

PROPOSED NEW RESIDENCE AT:

217 BAHAMA LN

RECEIVED

By yfigueroa at 1:50 pm, Jan 04, 2024

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

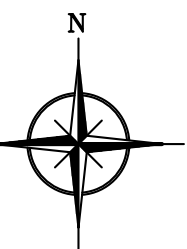
ARCOM REVISION 02 PRESENTATION: 01.24.2024
ARCOM REVISION 01 PRESENTATION: 09.22.2023
ARCOM REVISION 01: 09.05.2023
PRESENTATION SUBMITTAL: 08.18.2023
FINAL SUBMITTAL: 07.11.2023
ARC-23-092 - ARCOM MEETING: 08.23.2023
ZON-23-070 - TOWN COUNCIL MEETING: 02.14.2024

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C1	LOT GRADING PLAN		
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LOCATION MAP
PALM BEACH, FL
N.T.S.



CONSULTANTS AND ENGINEERS:							
GENERAL CONTRACTOR:	GEOTECHNICAL ENGINEER:	STRUCTURAL ENGINEER:	MEP ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:	JOB NUMBER: ISSUED FOR PRE-APP REVIEW: ISSUED FOR FIRST SUBMITTAL: ISSUED FOR SECOND SUBMITTAL: ISSUED FOR FINAL SUBMITTAL: ISSUED FOR ARCOM REV 01 SUBMITTAL: ISSUED FOR ARCOM REV 02 SUBMITTAL: ARCOM APPROVAL:
				STORMWATERJ ENGINEERING, INC. 1055 INDIAN ROAD, SUITE 202 WEST PALM BEACH, FL, 33409 561-242-0028	NIEVERA WILLIAMS DESIGN 625 N. FLAGLER DR, STE 502 WEST PALM BEACH, FL 33401 561-654-2820	COMPASS SURVEYING 6250 N MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FL 33407 561-640-4800	23-122 04.23.23 06.08.23 06.26.23 07.11.23 09.05.23 01.04.24

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

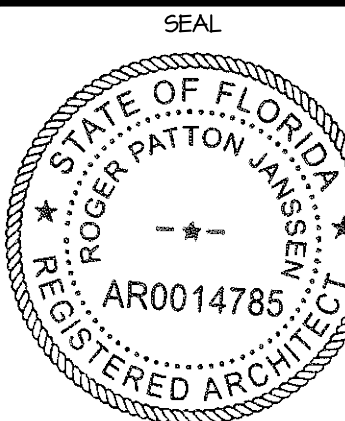
DATE: 2023.08.06

DRAWN: JB

REVISIONS:

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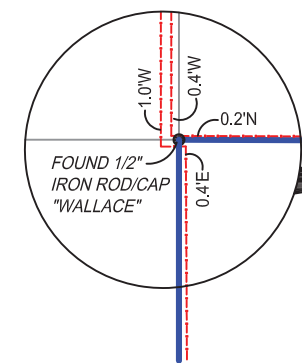
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

A0.00

JOB NUMBER: 23-122



CORNER DETAIL
NOT TO SCALE
LOT 4

CORNER ANGLE DATA

- (A) 90°00'00"
(B) 90°00'00"
(C) 89°48'27"
(D) 90°11'33"

FOUND P-K
NAIL/DISC
FOUND P-K
NAIL/DISC
LB #4569



GRAPHIC SCALE (In Feet)
1 inch = 15'

ORIENTATION BENCHMARK
PALM BEACH COUNTY BRASS DISK
"E310"
N.A.V.D. 1988 ELEVATION = 6.92

ORIGINAL FIELD WORK
COMPLETED BY:
TARGET SURVEYING, LLC
DATED: 10-05-2012
SURVEY #181058

I have reviewed OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S
LETTER FOR UPDATED TITLE REVIEW
ORT File Number: 21110067 AGENT FILE Number: 217 BAHAMA LANE
Dated: 4-2-2019 to 6-03-2021 @ 11:00PM
All policy and title search items have been abstracted
and all that apply are shown hereon

ITEM#	O.R.B.	PG.	CONVEYANCE	STATUS
1	30563	1637	CONTINUOUS MARRIAGE AFFIDAVIT	NOT PLOTTABLE
2	30563	1639	TRUST AFFIDAVIT	NOT PLOTTABLE
3	30563	1643	TRUSTEE'S DEED	NOT PLOTTABLE
4	30563	1645	WARRANTY DEED	NOT PLOTTABLE
5	30594	1455	NOTICE OF COMMENCEMENT	NOT PLOTTABLE
6	31509	58	NOTICE OF COMMENCEMENT	NOT PLOTTABLE
7	31603	677	UNDERGROUND EASEMENT	NOT PLOTTABLE
8	31644	606	UNDERGROUND EASEMENT	SHOWN HEREON

REVISIONS:

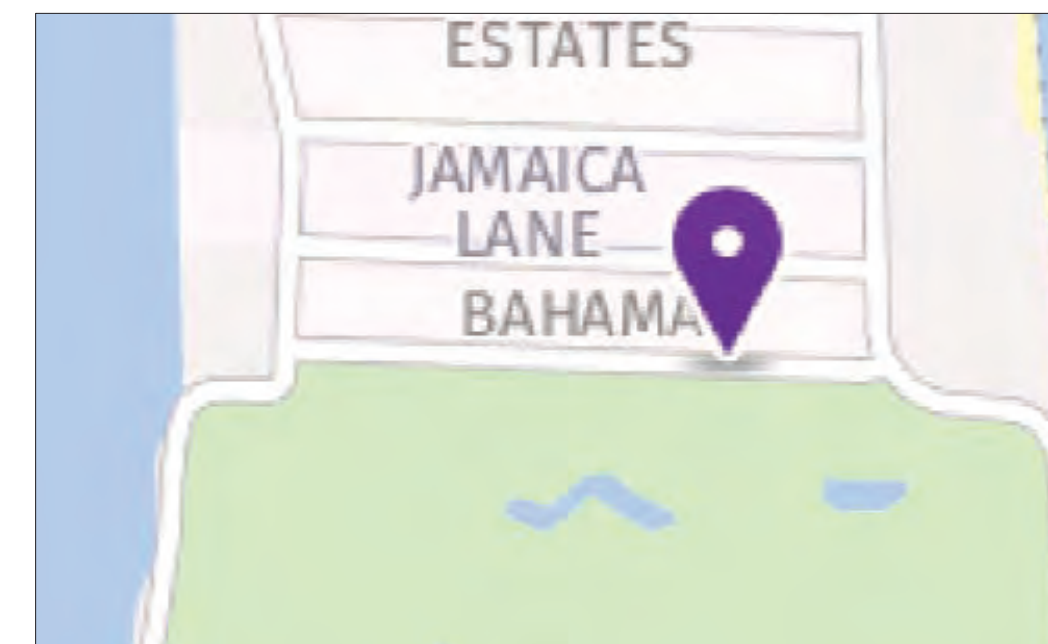
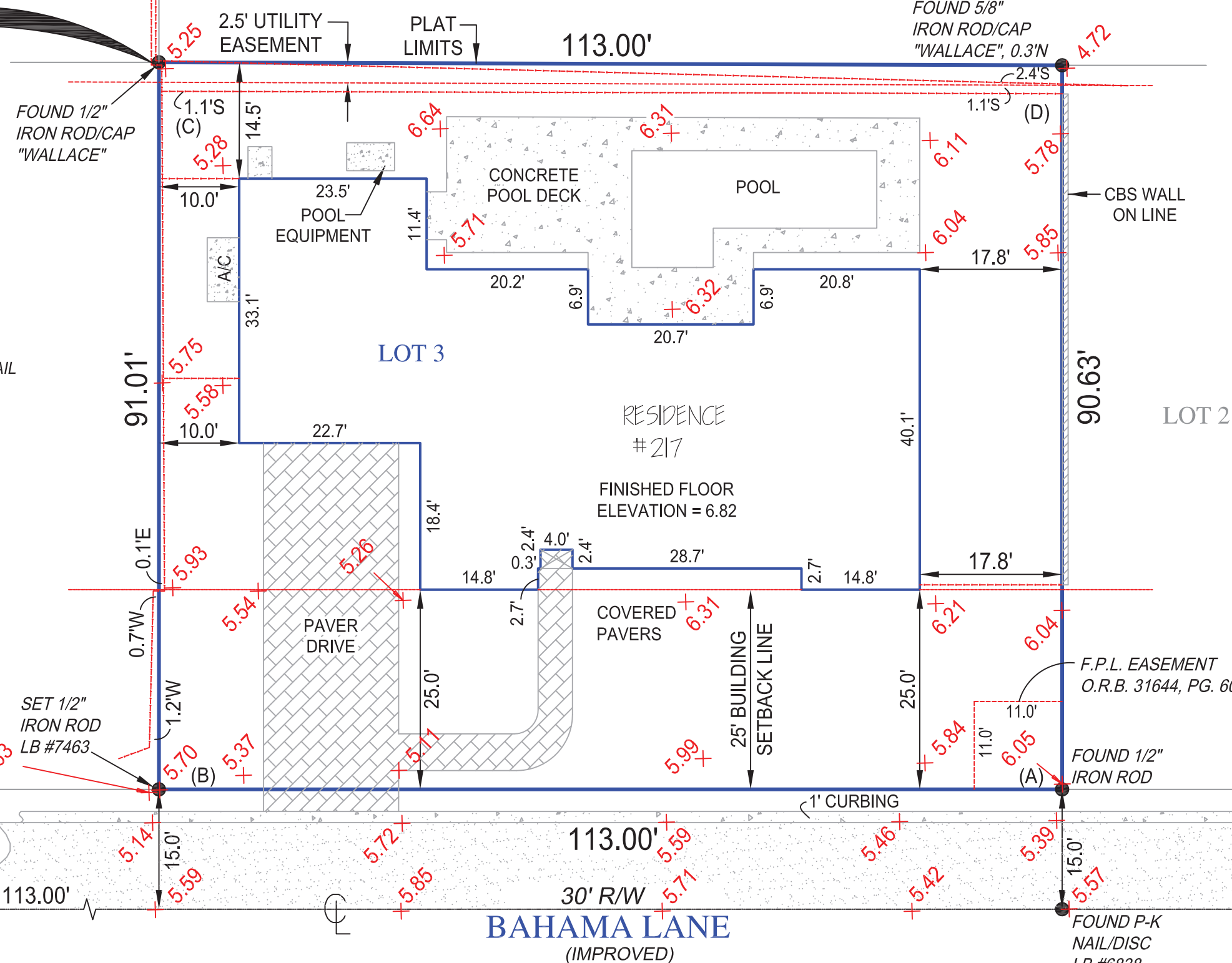
1. ADDED TOPOGRAPHY AND FINISHED FLOOR ELEVATION . . . 03-14-2019
2. REMOVED WALL AND ADDED NEW FENCES AND CONCRETE . . . 04-15-2021
3. SURVEY & TOPOGRAPHY UPDATE, TITLE REVIEW . . . 06-25-2021

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

JAMAICA LANE
PLAT BOOK 18, PAGE 93

FOUND 5/8"
IRON ROD/CAP
"WALLACE", 0.3"N



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOT 3, BAHAMA ADDITION, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 178,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA.

FLOOD ZONE: AE

COMMUNITY NUMBER: 120220

PANEL: 12099C0581

SUFFIX: F

BASE FLOOD ELEVATION: N.A.V.D. 88

FIRM DATE: 10-05-2017

ABBREVIATION DESCRIPTION:

A/C AIR CONDITIONER
C/L CENTERLINE
I.D. IDENTIFICATION
LB LICENSED BUSINESS
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
P-K PARKER KYLON NAIL
PSM PROFESSIONAL SURVEYOR MAPPER
R/W RIGHT OF WAY
XXX TOPOGRAPHIC ELEVATION

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A
TRUE AND CORRECT REPRESENTATION OF A SURVEY
PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT
A RAISED EMBOSSED SEAL AND SIGNATURE.

KENNETH
OSBORNE

Digitally signed by
KENNETH OSBORNE
Date: 2021.07.14 17:40:24
-04'00'

Kenneth J. Osborne PSM #6415

THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY & TOPOGRAPHICAL SURVEY OF

217 BAHAMA LANE
PALM BEACH, FL 33480

PREPARED FOR
JIM MCCANN

Project
C-16479
Date
09/17/2018
Scale
1" = 15'
Sheet
1 OF 1

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463

COMPASS
SURVEYING

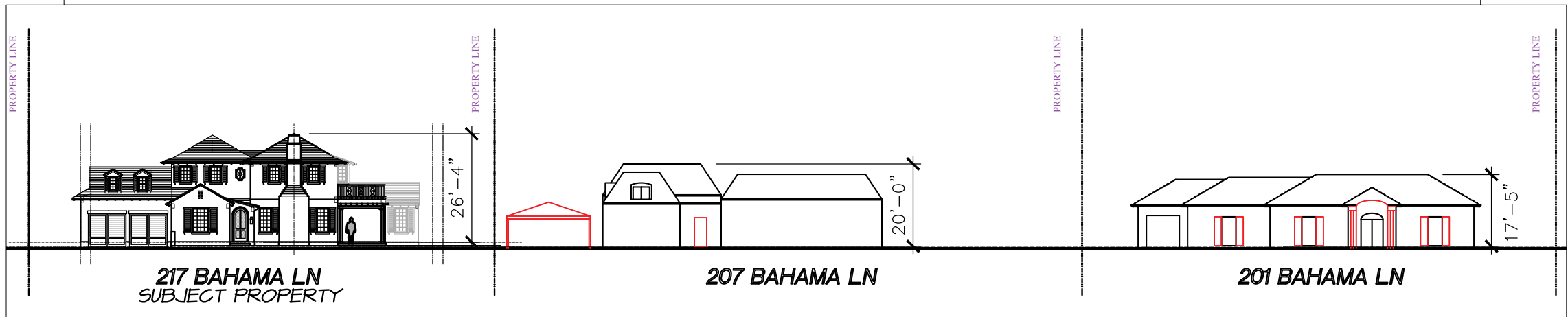
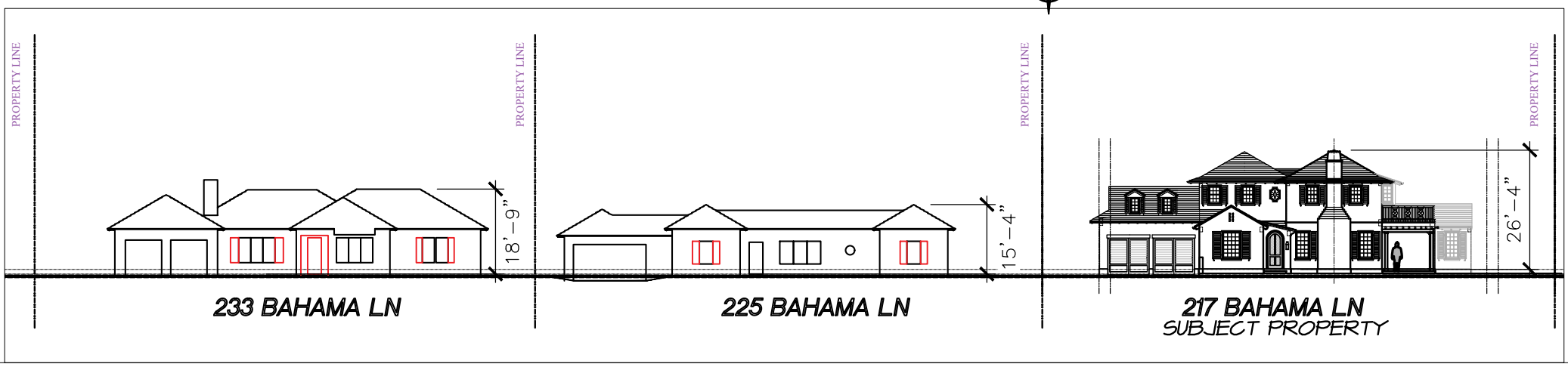
WWW.COMPASSSURVEYING.NET



AERIAL MAP



LOCATION PLAN



217 BAHAMA LN
STREETSCAPE
PROPOSED

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE WA-C00014

DATE: 2023.08.06
DRAWN: JB
REVISIONS:

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SEAL

STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER P. JANSSEN AR-14185
AR0014785

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

A0.01

JOB NUMBER: 23-122



2 STORY RESIDENCES

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE WA-C000174

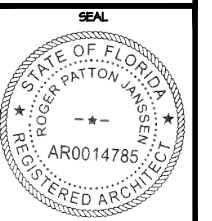
DATE: 2023.08.06

DRAWN: JB

REVISIONS:

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

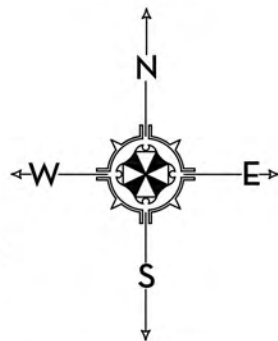
A0.02

JOB NUMBER: 23-122



PROPOSED

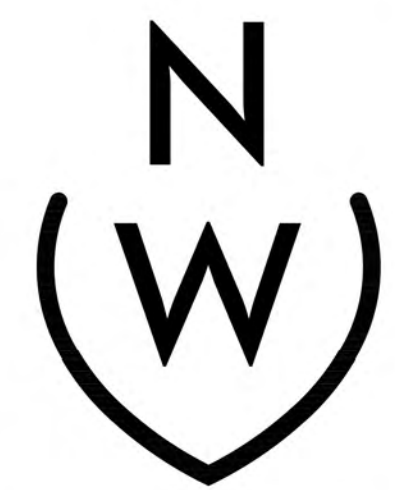
0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"



MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
McCANN RESIDENCE
217 BAHAMA LANE, PALM BEACH, FL.

05 SEPTEMBER 2023
10 JULY 2023
23 JUNE 2023
08 JUNE 2023



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach,
Florida 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

SITE

Z-21-00386
H-006-2021

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



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	217 BAHAMA LANE		
2	Zoning District:	R-B		
3	Structure Type:	Residence		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	10,283	N/C
6	Lot Depth	100'	91'	N/C
7	Lot Width	100'	113'	N/C
8	Lot Coverage (Sq Ft and %)	3,085 (30%)	N/A	3,081 (29.9%)
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	4,658
10	Cubic Content Ratio (CCR) (R-B ONLY)	(4.0) 41,200 SF	N/A	41,129
11	*Front Yard Setback (Ft.)	25'-0"/30'-0"	N/A	26'-10"/32'-10"
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	12'-8"W/18'-6"E
13	* Side Yard Setback (2nd Story) (Ft.)	15'	N/A	34'-8"W/35'-2E
14	*Rear Yard Setback (Ft.)	10'-0"/15'-0"	N/A	10'-2"/16'-2"
15	Angle of Vision (Deg.)	104	N/A	99
16	Building Height (Ft.)	14'-0"/22'-0"	N/A	9'-0-"/19'-5"
17	Overall Building Height (Ft.)	30'	N/A	27'-1"
18	Crown of Road (COR) (NAVD)	N/A	5.85' (AVG)	5.85' (AVG)
19	Max. Amount of Fill Added to Site (Ft.)	0.835 = 10"	N/A	0.835 = 10"
20	Finished Floor Elev. (FFE)(NAVD)	7'-0" NAVD	N/A	7'-4" NAVD
21	Zero Datum for point of meas. (NAVD)	7'-0" NAVD	N/A	7'-2" NAVD
22	FEMA Flood Zone Designation	AE (6.0 NAVD)	AE (6.0 NAVD)	AE (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 %)	4,627 (45%)	N/A	4,665 (45.4%)
25	Perimeter LOS (Sq Ft and %)	2,313	N/A	3,050
26	Front Yard LOS (Sq Ft and %)	1,130 (40%)	N/A	1,846 (65.34%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

* Indicate each yard area with cardinal direction (N,S,E,W)

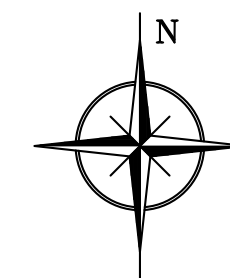
If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220616

PROPOSED SQUARE FOOT DATA	
LOT SIZE:	10,283 SF (10,000 SF MINIMUM)
RESIDENCE AREA CALCULATIONS: SQUARE FOOTAGE:	
AREA:	
FIRST FLOOR (AC):	2,321 S.F.
SECOND FLOOR (AC):	1,286 S.F.
SECOND FLOOR FLEX (AC):	271 S.F.
TOTAL:	3,884 S.F.
GARAGES:	
2 CAR GARAGE:	464 S.F.
PATIOS/ TERRACES:	
FAMILY ROOM LOGGIA:	274 S.F.
ENTRY:	36 S.F.
TOTAL UNDER ROOF:	4,658 S.F.



SITE PLAN
PREVIOUS

SCALE 1/8" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: 2023.06.06

DRAWN: JB

REVISIONS:

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SEAL

ROGER P. JANSSEN AR-14185

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

SP1.01

JOB NUMBER: 23-122


Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	217 BAHAMA LANE		
2	Zoning District:	R-B		
3	Structure Type:	Residence		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	10,283	N/C
6	Lot Depth	100'	91'	N/C
7	Lot Width	100'	113'	N/C
8	Lot Coverage (Sq Ft and %)	3,085 (30%)	N/A	3,053 (29%)
9	Enclosed Square Footage (1st & 2nd FL, Basement, Accs, Structure, etc)	N/A	N/A	4,674
10	Cubic Content Ratio (CCR) (R-B ONLY)	(4.0) 41,200 SF	N/A	41,106
11	*Front Yard Setback (Ft.)	25'-0"/30'-0"	N/A	25'-10"/32'-10"
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	12'-8"W/18'-6"E
13	* Side Yard Setback (2nd Story) (Ft.)	15'	N/A	34'-8"W/35'-3E
14	*Rear Yard Setback (Ft.)	10'-0"/15'-0"	N/A	10'-2"/16'-2"
15	Angle of Vision (Deg.)	104	N/A	99
16	Building Height (Ft.)	14'-0"/22'-0"	N/A	9'-4-"/19'-7"
17	Overall Building Height (Ft.)	30'	N/A	26'-4"
18	Crown of Road (COR) (NAVD)	N/A	5.85' (AVG)	5.85' (AVG)
19	Max. Amount of Fill Added to Site (Ft.)	0.835 = 10"	N/A	0.835 = 10"
20	Finished Floor Elev. (FFE)(NAVD)	7'-0" NAVD	N/A	7'-4" NAVD
21	Zero Datum for point of meas. (NAVD)	7'-0" NAVD	N/A	7'-2" NAVD
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23	Base Flood Elevation (BFE)(NAVD)	6.0 NAVD	6.0 NAVD	6.0 NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	4,627 (45%)	N/A	4,710 (45.8%)
25	Perimeter LOS (Sq Ft and %)	2,313	N/A	3,050
26	Front Yard LOS (Sq Ft and %)	1,130 (40%)	N/A	1,813 (64.17%)
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

**** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table**

If value is not changing, enter N/C

RFV BE 20220616

PROPOSED SQUARE FOOT DATA

LOT SIZE: 10,283 SF (10,000 SF MINIMUM)

RESIDENCE AREA CALCULATIONS: SQUARE FOOTAGE:

AREA:	
FIRST FLOOR (AC):	2,232 S.F.
SECOND FLOOR (AC):	1,318 S.F.
SECOND FLOOR FLEX (AC):	283 S.F.
TOTAL:	3,893 S.F.

GARAGES:
2 CAR GARAGE: 471 S.F.

PATIOS/ TERRACES:	
FAMILY ROOM LOGGIA:	274 S.F.
ENTRY:	36 S.F.

TOTAL UNDER ROOF:	4674 S.F.
-------------------	-----------

PROPOSED RESIDENCE AT:

DATE: 2023.08.06
DRAWN: JB
REVISIONS:

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SEA

ROGER P. JANSSEN AR-14785

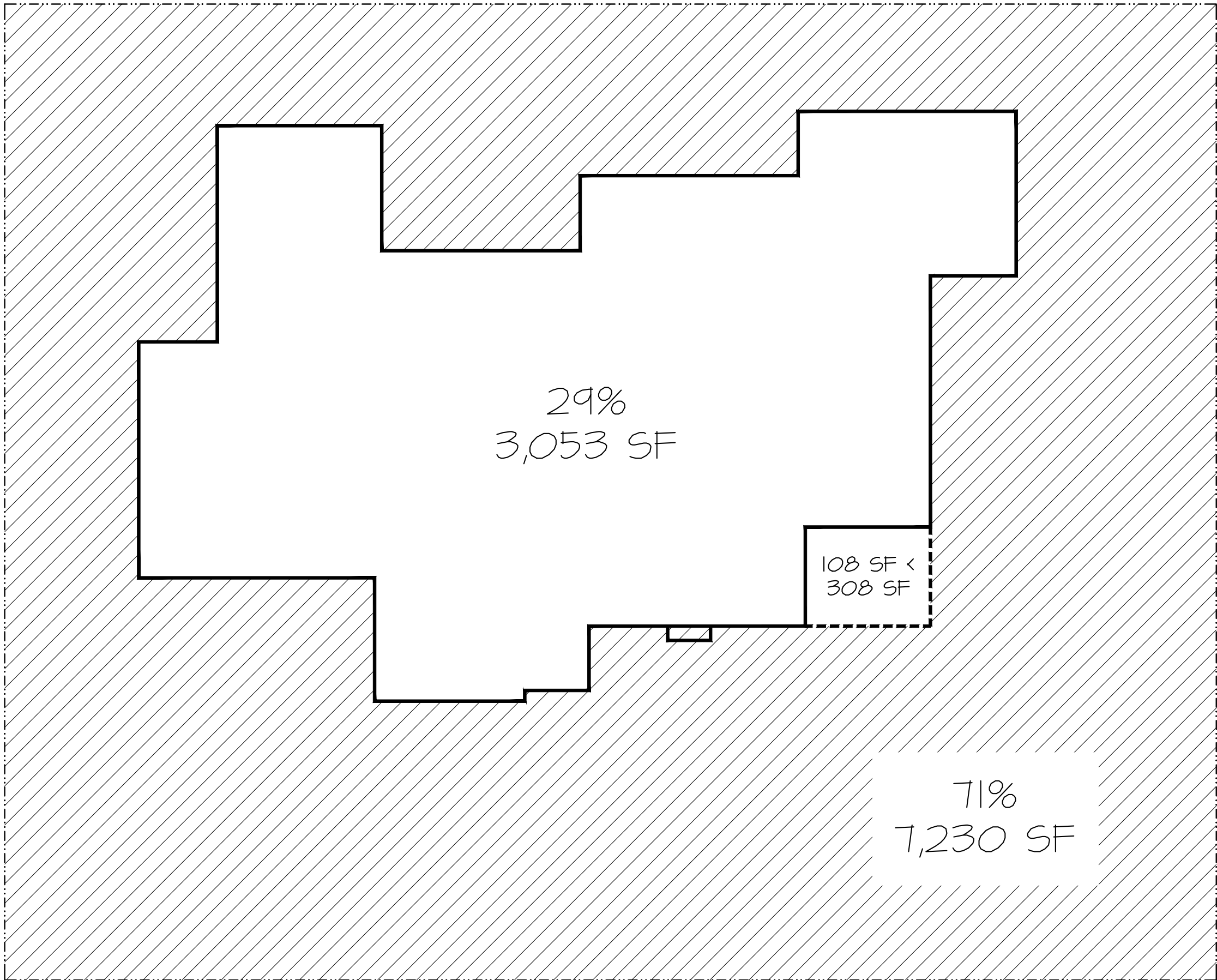
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TC # ZON-23-070

DRAWING NO.

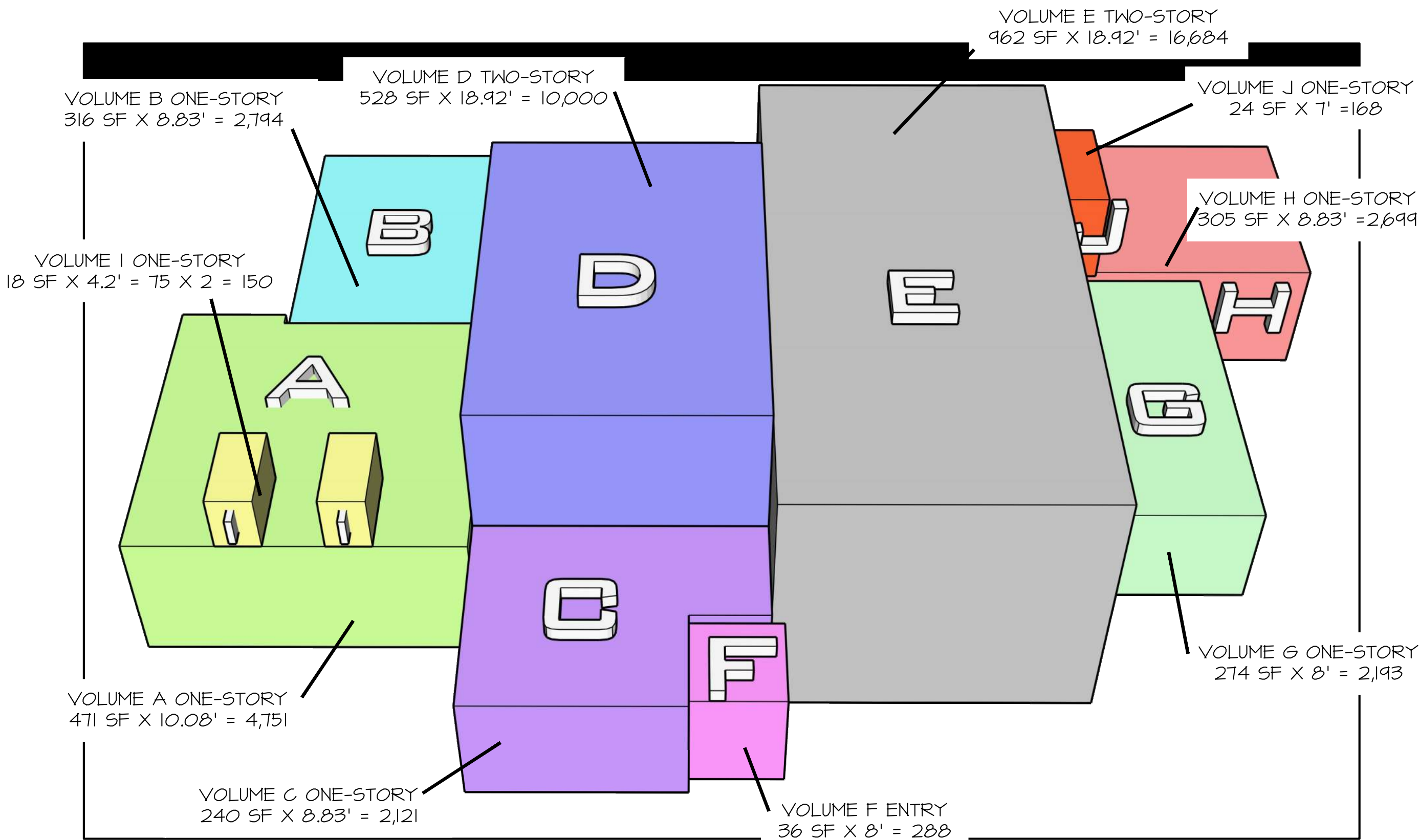
SP1.01

JOB NUMBER: 23-122

LOT COVERAGE DIAGRAM



CUBIC CONTENT DIAGRAM



CUBIC CONTENT TABULATION				
	MASS	AREA	HEIGHT	VOLUME
A	GARAGE	471 SF	10.08'	4,751 CF
B	ONE STORY	316 SF	8.83'	2,794 CF
C	ONE STORY	240 SF	8.83'	2,121 CF
D	TWO STORY	528 SF	18.92'	10,000 CF
E	TWO STORY	882 SF	18.92'	16,684 CF
F	OPEN PORCH	36 SF	8'	288 CF (UNENCLOSED)
G	LOGGIA	274 SF	8'	2,193 CF (UNENCLOSED)
H	ONE STORY	305 SF	8.83'	2,699 CF
I	DORMER	18 SF	4.2'	75 DF X 2 = 150 CF
J	ONE STORY	24 SF	7'	168 CF
				SUM = 39,367 CF (ENCLOSED)
				2,481 CF(UNENCLOSED) > 2,060 CF(ALLOWED) = 421 CF
				TOTAL = 39,788 CF (41,200 CF ALLOWED)

PROPOSED

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

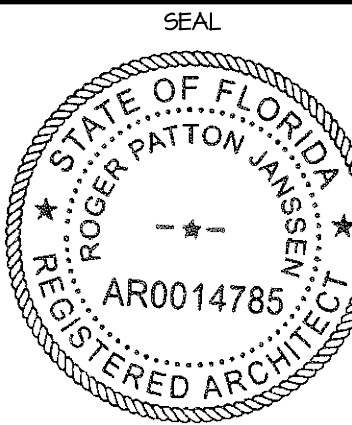
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REVISIONS:

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

SP1.02

JOB NUMBER: 23-122



FIRST FLOOR PLAN

PREVIOUS

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

DATE: 2023.08.06
DRAWN: JB
REVISIONS:

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ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO

A1.01

JOB NUMBER

23-122

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMENS STREET SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4707 LICENSE #AA-C000174
PALM BEACH TOWN OF PALM BEACH

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMENS STREET SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4707 LICENSE #AA-0000174
PALM BEACH TOWN OF PALM BEACH

91.00'

113.00'

2'-6" UTILITY EASEMENT

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

5'-0" SIDE 2-STORY SETBACK

12'-6" SIDE 1-STORY SETBACK

10'-0" POOL SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

12'-6" SIDE 1-STORY SETBACK

2 CAR GARAGE

1'-2" (6'-2" NAVD)
T.O. CONC SLAB

0'-0" (1'-4" NAVD)
T.O. CONC SLAB

POOL EQUIP W/
PUMP HOUSE
ENCL.

PUMP
PUMP
FILTER
FILTER
PANEL F

HEATER

CABANA

KITCHEN

DINING

LIVING

LOGGIA

STUDY

ENTRY

LAUNDRY

SERVICE

MUDROOM

POWDER

BATH

BATH

BATH

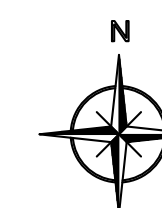
BATH

BATH

BATH

BATH

BATH



FIRST FLOOR PLAN

PROPOSED

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

DATE: 2023.08.06
DRAWN: JB
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SEAL

ROGER P. JANSSEN AR-14185

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

A1.01

JOB NUMBER:

23-122

217 BAHAMA LANE

DAILEY JANSSEN ARCHITECTS

TOWN OF PALM BEACH

PALM BEACH

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C0014

91.00'

113.00'

91.00'

2'-6" UTILITY EASEMENT

10'-0" REAR 1-STORY SETBACK

15'-0" REAR 2-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

2'-6" SIDE 1-STORY SETBACK

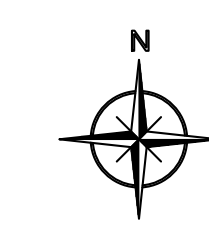
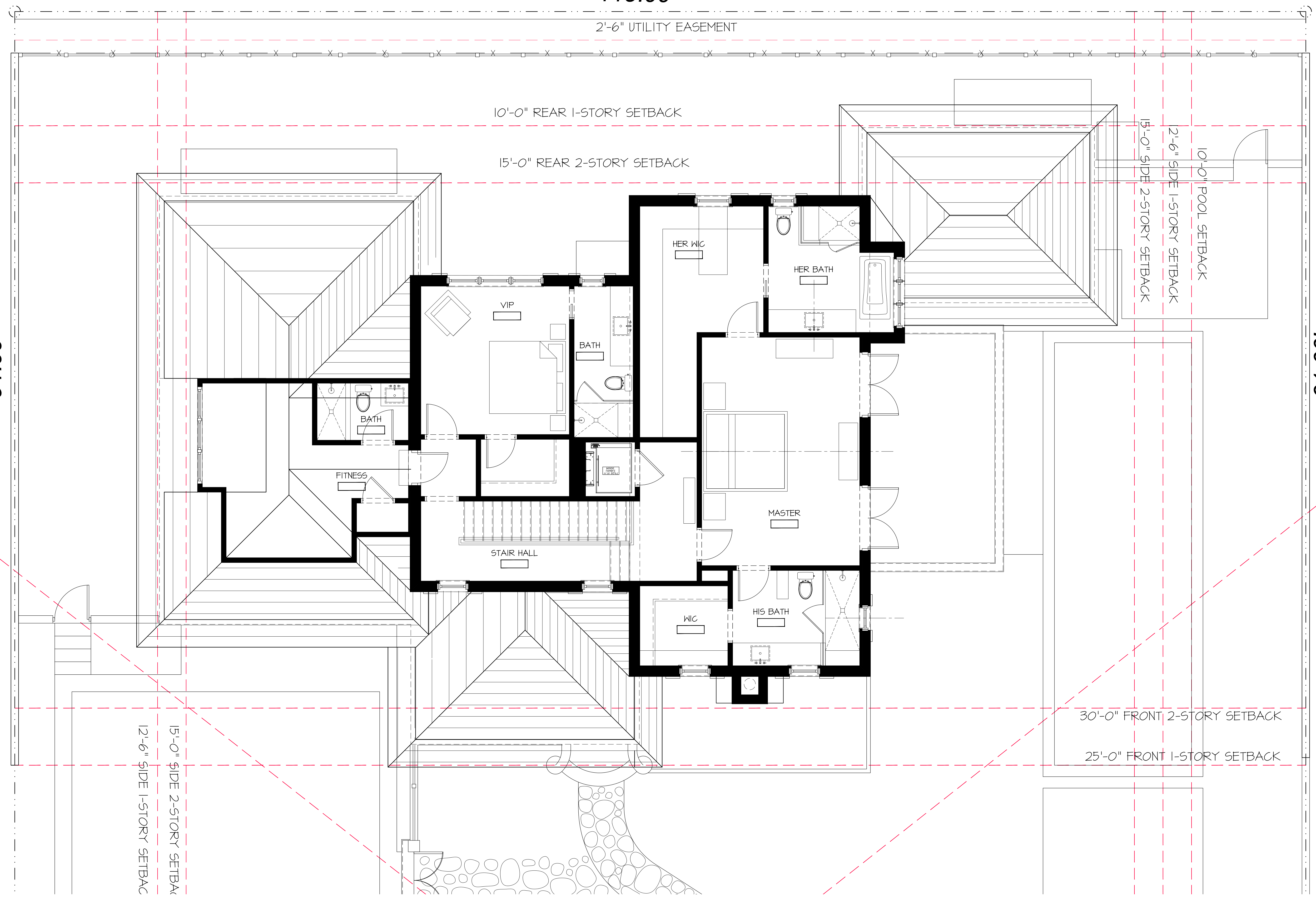
10'-0" POOL SETBACK

30'-0" FRONT 2-STORY SETBACK

25'-0" FRONT 1-STORY SETBACK

15'-0" SIDE 2-STORY SETBACK

12'-6" SIDE 1-STORY SETBACK



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

PREVIOUS

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

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ARCOM # ARC-23-092

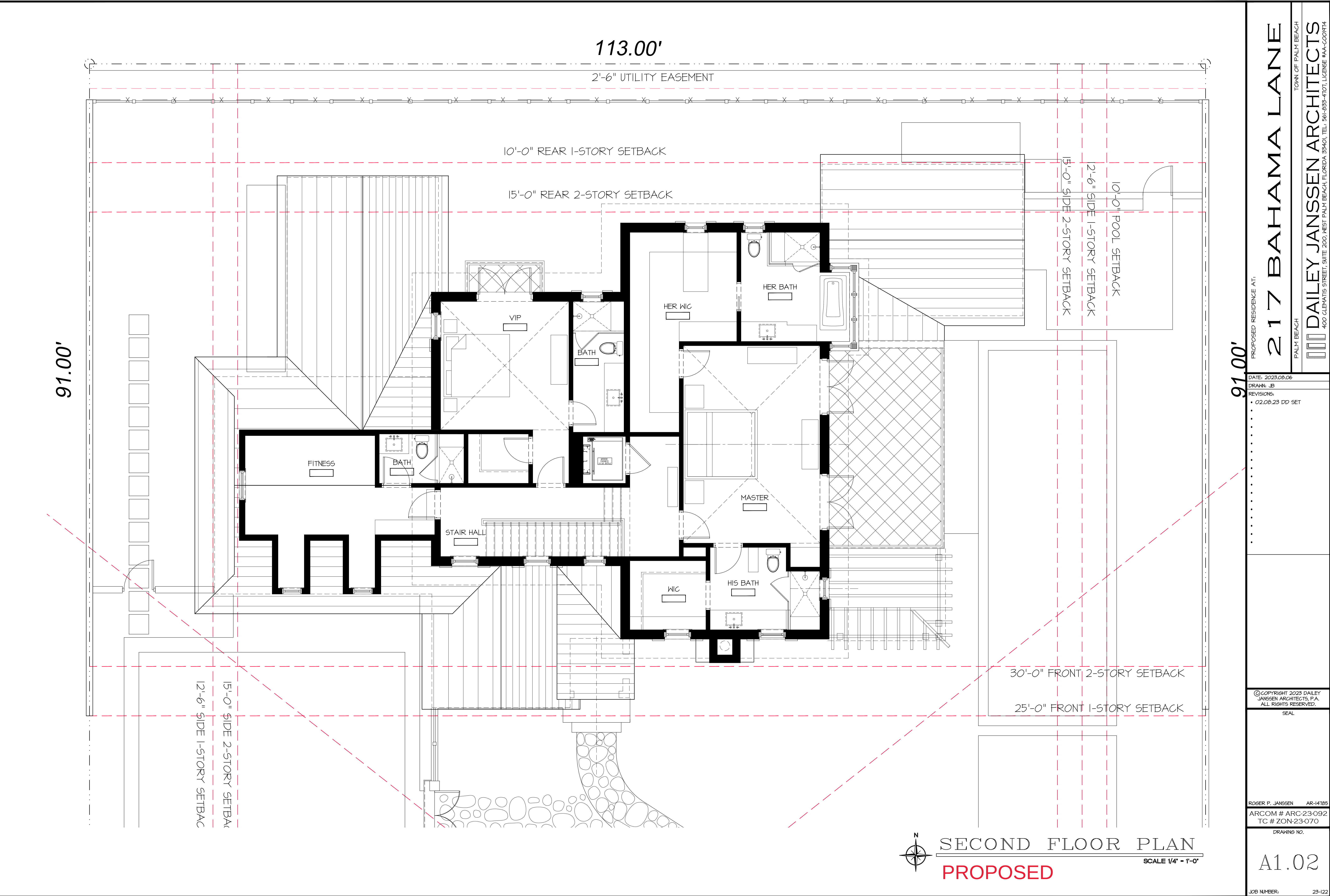
TC # ZON-23-070

DRAWING NO.

A1.02

JOB NUMBER:

23-122



PROPOSED RESIDENCE AT:

217 BAHAMA LANE

DAILEY JANSSEN ARCHITECTS

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

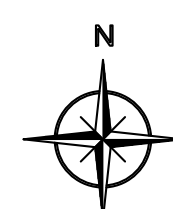
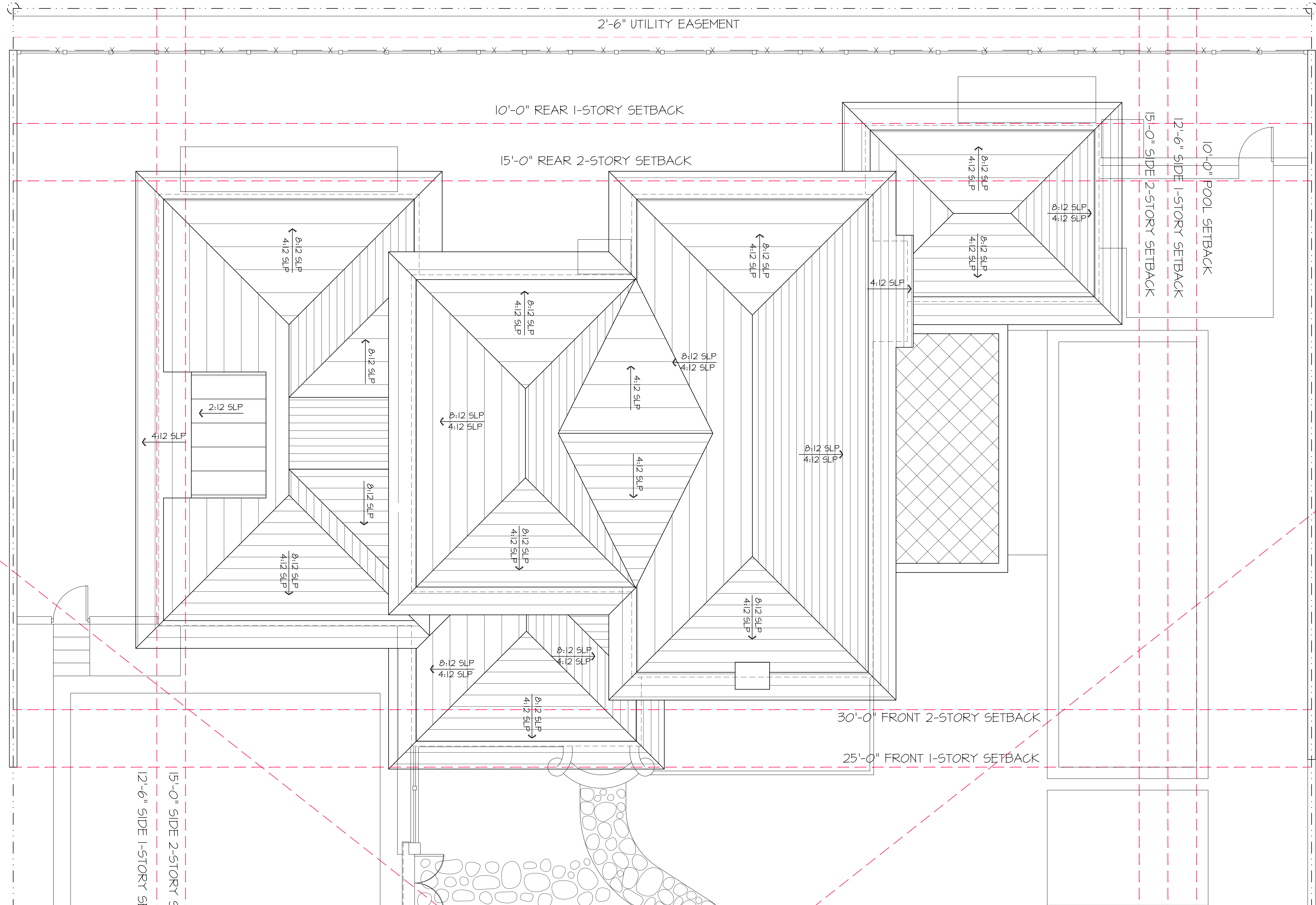
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ROGER P. JANSSEN AR-14185
ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

JOB NUMBER: 23-122



ROOF PLAN
PREVIOUS

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

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ROGER P. JANSEN AR-14185

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

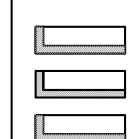
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23-122

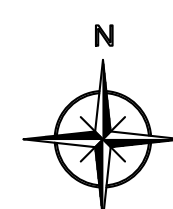
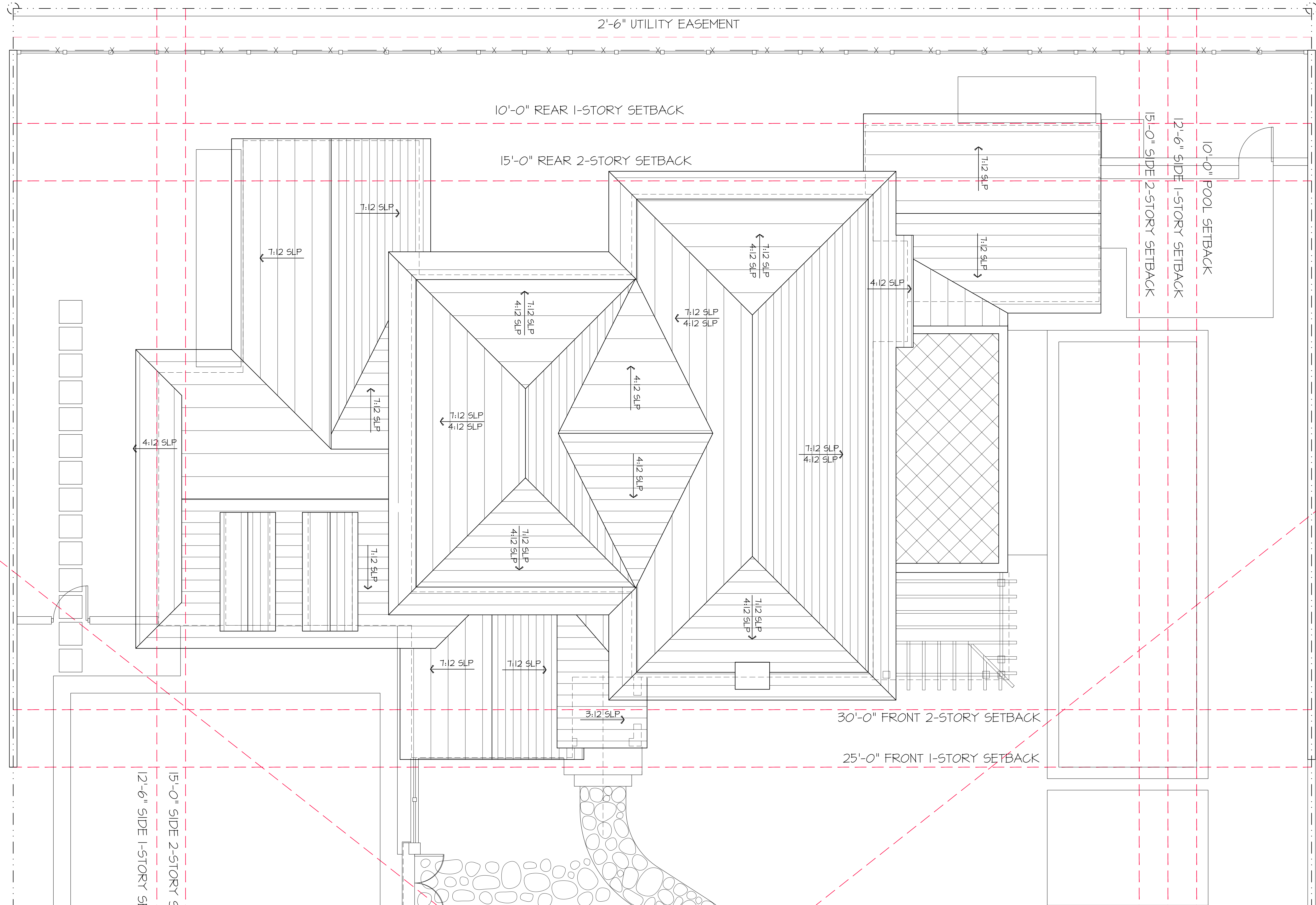
217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSEN ARCHITECTS



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



ROOF PLAN
PROPOSED

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

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ROGER P. JANSSEN AR-14185

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

A1.03

JOB NUMBER:

23-122



PREVIOUS EAST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED CURRENT EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

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ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

JOB NUMBER:

23-122

217 BAHAMA LANE

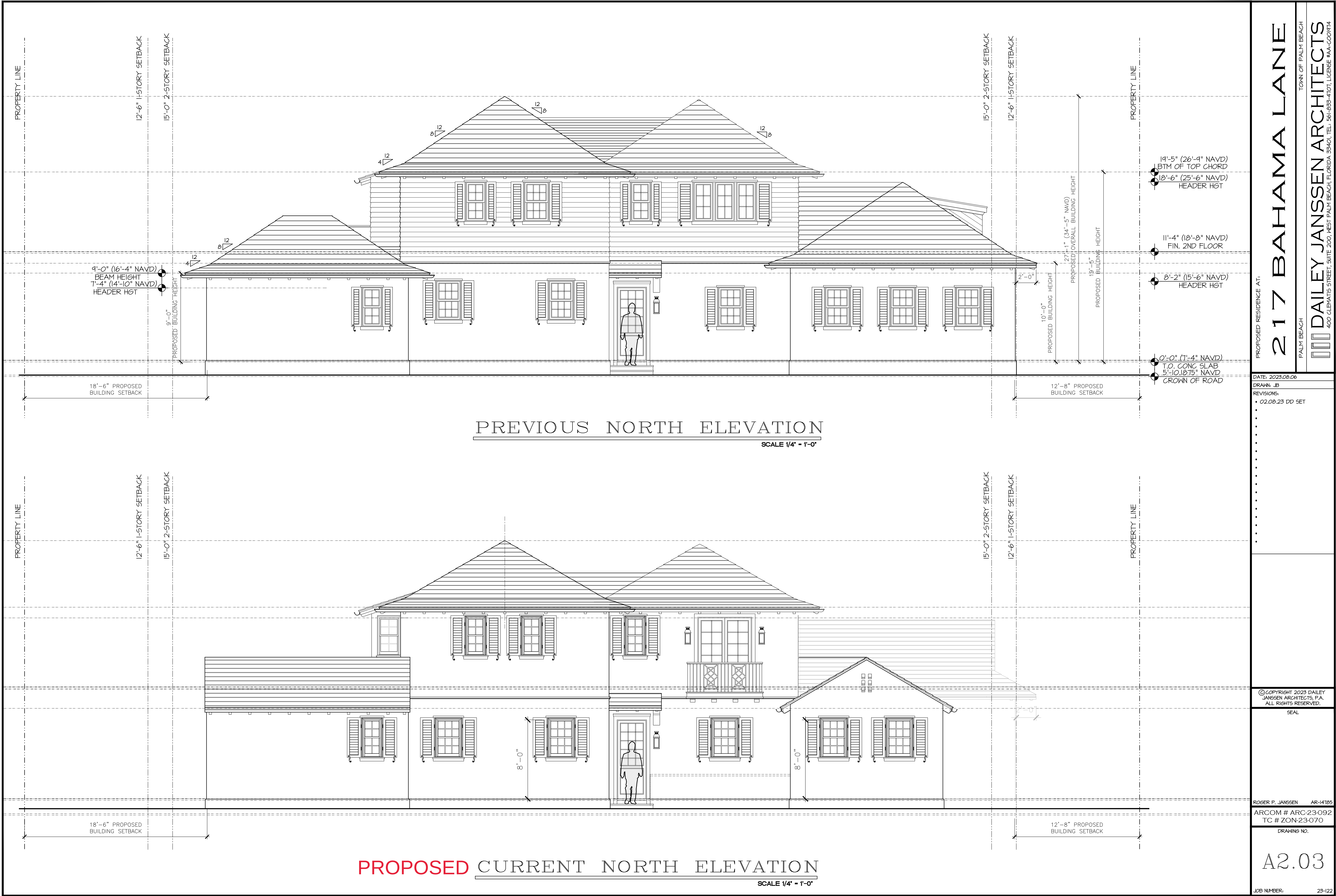
TOWN OF PALM BEACH

PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

A2.02



PROPOSED RESIDENCE AT:

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ROGER P. JANSEN AR-14185

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TC # ZON-23-070

DRAWING NO.

JOB NUMBER:

23-122

217 BAHAMA LANE

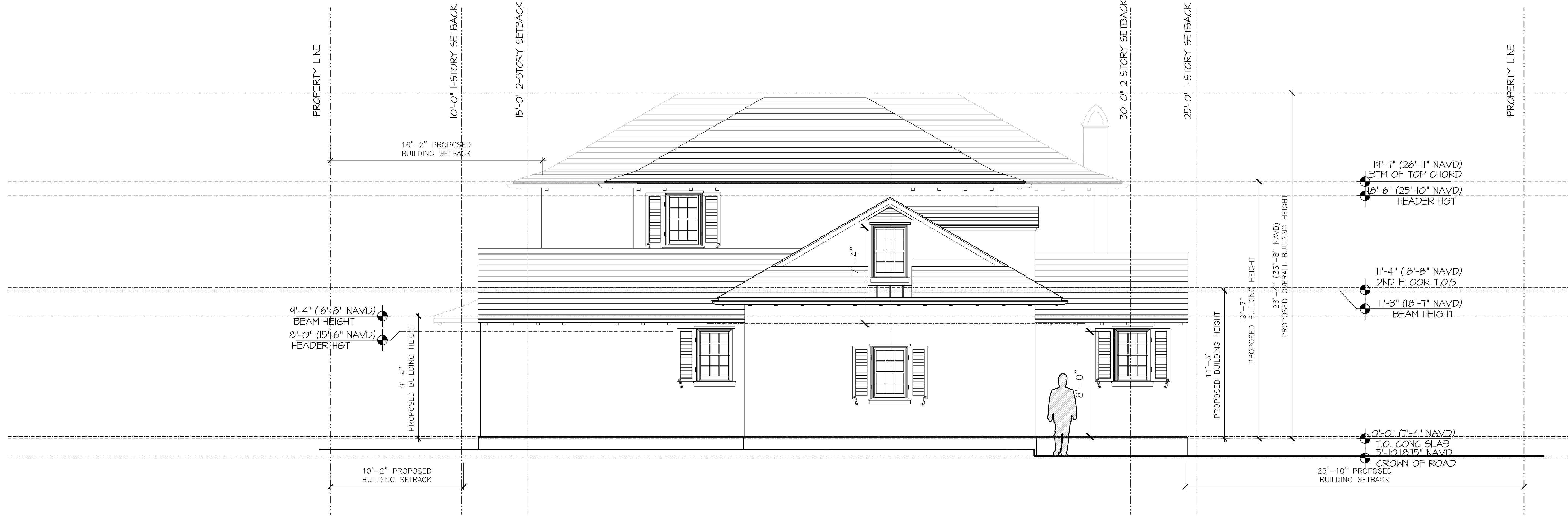
TOWN OF PALM BEACH

DAILEY JANSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C00174



PREVIOUS WEST ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED CURRENT WEST ELEVATION
SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

DATE: 2023.08.06
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ROGER P. JANSSEN AR-14185
ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

JOB NUMBER: 23-122



PERSPECTIVE 1 WITH LANDSCAPE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001R14

DATE: 2023.08.06

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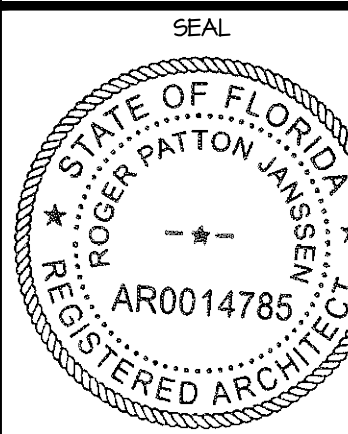
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092

TC # ZON-23-070

DRAWING NO.

R1.01

JOB NUMBER:

23-122



PERSPECTIVE 1 NO LANDSCAPE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

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

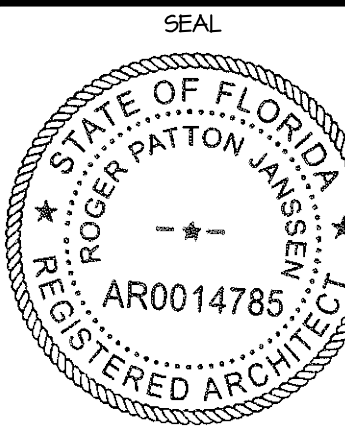
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092

TC # ZON-23-070

DRAWING NO.

R1.02

JOB NUMBER: 23-122



PERSPECTIVE 2 WITH LANDSCAPE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: 2023.08.06

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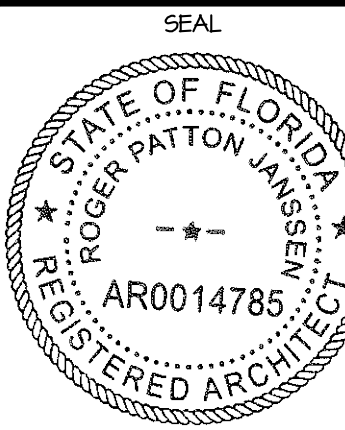
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092

TC # ZON-23-070

DRAWING NO.

R1.03

JOB NUMBER: 23-122



PERSPECTIVE 2 NO LANDSCAPE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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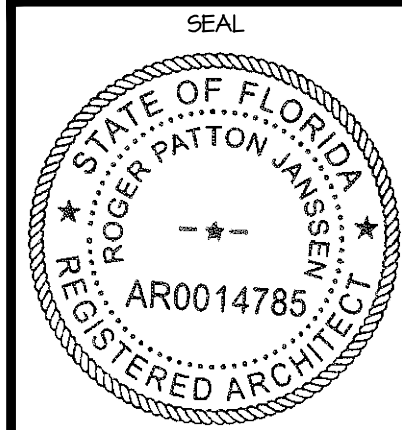
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092

TC # ZON-23-070

DRAWING NO.

R1.04

JOB NUMBER:

23-122



PREVIOUS SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: 2023.08.06

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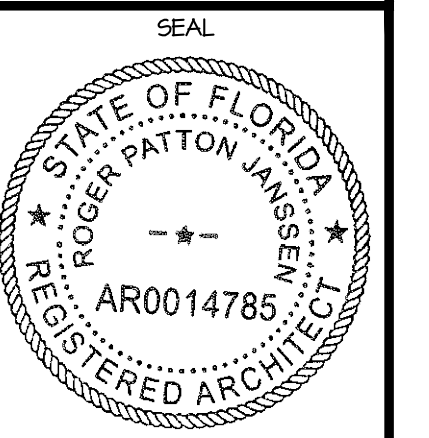
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092 TC # ZON-23-070

DRAWING NO.

R1.05

JOB NUMBER: 23-122



PREVIOUS EAST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

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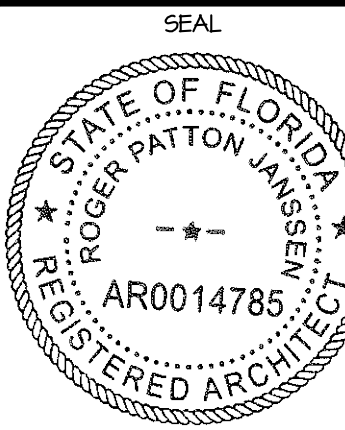
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092

TC # ZON-23-070

DRAWING NO.

R1.05A

JOB NUMBER: 23-122



PREVIOUS NORTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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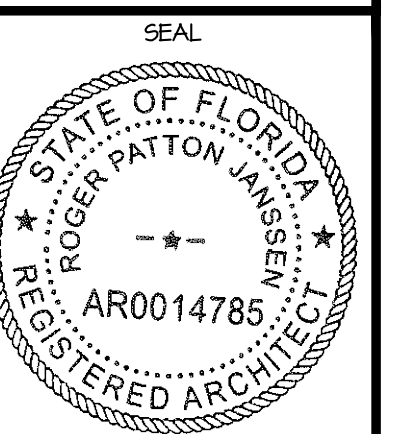
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

R1.06

JOB NUMBER: 23-122



PREVIOUS WEST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: 2023.08.06

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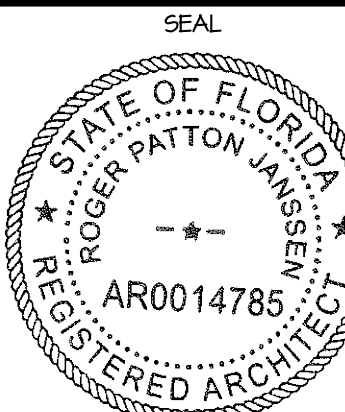
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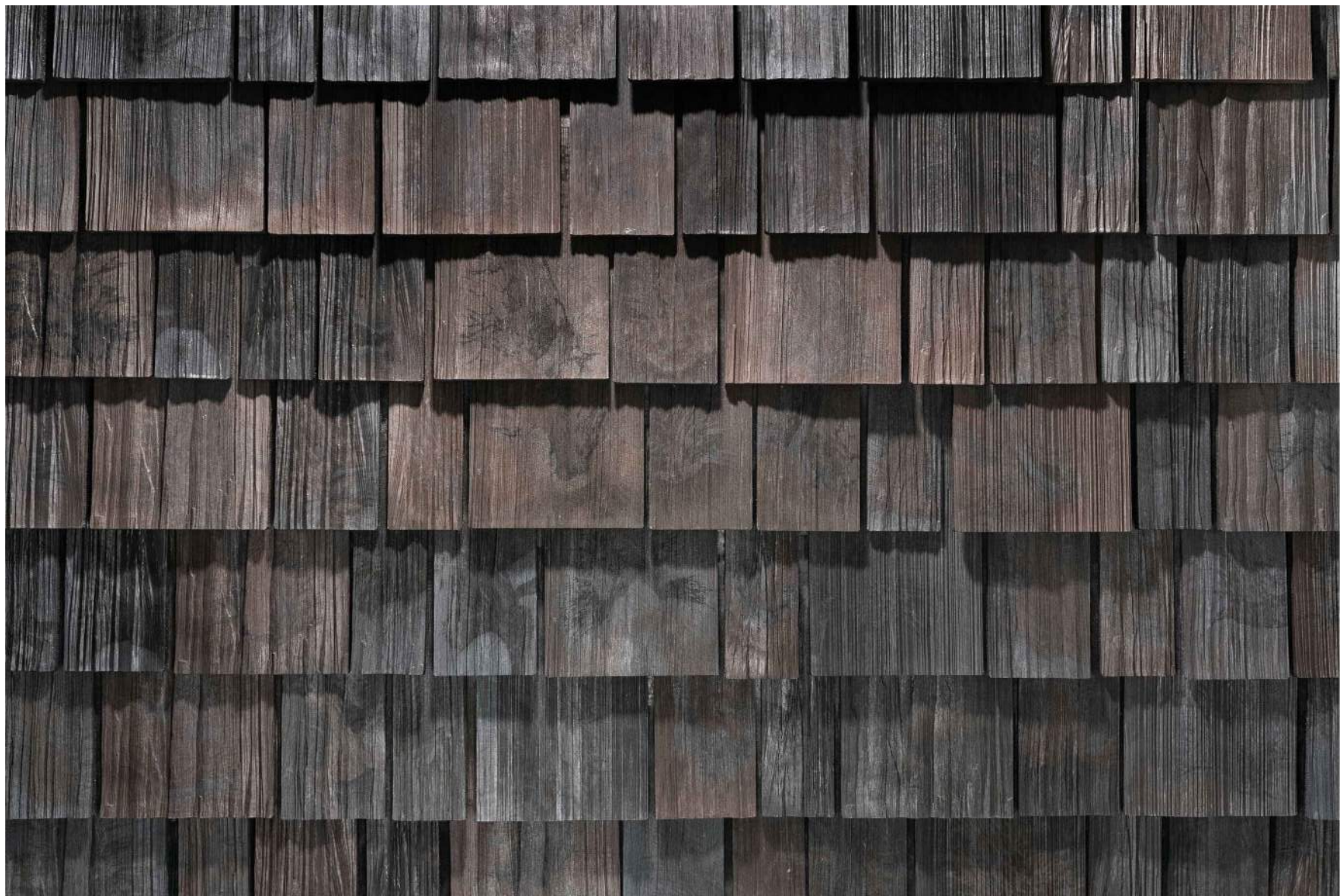
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

1.06A

JOB NUMBER: 23-122



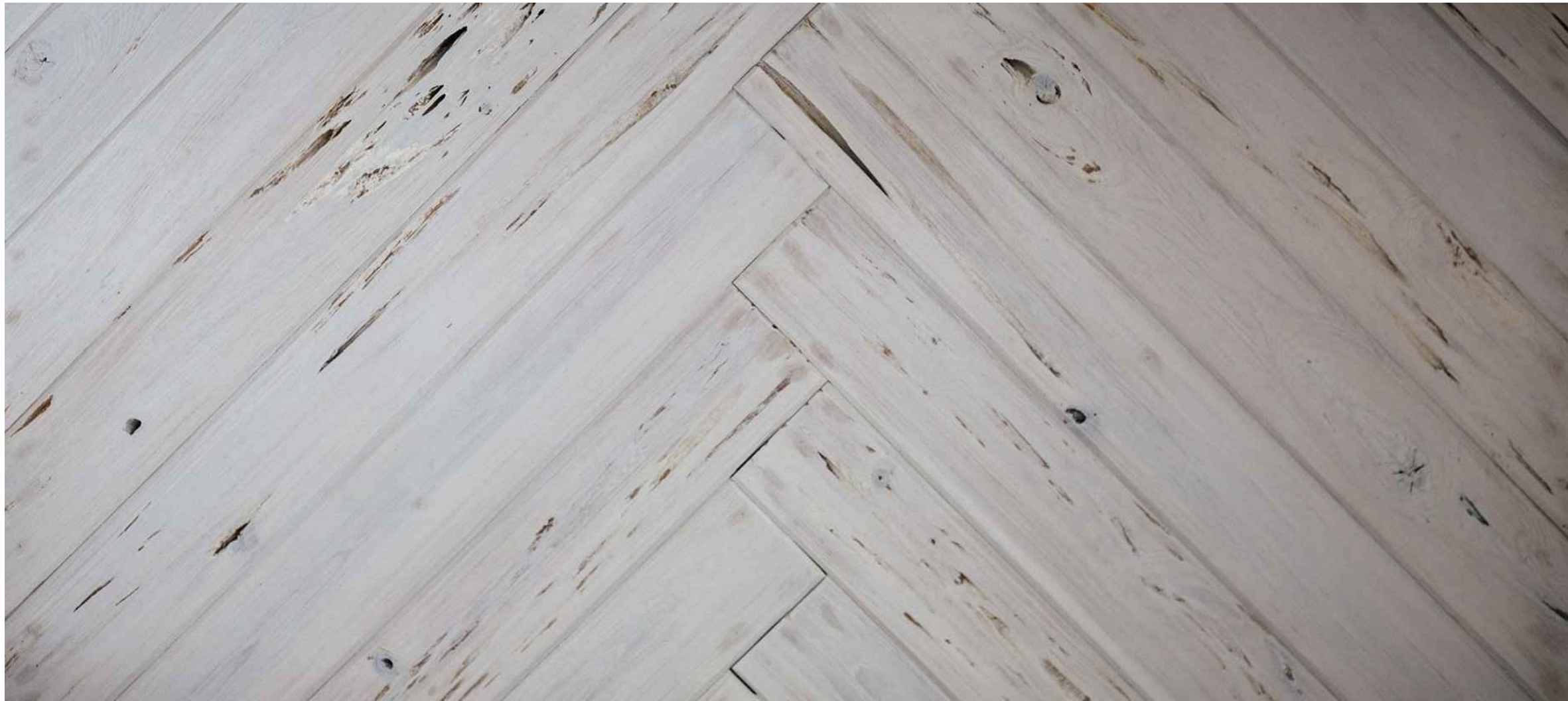
ROOF MATERIAL
CEDAR SHAKE ROOF



WHITE STUCCO
BENJAMIN MOORE OC-65: CHANTILLY LACE



GREEN SHUTTERS
FARROW & BALL YEABRIDGE GREEN NO.287



RAFTERS AND T&G
CYPRESS WITH LIME WASH



DOMINICAN CORAL
HARDSCAPE

COLOR PALETTE

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

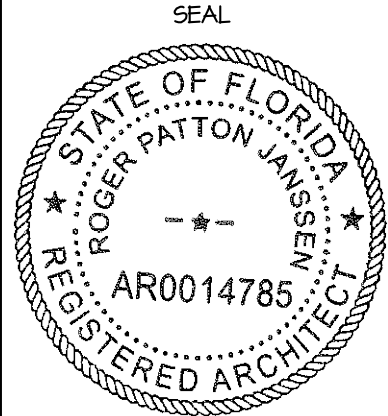
DATE: 2023.08.06

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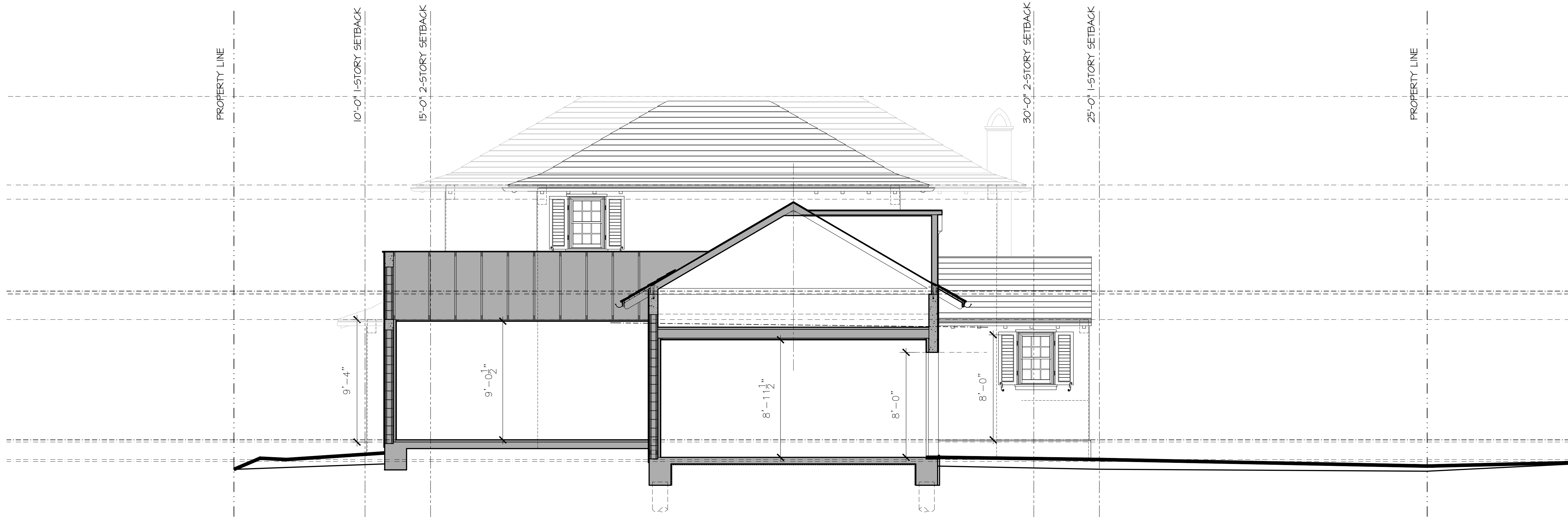
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-092
TC # ZON-23-070

DRAWING NO.

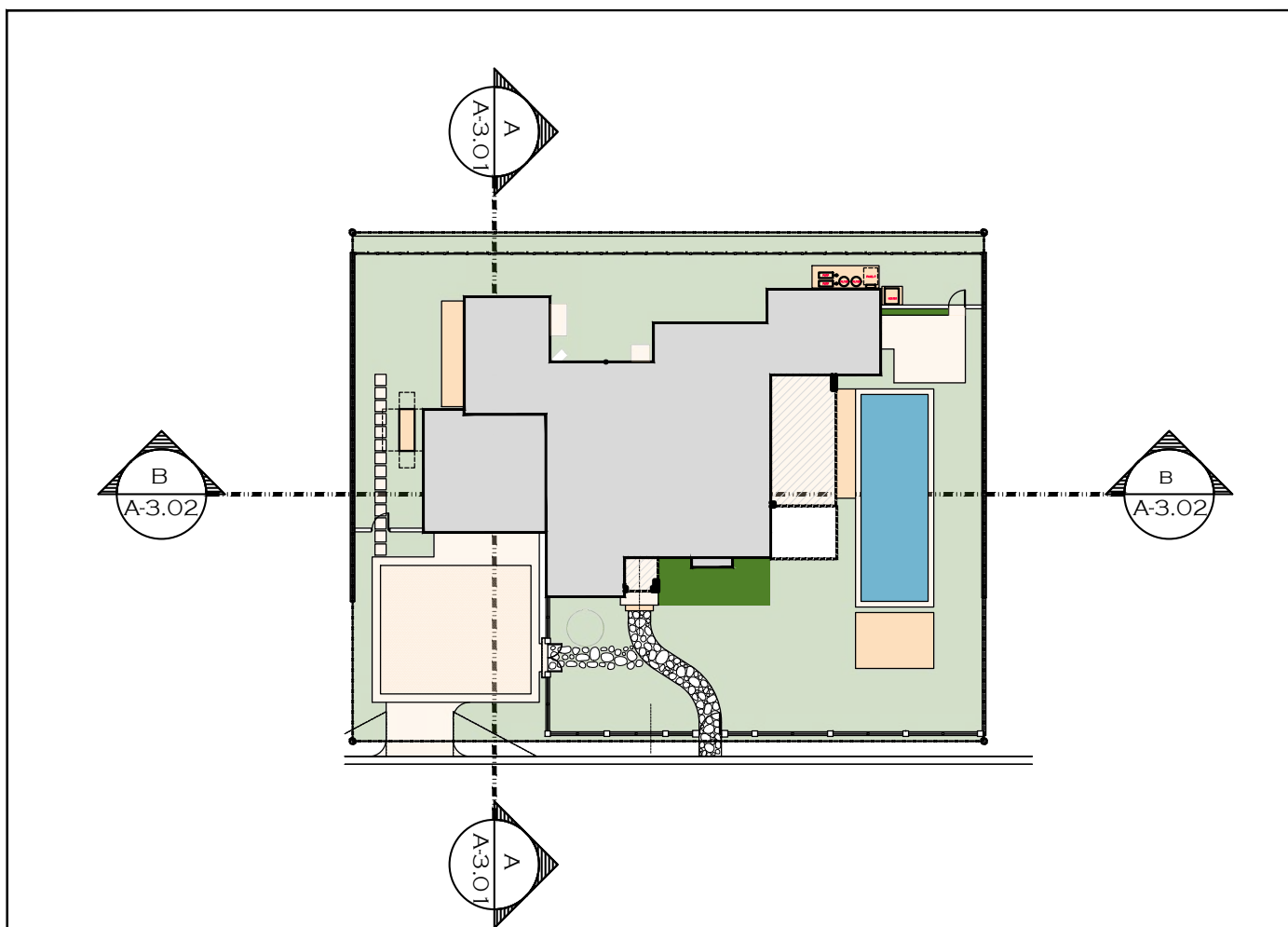
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JOB NUMBER: 23-122

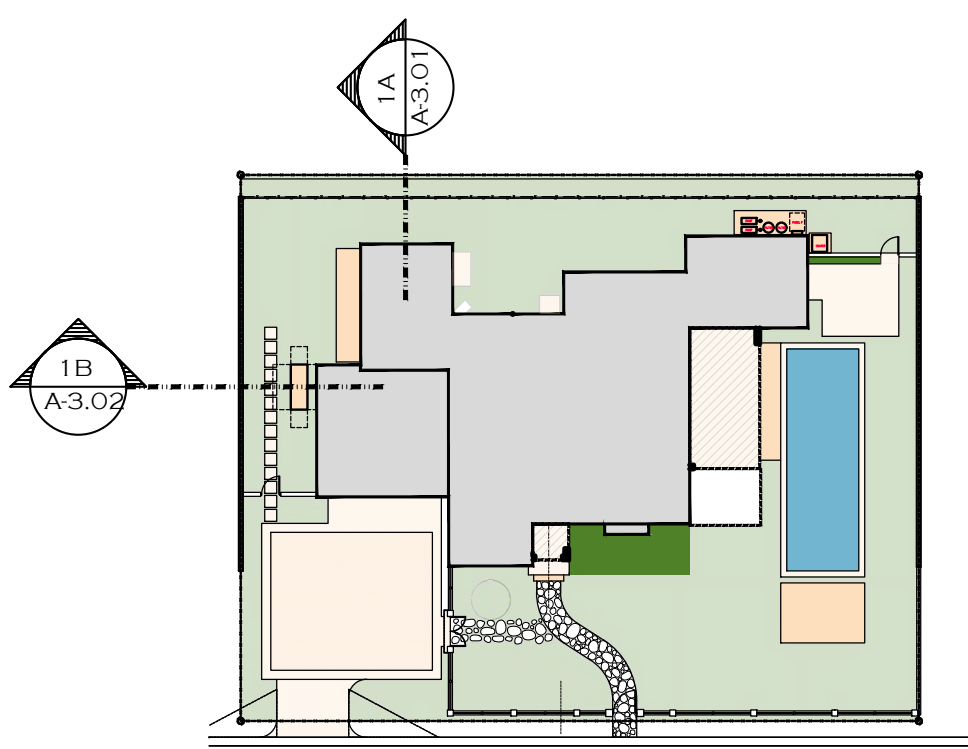


BUILDING SECTION A

SCALE 1/4" = 1'-0"

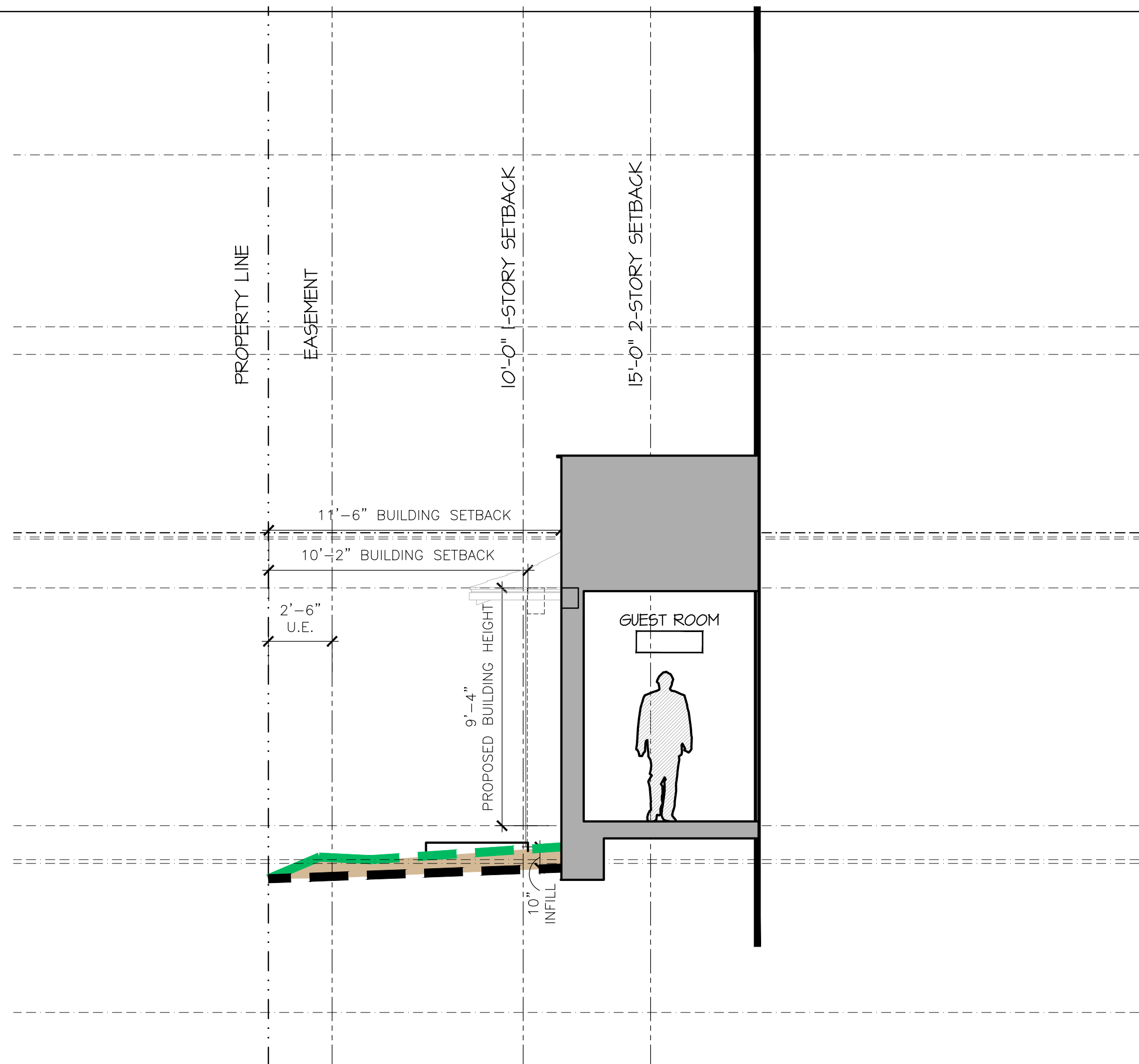


BUILDING SECTION PLANS



YARD SECTION KEY PLANS

- INDICATES AREA OF FILL
- INDICATES PROPOSED GRADE
- INDICATES EXISTING GRADE



YARD SECTION 1A

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001R14

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SEAL

ROGER P. JANSSEN AR-14185

ARCOM # ARC-23-092

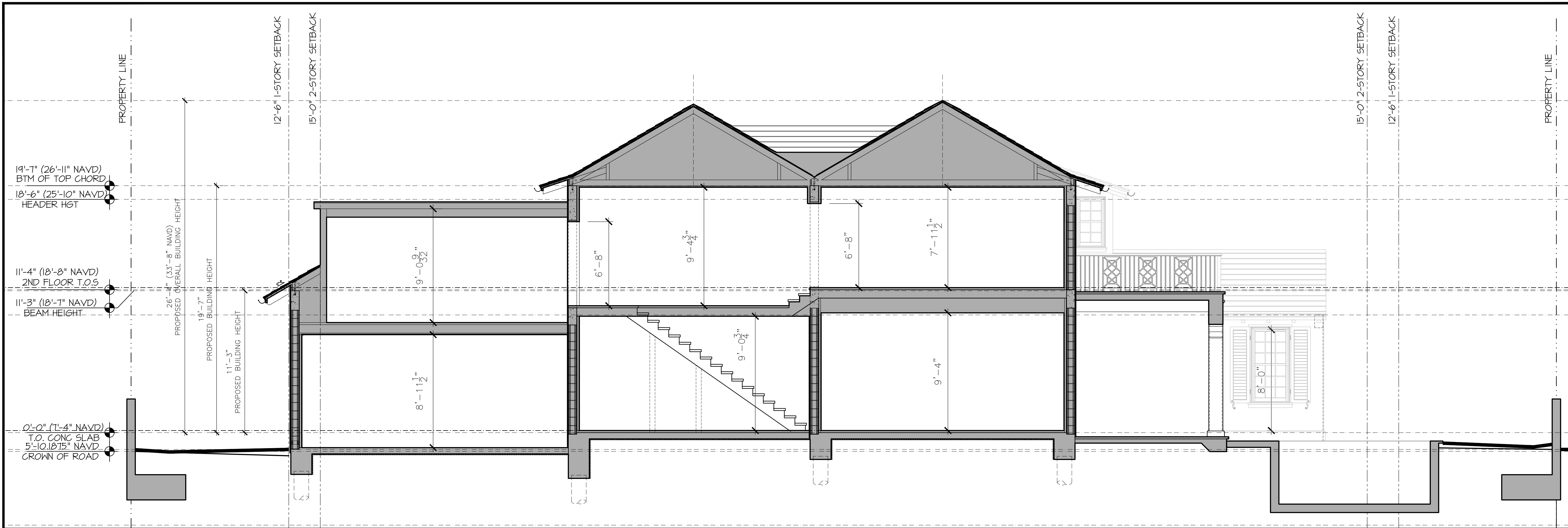
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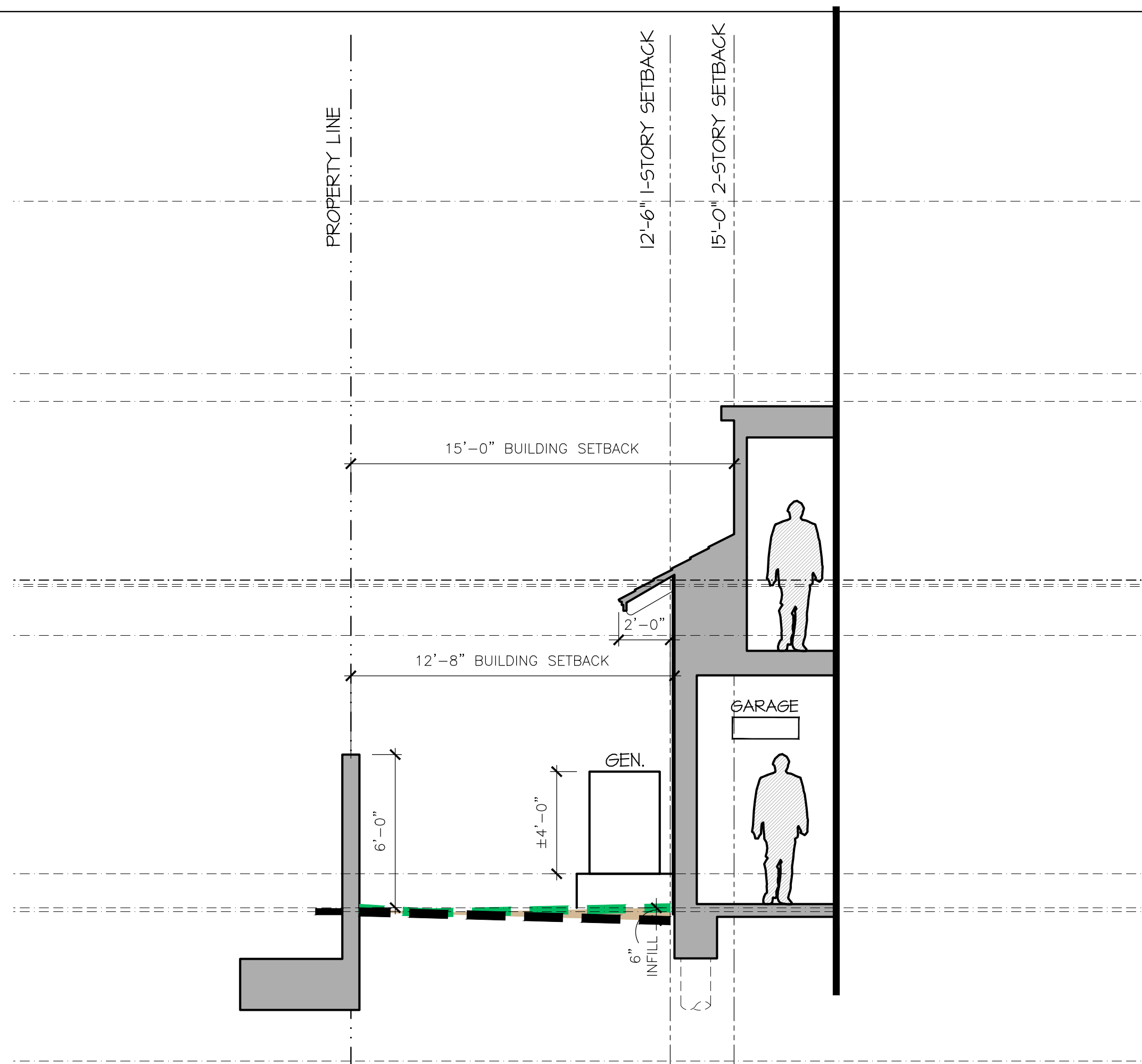
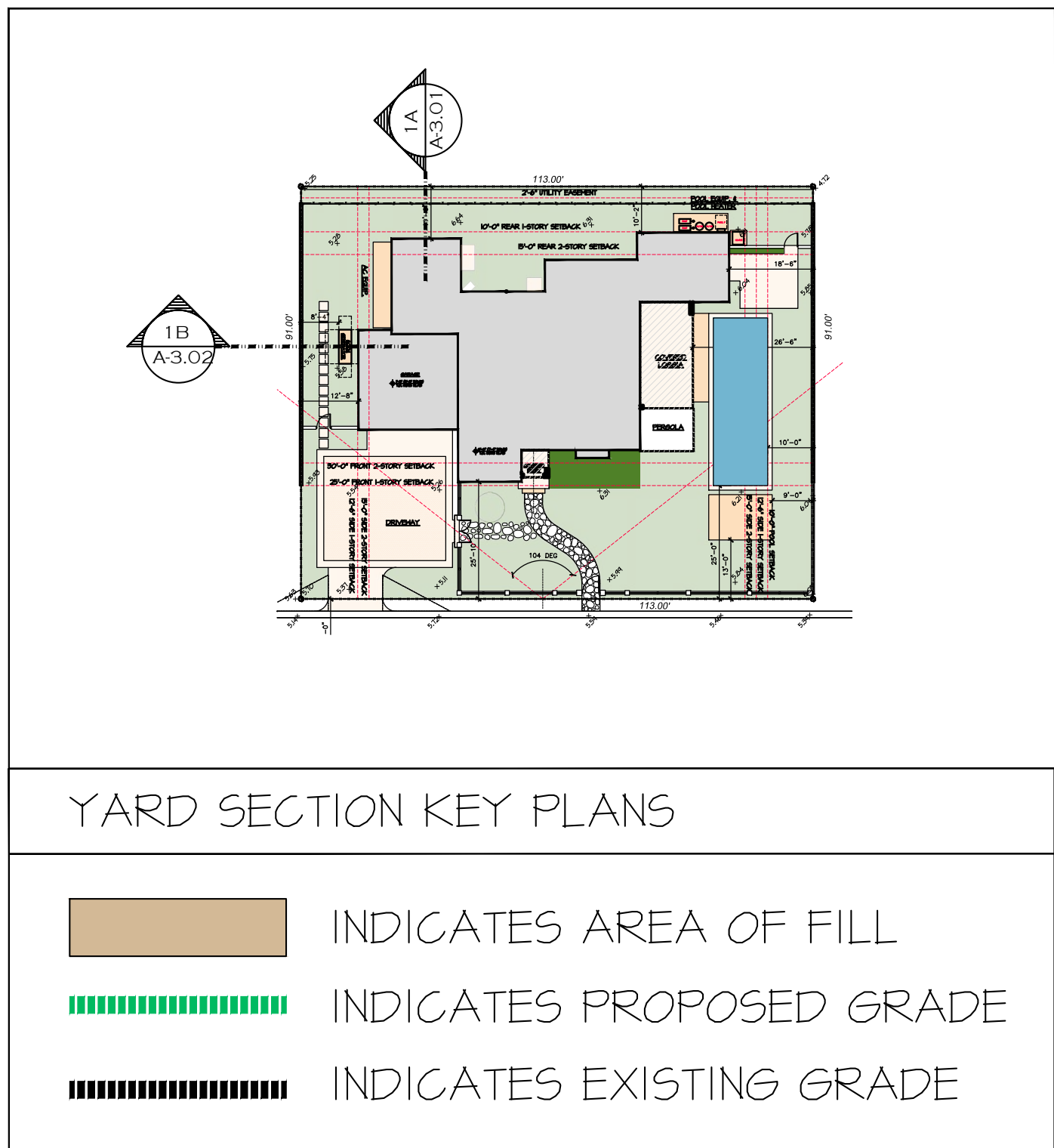
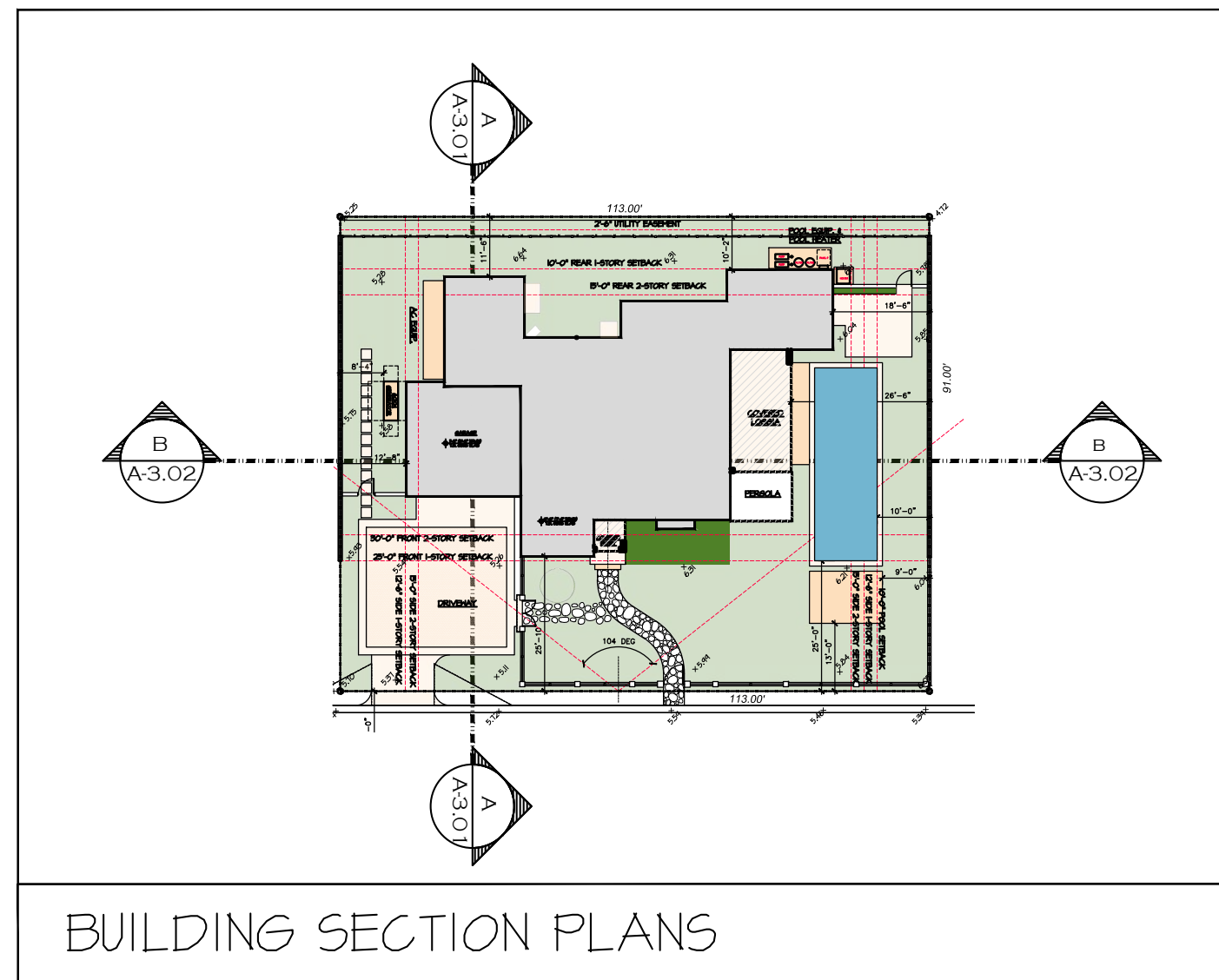
23-122

A3.01



BUILDING SECTION B

SCALE 1/4" = 1'-0"



YARD SECTION 1B

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

• 02.08.23 DD SET

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SEAL

ROGER P. JANSSEN AR-14185

ARCOM # ARC-23-092

TC # ZON-23-070

DRAWING NO.

JOB NUMBER:

23-122

217 BAHAMA LANE

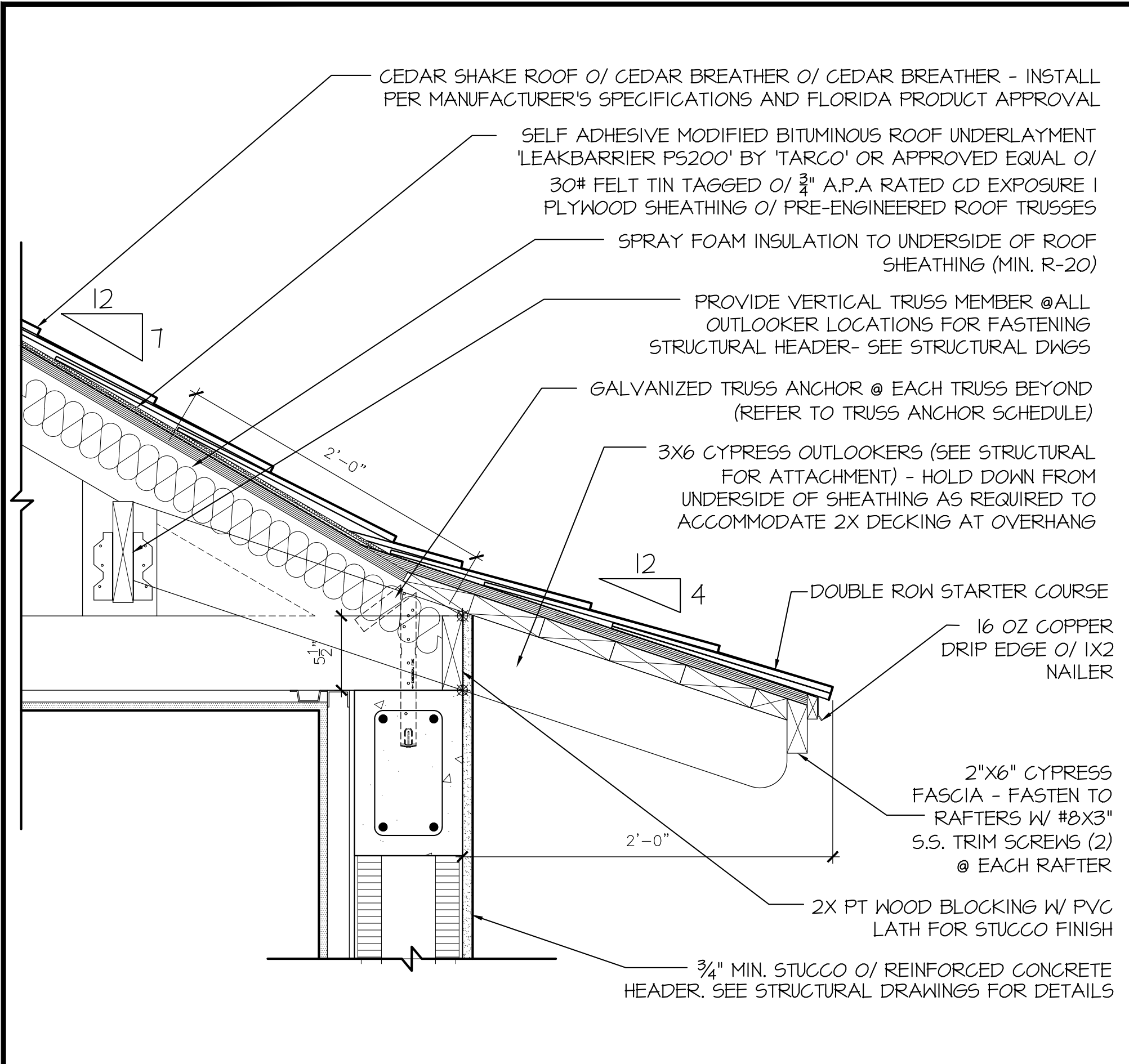
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

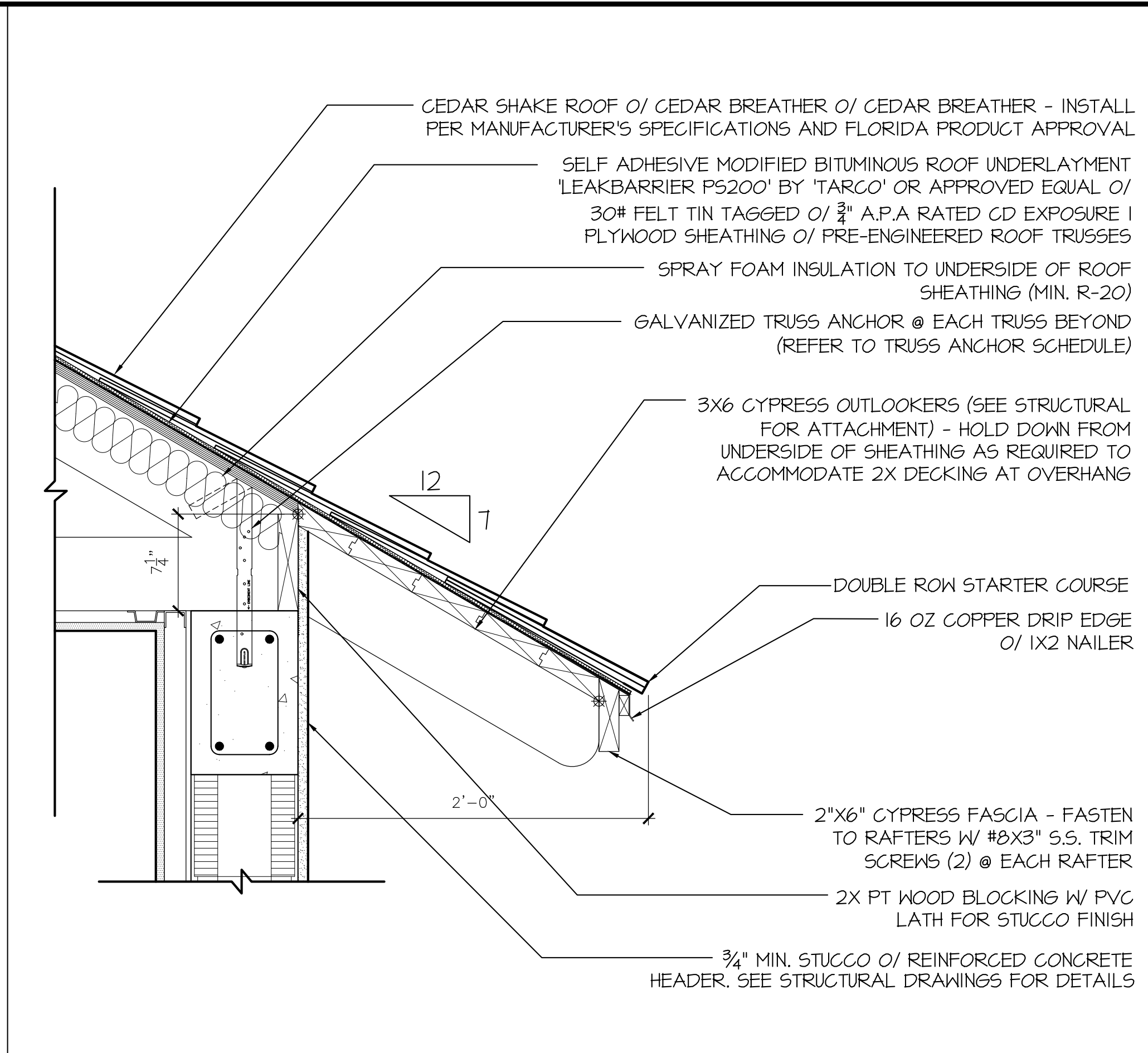
PALM BEACH

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C0014

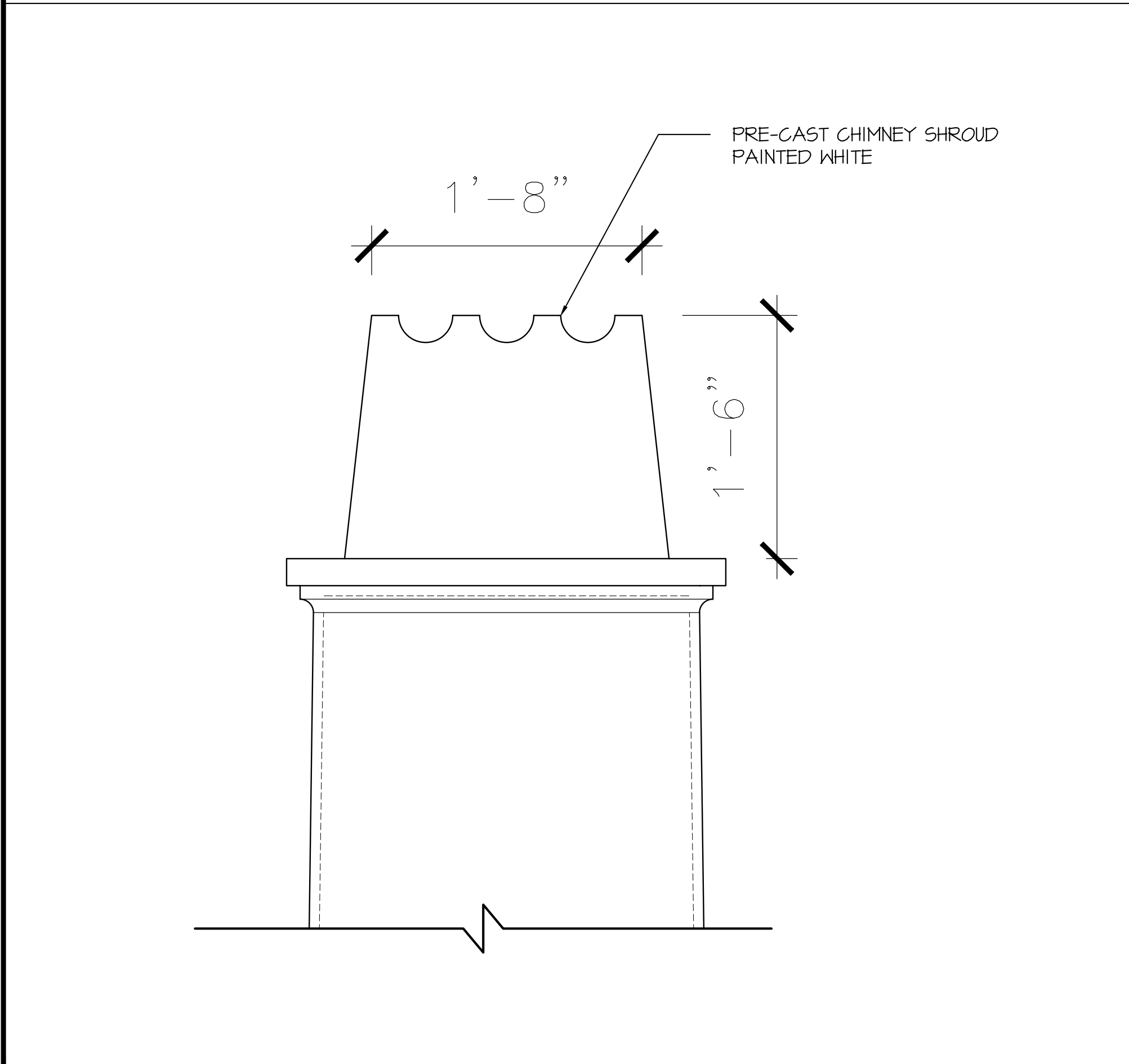
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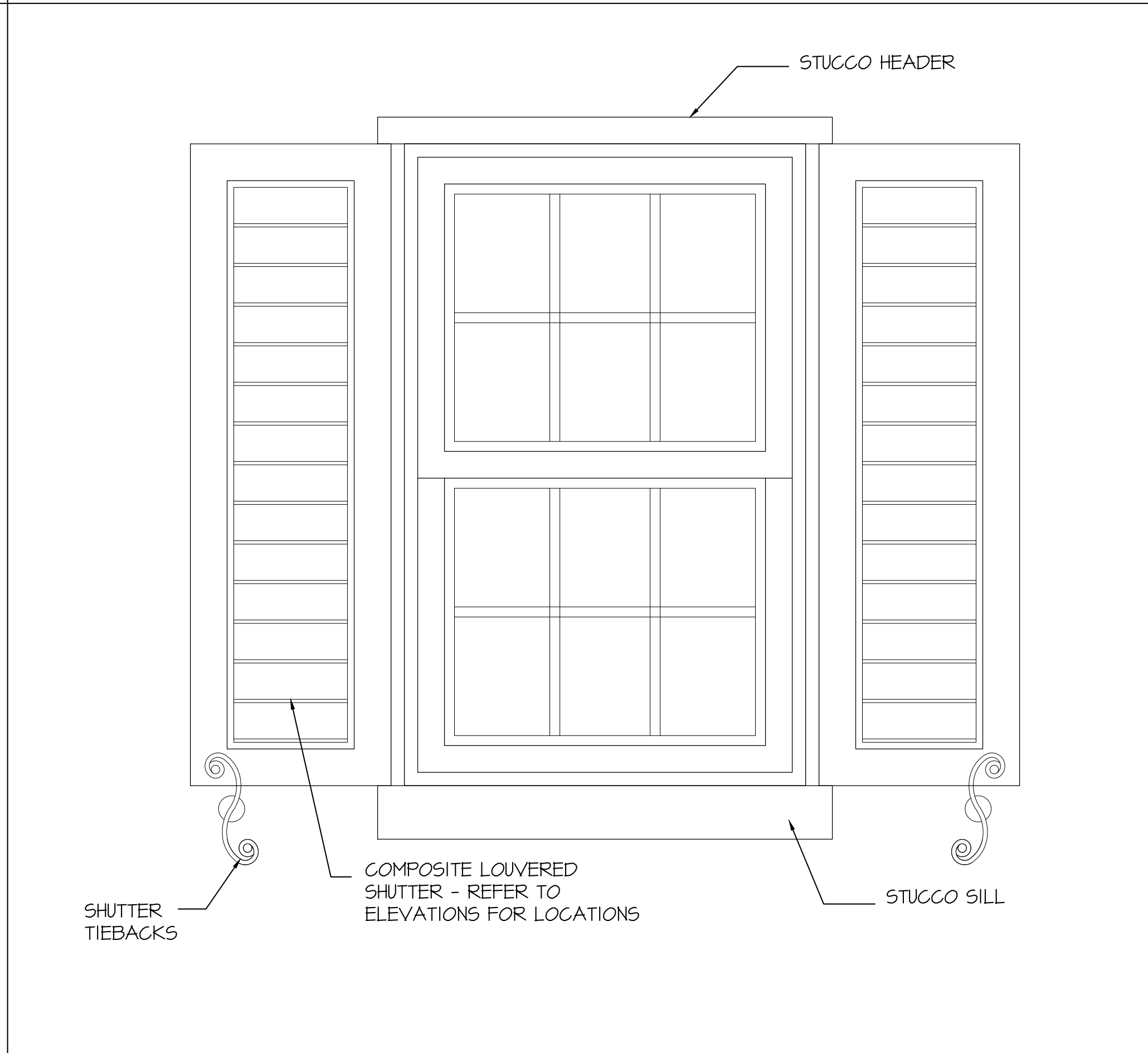
1 EAVE DETAIL
MAIN ROOF SCALE 1 1/2" = 1'-0"



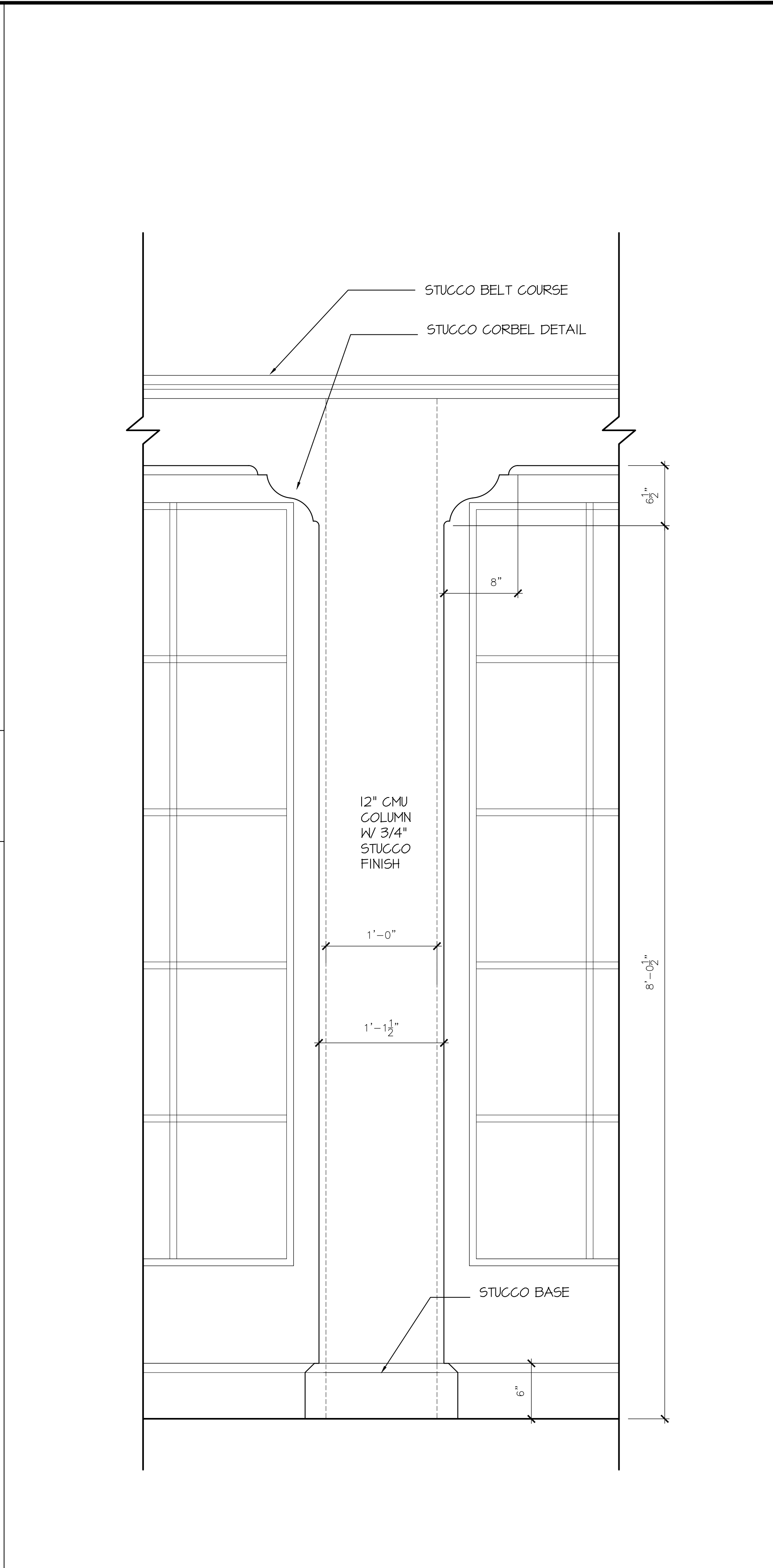
2 EAVE DETAIL
GARAGE SCALE 1 1/2" = 1'-0"



3 CHIMNEY SHROUD
SCALE 1 1/2" = 1'-0"



4 WINDOW DETAIL
SCALE 1 1/2" = 1'-0"



5 COLUMN DETAIL
SCALE 1 1/2" = 1'-0"

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C001914

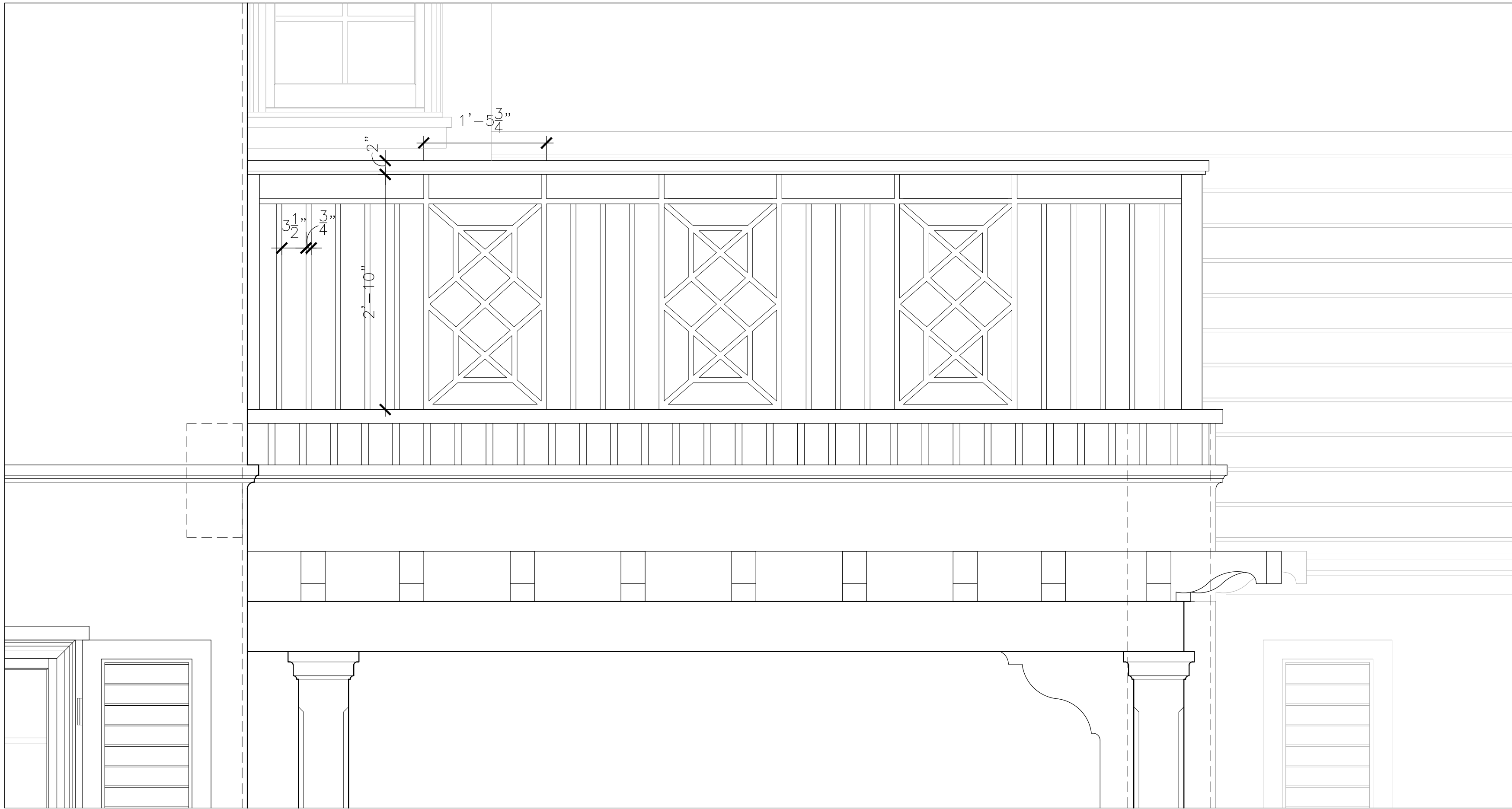
DATE: 2023.09.06
DRAWN: JB
REVISIONS:
• 01.25.23 DD SET
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SEAL

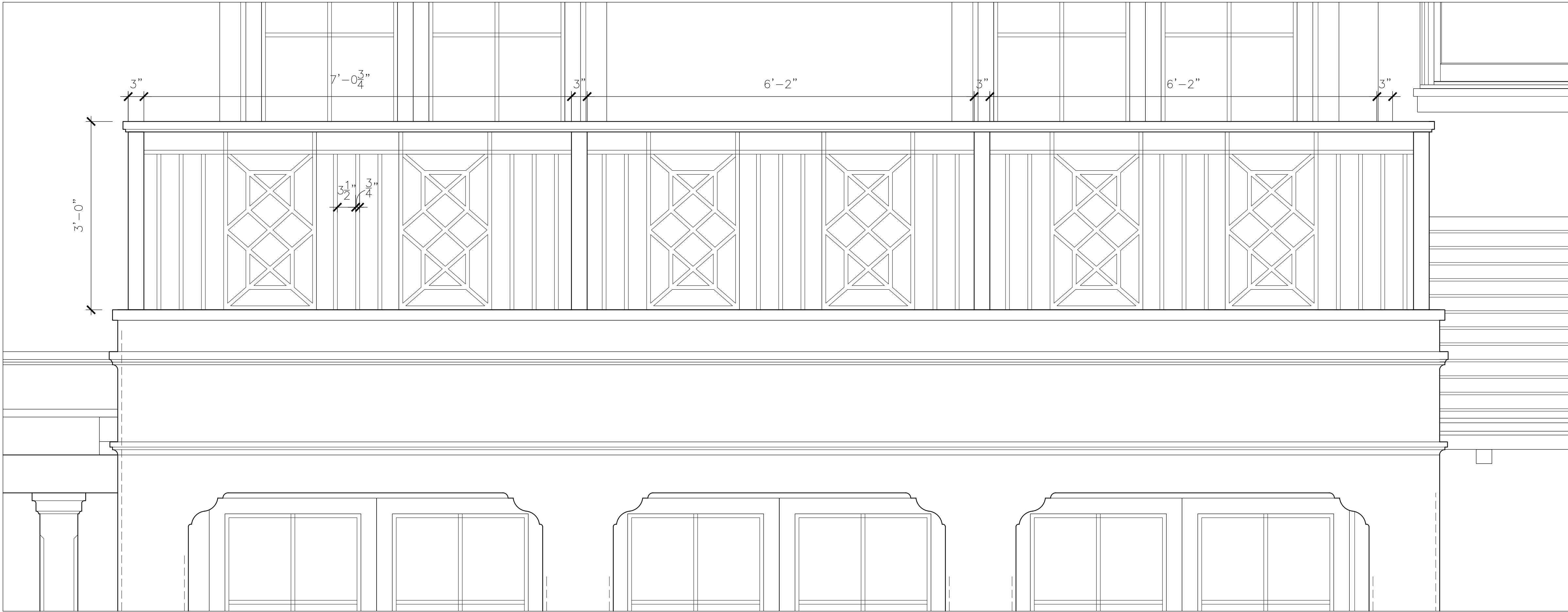
ROGER P. JANSSEN AR-14185
ARCOM # ARC-23-092
TC # ZON-23-070
DRAWING NO.

A5.01

JOB NUMBER: 23-122



WHITE ALUMINUM RAILING DETAIL SOUTH



WHITE ALUMINUM RAILING DETAIL EAST

PROPOSED RESIDENCE AT:

217 BAHAMA LANE

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: 2023.08.06

DRAWN: JB

REVISIONS:

• 02.08.23 DD SET

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SEAL

ROGER P. JANSSEN AR-14185

ARCOM # ARC-23-092

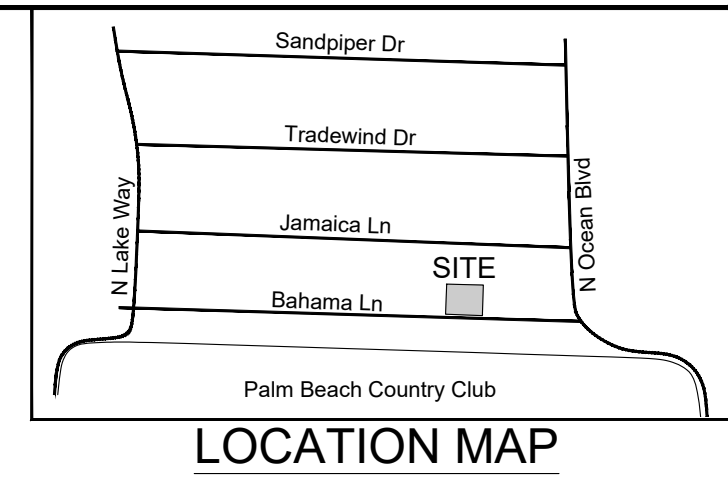
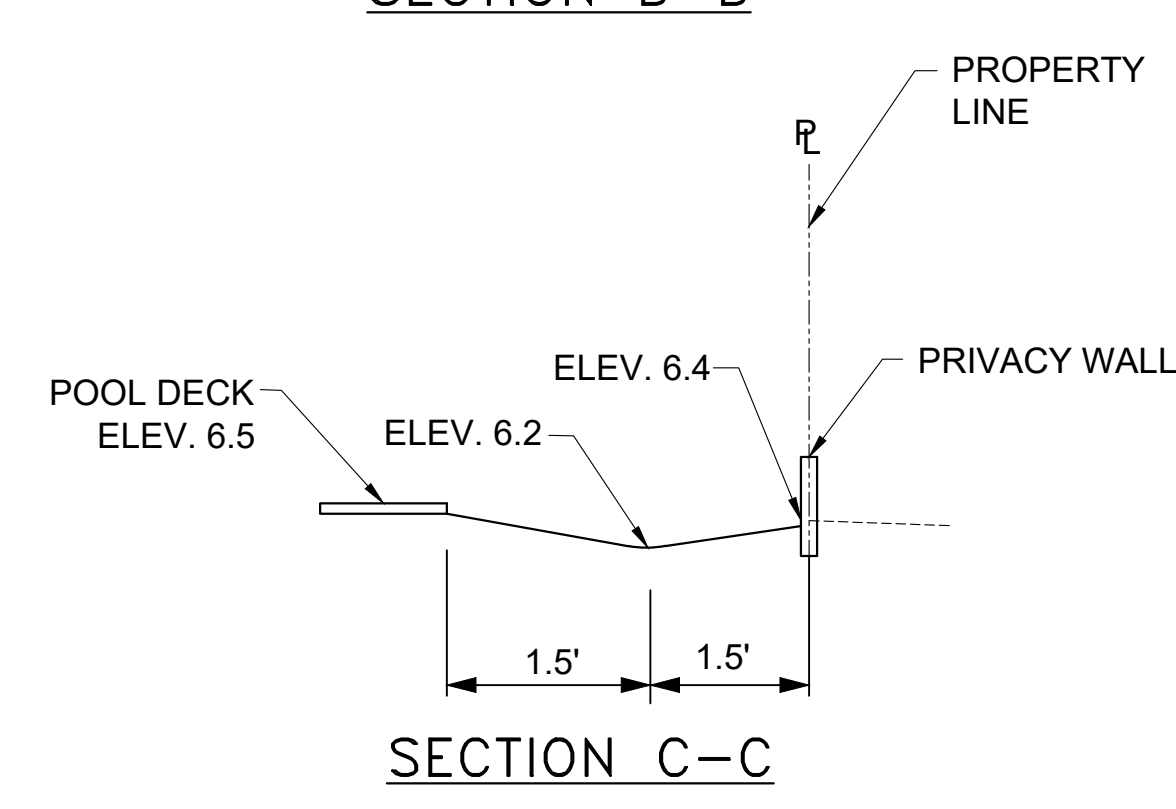
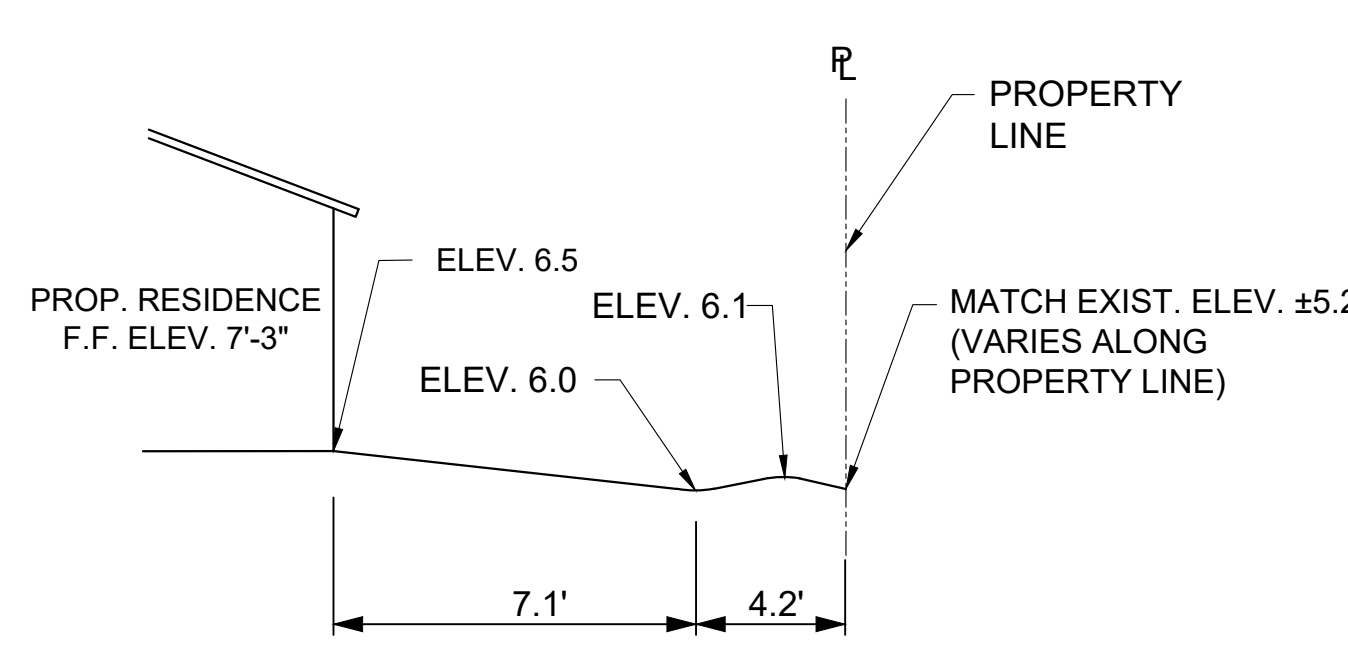
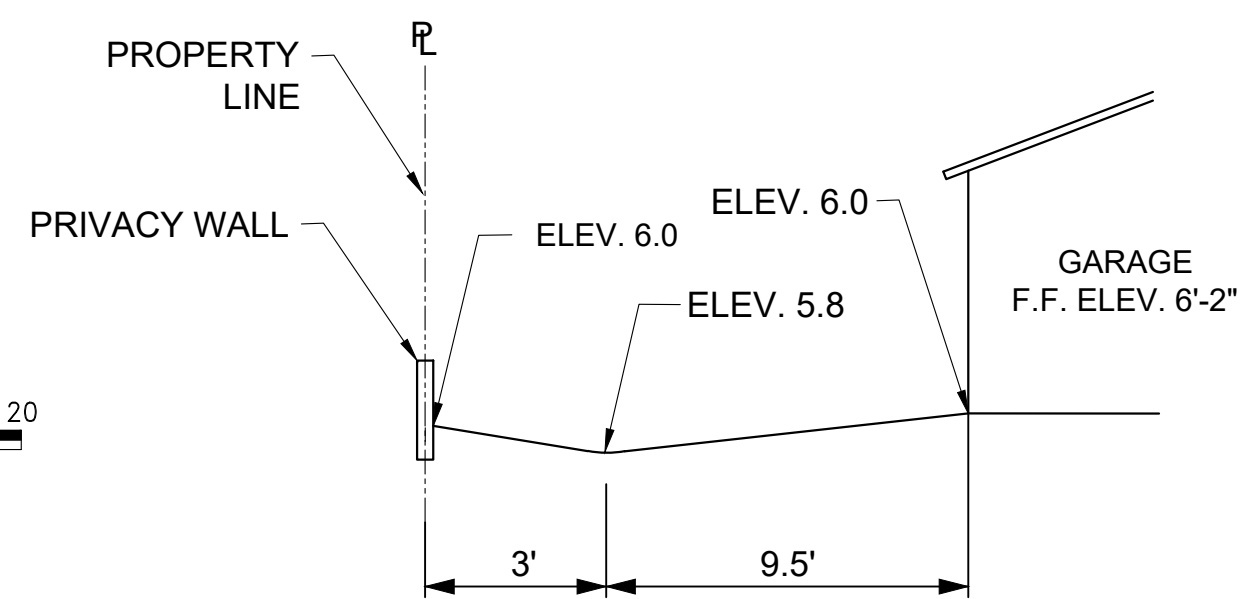
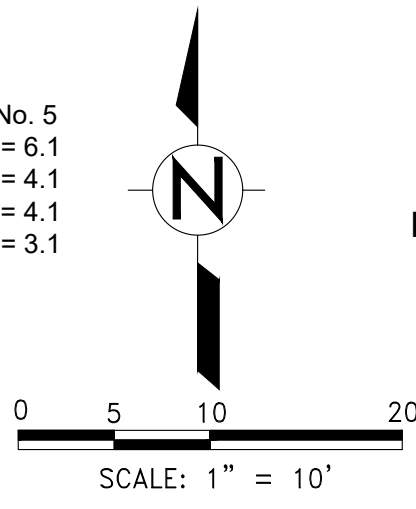
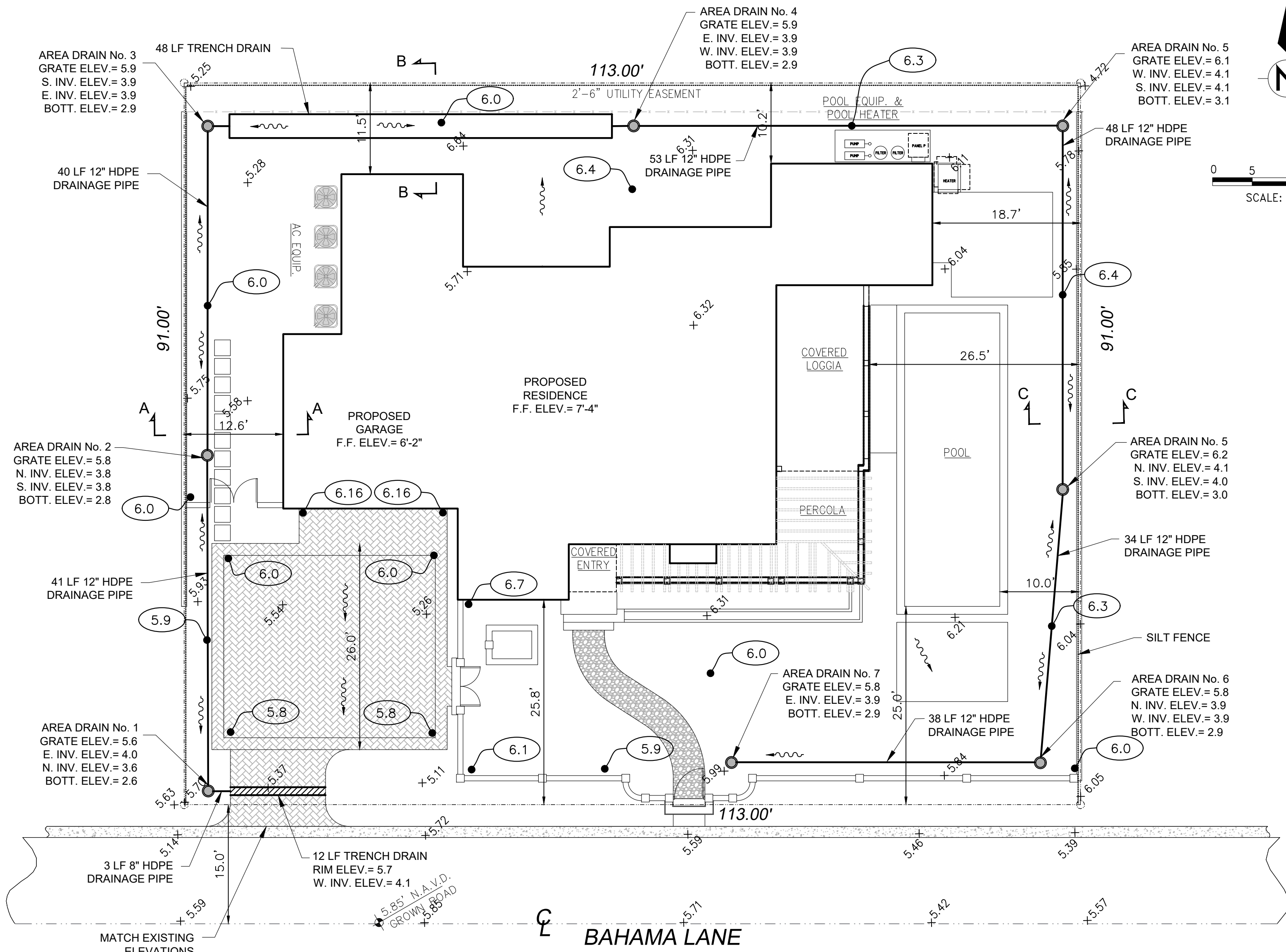
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DRAWING NO.

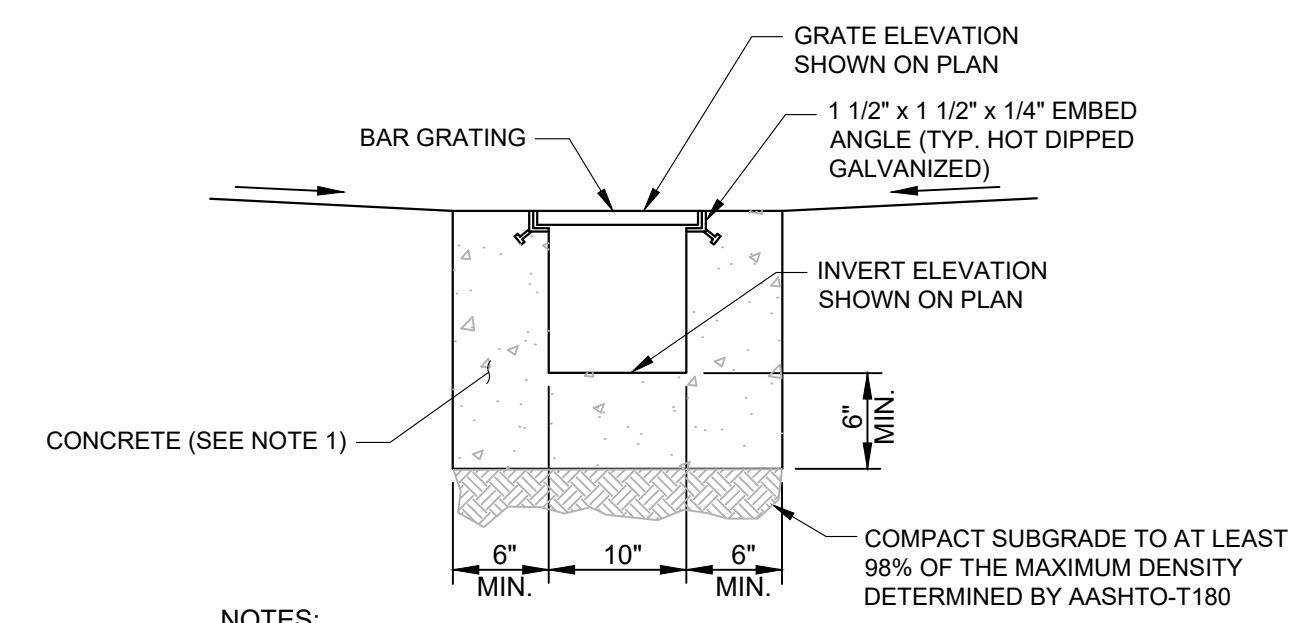
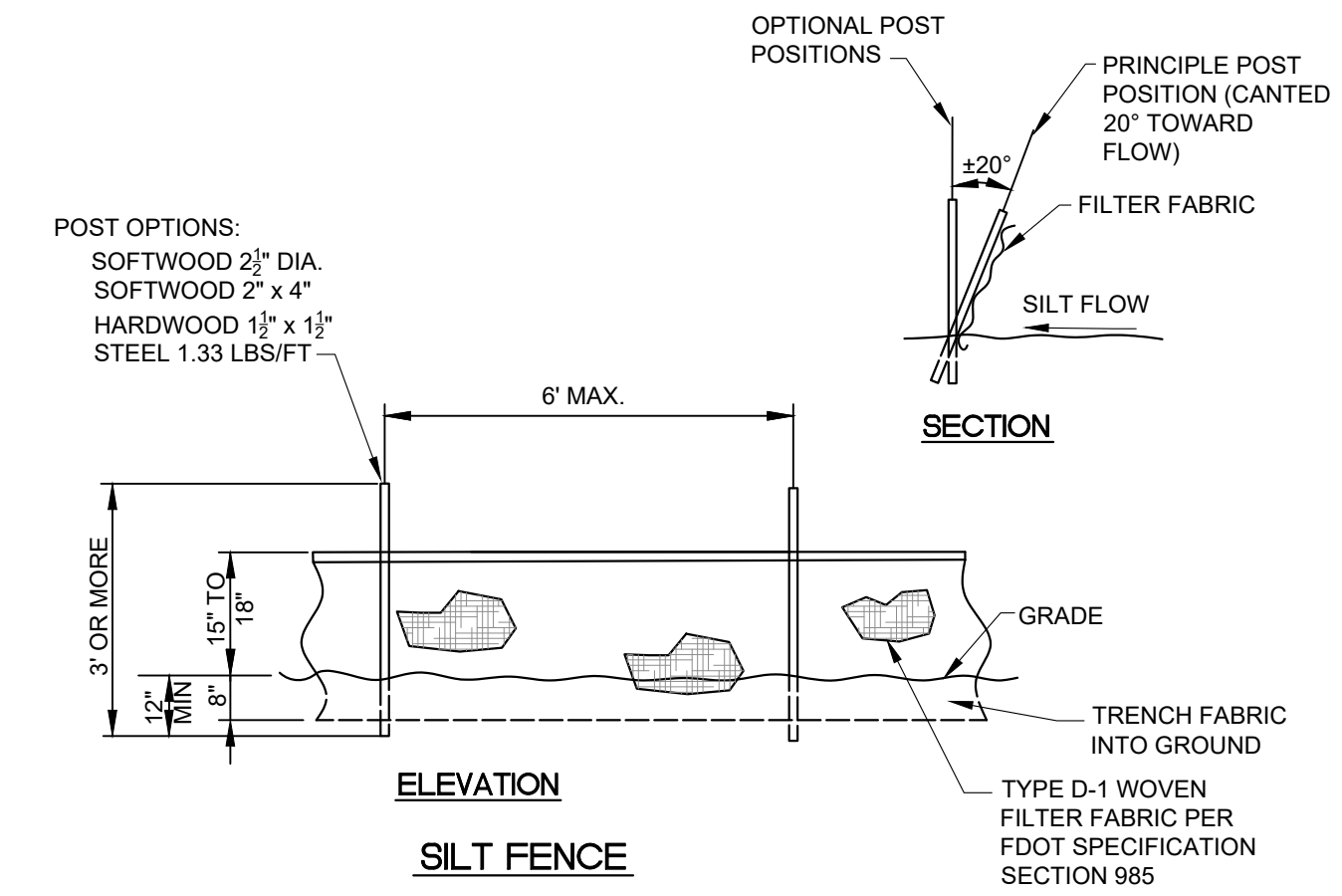
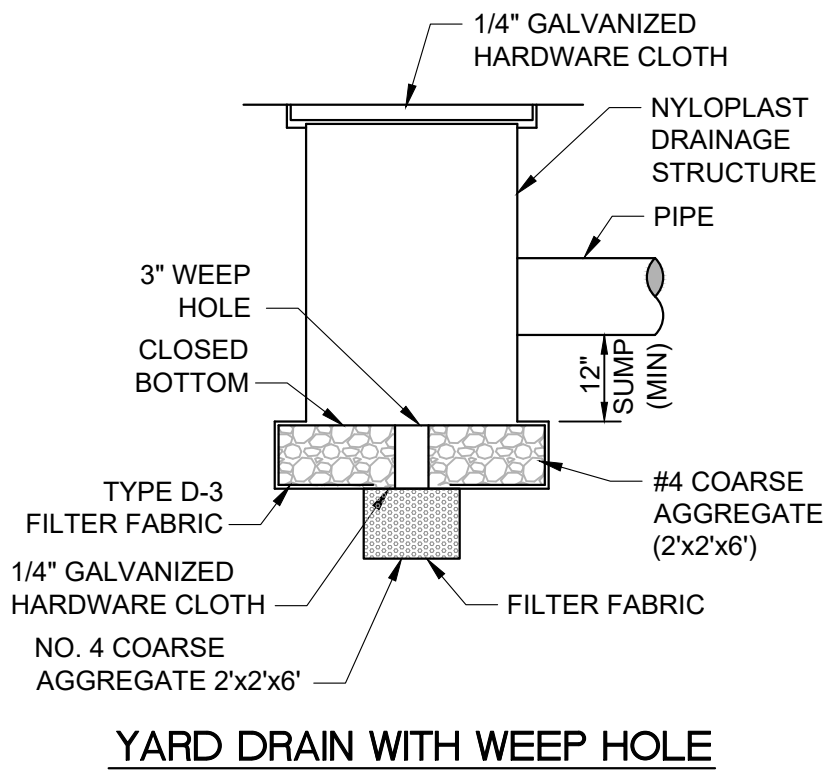
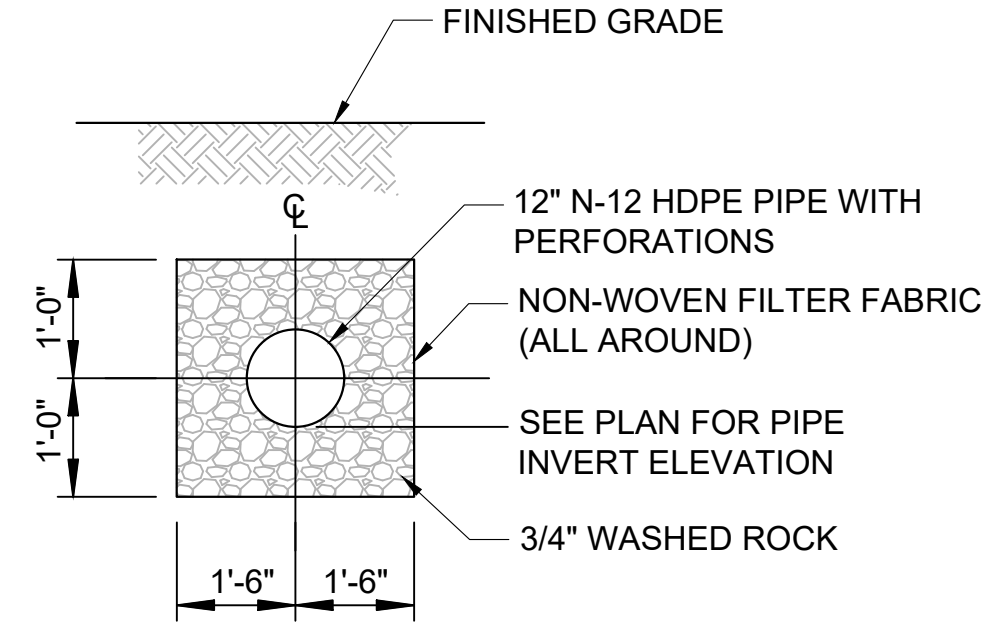
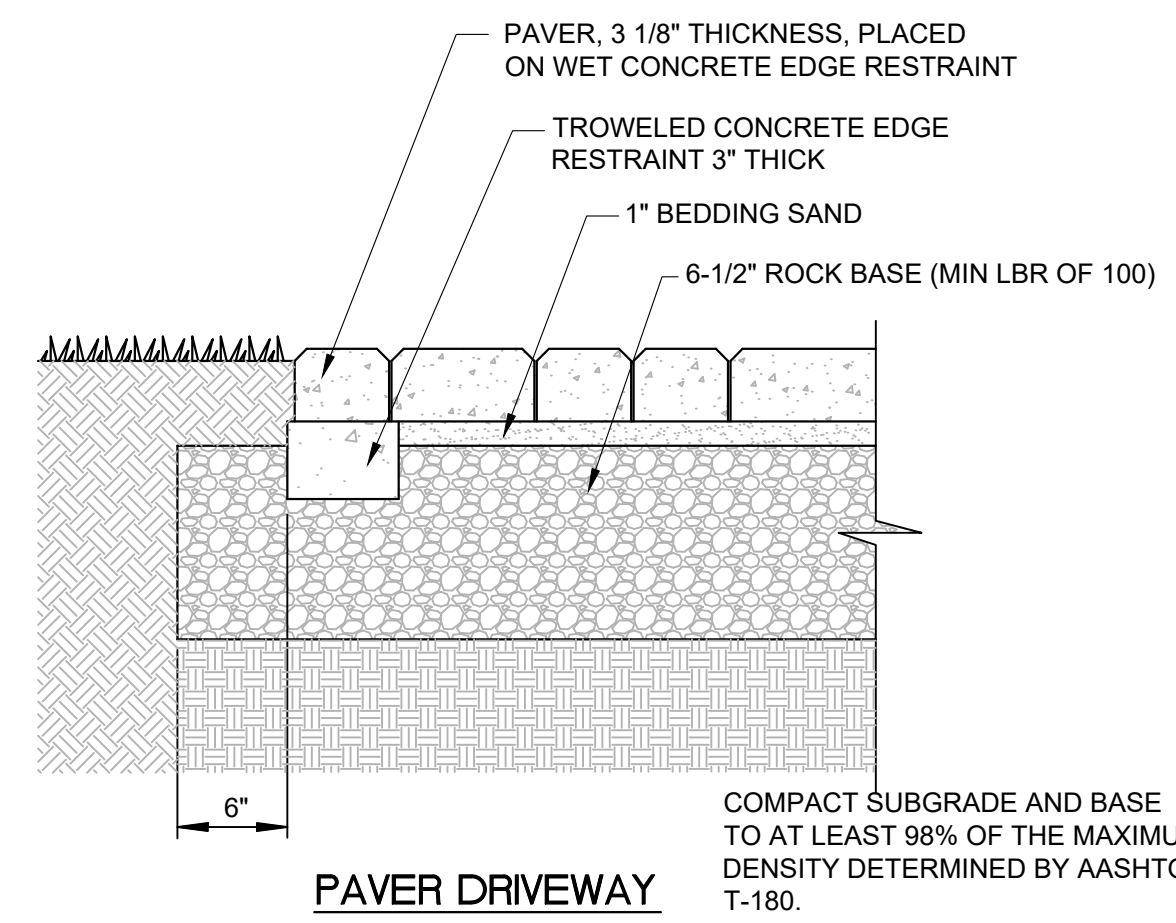
A5.03

JOB NUMBER:

23-122



- LEGEND**
- EXISTING ELEVATIONS
 - FINISHED GRADE ELEVATION
 - DRAINAGE FLOW DIRECTION
 - CONCRETE DRIVEWAY
 - CORAL STEPPING STONES
 - PAVER BLOCK DRIVEWAY



- NOTES:**
- CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
 - BAR GRATING SHALL BE WELDED PLAIN STEEL HOT ROLLED WITH 1 1/2" x 1/4" BEARING BARS 3/16" ON CENTER, HOT DIPPED GALVANIZED. BEARING BARS RUN ACROSS THE WIDTH, SUITABLE FOR VEHICULAR LOADS.

- GENERAL NOTES**
- ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - TOPOGRAPHIC SURVEY PERFORMED BY COMPASS SURVEYING, WEST PALM BEACH, FLORIDA. DATE : 03/14/2019.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

REVISIONS

NO.	DATE	REMARKS	BY

STORMWATERJ ENGINEERING, INC.

Civil, Hydrologic & Hydraulic Engineers

1855 Indian Road, Suite 202, West Palm Beach, FL 33409
Ph: (561) 442-0023 • Fax: (561) 442-0109 • stormwaterj@gmail.com

LOT GRADING PLAN

217 BAHAMA LANE

PALM BEACH, FLORIDA

23064-0602 Site Grading Plan.dwg

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By A Registered Professional Engineer Representing StormwaterJ Engineering, Inc.
C.A. 00009494

Patrick F. Barthelmy, P.E.
License # 75965

DATE	6/21/2023	PL
DRAWN	CHECKED (1)	CHECKED (2)
PROJECT MANAGER	PFB	

12

1

2

JOB NO. 23064



1855 Indian Road, Suite 202
West Palm Beach, FL 33409
(561) 242-0028 Fax 242-0109

Job # 23064 File: Calculations
Job Name: 217 Bahama Lane
Subject: Drainage Calculations
By: Patrick Barthelemy, PE
Date: 6/21/2023
Page: 1 of 2

The purpose of these calculations is to verify the developed property will meet stormwater storage requirements for The Town of Palm Beach. The first 2 inches of rainfall will be retained on site prior to discharge into the town system based on the SCS Runoff Equation.

Total Property Area = 10,283 SF

Property Impervious Areas -
Building Roof = 2,704 SF
Paver Driveway/Walkway = 1,094 SF
Pool = 745 SF
Covered Areas = 569 SF
Equipment Pads = 151 SF

Total Impervious Area = 5,263.00 SF
Percent of Property Impervious = $5,263/10286 \times 100 = 51.17\%$

Average Finished Grade = 6.3
Average Ground Water Level = 2
Depth to the Water Table = $6.3 - 2 = 4.3$ feet

Amount of water which can be stored under pervious services will be 6.75 inches based on compacted flatwoods.

Soil Storage S = 6.75 inches X (1 - 0.5117) = 3.30 inches

Runoff to be Retained = $Q = (P - 0.2S)^2 / (P + 0.8S) = ((2.0 - (0.2 \times 3.3))^2 / (2 + (0.8 \times 3.3))) = 0.39$ inches

Runoff to be Stored in Exfiltration Trench = 0.236 Ac X 0.39 inches = 0.092 Ac-In

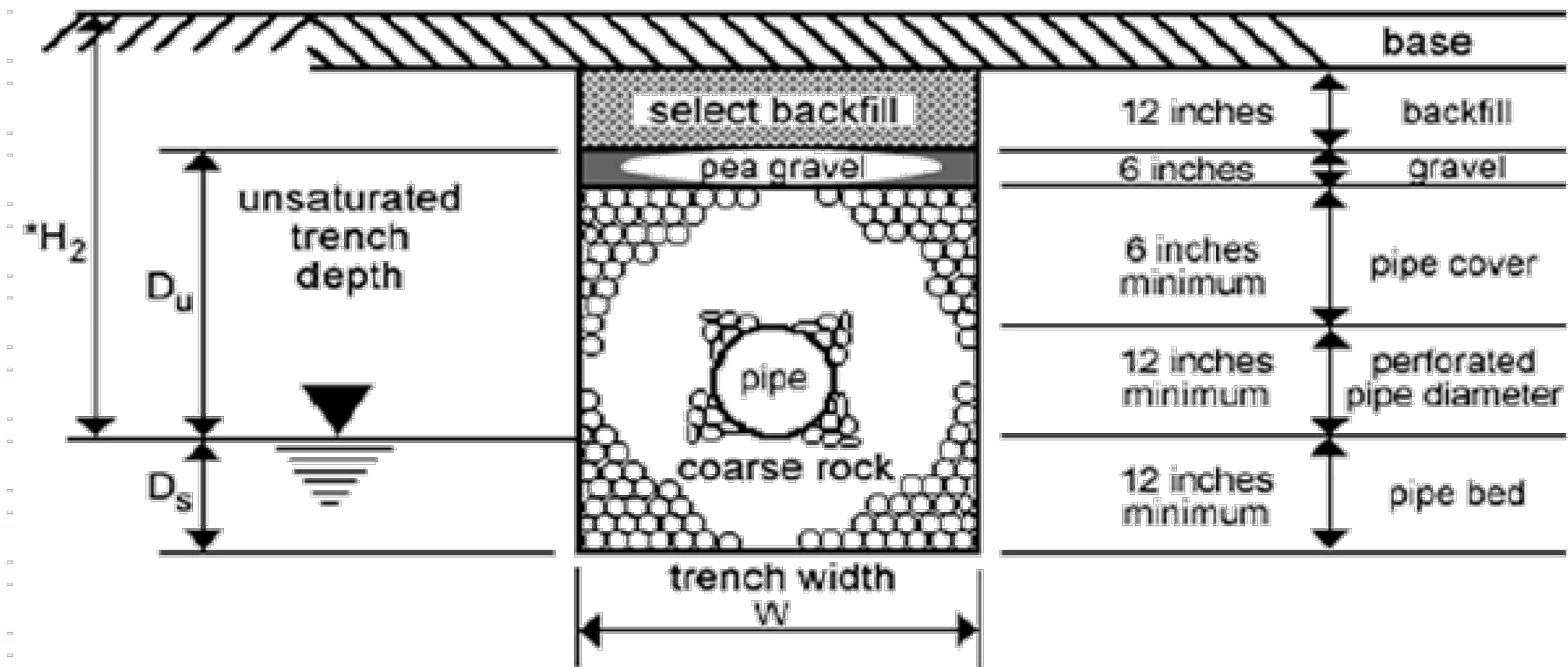
Required Exfiltration Trench = 8 LF (See Exfiltration Trench Calculations)
Provided Exfiltration Trench = 25 LF



1855 Indian Road, Suite 202
West Palm Beach, FL 33409
(561) 242-0028 Fax 242-0109 stormwaterj@gmail.com

Job # 23064 File: Calcs
Job Name: 217 Bahama Lane
Subject: Size Exfiltration Trench Length
By: Patrick Barthelemy, PE
Date: 6/21/23
Page: 2 of 2

Exfiltration Trench Calculation TYPICAL EXFILTRATION TRENCH



$$L = \frac{V}{K (H_2 W + 2 H_2 D_u - D_u^2 + 2 H_2 D_s) + (1.39 \times 10^{-4}) W D_u}$$

L = Length of Trench Required (feet)
V = Volume Treated (acre - inches)
W = Trench Width (feet)
K = Hydraulic Conductivity (cfs/ft.² - ft. head)
*H₂ = Depth to Water Table (feet)
D_u = Non-Saturated Trench Depth (feet)
D_s = Saturated Trench Depth (feet)

*The value of H₂ to be used in the equation is the effective head on the saturated surface.

V = 0.09 Ac In = 0.01 Ac Ft

W = 3.00 Ft

K = 4.42E-04 CFS/Ft²-Ft Head

H₂ = 4.00 Ft

D_u = 2.00 Ft

D_s = 0.00 Ft

L = 8 Ft

REVISIONS		NO.	DATE	REMARKS	BY



Civil, Hydrologic & Hydraulic Engineers
1855 Indian Road, Suite 202, West Palm Beach, FL 33409
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DRAINAGE CALCULATIONS

217 BAHAMA LANE
PALM BEACH, FLORIDA

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DATE	DATE	DATE	DATE	DATE	DATE
6/21/2023	6/21/2023	6/21/2023	6/21/2023	6/21/2023	6/21/2023
DRAWN	CHECKED (1)	CHECKED (2)	PROJECT MANAGER	PFB	PFB
2	2	2	2	2	2
JOB NO. 23064					