

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

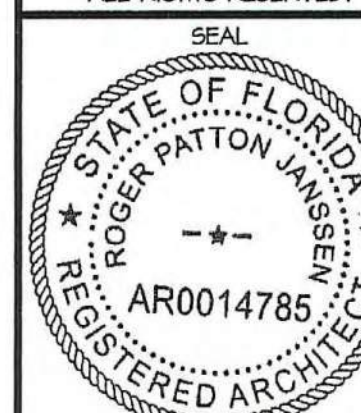
• 05.30.2023 SECOND SUBMITTAL

• 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"

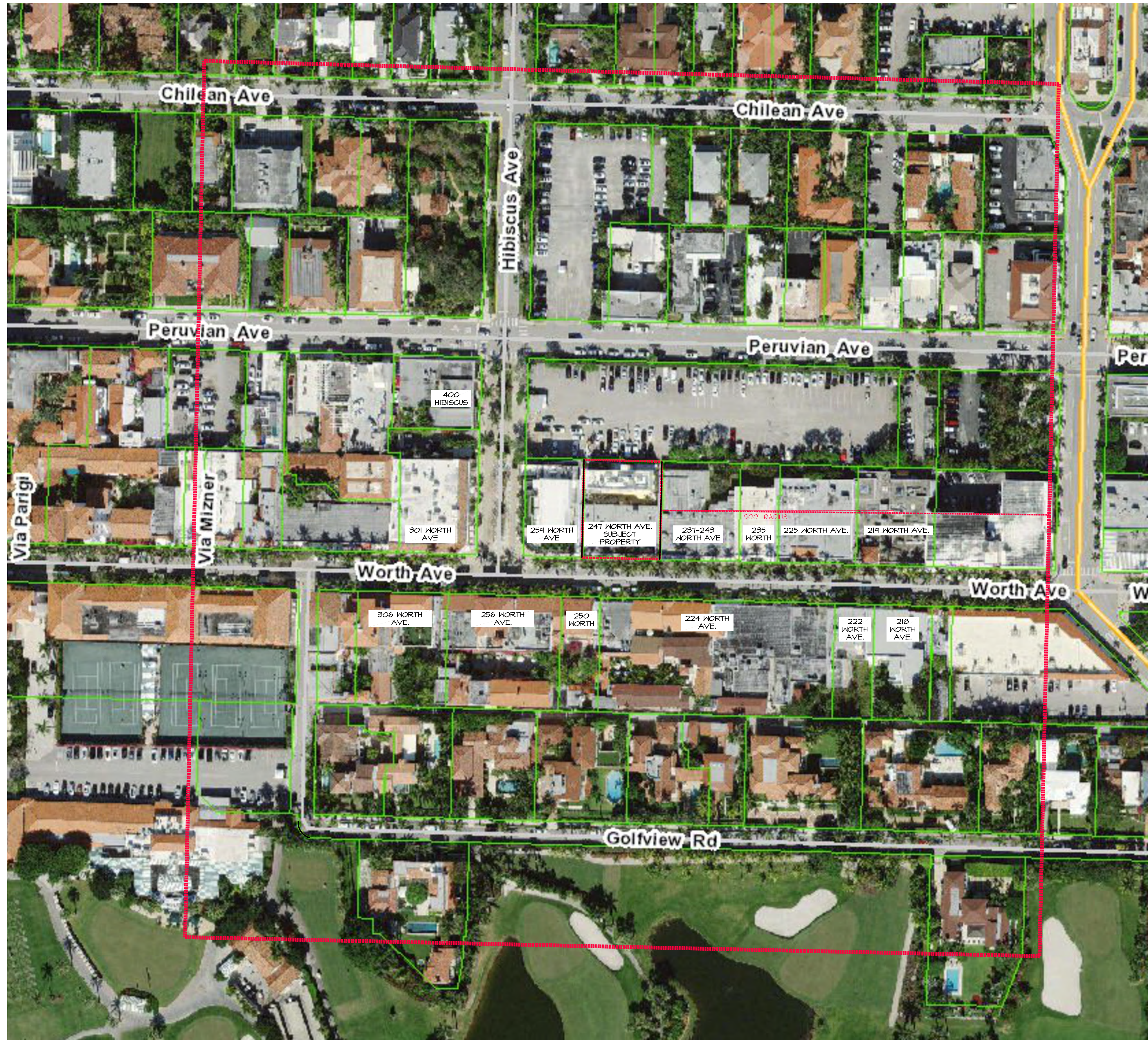


PARTIAL WORTH PROPOSED STREETSCAPE

SCALE 1/8"=1'-0"



RECEIVED  
By yfigueroa at 12:30 pm, Dec 01, 2023



VICINITY AERIAL  
1000' RADIUS

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NTS

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: 05.30.2023

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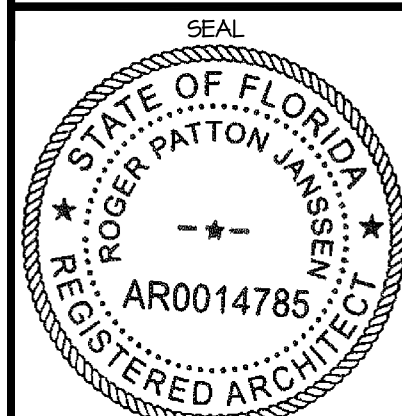
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ROGER P. JANSSEN AR-14785  
DRAWING NO.

SP-1.1

JOB NUMBER: 21-112













## NEIGHBORING PROPERTIES

PROCESSED BY THE  
FEDERAL BUREAU OF  
INVESTIGATION  
AND  
THE  
FEDERAL  
BUREAU OF  
INVESTIGATION  
AND  
THE  
FEDERAL  
BUREAU OF  
INVESTIGATION

247 WORTH AVENUE

**Table 1**

DAILEY JANSSEN ARCHITECTS

DATE: 05.30.2023

DRAWN: MJ

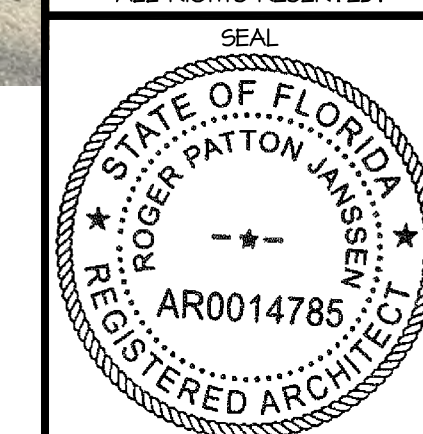
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ROGER P. JANSSEN AR-14785

DRAWING N.

SP-1.4

JOB NUMBER

21-172





### NEIGHBORING PROPERTIES

247 WORTH AVENUE

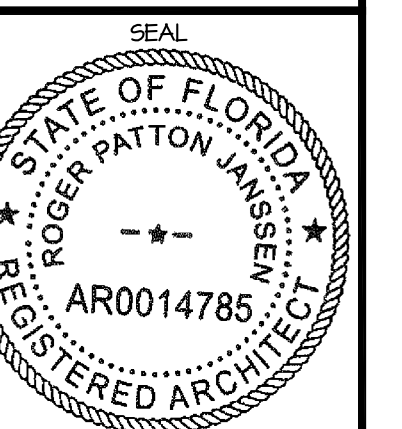
**DAILEY JANSSEN ARCHITECTS**  
400 CLEMATIS STREET, SUITE 200, NEST PALM BEACH, FLORIDA 33401, TEL.: 561-833-4101, LICENSE #AA-C001914

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DATE: 05.30.2023
NAME: MJS
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710 03 NOV 48 07 21M

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GER P. JANSSEN AR-14785  
DRAWING NO.

P-1.5

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: 561-933-4101, LICENSE #AA-C001174

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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  
PALM BEACH  
PALM BEACH COUNTY, FLORIDA

**DAILEY JANSSEN ARCHITECTS**  
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-693-4101, LICENSE #AA-C000174

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TE: 05.30.2023

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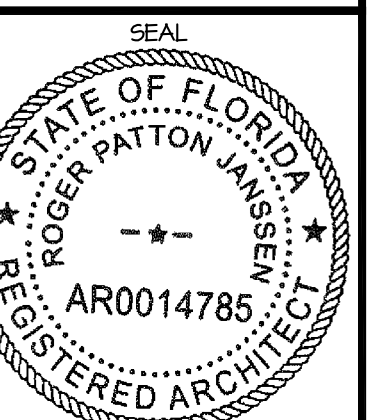
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GER P. JANSSEN AR-14785

DRAWING NO.

P-1.7

3 NUMBER:

72





235 Peruvian Avenue



231 Peruvian Avenue



225 Peruvian Avenue



311 Peruvian Avenue



249 Peruvian Avenue

NEIGHBORING PROPERTIES

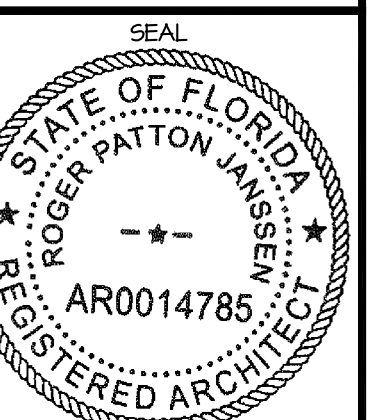
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PALM BEACH

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

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ROGER P. JANSSEN AR-14785  
DRAWING NO.

SP-1.8

JOB NUMBER: 21-112





EAST COURTYARD

## EXISTING COURTYARD PHOTOS

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

Palm Beach County, Florida

DAILEY JANSSEN ARCHITECTS  
400 CHAMBERS STREET SUITE 200 WEST PALM BEACH, FL 33401 TEL: 561-833-4701 | FAX 561-833-4702  
WWW.DJARCHITECTS.COM

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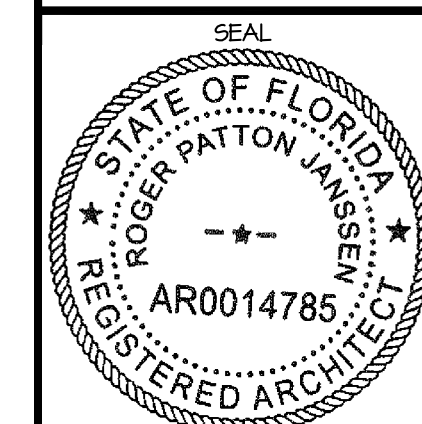
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ROGER P. JANSSEN      AR-14785

DRAWING NO.

SP-1.9

JOB NUMBER:

21-172





405 Hibiscus Avenue Parking Lot  
North Side Tiffany, Le Bilboquet



405 Hibiscus Avenue Parking Lot  
North Side Tiffany 259 Worth



405 Hibiscus Avenue Parking Lot  
North Side Le Bilboquet, 247 Worth

NEIGHBORING PROPERTIES

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

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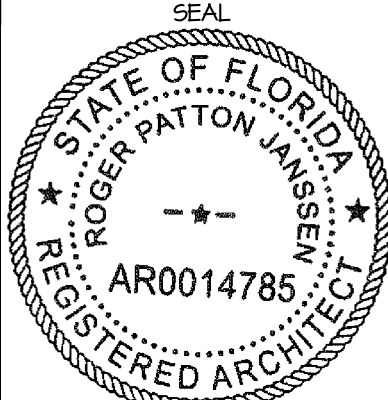
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ROGER P. JANSSEN AR-14785

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JOB NUMBER:

21-112





LE BILBOQUET NORTH EQUIPMENT AREA

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH

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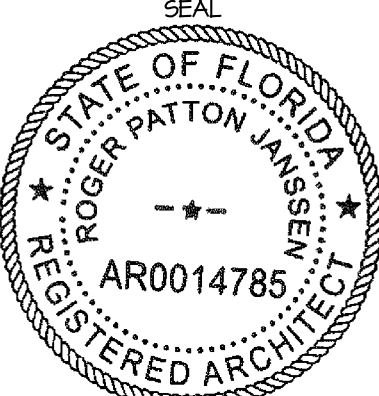
• 06/26/2023 RESUBMIT SECOND SUBMITTAL

• 07/31/2023 RESUBMIT SUBMITTAL

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ROGER P. JANSSEN AR-14785

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SP-1.11

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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



If value is not changing, enter N/C

11/30/2023