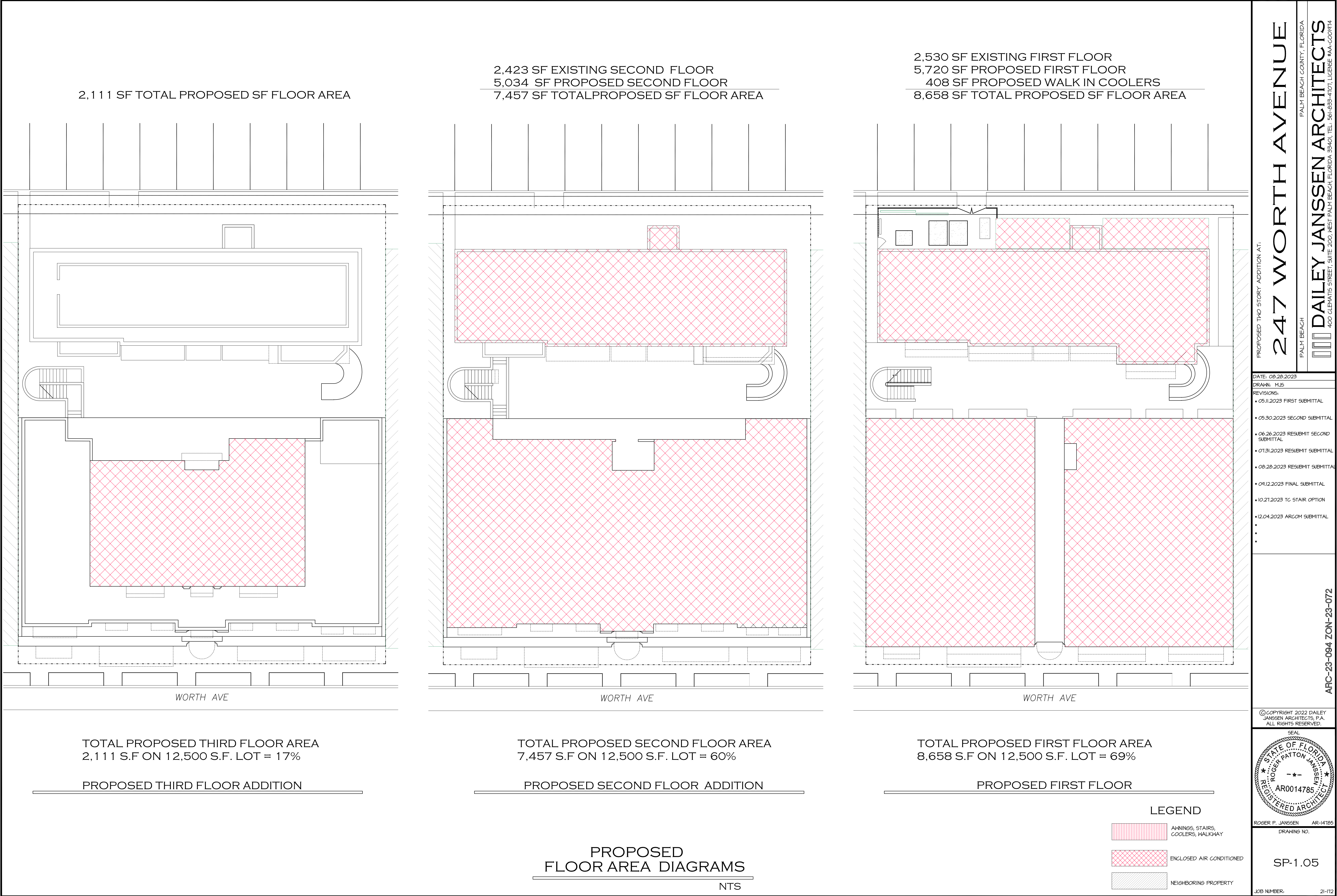




PROPOSED TWO STORY ADDITION AT:

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
•
•

ARC-23-094 ZON-23-072

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SEAL

STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785
AR-14785

ROGER P. JANSSEN
DRAWING NO.

SP-1.05

JOB NUMBER: 21-112

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



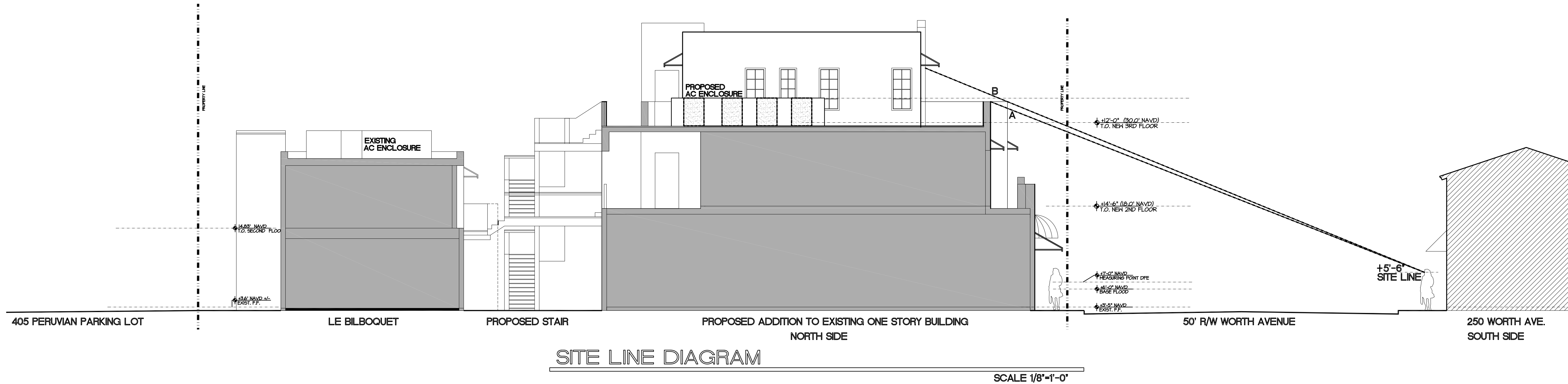
ACROSS FROM 247 ADDITION 224 WORTH



250 WORTH



AERIAL VIEW



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:

• 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

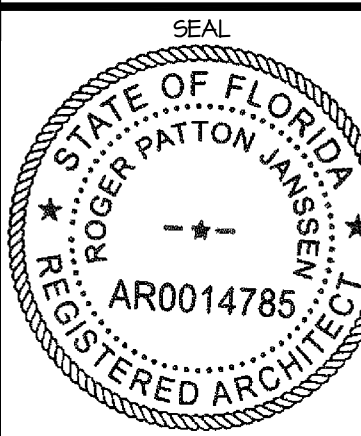
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ROGER P. JANSSEN AR-14785

DRAWING NO.

REF-1

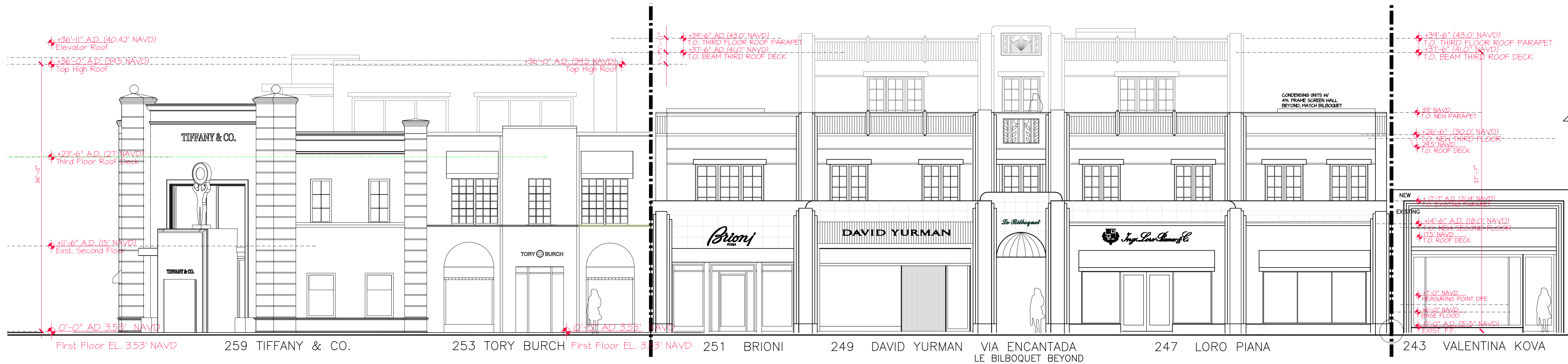
JOB NUMBER:

21-112



ENLARGED BUILDING HEIGHT COMPARISON

SCALE 1/4"=1'-0"



ADJACENT BUILDING HEIGHT COMPARISON

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

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• 07.31.2023 RESUBMIT SUBMITTAL

• 08.28.2023 RESUBMIT SUBMITTAL

• 09.12.2023 FINAL SUBMITTAL

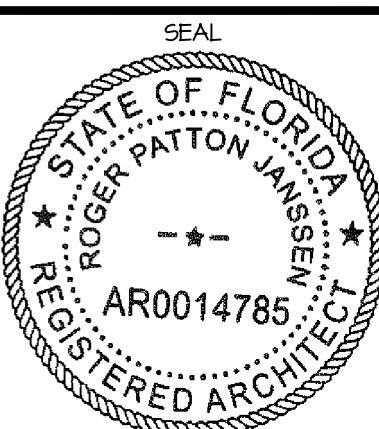
• 10.27.2023 TC STAIR OPTION

• 12.04.2023 ARCOM SUBMITTAL

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ROGER P. JANSSEN AR-14785

DRAWING NO.

REF 2

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

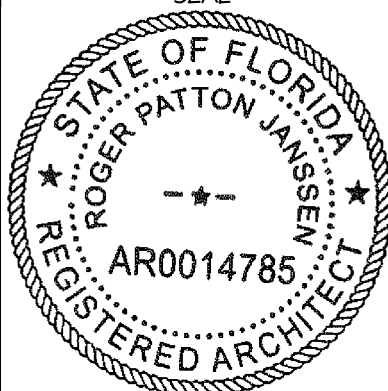
WORTH AVENUE MULTI STORY BUILDINGS

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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ROGER P. JANSSEN AR-14785
DRAWING NO.

REF 3



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



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



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

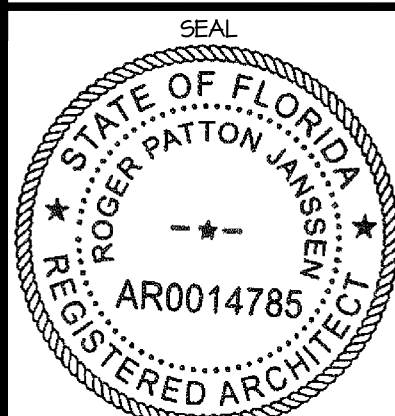
REVISIONS:

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- 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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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

REVISIONS:

• 05.11.2023 FIRST SUBMITTAL

• 05.30.2023 SECOND SUBMITTAL

• 06.26.2023 RESUBMIT SECOND

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• 07.31.2023 RESUBMIT SUBMITTAL

• 08.28.2023 RESUBMIT SUBMITTAL

• 09.12.2023 FINAL SUBMITTAL

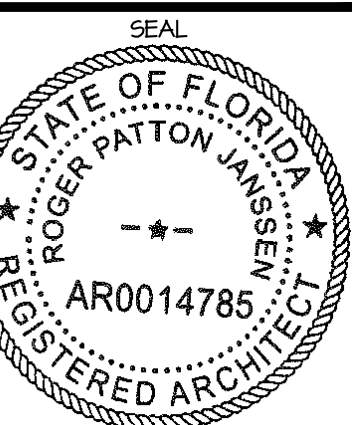
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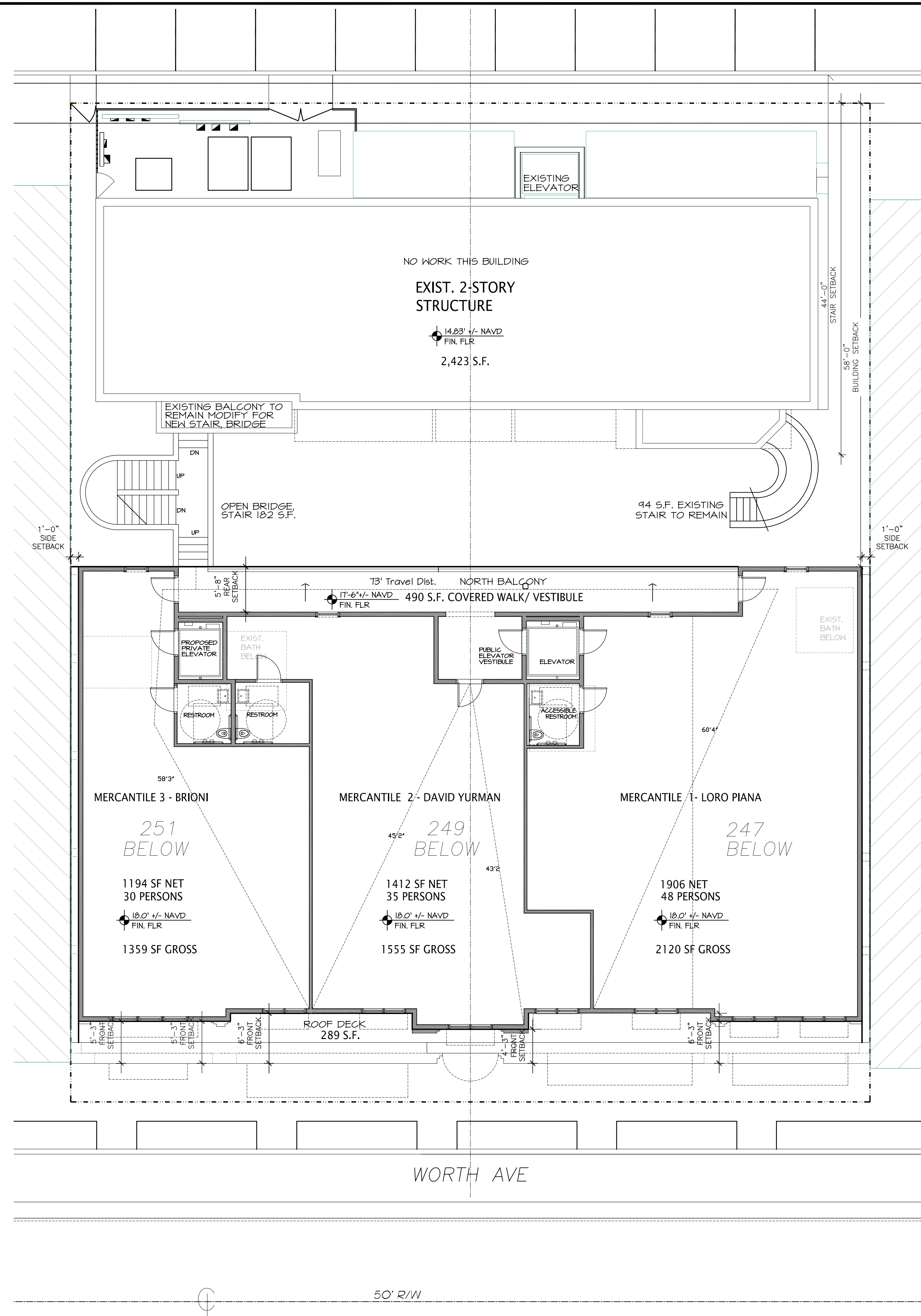


ROGER P. JANSSEN AR-14785

DRAWING NO.

REN 6

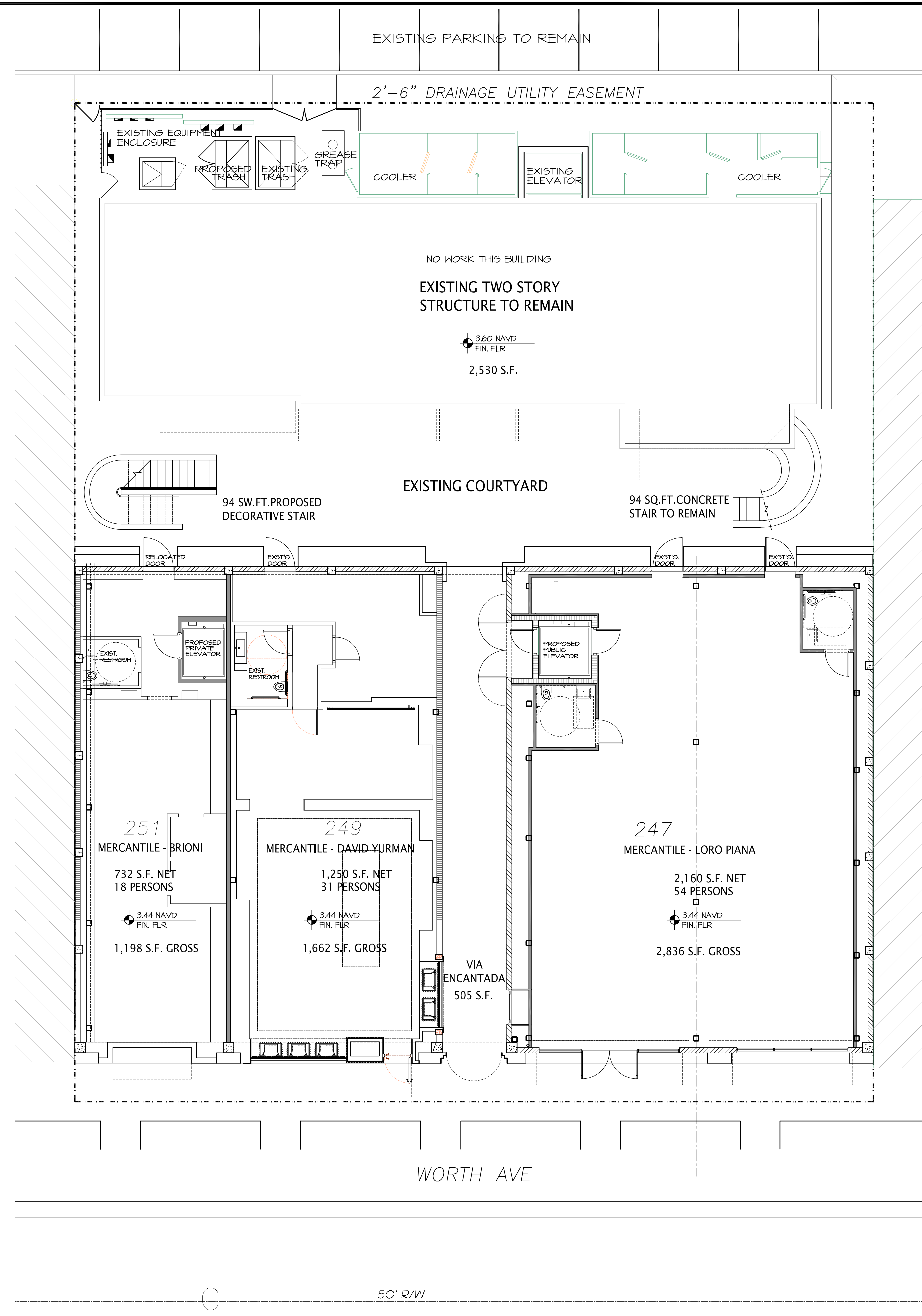
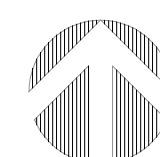
JOB NUMBER: 21-112



PROPOSED SECOND FLOOR PLAN

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

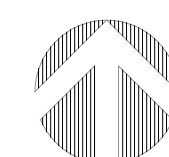
SCALE 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

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

SCALE 1/8" = 1'-0"



PROPOSED TWO STOCK ADDITION ACT:

247 WORTH AVENUE

COLLEGE

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

DATE: 08.28.2023
DRAWN: MJS

RAWN: MJS

REVISIONS:

05.II.2023 FIRST SUBMITTAL

05.30.2023 SECOND SUBMITTAL

06.26.2023 RESUBMIT SECOND
SUBMITTAL

07.31.2023 RESUBMIT SUBMITTAL

08.28.2023 RESUBMIT SUBMITTA

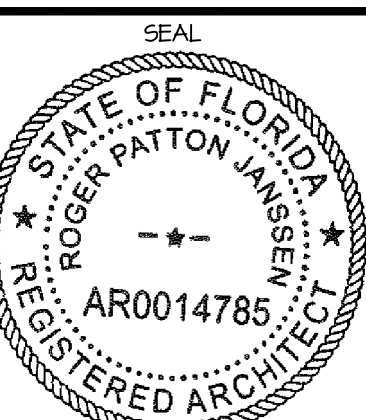
09.12.2023 FINAL SUBMITTAL

10.27.2023 TC STAIR OPTION

2.04.2023 ARCOM SUBMITTAL

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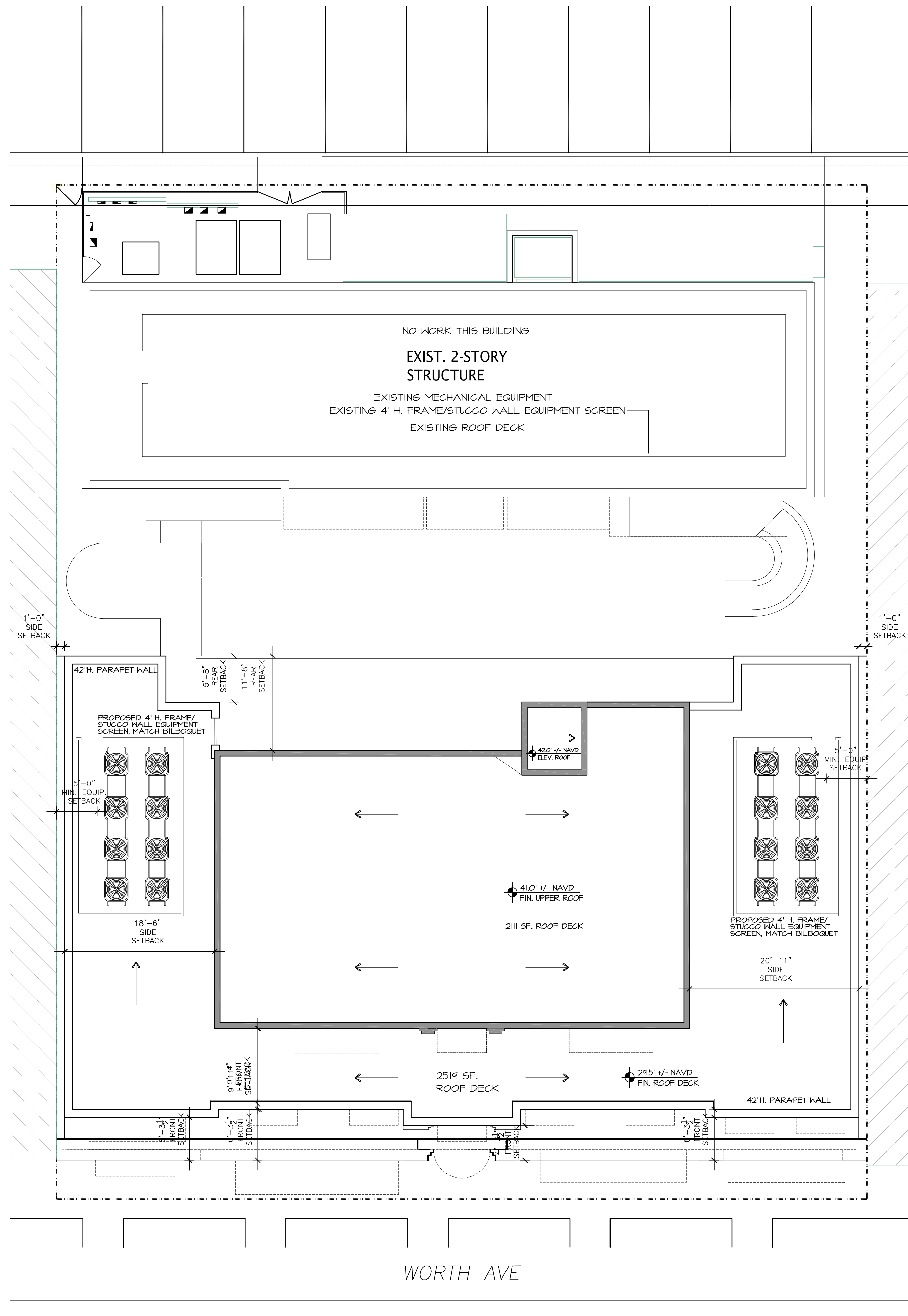
ROGER P. JANSSEN AR-14785

DRAWING NO.

A-1.01

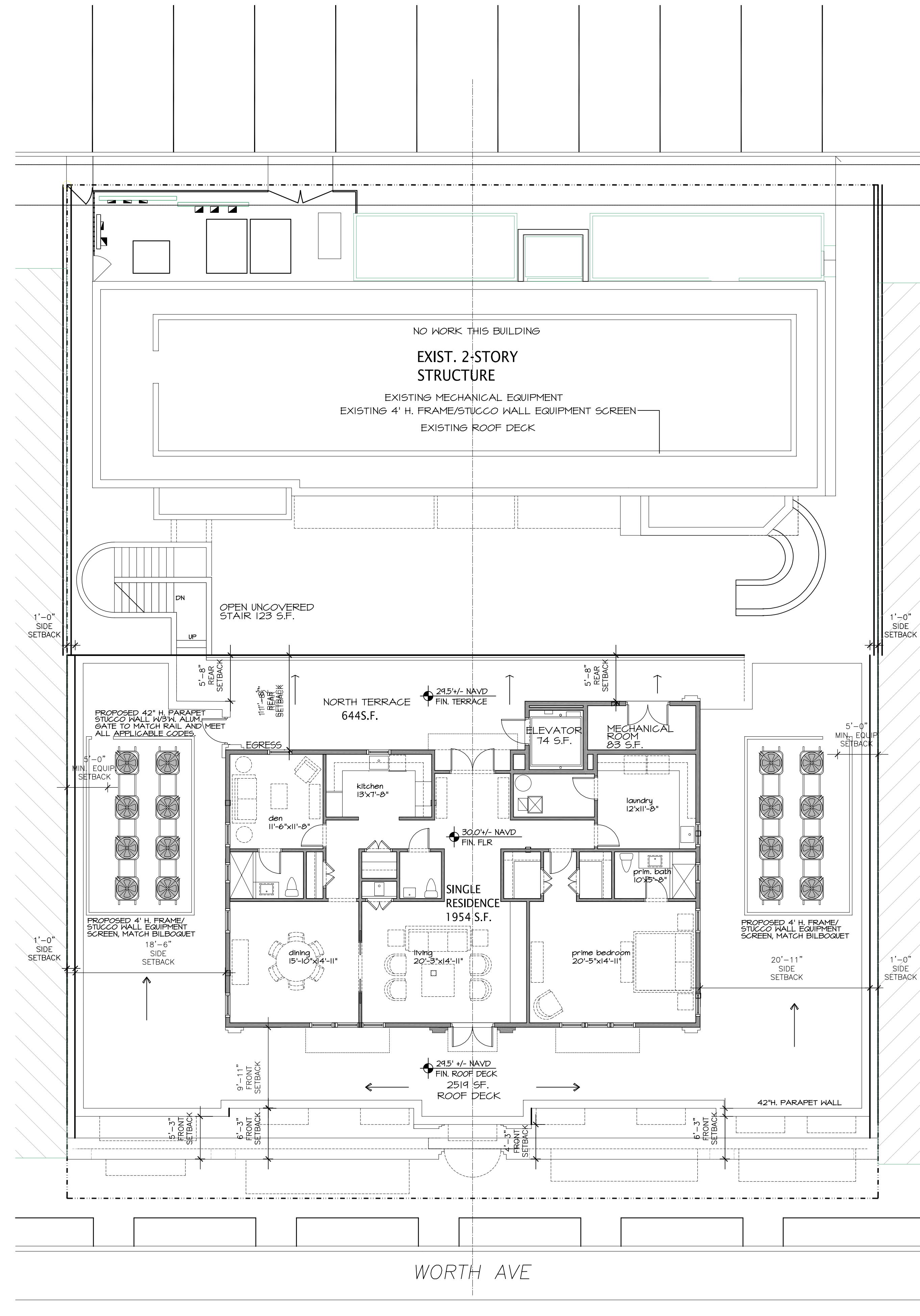
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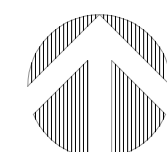
PROPOSED THIRD FLOOR ROOF PLAN

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

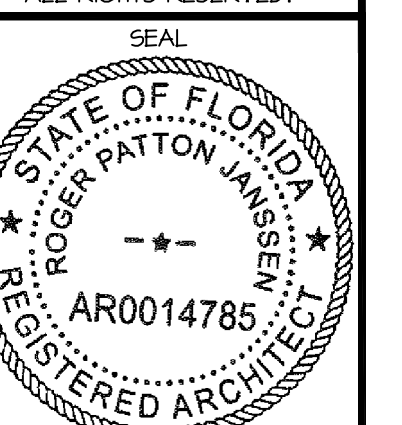
DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, 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
• 10.21.2023 TC STAIR OPTION
• 12.04.2023 ARCOM SUBMITTAL
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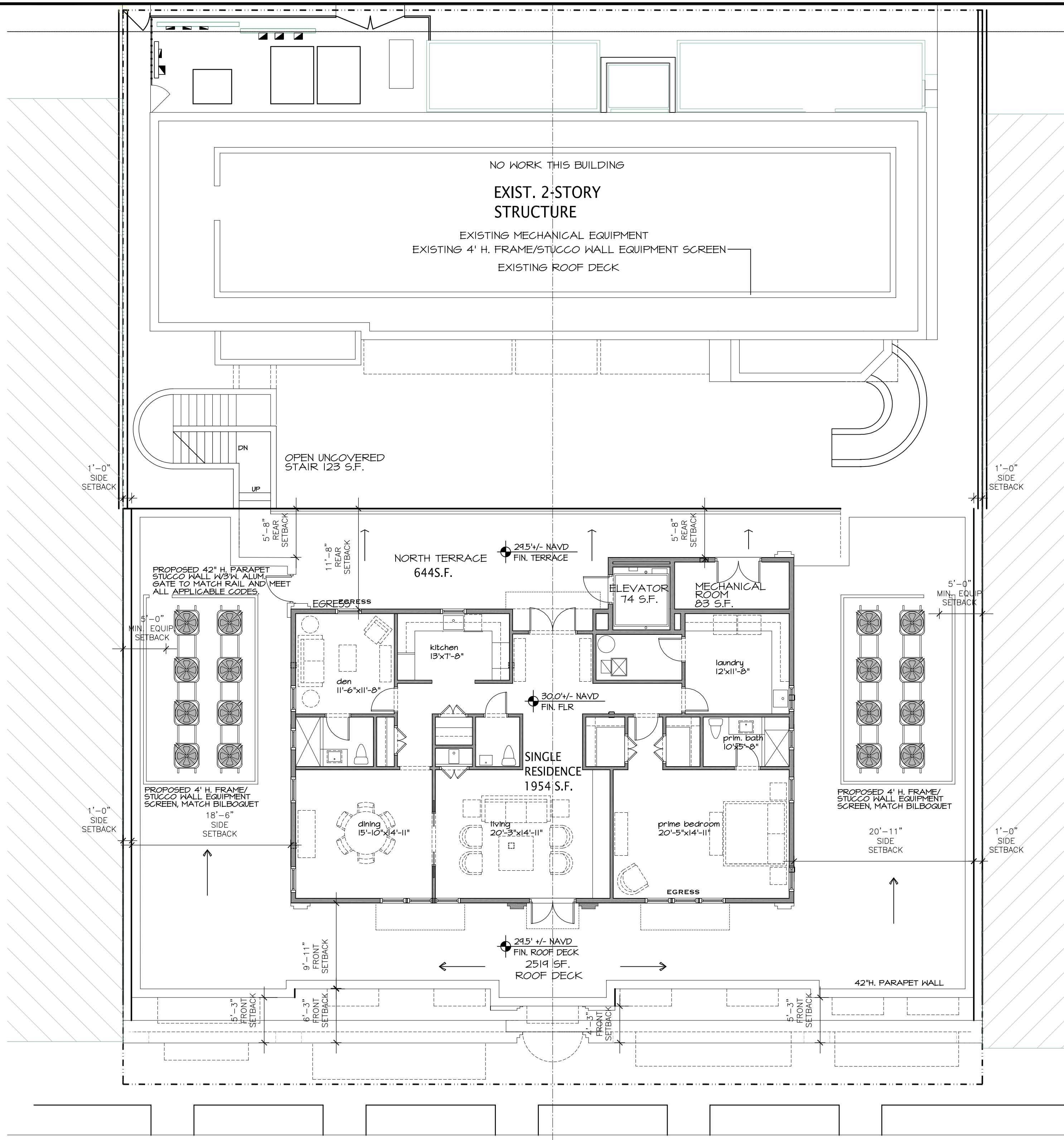
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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.02

JOB NUMBER: 21-112



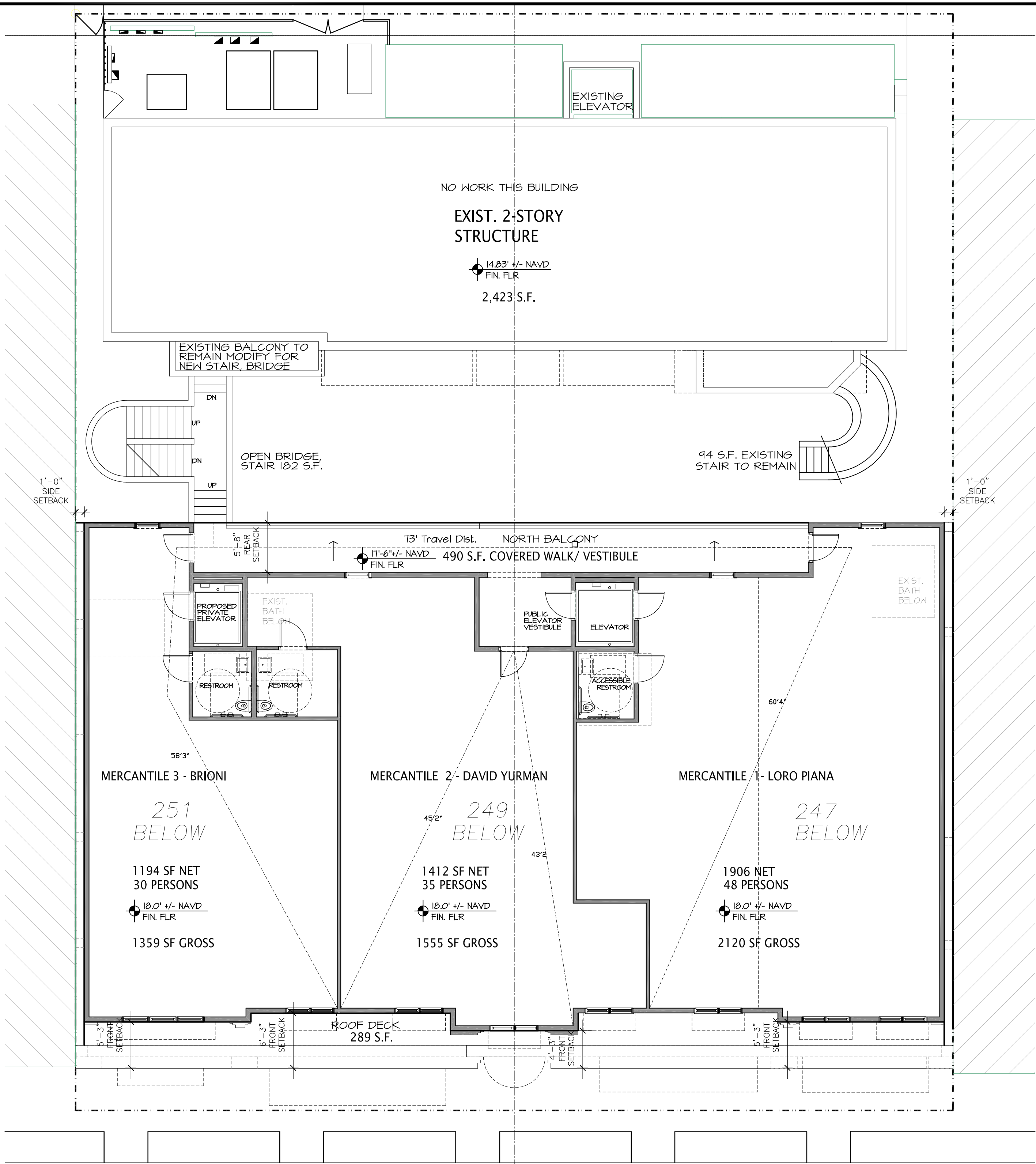
PROPOSED THIRD FLOOR PLAN

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: 561-933-4107, LICENSE #AA-C00174

DATE: 08.28.2023

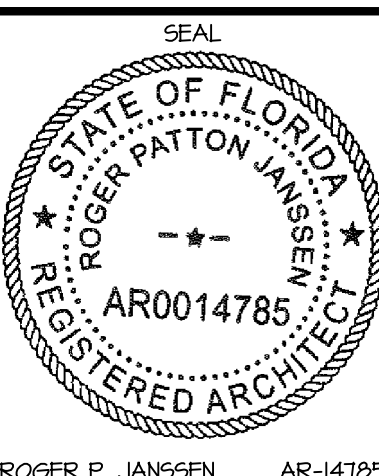
DRAWN: MJS

REVISIONS:

- 05.11.2023 FIRST SUBMITTAL
- 05.30.2023 SECOND SUBMITTAL
- 06.26.2023 RESUBMIT SECOND SUBMITTAL
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- 10.27.2023 TC STAIR OPTION
- 12.04.2023 ARCOM SUBMITTAL

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A-1.03

JOB NUMBER: 21-112



PERSPECTIVE LOOKING EAST ON WORTH
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

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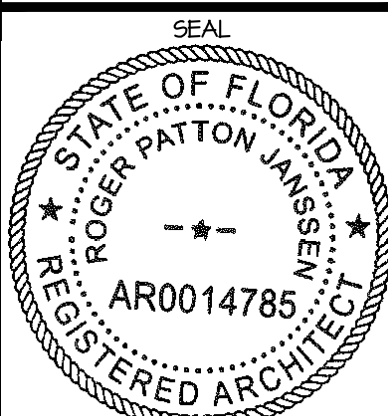
REVISIONS:

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- 05.30.2023 SECOND SUBMITTAL
- 06.26.2023 RESUBMIT SECOND SUBMITTAL
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- 08.28.2023 RESUBMIT SUBMITTAL
- 09.12.2023 FINAL SUBMITTAL

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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

DAILEY JANSSEN ARCHITECTS

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

DATE: 08.28.2023
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• 08.28.2023 RESUBMIT SUBMITTAL

• 09.12.2023 FINAL SUBMITTAL

• 10.27.2023 TC STAIR OPTION

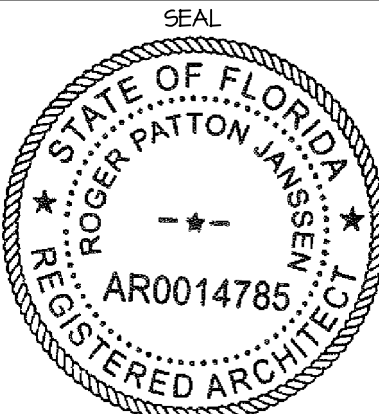
• 12.04.2023 ARCOM SUBMITTAL

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ROGER P. JANSSEN AR-14785
DRAWING NO.

REN 3

JOB NUMBER: 21-112



COURTYARD PERSPECTIVE EXISTING STAIR LOOKING EAST
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

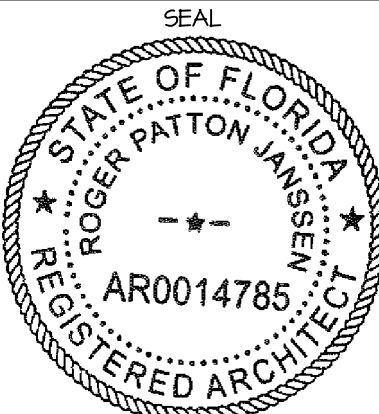
REVISIONS:

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- 10.27.2023 TC STAIR OPTION

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ROGER P. JANSSEN AR-14785

DRAWING NO.

REN 6

JOB NUMBER:

21-112



COURTYARD PERSPECTIVE PROPOSED STAIR 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

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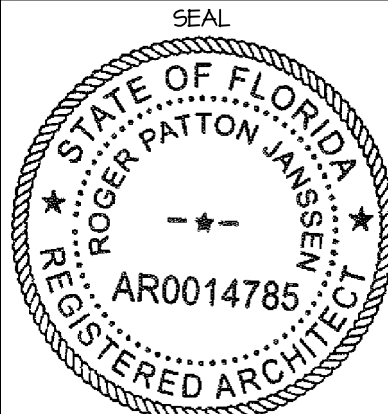
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- 07.31.2023 RESUBMIT SUBMITTAL
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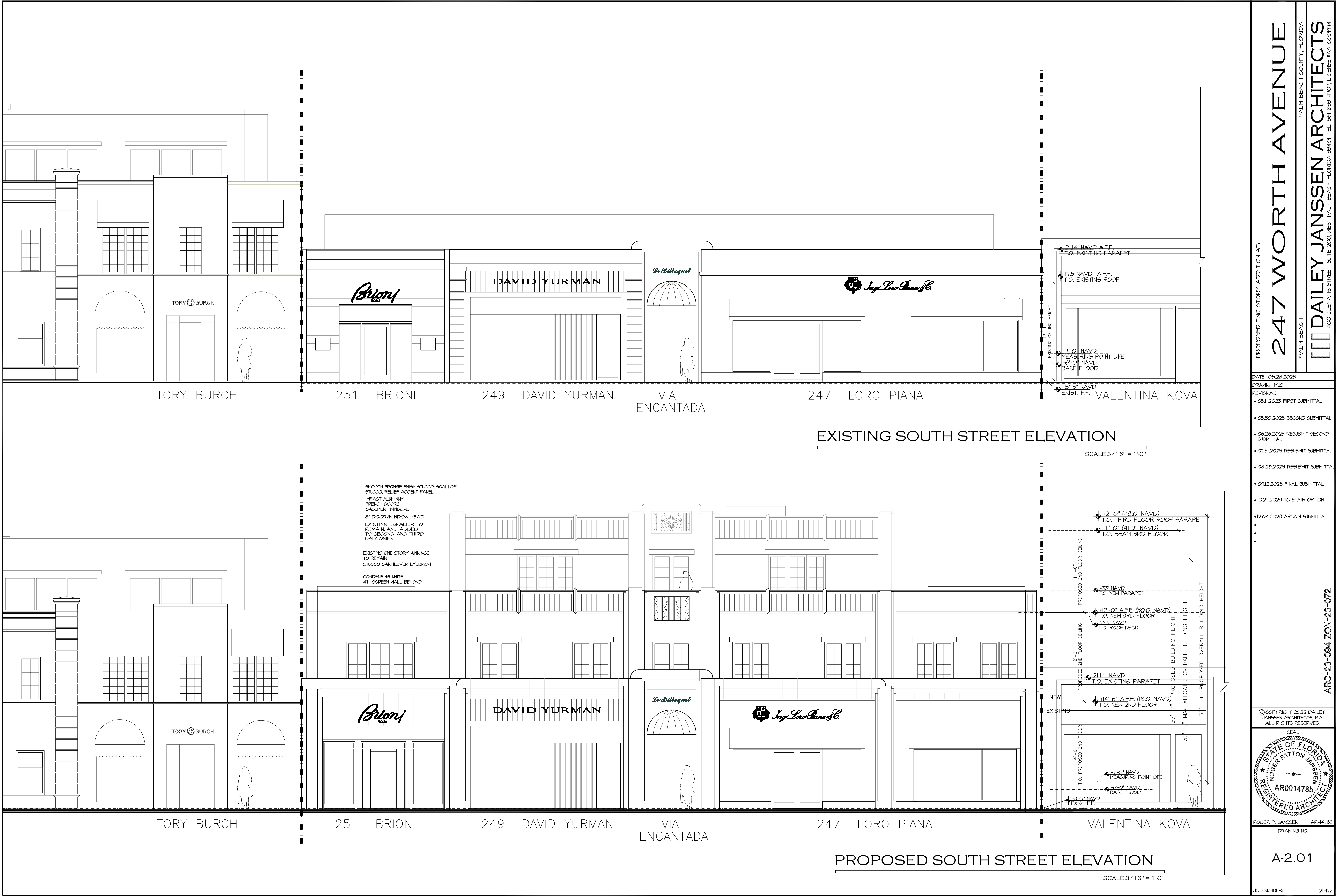
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ROGER P. JANSSEN AR-14785
DRAWING NO.

REN 7

JOB NUMBER: 21-112



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: 561-833-4101, 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

• 10.21.2023 TC STAIR OPTION

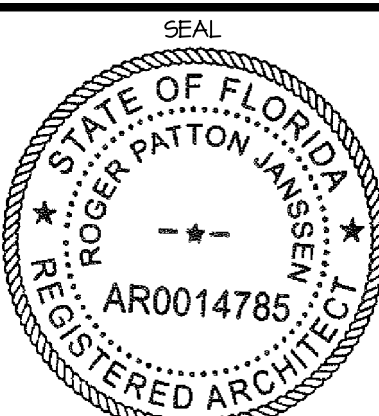
• 12.04.2023 ARCOM SUBMITTAL

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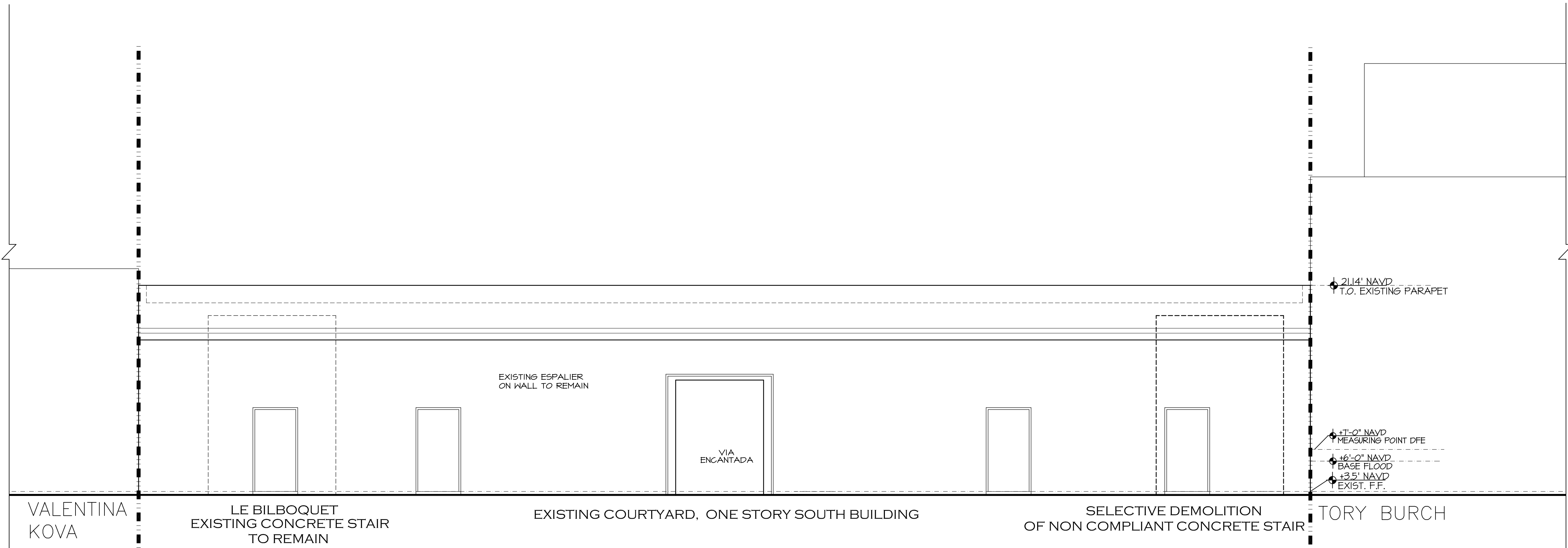
ROGER P. JANSSEN AR-14785

DRAWING NO.

A-2.01

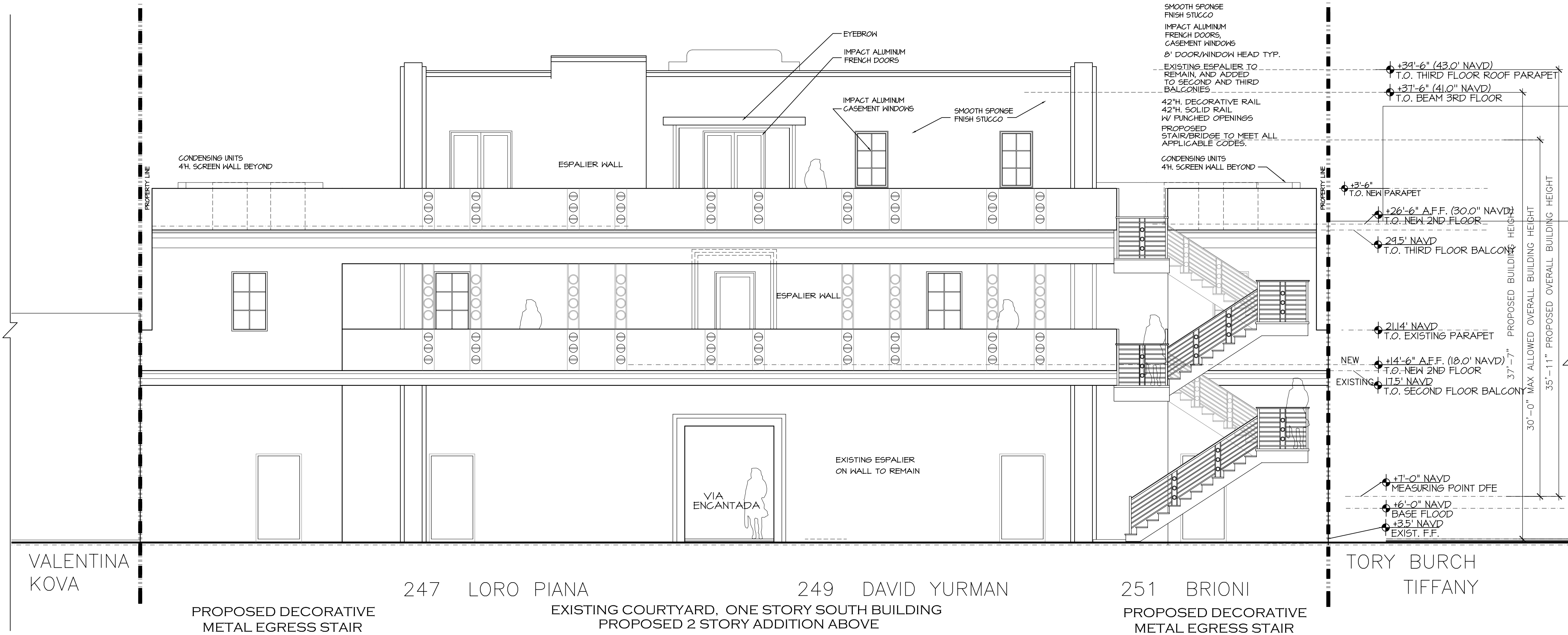
JOB NUMBER:

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: 561-933-4101, 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

• 10.21.2023 TC STAIR OPTION

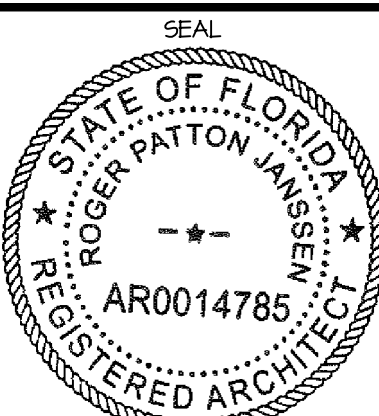
• 12.04.2023 ARCOM SUBMITTAL

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ARC-23-094 ZON-23-072

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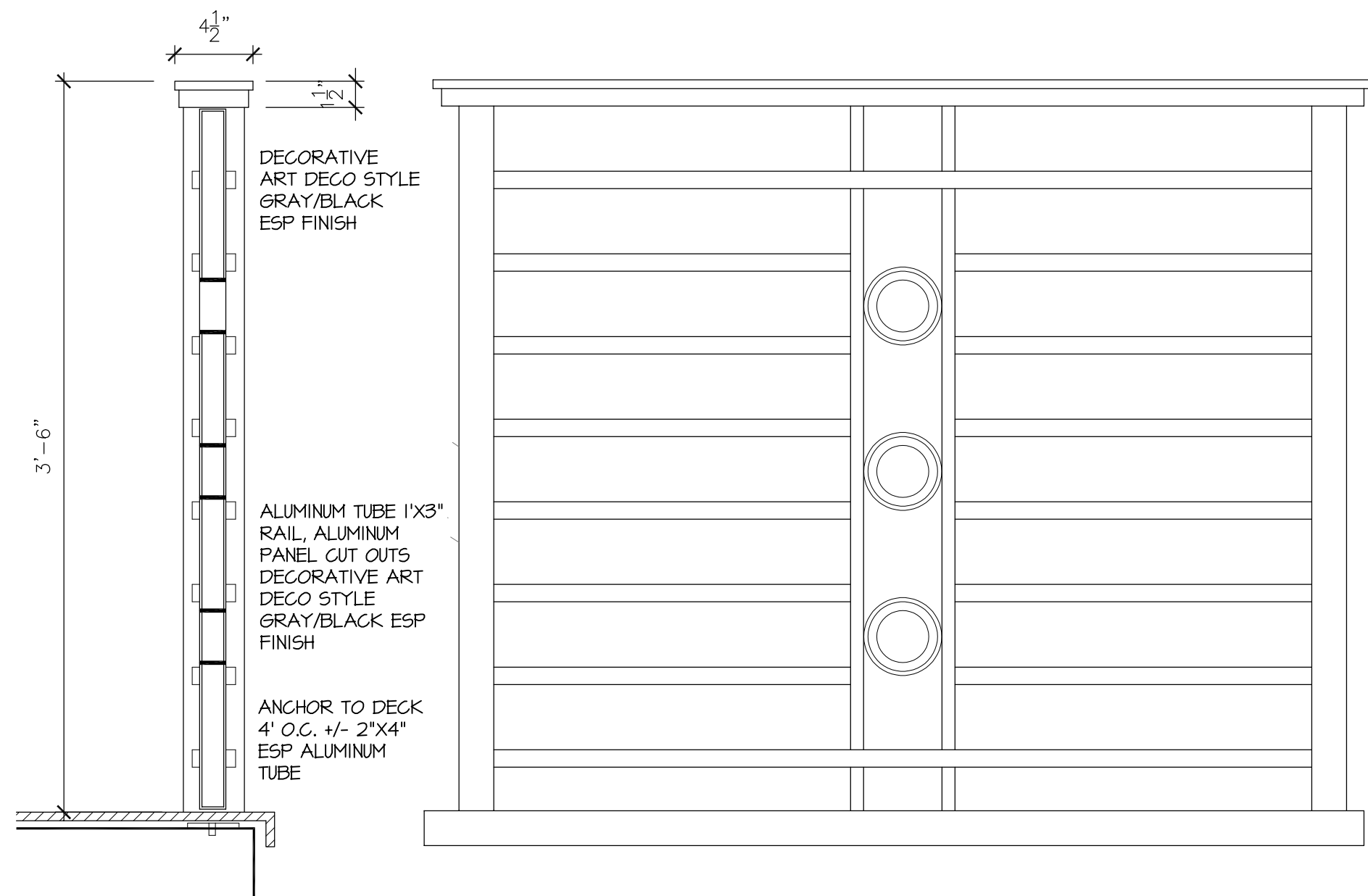
ROGER P. JANSSEN AR-14785

DRAWING NO.

A-2.02

JOB NUMBER:

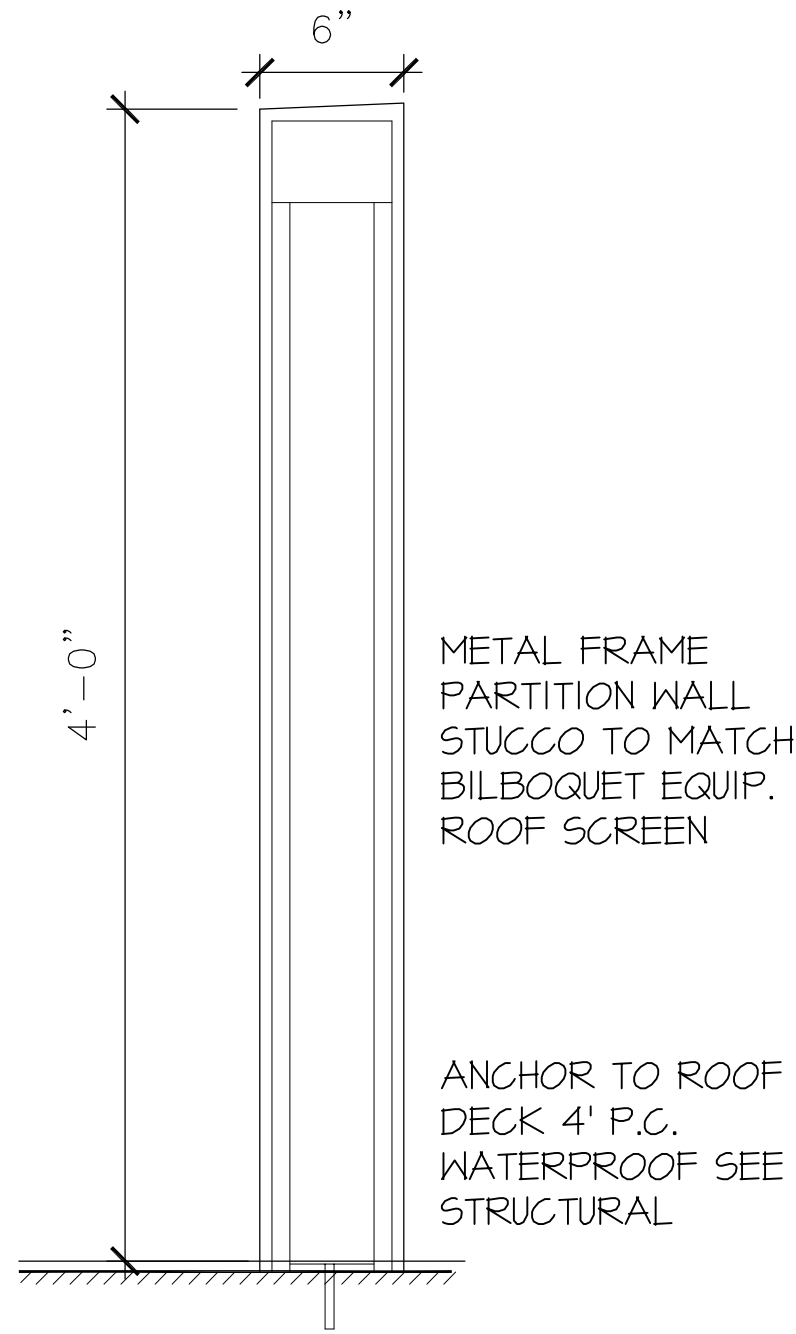
21-112



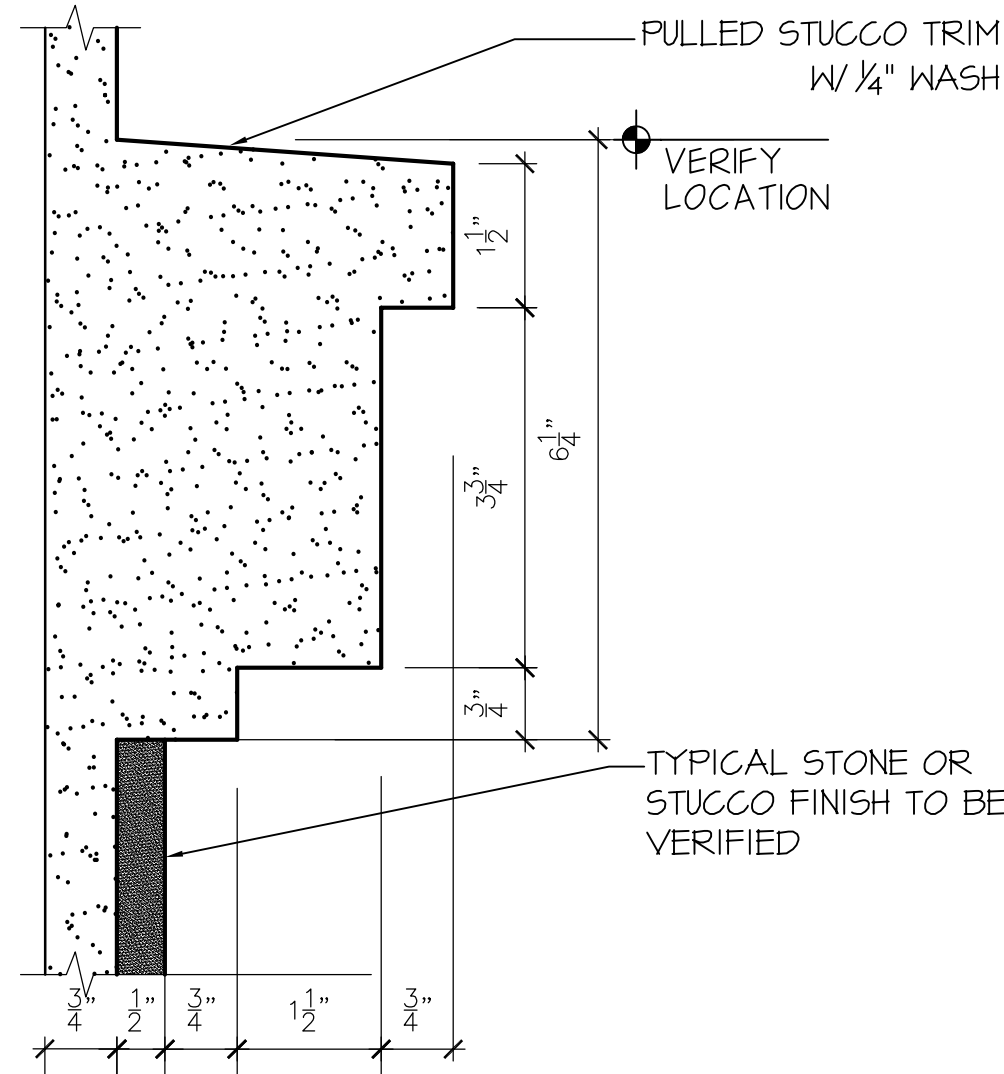
F PROPOSED METAL STAIR RAIL
ALUMINUM ESP FINISH-GRAY/BLACK



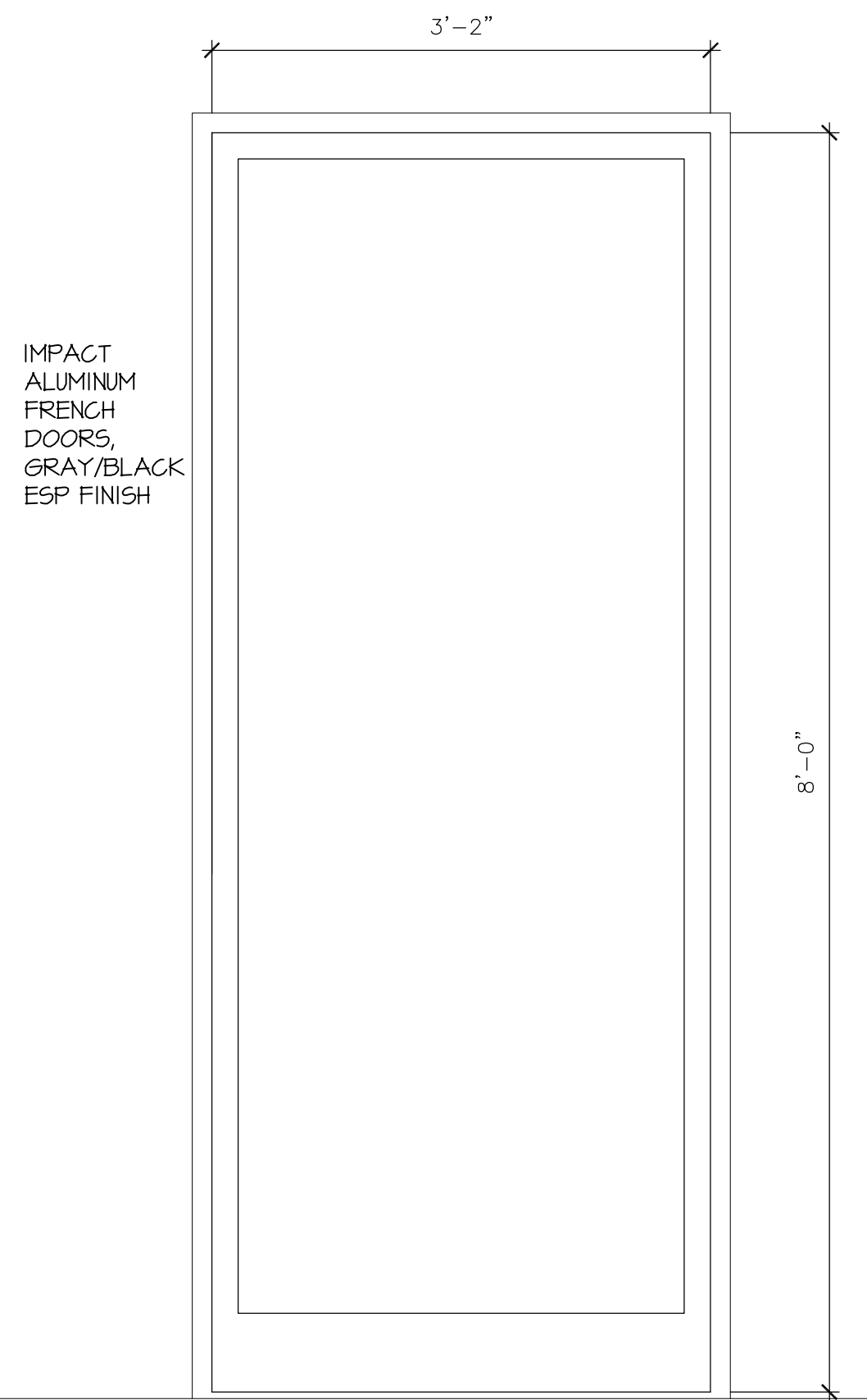
EXISTING AC SCREEN WALL
@ LE BILBOQUET



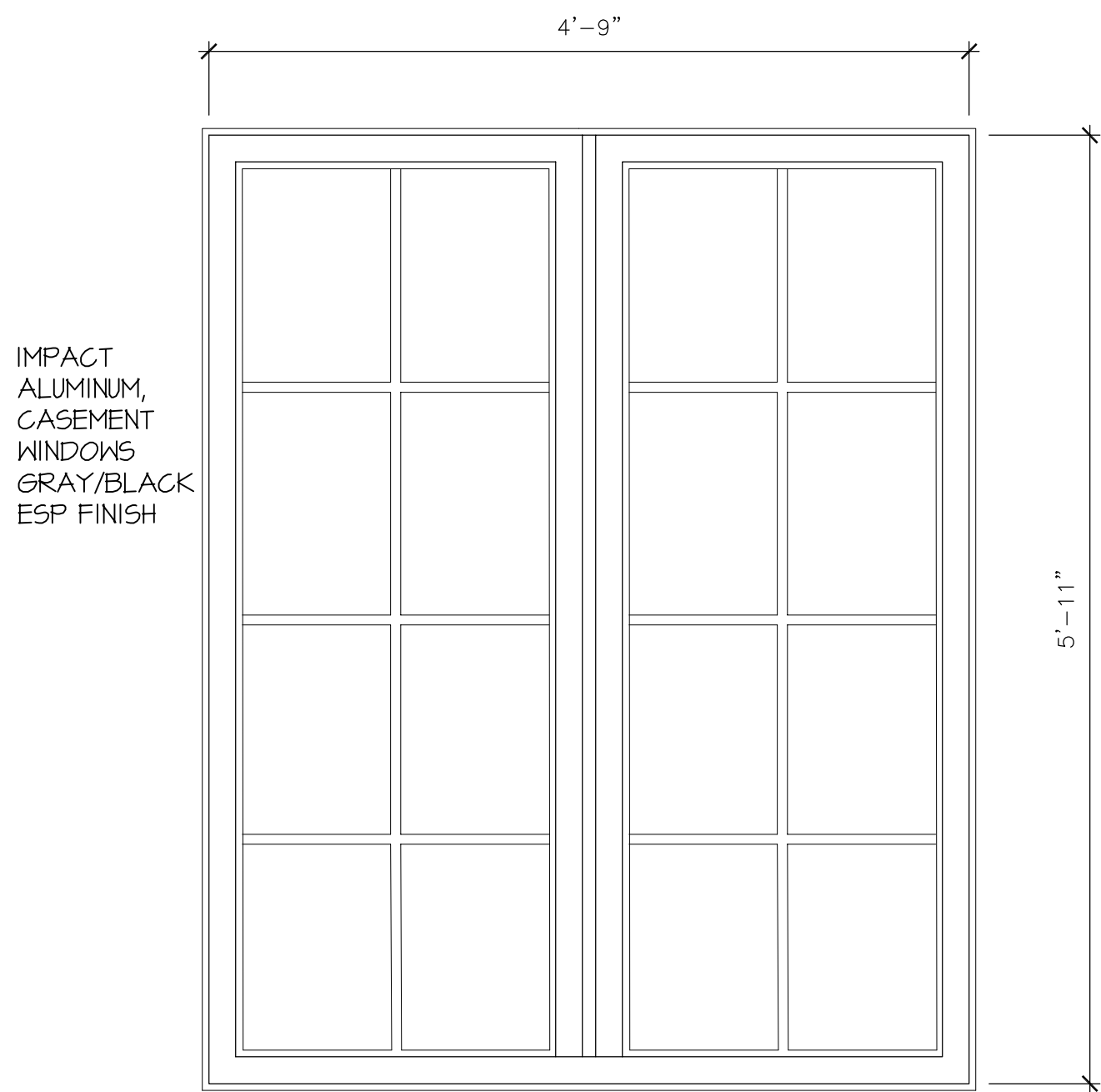
ROOF AC SCREEN WALL
SCALE 1 1/2" = 1'-0"



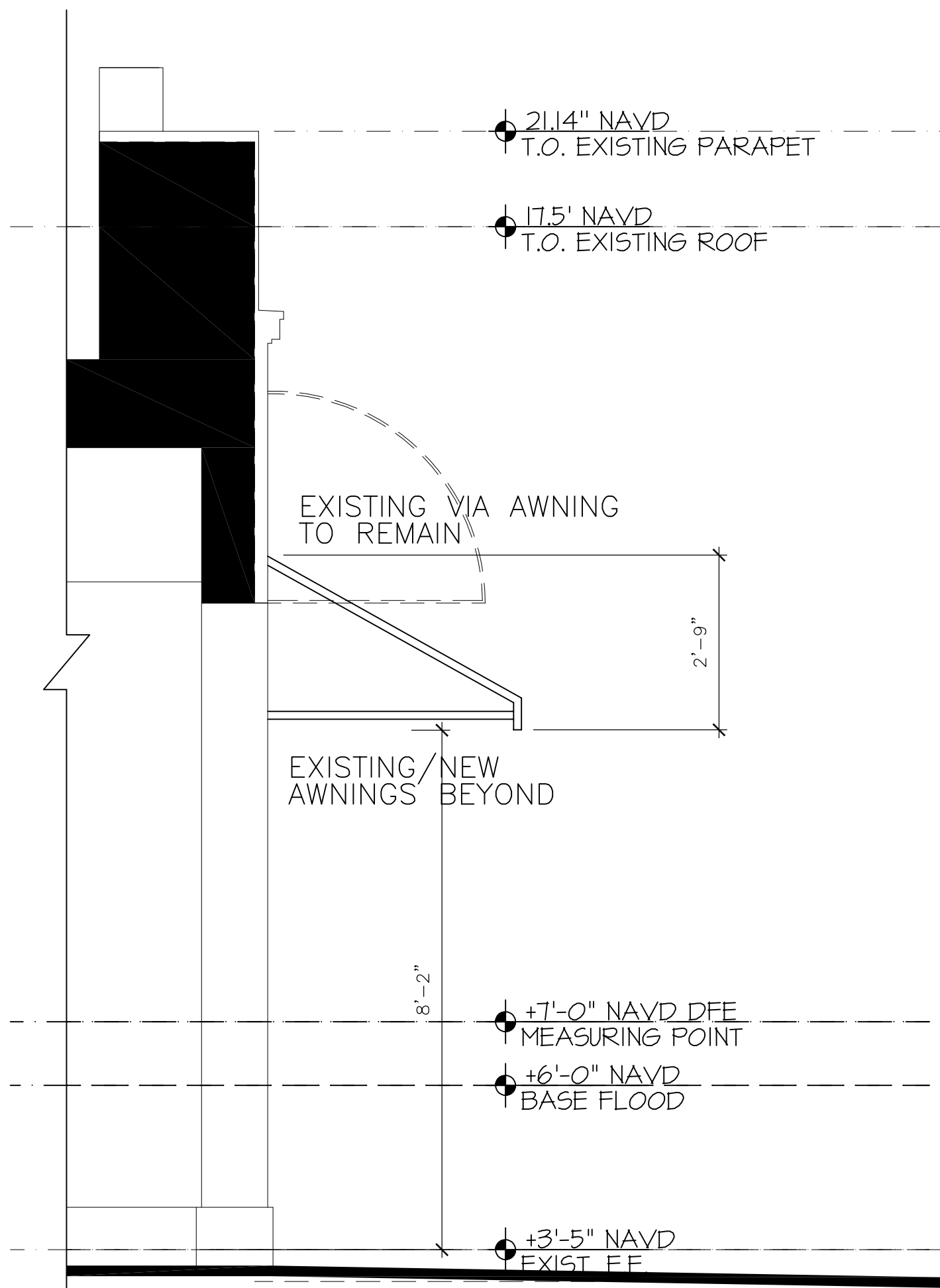
B STUCCO TRIM COURSE PROFILE
SCALE 6" = 1'-0"



E ALUMINUM, GLASS ENTRY DOORS
PAIR DOORS SIMILAR



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



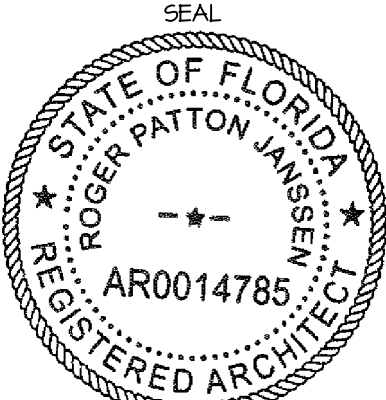
A EXISTING ONE STORY AWNINGS
SCALE 1/2" = 1'-0"

PROPOSED TWO STORY ADDITION AT:

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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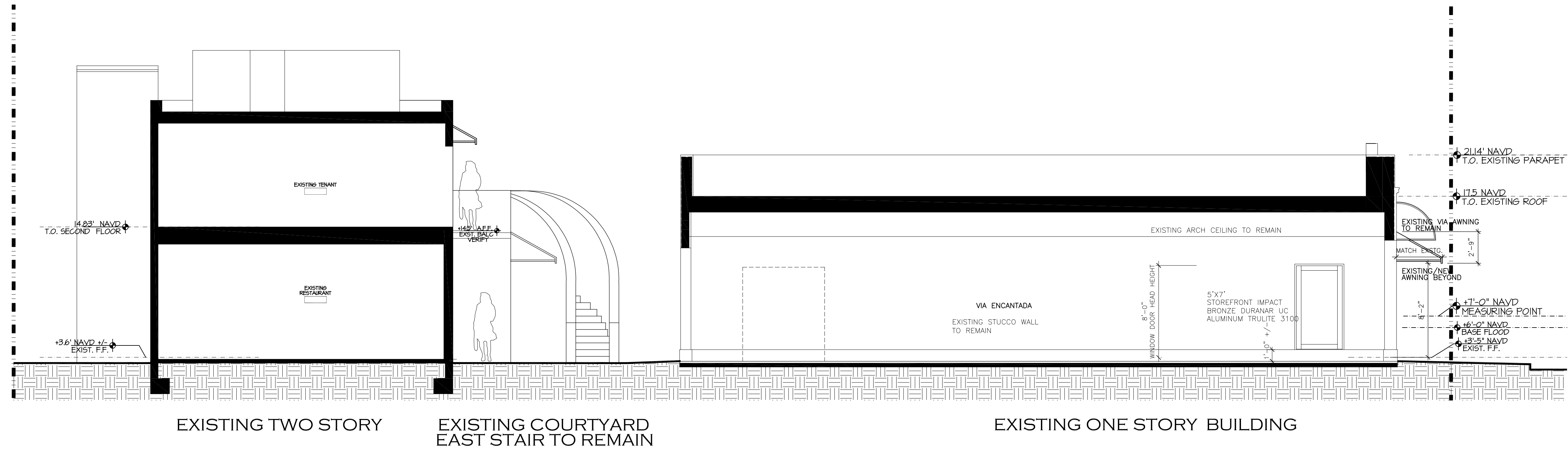
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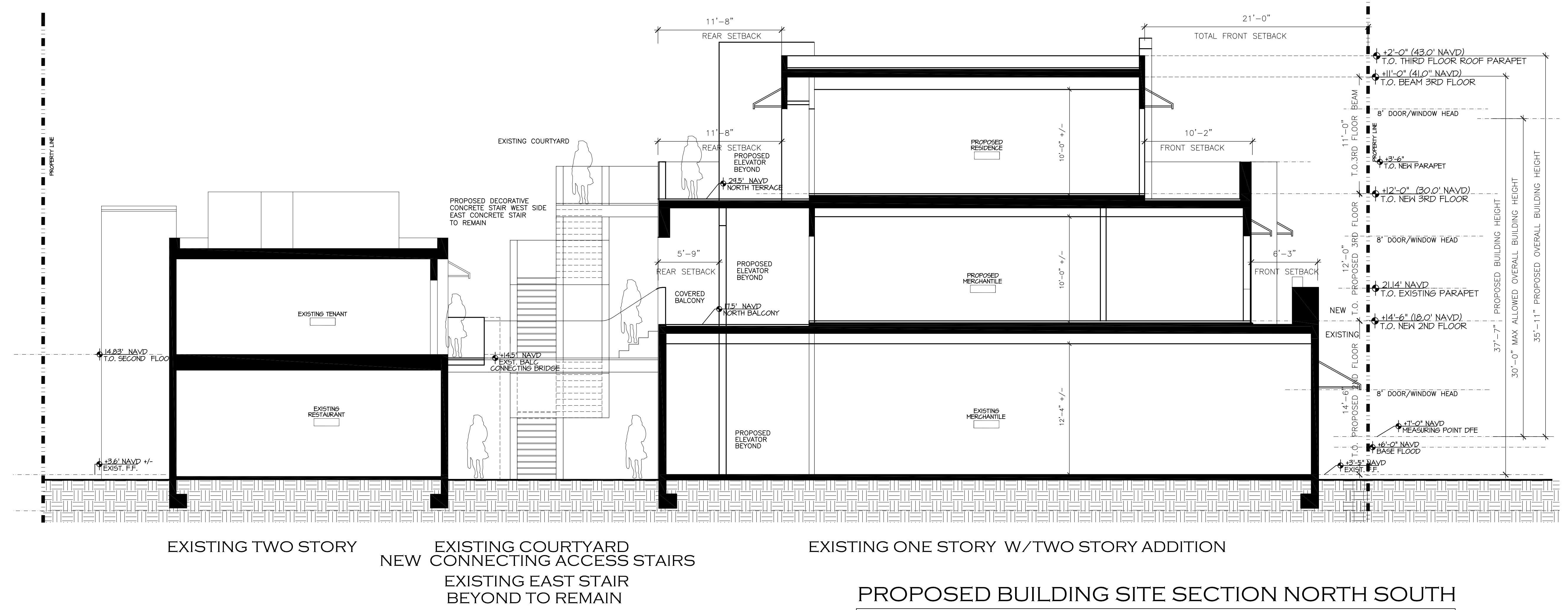
ROGER P. JANSSEN AR-14785
DRAWING NO.

A-2.03

JOB NUMBER: 21-112



EXISTING BUILDINGS SITE SECTION NORTH SOUTH
SCALE: 3/16" = 1'-0"



PROPOSED BUILDING SITE SECTION NORTH SOUTH
SCALE: 3/16" = 1'-0"

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

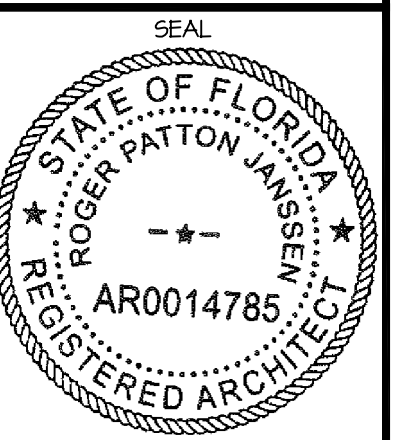
DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE 1AA-C001914

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
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• 09.12.2023 FINAL SUBMITTAL
• 10.21.2023 TC STAIR OPTION
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A-3.01

JOB NUMBER: 21-172



STUCCO SCALLOP DETAIL



STUCCO WALL STEP, RELIEF DETAIL

REFERENCE ART DECO DETAILS



1948 ARCHIVE PHOTO CURRENT BRIONI TENANT

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: 08.28.2023

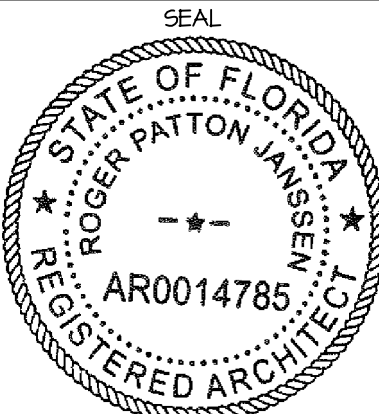
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REVISIONS:

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- 06.26.2023 RESUBMIT SECOND SUBMITTAL
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- 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.

A-2.04

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

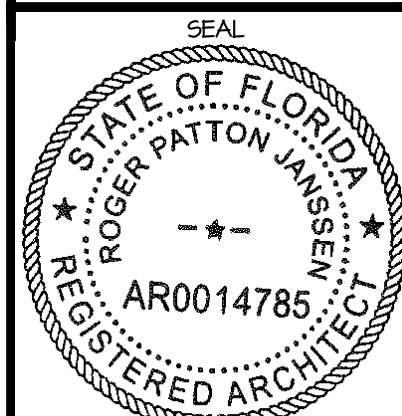
REVISIONS:

- 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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ROGER P. JANSSEN AR-14785

DRAWING NO.

REN 4

JOB NUMBER: 21-112