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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-0.00

JOB NUMBER: 21-112



LEGEND

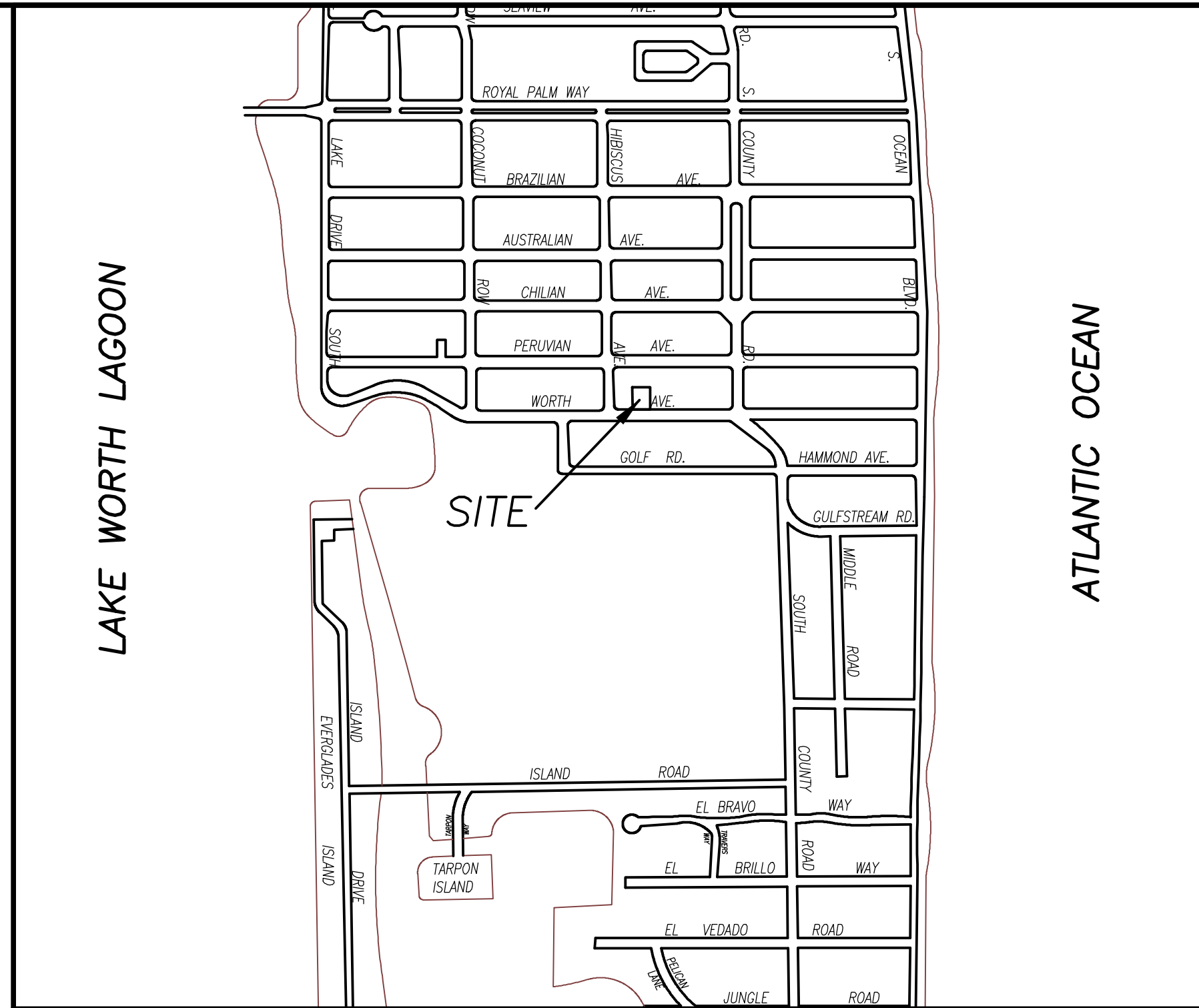
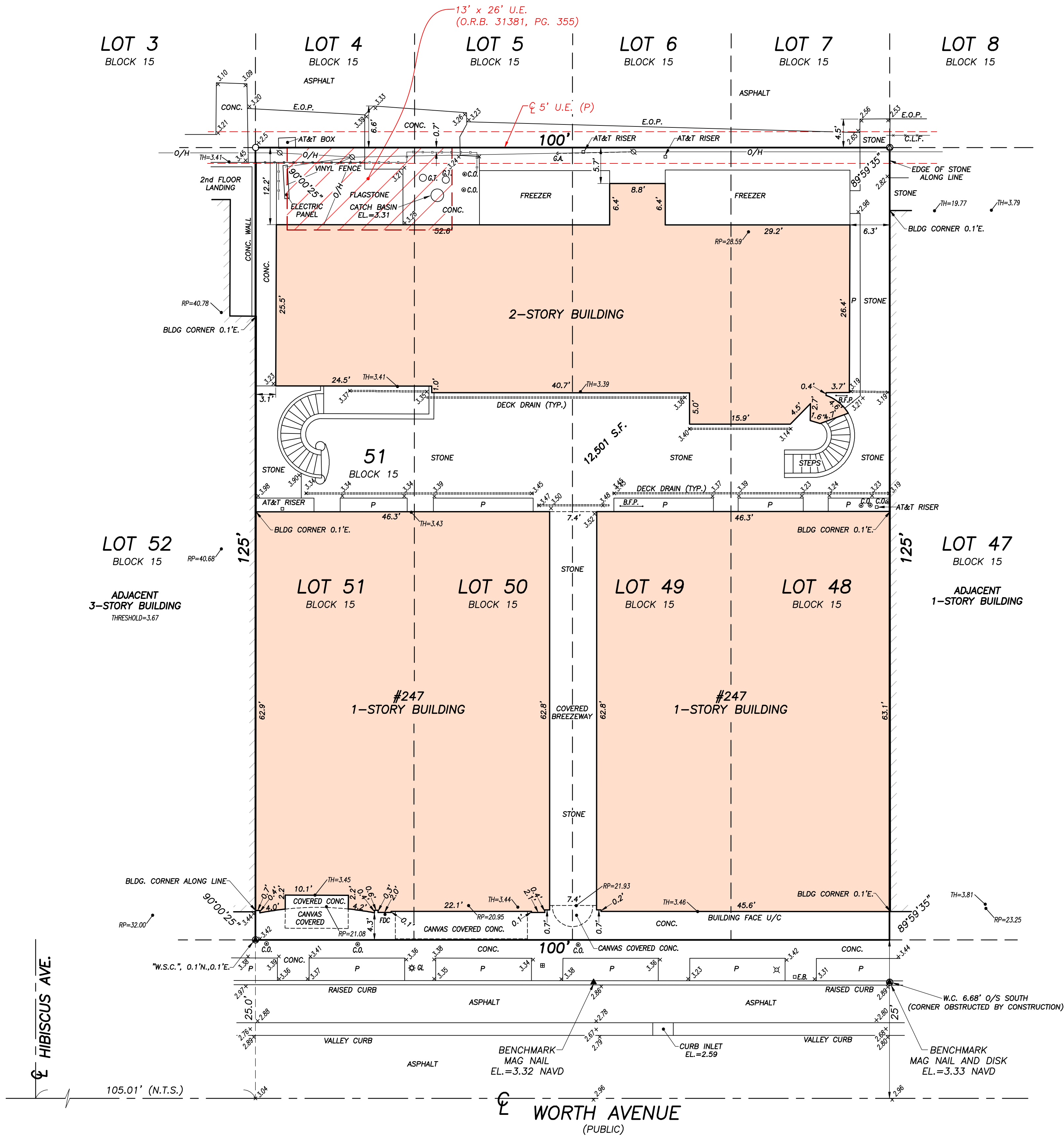
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISH FLOOR
FND.	= FOUND
G.A.	= GUY ANCHOR
GL.	= GROUND LIGHT
G.T.	= GREASE TRAP
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.H.	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
PID	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
P.V.M.T.	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RP	= ROOF PEAK ELEVATION
R.P.B.	= ROAD PLAT BOOK
R.W.	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S.D.	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
UC	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
±	= BASELINE
⊕	= CENTERLINE
Δ	= CENTRAL ANGLE/Delta
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 6/8" ROD & CAP SET (LB #4569)
○	= IRON PIPE FOUND (AS NOTED)
○	= IRON ROD FOUND (AS NOTED)
○	= NAIL FOUND
○	= NAIL & DISK FOUND (AS NOTED)
○	= MAG NAIL & DISK SET (LB #4569)
○	= PROPERTY LINE
○	= UTILITY POLE
○	= FIRE HYDRANT
○	= WATER METER
○	= WATER VALVE
○	= LIGHT POLE

FLOOD ZONE:

This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/5/2017.

NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR: HOLBROOK REAL ESTATE LLC

This survey is made specifically and only for the following parties for the purpose of design on the surveyed property.

Holbrook Real Estate LLC

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

247 Worth Avenue
Palm Beach FL 33480

LEGAL DESCRIPTION:

Lots 48, 49, 50 and 5, Block 15, ROYAL PARK according to the Map or Plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 7/28/2023

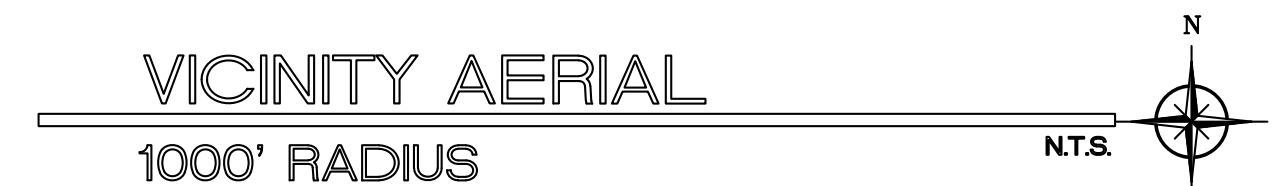
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

BOUNDARY SURVEY FOR:

HOLBROOK REAL ESTATE LLC



FIELD	B.M.	JOB NO.	23-1257.1	F.B.	PB351 PG.	39
OFFICE	M.B.	DATE:	7/28/23	DWG. NO.	23-1257	
C.K.D.	C.W.	REF:	23-1257.DWG	SHEET	1	OF 1



DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33404, TEL. 561-838-4707, LICENSE #A-C001914

05.30.2023 SECOND SUBMITTAL

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B NUMBER: 21-172



JOB NUMBER: 21-172



NEIGHBORING PROPERTIES

247 WORTH AVENUE

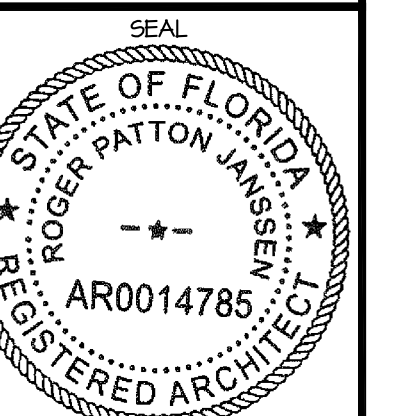
DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, NEST PALM BEACH, FLORIDA 33401, TEL.: 561-833-4101, LICENSE #AA-C001914

DATE: 05.30.2023
AWN: MJS
VISIONS:
05.11.2023 FIRST SUBMITTAL
05.30.2023 SECOND SUBMITTAL

1000

710 03 NOV 48 07 21M

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GER P. JANSSEN AR-14785
DRAWING NO.

P-1.4

3 NUMBER: 21-172



405 Hibiscus Avenue



400 Hibiscus Avenue



386 Hibiscus Avenue

NEIGHBORING PROPERTIES

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-C001174

DATE: 05.30.2023

DRAWN: MJS

REVISIONS:

• 05.11.2023 FIRST SUBMITTAL

• 05.30.2023 SECOND SUBMITTAL

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ARC-23-094 ZON-23-072

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SEAL

STATE OF FLORIDA

ROGER PATTON JANSSEN

REGISTERED ARCHITECT

AR0014785

ROGER P. JANSSEN

AR-14785

DRAWING NO.

SP-1.06

JOB NUMBER: 21-112



NEIGHBORING PROPERTIES

247 WORTH AVENUE

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

TE: 05.30.2023

AWN: MJS

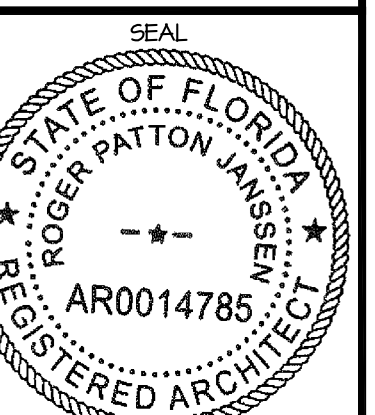
VISIONS:

15.II.2023 FIRST SUBMITTAL

05.30.2023 SECOND SUBMITTAL

210 07 103 430 07 0114

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GER P. JANSSEN AR-14785

DRAWING NO.

P-1.7

B NUMBER: 21-172



235 Peruvian Avenue



231 Peruvian Avenue



225 Peruvian Avenue



311 Peruvian Avenue



249 Peruvian Avenue

NEIGHBORING PROPERTIES

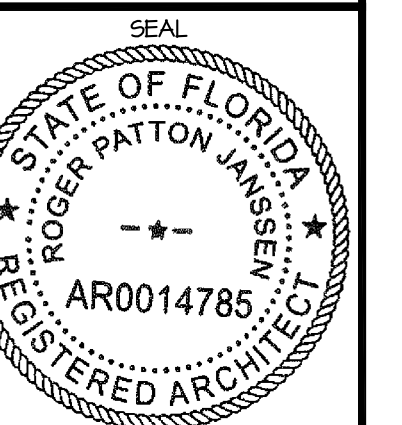
PROPOSED TWO STORY ADDITION AT:
247 WORTH AVENUE
PALM BEACH

PALM BEACH COUNTY, FLORIDA
DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 05.30.2023
DRAWN: MJS
REVISIONS:
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• 05.30.2023 SECOND SUBMITTAL

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ROGER P. JANSSEN AR-14785
DRAWING NO.

SP-1.8

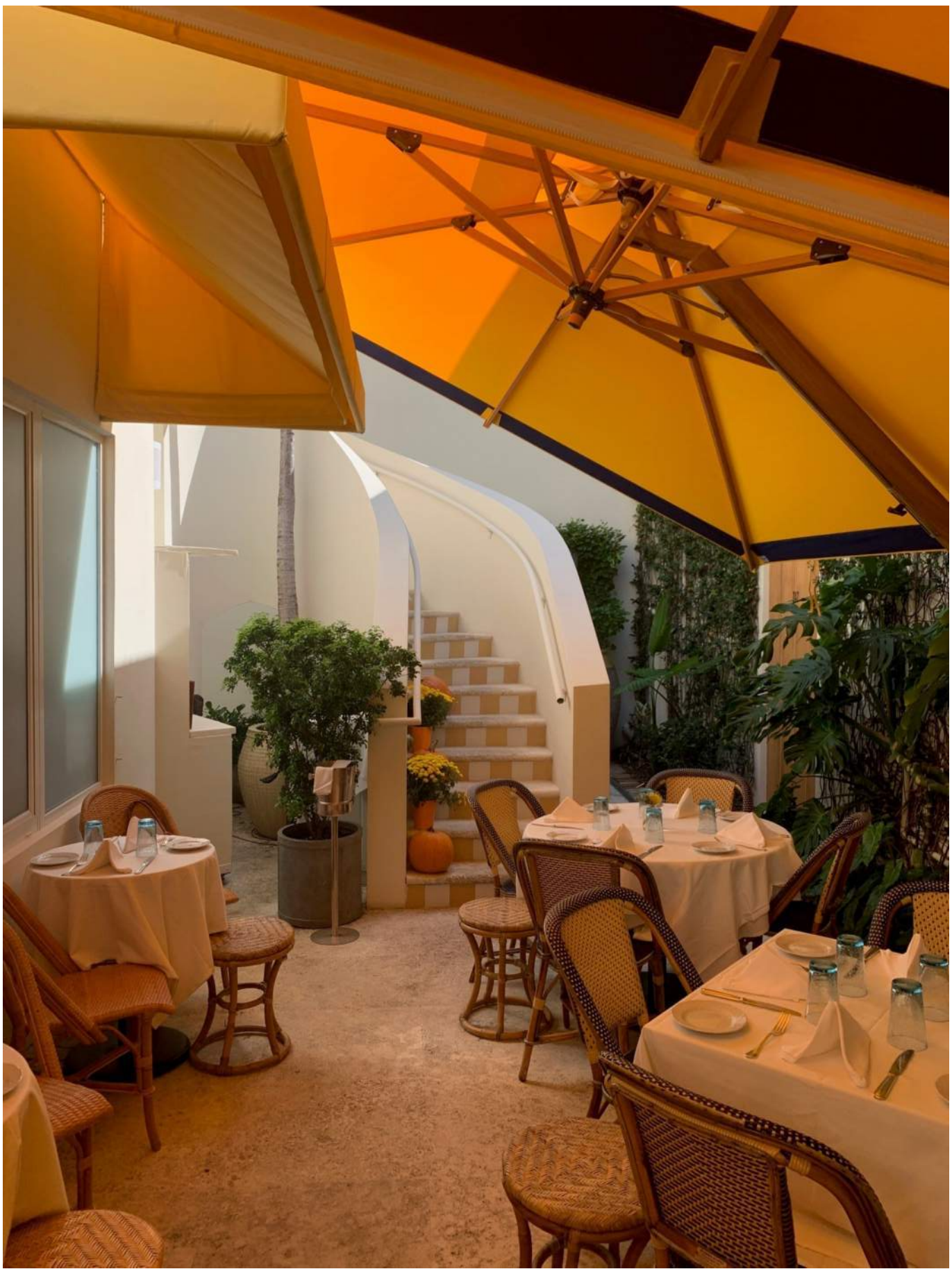
JOB NUMBER: 21-112



LOOKING WEST



LOOKING WEST



LOOKING EAST- EXISTING STAIR TO REMAIN

EXISTING COURTYARD PHOTOS

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

DRAWN: MJS

REVISIONS:

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• 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

• 10.27.2023 TC STAIR OPTION

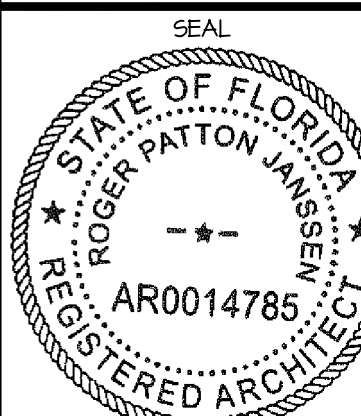
• 12.04.2023 ARCOM SUBMITTAL

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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.9

JOB NUMBER:

21-112



405 Hibiscus Avenue Parking Lot
Le Bilboquet, Tiffany

NEIGHBORING PROPERTIES

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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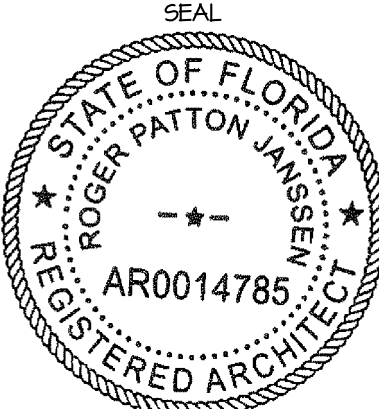
• 12.04.2023 ARCOM SUBMITTAL

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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.10

JOB NUMBER:

21-112



LE BILBOQUET NORTH EQUIPMENT AREA

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: 07/31/2023

DRAWN: MJS

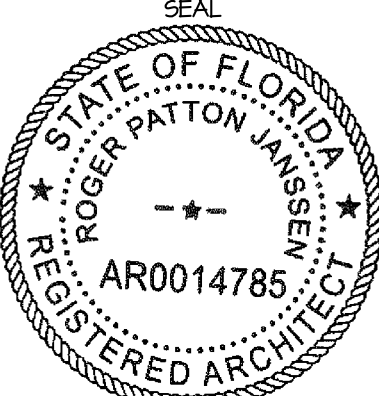
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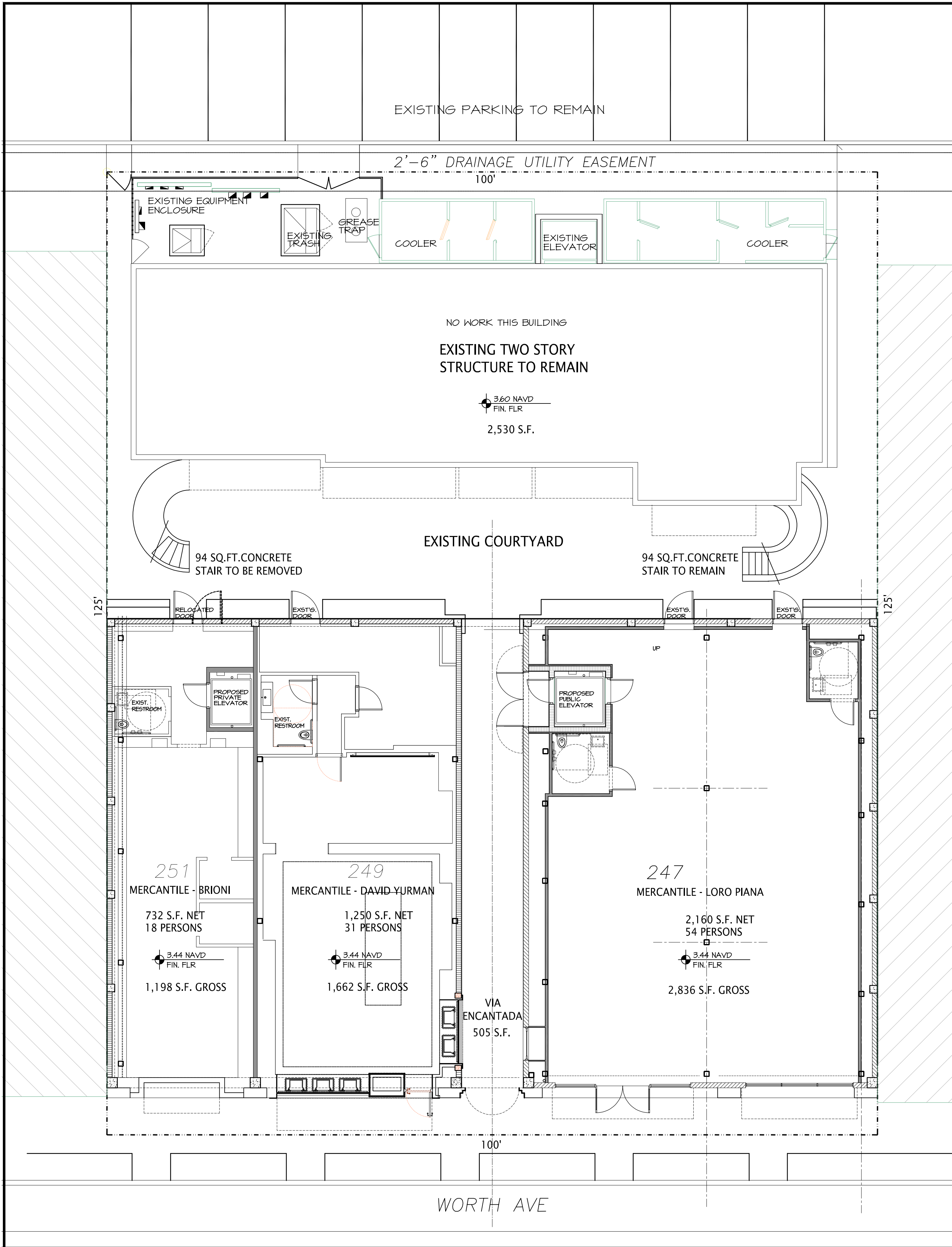
ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.11

JOB NUMBER:

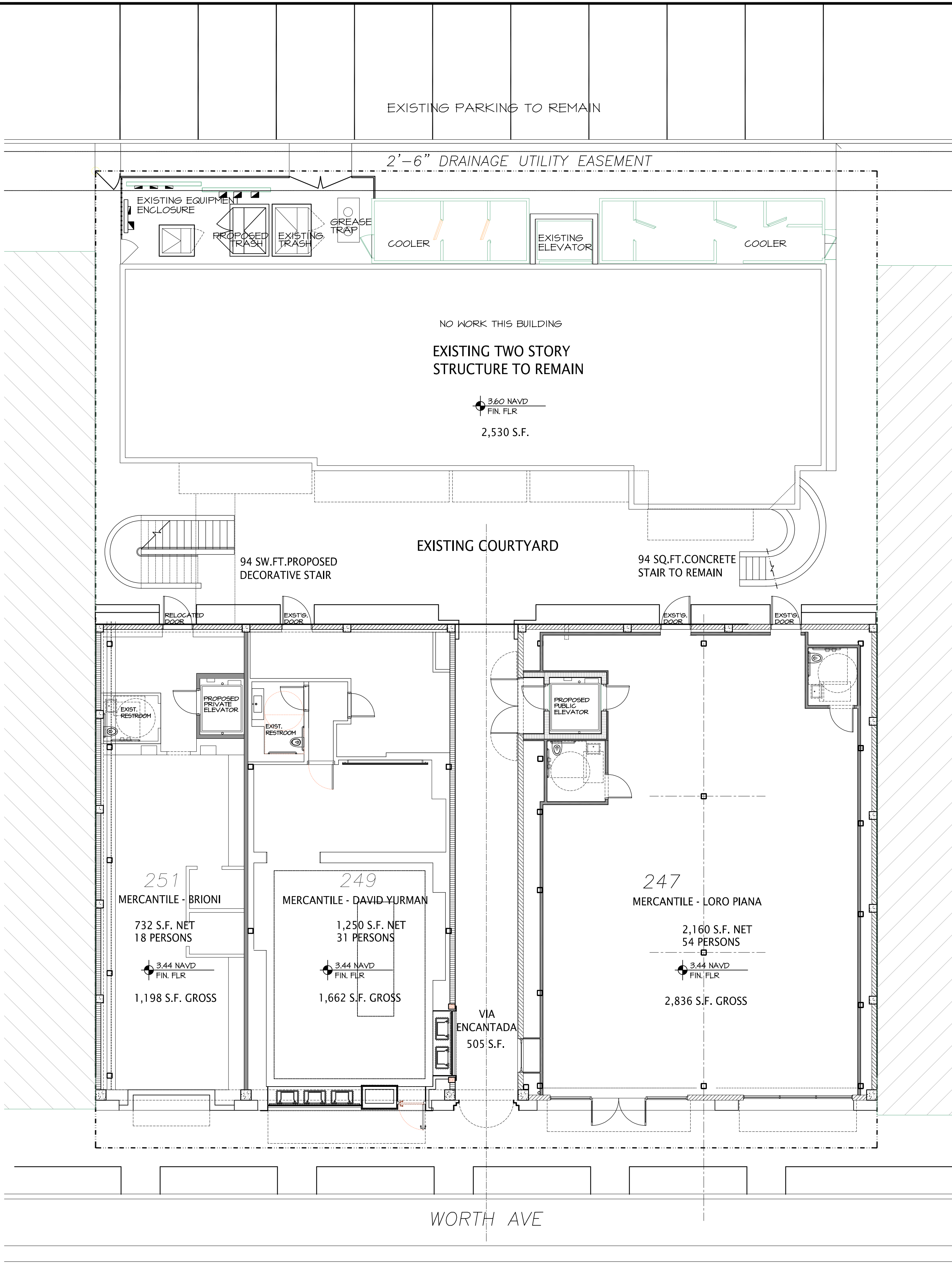
21-112



OVERALL EXISTING SITE PLAN

COURTYARD STAIR SELECTIVE DEMOLITION

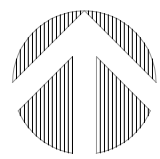
SCALE 1/8" = 1'-0"



OVERALL PROPOSED SITE PLAN

PROPOSED COURTYARD ACCESSIBLE STAIRS

SCALE 1/8" = 1'-0"



PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

DATE: 08.28.2023

DRAWN: MJS

REVISIONS:

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- 05.30.2023 SECOND SUBMITTAL
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SEAL

STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER PATTON JANSSEN

AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.01

JOB NUMBER: 21-112

If value is not changing, enter N/C

[illegible]

11/30/2023

Line #	Zoning Legend			
1	Property Address:	247, 249,251 WORTH AVENUE		
2	Zoning District:	C-WA		
3	Structure Type:	Mixed Use - Mercantile & Residential Frame Second, Third Additions		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000 SF	12,500	NC
6	Lot Depth	90'	125'	NC
7	Lot Width	30'	100'	NC
8	Lot Coverage (Sq Ft and %)	4375 SF (35%)	1st 9,132 SF 73% 2nd 2,423 SF 19.5%	1st 9,500 SF 77% 2nd 8,242 SF 66% 3rd 2,899 SF 24%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	15,000 SF MAX	1st 8,658 SF 2nd 2,423 SF Total 11,081 SF	1st 8,634 sf, 2nd 7,457sf 3rd 2,111 sf Total 18,202 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	5'	EXISTING	Total 16'-5", 21'-0"
12	* Side Yard Setback (1st Story) (Ft.)	0'	EXISTING	EXISTING
13	* Side Yard Setback (2nd Story) (Ft.)	12"	NA	12"
14	*Rear Yard Setback (Ft.)	10'	EXISTING	2nd flr. Bldg. 58', Stair 44'
15	Angle of Vision (Deg.)	N/A	N/A	N/A
16	Building Height (Ft.)	25'	16'-1" AFF	41.0' NAVD
17	Overall Building Height (Ft.)	35'	17'-7" T.O. PARAPET	43.0' NAVD"
18	Crown of Road (COR) (NAVD)	N/A	3.0' AVG NAVD	N/C
19	Max. Amount of Fill Added to Site (Ft.)	NA	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	3.44' NAVD	3.44' NAVD	N/C
21	Zero Datum for point of meas. (NAVD)	7' NAVD	N/A	7' NAVD
22	FEMA Flood Zone Designation	AE 6	N/C	N/C
23	Base Flood Elevation (BFE)(NAVD)	6' NAVD	N/C	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	3,125 S.F. min 25%	503 S.F. 4%	632 S.F. 5%
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
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

11/30/2023

ZONING LEGEND

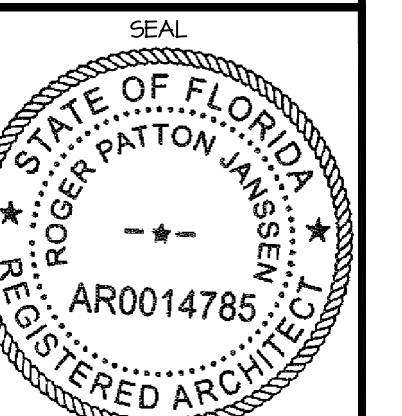
247 WORTH AVENUE

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA, 33401, TEL. 561-833-4107, LICENSE #AA-C001914

DATE:	08-28-2023
BY:	MJS
VISIONS:	
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
02.27.2023	TC STAIR OPTION
01.04.2023	ARCOM SUBMITTAL

710 03 NOV 460 03 01M

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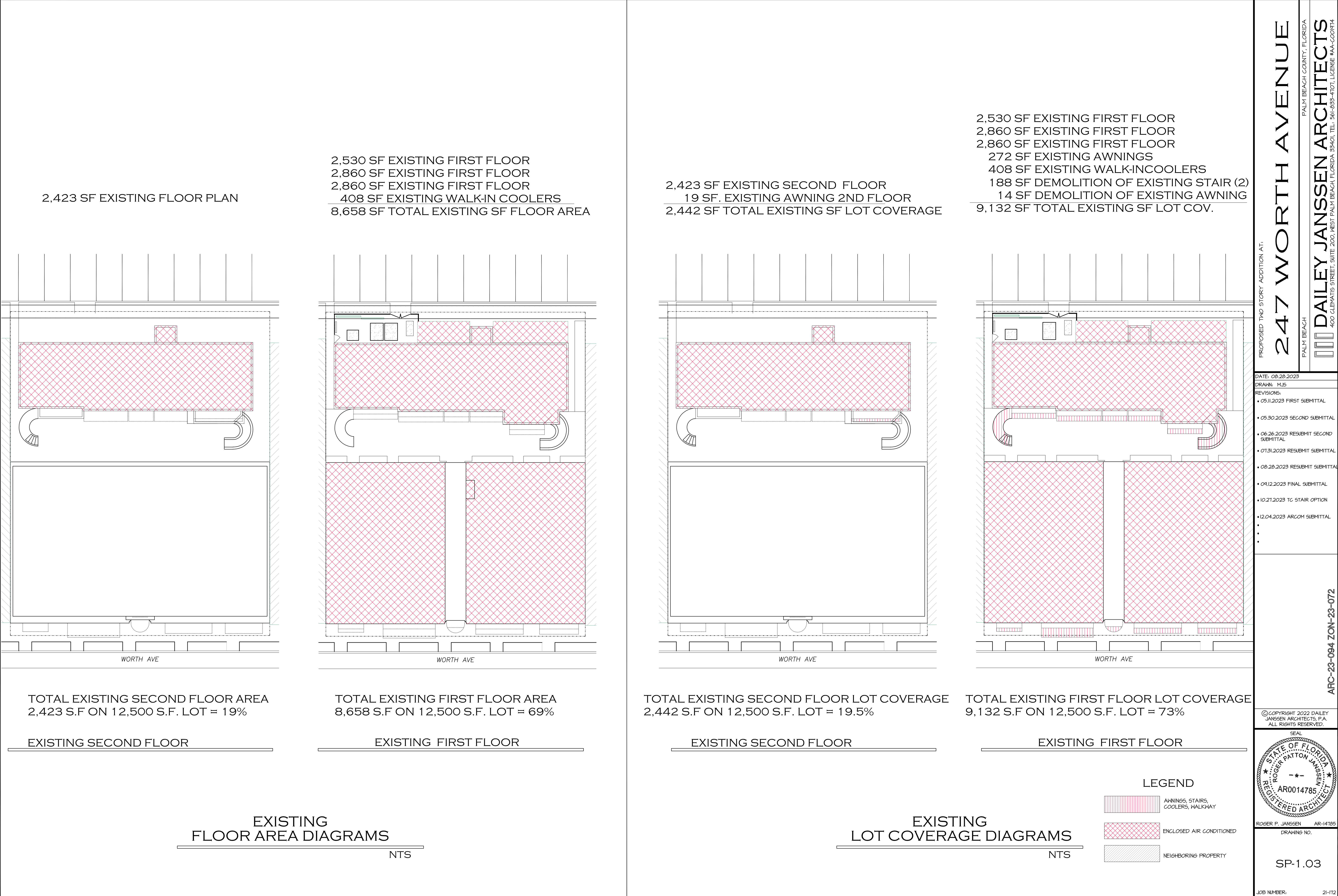


GER P. JANSSEN AR-14785

DRAWING NO.

SP-1.02

3 NUMBER: 21-172



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-C00174

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

10.27.2023 TC STAIR OPTION

12.04.2023 ARCOM SUBMITTAL

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ARC-23-094 ZON-23-072

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SEAL

STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER PATTON JANSSEN

AR0014785

ROGER P. JANSSEN

AR-14785

DRAWING NO.

SP-1.03

JOB NUMBER:

21-112

