

PROPOSED NEW CONSTRUCTION AT:

232 LA PUERTA WAY

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By yfigueroa at 2:16 pm, Feb 05, 2024

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

PRESENTATION REVO1: 02.28.2024

ARC-24-003: MEETING DATE 02.28.2024



CONSULTANTS AND ENGINEERS:

GENERAL CONTRACTOR: WITTMANN BUILDING CORPORATION 2 HARVARD CIR #300 WEST PALM BEACH FLORIDA, 33409 561.366.8188	GEOTECHNICAL ENGINEER: NUTTING ENGINEERS 1310 NEPTUNE DRIVE BOYNTON BEACH FLORIDA, 33426 531.732.7200	STRUCTURAL ENGINEER:	MEP ENGINEER:	CIVIL ENGINEER: GRUBER CONSULTING ENGINEERS 2475 MERVER AVENUE WEST PALM BEACH FLORIDA, 33401	LANDSCAPE ARCHITECT: NIEVERA WILLIAMS DESIGN 625 N FLAGLER DR, SUITE 502 WEST PALM BEACH FLORIDA, 33401 561.654.2820	SURVEYOR: WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	JOB NUMBER: ISSUED FOR PRE-APP: 23-110 ISSUED FOR FIRST SUBMITTAL: 10.16.23 ISSUED FOR SECOND SUBMITTAL: 11.02.23 PRESENTATION SUBMITTAL: 11.20.23 PRESENTATION SUBMITTAL REVO1: 12.07.23 PRESENTATION SUBMITTAL REVO1: 02.05.24
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PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

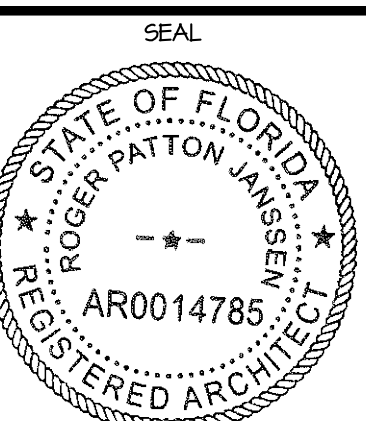
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-C001914

DATE:
DRAWN: L&J

REVISIONS:

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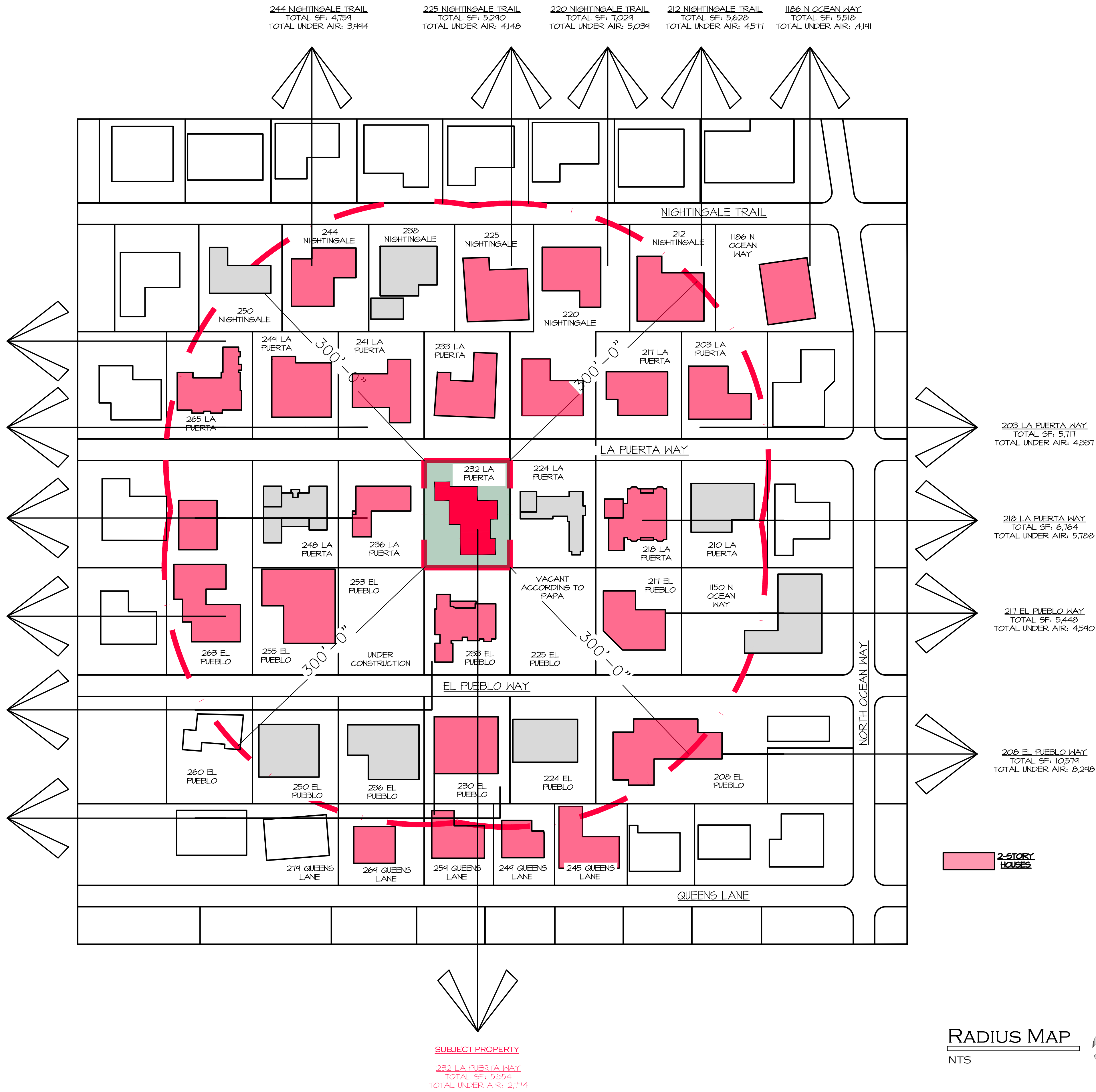


ROGER P. JANSSEN AR-14785

DRAWING NO.

A0.00

JOB NUMBER: 23-010



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SEAL

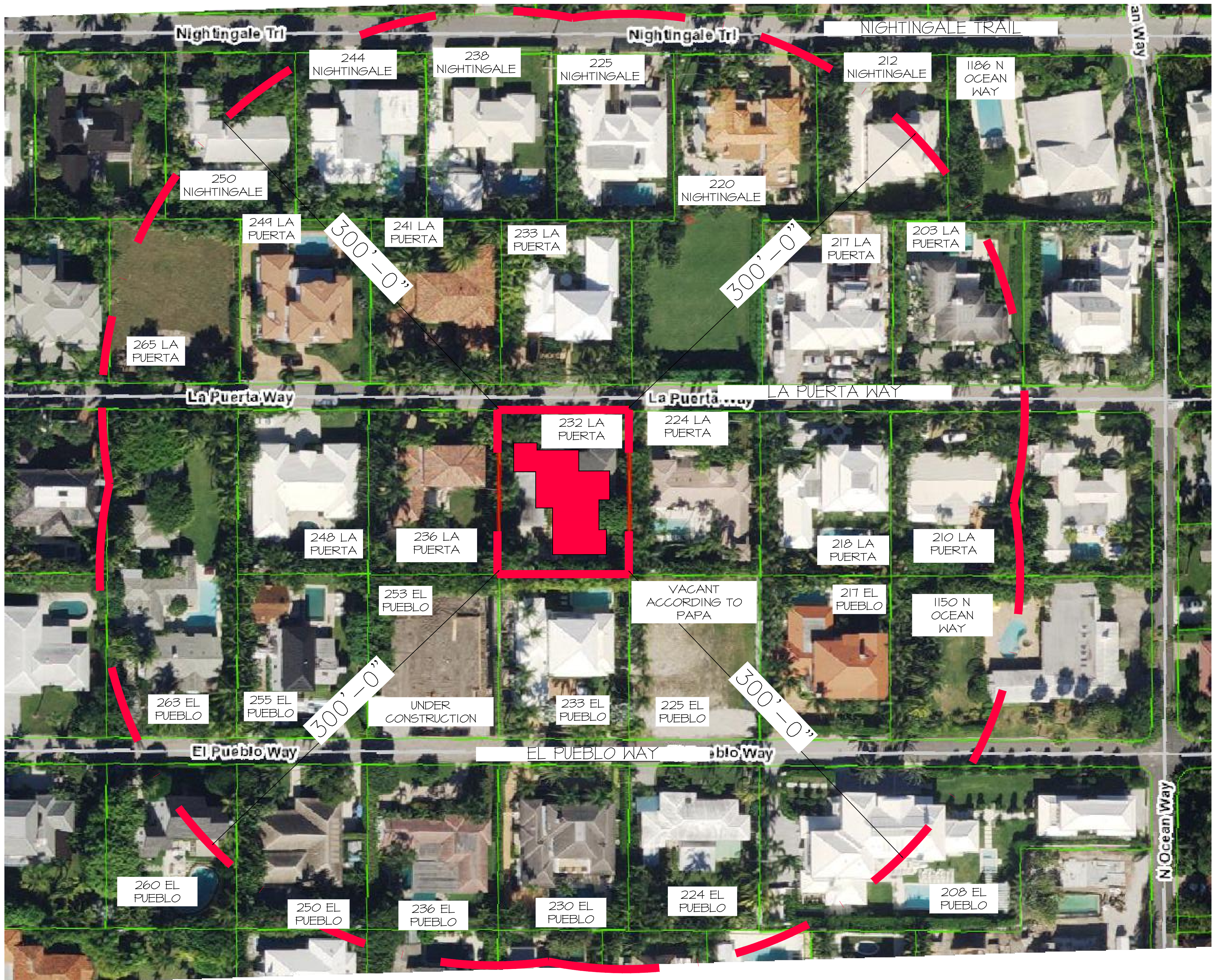
STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

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JOB NUMBER: 23-010



VICINITY MAP
NTS



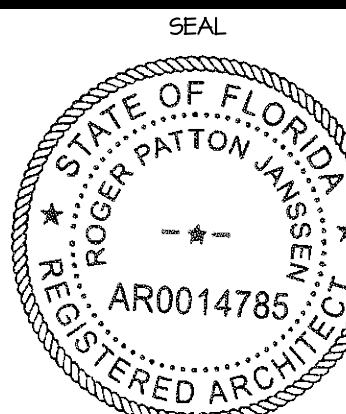
LA PUERTA WAY STREETSCAPE
FACING SOUTH

PROPOSED NEW RESIDENCE AT:

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ROGER P. JANSSEN AR-14785

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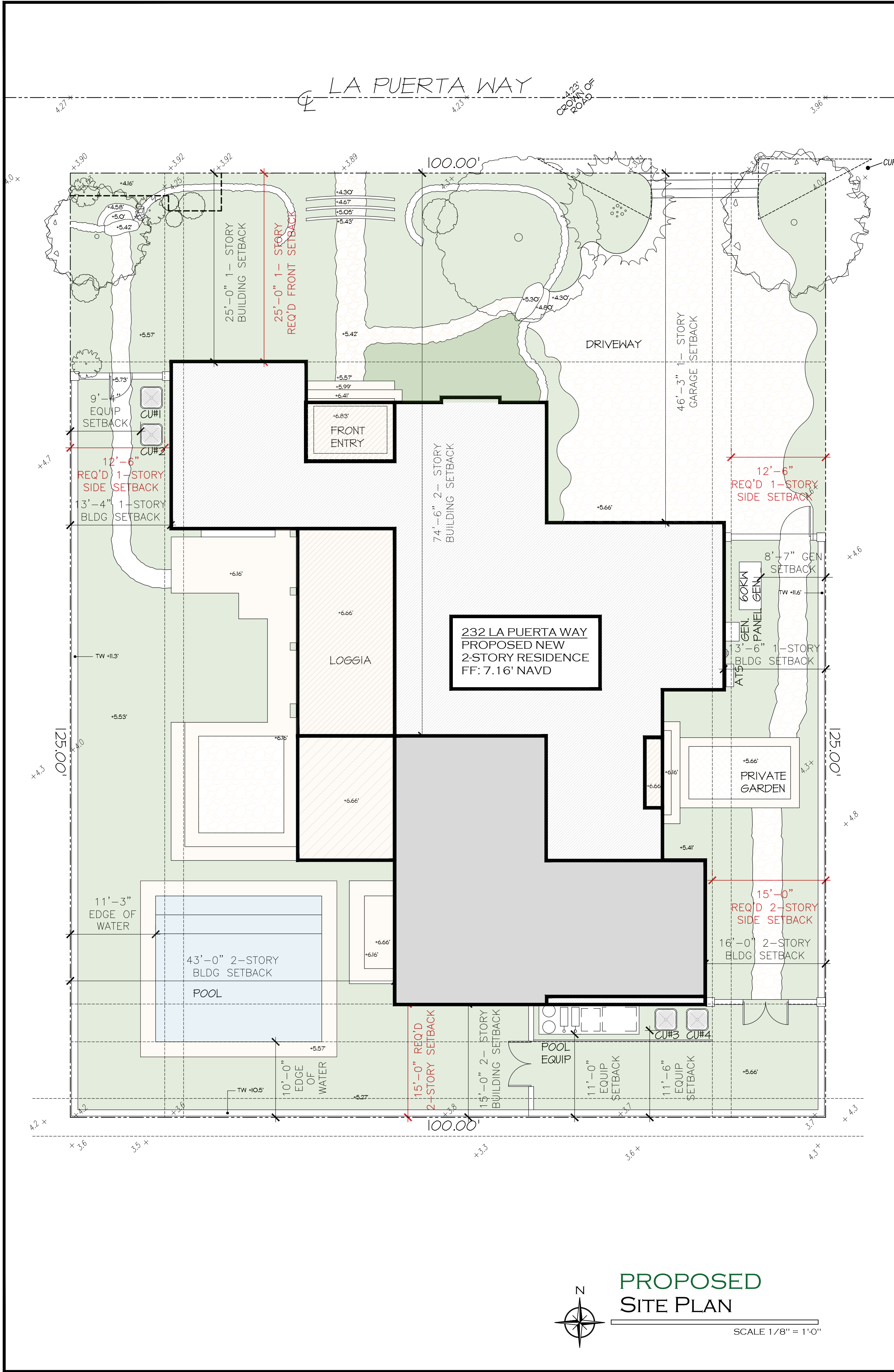
JOB NUMBER: 23-010

232 LA PUERTA WAY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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



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:	232 LA PUERTA WAY	
2	Zoning District:	RB	
3	Lot Area (sq. ft.):	12,500 SF	
4	Lot Width (W) & Depth (D) (ft.):	100(W) X 125 (D)	
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE FAMILY	
6	FEMA Flood Zone Designation:	AE	
7	Zero Datum for point of meas. (NAVD)	7.0 NAVD	
8	Crown of Road (COR) (NAVD)	4.27' NAVD	
9		REQ'D / PERMITTED	EXISTING PROPOSED
10	Lot Coverage (Sq Ft and %)	3,750 SF	NA 3,744 SF
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		4,917 SF
12	*Front Yard Setback (Ft.)	25'-0"/30'-0"	25'-0"/74'-6"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	13'-5"/13'-6"
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	43'-0"/16'-0"
15	*Rear Yard Setback (Ft.)	15'-0"	15'-0"
16	Angle of Vision (Deg.)	100	90
17	Building Height (Ft.)	14'-0"/22'-0"	13'-0"/19'-9"
18	Overall Building Height (Ft.)	30'-0"	26'-5"
19	Cubic Content Ratio (CCR) (R-B ONLY)	49,688 CF (3.98)	48,249 CF
20	** Max. Fill Added to Site (Ft.)	1.445' SF	1.445' SF
21	Finished Floor Elev. (FFE)(NAVD)	7.0' NAVD	7.16' NAVD
22	Base Flood Elevation (BFE)(NAVD)	6.0' NAVD	6.0' NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	(45%) 5,625 SF	(45.5%) 5,690 SF
24	Perimeter LOS (Sq Ft and %)	2,050 SF (50%)	3,231 (79%)
25	Front Yard LOS (Sq Ft and %)	(40%) 1,000 SF	(67%) 1,672 SF
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

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

** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill ([Sec. 134-1600](#))

*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

PROPOSED NEW RESIDENCE AT:

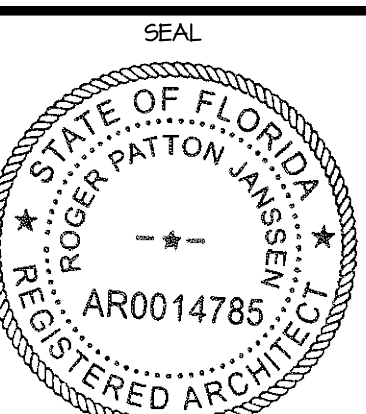
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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP1.01
PROPOSED

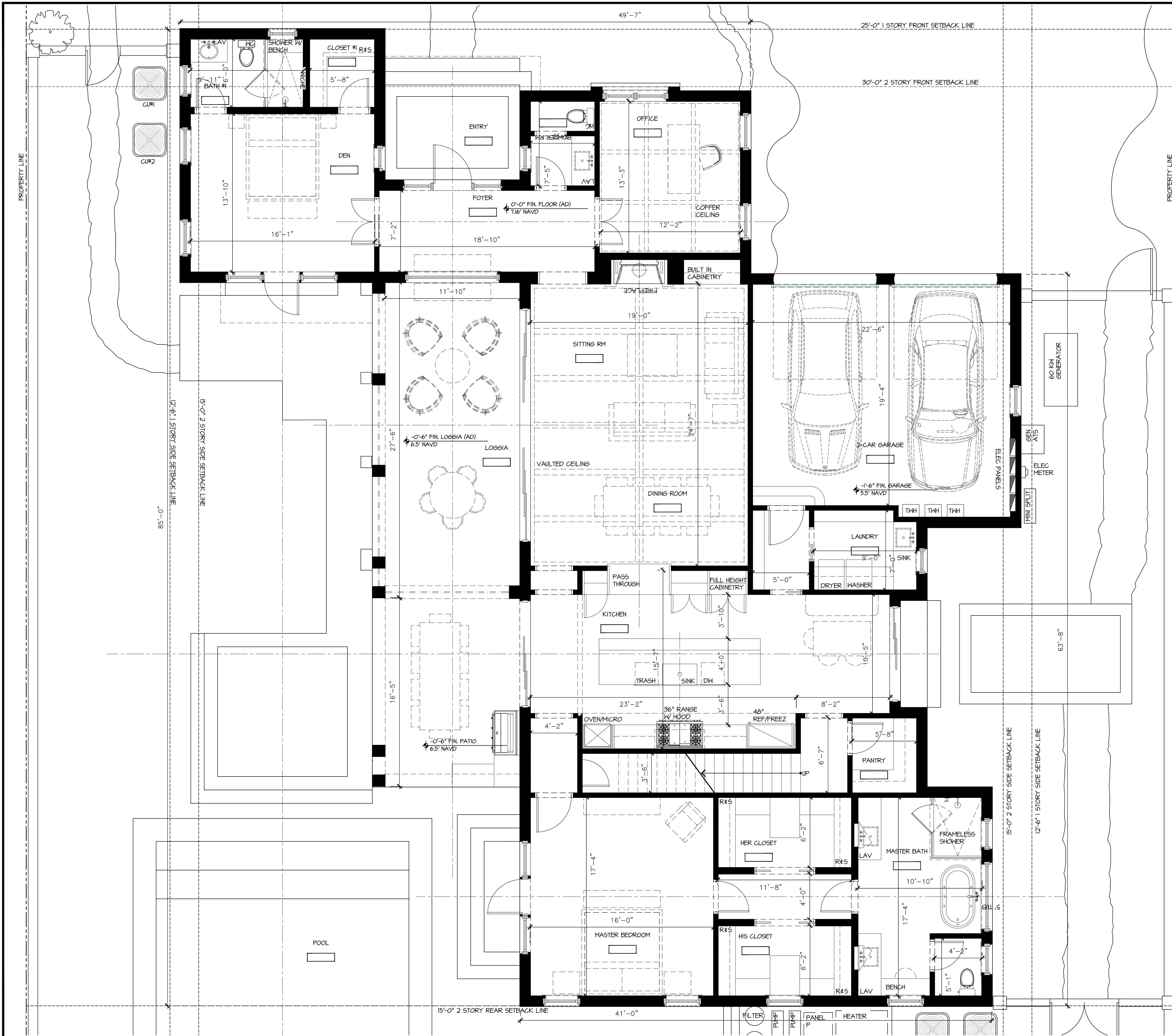
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232 LA PUERTA WAY

TOWN OF PALM BEACH, FLORIDA

PALM BEACH COUNTY

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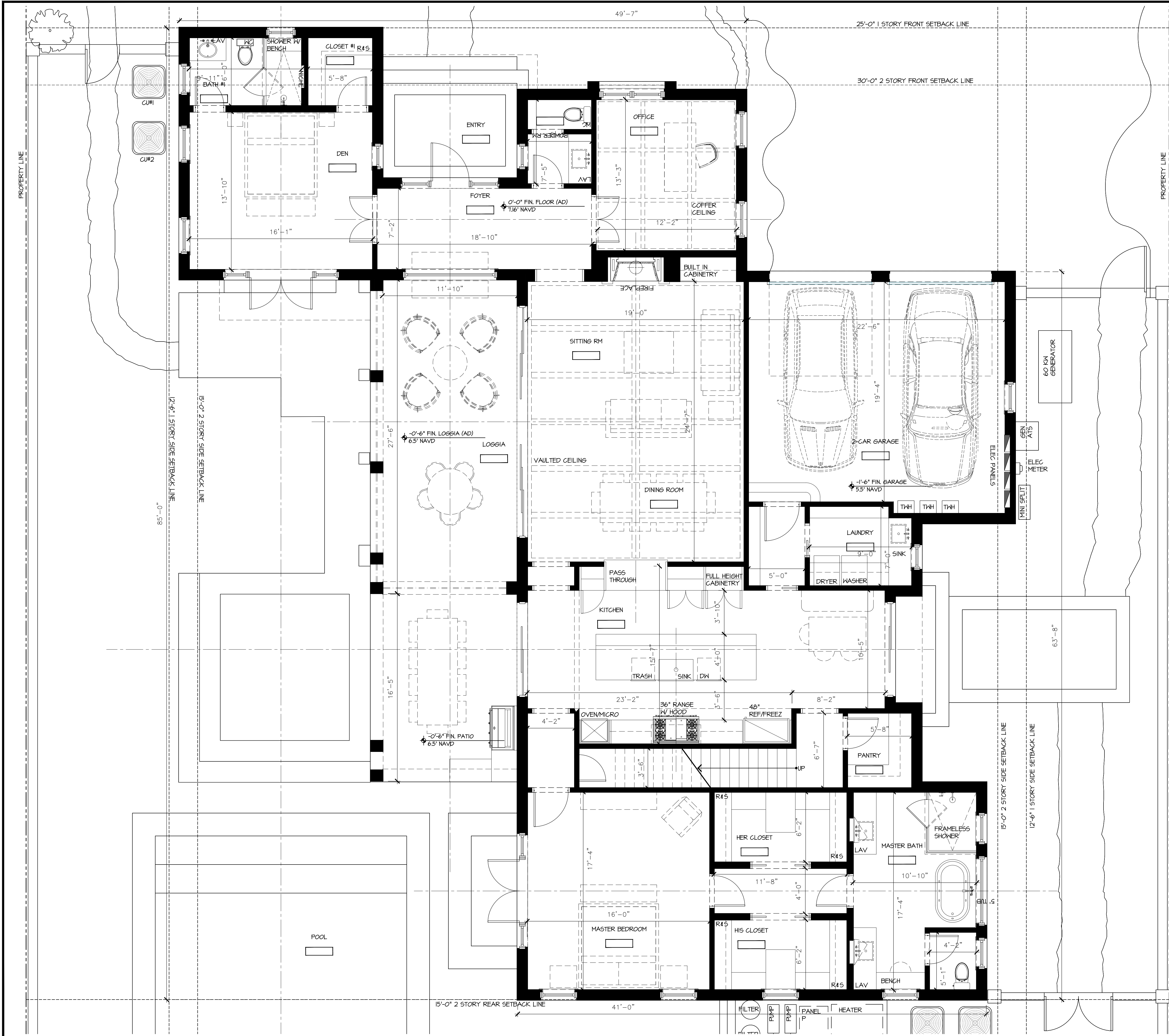
PREVIOUS
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

PROPOSED NEW RESIDENCE AT:
232 LA PUERTA WAY
PALM BEACH COUNTY
TOWN OF PALM BEACH, FLORIDA

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AR0014785
ROGER P. JANSSEN AR-14785

DRAWING NO.
A1.01
PREVIOUS
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PROPOSED
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

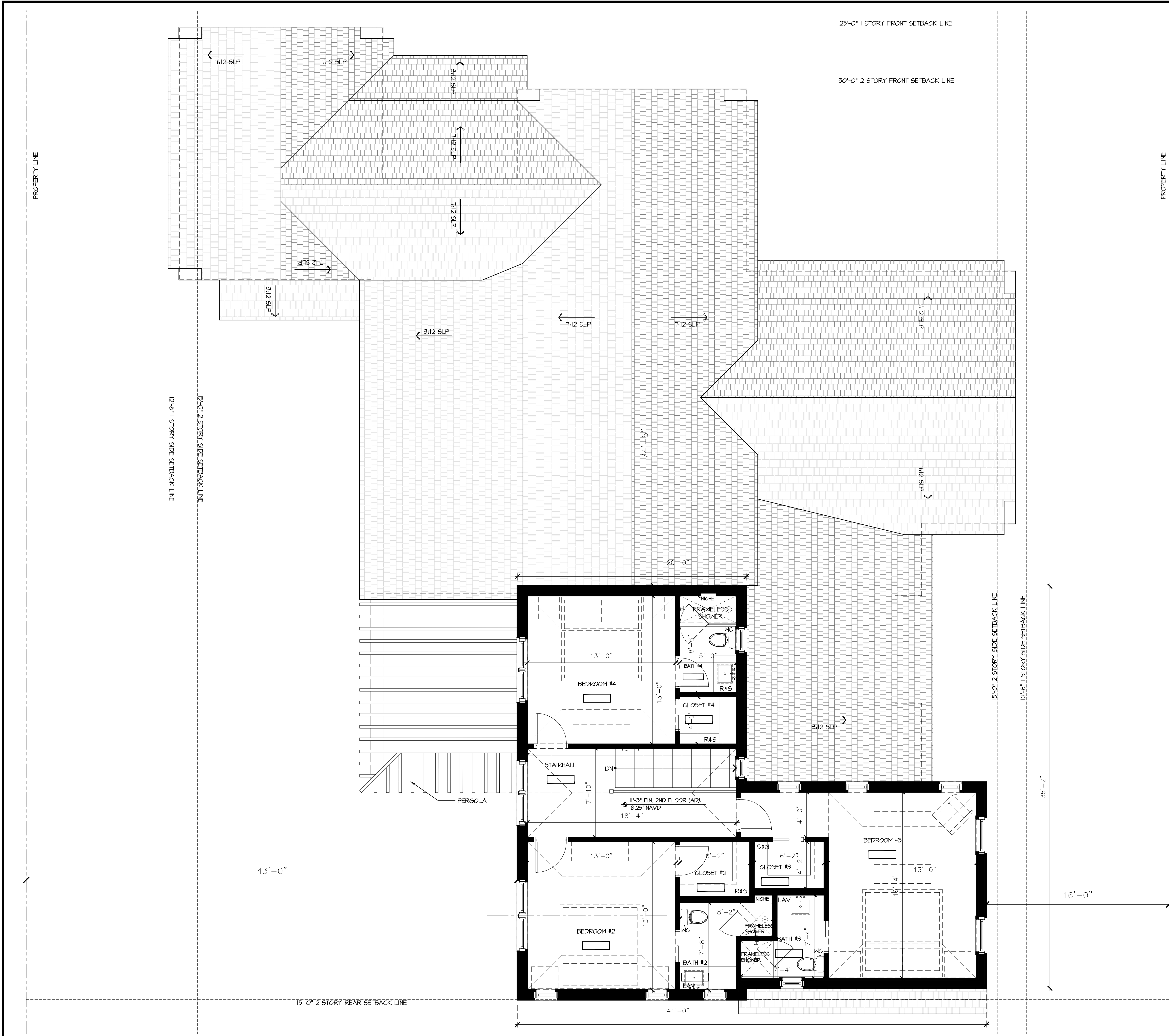
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TOWN OF PALM BEACH, FLORIDA

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ROGER PATTON JANSSEN
AR0014785
ROGER P. JANSSEN AR-14785

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UNCHANGED
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

PROPOSED NEW RESIDENCE AT:

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PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

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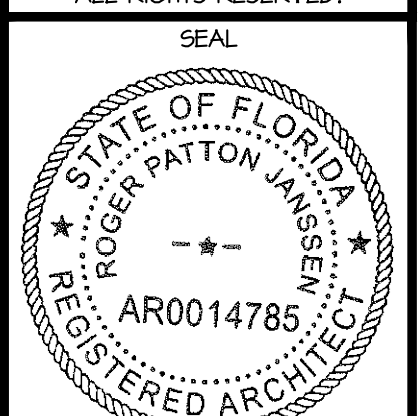
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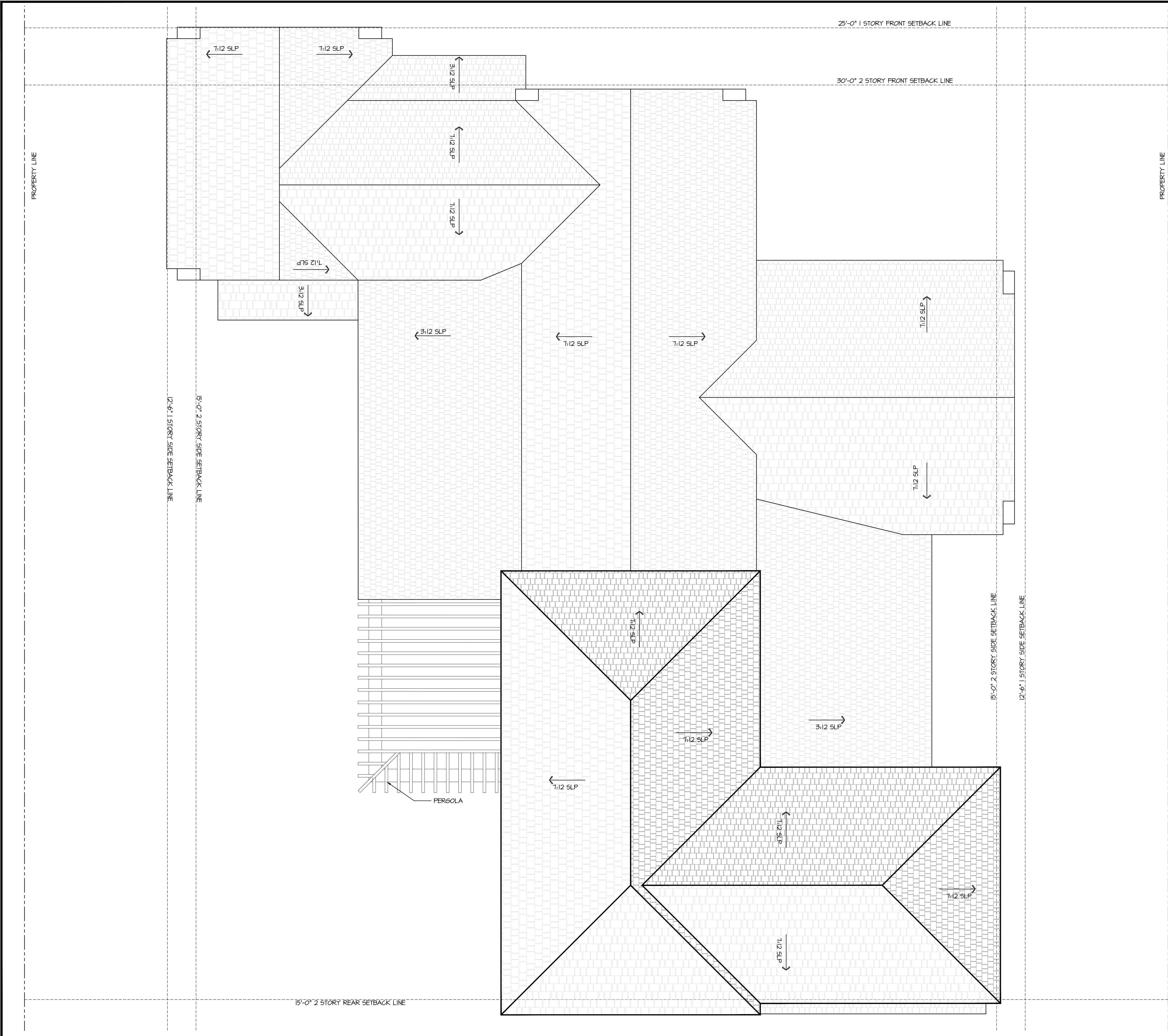


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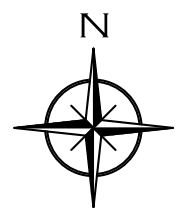
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A1.02

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TYPICAL ROOF NOTES:
-CEDAR SHAKE ROOF WITH DOUBLE
STARTER COURSE AND HIP AND RIDGE
CAPS
-COPPER HALF ROUND GUTTERS AND
DOWNSPOUTS
-7:12 ROOF PITCH TYPICAL U.O.N.
-ROOF JACKS TO BE COPPER AND
LOCATIONS TO BE APPROVED BY
ARCHITECT PRIOR TO PLACEMENTS



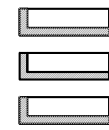
UNCHANGED
ROOF PLAN
SCALE 1/4" = 1'-0"

PROPOSED NEW RESIDENCE AT:

2322 LA PUERTA WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA



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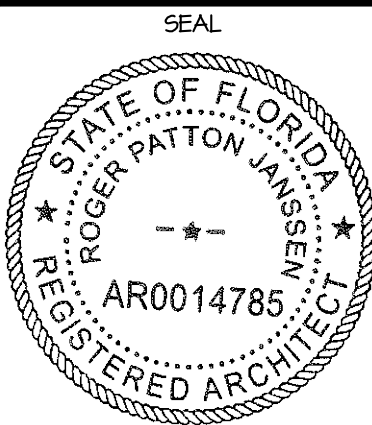
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A1.03

JOB NUMBER:

23-010



NORTH ELEVATION - PREVIOUS

SCALE 1/4" = 1'-0"



NORTH ELEVATION - PROPOSED

SCALE 1/4" = 1'-0"

PROPOSED NEW RESIDENCE AT:

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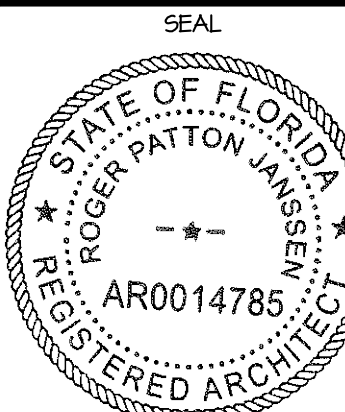
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ROGER P. JANSSEN AR-14785

DRAWING NO.

R0.1

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EAST ELEVATION - PREVIOUS

SCALE 1/4" = 1'-0"



EAST ELEVATION - PROPOSED

SCALE 1/4" = 1'-0"

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PALM BEACH COUNTY

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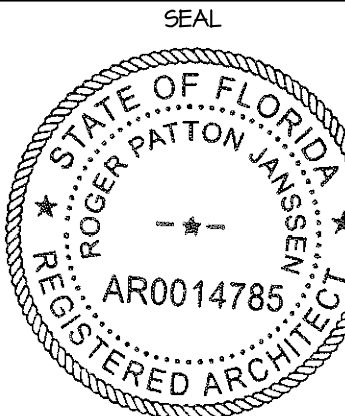
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ROGER P. JANSSEN AR-14785

DRAWING NO.

R0.2

JOB NUMBER: 23-010



SOUTH ELEVATION - PREVIOUS

SCALE 1/4" = 1'-0"



SOUTH ELEVATION - PROPOSED

SCALE 1/4" = 1'-0"

PROPOSED NEW RESIDENCE AT:

2322 LA PUERTA WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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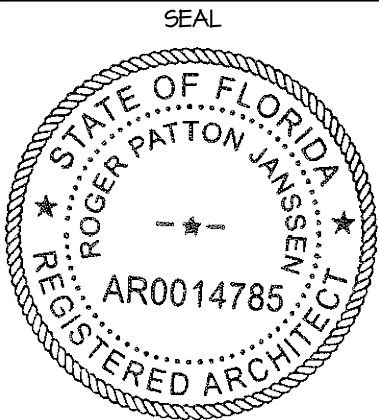
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ROGER P. JANSSEN AR-14785

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R0.3

JOB NUMBER: 23-010



WEST ELEVATION - PREVIOUS

SCALE 1/4" = 1'-0"



WEST ELEVATION - PROPOSED

SCALE 1/4" = 1'-0"

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

TOWN OF PALM BEACH, FLORIDA

PALM BEACH COUNTY

DAILEY JANSSEN ARCHITECTS

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

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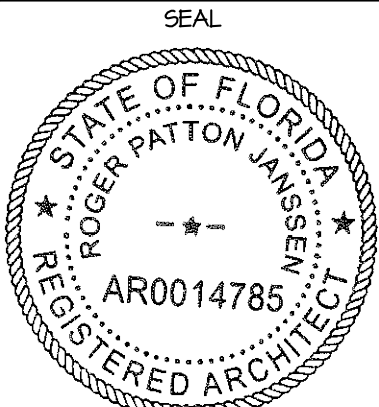
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ROGER P. JANSSEN AR-14785

DRAWING NO.

R0.4

JOB NUMBER: 23-010



PREVIOUS
ENTRY PERSPECTIVE



PROPOSED
ENTRY PERSPECTIVE

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

PALM BEACH COUNTY

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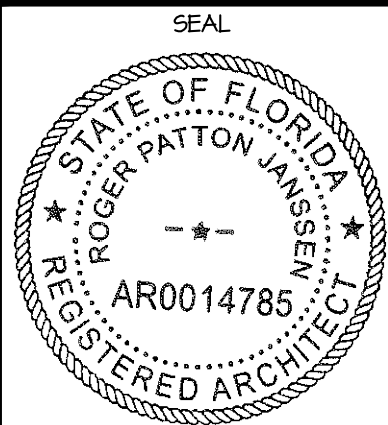
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ROGER P. JANSSEN AR-14785

DRAWING NO.

R0.5

JOB NUMBER: 23-010



PREVIOUS
GARDEN PERSPECTIVE



PROPOSED
GARDEN PERSPECTIVE

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

PALM BEACH COUNTY

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400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C0014

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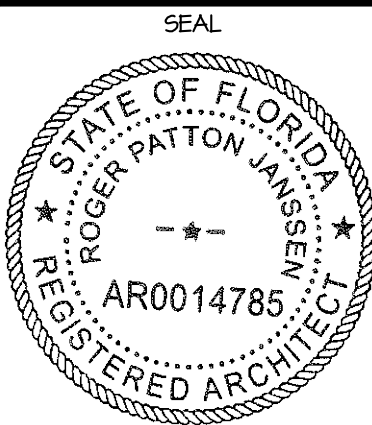
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ROGER P. JANSSEN AR-14785

DRAWING NO.

R0.6

JOB NUMBER: 23-010



DOMINICAN CORAL

- HARDSCAPE

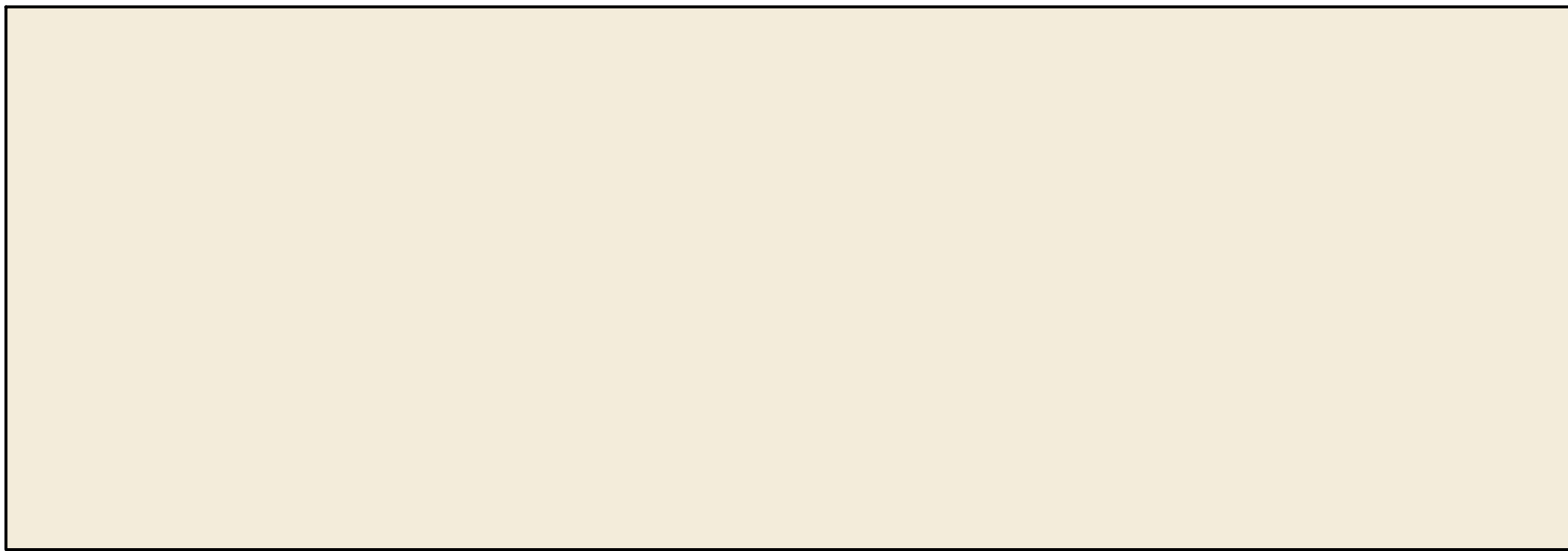


WASHED CYPRESS

- FRONT DOOR

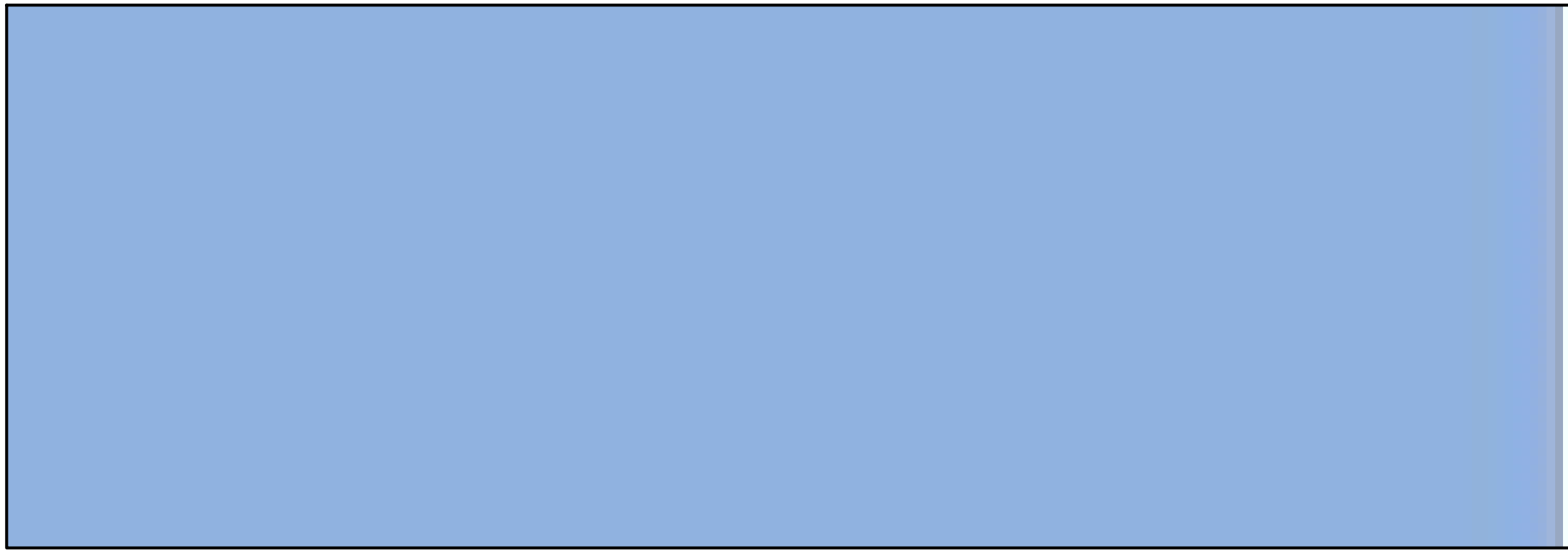


CEDAR SHAKE ROOF



STUCCO FIELD

- BENJAMIN MOORE LINEN WHITE 912



SHUTTERS

- BENJAMIN MOORE: PERIWINKLE BLUE C-5422

COLOR PALETTE

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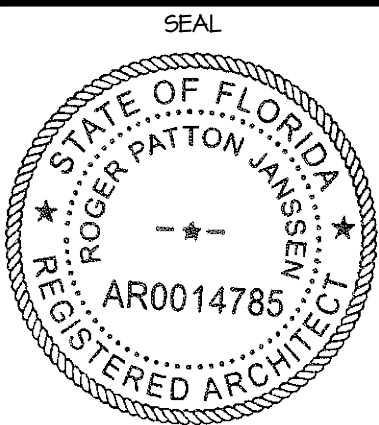
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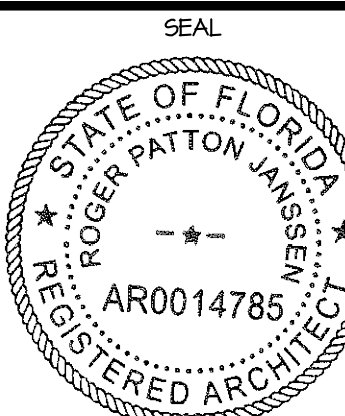
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SOUTH ELEVATION - **PREVIOUS**

SCALE 1/4" = 1'-0"



SOUTH ELEVATION - **PROPOSED**

SCALE 1/4" = 1'-0"

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

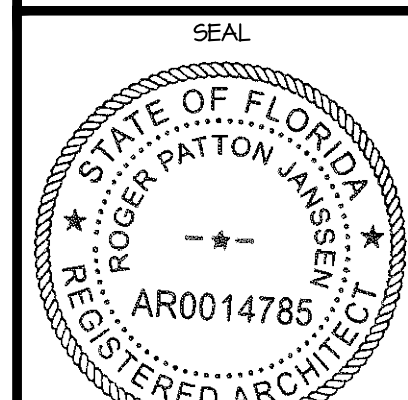
DATE:

DRAWN: L&J

REVISIONS:

• 02.08.23 DD SET

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ROGER P. JANSSEN AR-14785

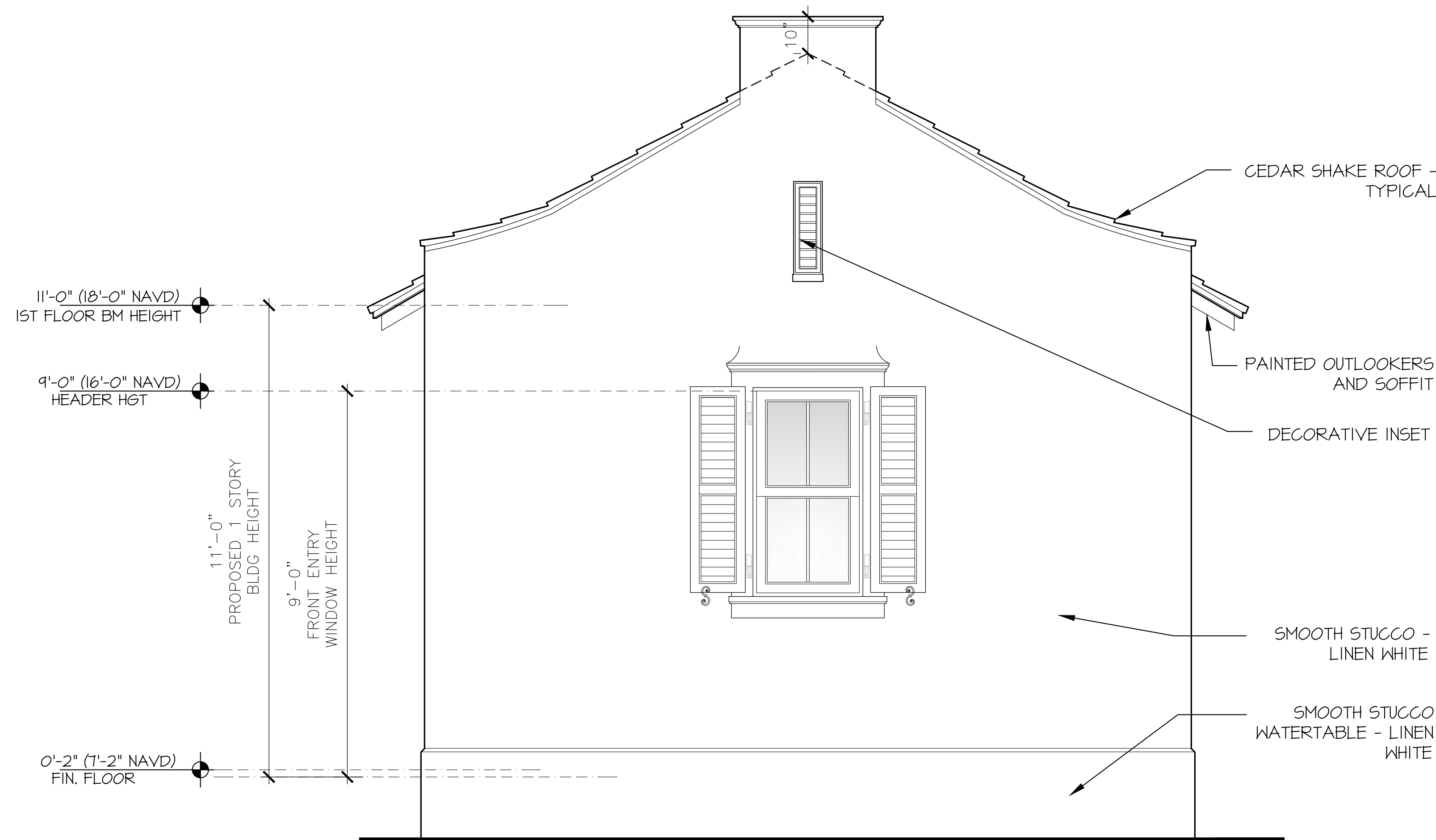
DRAWING NO.

JOB NUMBER:

23-010

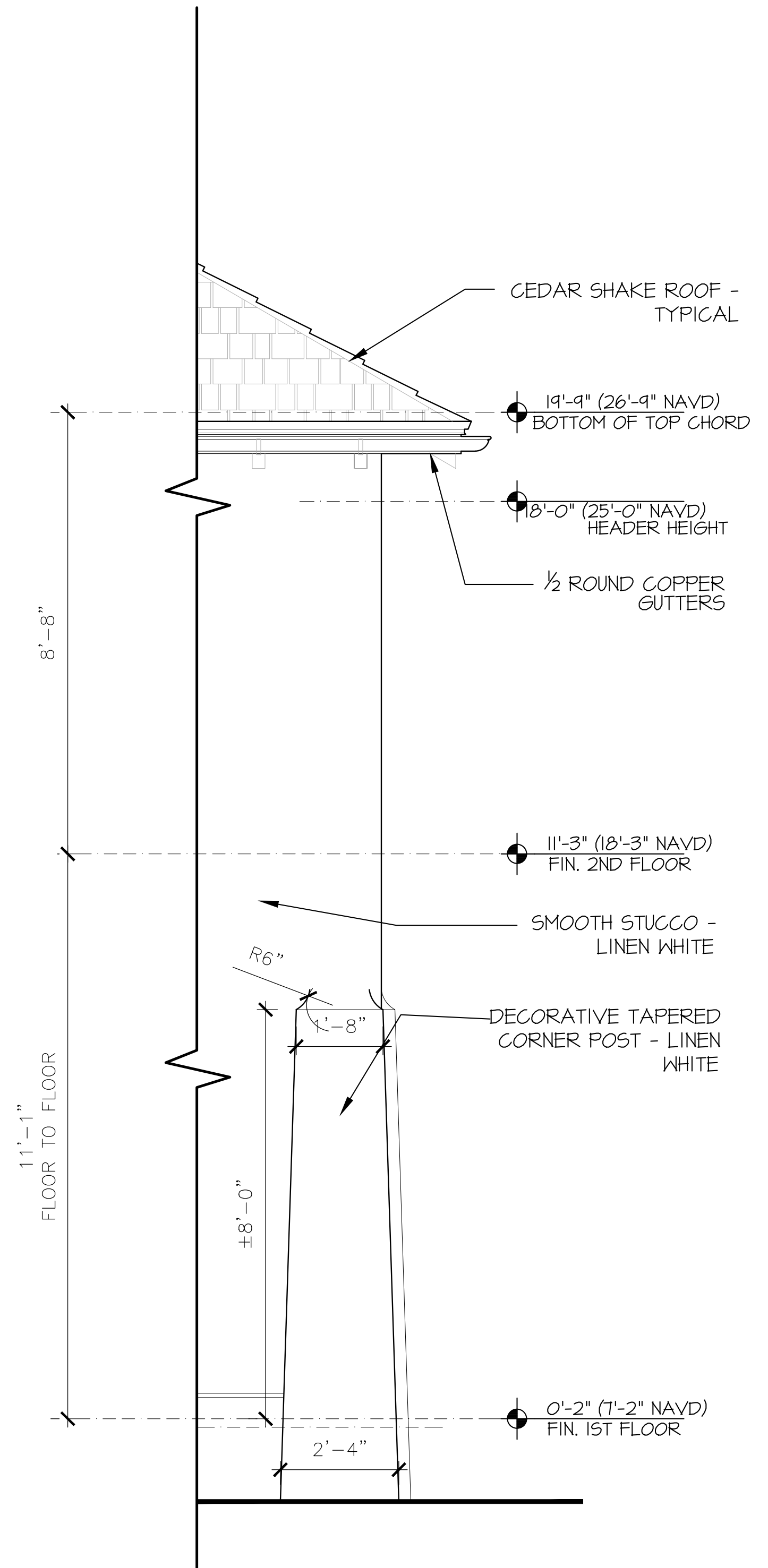
A2.03





GABLE DETAIL

SCALE 1/2" = 1'-0"



2 STORY DETAIL

SCALE 1/2" = 1'-0"

PROPOSED NEW RESIDENCE AT:

232 LA PUERTA WAY

PALM BEACH COUNTY

TOWN OF PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C0014

DATE:

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REVISIONS:

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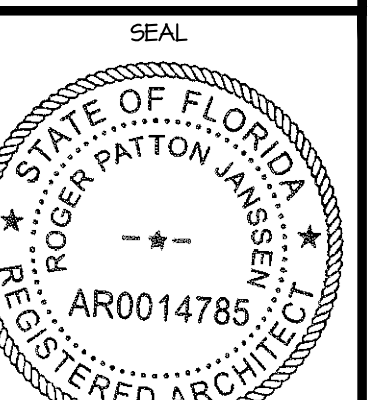
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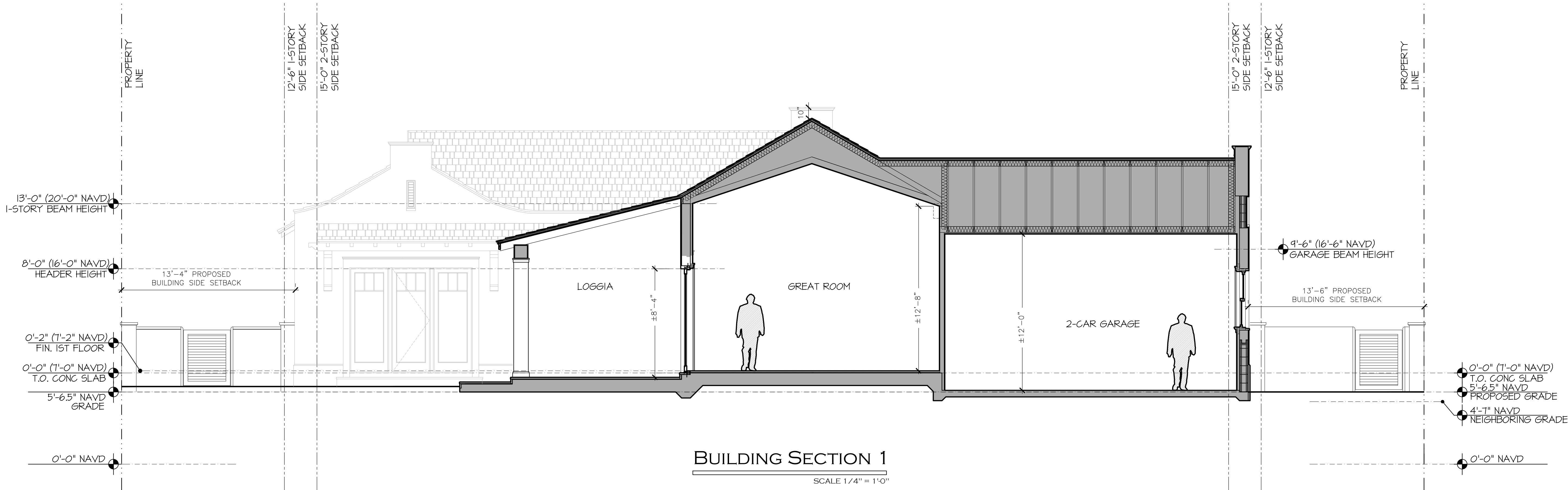


ROGER P. JANSSEN AR-14785

DRAWING NO.

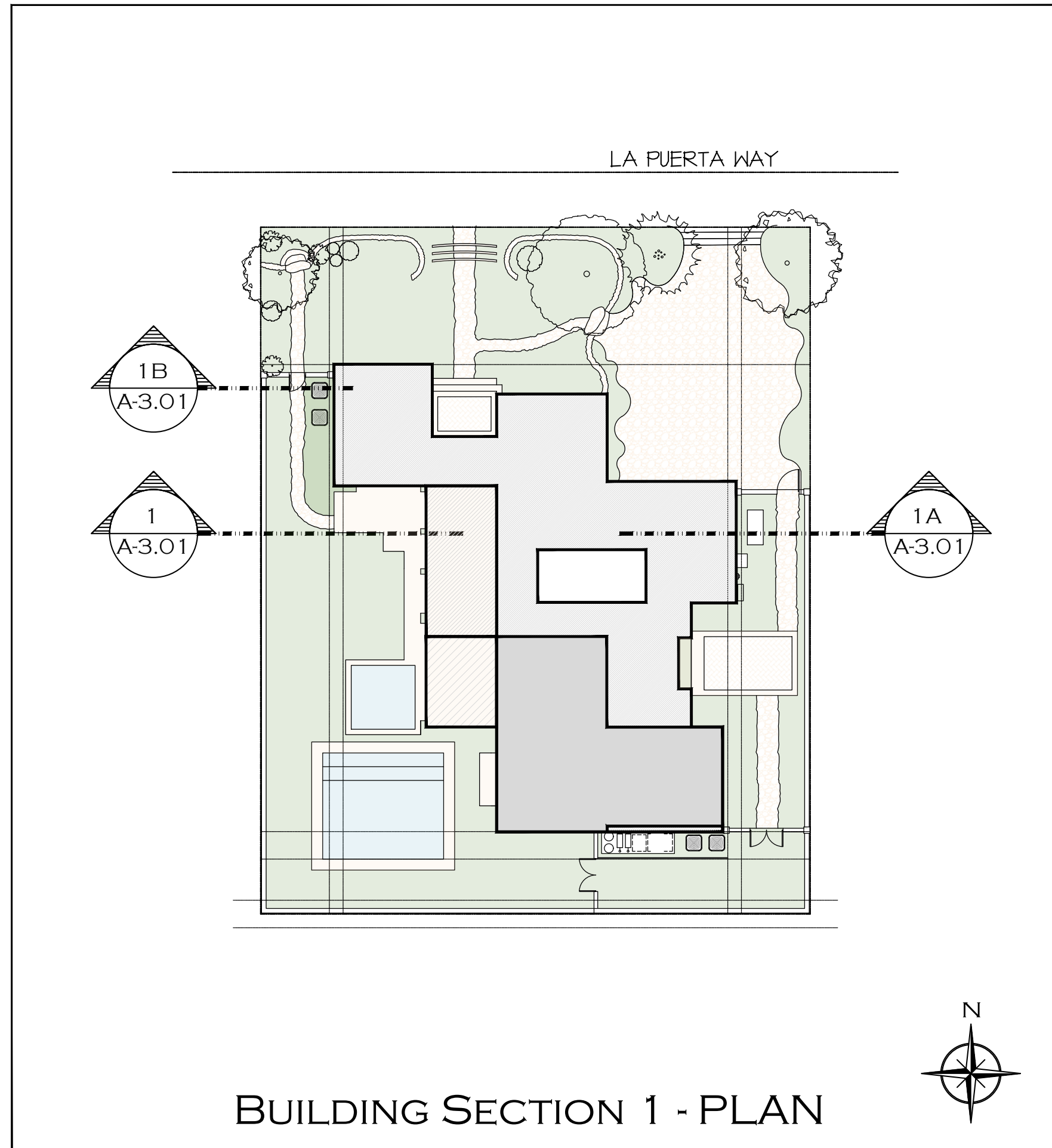
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JOB NUMBER: 23-010

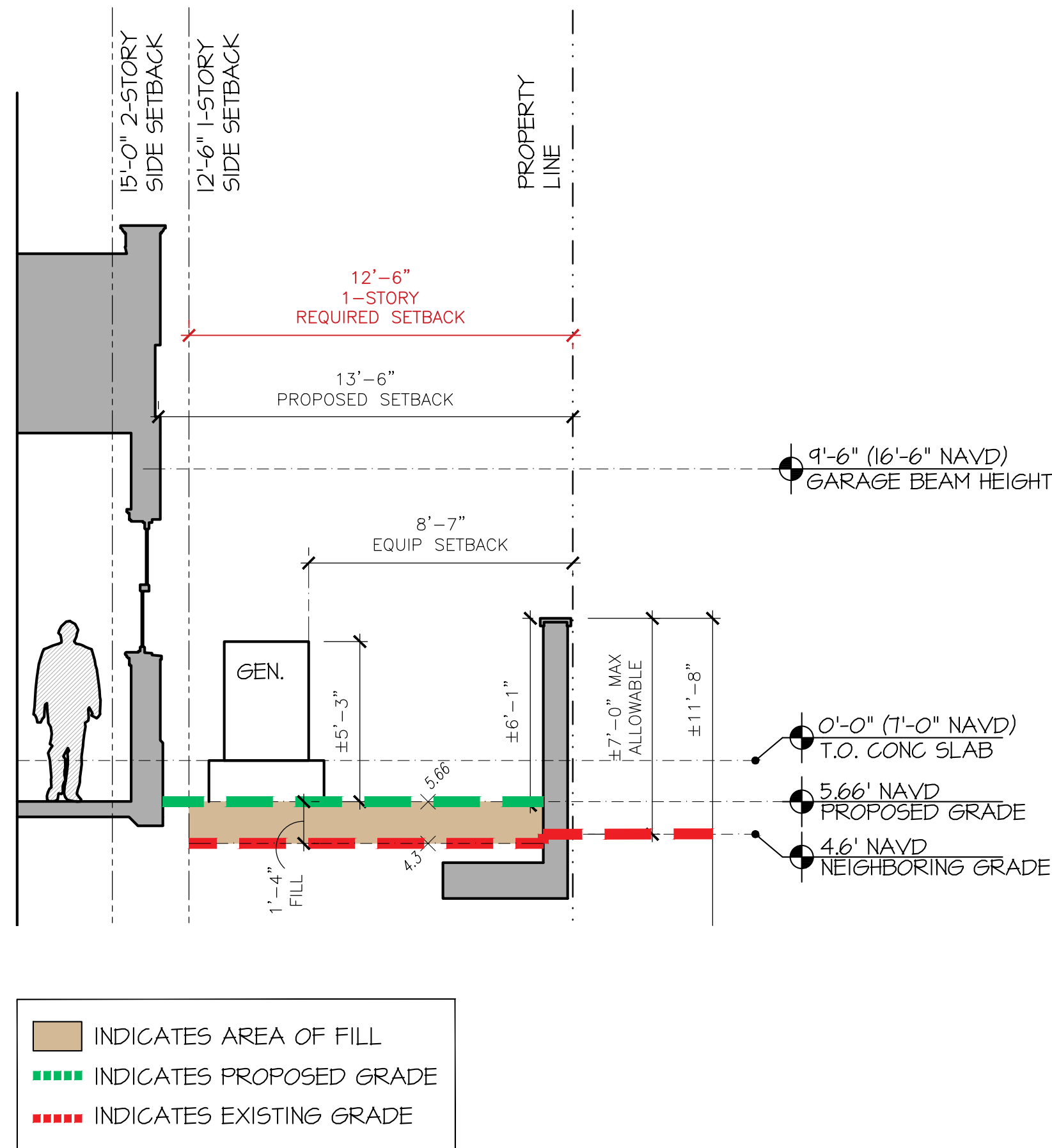


BUILDING SECTION 1

SCALE 1/4" = 1'-0"

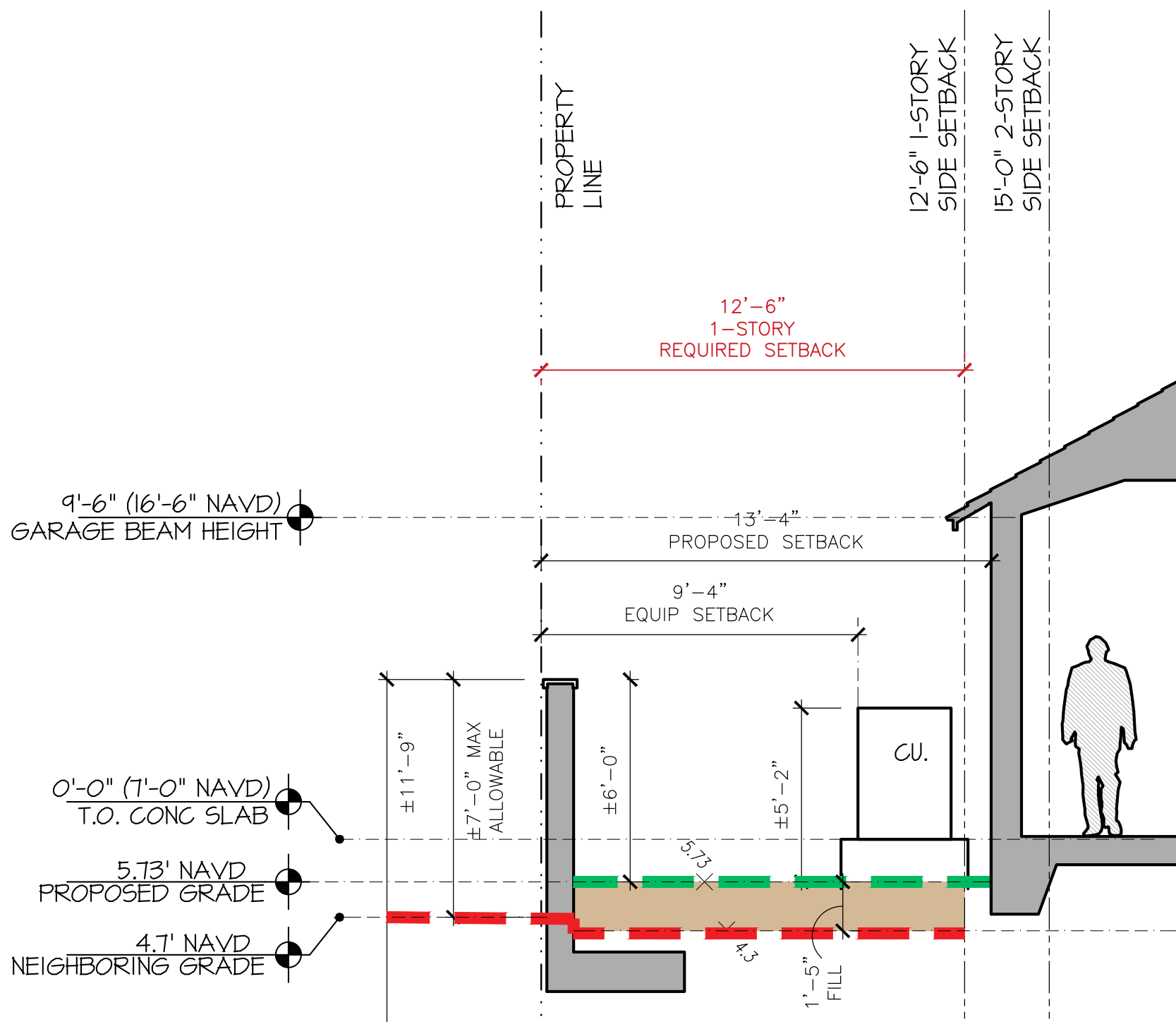


BUILDING SECTION 1 - PLAN



YARD SECTION 1A

SCALE 1/4" = 1'-0"



YARD SECTION 1B

SCALE 1/4" = 1'-0"

PROPOSED NEW RESIDENCE AT:

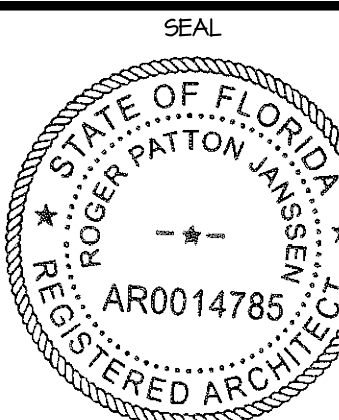
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ROGER P. JANSSEN AR-14785

DRAWING NO.

A3.01

JOB NUMBER: 23-010

232 LA PUERTA WAY

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DAILEY JANSSEN ARCHITECTS

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