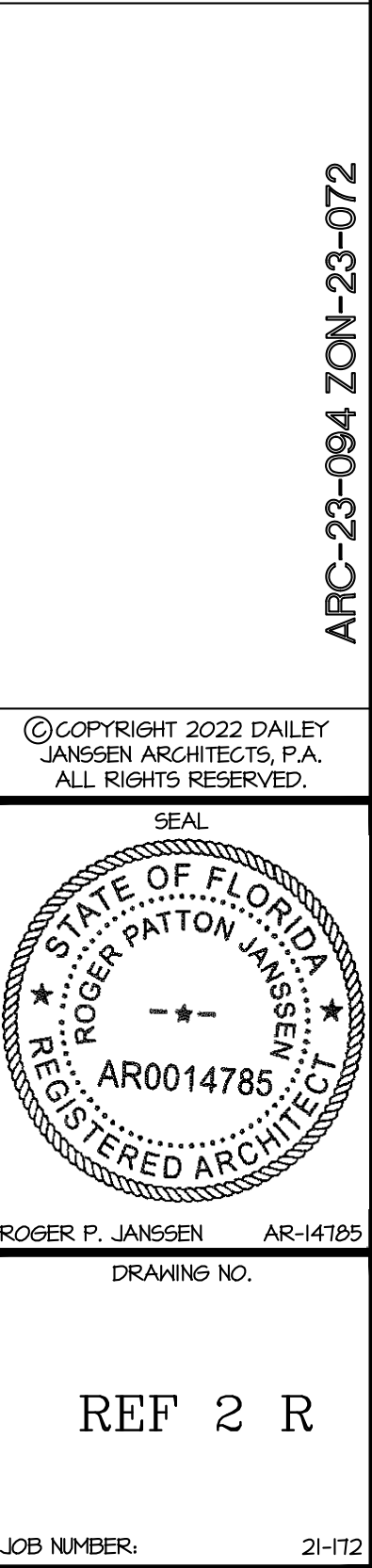
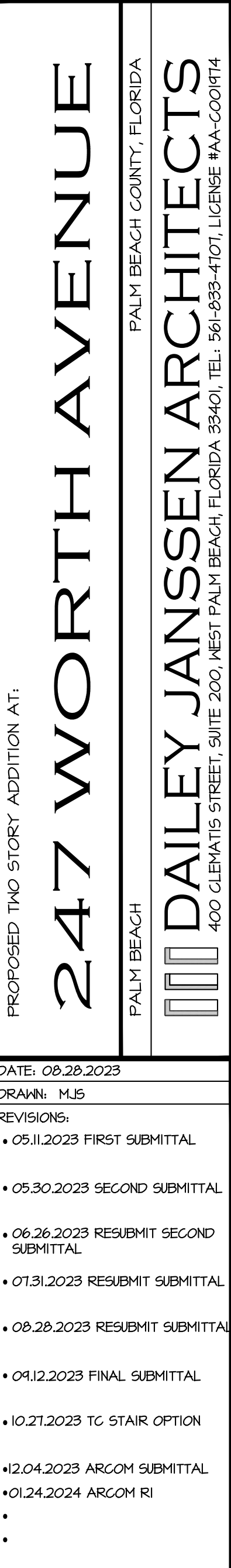






259 TIFFANY & CO.

253 TORY BURCH First Floor EL. 3.53' NAVD

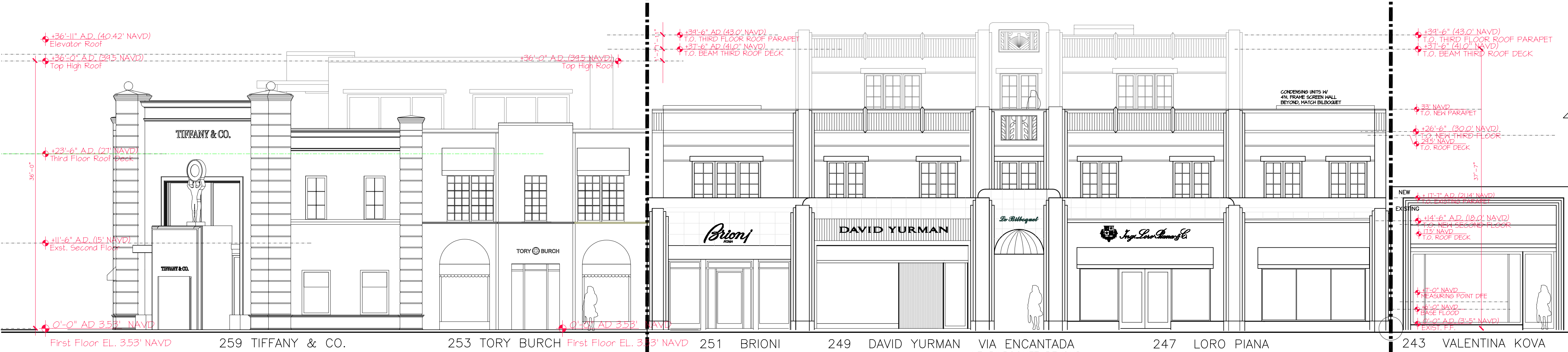
251 BRIONI

249 DAVID YURMAN

VIA ENCANTADA

PREVIOUS ENLARGED BUILDING HEIGHT COMPARISON

SCALE 1/4"=1'-0"



259 TIFFANY & CO.

253 TORY BURCH First Floor EL. 3.53' NAVD

251 BRIONI

249 DAVID YURMAN

VIA ENCANTADA
LE BILBOQUET BEYOND

247 LORO PIANA

243 VALENTINA KOVA

PREVIOUS 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

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

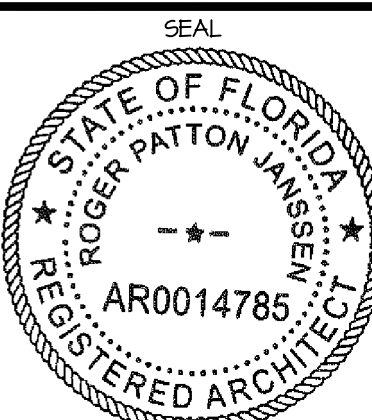
• 10.27.2023 TC STAIR OPTION

• 12.04.2023 ARCOM SUBMITTAL

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ROGER P. JANSSEN AR-14785

DRAWING NO.

REF 2

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

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

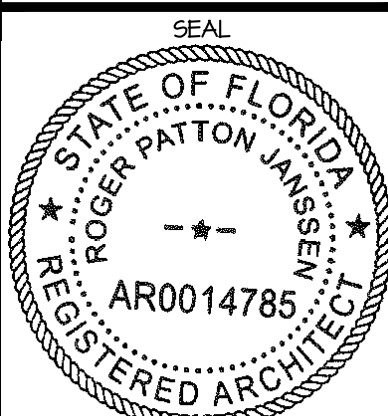
REVISIONS:

- 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 2

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

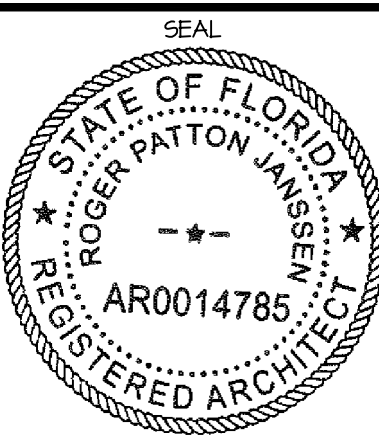
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REVISIONS:

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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
- 01.24.2024 ARCOM RI
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ROGER P. JANSSEN AR-14785

DRAWING NO.

REN 6

JOB NUMBER: 21-112



AERIAL VIEW 200 BLOCK WORTH AVENUE LOOKING 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: 561-933-4101 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

• 01.24.2024 ARCOM RI

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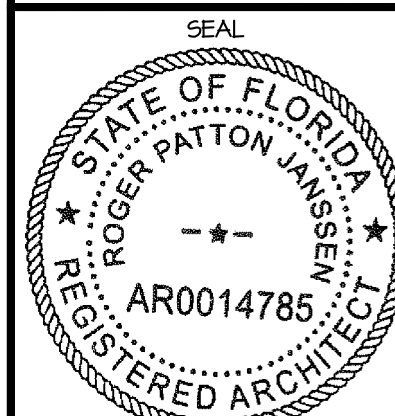
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ROGER P. JANSSEN AR-14785

DRAWING NO.

REN 8

JOB NUMBER:

21-112



WORTH SOUTH ENTRY ELEVATION
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: 561-833-4101, LICENSE #AA-C001714

DATE: 08.28.2023

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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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• 10.21.2023 TC STAIR OPTION

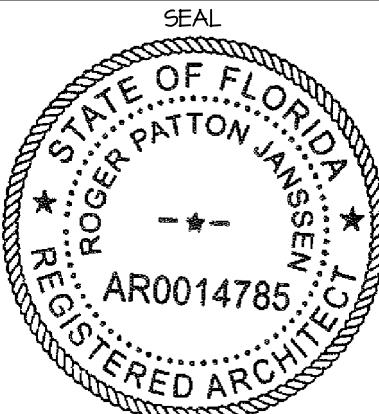
• 12.04.2023 ARCOM SUBMITTAL

• 01.24.2024 ARCOM RI

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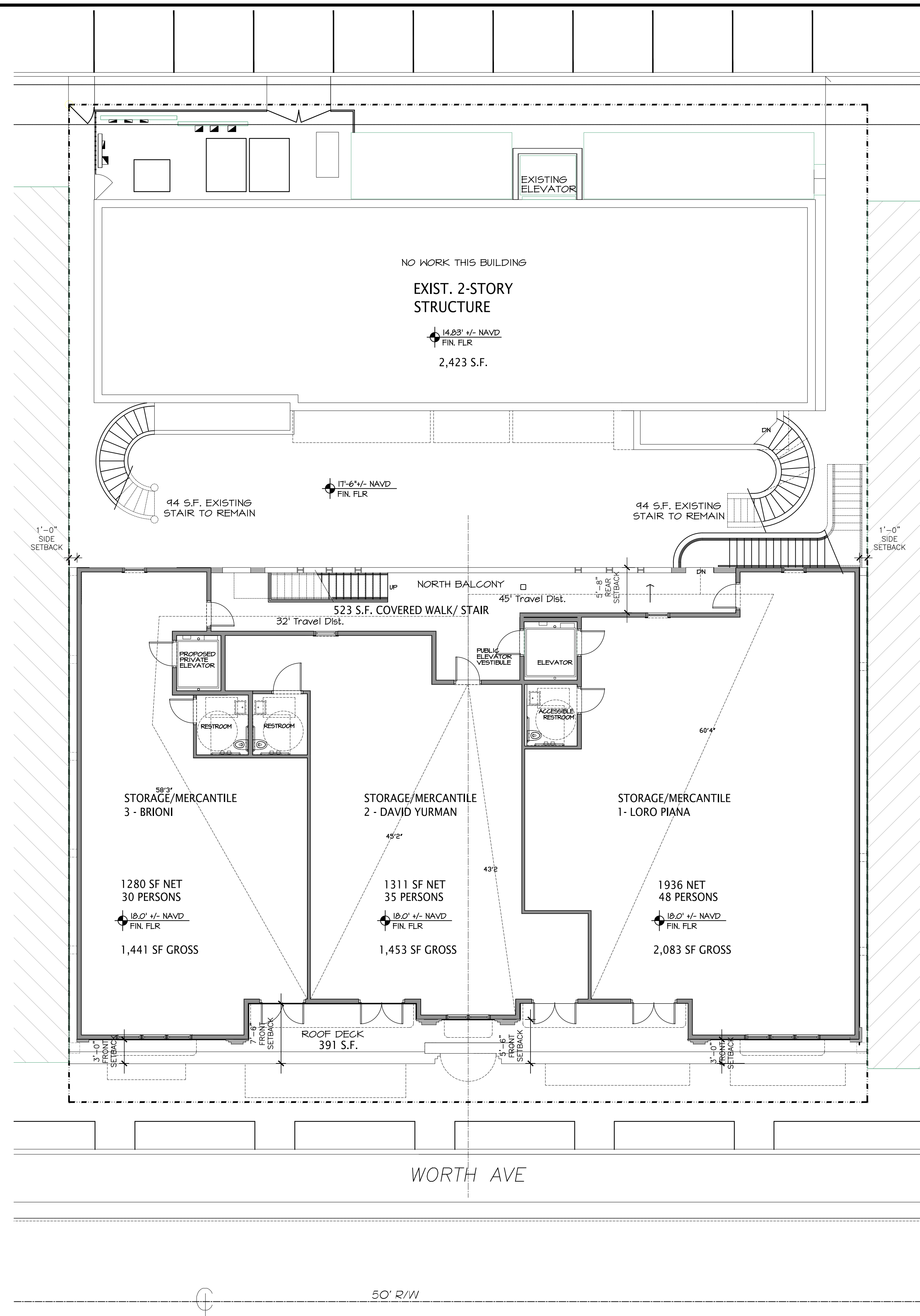
ROGER P. JANSSEN AR-14785

DRAWING NO.

REN 3

JOB NUMBER:

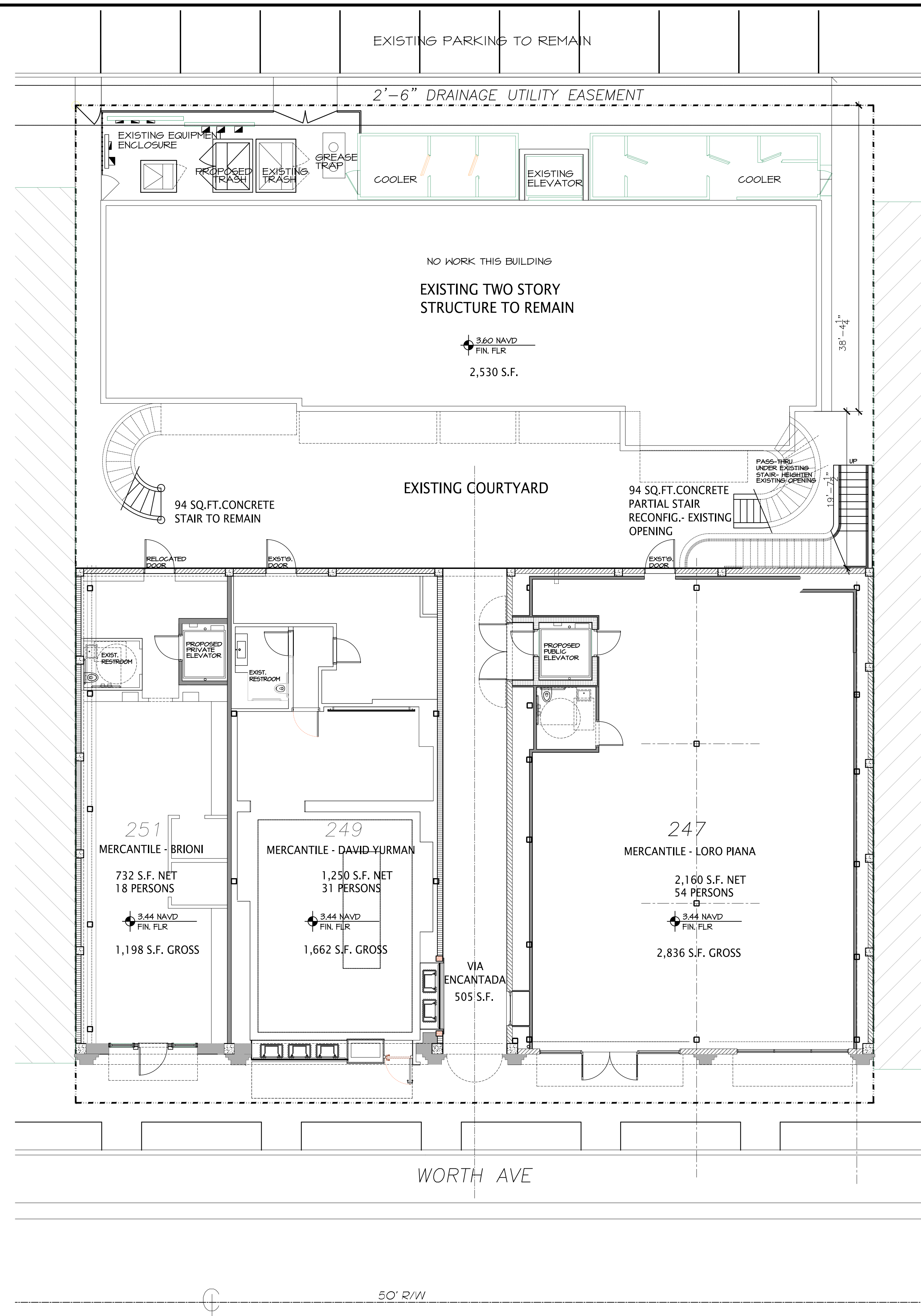
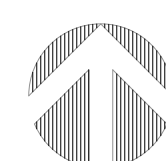
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PROPOSED SECOND FLOOR PLAN

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

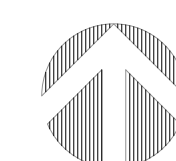
SCALE 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

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

SCALE 1/8" = 1'-0"



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247 WORTH AVENUE

U H C L H H C

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401. TEL: 561-633-4707, LICENSE #AA-C0019174

DATE: 08.28.2023
AWN: MJS

AWN: MJS

VISIONS:

15.II.2023 FIRST SUBMITTAL

05.30.2023 SECOND SUBMITTAL

06.26.2023 RESUBMIT SECOND
SUBMITTAL

07.31.2023 RESUBMIT SUBMITTAL

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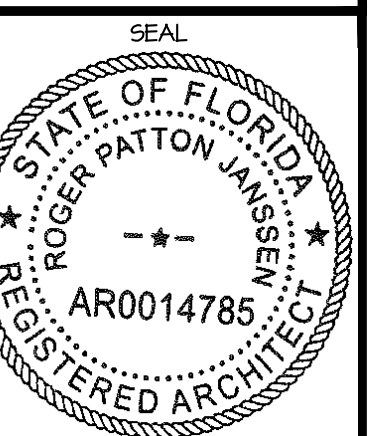
2.28.2024 ARCOM R2

Abstract

Abstract

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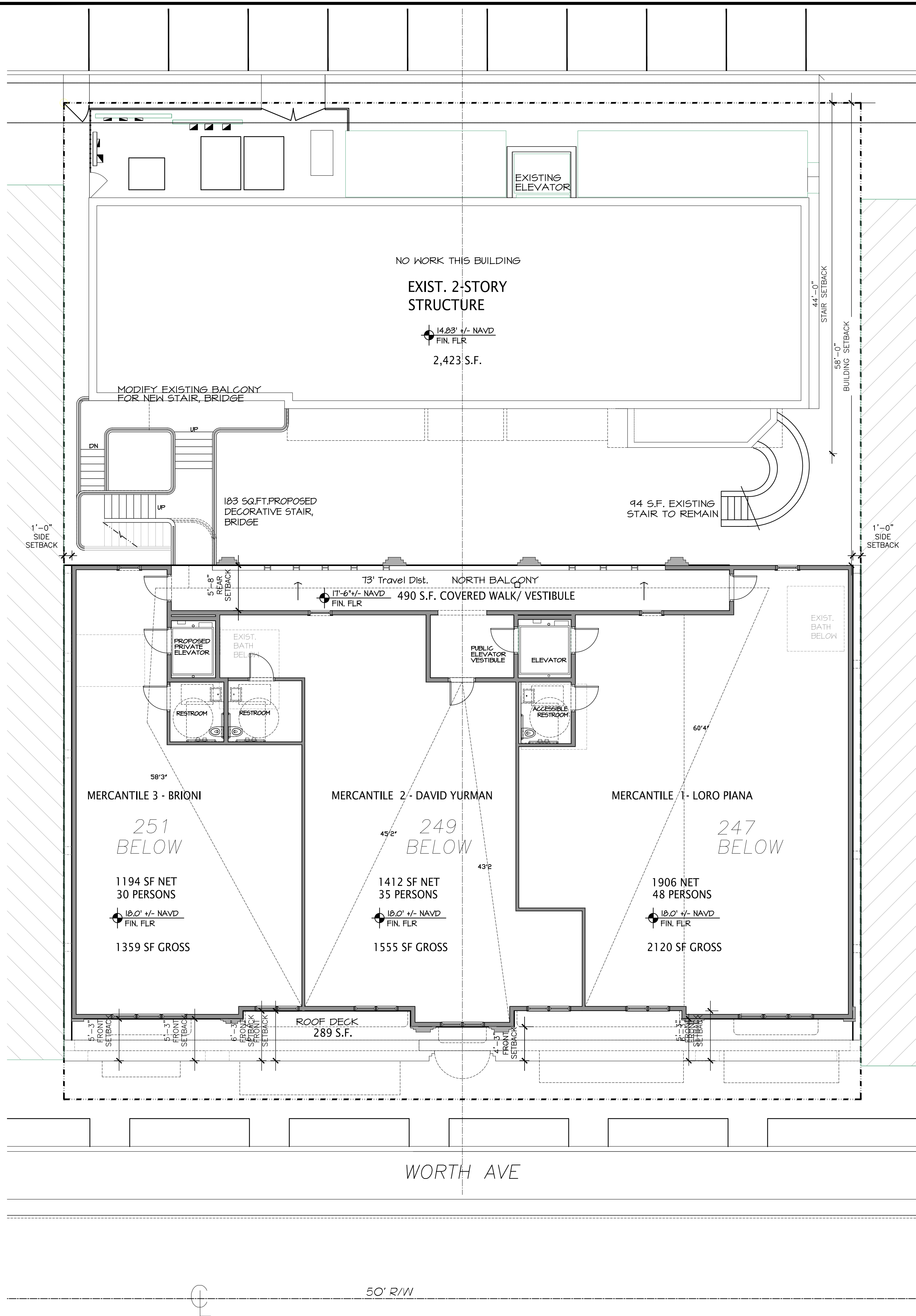
GER P. JANSSEN AR-14785

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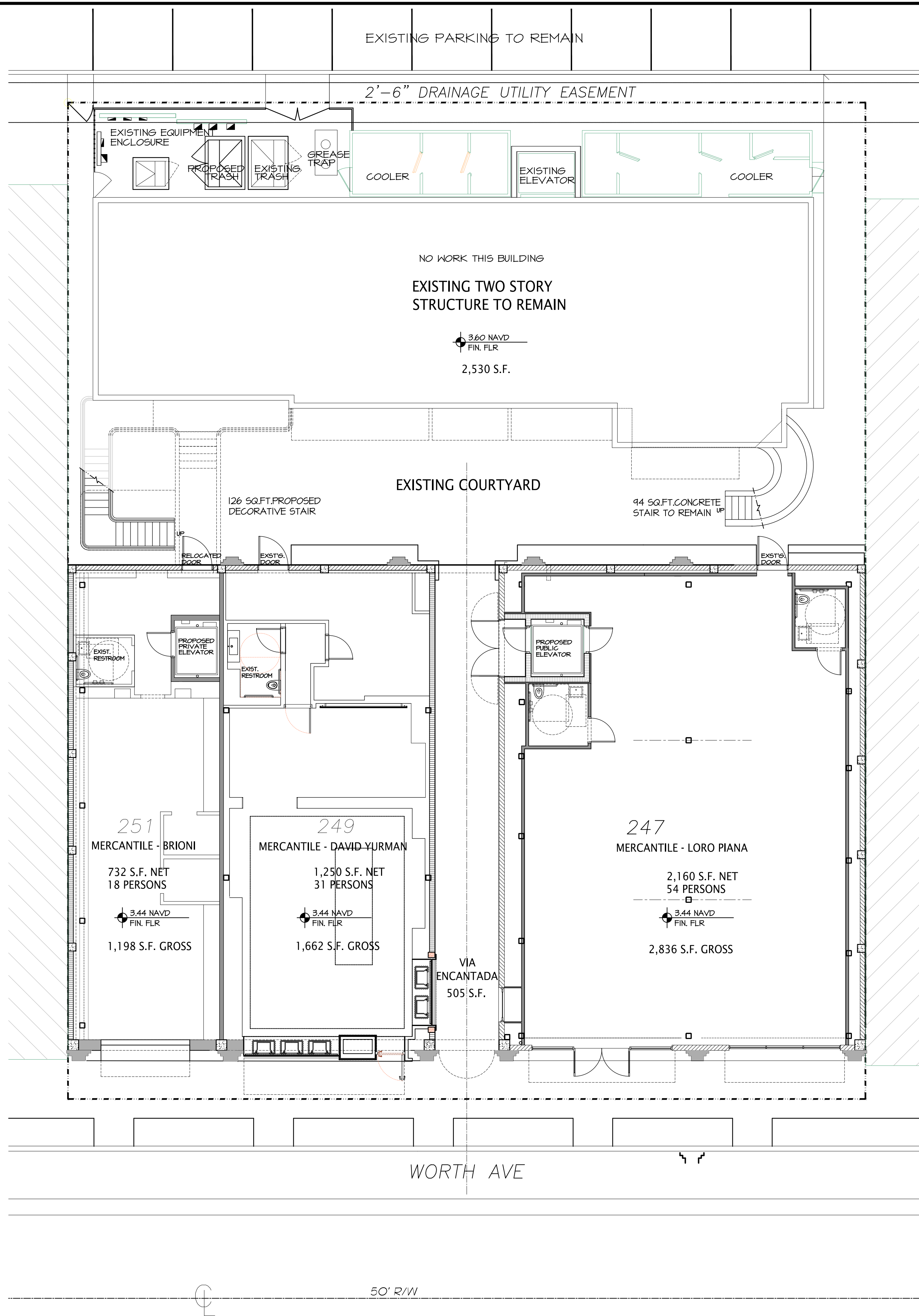
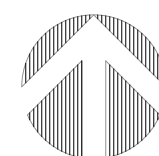
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PREVIOUS SECOND FLOOR PLAN

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

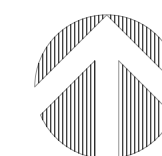
SCALE 1/8" = 1'-0"



PREVIOUS FIRST FLOOR PLAN

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

SCALE 1/8" = 1'-0"



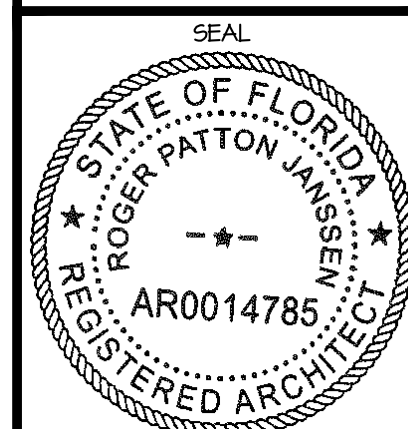
PROPOSED TWO STORY ADDITION AT:

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
- 01.24.2024 ARCOM R1
- 02.28.2024 ARCOM R2

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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.01 R

JOB NUMBER:

21-112

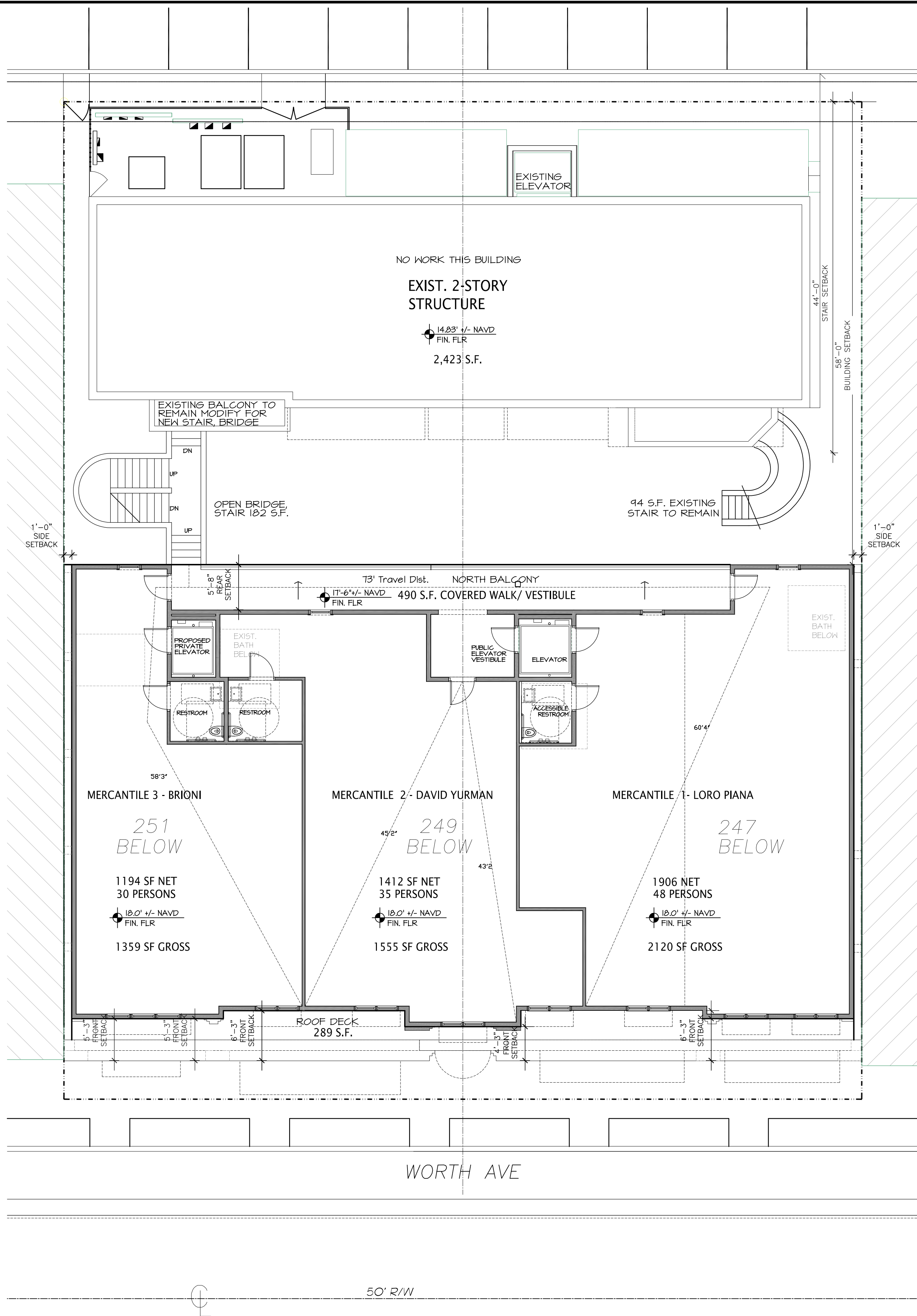
247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

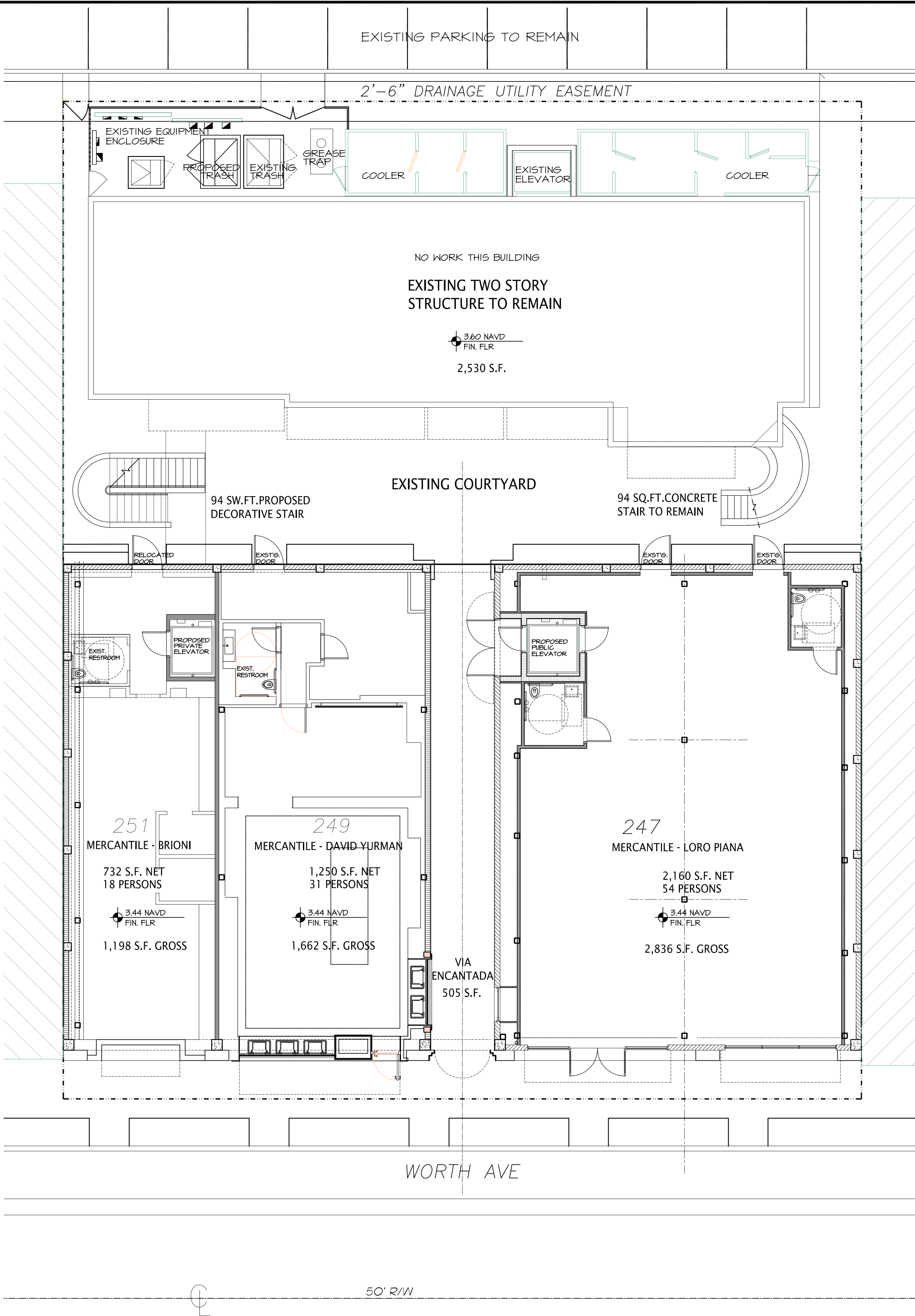
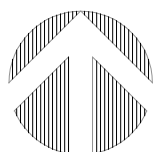
ARC-23-094 ZON-23-072



PREVIOUS SECOND FLOOR PLAN

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

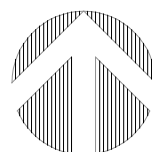
SCALE 1/8" = 1'-0"



PREVIOUS FIRST FLOOR PLAN

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

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-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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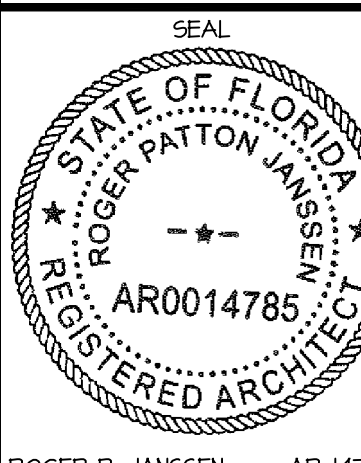
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ROGER P. JANSSEN AR-14785

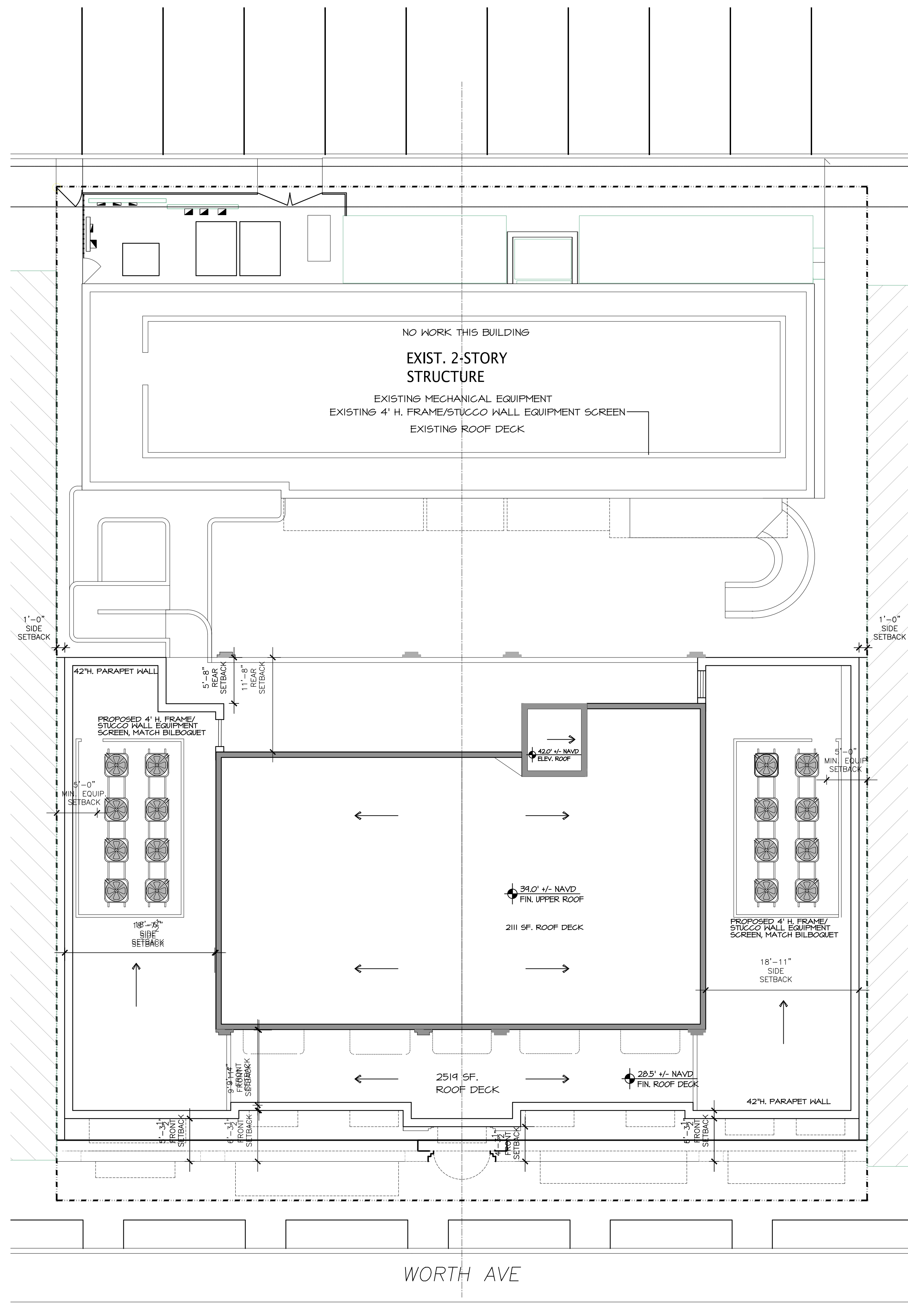
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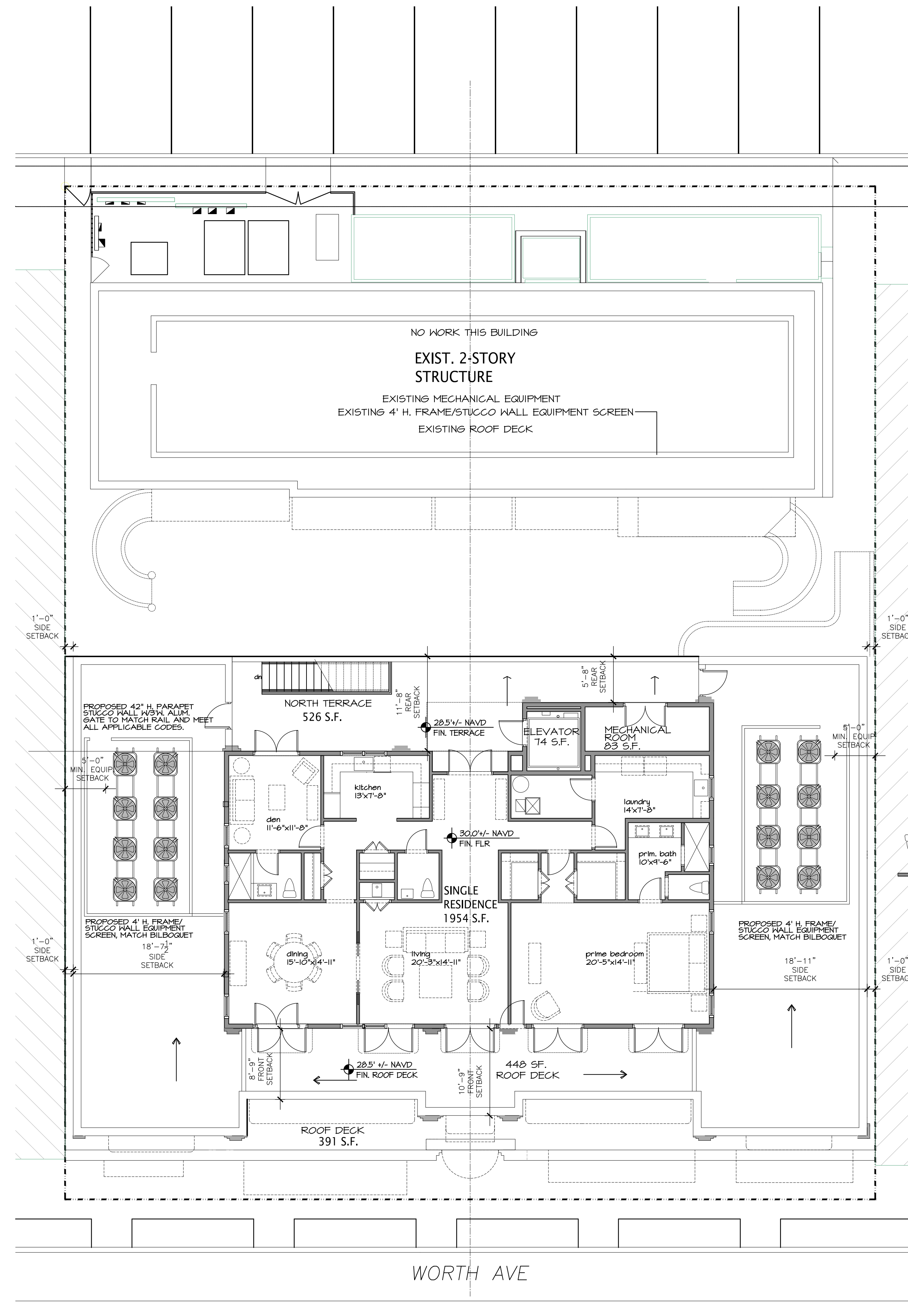
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ARC-23-094 ZON-23-072



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

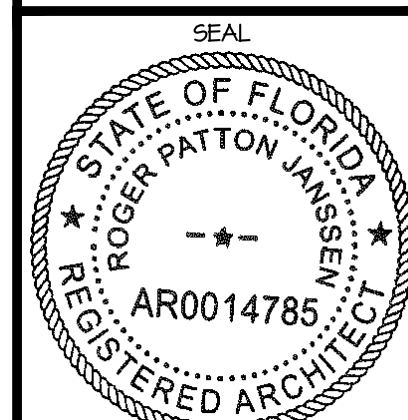
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REVISIONS:

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- 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
- 12.04.2023 ARCOM SUBMITTAL
- 01.24.2024 ARCOM R1
- 02.28.2024 ARCOM R2

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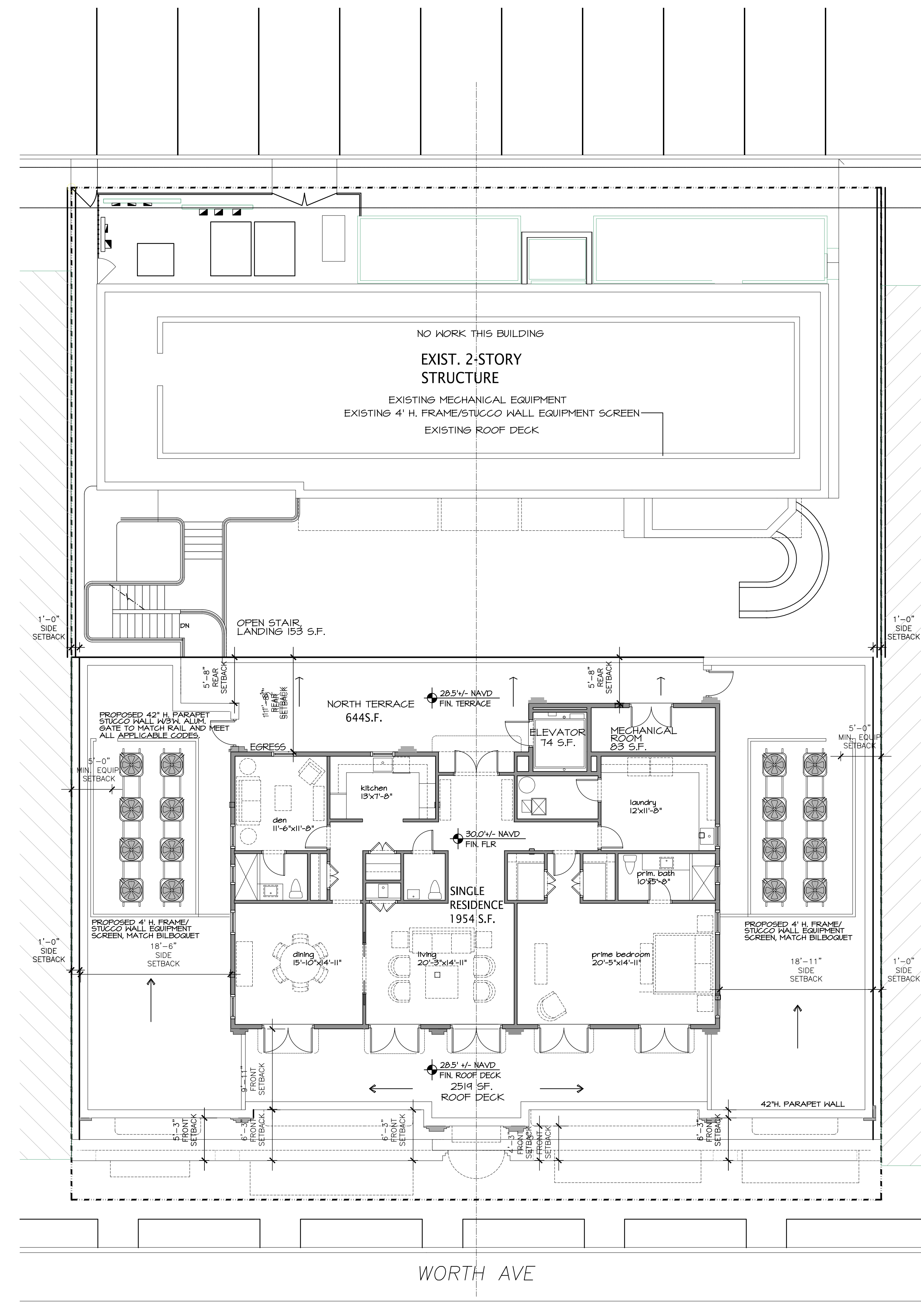
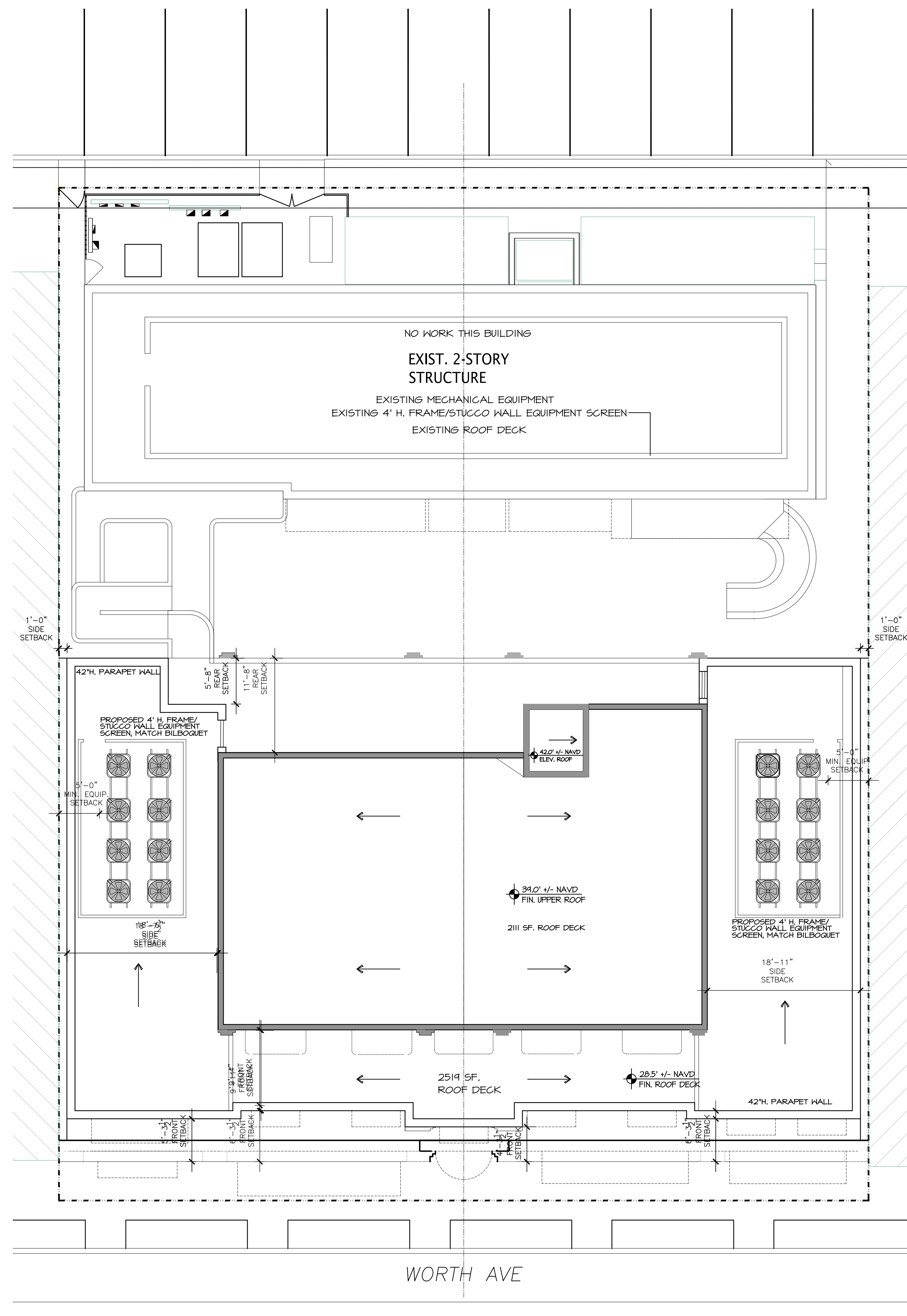


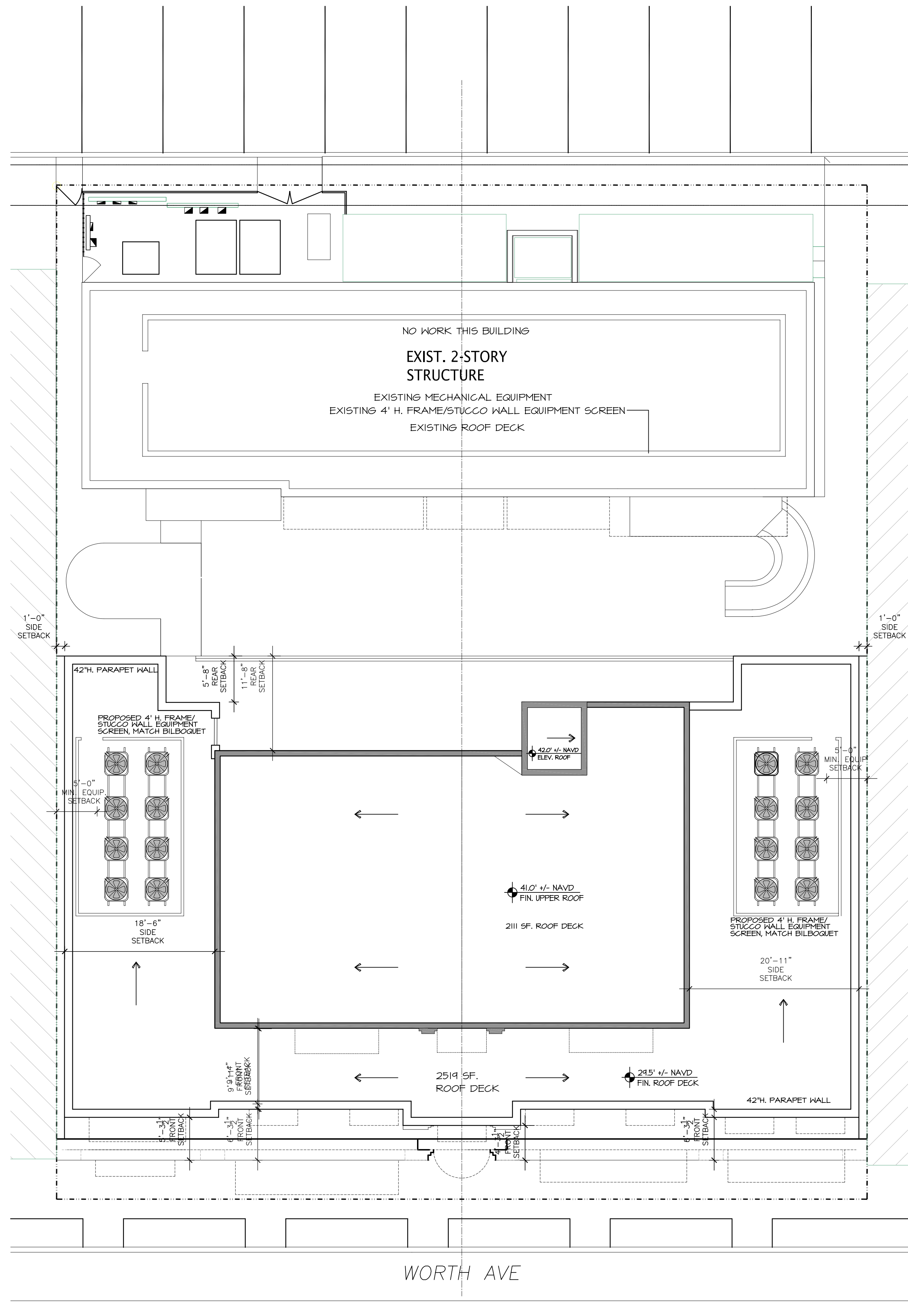
ROGER P. JANSSEN AR-14785

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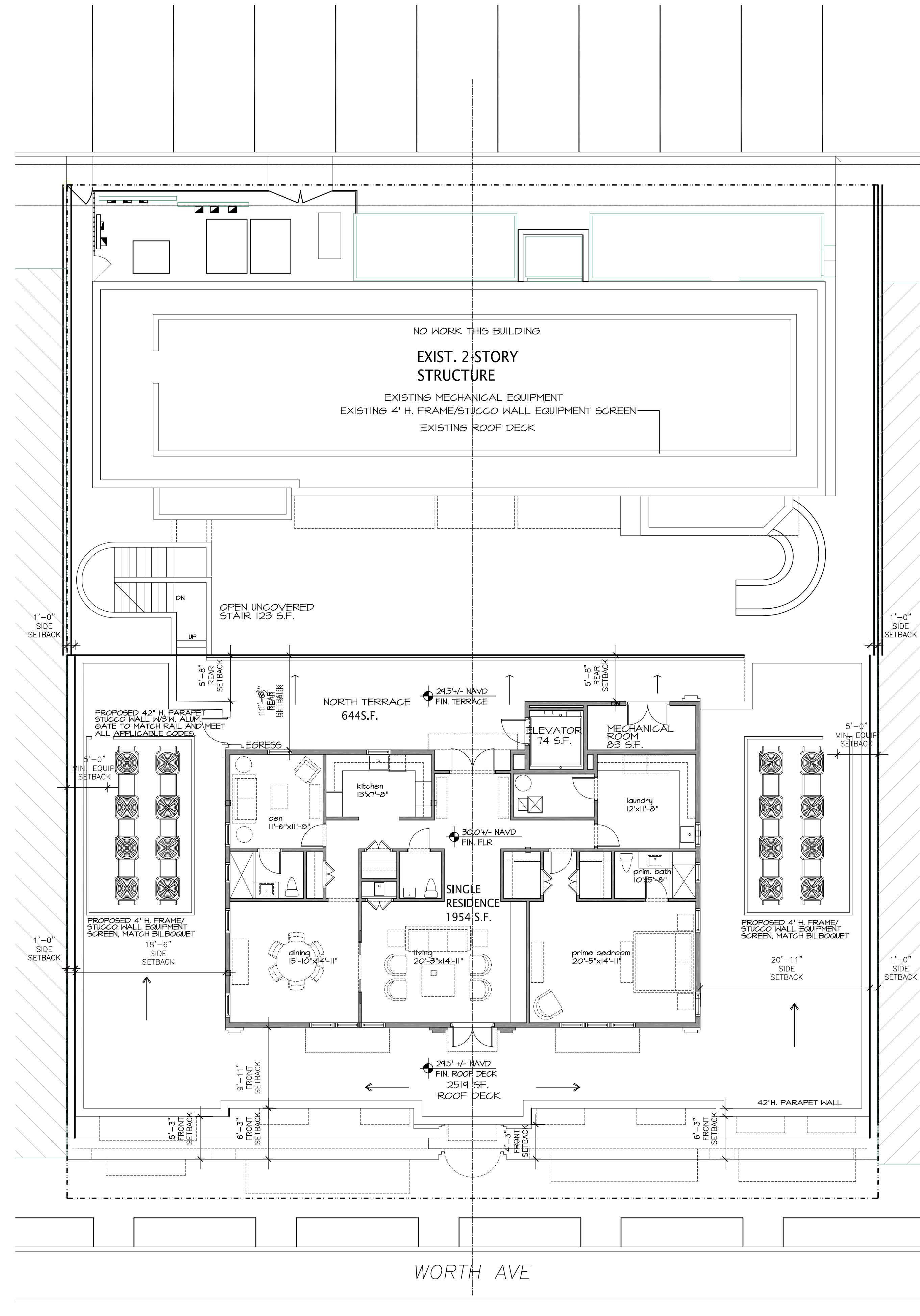
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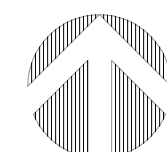
PREVIOUS THIRD FLOOR ROOF PLAN

SCALE 1/8" = 1'-0"



PREVIOUS 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

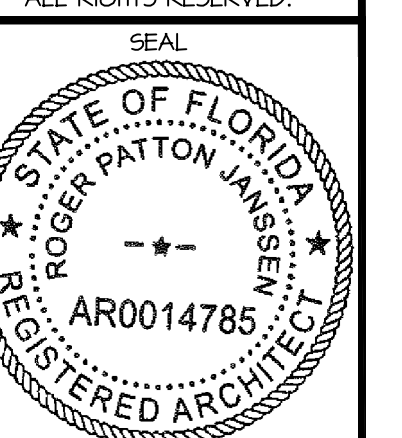
DATE: 08.28.2023

DRAWN: MJS

REVISIONS:

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- 12.04.2023 ARCOM SUBMITTAL
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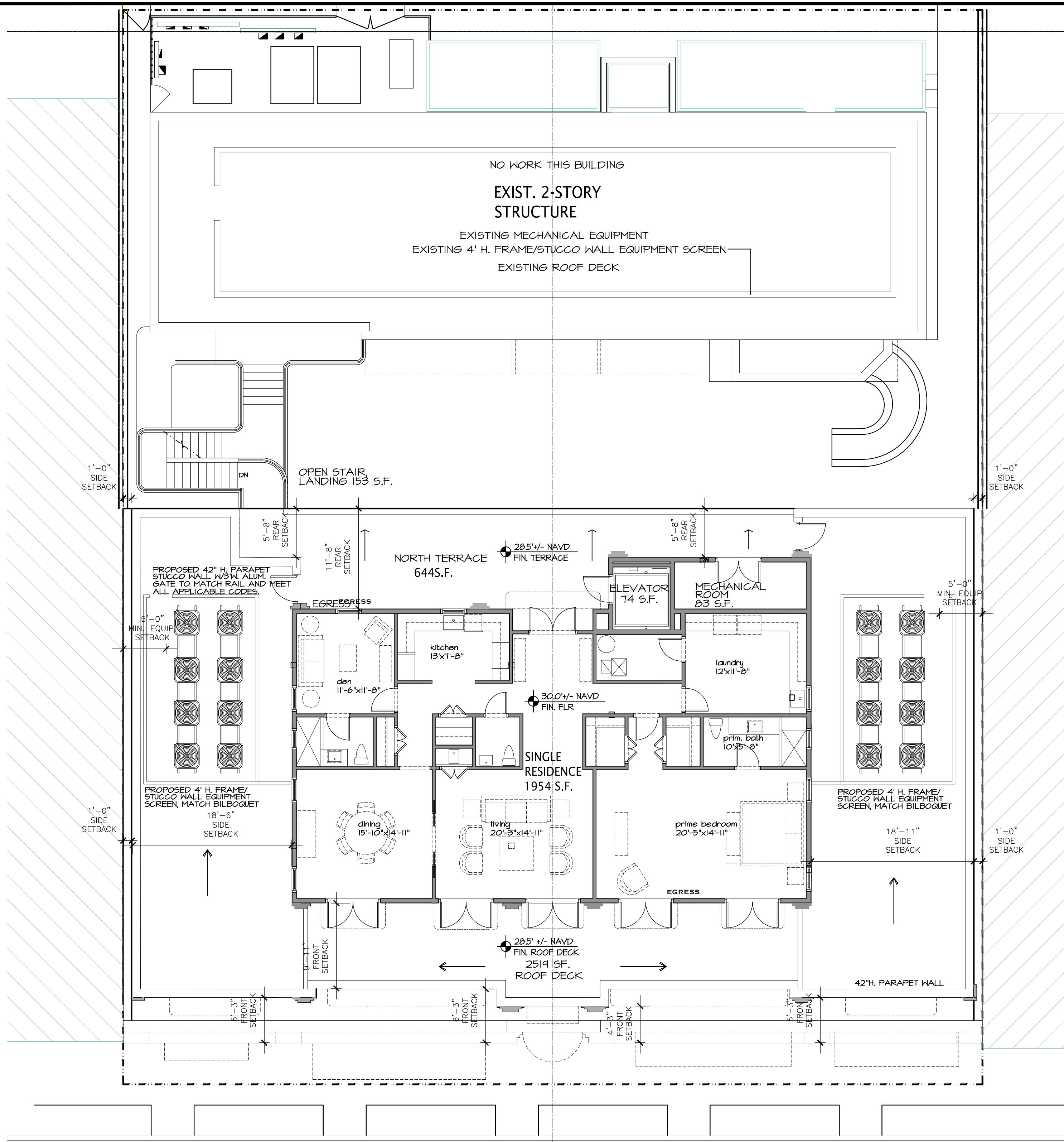
ROGER P. JANSSEN AR-14785

DRAWING NO.

A-1.02

JOB NUMBER: 21-112

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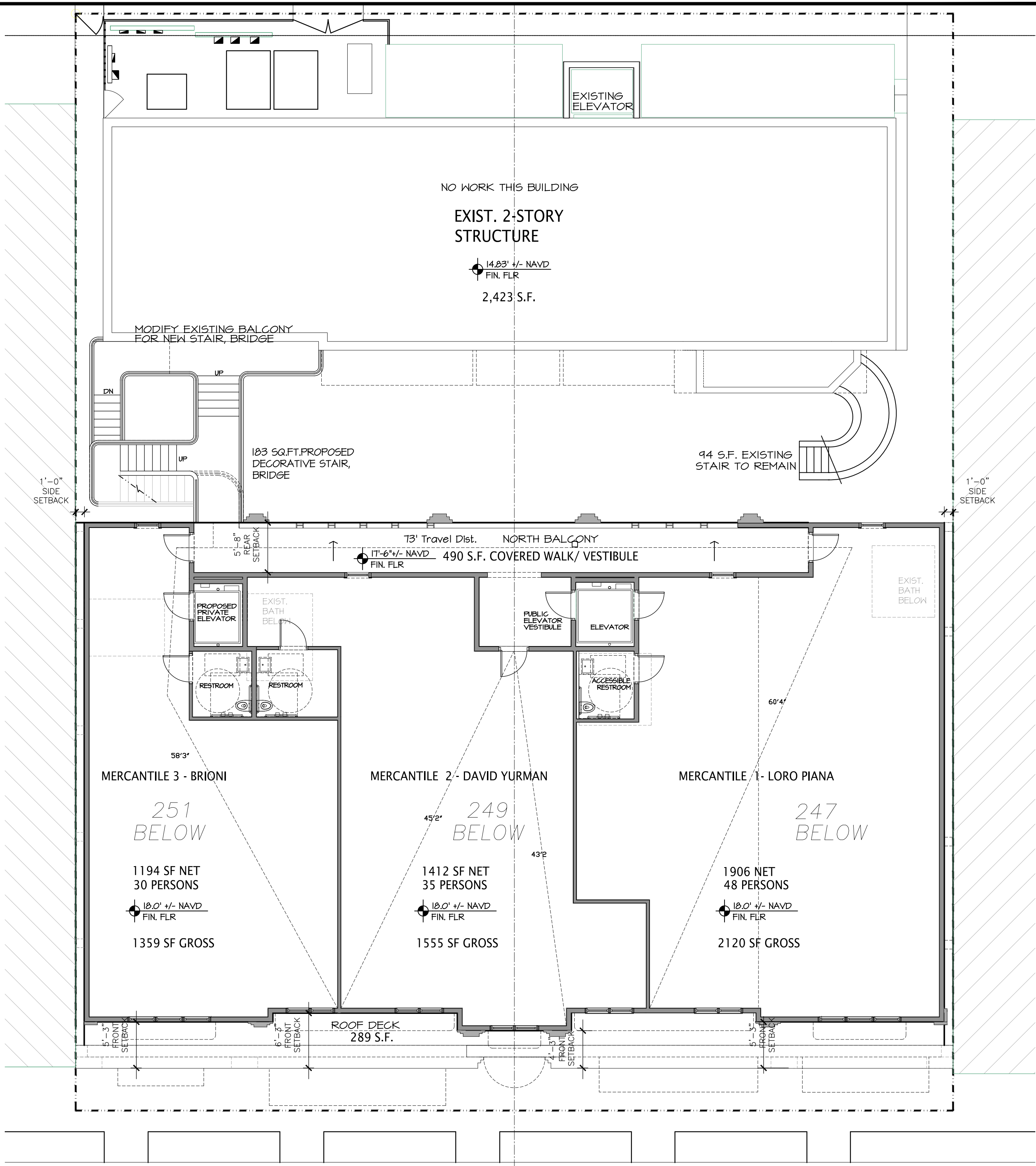
PROPOSED THIRD FLOOR PLAN

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
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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• 12.04.2023 ARCOM SUBMITTAL
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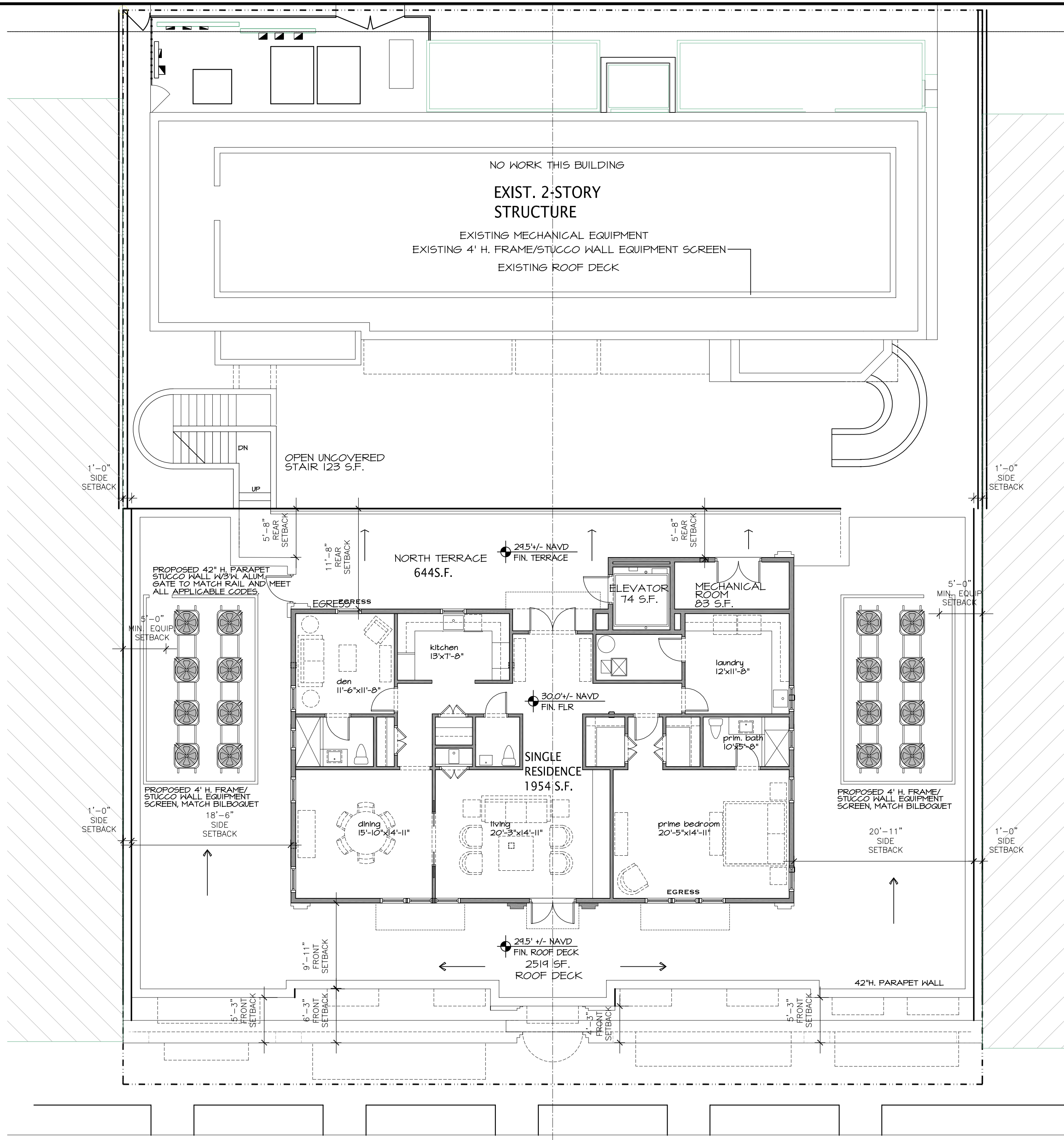
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SEAL
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785
ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.03 R

JOB NUMBER: 21-112



WORTH AVE

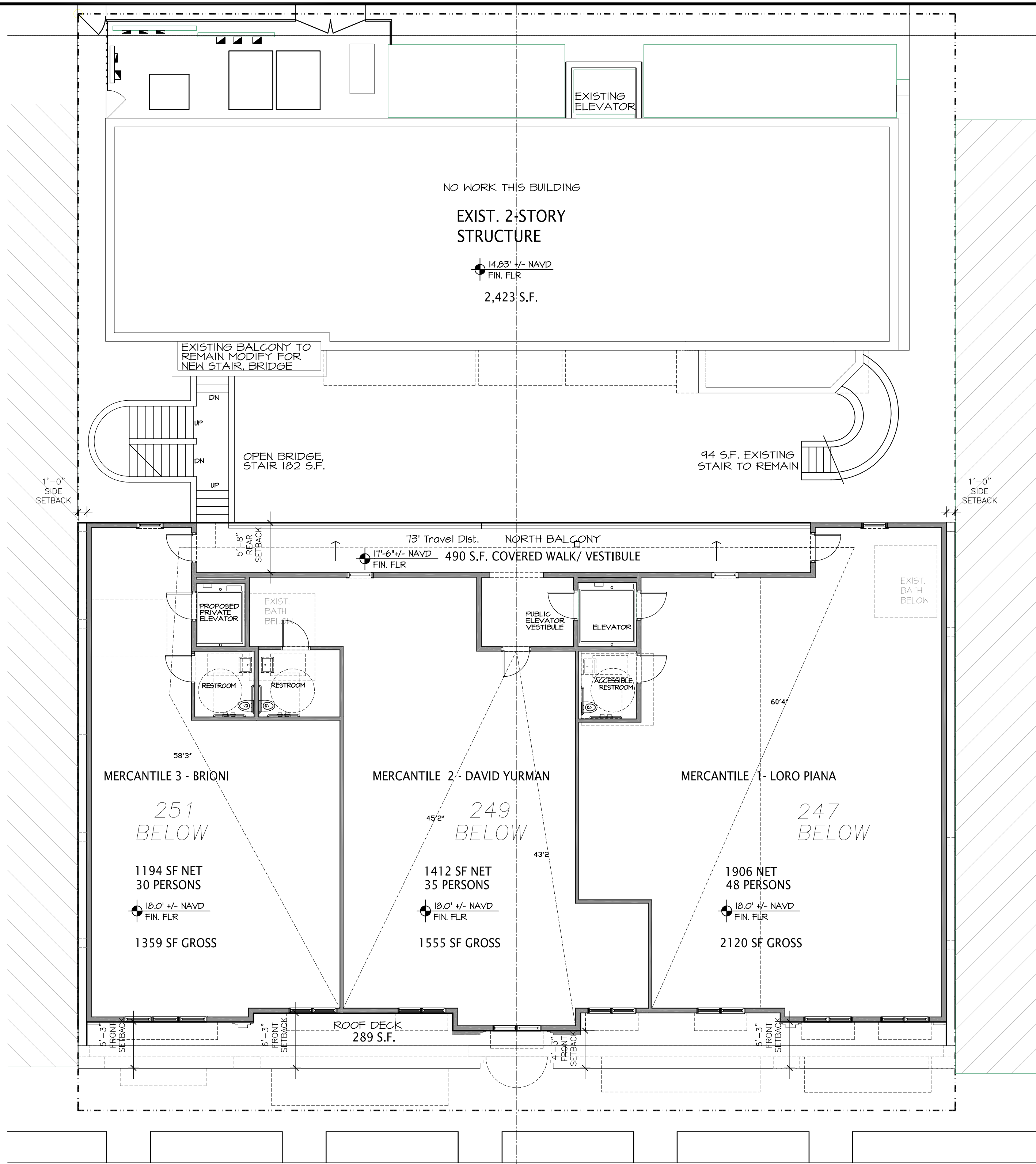
PREVIOUS Third Floor Plan

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	

PREVIOUS Addition Occupancy Data



WORTH AVE

PREVIOUS 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 F.E.G. FIRE EXTINGUISHER CABINET	1 PER 3,000 SQF=3 (TRAVEL DISTANCE 15')	MULTIPURPOSE DRY CHEMICAL FOR CLASSES A,B,I 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: 561-933-4101, 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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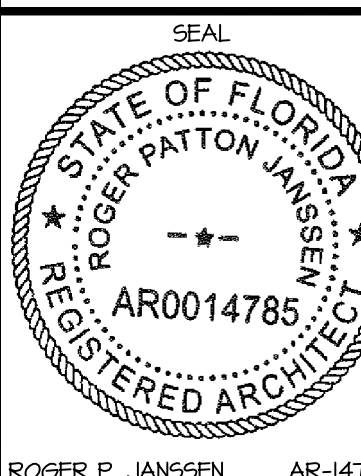
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A-1.03

JOB NUMBER:

21-112



TORY BURCH

251 BRIONI

249 DAVID YURMAN

VIA
ENCANTADA

247 LORO PIANA

VALENTINA KOVA

PREVIOUS SOUTH STREET ELEVATION

SCALE 3/16" = 1'-0"



TORY BURCH

251 BRIONI

249 DAVID YURMAN

VIA
ENCANTADA

247 LORO PIANA

VALENTINA KOVA

PROPOSED SOUTH STREET ELEVATION

SCALE 3/16" = 1'-0"

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: 561-933-4101, LICENSE #AA-C001114

DATE: 08.28.2023

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• 09.12.2023 FINAL SUBMITTAL

• 10.21.2023 TC STAIR OPTION

• 12.04.2023 ARCOM SUBMITTAL

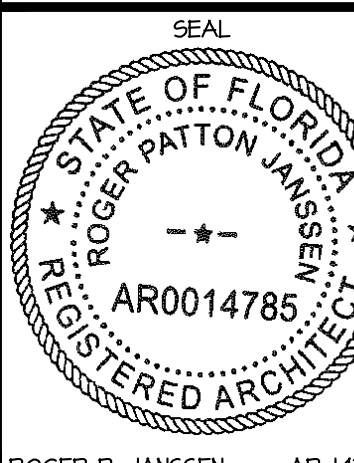
• 01.24.2024 ARCOM R1

• 02.28.2024 ARCOM R2

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A-2.01 R

JOB NUMBER: 21-112



TORY BURCH

251 BRIONI

249 DAVID YURMAN

VIA
ENCANTADA

247 LORO PIANA

VALENTINA KOVA

PREVIOUS SOUTH STREET ELEVATION

SCALE 3/16" = 1'-0"



TORY BURCH

251 BRIONI

249 DAVID YURMAN

VIA
ENCANTADA

247 LORO PIANA

VALENTINA KOVA

PROPOSED SOUTH STREET ELEVATION

SCALE 3/16" = 1'-0"

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: 561-533-4101, LICENSE #AA-C00114

DATE: 08.28.2023

DRAWN: MJS

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• 10.21.2023 TC STAIR OPTION

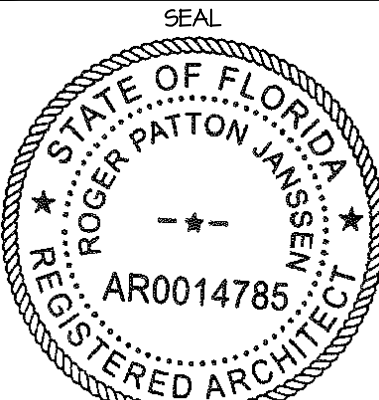
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• 01.24.2024 ARCOM RI

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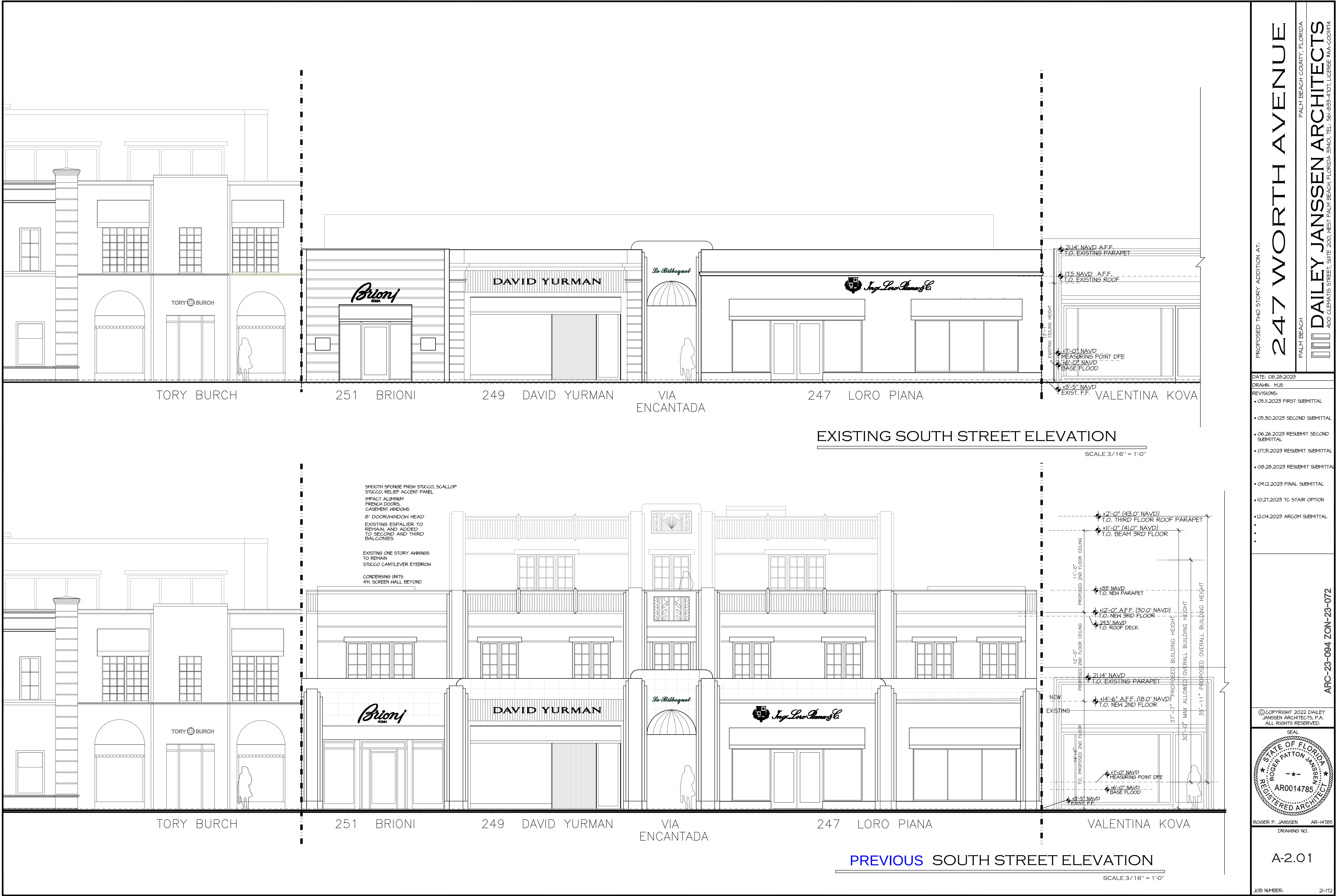
ROGER P. JANSSEN AR-14785

DRAWING NO.

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JOB NUMBER:

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PROPOSED TWO STORY ADDITION AT:

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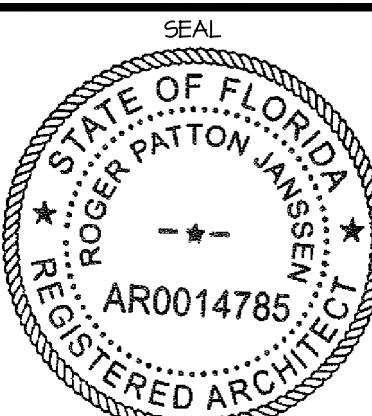
• 12.04.2023 ARCOM SUBMITTAL

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ROGER P. JANSSEN AR-14785

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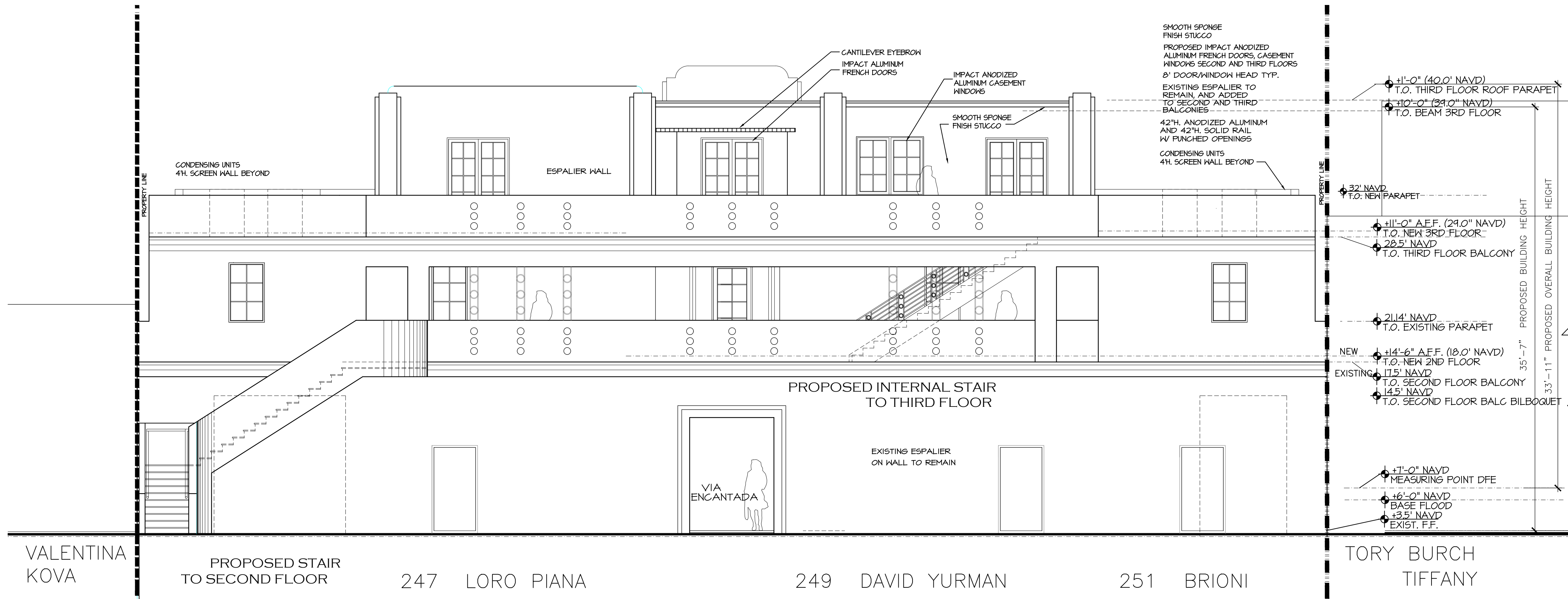
JOB NUMBER:

21-112



PREVIOUS 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-C001174

DATE: 08.28.2023
DRAWN: MJS

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• 10.21.2023 TC STAIR OPTION

• 12.04.2023 ARCOM SUBMITTAL

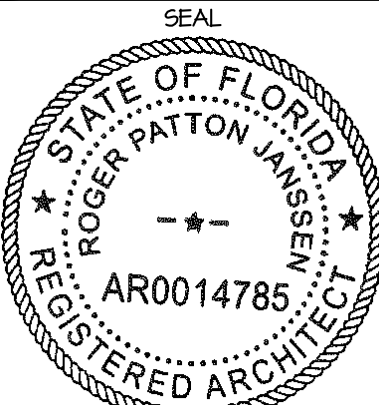
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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-2.02 R

JOB NUMBER: 21-112

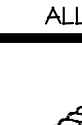


DATE: 08.28.2023
DRAWN: MJS
REVISIONS:
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* 10.27.2023 TC STAIR OPTION
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SEAL



AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

A-2.02 R

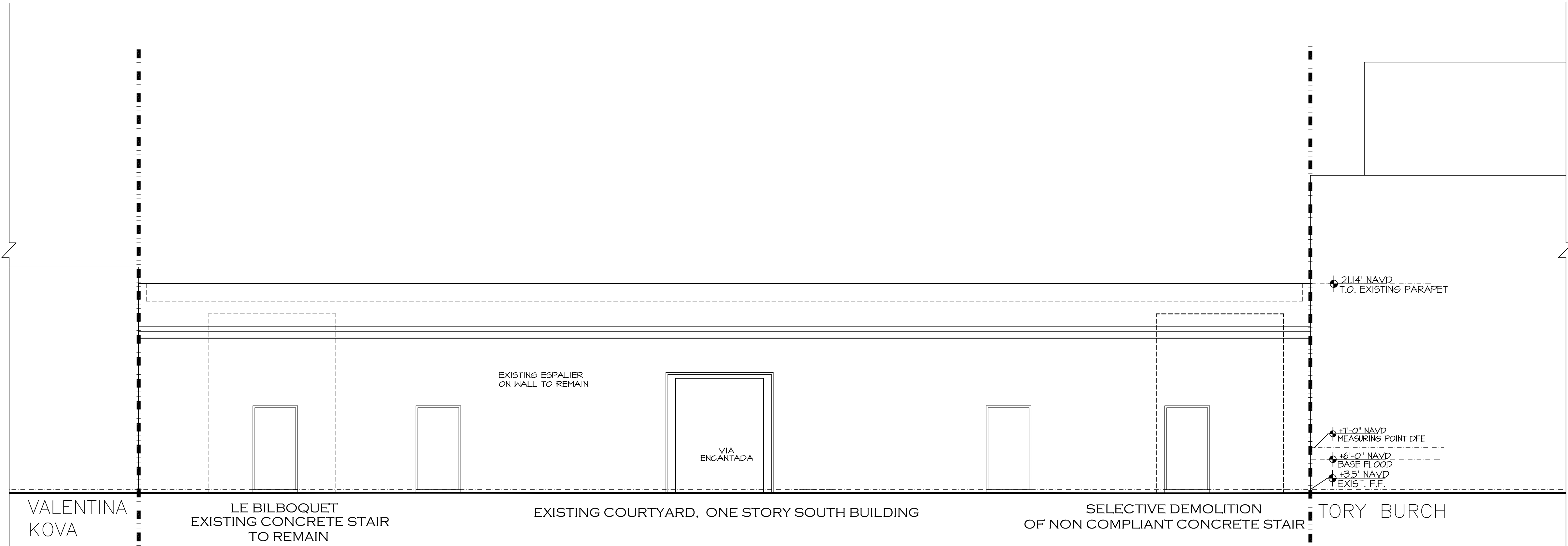
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21-172

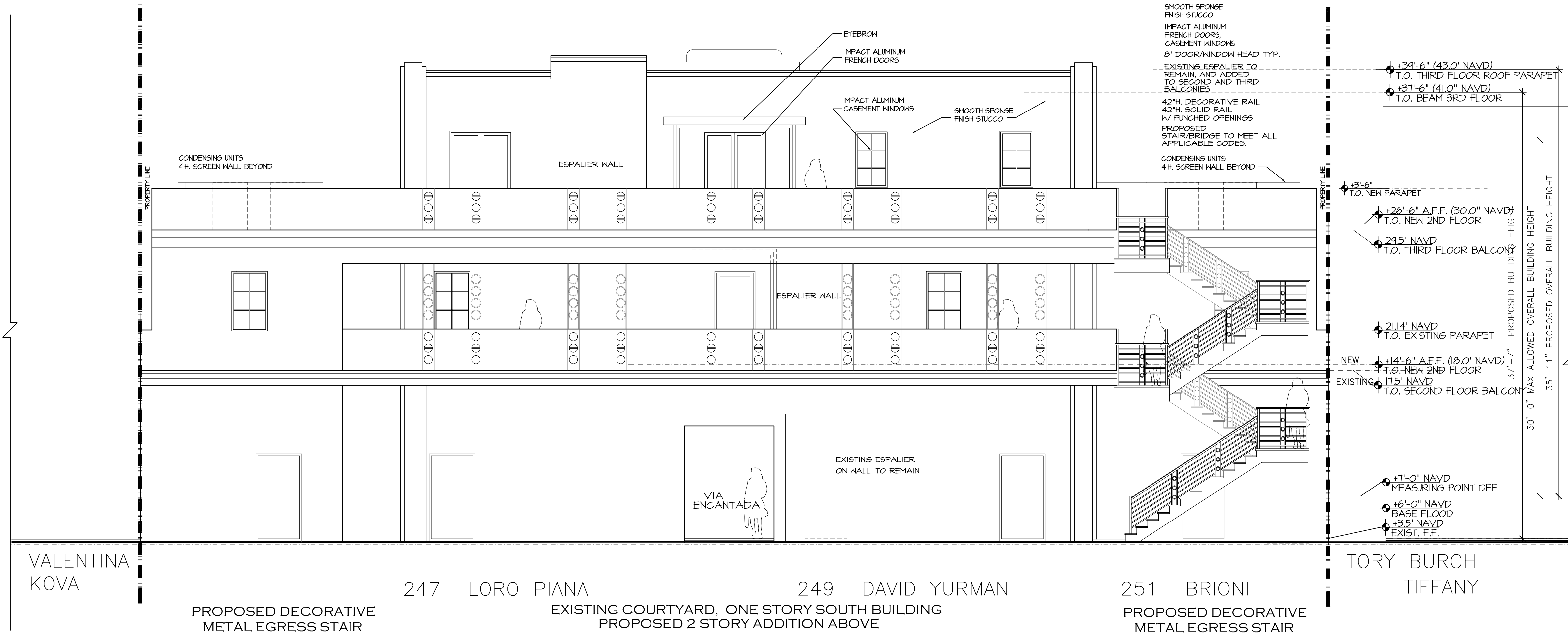
SCALE 3/16" = 1'-0"

SCALE 3/16" = 1'-0"



EXISTING COURTYARD NORTH ELEVATION

SCALE 3/16" = 1'-0"



PREVIOUS 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-C00114

DATE: 08.28.2023

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• 10.21.2023 TC STAIR OPTION

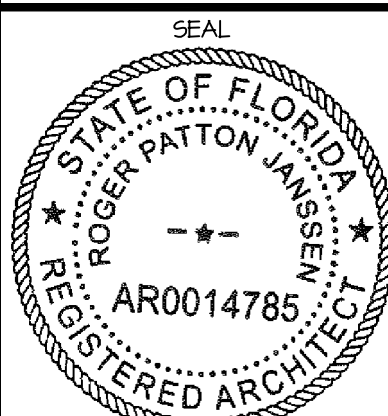
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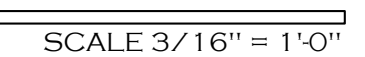
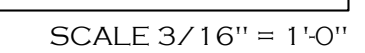
ROGER P. JANSSEN AR-14785

DRAWING NO.

A-2.02

JOB NUMBER:

21-112



3 NUMBER: 21-172

GOB NUMBER	21112
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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

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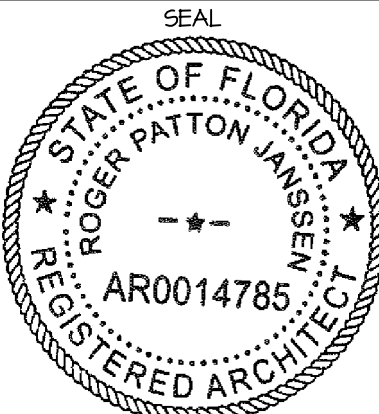
REVISIONS:

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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

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

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• 12.04.2023 ARCOM SUBMITTAL

• 01.24.2024 ARCOM RI

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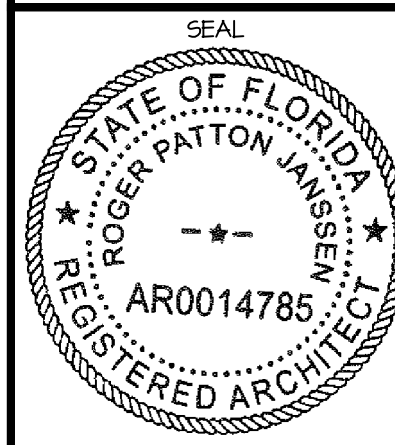
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ROGER P. JANSSEN AR-14785

DRAWING NO.

REN 7

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

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• 09.12.2023 FINAL SUBMITTAL

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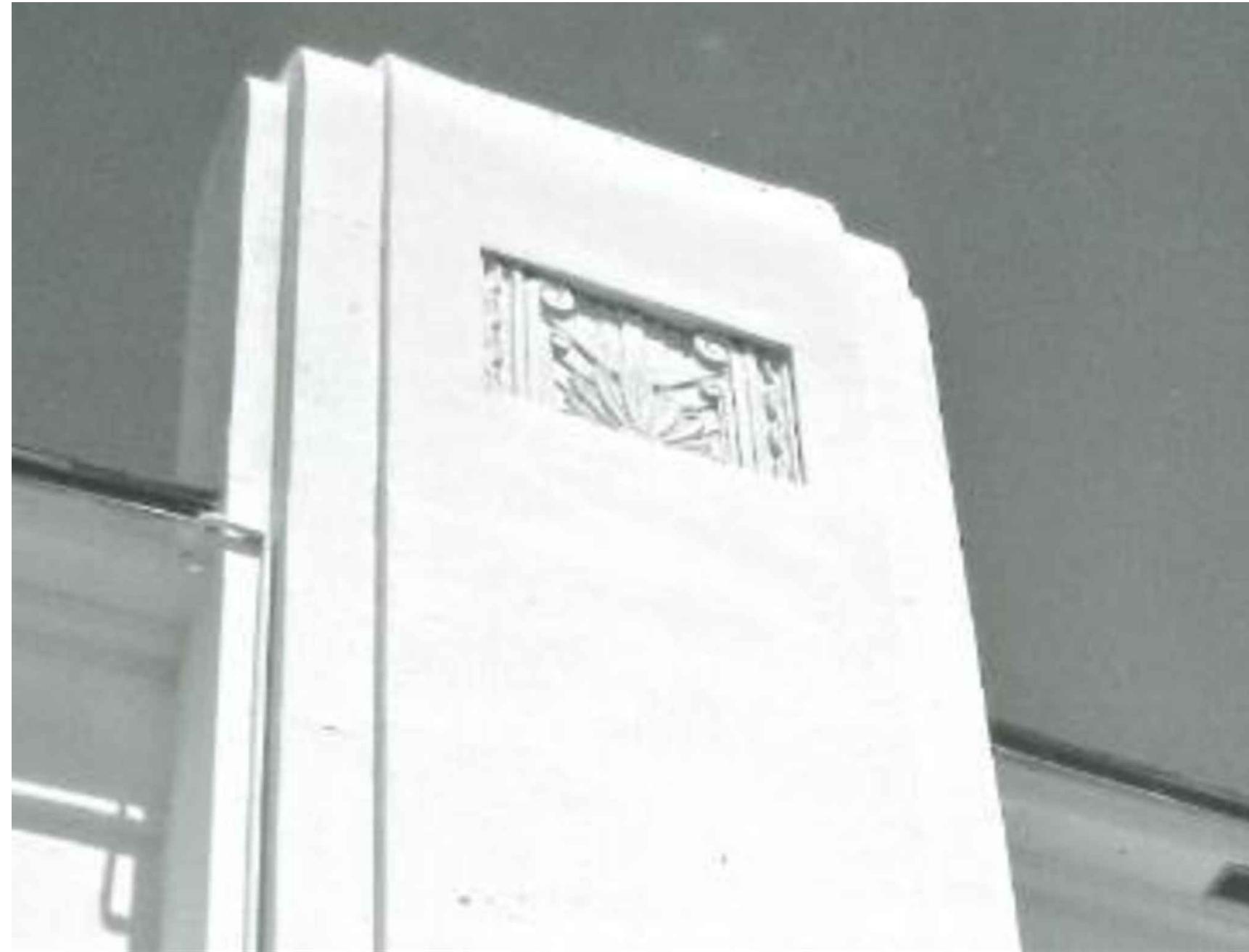
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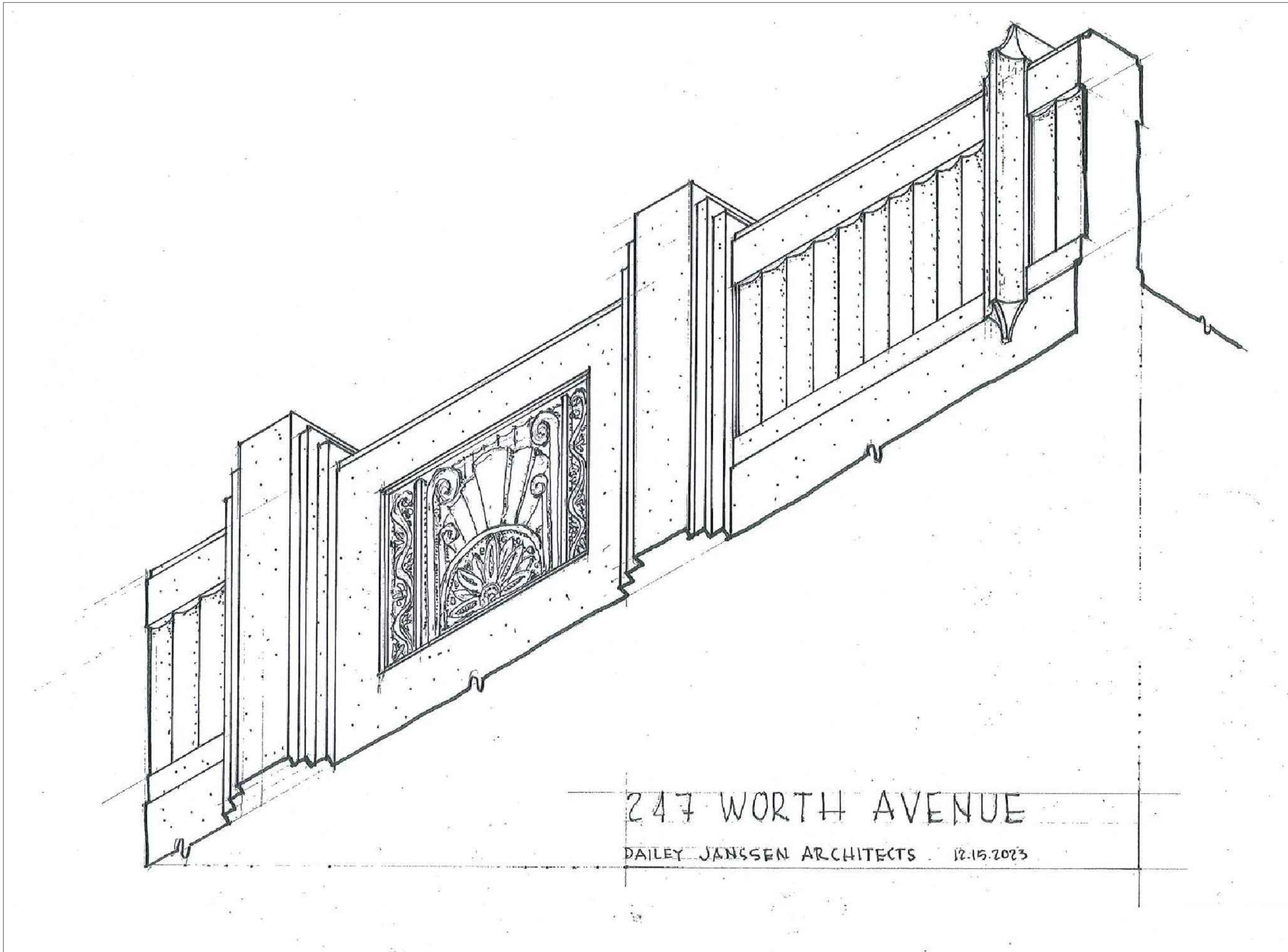
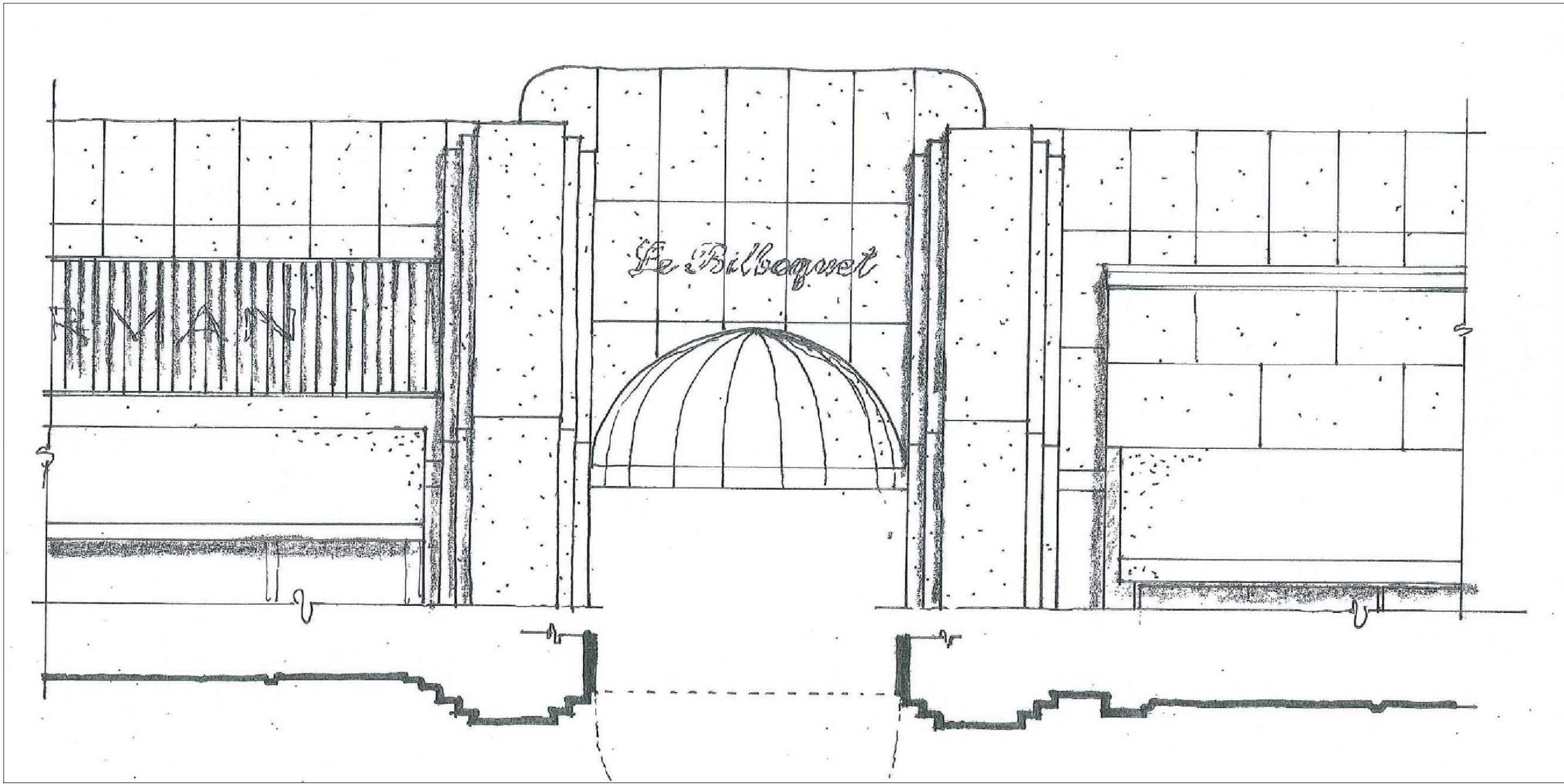
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STUCCO WALL STEP, RELIEF DETAIL



STUCCO SCALLOP DETAIL



REFERENCE ART DECO DETAILS

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

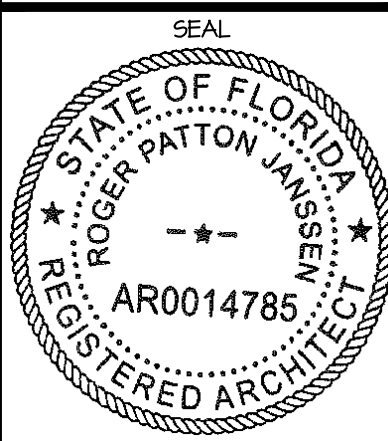
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- 01.24.2024 ARCOM RI
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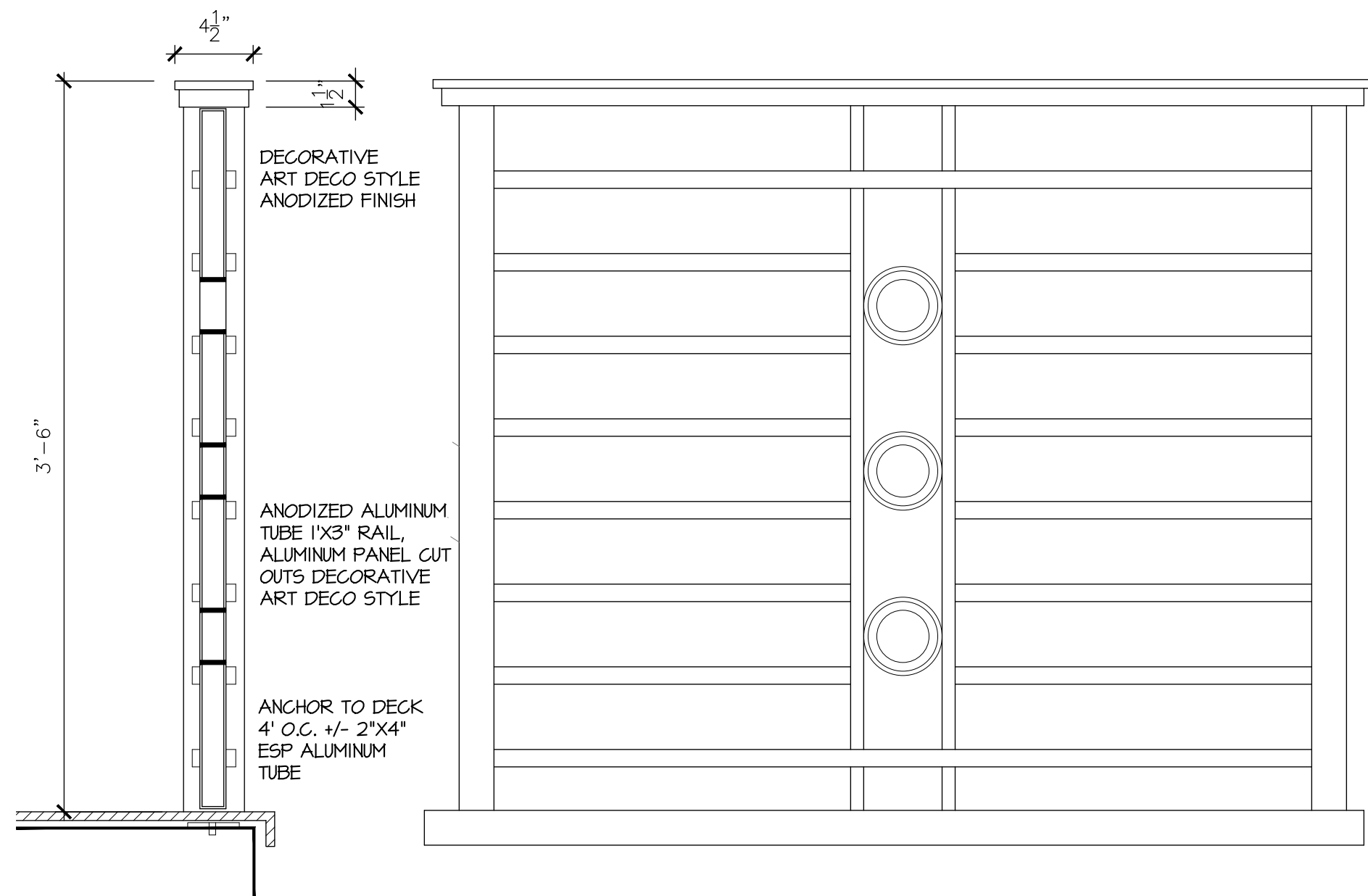


ROGER P. JANSSEN AR-14785

DRAWING NO.

A-2.04

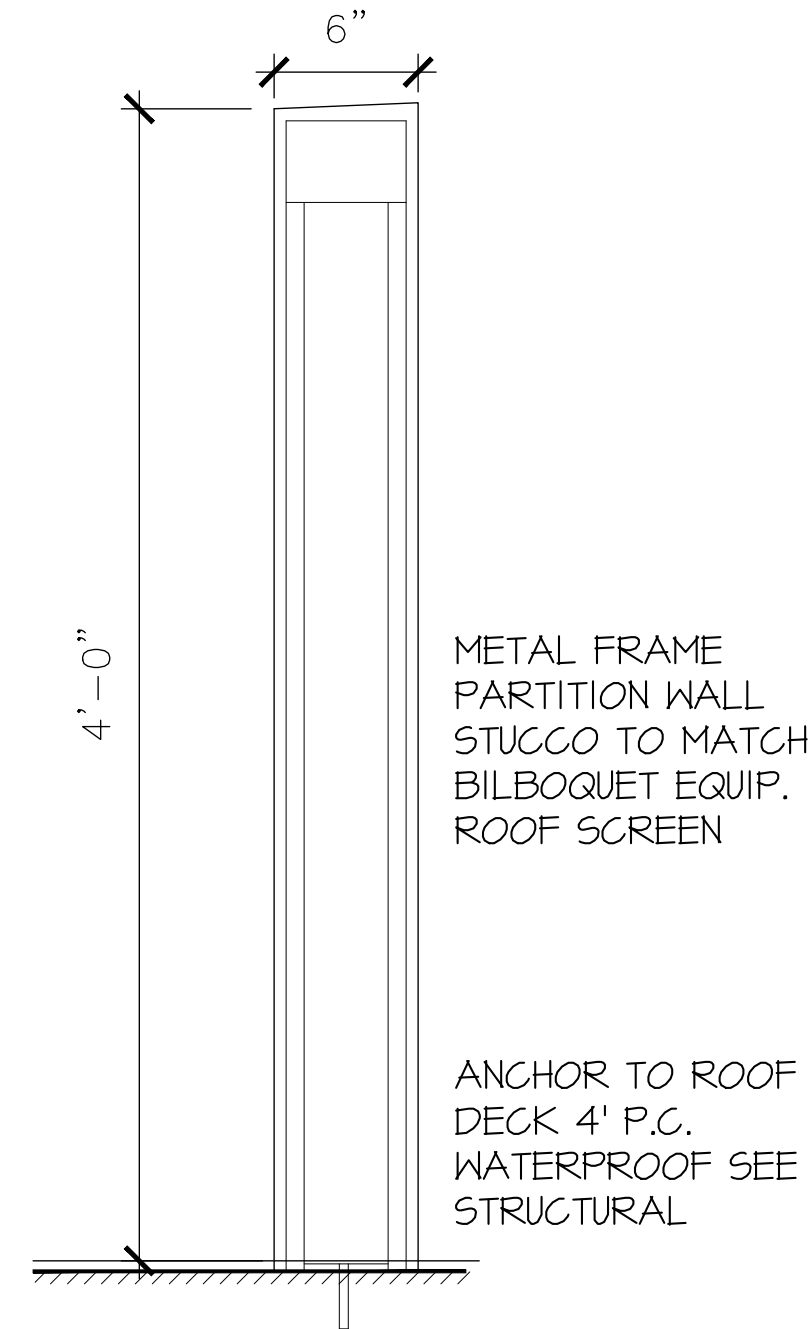
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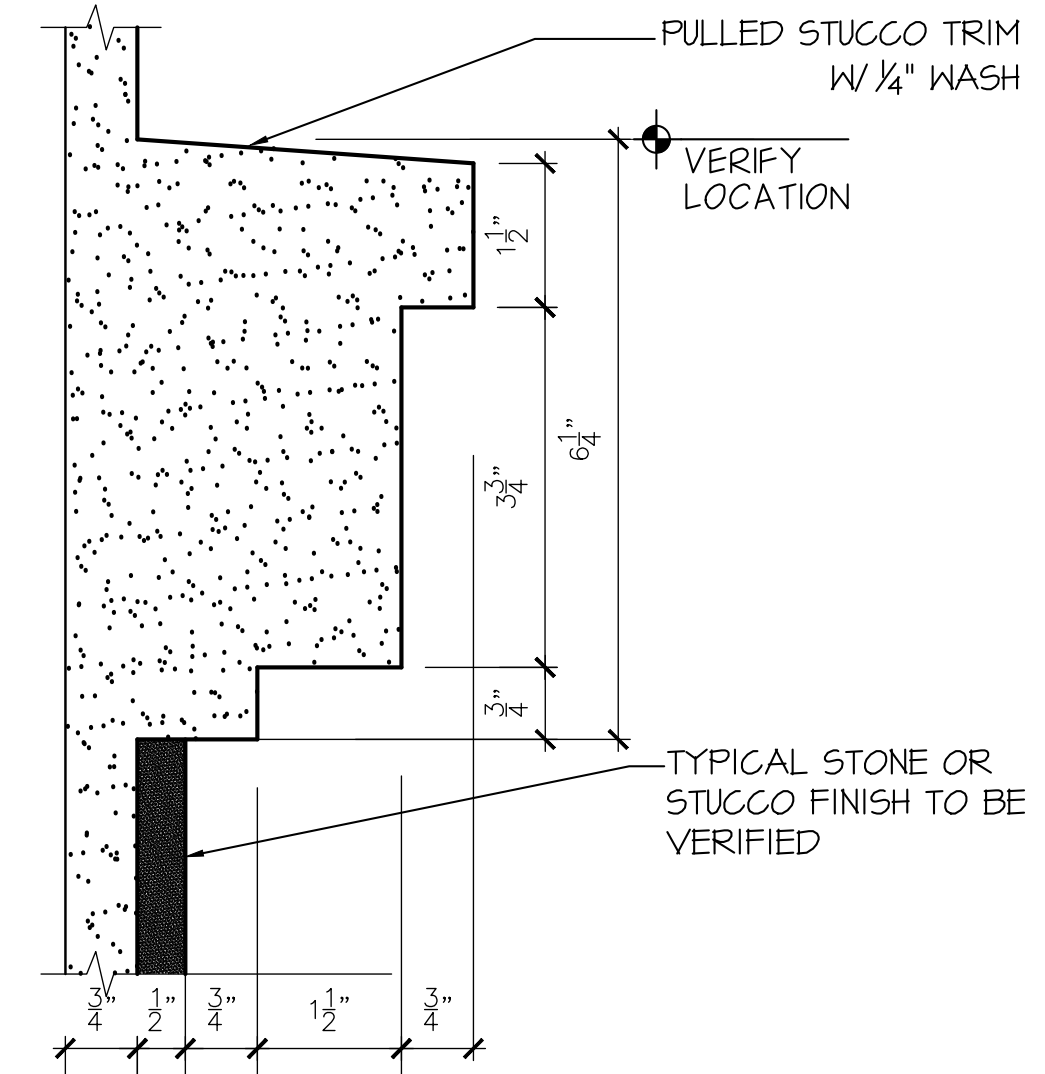
F PROPOSED METAL STAIR RAIL
ANODIZED ALUMINUM DECORATIVE RAIL SECOND, THIRD FLOORS



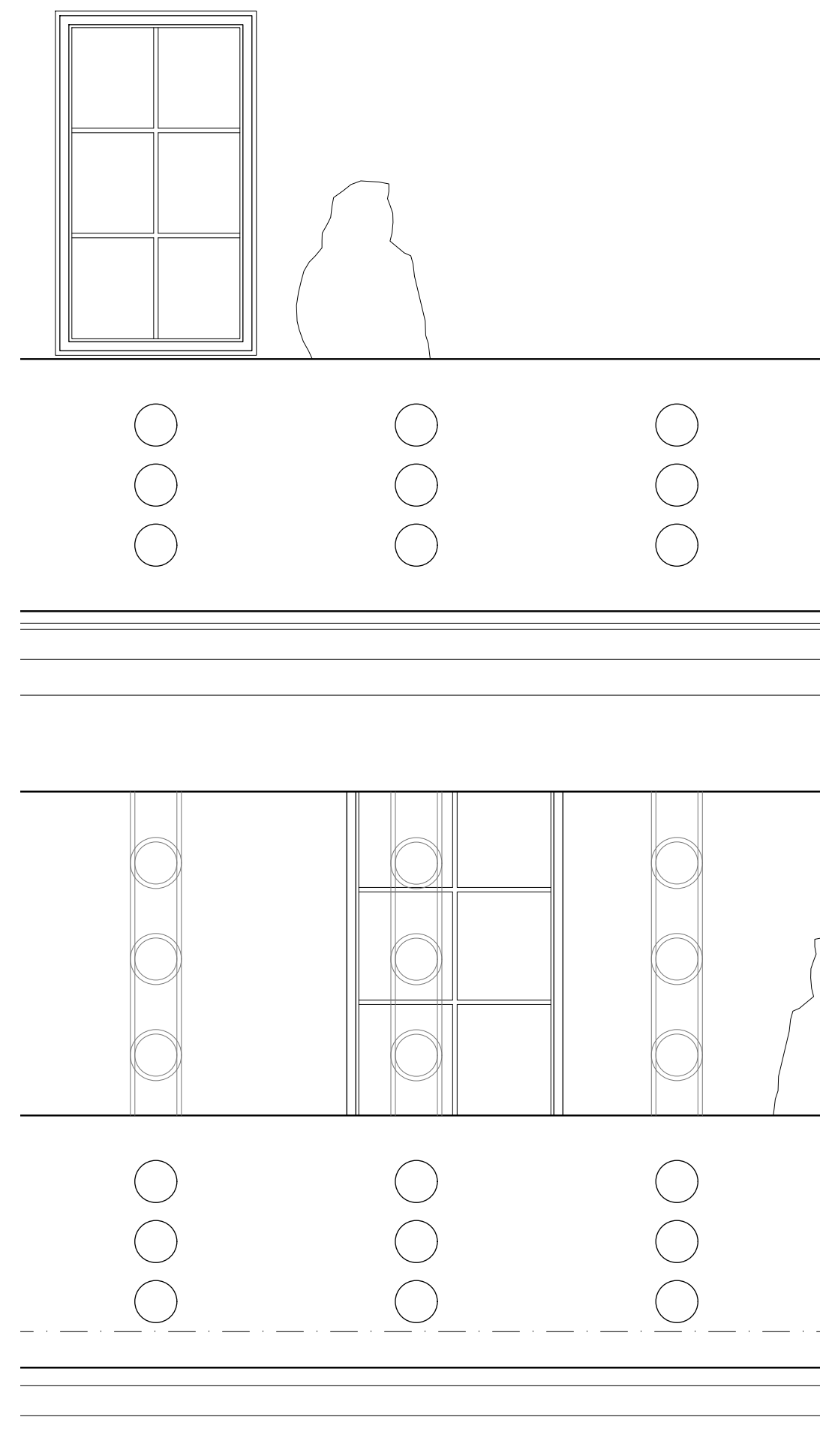
EXISTING AC SCREEN WALL
@ LE BILBOQUET



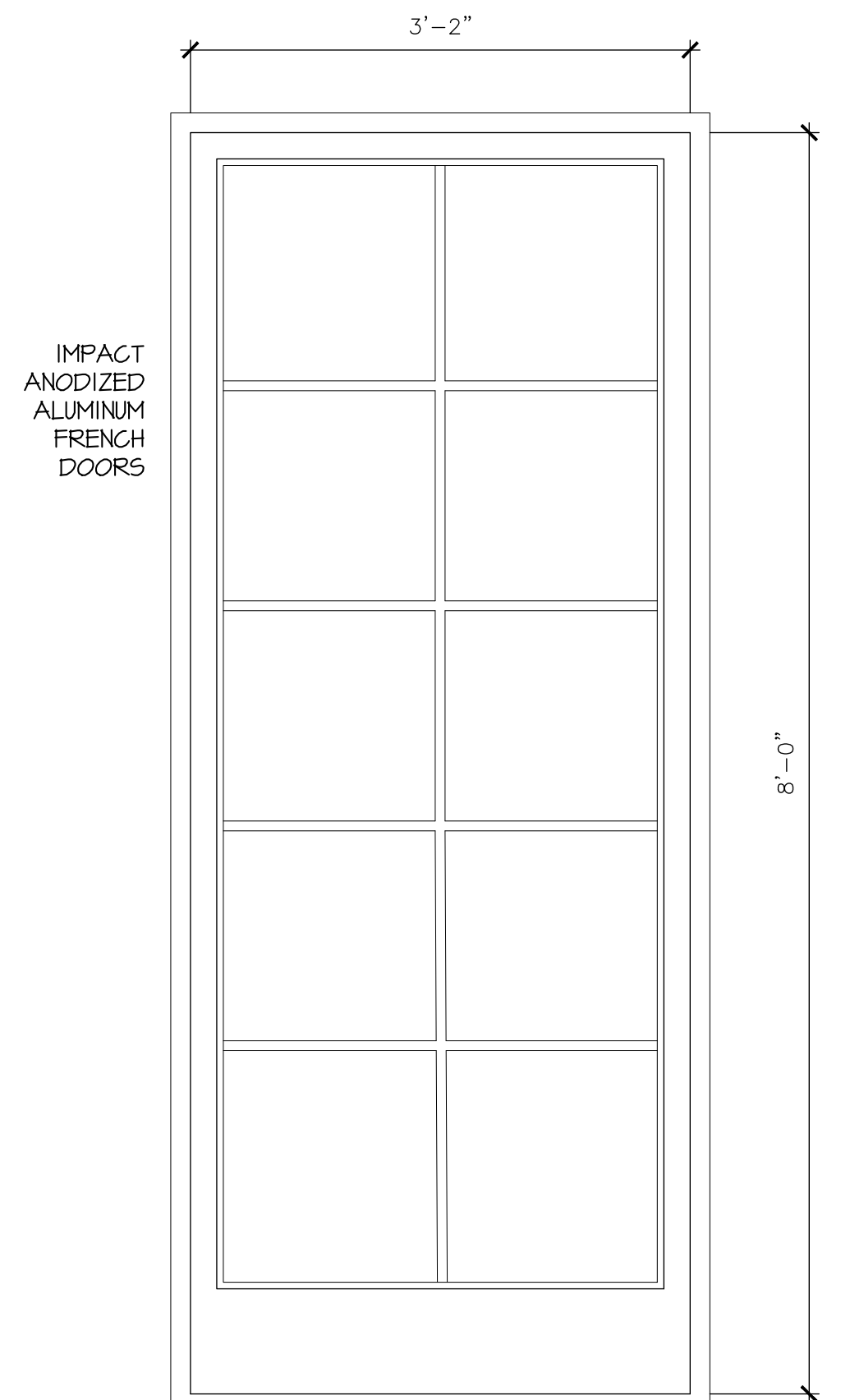
ROOF AC SCREEN WALL
SCALE 1 1/2" = 1'-0"



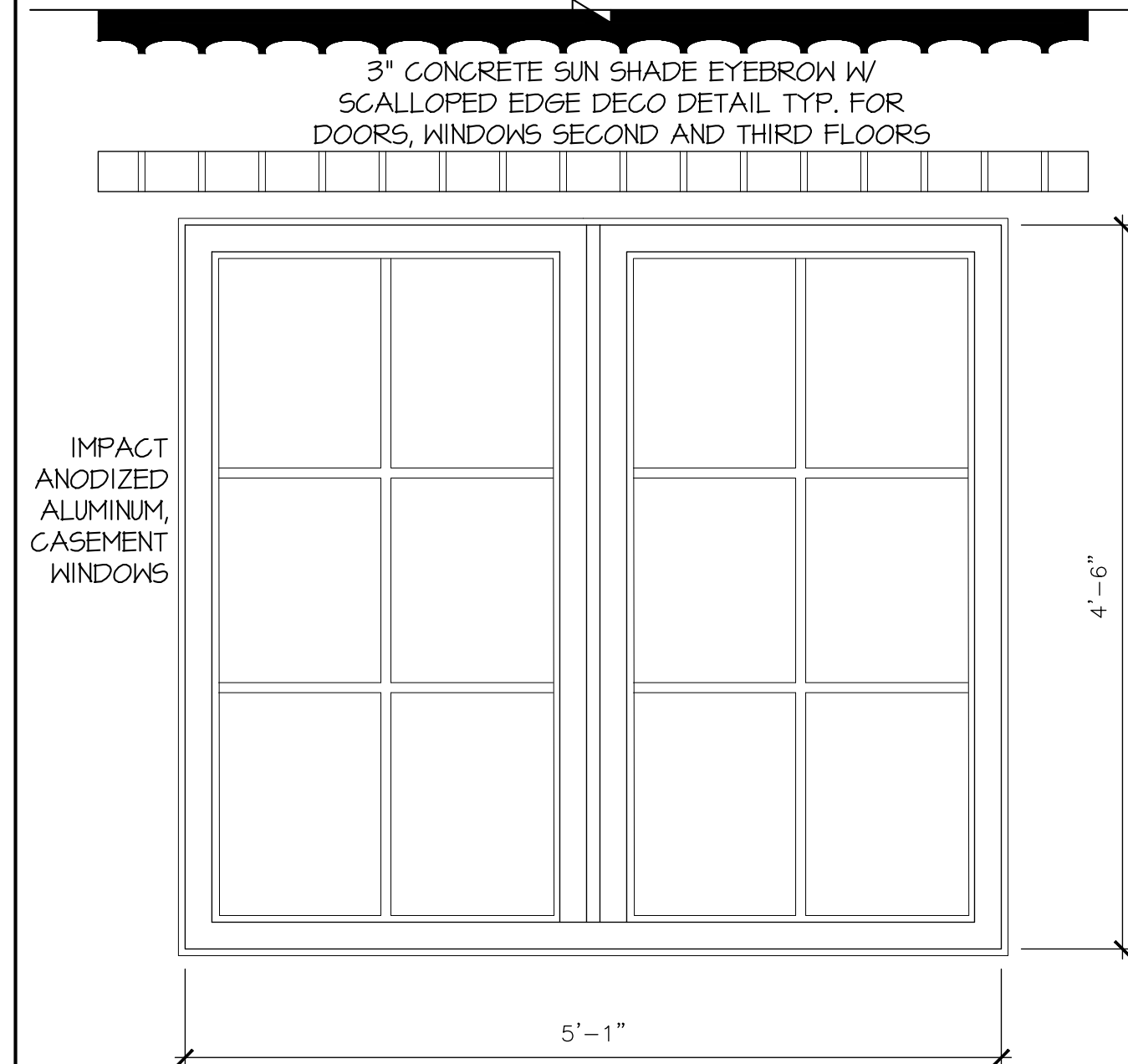
B STUCCO TRIM COURSE PROFILE
SCALE 6" = 1'-0"



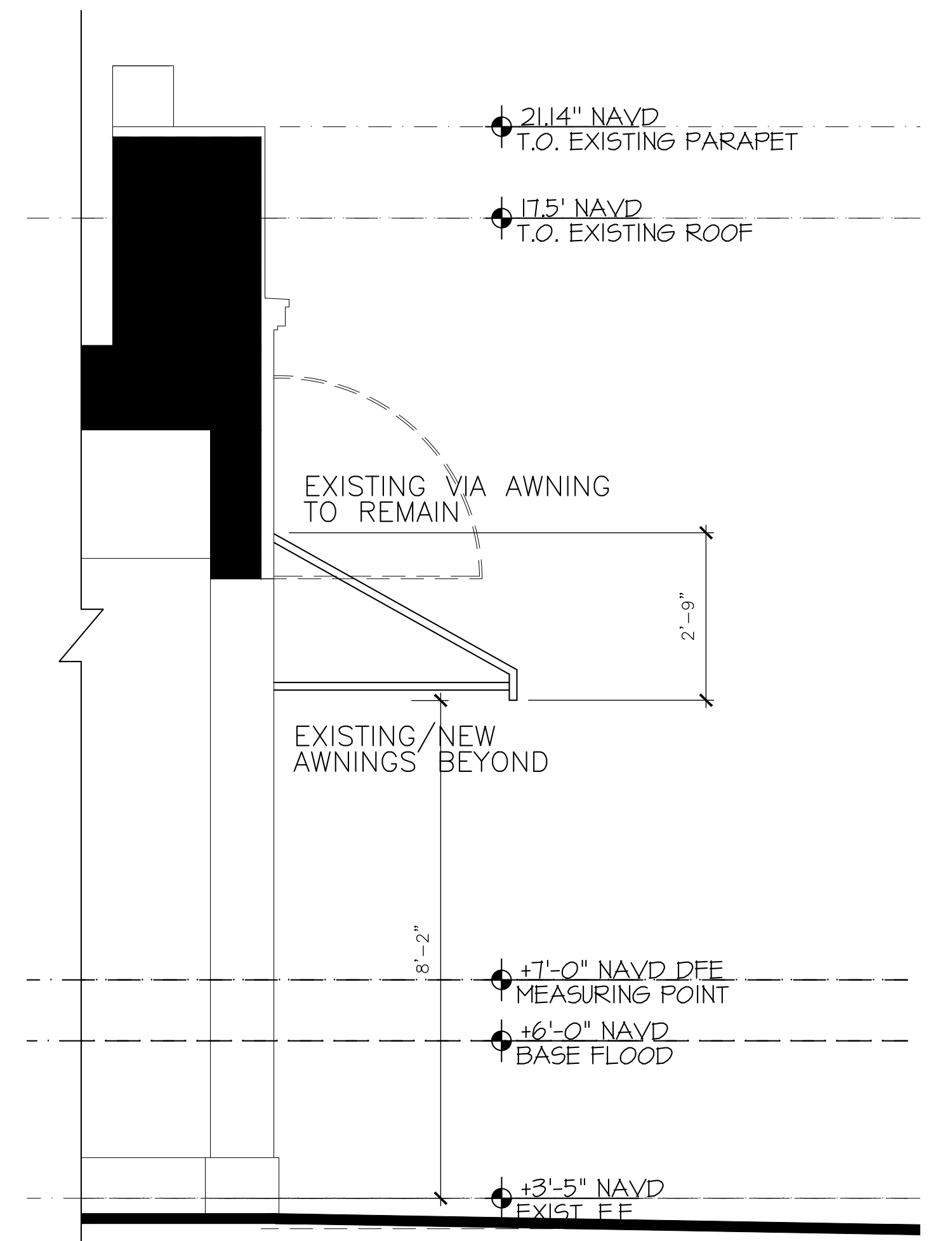
G TYP. REAR RAILING DETAIL
SCALE 1/2" = 1'-0"



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 ARCHITECTURAL DETAILS

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE
PALM BEACH

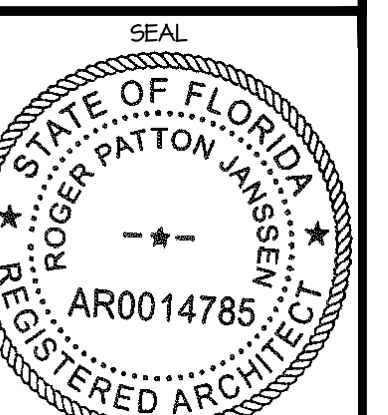
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-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
• 01.24.2024 ARCOM R1
• 02.28.2024 ARCOM R2
•

ARC-23-094 ZON-23-072

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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-2.05

JOB NUMBER: 21-112



1948 ARCHIVE PHOTO CURRENT BRIONI TENANT



1948 VIEW FROM WEST
251-245 WORTH AVENUE



1948 VIEW FROM EAST
251-245 WORTH AVENUE

HISTORICAL REFERENCE

PROPOSED TWO STORY ADDITION AT:
247 WORTH AVENUE

PALM BEACH
DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-833-4101, LICENSE #AA-C000174

- DATE: 08.28.2023
DRAWN: MJL
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
• 01.24.2024 ARCOM RI
•
•

ARC-23-094 ZON-23-072

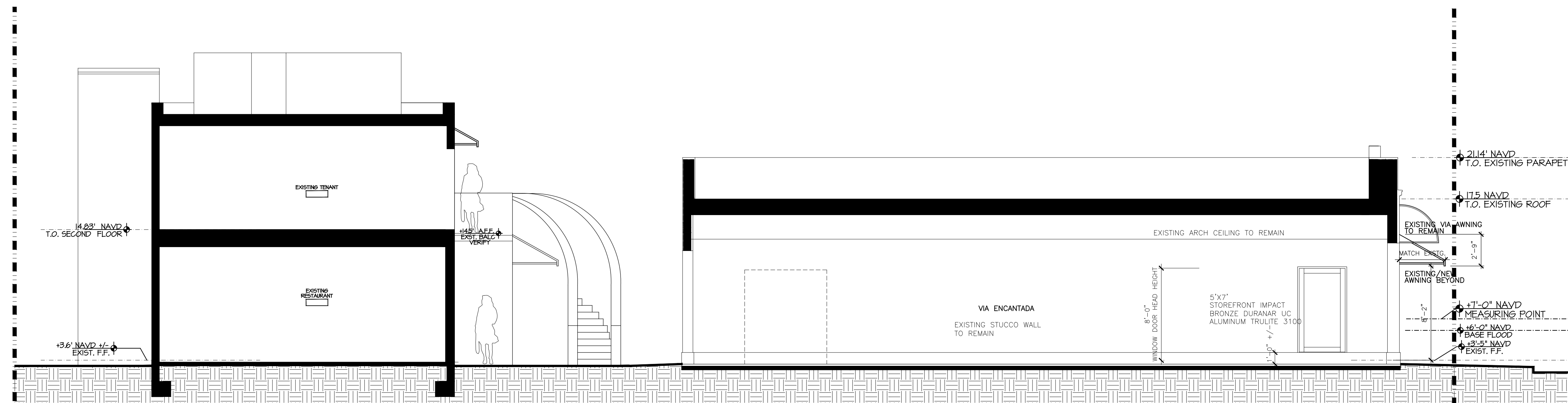
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SEAL
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785
DRAWING NO.

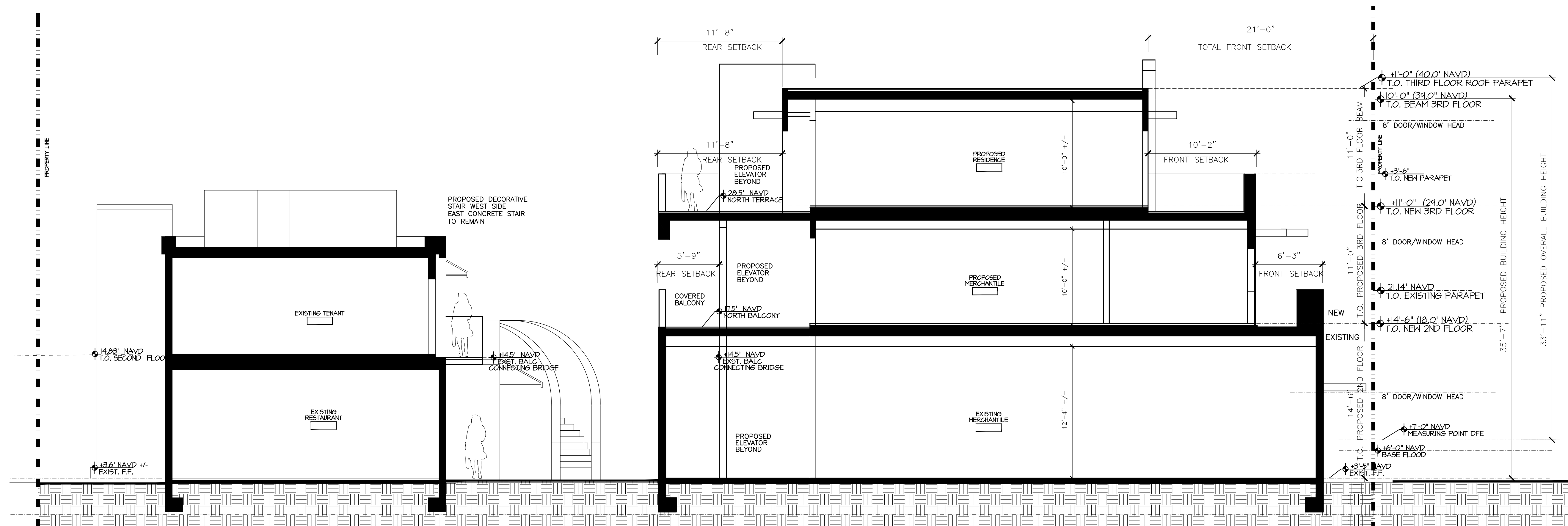
REF
HISTORICAL

JOB NUMBER: 21-172



EXISTING BUILDINGS SITE SECTION NORTH SOUTH

SCALE: 3/16" = 1'-0"



EXISTING ONE STORY W/PROPOSED TWO STORY ADDITION

PROPOSED BUILDING SITE SECTION NORTH SOUTH

SCALE: 3/16" = 1'-0"

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

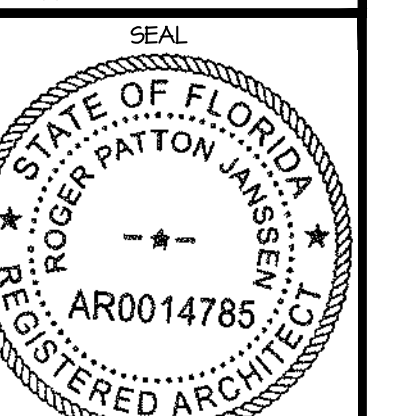
DAILEY JANSSEN ARCHITECTS

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

- DATE: 08.28.2023
DRAWN: MJ5
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
• 01.24.2024 ARCOM RI
•

ARC-23-094 ZON-23-072

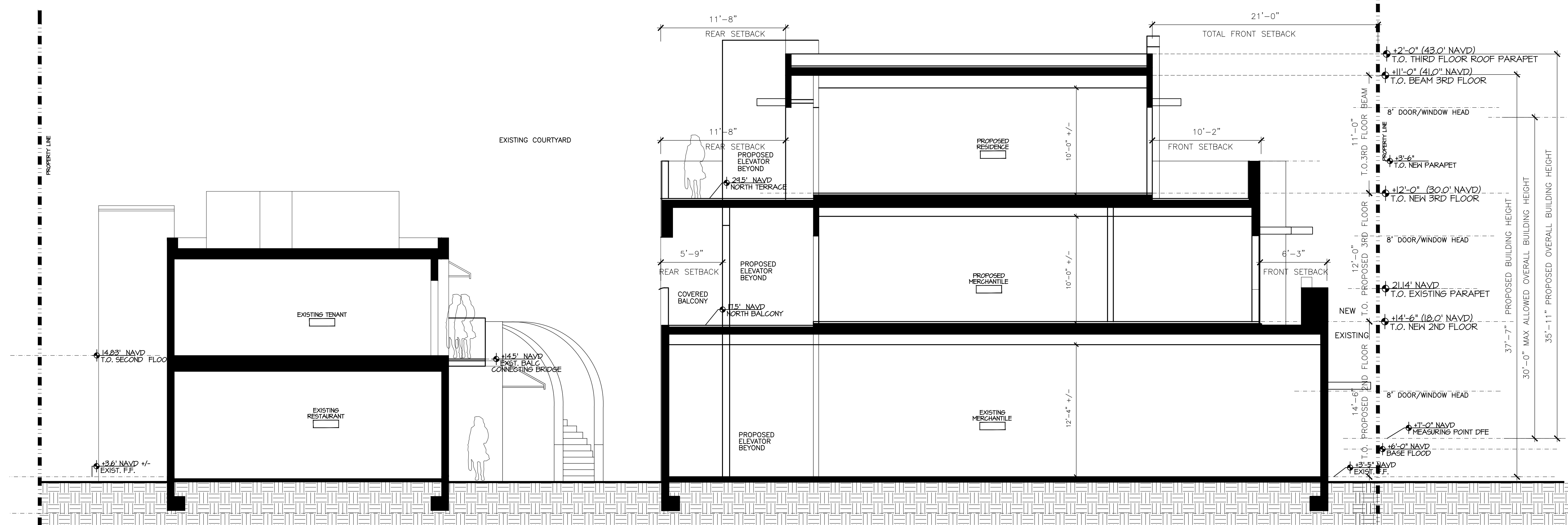
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ROGER P. JANSSEN AR-14785
DRAWING NO.

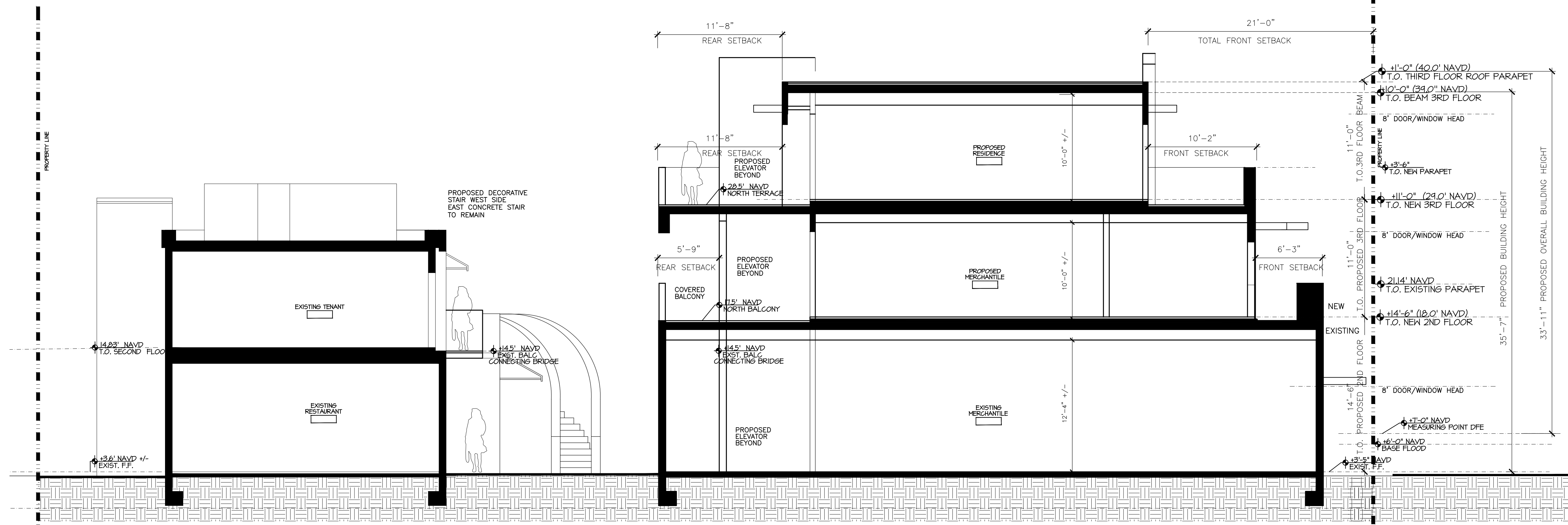
A-3.01 R

JOB NUMBER: 21-172



EXISTING TWO STORY
EXISTING COURTYARD
NEW CONNECTING ACCESS STAIRS
EXISTING EAST STAIR
BEYOND TO REMAIN
EXISTING ONE STORY W/TWO STORY ADDITION
PREVIOUS BUILDING SITE SECTION NORTH SOUTH

SCALE: 3/16" = 1'-0"



EXISTING TWO STORY
EXISTING COURTYARD
NEW CONNECTING ACCESS STAIRS
EXISTING EAST STAIR
EXISTING ONE STORY W/PROPOSED TWO STORY ADDITION
PROPOSED BUILDING SITE SECTION NORTH SOUTH

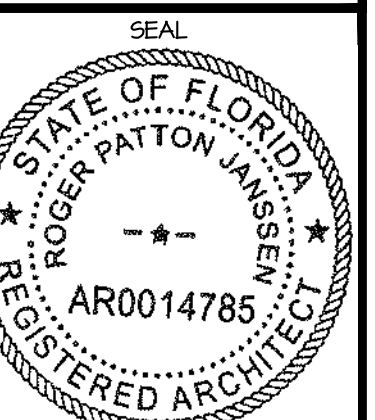
SCALE: 3/16" = 1'-0"

PROPOSED TWO STORY ADDITION AT:

- DATE: 08.28.2023
 DRAWN: MJ5
 REVISIONS:
- 05.01.2023 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
 - 01.24.2024 ARCOM RI
 - .

ARC-23-094 ZON-23-072

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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-3.01 R

JOB NUMBER: 21-172

247 WORTH AVENUE

DAILEY JANSSEN ARCHITECTS
PALM BEACH COUNTY, FLORIDA
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE WA-C0014