

PROPOSED NEW RESIDENCE AT:

1 1 7 DOLPHIN ROAD

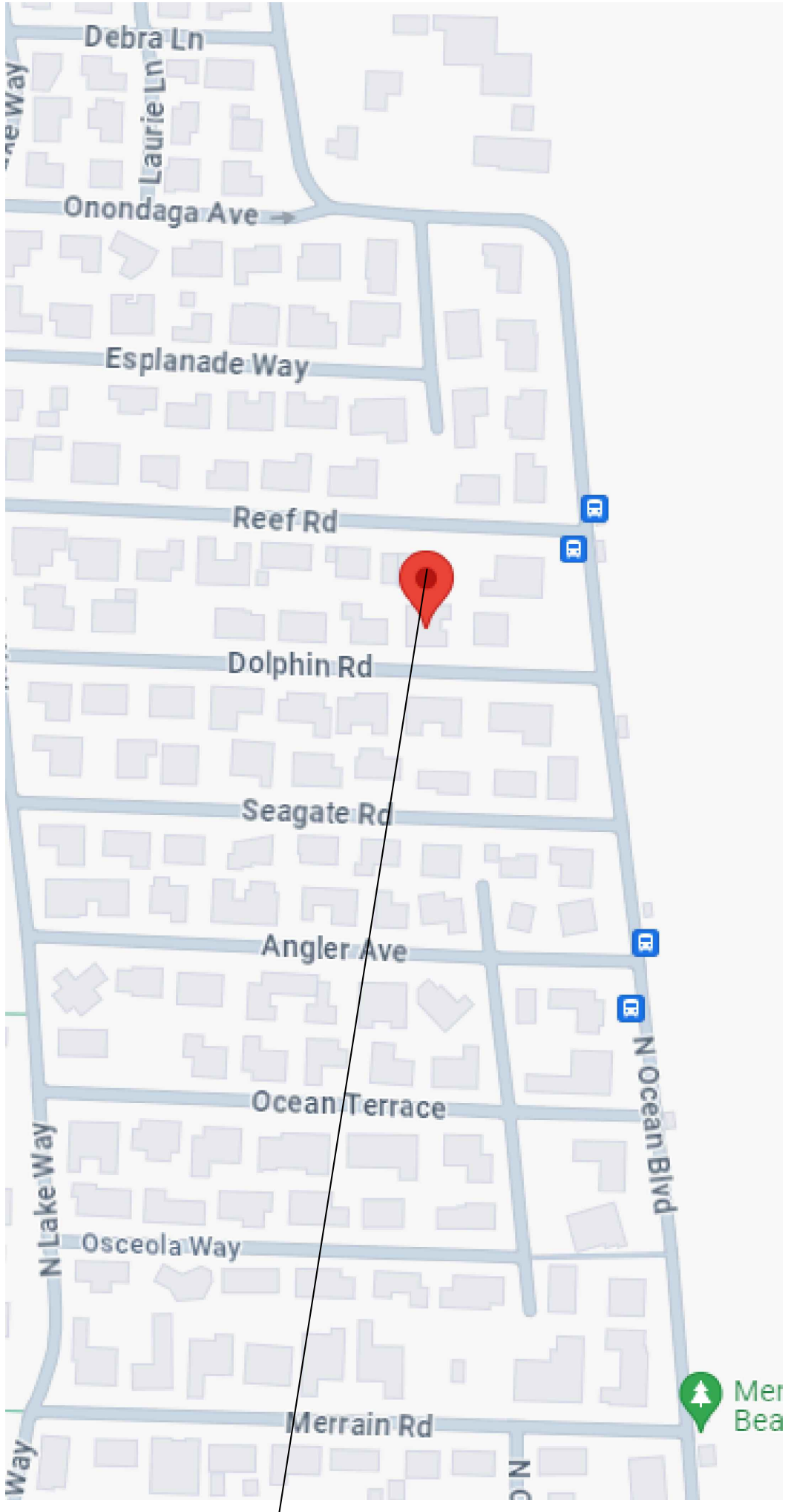
TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

SECOND SUBMITTAL: 07.29.2024

ARC-24-0074

MEETING DATE: 09.25.2024

SCOPE OF WORK	INDEX OF DRAWINGS				LOCATION MAP
PROPOSED CONSTRUCTION OF A NEW 2-STORY RESIDENCE W/ ASSOCIATED HARDSCAPE, LANDSCAPE AND POOL 	A-0.00	COVER SHEET	PICS	SITE IMAGES	
	A-0.01	NEIGHBORING PROPERTIES SURVEY	EX1	EXISTING CONDITIONS	
	SP-1.01	1/8 "-1'-0" SITE PLAN	HDP	HARDSCAPE DISPOSITION	
	SP-1.02	1/8 "-1'-0" SITE DATA	EVP	EXISTING VEGETATION PLAN	
ENTRY PERSPECTIVE			LDP	LANDSCAPE DISPOSITION	
			L1	HARDSCAPE PLAN	
	A-1.01	1/4" - 1'-0" 1ST FLOOR PLAN	HD.1	HARDSCAPE DETAIL	
	A-1.02	1/4" - 1'-0" 2ND FLOOR PLAN	HD.2	HARDSCAPE DETAILS	
	A-1.03	1/4" - 1'-0" ROOF PLAN	HD.3	HARDSCAPE DETAILS	
			M	HARDSCAPE MATERIALS	
	RO.1	COLOR ELEVATIONS	LP1.1	LANDSCAPE PLANTING	
	RO.2	COLOR ELEVATIONS	LP1.2	PERIMETER PLAN	
	RO.3	COLOR PERSPECTIVES	LP1.3	NATIVE LANDSCAPE	
	RO.4	COLOR PERSPECTIVES	LP1.1	COLOR LANDSCAPE SITE PLAN	
	RO.5	COLOR PERSPECTIVES	EL1-4	ELEVATIONS	
	RO.5	COLOR PERSPECTIVES	LP1.4	LANDSCAPE DETAILS	
	A-2.01	1/4" - 1'-0" ELEVATIONS	OSD	OPEN SPACE DIAGRAMS	
	A-2.02	1/4" - 1'-0" ELEVATIONS	TL	TRUCK LOGISTICS	
	A-3.01	1/4" - 1'-0" SECTIONS	CSP	CONSTRUCTION SCREENING	
	A-3.02	1/4" - 1'-0" SECTIONS	ESP	CONSTRUCTION STAGING	
	DO.1	DETAIL SHEETS	C-1	GRADING & DRAINAGE PLAN	
	DO.2	DETAIL SHEETS	C-2	DRAINAGE DETAILS	
GARDEN PERSPECTIVE			EC-1	EROSION CONTROL PLAN	
				REFERENCE IMAGES	

CONSULTANTS AND ENGINEERS:							
GENERAL CONTRACTOR:	GEOTECHNICAL ENGINEER:	STRUCTURAL ENGINEER:	MEP ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:	JOB NUMBER: 24-114
	ALLTERRA ENGINEERING AND TESTING 3866 PROSPECT AVE, SUITE 4 WEST PALM BEACH, FL, 33404 561.881.1939			CIVIL ENGINEERING CONSULTING, INC 8195 WHITE ROCK CIRCLE BOYNTON BEACH, FLORIDA, 33436 561-847-0398	PARADELO BURGESS DESIGN STUDIO 1177 CLARE AVE, SUITE 7 WEST PALM BEACH, FL, 33401 401.465.8250	WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	ISSUED FOR PRE-APP: 06.24.24 ISSUED FOR FIRST SUBMITTAL: 07.11.24 ISSUED FOR SECOND SUBMITTAL: 07.29.24

PROPOSED NEW RESIDENCE AT:

1 1 7 DOLPHIN ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

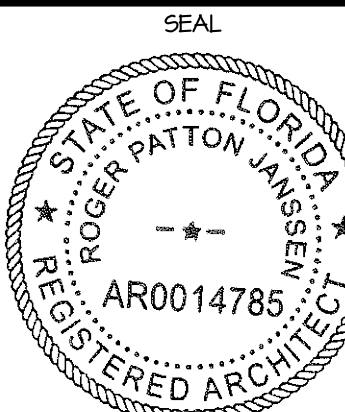
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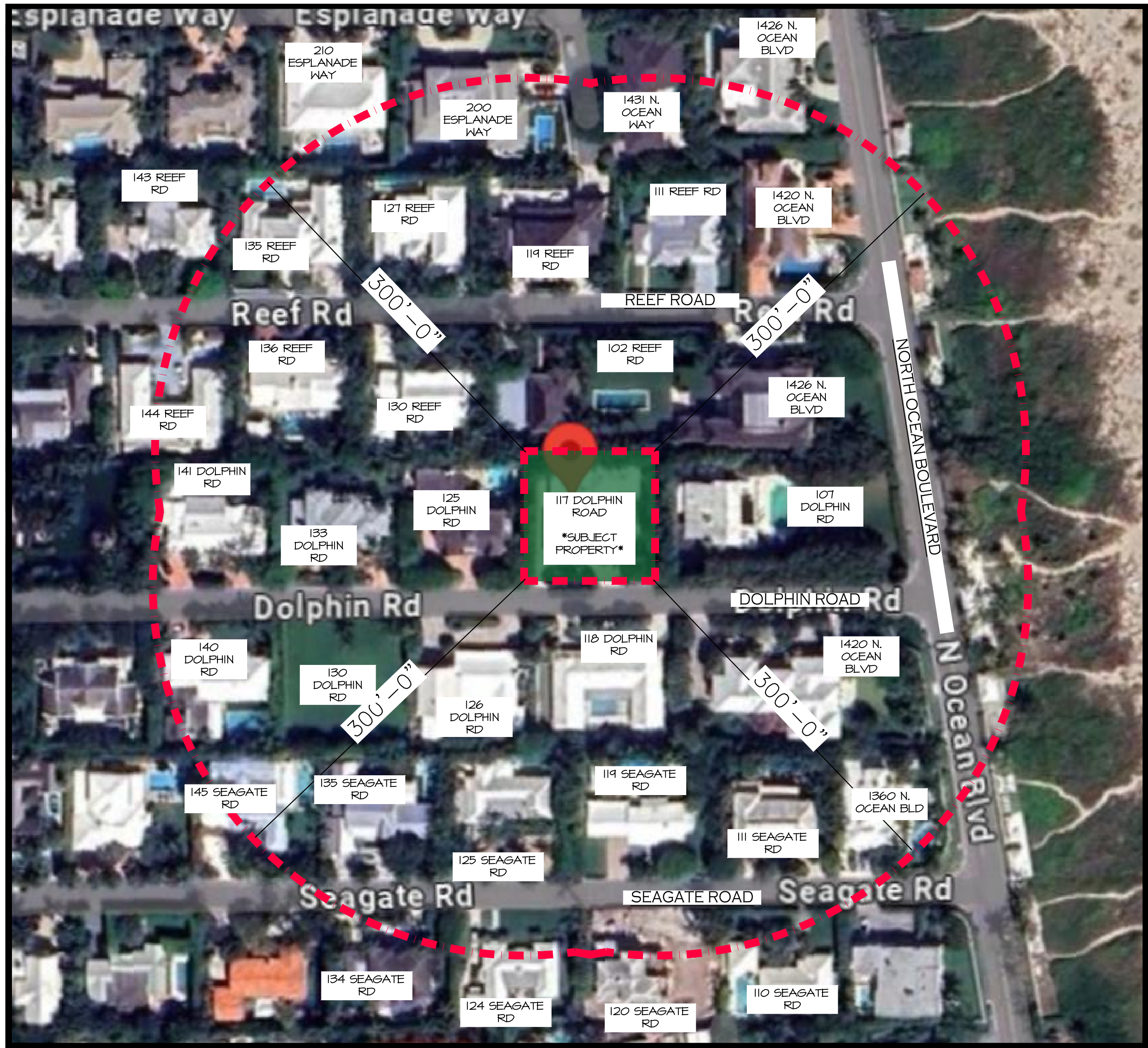
ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

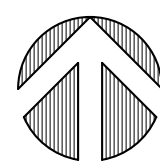
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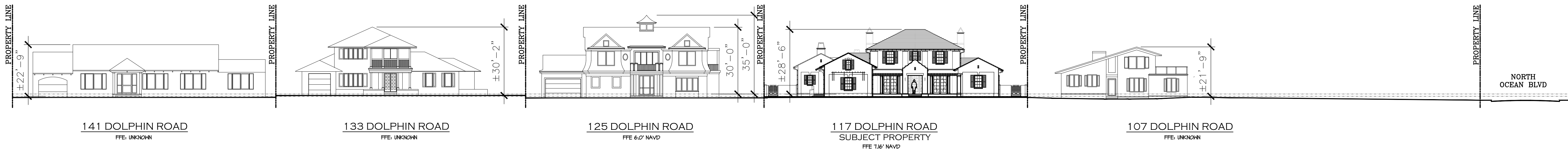
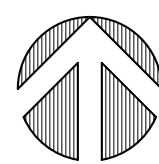
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NEIGHBORING PROPERTIES
SCALE: 1/64"=1'-0"



NEIGHBORING PROPERTIES
SCALE: 1/64"=1'-0"



DOLPHIN ROAD STREETSCAPE
FACING NORTH

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

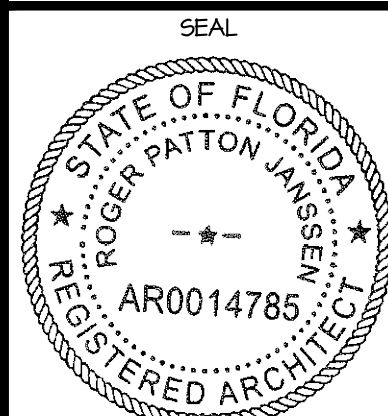
TOWN OF PALM BEACH

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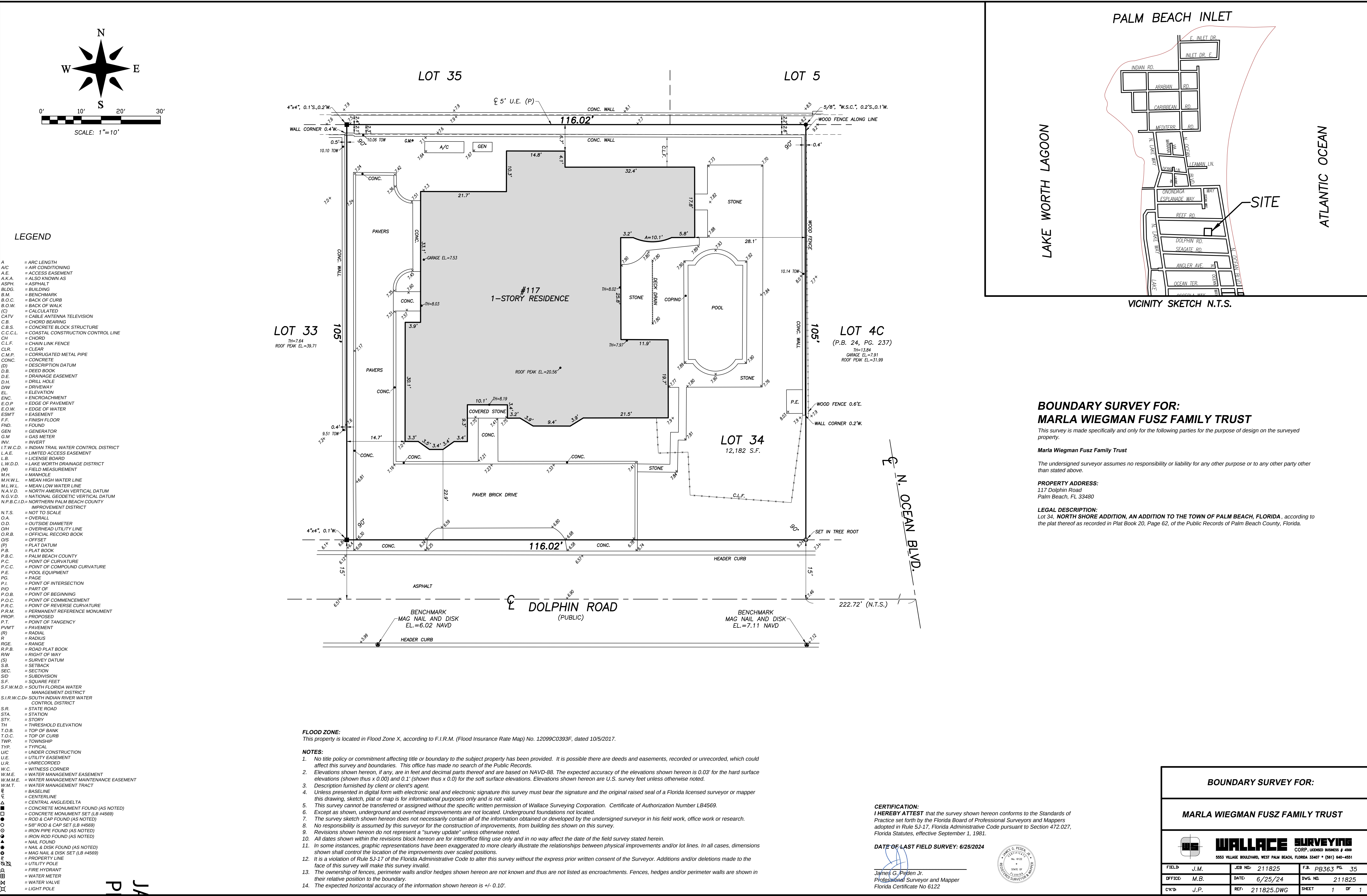
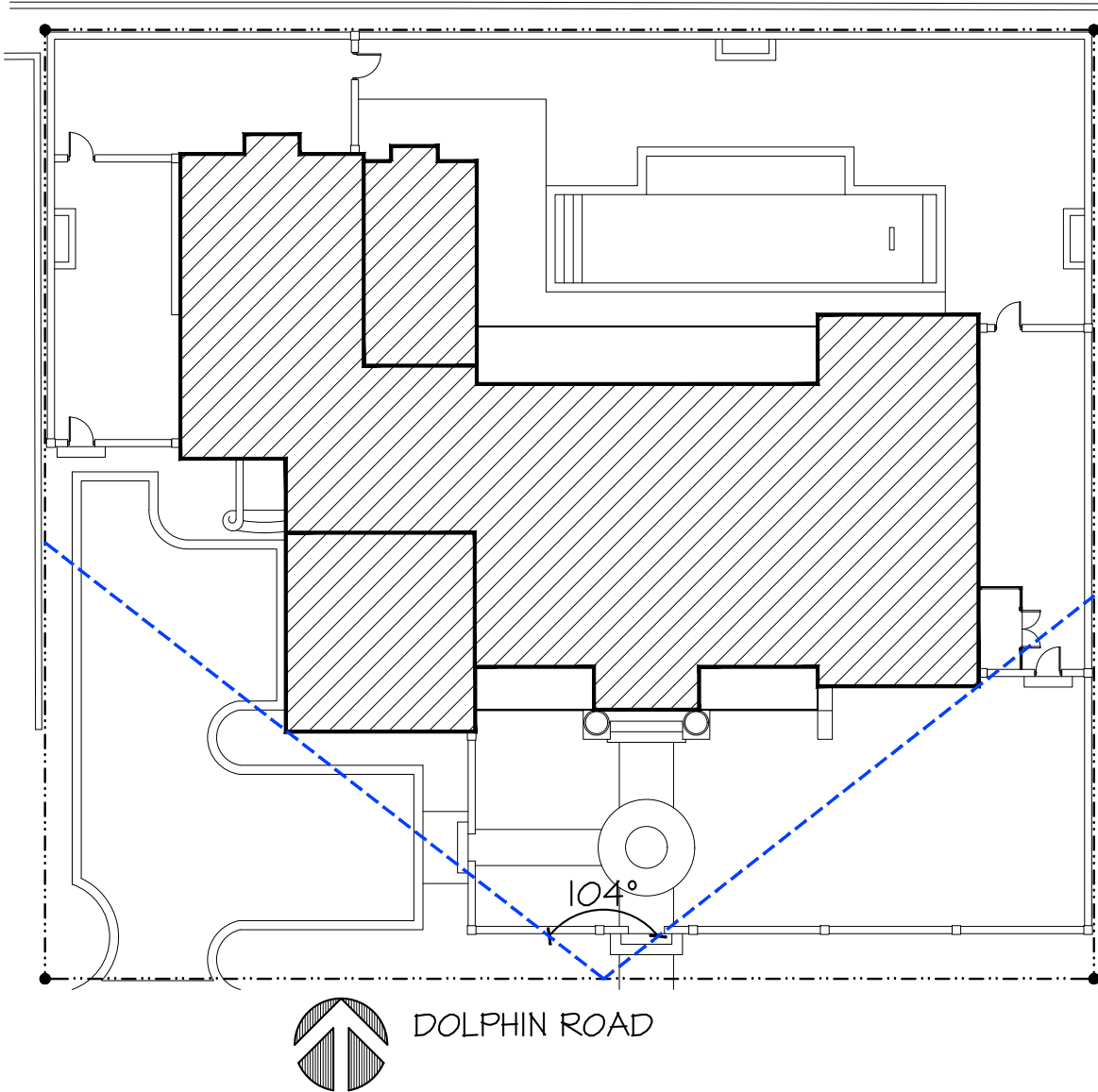
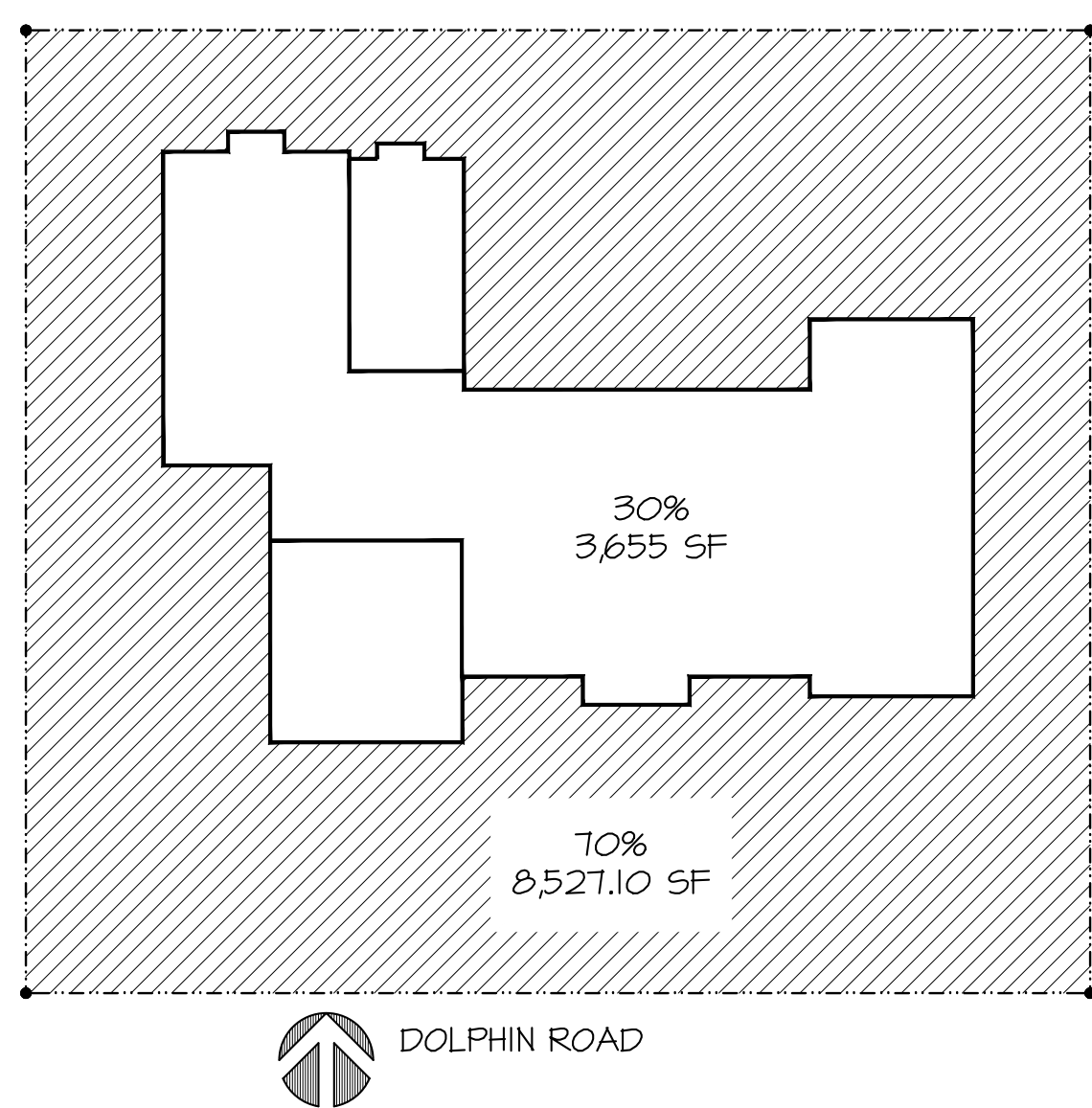


DIAGRAM - ANGLE OF VISION AND SAFE SITE TRIANGLES



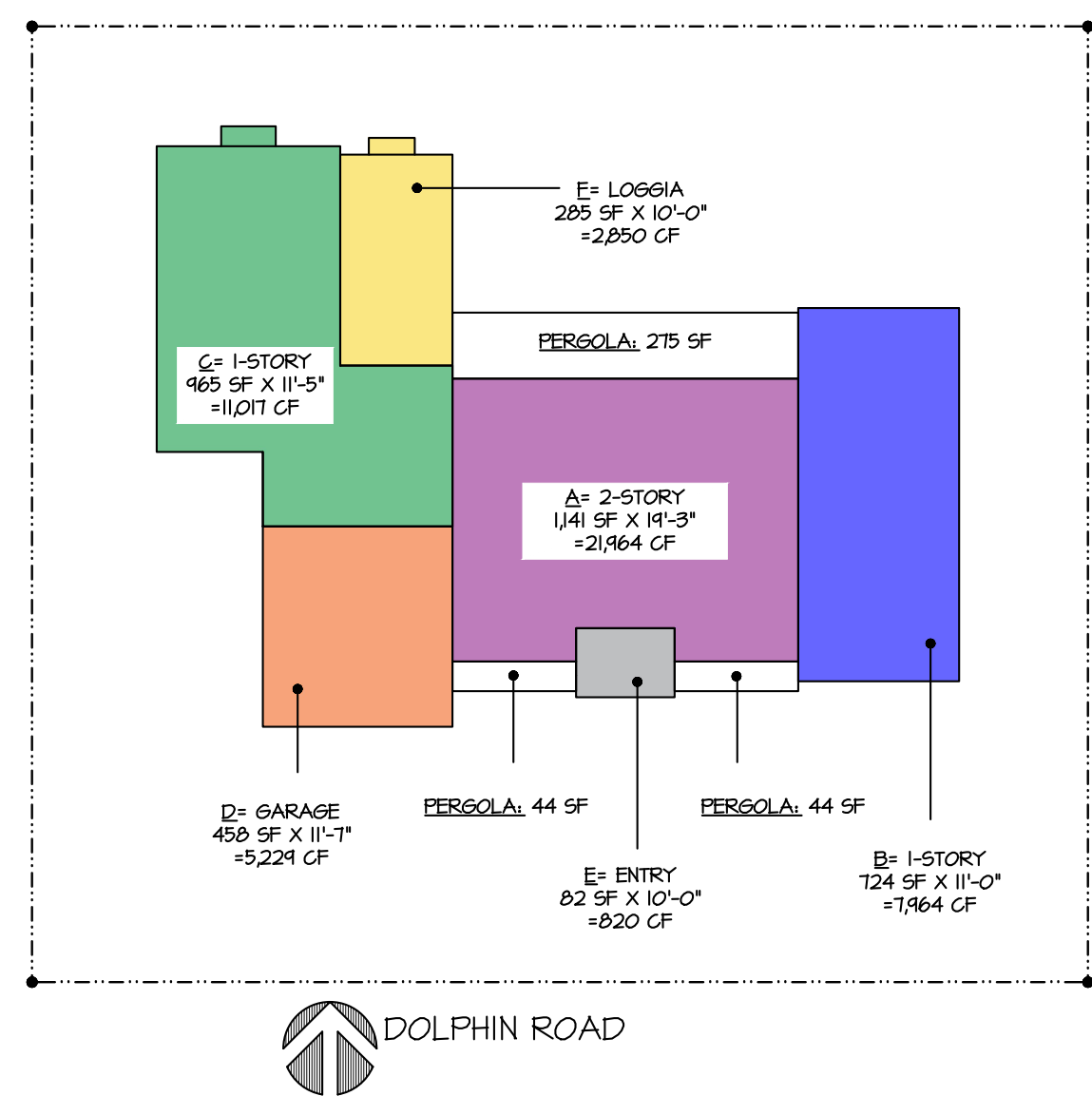
ANGLE OF VISION: 104° = ALLOWABLE (104°)

DIAGRAM - LOT COVERAGE



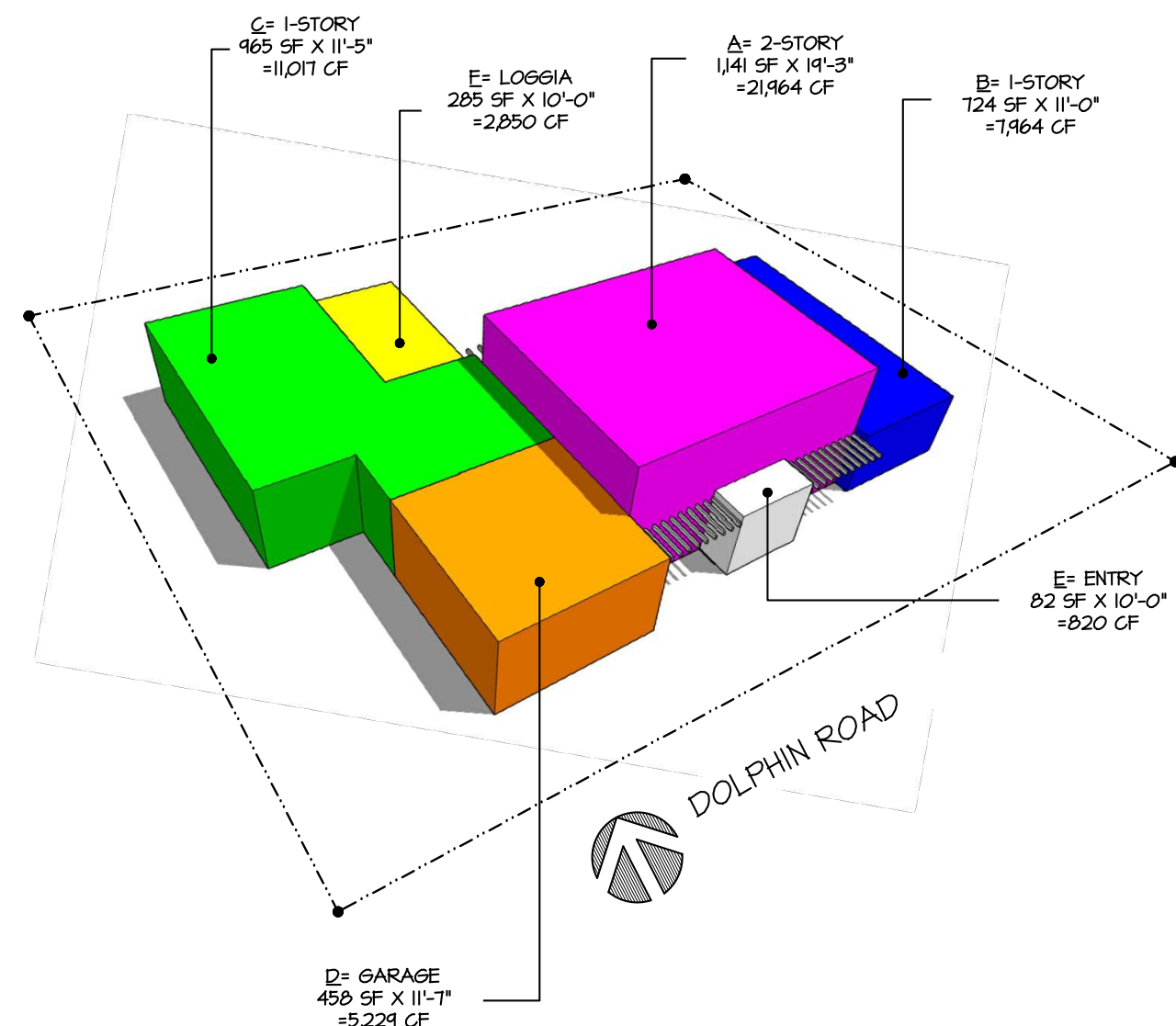
TOTAL PROPOSED LOT COVERAGE/FOOTPRINT: 30 % AT 3,655 S.F.
TOTAL ALLOWED LOT COVERAGE/FOOTPRINT: 30 % AT 3,655 S.F.

DIAGRAM - CUBIC CONTENT



TOTAL PROPOSED CCR: 47,421 CF
TOTAL ALLOWED CCR: 48,463 CF

AXONOMETRIC - PROPOSED CUBIC CONTENT



CUBIC CONTENT CALCULATIONS

MAX. ALLOWED CCR = 3.50+[(60,000-12,182.10)+50,000]X0.5]= **3.98**

CUBIC CONTENT CALCS (PROPOSED)

	SF	HT	TOTAL
ENCLOSED AREA			
TWO STORY AC (A)	1,141	19'-3"	21964
ONE STORY AC (B)	724	11'-0"	7964
ONE STORY AC (C)	965	11'-5"	11017
GARAGE (D)	458	11'-5"	5229
TOTAL			46174

UNENCLOSED AREA			
FRONT ENTRY (E)	82	10'-0"	820
COVERED LOGGIA (F)	285	10'-0"	2850
TOTAL			3670

CREDIT FOR 5% UNENCLOSED -2423.13

ADJUSTED TOTAL 1247

TOTAL ALLOWED 48463 > GRAND TOTAL 47421

LOT SIZE DATA

117 DOLPHIN ROAD LOT = 12,182.10

LOT COVERAGE DATA

	SF
FIRST FLOOR (A, B, C)	2,830
GARAGE (D)	458
FRONT ENTRY (E)	82
COVERED LOGGIA (H)	285

TOTAL COVERED 3,655

3% ALLOWANCE FOR PERGOLA = 365
PERGOLA 363

TOTAL 3,655

2 STORY MAX COVERAGE 30%

TOTAL ALLOWED (2-STORY) 3,655

UNDER BY: 0



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

Line #	Zoning Legend		
1	Property Address:	117 Dolphin Road	
2	Zoning District:	RB	
3	Lot Area (sq. ft.):	12,182.10 SF	
4	Lot Width (W) & Depth (D) (ft.):	116.02' x 105'	
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family	
6	FEMA Flood Zone Designation:	Flood Zone "X"	
7	Zero Datum for point of meas. (NAVD)	8.96' NAVD	
8	Crown of Road (COR) (NAVD)	7.46' NAVD (HIGHEST COR)	
9		REQ'D / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)	3,655 SF (30%)	3,655 SF (30%)
11	Enclosed Square Footage (1st & 2nd FL, Basement, Accs. Structure, etc)	N/A	4,796 SF
12	*Front Yard Setback (Ft.)	25'-0"/30'-0"	27'-5" (SOUTH 1-STORY) 30'-8" (SOUTH 2-STORY)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	15'-0.25" (WEST) 12'-10" (EAST)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	46'-10" (WEST) 29'-10" (EAST)
15	*Rear Yard Setback (Ft.)	10'-0"/15'-0"	13'-9.75" (SOUTH 1-STORY) 39'-3" (SOUTH 2-STORY)
16	Angle of Vision (Deg.)	104°	104°
17	Building Height (Ft.)	14'-0"/22'-0"	11'-5"/19'-3"
18	Overall Building Height (Ft.)	30'-0"	28'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	(3.98) 48,463 CF	47,421 CF
20	** Max. Fill Added to Site (Ft.)	1.13 SF	10"
21	Finished Floor Elev. (FFE)(NAVD)	7'-2" NAVD	9'-2" NAVD
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	5,481.9 (45%)	5,520.9 (45.3%)
24	Perimeter LOS (Sq Ft and %)	2,010.2 (50%)	2,984.7 (74.2%)
25	Front Yard LOS (Sq Ft and %)	1,136.3 (40%)	1,803.4(63.5%)
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

ZONING LEGEND

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

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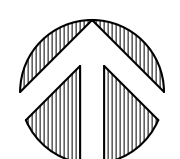
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ROGER P. JANSSEN AR-14185

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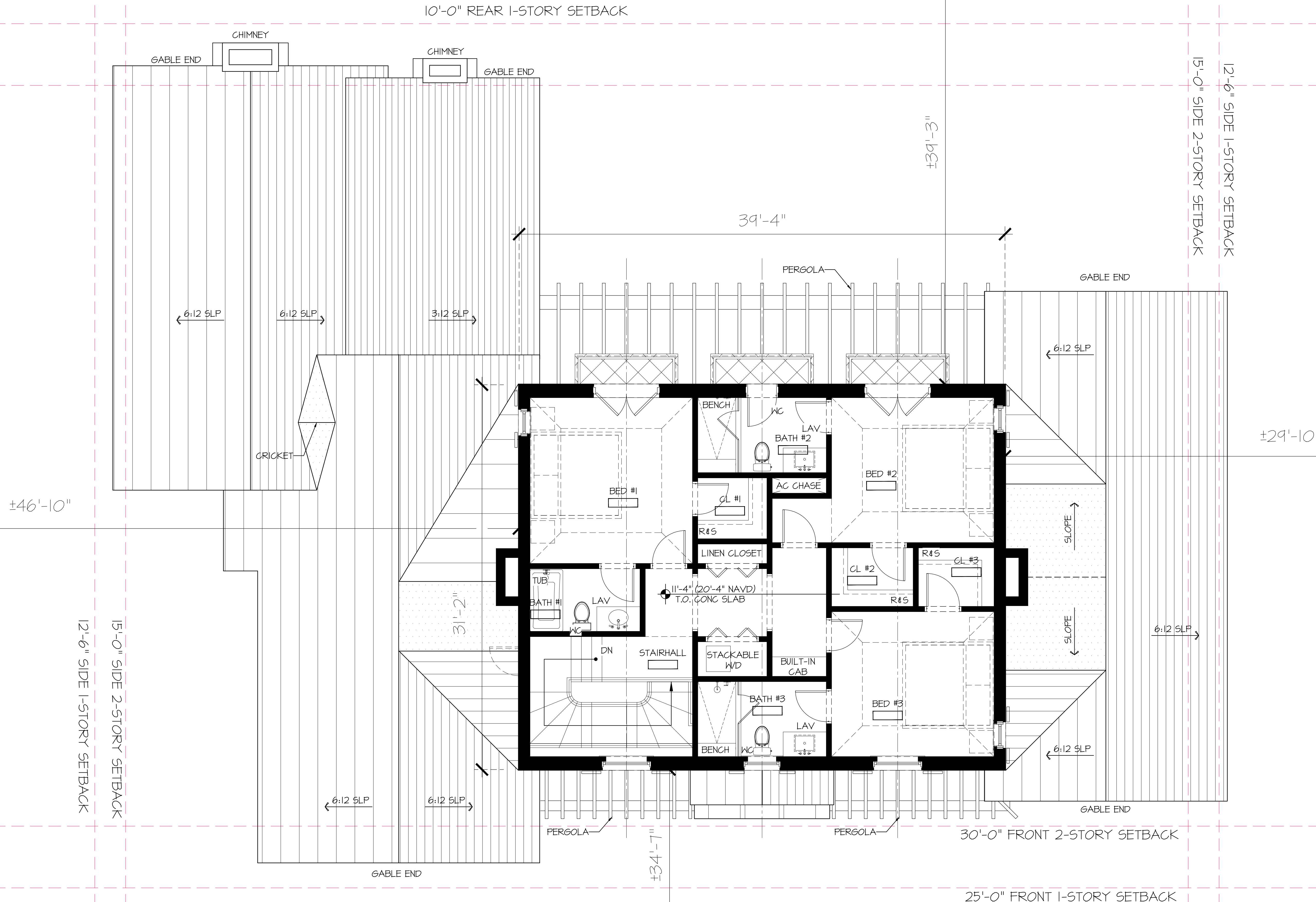
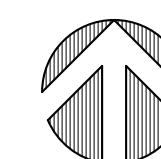
JOB NUMBER:

24-114

A1.02

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"





SOUTH ELEVATION

SCALE: 1/4"=1'-0"



NORTH ELEVATION

SCALE: 1/4"=1'-0"

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

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ARCOM # ARC-24-0074

DRAWING NO.

R0.1

JOB NUMBER: 24-114



EAST ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"

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ARCOM # ARC-24-0074

DRAWING NO.

R0.2

JOB NUMBER: 24-114



ENTRY PERSPECTIVE
NO LANDSCAPE

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

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ARCOM # ARC-24-0074

DRAWING NO.

R0.3

JOB NUMBER:

24-114



ENTRY PERSPECTIVE

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

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ARCOM # ARC-24-0074

DRAWING NO.

R0.4

JOB NUMBER: 24-114



GARDEN PERSPECTIVE
NO LANDSCAPE

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

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JOB NUMBER:

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GARDEN PERSPECTIVE

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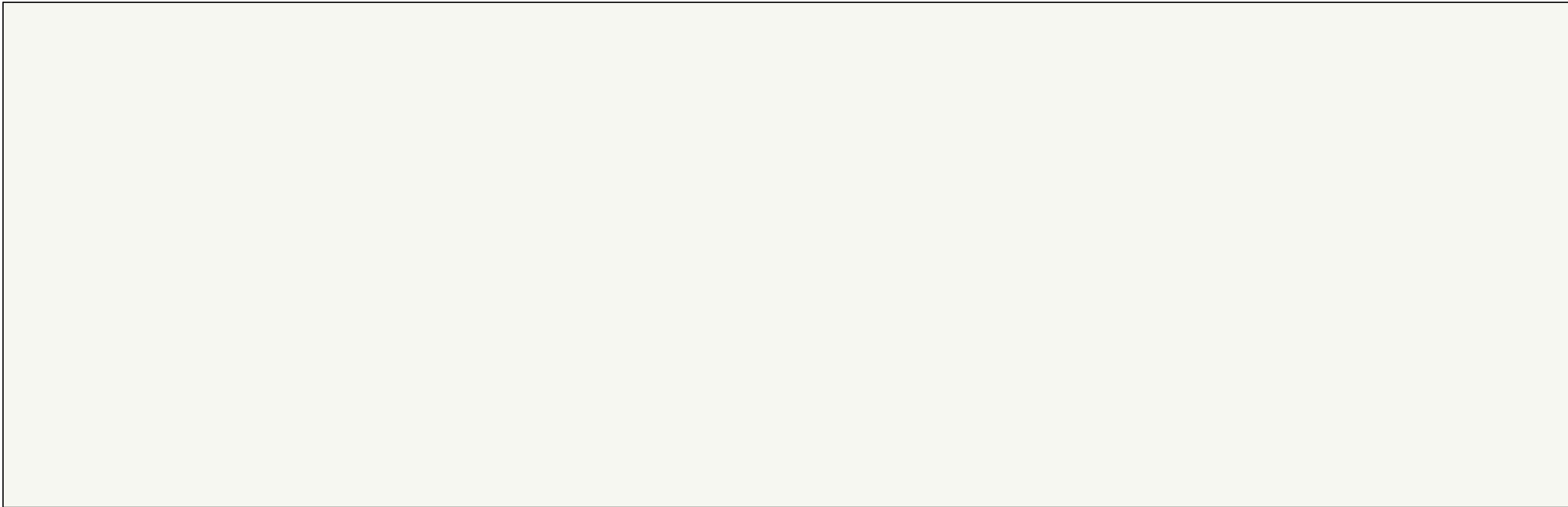
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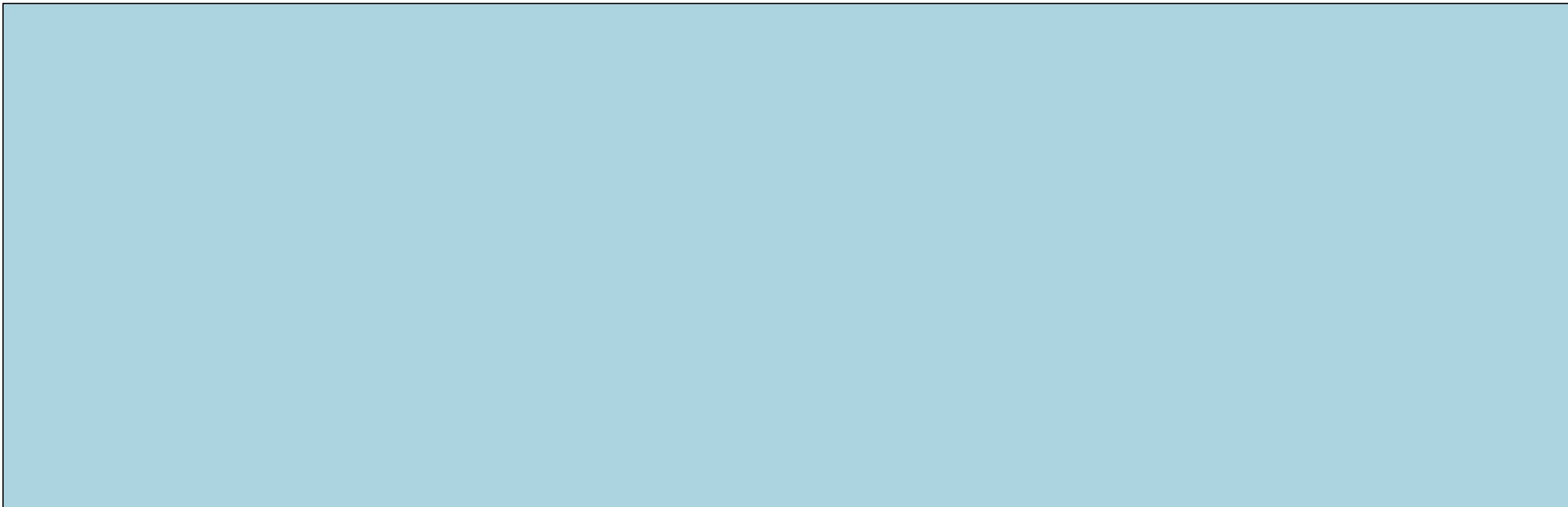
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WHITE STUCCO

- BENJAMIN MOORE OC-65: CHANTILLY LACE



SHUTTER COLOR

- BENJAMIN MOORE 772: HAWAIIAN BREEZE



ROOF TILE

- WHITE CEMENT SLURRY ROOF TILE



HARDSCAPE

- DOMINICAN CORAL

COLOR PALETTE

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R0.7

JOB NUMBER:

24-114



SOUTH ELEVATION

SCALE: 1/4"=1'-0"



NORTH ELEVATION

SCALE: 1/4"=1'-0"

PROPOSED NEW RESIDENCE AT:

DATE: SECOND SUB 01.24.2024
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REVISIONS:

117 DOLPHIN ROAD
PALM BEACH
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
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DRAWING NO.

JOB NUMBER: 24-114

A2.01



WEST ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"

PROPOSED NEW RESIDENCE AT:

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TOWN OF PALM BEACH

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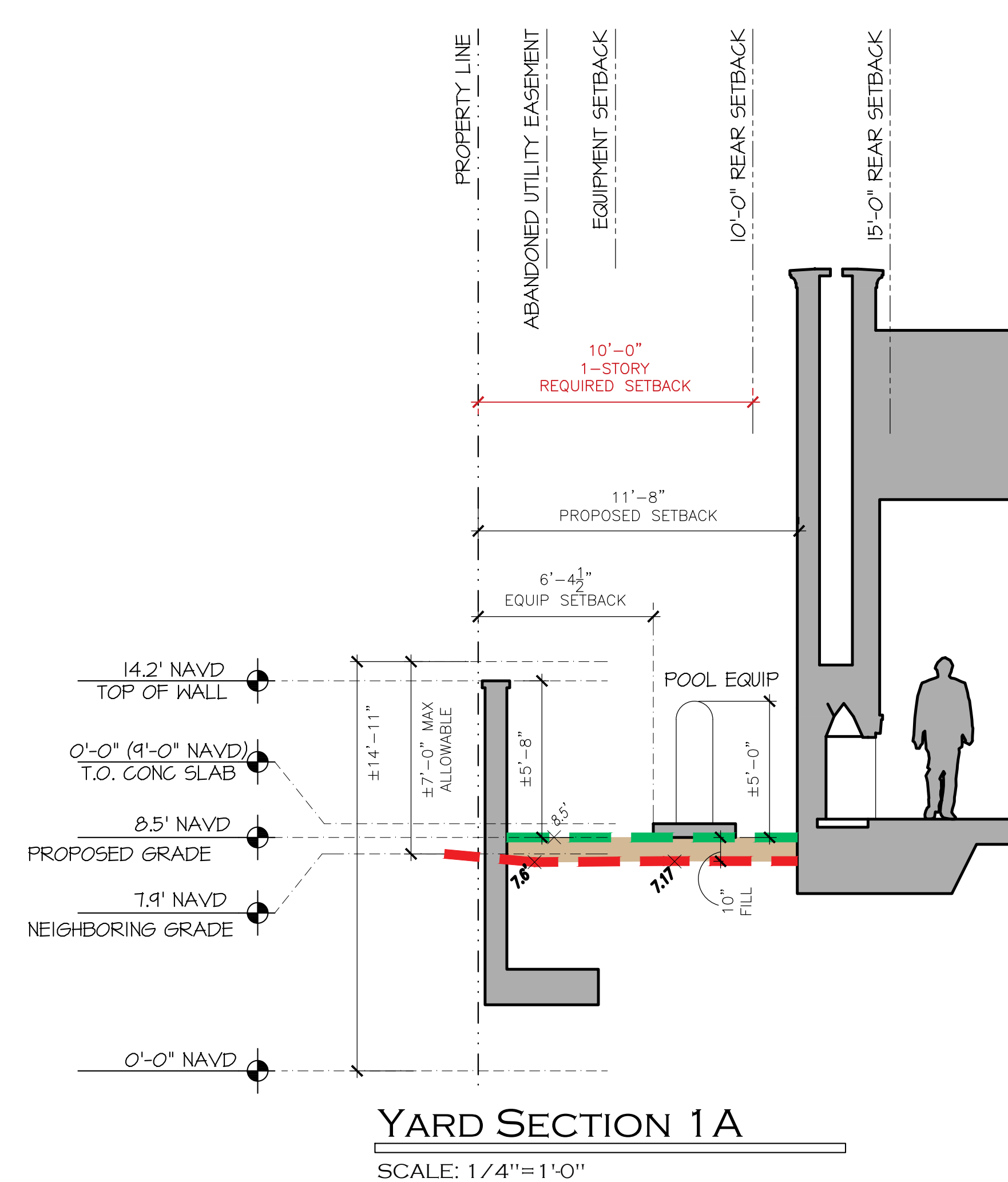
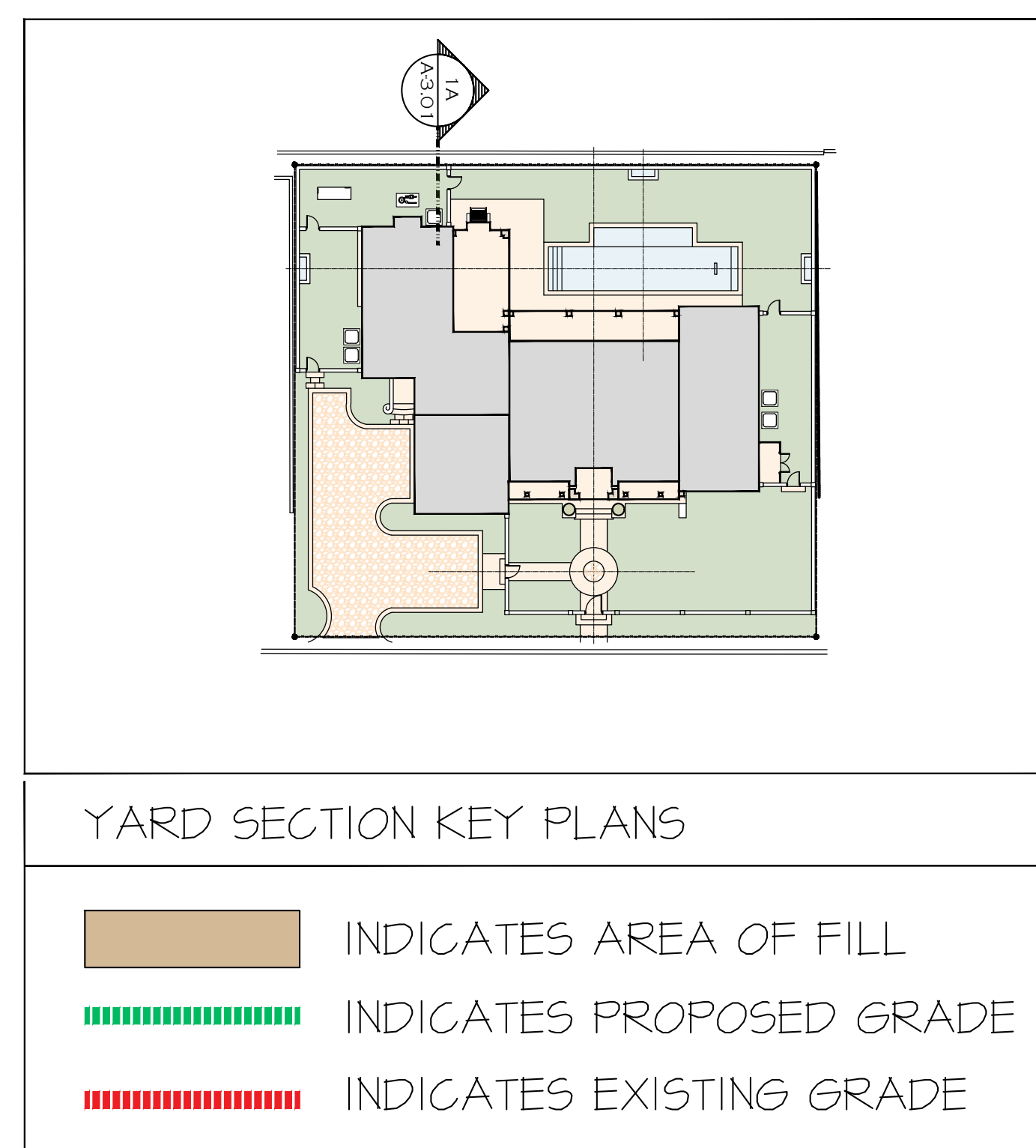
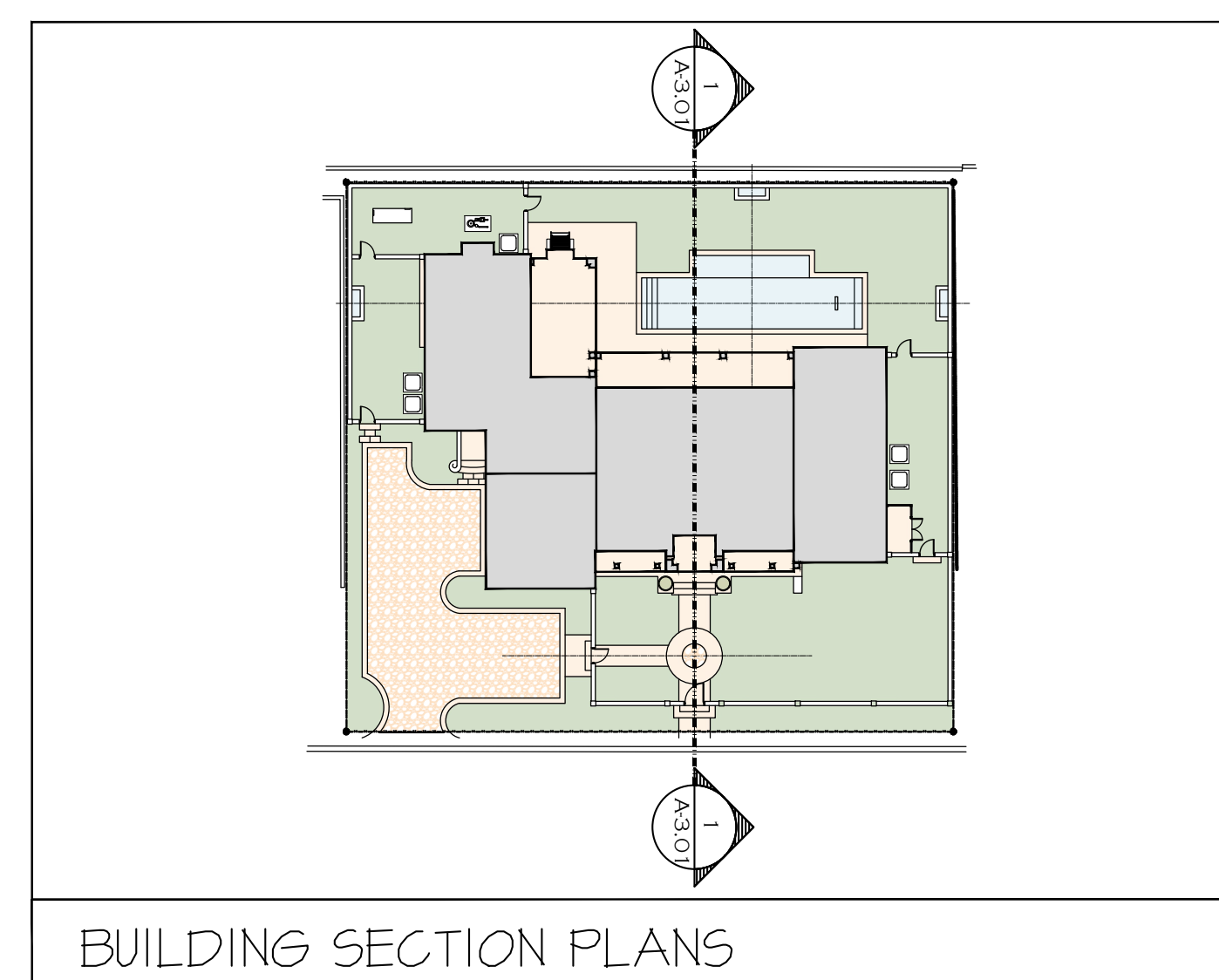
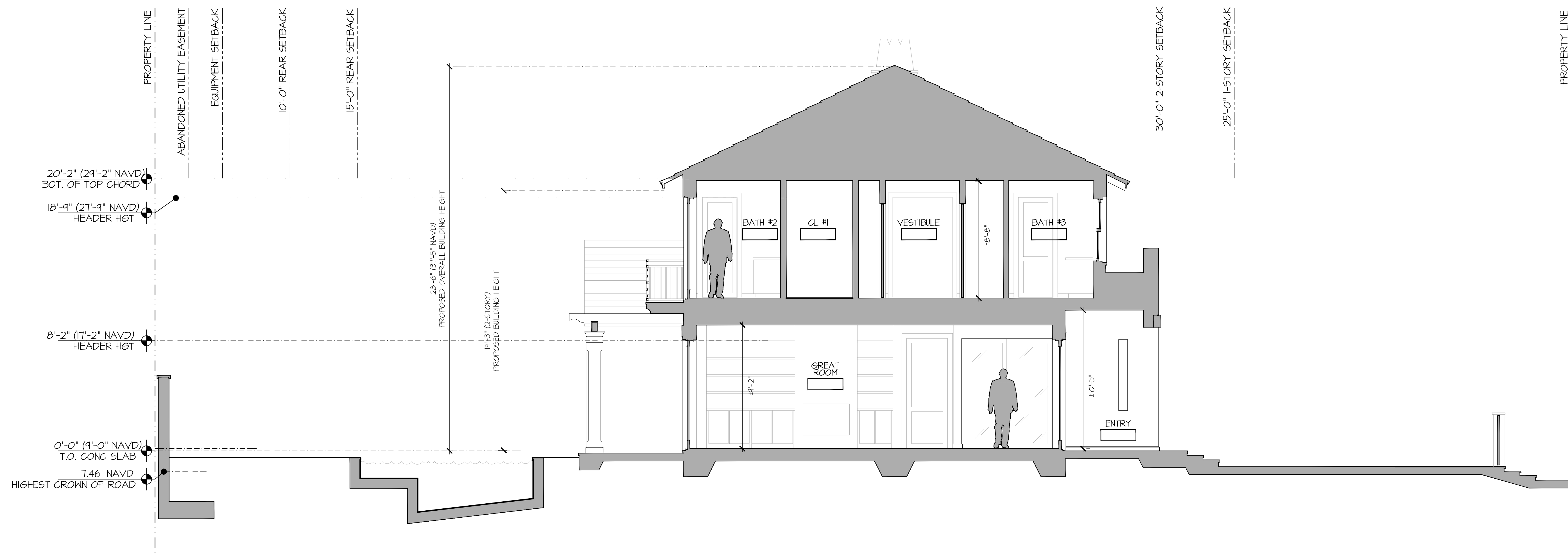
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JOB NUMBER:

24-114

A2.02



PROPOSED NEW RESIDENCE AT:

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TOWN OF PALM BEACH

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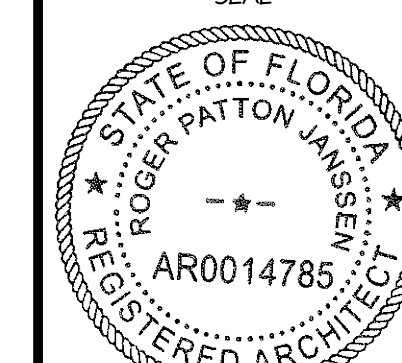
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SEA



ROGER P. JANSSEN AR-14785

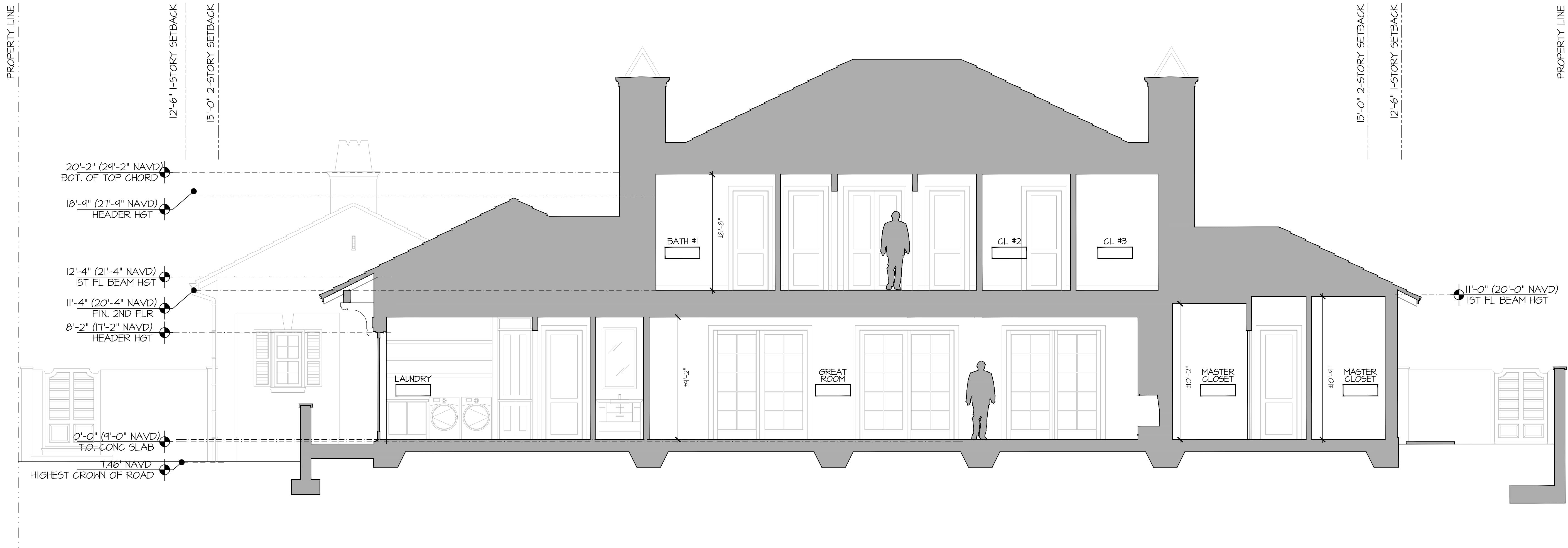
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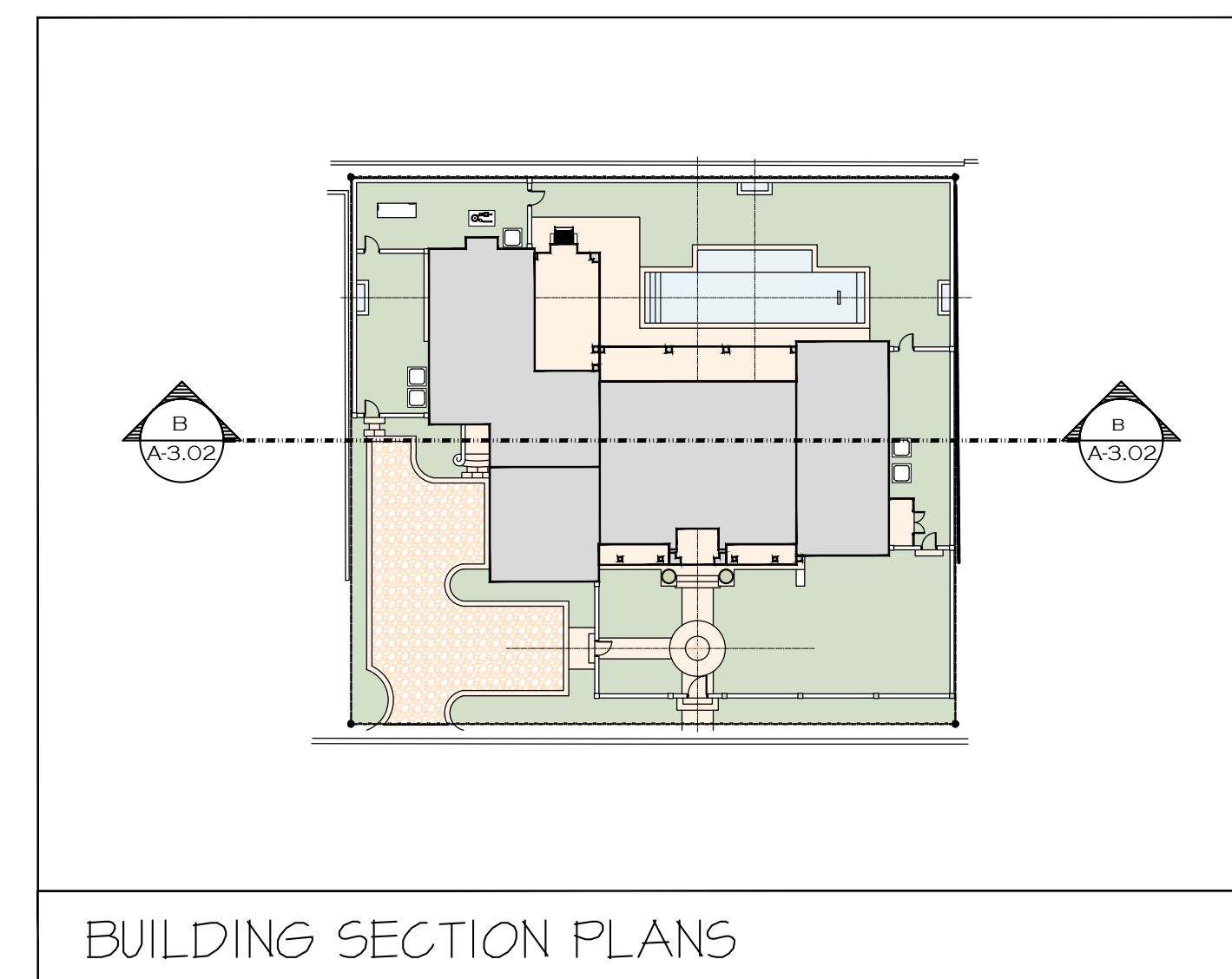
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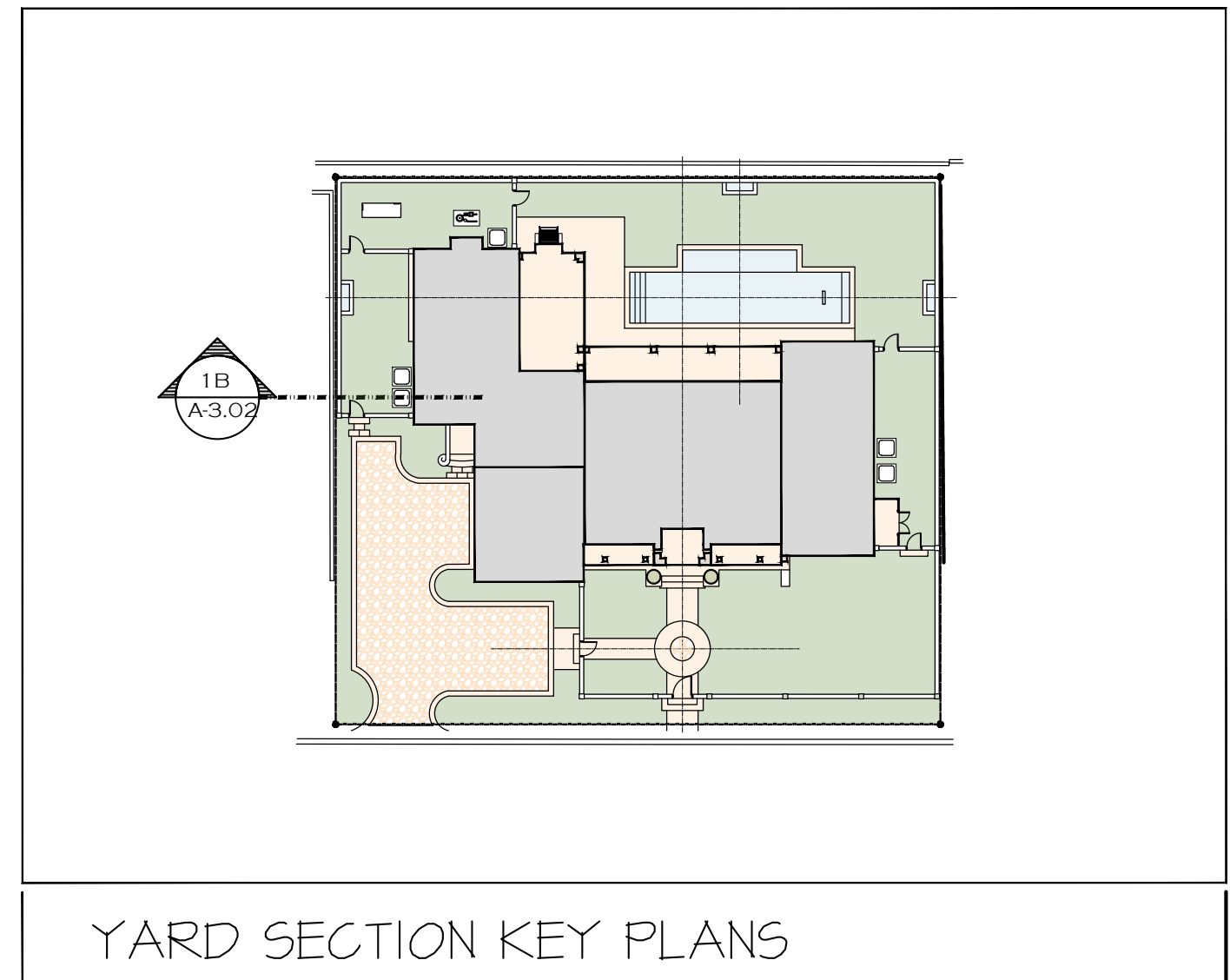


BUILDING SECTION B

SCALE: 1/4"=1'-0"

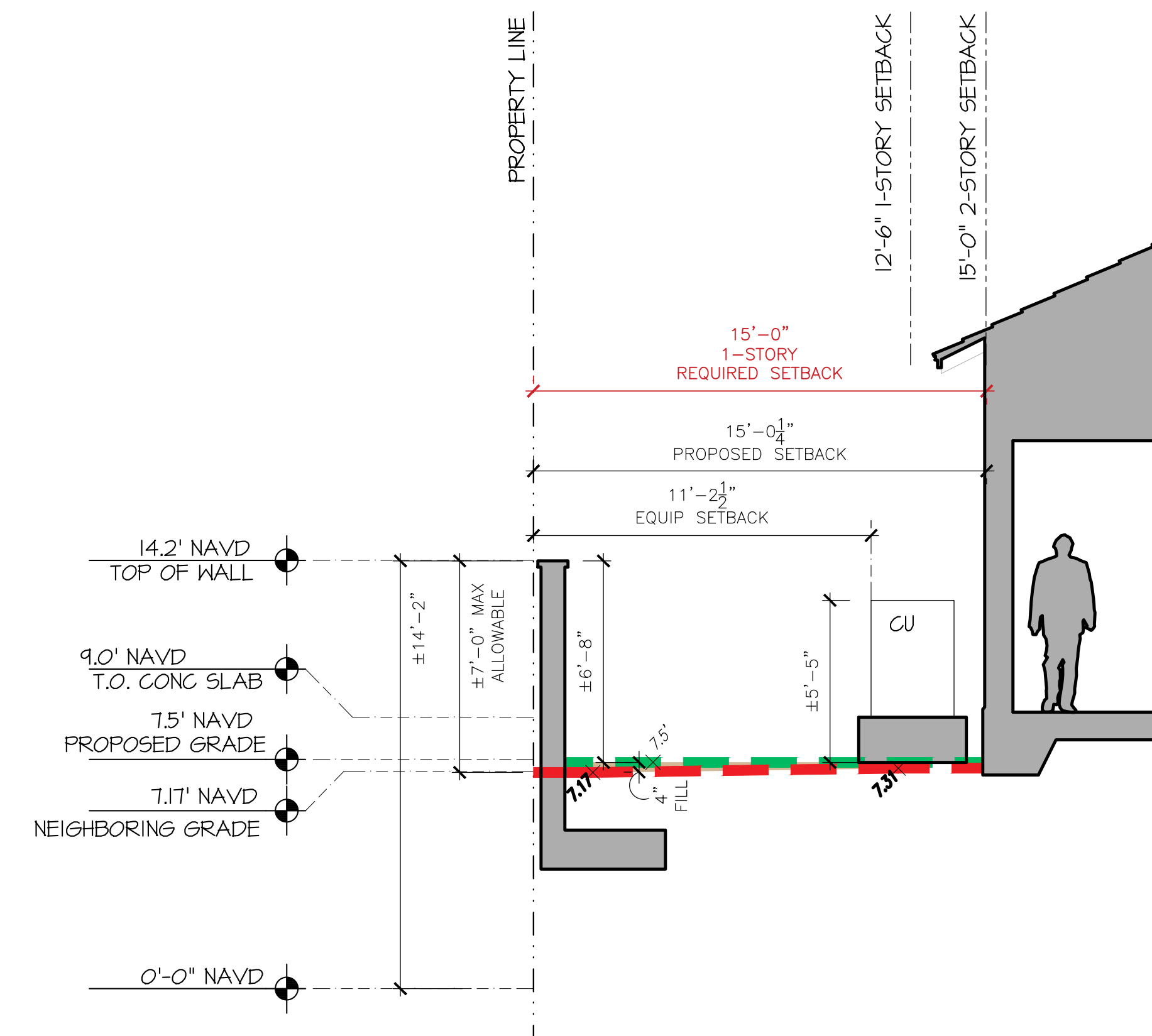


BUILDING SECTION PLANS



YARD SECTION KEY PLANS

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



YARD SECTION 1B

SCALE: 1/4"=1'-0"

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

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: SECOND SUB 07.24.2024

DRAWN: L&J

REVISIONS:

- 02.08.23 DD SET

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SEAL

STATE OF FLORIDA

REGISTERED ARCHITECT

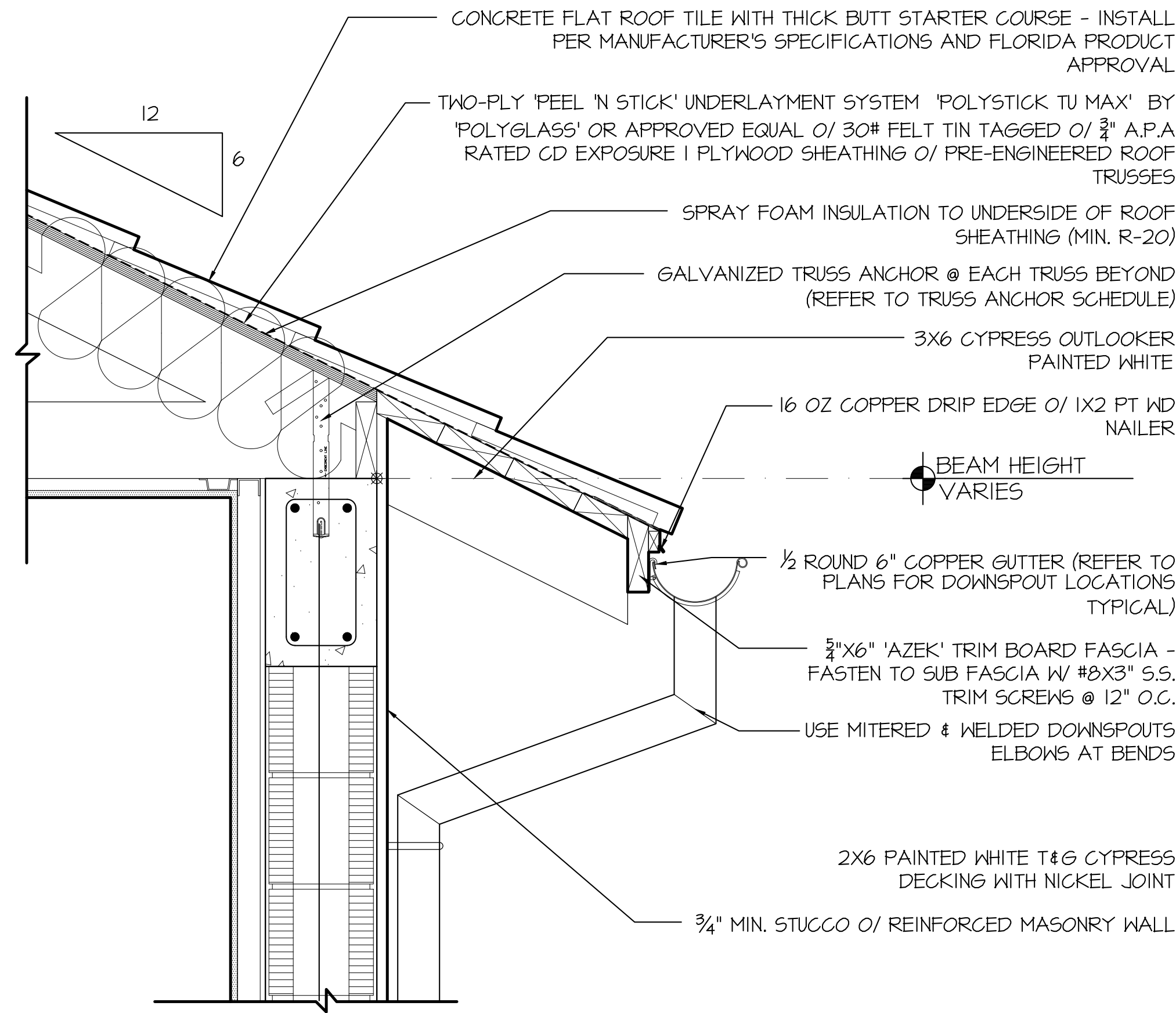
ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

DRAWING NO.

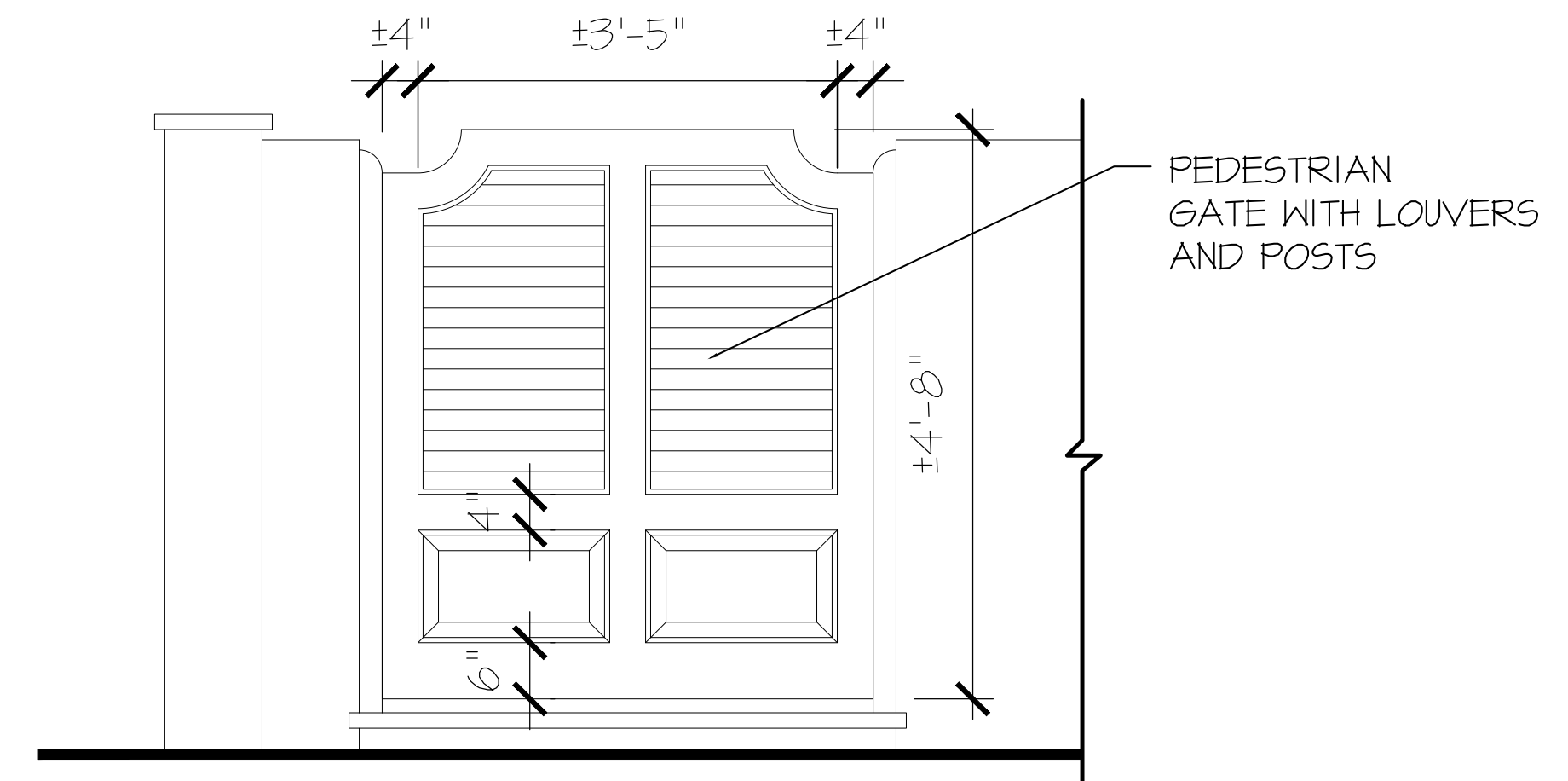
A3.02

JOB NUMBER: 24-114



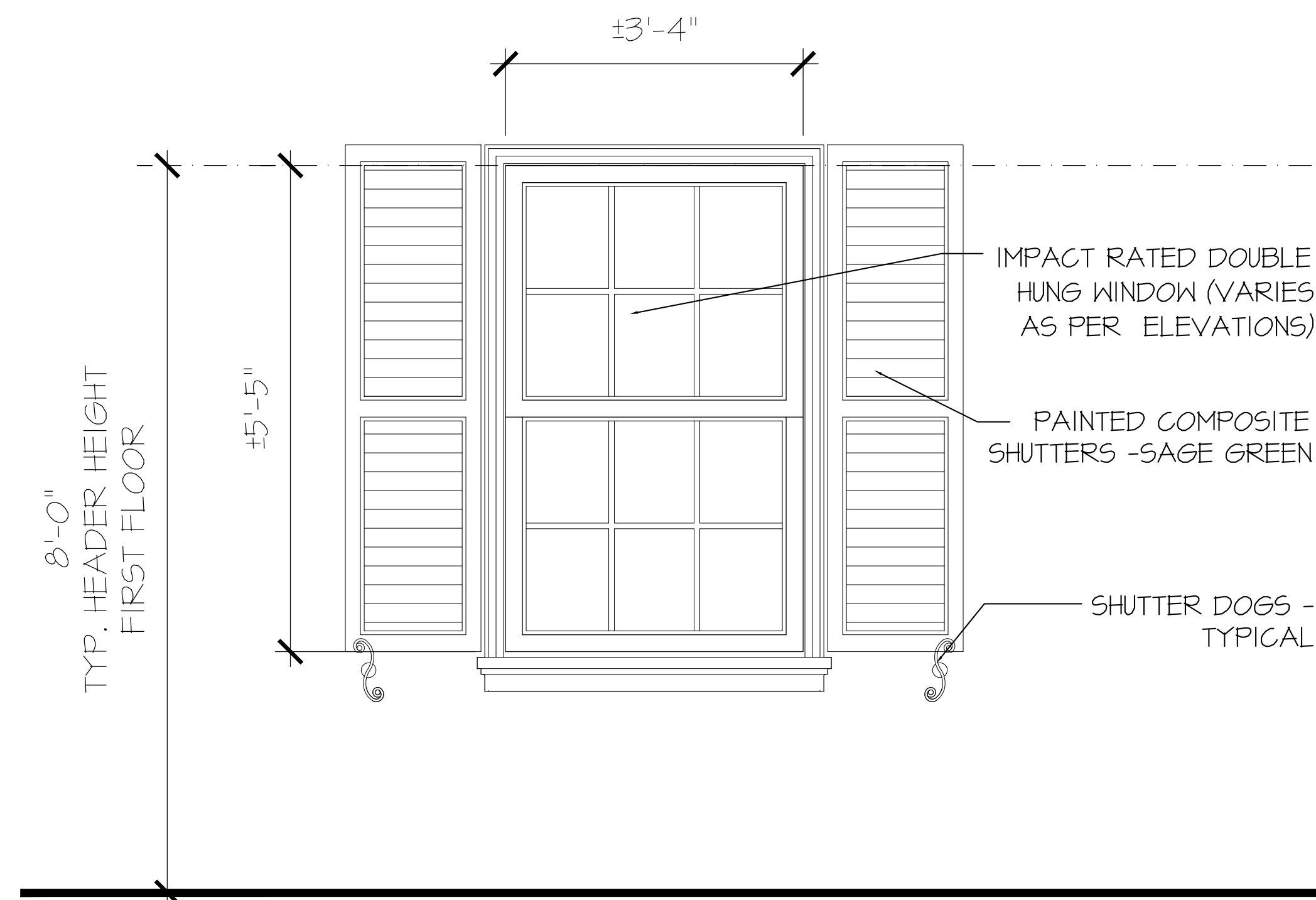
EAVE DETAIL

SCALE: 1-1/2"=1'-0"



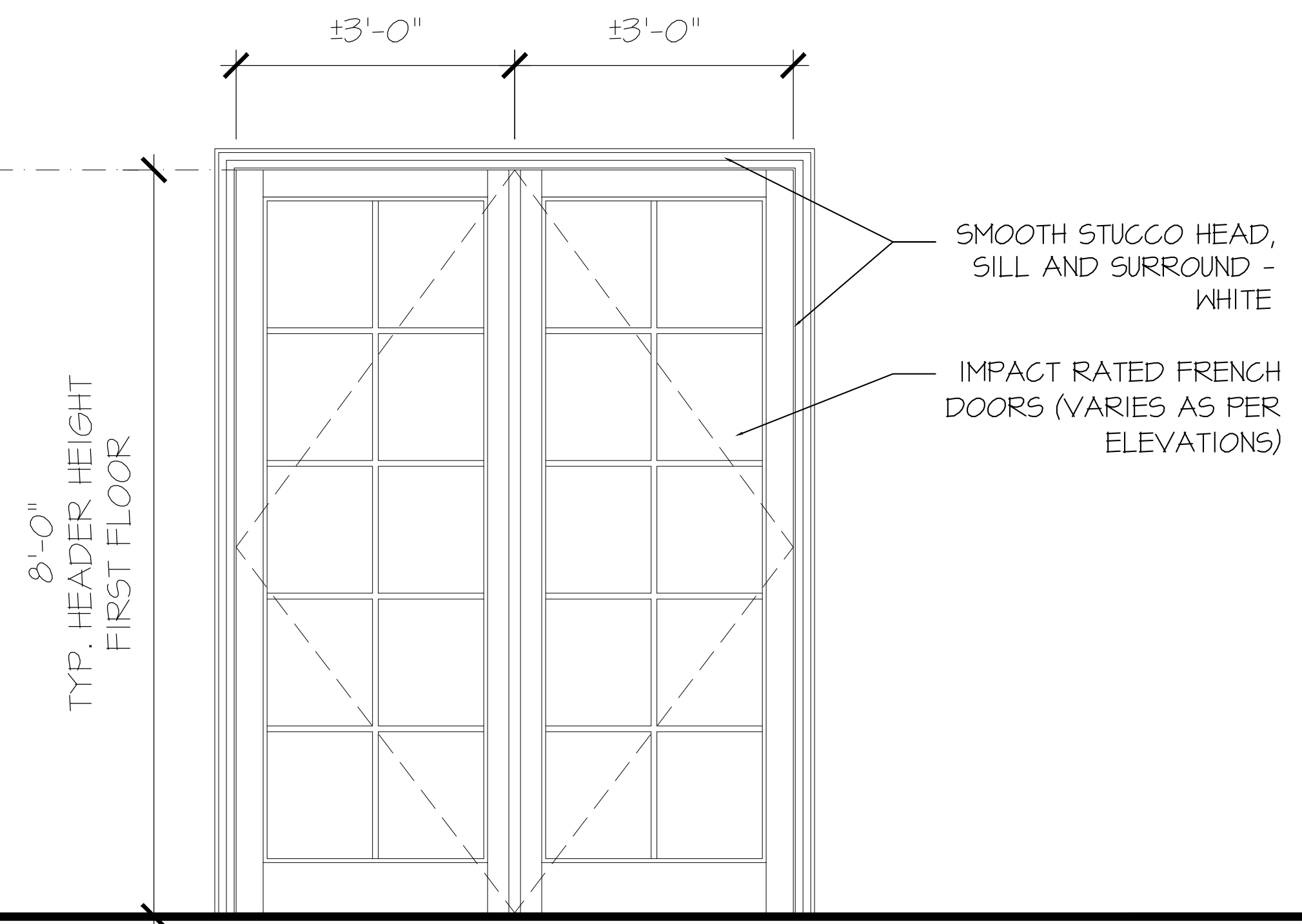
GATE DETAIL

SCALE: 3/4"=1'-0"



WINDOW DETAIL

SCALE: 3/4"=1'-0"



DOOR DETAIL

SCALE: 3/4"=1'-0"

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: SECOND SUB 01.24.2024

DRAWN: LGJ

REVISIONS:

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SEAL

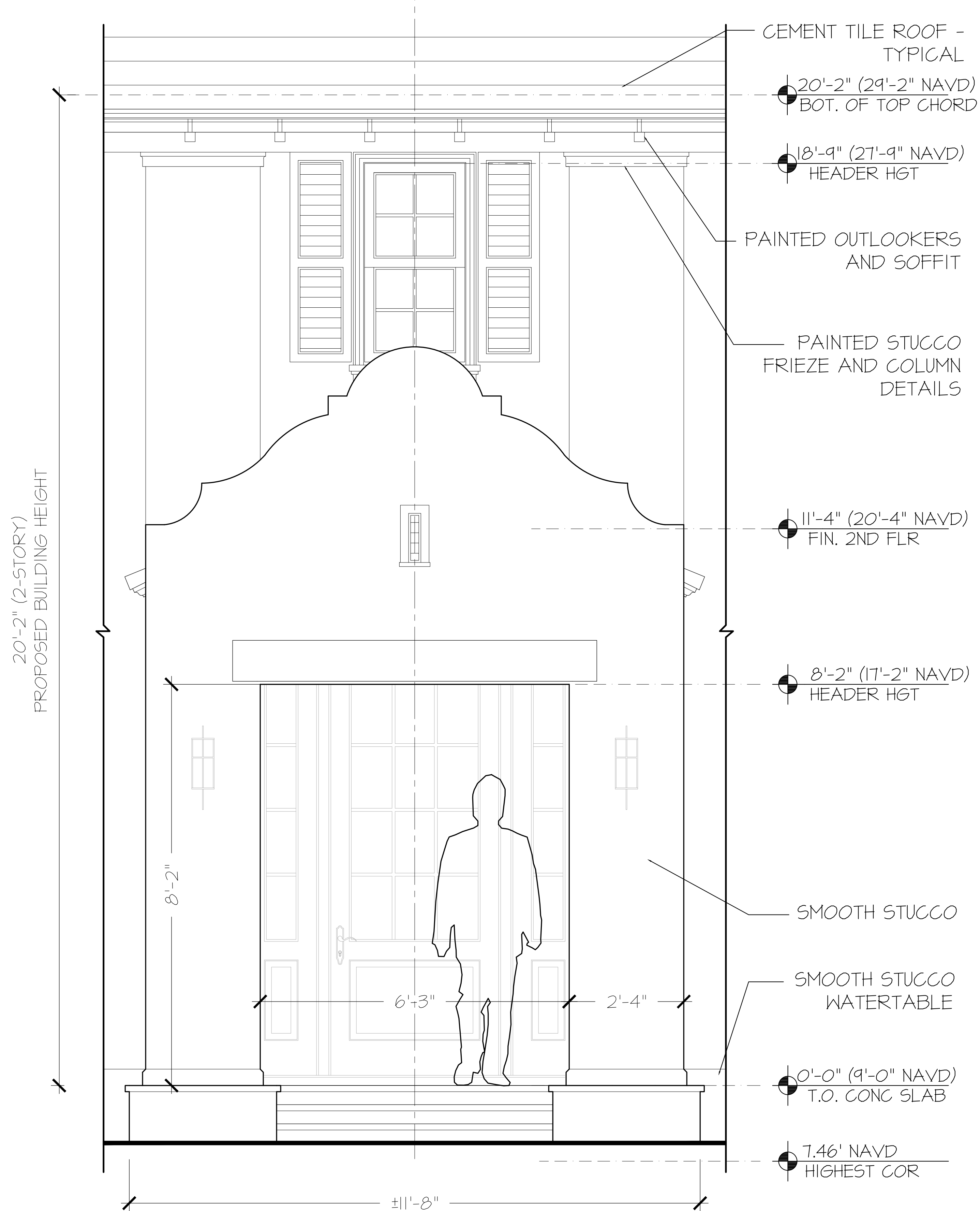
ROGER P. JANSSEN AR-14185

ARCOM # ARC-24-0074

DRAWING NO.

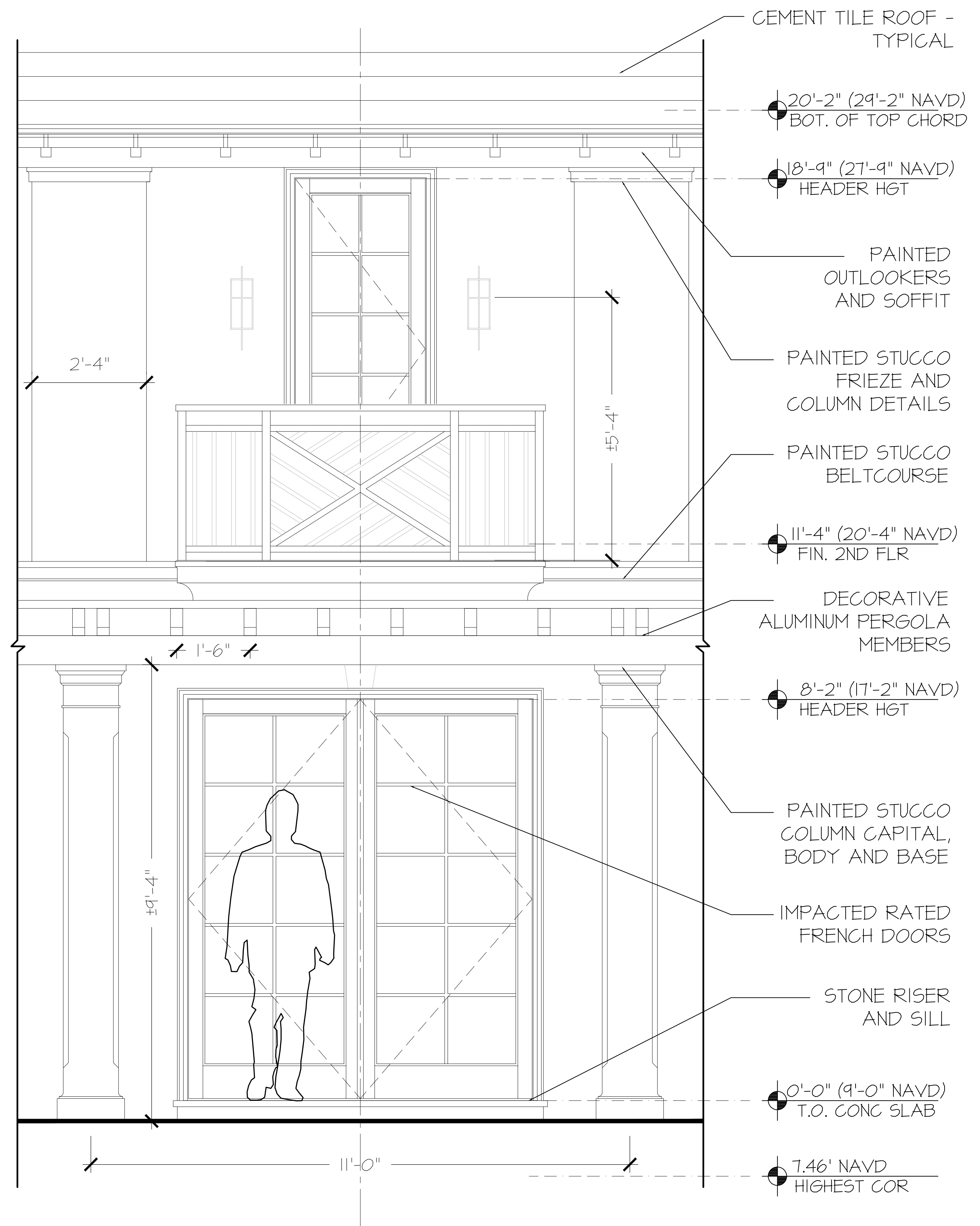
D0.1

JOB NUMBER: 24-114



ENTRY DETAIL

SCALE: 3/4"=1'-0"



BALCONY & PERGOLA DETAIL

SCALE: 3/4"=1'-0"

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

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: SECOND SUB 01.24.2024

DRAWN: LGJ

REVISIONS:

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SEAL

ROGER P. JANSSEN AR-14185

ARCOM # ARC-24-0074

DRAWING NO.

D0.2

JOB NUMBER:

24-114