

MODIFICATIONS TO APPROVED RESIDENCE AT:

980 SOUTH OCEAN BLVD

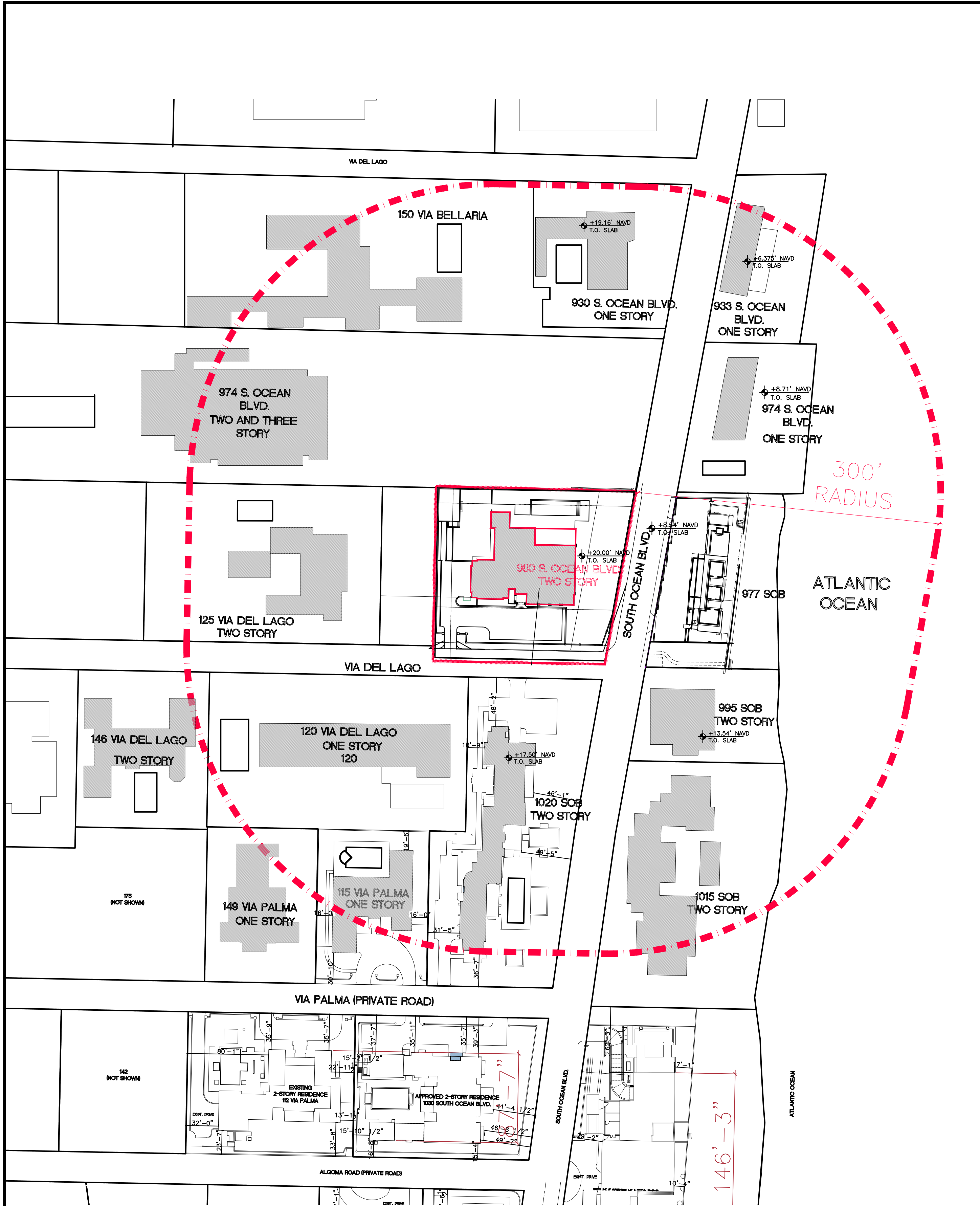
TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

ARC - 24- 01 17

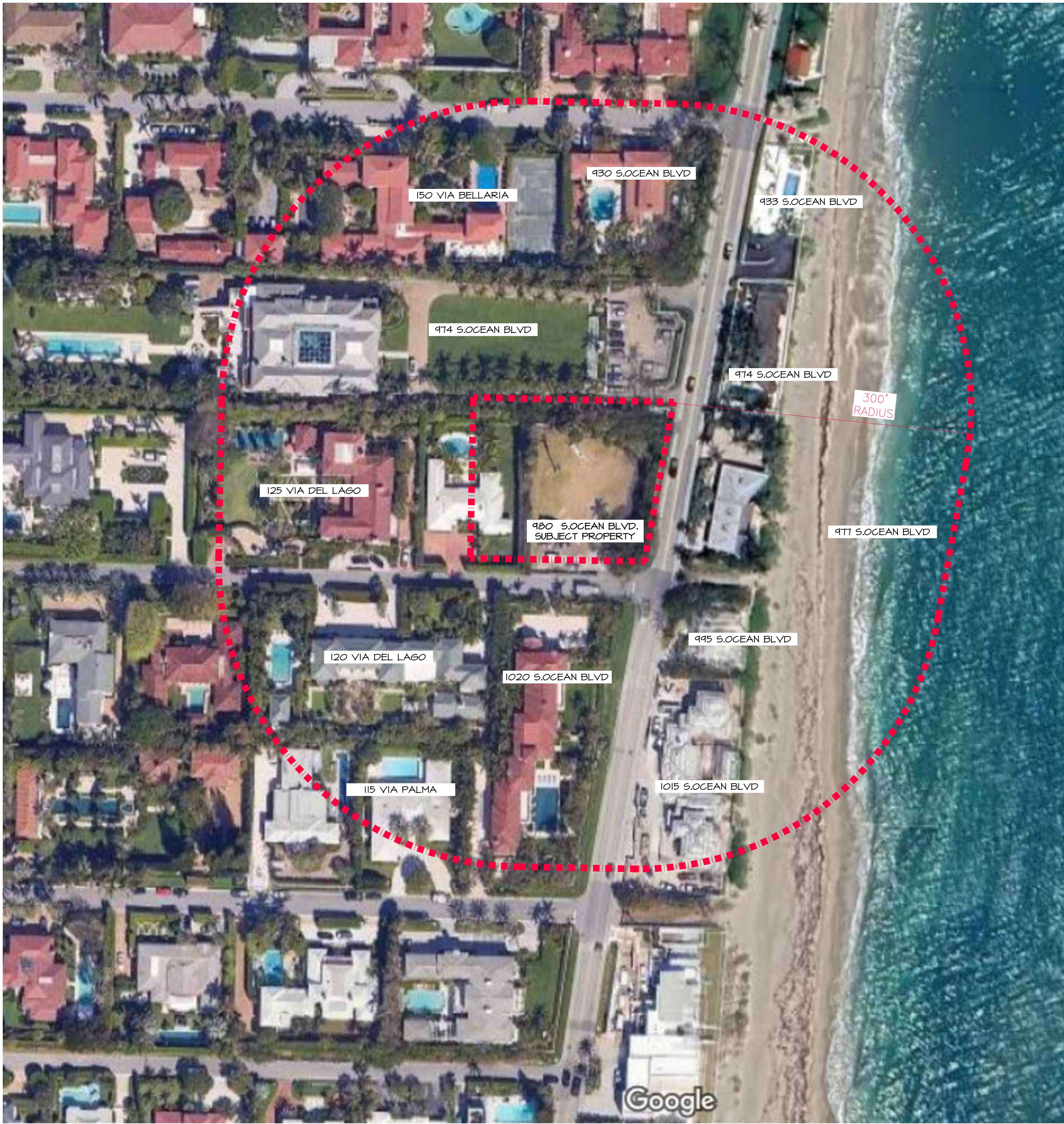
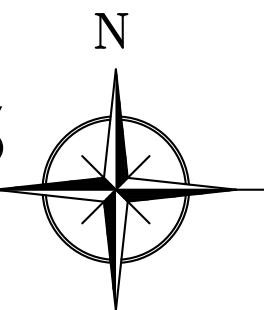


DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833.4707



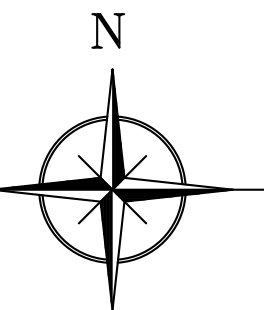
NEIGHBORING PROPERTIES

SCALE: N.T.S.



AERIAL VICINITY LOCATION MAP

SCALE: N.T.S.



PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

DATE: 12/16/2024

DRAWN: MJS

REVISIONS:

• 11/04/2024 ARCOM ADDITION REQUEST- PRE-APP

• 11/26/2024 FIRST SUBMITTAL

• 12/16/2024 SECOND SUBMITTAL

DECEMBER 16, 2024

ARCOM ADDITION, ALTERATIONS

SECOND SUBMITTAL

ARC-24-0117

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ROGER P. JANSSEN

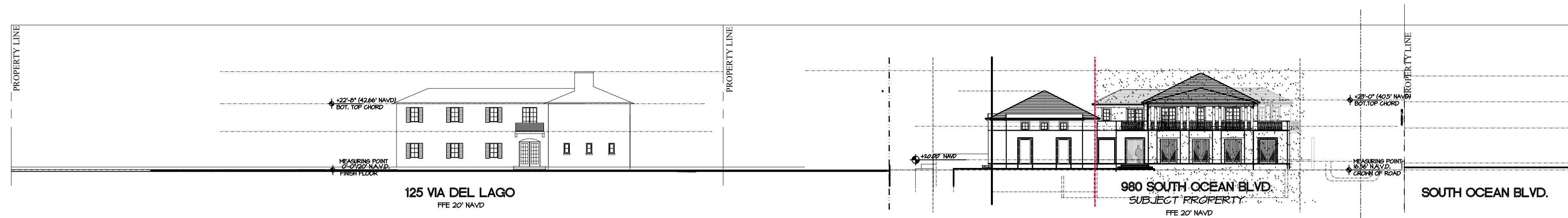
AR-14785

DRAWING NO.

SP-1.1 A

JOB NUMBER:

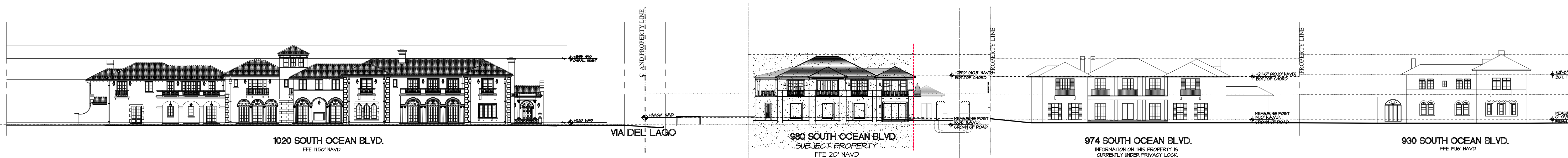
21-117



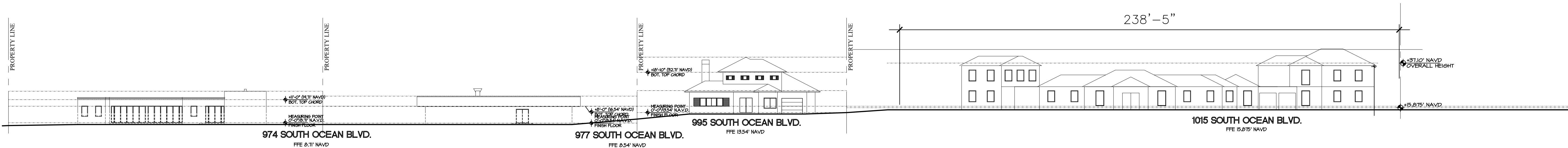
VIA DEL LAGO NORTH STREETSCAPE ELEVATION



VIA DEL LAGO SOUTH STREETSCAPE ELEVATION



S. OCEAN BOULEVARD WEST STREETSCAPE ELEVATION



S. OCEAN BOULEVARD EAST STREETSCAPE ELEVATION

PROPOSED 980 S. OCEAN BLVD STREETSCAPE

PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4707, LICENSE #AA-C001974

DATE: 12.16.2024

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DECEMBER 16, 2024

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SECOND SUBMITTAL

ARC-24-0117

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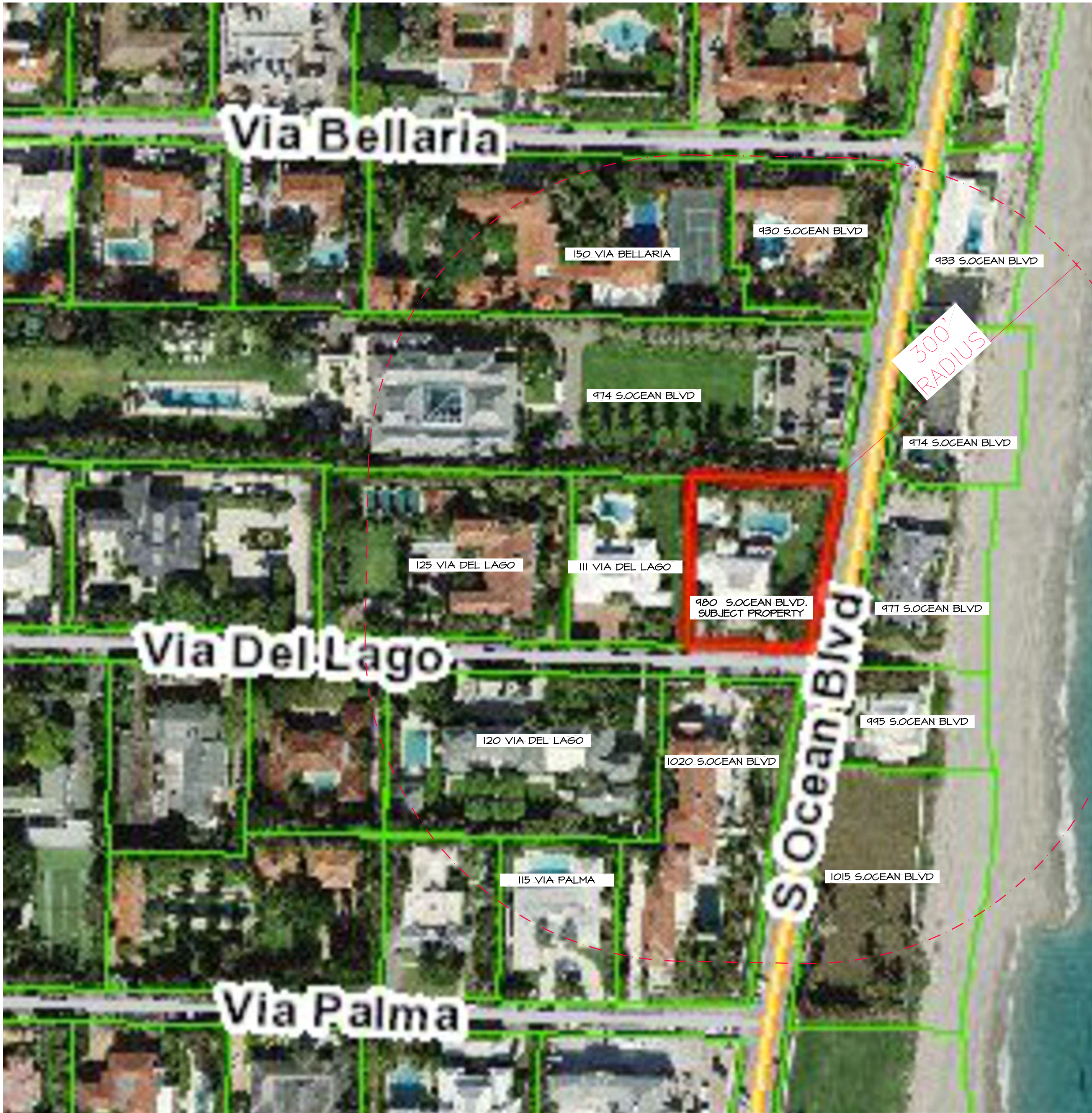
ROGER P. JANSSEN AR-14785

DRAWING NO.

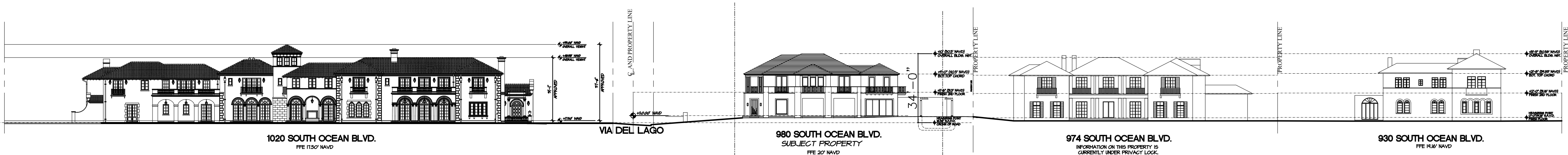
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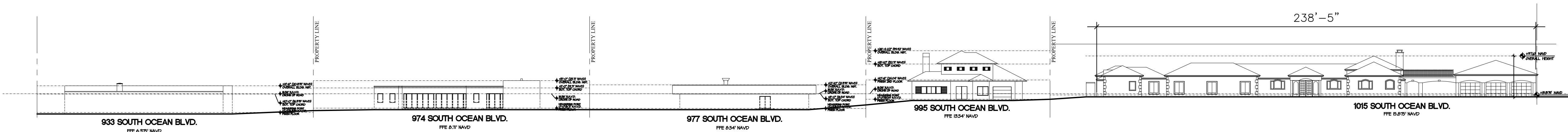
21-117



AERIAL MAP



S. OCEAN BOULEVARD WEST STREETSCAPE ELEVATION



S. OCEAN BOULEVARD EAST STREETSCAPE ELEVATION

PREVIOUSLY APPROVED

980 S. OCEAN BLVD STREETSCAPE

PROPOSED RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 06.01.2022

DRAWN: MJS

REVISIONS:

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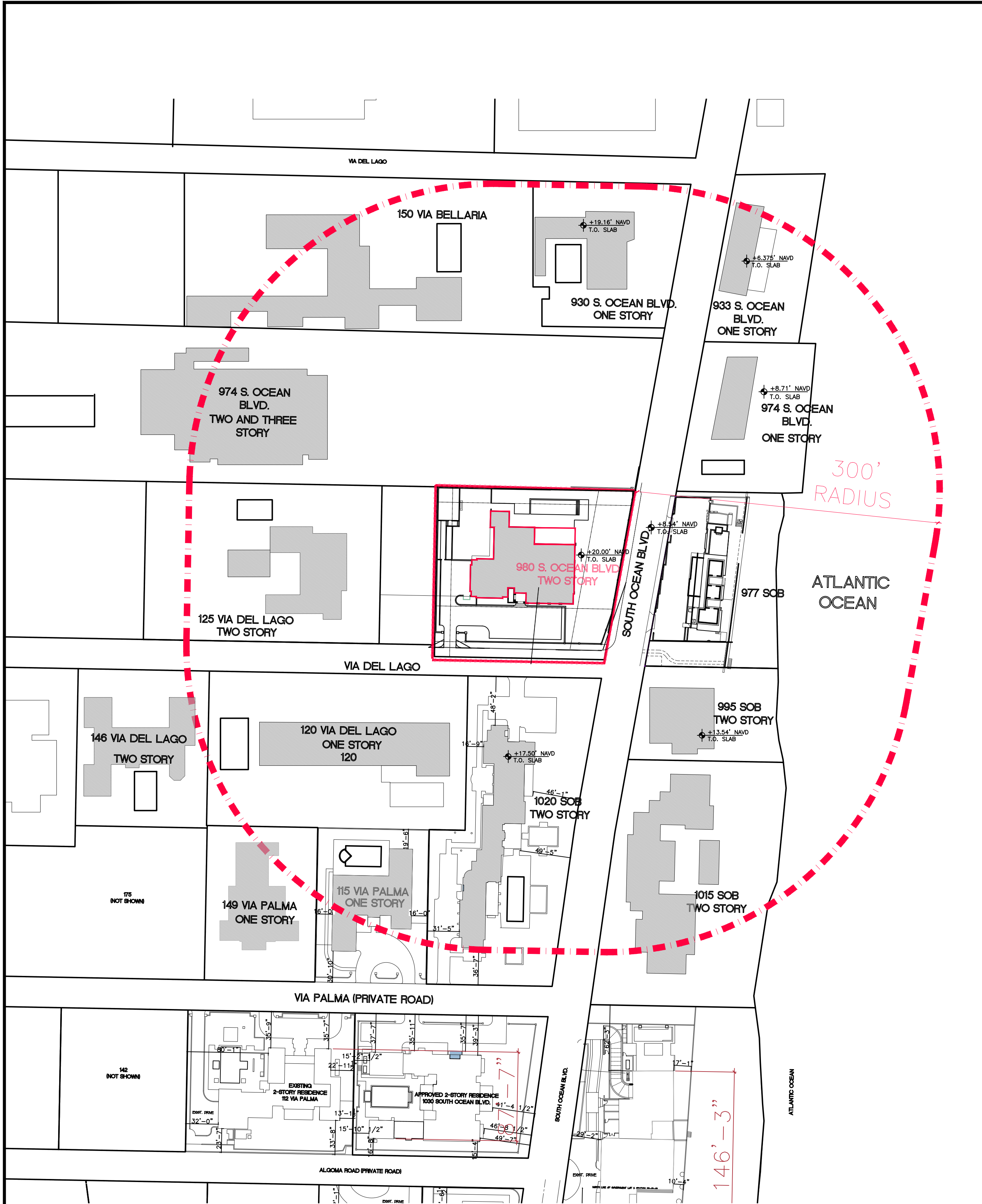
JUNE 27, 2022
ARCOM FINAL SUBMITTAL
ARC-22-136, 20N-22-101

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SEAL

ROGER P. JANSSEN AR-14705
DRAWING NO.

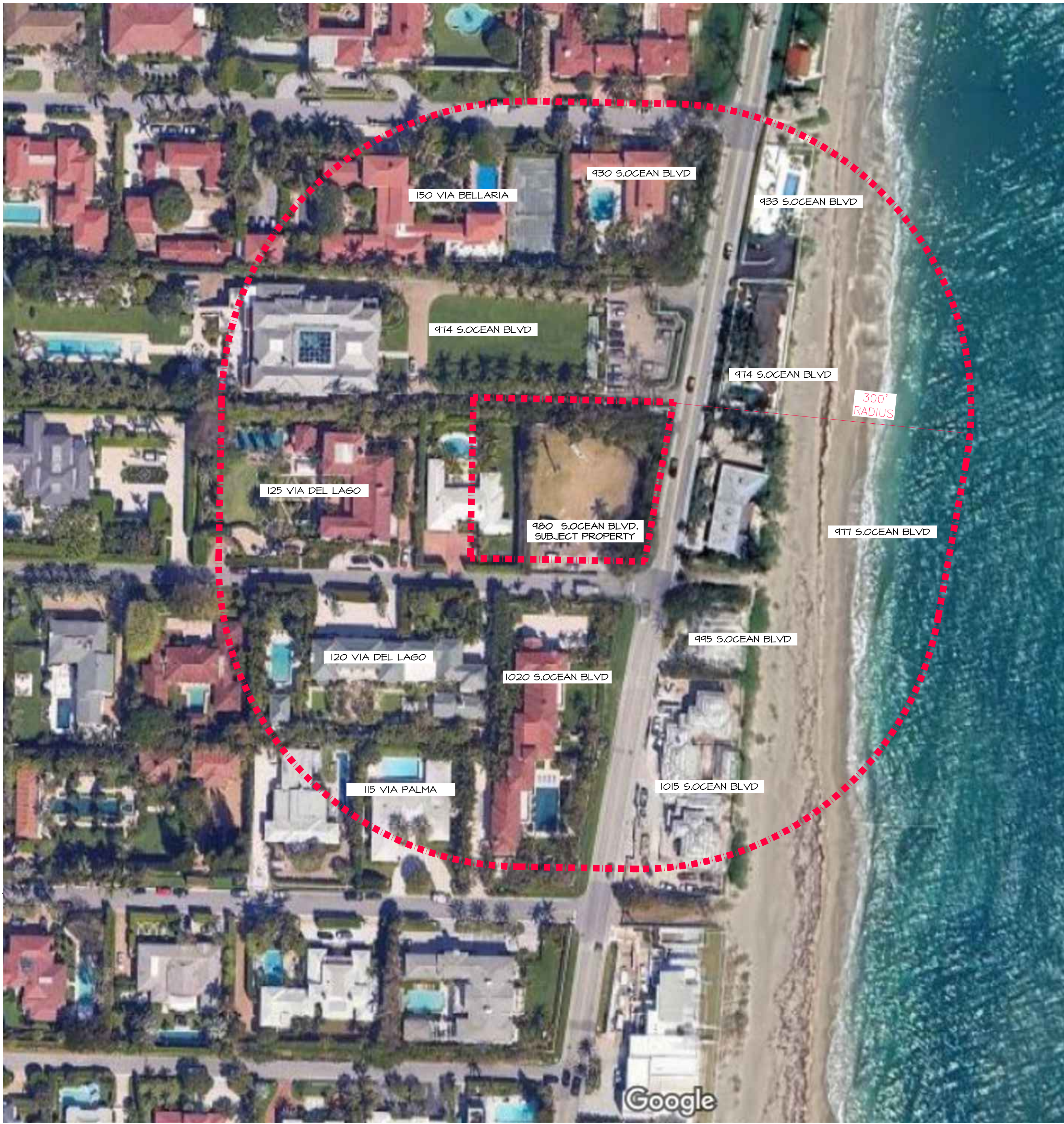
SP-1.2
JOB NUMBER: 21-117



NEIGHBORING PROPERTIES

SCALE: N.T.S.

N



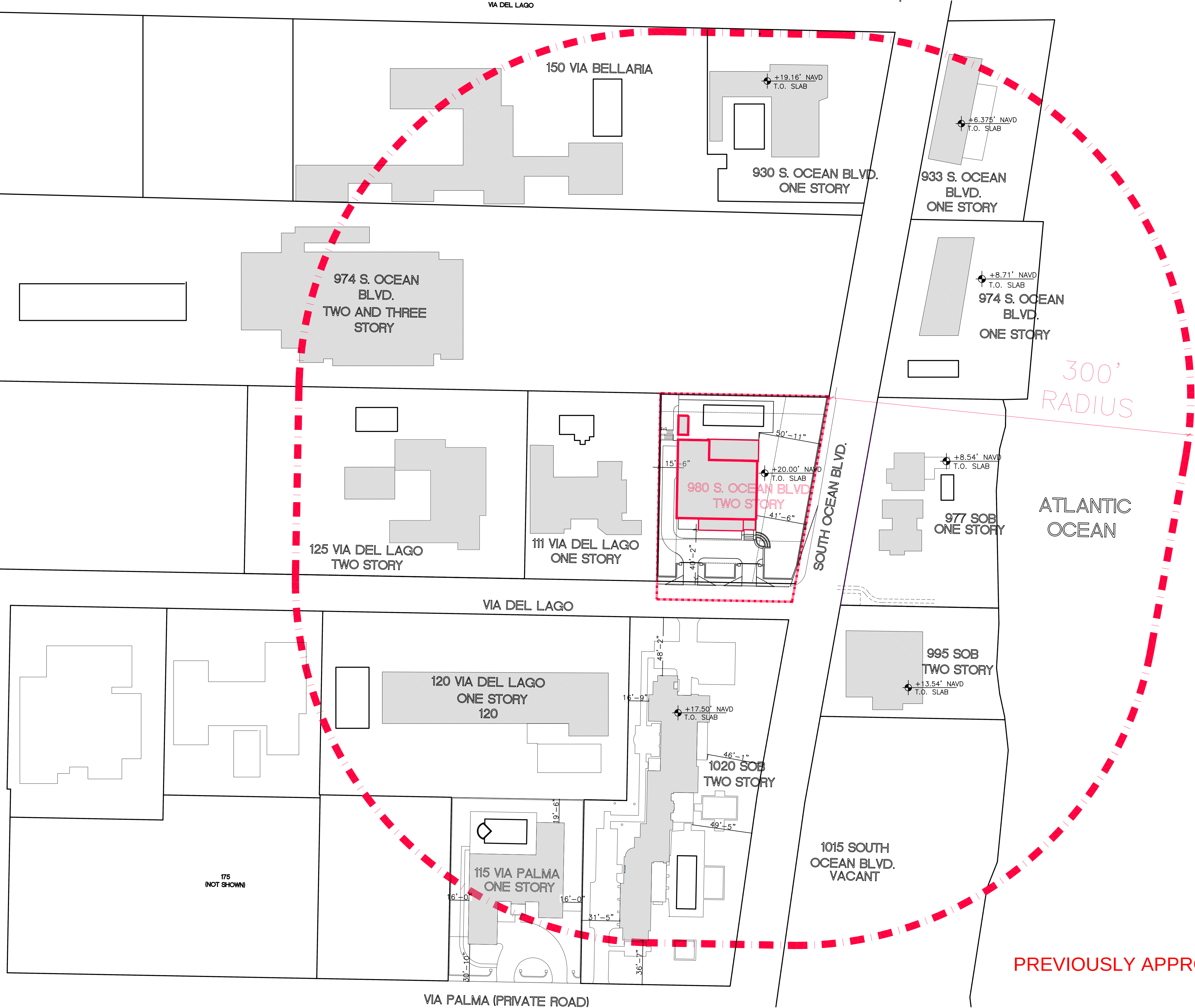
AERIAL VICINITY LOCATION MAP

SCALE: N.T.S.

N

PREVIOUSLY APPROVED

PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:	
980 SOUTH OCEAN BLVD.	
PALM BEACH COUNTY, FLORIDA	
DAILEY JANSSEN ARCHITECTS	
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C001914	
DATE: 11/04/2023	
DRAWN: MJS	
REVISIONS:	
• 10-10-2022 ARCOM GNT REV02	
• 12-15-2022 DEP SUBMITTAL	
• 04-22-2023 PERMIT DOCUMENTS	
• 04/21/2024 DEP SITE UPDATE	
• 11/04/2024 ARCOM ADDITION REQUEST- PRE-APP	
• 11/26/2024 ARCOM MODIFICATION REQUEST-FIRST SUBMITTAL	
NOVEMBER 04, 2024	ARCOM ADDITION, ALTERATIONS FIRST SUBMITTAL
ARC-24-0117	
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SEAL	
STATE OF FLORIDA	
ROGER PATTON JANSSEN	
REGISTERED ARCHITECT	
AR0014785	
ROGER P. JANSSEN	AR-14785
DRAWING NO.	
SP-1.3	
JOB NUMBER:	21-117



PROPOSED RESIDENCE AT:

980 SOUTH OCEAN BLVD.

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: 06.01.2022

DRAWN: MJS

REVISIONS:

.....

JULY 08, 2022
ARCOM FINAL SUBMITTAL
ARC-22-136, 20N-22-101

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SEAL



ROGER P. JANSSEN AR-14785
DRAWING NO.

SP-1.3

JOB NUMBER:

21-117



1020 SOUTH OCEAN



1020 SOUTH OCEAN



980 SOUTH OCEAN
SUBJECT PROPERTY



980 SOUTH OCEAN
SUBJECT PROPERTY



974 SOUTH OCEAN



930 SOUTH OCEAN

NEIGHBORING PROPERTIES

PROPOSED ADDITION, ALTERATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-833-4707, LICENSE #AA-C000174

DATE: 11/04/2023

DRAWN: MJS

REVISIONS:

- 10-10-2022 ARCOM CMT REV02
- 12-15-2022 DEP SUBMITTAL
- 04-22-2023 PERMIT DOCUMENTS
- 09-21-2024 DEP SITE UPDATE
- 11-04-2024 ARCOM ADDITION REQUEST

NOVEMBER 04, 2024
ARCOM ADDITION, ALTERATIONS
REQUEST

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ROGER P. JANSSEN AR-14785
DRAWING NO.

NP-1
JOB NUMBER: 21-117



933 SOUTH OCEAN



974 SOUTH OCEAN



1015 SOUTH OCEAN



977 SOUTH OCEAN



995 SOUTH OCEAN



1015 SOUTH OCEAN

NEIGHBORING PROPERTIES

PROPOSED ADDITION, ALTERATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-833-4701, LICENSE #AA-C000174

DATE: 11/04/2023

DRAWN: MJS

REVISIONS:

- 10-10-2022 ARCOM CMT REV02
- 12-15-2022 DEP SUBMITTAL
- 04-22-2023 PERMIT DOCUMENTS
- 09-21-2024 DEP SITE UPDATE
- 11-04-2024 ARCOM ADDITION REQUEST

NOVEMBER 04, 2024
ARCOM ADDITION, ALTERATIONS
REQUEST

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ROGER P. JANSSEN AR-14785
DRAWING NO.

NP-2
JOB NUMBER: 21-117



1 15 VIA PLAMA



1 20 VIA DEL LAGO



1 50 VIA BELLARIA



1 25 VIA DEL LAGO



1 25 VIA DEL LAGO



1 25 VIA DEL LAGO

NEIGHBORING PROPERTIES

PROPOSED ADDITION, ALTERATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-833-4707, LICENSE #AA-C000174

DATE: 11/04/2023

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REVISIONS:

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- 11-04-2024 ARCOM ADDITION REQUEST

NOVEMBER 04, 2024
ARCOM ADDITION, ALTERATIONS
REQUEST

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ROGER P. JANSSEN AR-14785

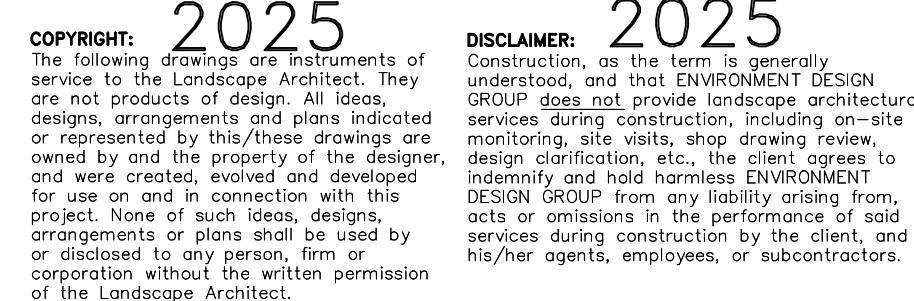
DRAWING NO.

NP-3

JOB NUMBER: 21-117

SHEET L6.C

Rendered Landscape Plan



48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

LAKE WORTH



LOCATION MAP

SCOPE OF WORK

1. PROPOSED GARAGE GALLERY ADDITION TO A PERMITTED TWO-STORY RESIDENCE, W/BASEMENT, POOLS, HARDSCAPE AND LANDSCAPE.
2. CIVIL -STORM WATER MANAGEMENT

GENERAL NOTES

1. REFER TO PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION.
2. REFER TO PLANS BY CIVIL ENGINEER FOR ALL DRAINAGE INFORMATION

SYMBOL LEGEND

- + 0.0 EXISTING ELEVATIONS
PROPOSED ELEVATIONS

LOT INFORMATION

PROPERTY ADDRESS: 980 SOUTH OCEAN BLVD
PALM BEACH, FL 33480
ZONING DISTRICT: R-A ESTATE RESIDENTIAL DISTRICT
FLOOD ZONE: X

LEGAL DESCRIPTION

REFER TO SURVEY FOR LEGAL DESCRIPTION

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION.

REFER TO LANDSCAPE AND HARDSCAPE PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION. TYPICAL

SQUARE FOOT DATA

LOT AREA FOR CALCULATIONS:
MAIN + ADDITION = TOTAL EXPANDED SITE
21,114 + 4,212.5 = 30,326.5 S.F. GROSS
19,404 + 8,384 = 27,788 S.F. NET

PROPOSED ADDITION: FIRST FLOOR
POOL CABANA 290 S.F.
ENTRY PORTICO 114 S.F.
WEST GALLERY 1,278 S.F.
GARDEN GALLERY 496 S.F.
TOTAL AC SF ADDITION 2,064 S.F.

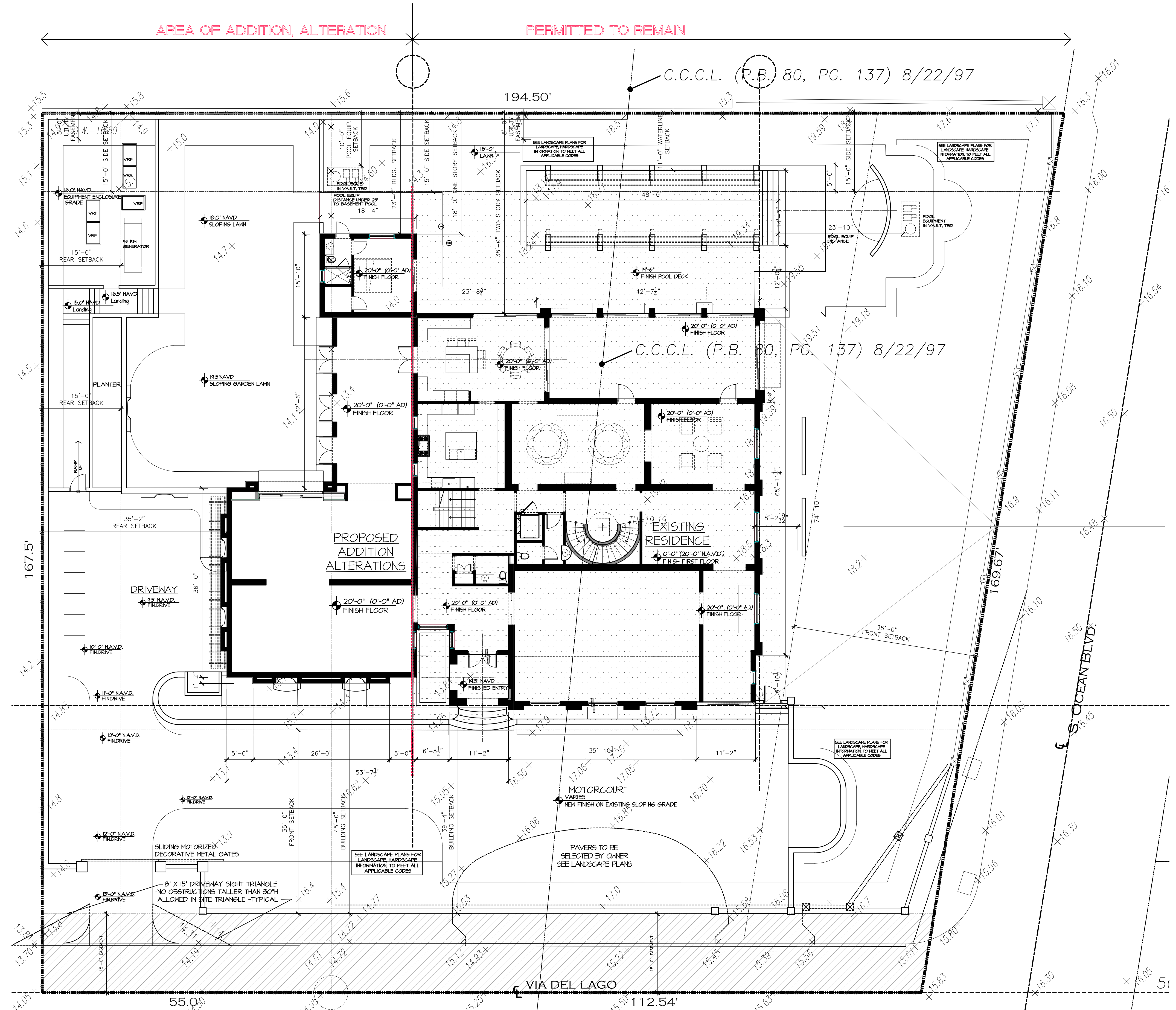
PROPOSED ADDITION - BASEMENT
GARAGE/STORAGE 1,158 S.F.
POOL/SPA 906 S.F.
TOTAL AC SF ADDITION 2,064 S.F.

MAIN PERMITTED RESIDENCE - REFERENCE
BASEMENT 5,391 S.F.
FIRST FLOOR 4,064 S.F.
SECOND FLOOR 3,918 S.F.
COVERED LOGGIA 651 S.F.
SOUTH VERANDA 304 S.F.
SOUTH BALCONY 63 S.F.

EAST BALCONY ROOF DECK 418 S.F.
POOL AWNINGS/TRELLIS 38 322 S.F.
(ALLOW. 633 SF)
NORTH, EAST BALCONY (LC) 53 S.F.

TOTAL EXPANDED SITE
LOT COVERAGE/FOOTPRINT: 6,946 S.F. *
21,743 S.F. X 25% = 6,946 SF ALLOWABLE

SITE, BUILDING AREA DATA



ADDED 55' WEST PARCEL

PROPOSED SITE, FIRST FLOOR PLAN

SCALE 1" = 10'-0"

12.30.2024

PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-833-4707, LICENSE #AA-000174

DATE: 01.10.2025

DRAWN: MJS

REVISIONS:

*11.04.2024 ARCOM ADDITION REQUEST- PRE-APP

*11.26.2024 FIRST SUBMITTAL

*12.16.2024 SECOND SUBMITTAL

*01.10.2025 RESP. CMTS. 2ND SUBMITTAL-FINAL

10.15.2024 TEAM MTG

JANUARY 10, 2025
ARCOM ADDITION, ALTERATIONS
FINAL SUBMITTAL
APC-24-0117

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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.01A

JOB NUMBER: 21-117

LAKE WORTH



SCOPE OF WORK

1. CONSTRUCT A NEW TWO-STORY RESIDENCE, W/BASEMENT POOL, HARDSCAPE AND LANDSCAPE.
- 2- CIVIL -STORM WATER MANAGEMENT

GENERAL NOTES

1. REFER TO PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION.
2. REFER TO PLANS BY CIVIL ENGINEER FOR ALL DRAINAGE INFORMATION

SYMBOL LEGEND

- + 0.0 EXISTING ELEVATIONS
0'-0" PROPOSED ELEVATIONS

LOT INFORMATION

PROPERTY ADDRESS: 980 SOUTH OCEAN BLVD
PALM BEACH, FL 33480

ZONING DISTRICT: R-A ESTATE RESIDENTIAL DISTRICT
FLOOD ZONE: X

LEGAL DESCRIPTION

REFER TO SURVEY FOR LEGAL DESCRIPTION

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION.

REFER TO LANDSCAPE AND HARDSCAPE PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION. TYPICAL.

SQUARE FOOT DATA

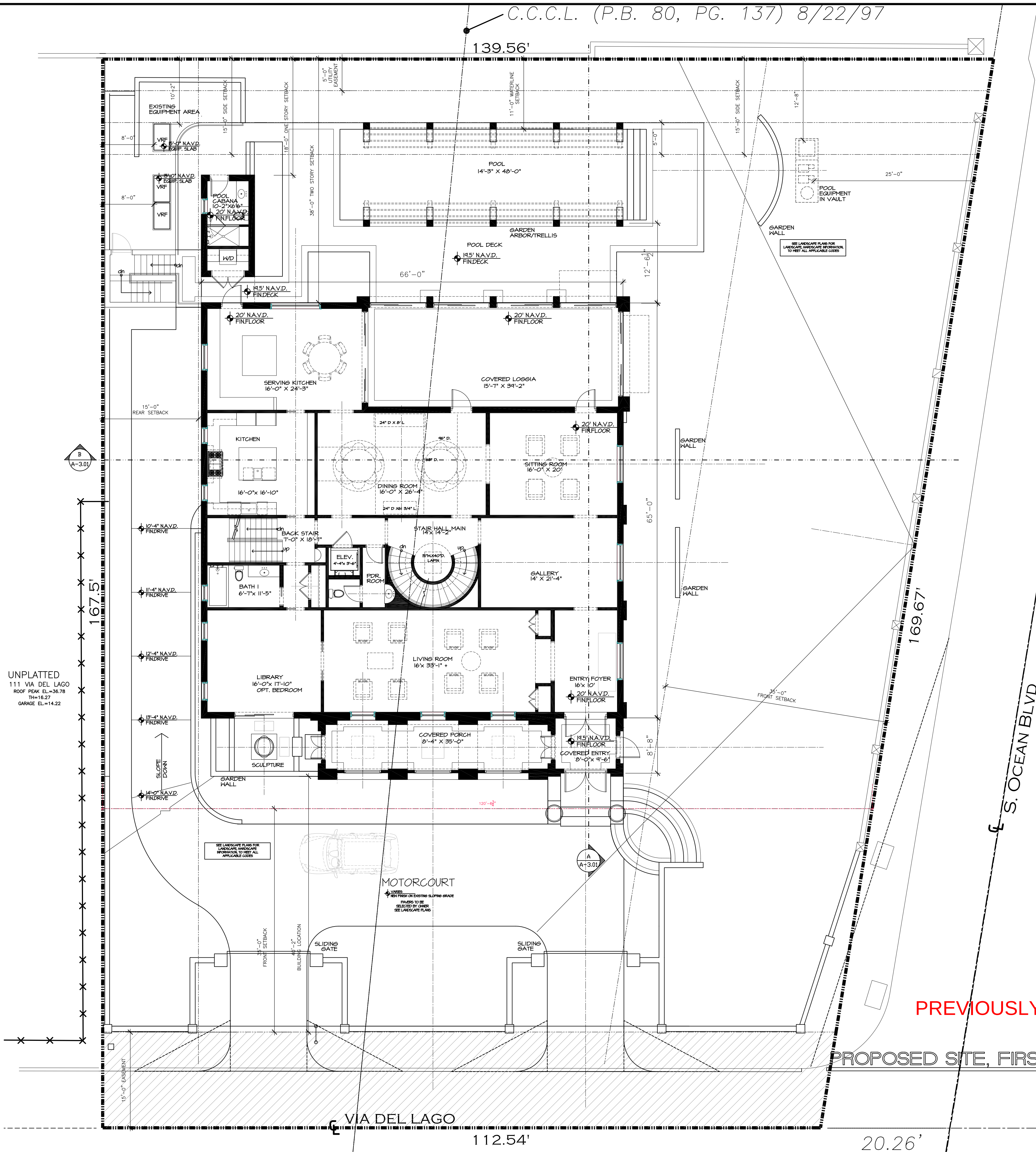
LOT AREA FOR CALCULATIONS: 2114 S.F. GR
19,409 S.F. NET
AIR CONDITIONED SPACE- MAIN HOUSE:
FIRST FLOOR: 3636 S.F. *
SECOND FLOOR: 3918 S.F.
TOTAL A/C: 7554 S.F.
GARAGE/MECHANICAL: 1412 S.F.
BASEMENT: 1334 S.F.
POOL CABANA: 130 S.F. *
ENTRY, SOUTH PORCH: 404 S.F. *

COVERED NON-A/C SPACE:
COVERED LOGGIA: 623 S.F. *
VERANDA: 304 S.F.
EAST BALCONY ROOF DECK: 418 S.F.

POOL ANNING/TRELLIS 3%: 322 S.F.
(ALLOW. 633 SF)
NORTH, EAST BALCONY: 53 S.F. *

LOT COVERAGE/FOOTPRINT: 4851 S.F. *
(5,278.5) 4852 SF ALLOWABLE

UNPLATTED
111 VIA DEL LAGO
ROOF PEAK EL.=36.78
TH=18.27
GARAGE EL.=14.22



PREVIOUSLY APPROVED

PROPOSED SITE, FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

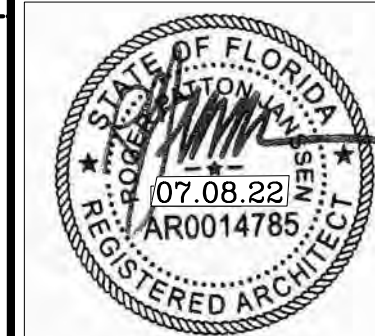
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DATE: 06.01.2022
DRAWN: MJS
REVISIONS:

JULY 08, 2022
ARCOM FINAL SUBMITTAL
ARC-22-136, 20N-22-101

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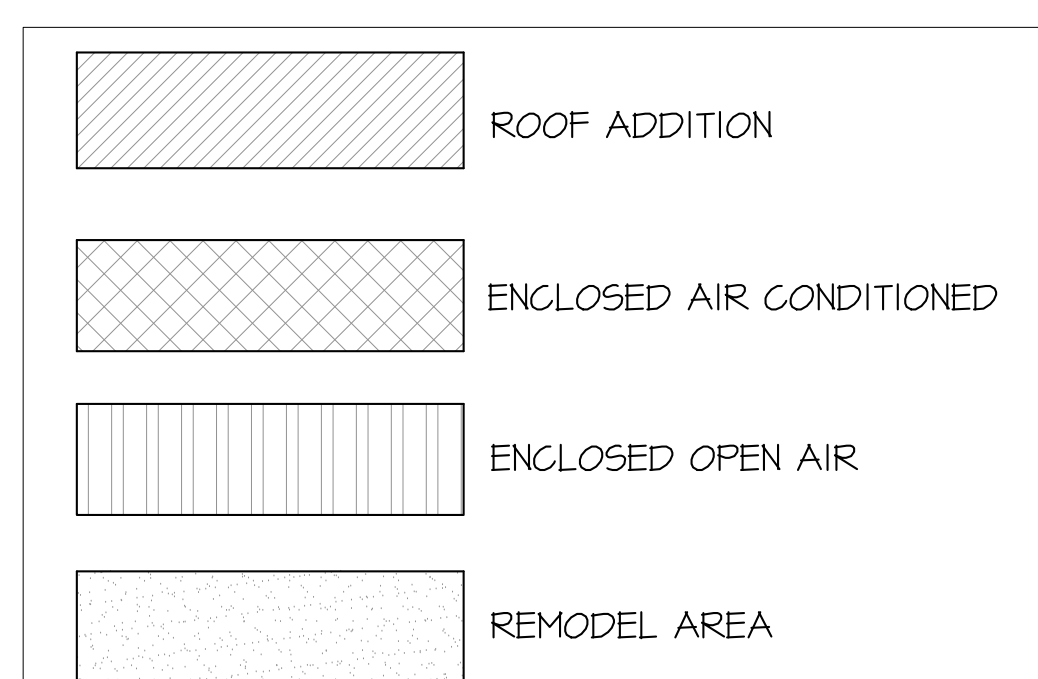
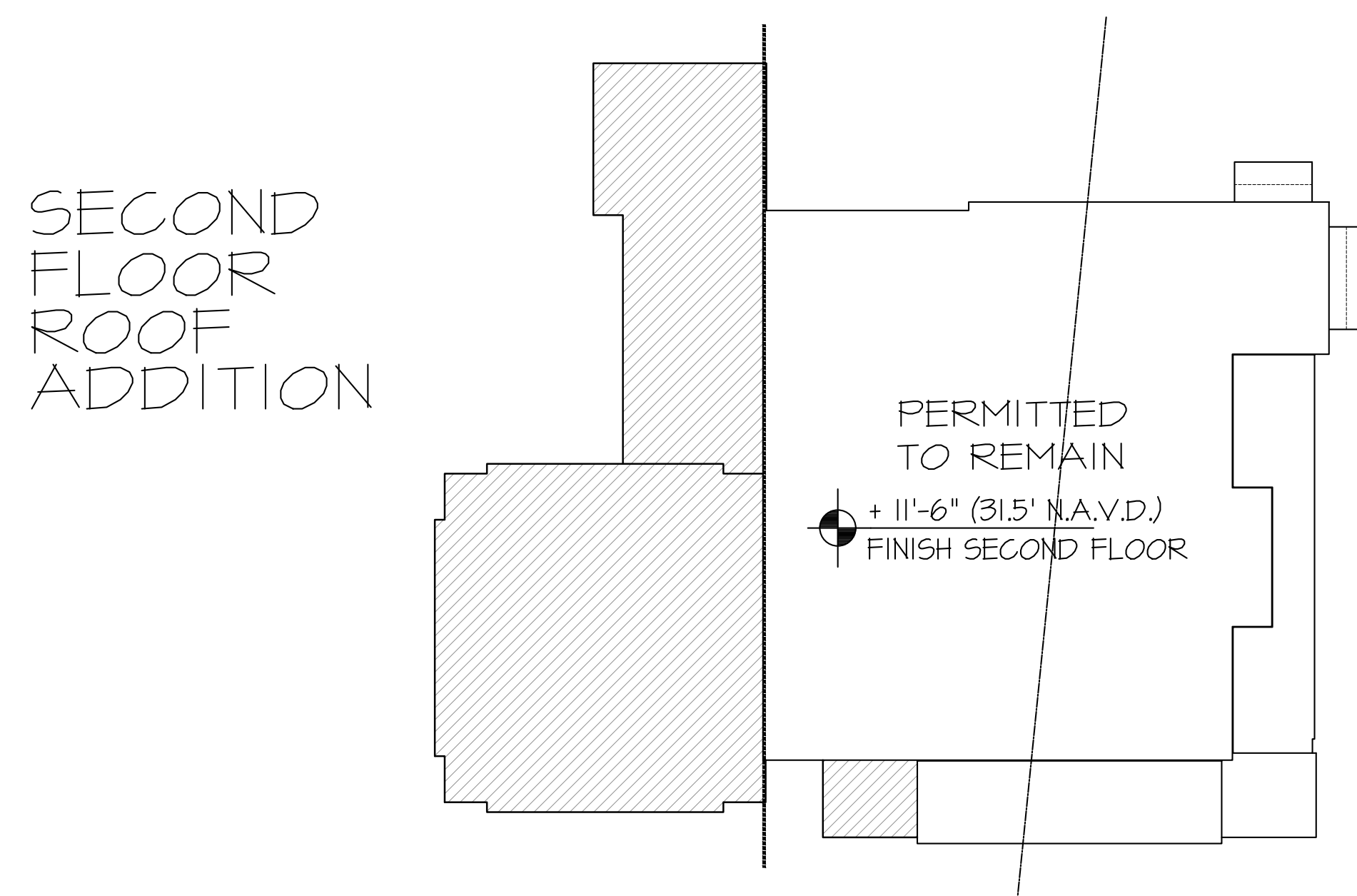
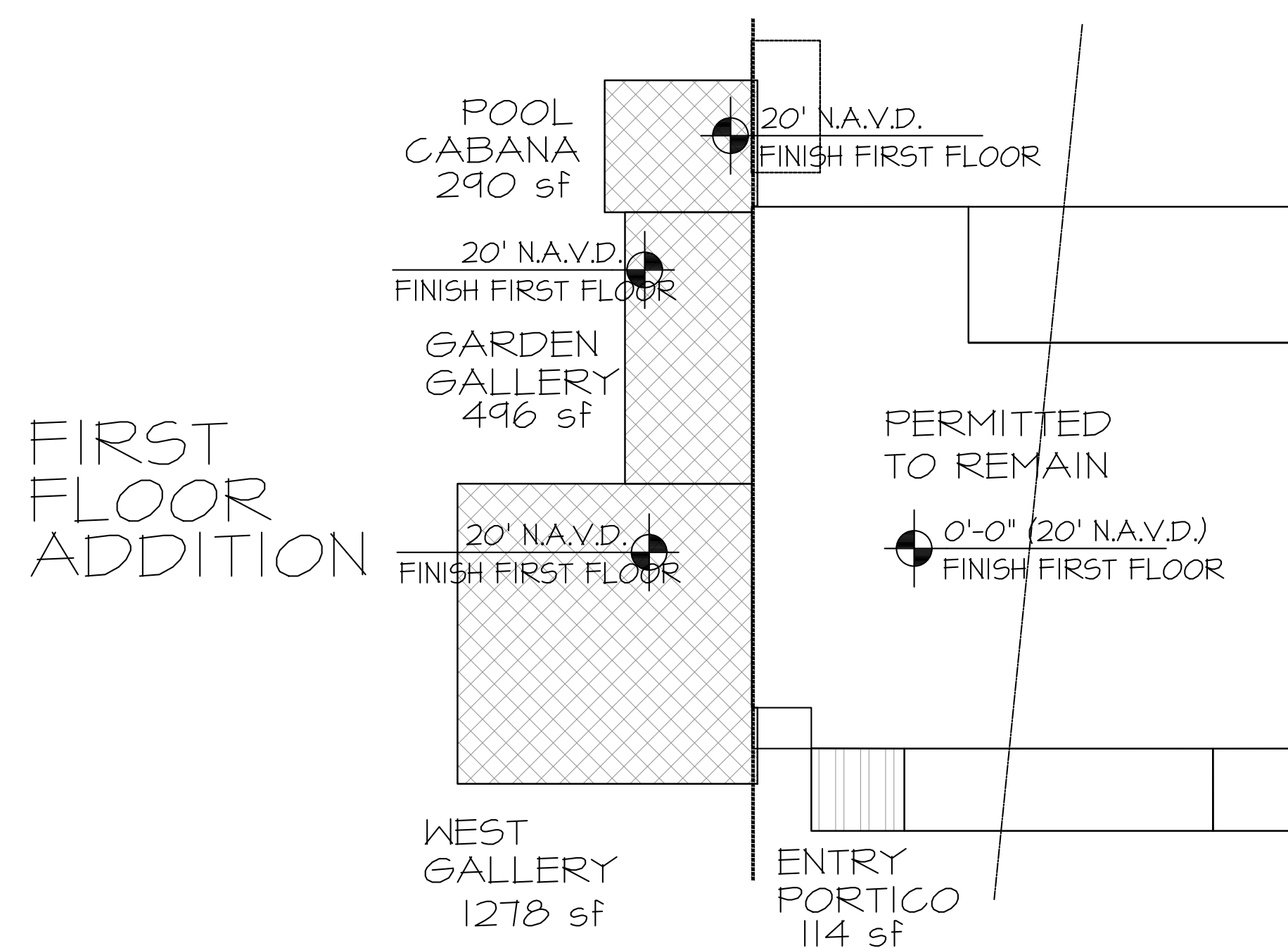
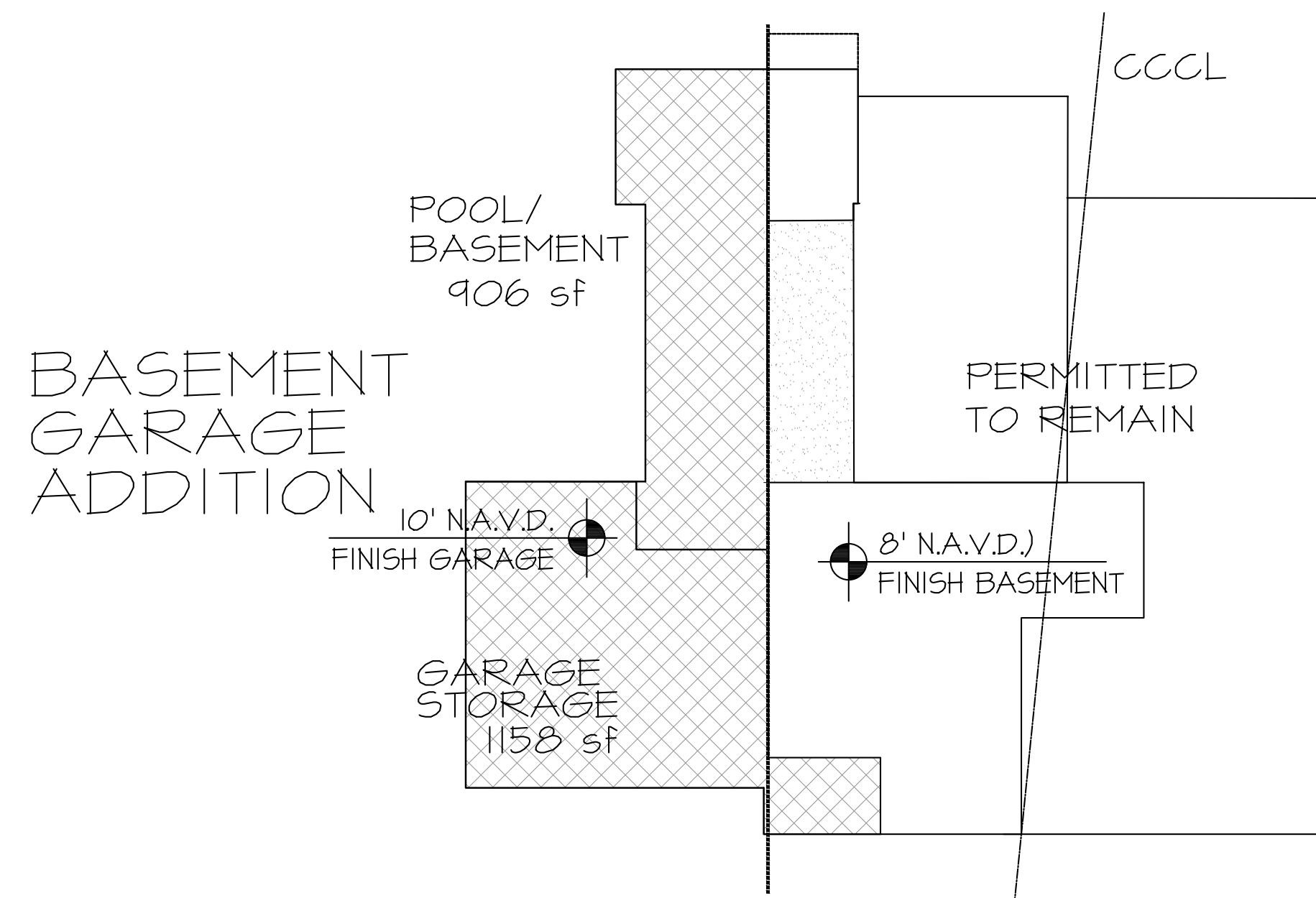
SEAL



ROGER P. JANSSEN AR-14785
DRAWING NO.

SP-1.01

JOB NUMBER: 21-117



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:	980 SOUTH OCEAN BLVD.	
2	Zoning District:	R-A ESTATE RESIDENTIAL	
3	Lot Area (sq. ft.):	30,326.5 S.F. GROSS / 27,793 S.F. NET	
4	Lot Width (W) & Depth (D) (ft.):	167.54'/194.5' (W) AND 167.5' /169.67' (D)	
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	ADDITION, ALTERATIONS MODIFICATIONS TO 2 STORY SINGLE FAMILY RESIDENCE	
6	FEMA Flood Zone Designation:	ZONE X	
7	Zero Datum for point of meas. (NAVD)	MAIN HOUSE 16.56' NAVD SO. OCEAN BLVD.	
8	Crown of Road (COR) (NAVD)	16.56' SOUTH OCEAN BLD. 14.95' NAVD VIA DEL LAGO	
9		REQ'D / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)		19,409 S.F. NET
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Arcs, Structure, etc)		27,793 S/F/ NET
12	*Front Yard Setback (Ft.)	35'	10,775 S.F.
13	* Side Yard Setback (1st Story) (Ft.)	40'-2"	4,117 S.F.
14	* Side Yard Setback (2nd Story) (Ft.)	15'	18'-0"
15	*Rear Yard Setback (Ft.)	15'	38'-0"
16	Angle of Vision (Deg.)	15'	15'-6"
17	Building Height (Ft.)	NA	35'-2"
18	Overall Building Height (Ft.)	NA	NA
19	Cubic Content Ratio (CCR) (R-B ONLY)	25'	24'
20	** Max. Fill Added to Site (Ft.)	35'	18'-6"
21	Finished Floor Elev. (FFE)(NAVD)	35'	28'-1"
22	Base Flood Elevation (BFE)(NAVD)	NA	NA
23	Landscape Open Space (LOS) (Sq Ft and %)	NA	NA
24	Perimeter LOS (Sq Ft and %)	50%	9,723 50.1%
25	Front Yard LOS (Sq Ft and %)	50%	50.22%
26	*** Native Plant Species %	45%	2,314 55.8%
	Please refer to TOPB Landscape Legend.		

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

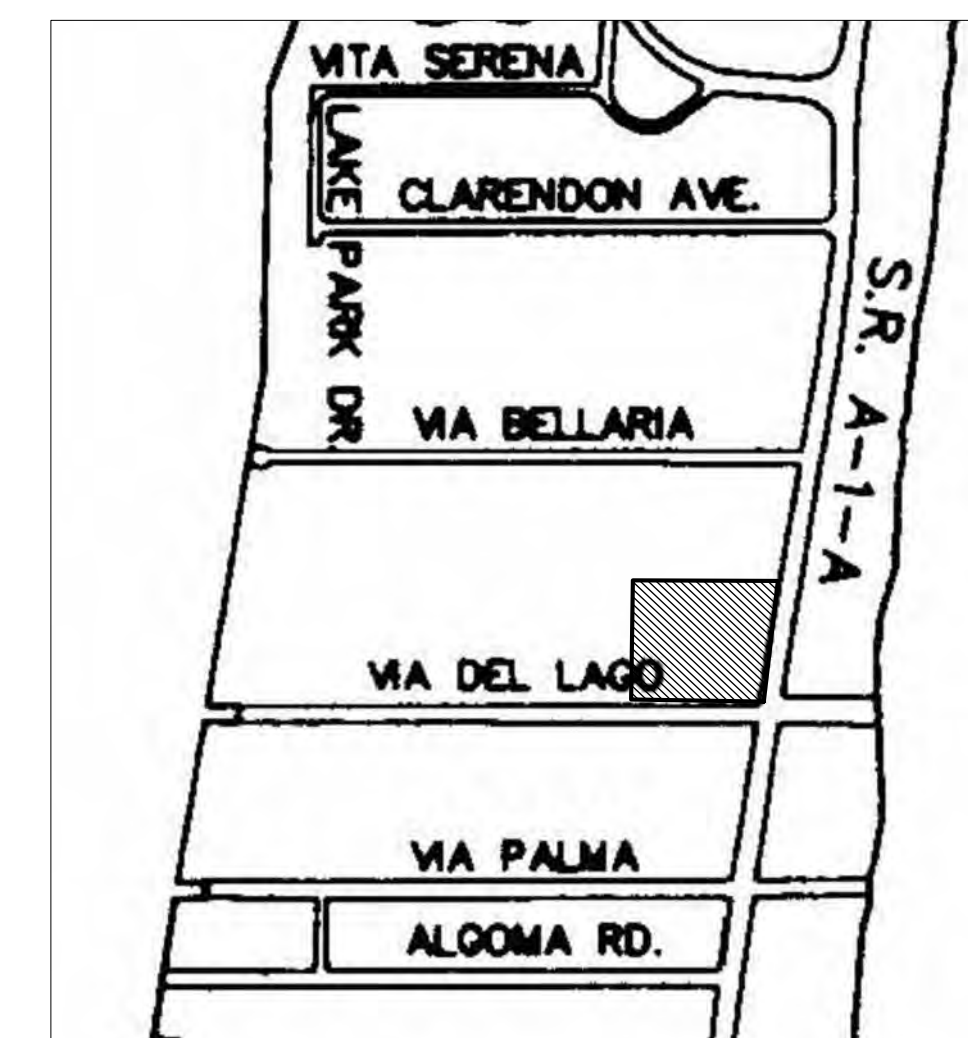
**** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)**

*** 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



LOCATION MAP

SQUARE FOOT DATA

LOT AREA FOR CALCULATIONS:
 MAIN + ADDITION = TOTAL EXPANDED SITE
 21,114 + 9,212.5 = 30,326.5 S.F. GROSS
 19,409 + 8,384 = 27,793 S.F. NET

<u>PROPOSED ADDITION: FIRST FLOOR</u>	
POOL CABANA	290 S.F.
ENTRY PORTICO	114 S.F.
WEST GALLERY	1,278 S.F.
GARDEN GALLERY	496 S.F.
<u>TOTAL AC SF ADDITION</u>	<u>2,064 S.F.</u>

<u>PROPOSED ADDITION - BASEMENT</u>	
GARAGE/STORAGE	1,158 S.F.
POOL/SPA	906 S.F.
	2,064 S.F.

MAIN PERMITTED RESIDENCE - REFERENCE	
BASEMENT	5,397 S.F.
FIRST FLOOR:	4,064 S.F.
SECOND FLOOR:	3,918 S.F.
COVERED LOGGIA:	651 S.F.
SOUTH VERANDA	309 S.F.
SOUTH BALCONY	63 S.F.

EAST BALCONY ROOF DECK	418 S.F.
POOL ANNING/TRELLIS 3%	322 S.F.
(ALLOW. 633 SF)	
NORTH, EAST BALCONY (LC)	53 S.F.

TOTAL EXPANDED SITE
LOT COVERAGE/FOOTPRINT: 6,946 S.F. *
27,793 S.F. X 25%= 6948 SF ALLOWABLE

AREA CALCULATIONS

ZONING TABLE

PROPOSED ZONING, DIAGRAMS

PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

9880 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
Palm Beach
Palm Beach County, Florida
400 S. E. Atlantic Street, Suite 200, West Palm Beach, Florida 33401
Tel: 561.932.4700 Fax: 561.932.4701
www.djarchitects.com

DALLI JANSSON ANGIMILES
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 01.10.2023
DRAWN: MJS

REVISIONS:

- 11.04.2024 ARCOM ADDITION REQUEST- PRE-APPROVAL
- 11.26.2024 FIRST SUBMITTAL

•12.16.2024 SECOND SUBMITTAL

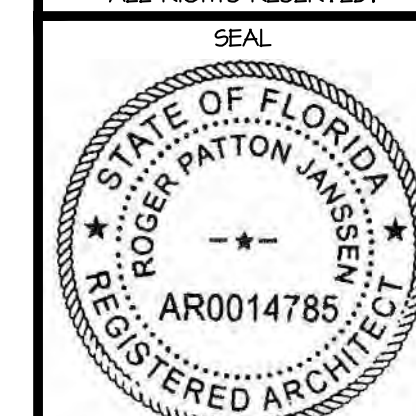
• 01.10.2025 RESP. CMTS. 2ND
SUBMITTAL-FINAL

[illegible]

JANUARY 10, 2025

ARCOM ADDITION, ALTERATIONS
FINAL SUBMITTAL

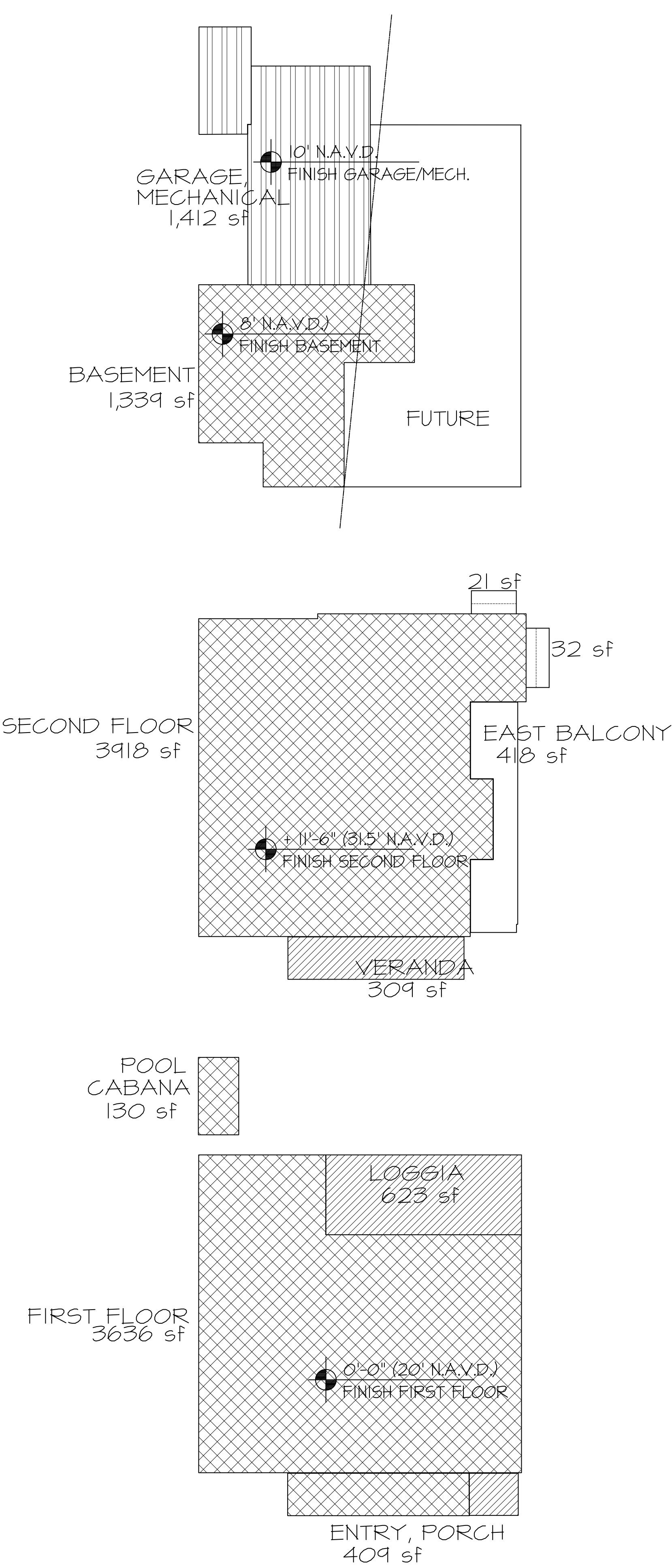
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ROGER P. JANSSEN	AR-1478
DRAWING NO.	

SP-1.02 A

JOB NUMBER: 21-1



COVERED UNENCLOSED

ENCLOSED AIR CONDITIONED

ENCLOSED GARAGE/MECHANICAL



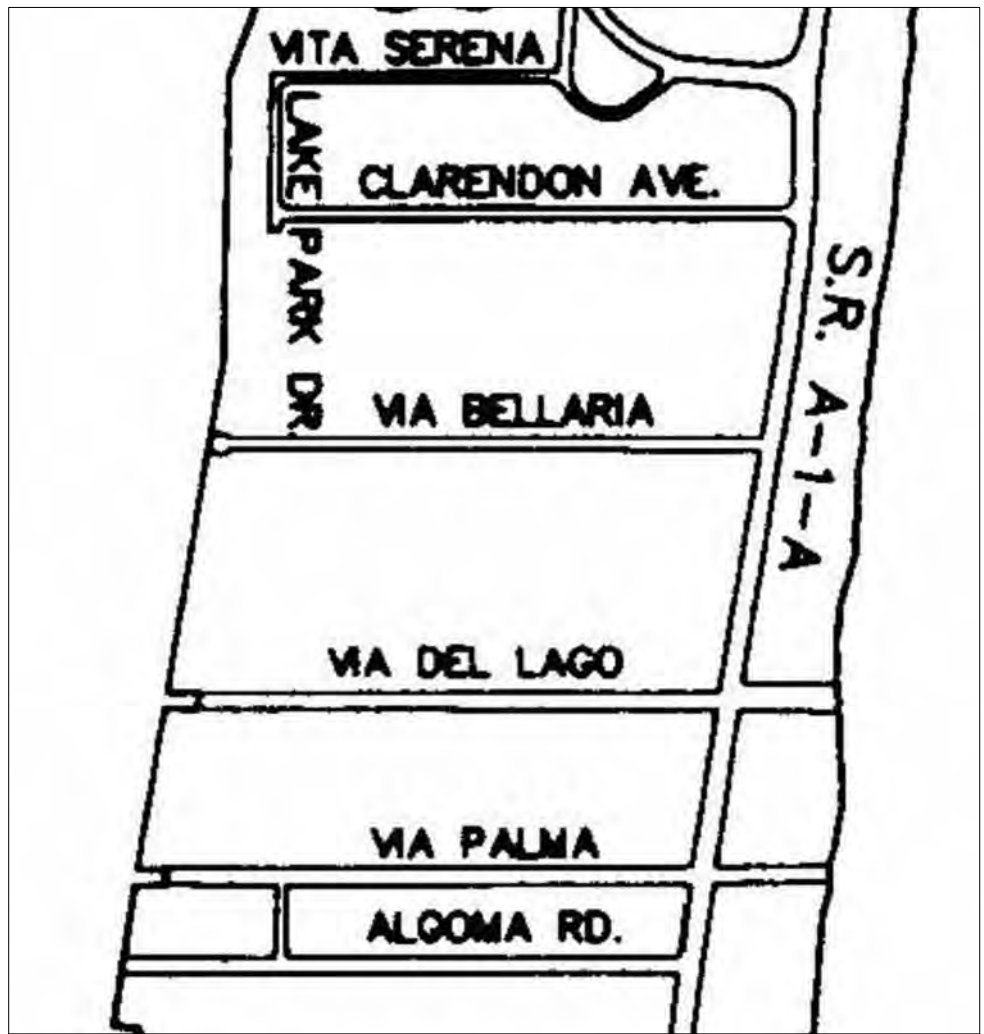
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend			
1	Property Address:	980 SOUTH OCEAN BLVD	
2	Zoning District:	R-A ESTATE RESIDENTIAL	
3	Structure Type:	TWO STORY W/BASEMENT CMU RESIDENCE	
4		Required/Allowed	Existing
5	Lot Size (sq ft)		Proposed
6	Lot Depth	21,114 S.F.	19,409 SF NET.
7	Lot Width	150'	167.5'/169.67'
8	Lot Coverage (Sq Ft and %)	125' *	167.5'/169.67'
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	112.54'/139.50'	112.54'/139.50'
10	Cubic Content Ratio (CCR) (R-B ONLY)	25%	5278.5 S.F.GR
11	*Front Yard Setback (Ft.)	35'	4849 S.F.NET
12	* Side Yard Setback (1st Story) (Ft.)	15'	10,775 S.F.
13	* Side Yard Setback (2nd Story) (Ft.)	15'	NA
14	*Rear Yard Setback (Ft.)	15'	NA
15	Angle of Vision (Deg.)	35'	40'-2"
16	Building Height (Ft.)	15'	18'-0"
17	Overall Building Height (Ft.)	15'	38'-0"
18	Crown of Road (COR) (NAVD)	15'	15'-6"
19	Max. Amount of Fill Added to Site (Ft.)	NA	NA
20	Finished Floor Elev. (FFE)(NAVD)	NA	NA
21	Zero Datum for point of meas. (NAVD)	NA	NA
22	FEMA Flood Zone Designation	NA	NA
23	Base Flood Elevation (BFE)(NAVD)	NA	NA
24	Landscape Open Space (LOS) (Sq Ft and %)	NA	NA
25	Perimeter LOS (Sq Ft and %)	NA	NA
26	Front Yard LOS (Sq Ft and %)	NA	NA
27	**Native Plant Species %	NA	NA

* 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

ZONING TABLE



LOCATION MAP

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS: 21,114 S.F. GR	
19,409 S.F. NET	
AIR CONDITIONED SPACE- MAIN HOUSE:	
FIRST FLOOR:	3,636 S.F. *
SECOND FLOOR:	3,918 S.F.
TOTAL A/C:	7,554 S.F.
GARAGE/MECHCANICAL 1,412 S.F.	
BASEMENT 1,339 S.F.	
POOL CABANA 130 S.F. *	
ENTRY, SOUTH PORCH 409 S.F. *	
COVERED NON-A/C SPACE:	
COVERED LOGGIA:	623 S.F. *
VERANDA	309 S.F.
EAST BALCONY ROOF DECK	418 S.F.
POOL AWNING/TRELLIS 3% 322 S.F.	
(ALLOW. 633 SF)	
NORTH, EAST BALCONY 53 S.F. *	
LOT COVERAGE/FOOTPRINT: 4,851 S.F. *	
(5,278.5) 4852 SF ALLOWABLE	

PROPOSED AREA

CONCEPTUAL CONSTRUCTION SCHEDULE	
- AUG 24TH 2022 - ARCOM MEETING - SEPT. 14TH 2022 - TOWN COUNCIL MEETING - SEPT. OCT. DEMOLITION OF EXISTING STRUCTURES - OCT., NOV 2022 - SUBMIT FOR PERMIT	
2 MONTHS - SITE/BUILDING PREPARATION 1.5 MONTHS - FOUNDATION 2.5 MONTHS - BLOCK DELIVERIES & CONC. POURS 1 MONTH - ROOF TRUSS DELIVERY AND SET TRUSSES 1.5 MONTHS - WINDOW/DOOR DELIVERIES AND INSTALLATION .5 MONTH - DRY-IN 1.5 MONTHS - INTERIOR FRAMING 2 MONTHS - ROUGH-IN .5 MONTH - DRY WALL 6 MONTHS - FINISHES 2 MONTHS - LANDSCAPE & HARDSCAPE INSTALLATION 2 MONTHS - FINAL INSPECTIONS +/-24 MONTHS - PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT	

PREVIOUSLY APPROVED

PROPOSED RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: 06.01.2022

DRAWN: MJS

REVISIONS:

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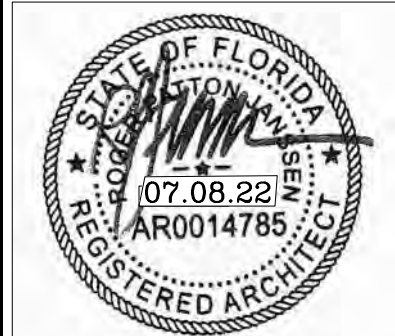
JULY 08, 2022

ARCOM FINAL SUBMITTAL

ARC-22-136, ZON-22-101

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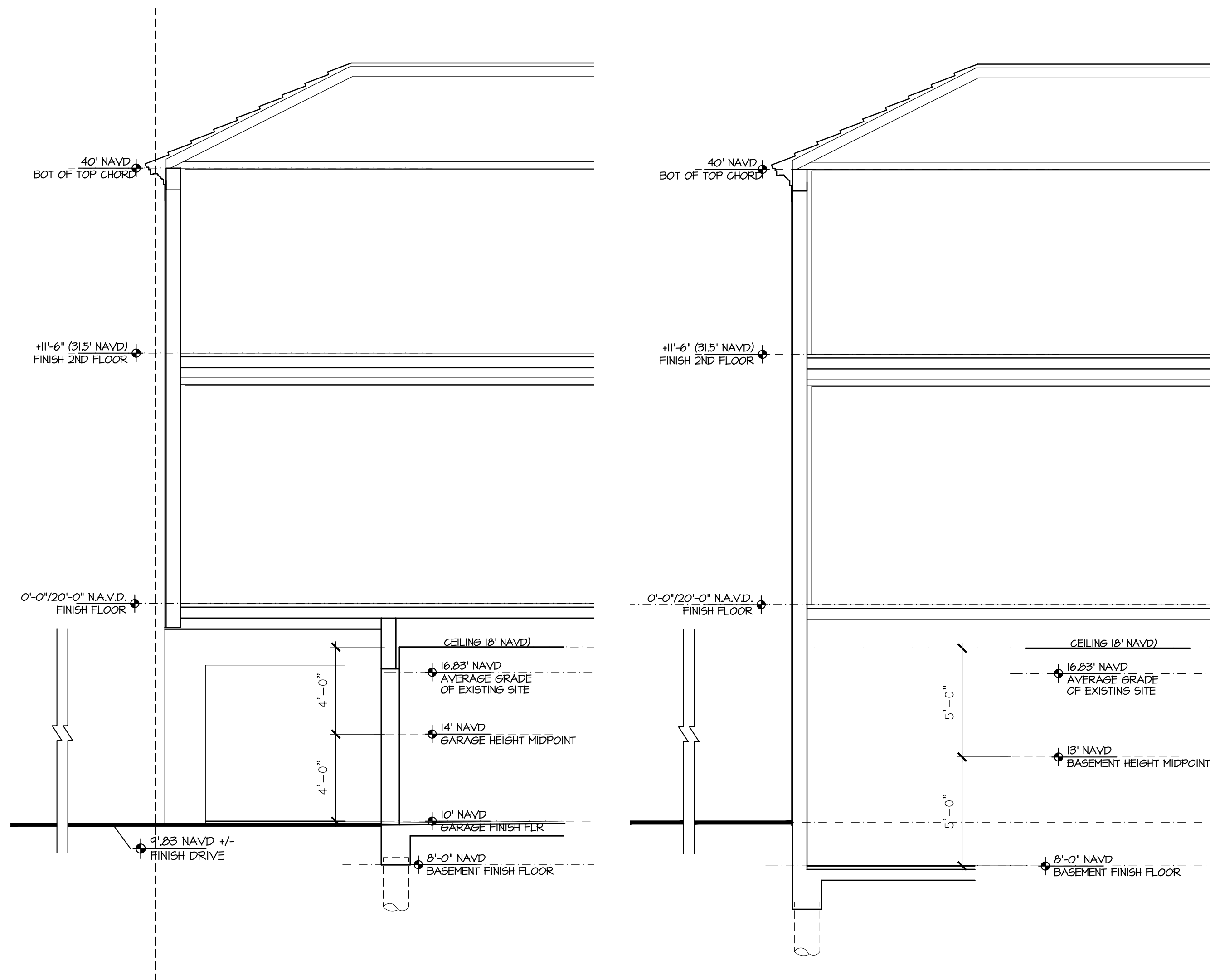
ROGER P. JANSSEN AR-14185

DRAWING NO.

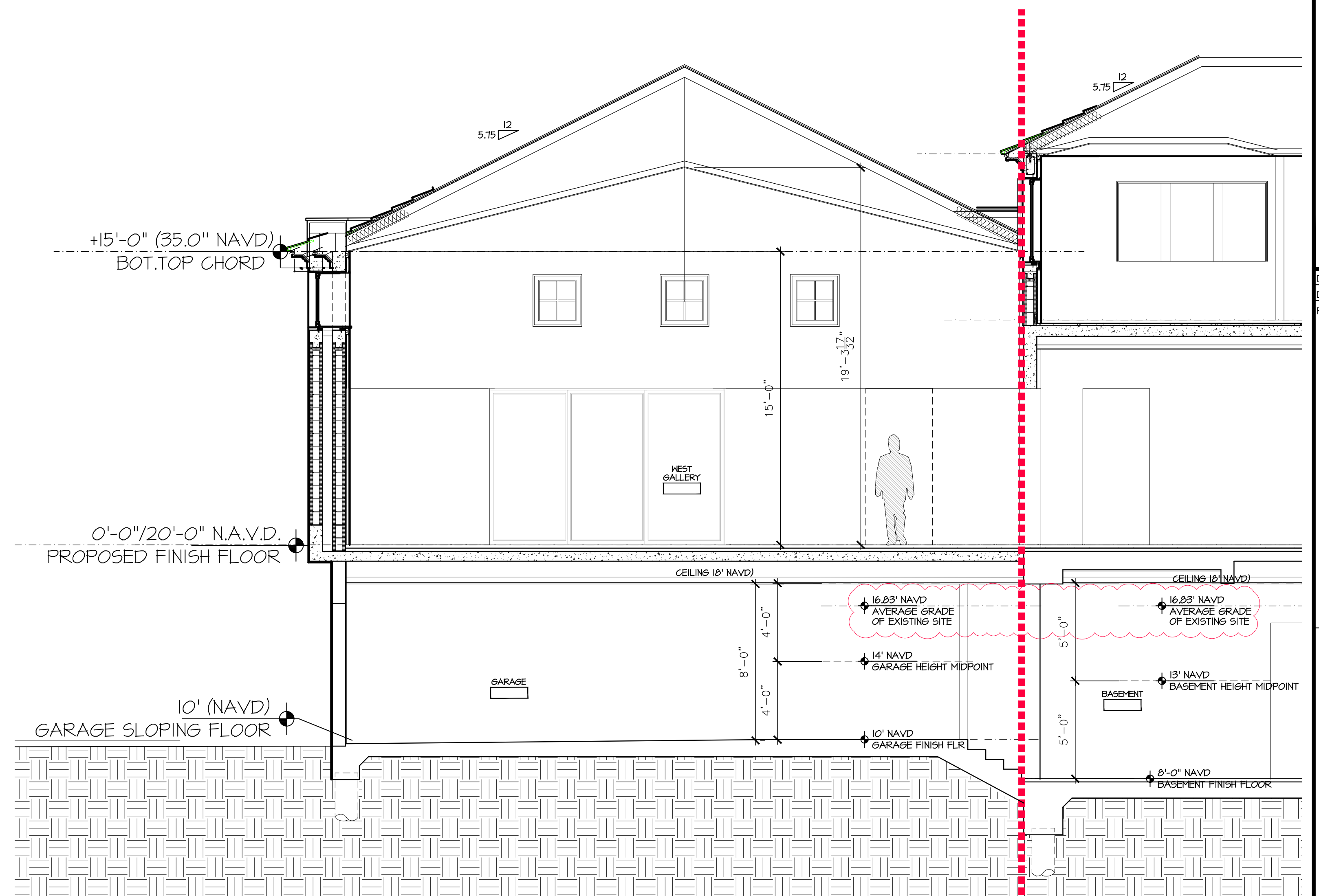
SP-1.02

JOB NUMBER:

21-117



PREVIOUS BASEMENT DIAGRAM



PROPOSED BASEMENT DIAGRAM

Basement
Portion of floor area situated under a building, such floor area having exterior perimeter walls and having a floor level two or more feet below the level of the contiguous exterior ground outside of the building and having one-half or more of its floor to ceiling height below the average level of all of the exterior ground of the lot comprising the subject building development site.

PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

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-C00174

DATE: 01.10.2025

DRAWN: MJS

REVISIONS:

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• 11.26.2024 FIRST SUBMITTAL

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JANUARY 10, 2025
ARCOM ADDITION, ALTERATIONS
FINAL SUBMITTAL
ARC-24-0117

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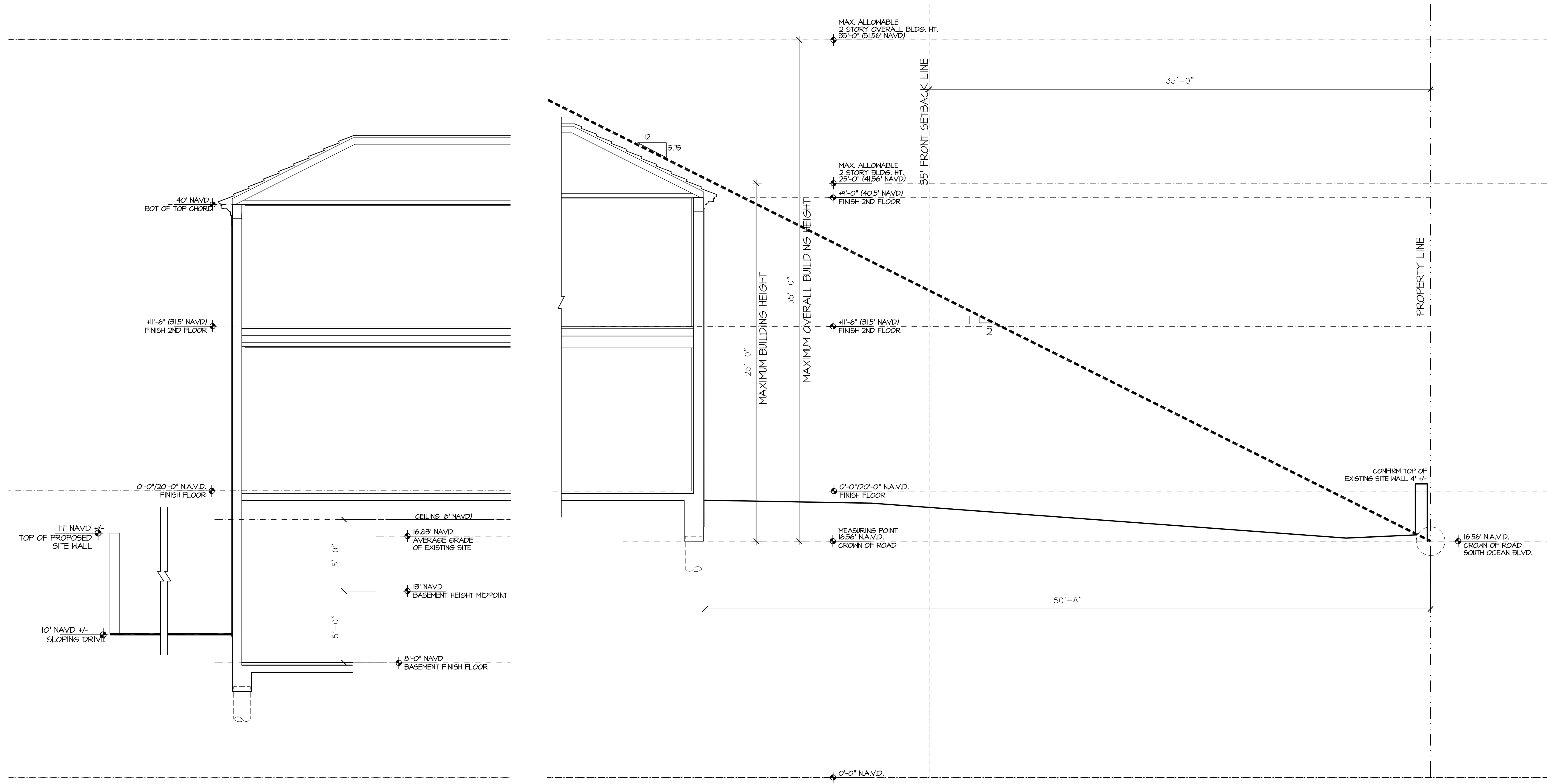


ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.03 A

JOB NUMBER: 21-117



BASEMENT DIAGRAM

HEIGHT PLANE DIAGRAM

- Building height plane. The building height plane regulations are as follows: two feet of front setback for each one foot in building height.
- a. No portion of any building or building roof system shall extend beyond a height limiting plane extending at an inclined angle from the intersection of the front yard property line and the zero datum grade for a lot or 7.5 feet, whichever is higher, as defined by height of building and overall height of building.
 - b. In the case of corner lots or through lots with frontage on the following primary north-south roadways, the building height plane shall be applied only to the frontage along the designated primary north-south roadway: North Ocean Boulevard; South Ocean Boulevard; North County Road; South County Road; and North Lake Way.
 - c. In the case of other corner or through lots, the building height plane shall be applied only to the front yard as determined by the orientation of the building.
 - d. The granting of a variance for measurement of building height for ground levels above 7.5 feet mean sea level is not intended to modify the location of the building height plane

Basement
Portion of floor area situated under a building, such floor area having exterior perimeter walls and having a floor level two or more feet below the level of the contiguous exterior ground outside of the building and having one-half or more of its floor to ceiling height below the average level of all of the exterior ground of the lot comprising the subject building development site.

PREVIOUSLY APPROVED

PROPOSED RESIDENCE AT:
980 SOUTH OCEAN BLVD.
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: 06.01.2022
DRAWN: MJS
REVISIONS:
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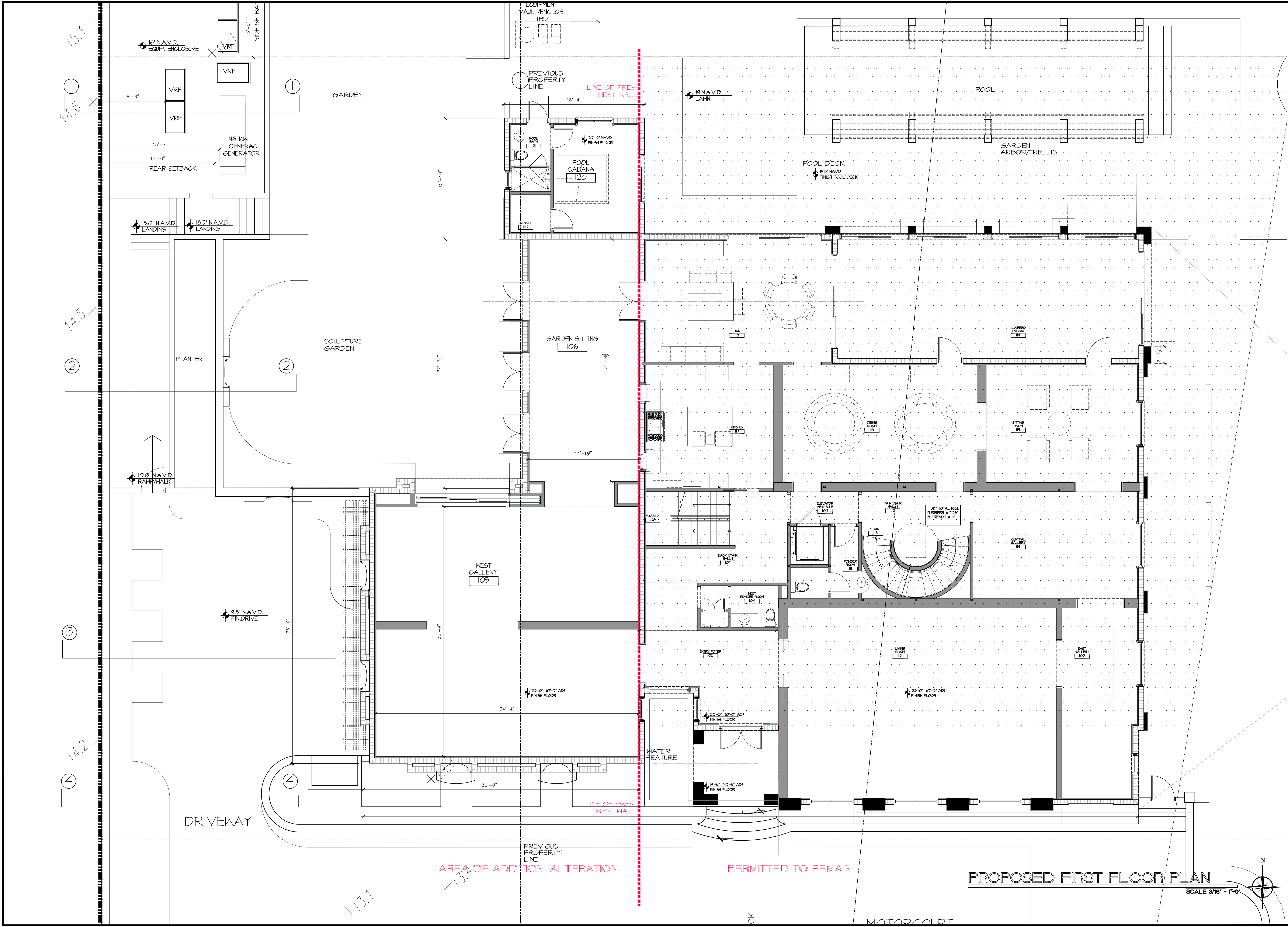
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STATE OF FLORIDA
JULY 08, 2022
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785
DRAWING NO.

SP-1.03

JOB NUMBER: 21-117



PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C00114

DATE: 01.10.2025
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- 11.04.2024 ARCOM ADDITION REQUEST - PRE-APP
- 11.26.2024 FIRST SUBMITTAL
- 12.16.2024 SECOND SUBMITTAL
- 01.10.2025 RESP. CMTS. 2ND SUBMITTAL-FINAL

10.18.2024 TEAM MTG

JANUARY 10, 2025

ARCOM ADDITION, ALTERATIONS
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ARC-24-0117

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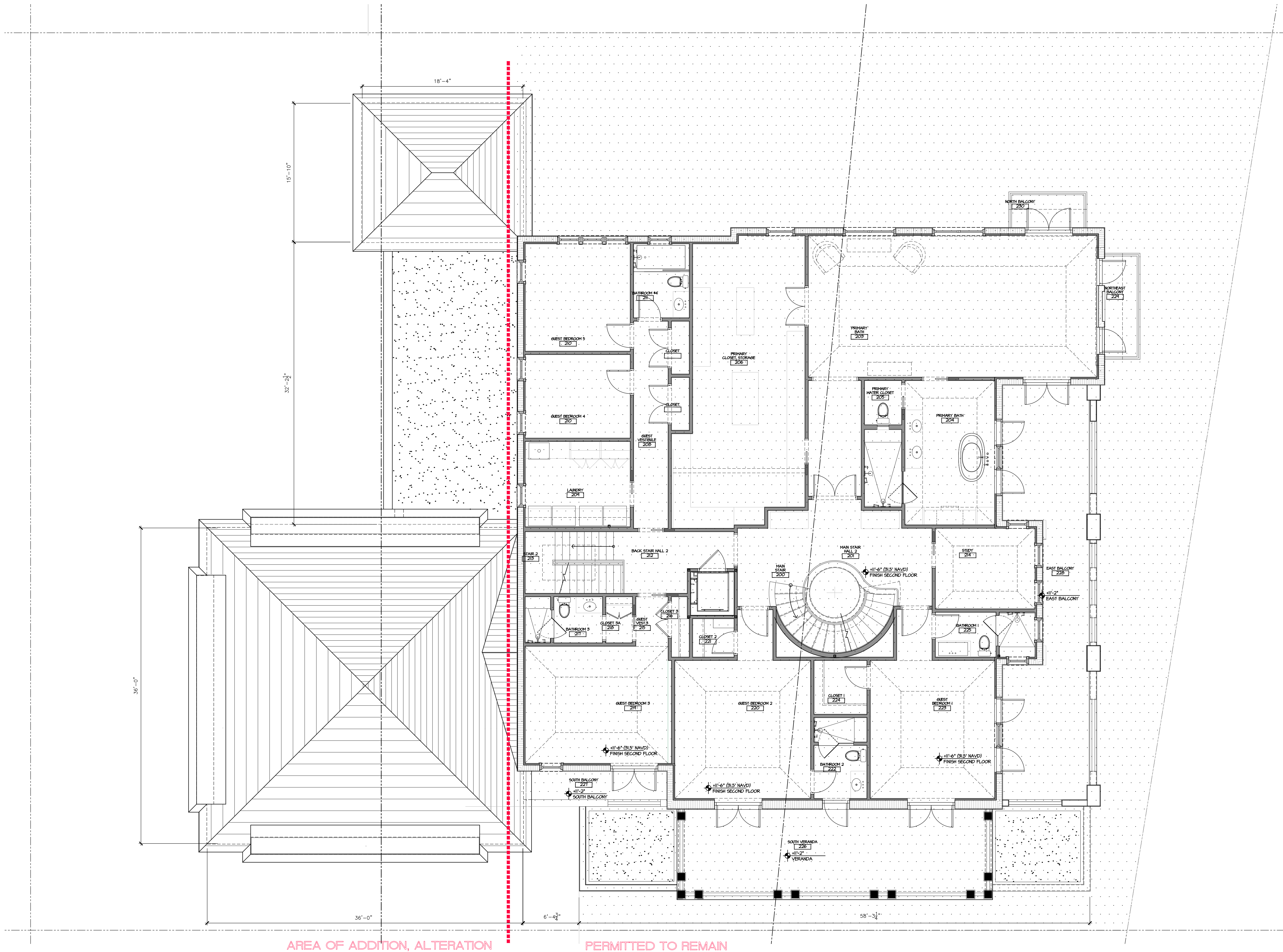
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STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785
DRAWING NO.

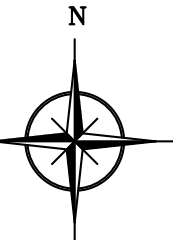
A-1.01 A

JOB NUMBER: 21-117



AREA OF ADDITION, ALTERATION PERMITTED TO REMAIN

PROPOSED SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"



PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

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: 01.10.2025

DRAWN: MJS

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• 11.26.2024 FIRST SUBMITTAL

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JANUARY 10, 2025
ARCOM ADDITION, ALTERATIONS
FINAL SUBMITTAL
ARC-24-0117

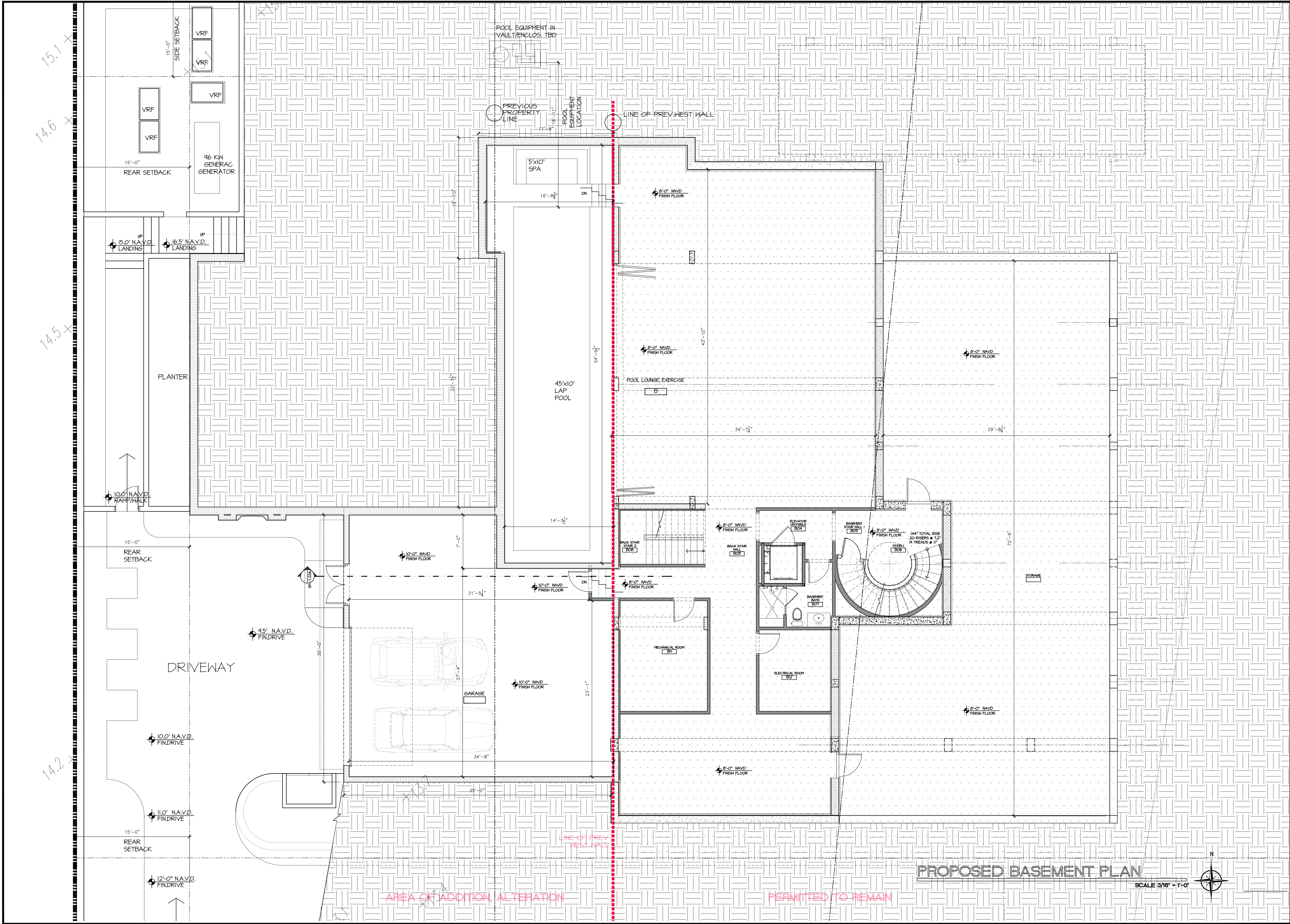
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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.02 A

JOB NUMBER: 21-117



PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-833-4101, LICENSE WA-C00014

DATE: 01.10.2025

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• 11.04.2024 ARCOM ADDITION REQUEST- PRE-APP

• 11.26.2024 FIRST SUBMITTAL

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• 01.10.2025 RESP. CMTS. 2ND SUBMITTAL-FINAL

JANUARY 10, 2025

ARCOM ADDITION, ALTERATIONS

FINAL SUBMITTAL

ARC-24-0117

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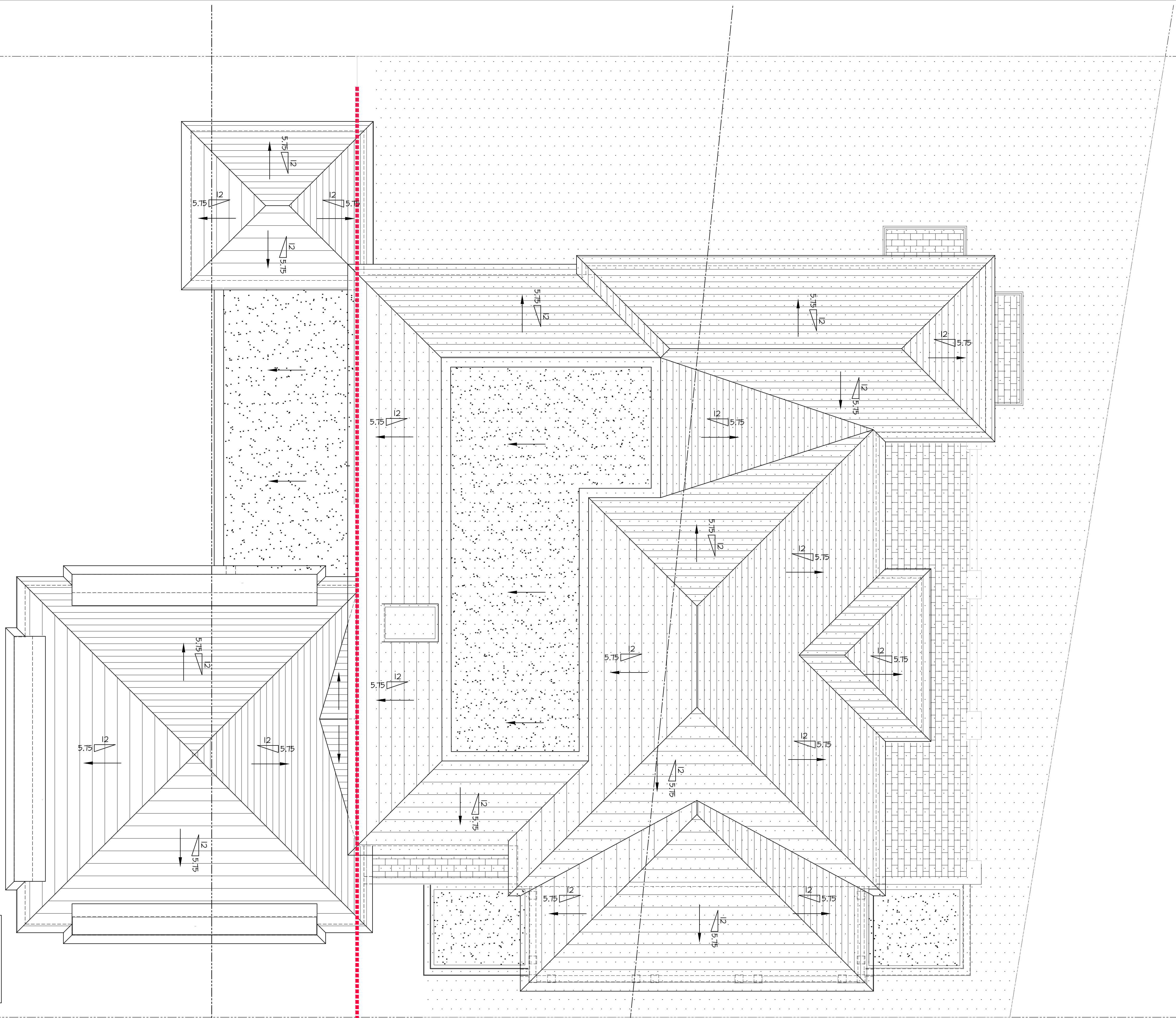
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

A-1.03 A

JOB NUMBER: 21-117



FLAT CONC. ROOF TILE SLURRY IS GLOSS WHITE ON PRE-ENGINEERED ROOF TRUSSES

TYPICAL 5.75:12 ROOF PITCH MAIN ROOF

ROOF JACKS TO BE COPPER AND LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO PLACEMENT

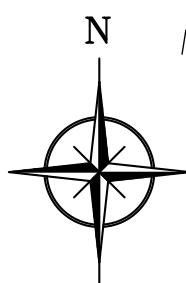
MODIFIED BIT. FLAT ROOF AREAS SLOPED TO DRAIN OR RUN OFF.

AREA OF ADDITION, ALTERATION

PERMITTED TO REMAIN

PROPOSED ROOF PLAN

SCALE 3/16" = 1'-0"



PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

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: 01.10.2025

DRAWN: MJS

REVISIONS:

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• 11.26.2024 FIRST SUBMITTAL

• 12.16.2024 SECOND SUBMITTAL

• 01.10.2025 RESP. CMTS. 2ND SUBMITTAL-FINAL

10.15.2024 TEAM MTG

ARCOM ADDITION, ALTERATIONS
FINAL SUBMITTAL
ARC-24-0117

JANUARY 10, 2025

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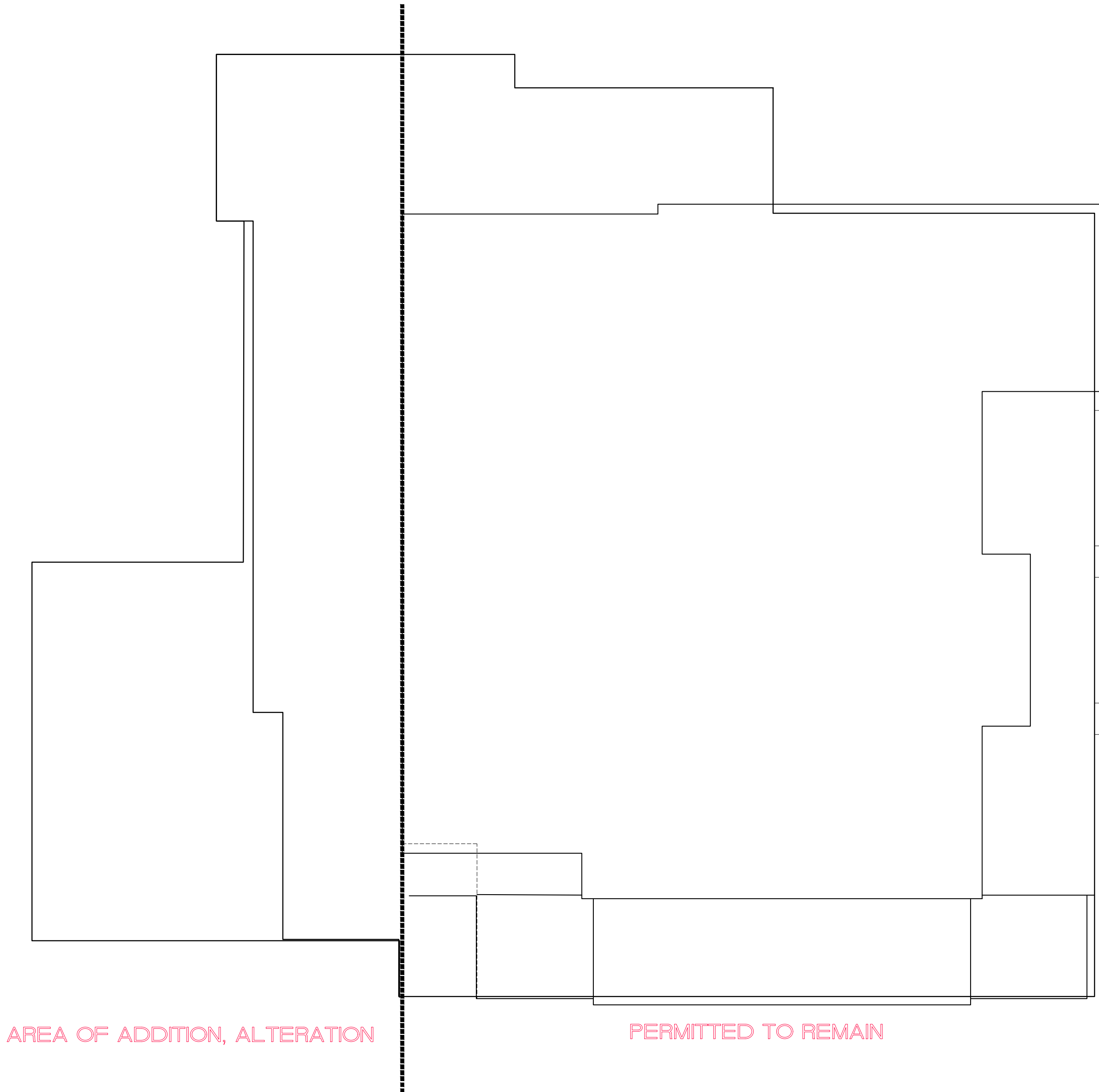
ROGER P. JANSSEN AR-14785

DRAWING NO.

A-1.04 A

JOB NUMBER:

21-117



FLOOR OVERLAY DIAGRAM

SCALE 1/8" = 1'-0"

PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C00174

DATE: 12.16.2024

DRAWN: MJS

REVISIONS:
• 11.04.2024 ARCOM ADDITION
REQUEST- PRE-APP

• 11.26.2024 FIRST SUBMITTAL

• 12.16.2024 SECOND SUBMITTAL

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10.15.2024 TEAM MTG

DECEMBER 16, 2024
ARCOM ADDITION, ALTERATIONS
SECOND SUBMITTAL
ARC-24-0117

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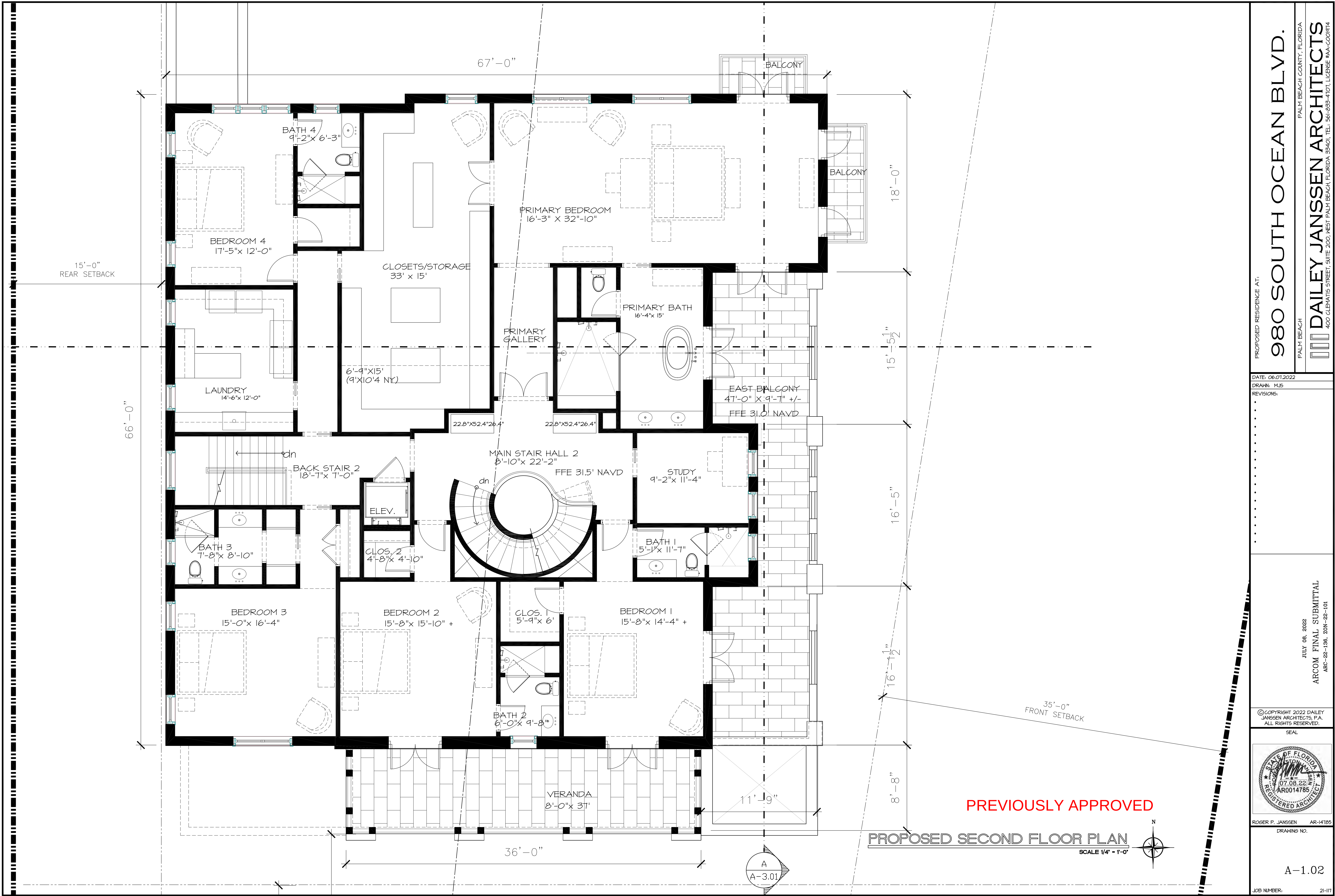
ROGER P. JANSSEN AR-14785

DRAWING NO.

OVERLAY
DIAGRAM

JOB NUMBER:

21-117



PROPOSED RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

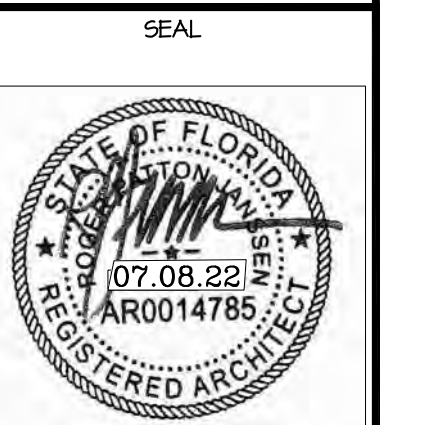
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DATE: 06.01.2022
DRAWN: MJS
REVISIONS:

JULY 08, 2022
ARCOM FINAL SUBMITTAL
ARC-22-136, ZON-22-101

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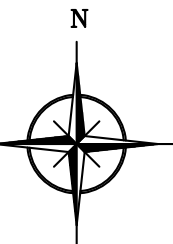


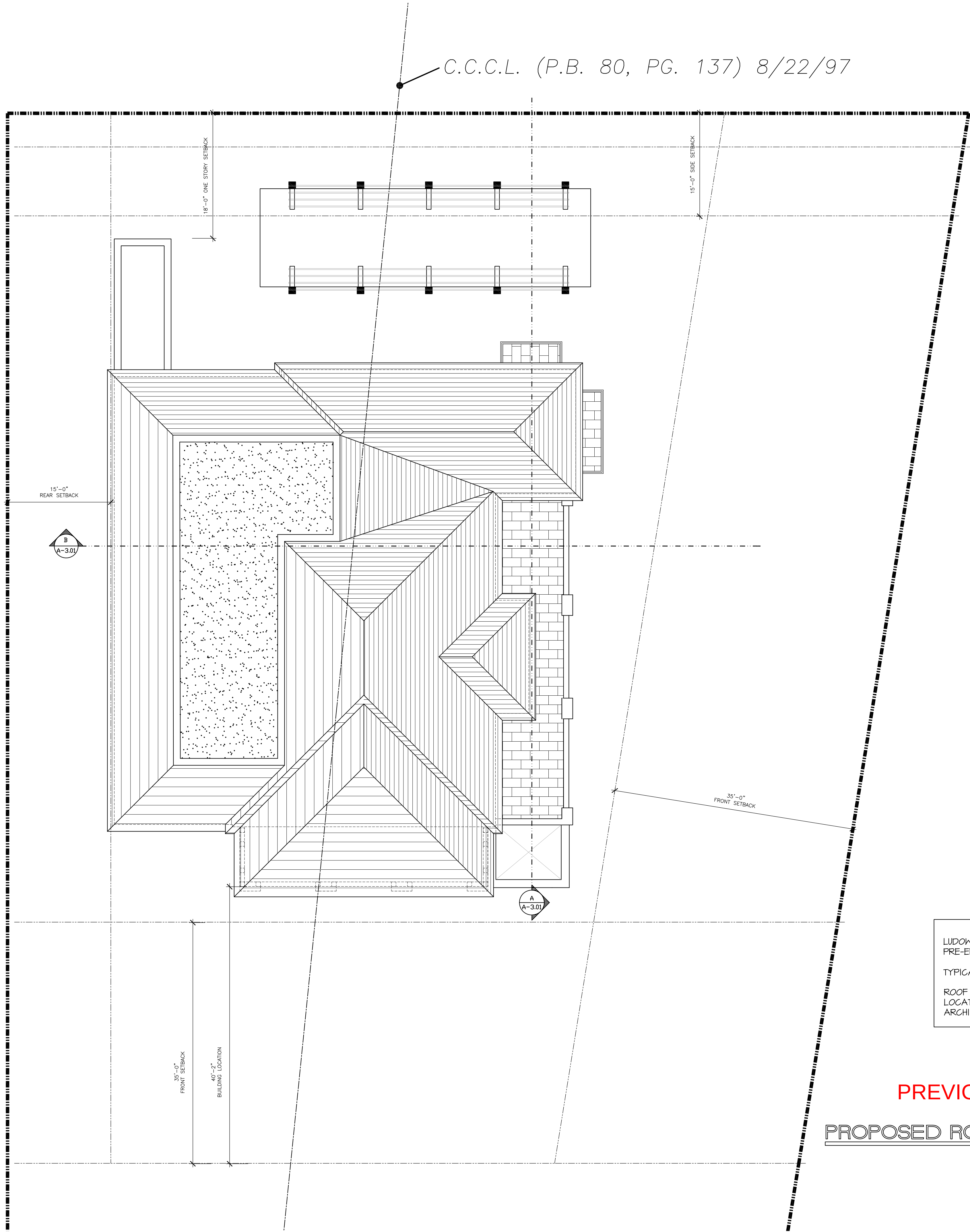
ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.02
JOB NUMBER: 21-117



SCALE 3/16" = 1'-0"





LUDOWICI CLASSIC 16 GLOSS WHITE ON
PRE-ENGINEERED ROOF TRUSSES

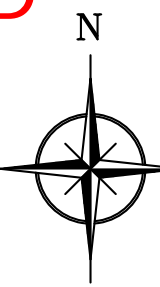
TYPICAL 5:12 ROOF PITCH MAIN ROOF

ROOF JACKS TO BE COPPER AND
LOCATIONS TO BE APPROVED BY
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PREVIOUSLY APPROVED

PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"



PROPOSED RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

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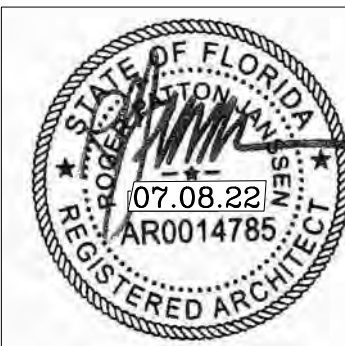
REVISIONS:

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JULY 08, 2022
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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.03

JOB NUMBER:

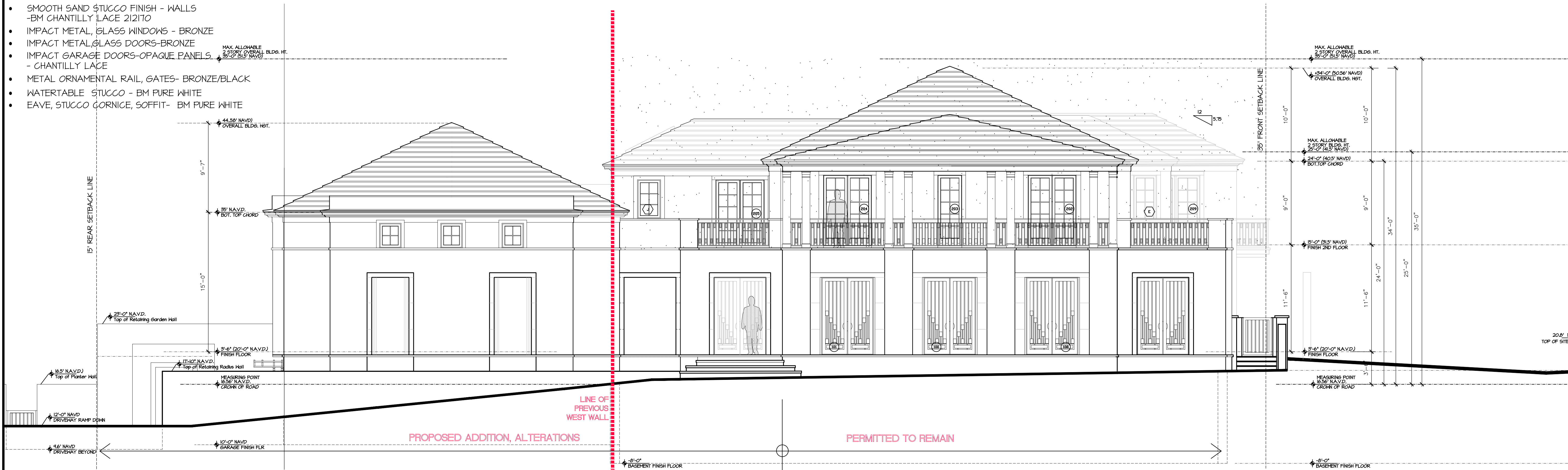
21-117

- FLAT ROOF TILE - WHITE SLURRY
- CORAL STONE TRIM, STUCCO PANELS
- SMOOTH SAND STUCCO FINISH - WALLS
-BM CHANTILLY LACE 212170
- IMPACT METAL, GLASS WINDOWS - BRONZE
- IMPACT METAL, GLASS DOORS- BRONZE
- IMPACT GARAGE DOORS- OPAQUE PANELS
- CHANTILLY LACE
- METAL ORNAMENTAL RAIL, GATES- BRONZE/BLACK
- WATERTABLE STUCCO - BM PURE WHITE
- EAVE, STUCCO CORNICE, SOFFIT- BM PURE WHITE

- FLAT ROOF TILE - WHITE SLURRY
- CORAL STONE TRIM, STUCCO PANELS
- SMOOTH SAND STUCCO FINISH - WALLS
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- CHANTILLY LACE
- METAL ORNAMENTAL RAIL, GATES- BRONZE/BLACK
- WATERTABLE STUCCO - BM PURE WHITE
- EAVE, STUCCO CORNICE, SOFFIT- BM PURE WHITE



PREVIOUSLY APPROVED
PERMITTED (ENTRY) SOUTH ELEVATION
SCALE 3/16" = 1'-0"



PROPOSED (ENTRY) SOUTH ELEVATION
SCALE 3/16" = 1'-0"

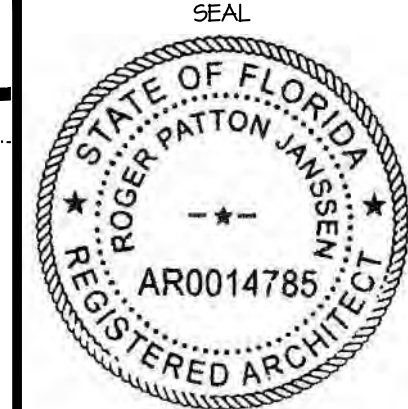
PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:
980 SOUTH OCEAN BLVD.

DAILEY JANSSEN ARCHITECTS
PALM BEACH COUNTY, FLORIDA
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C001714

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FINAL SUBMITTAL
ARC-24-0117

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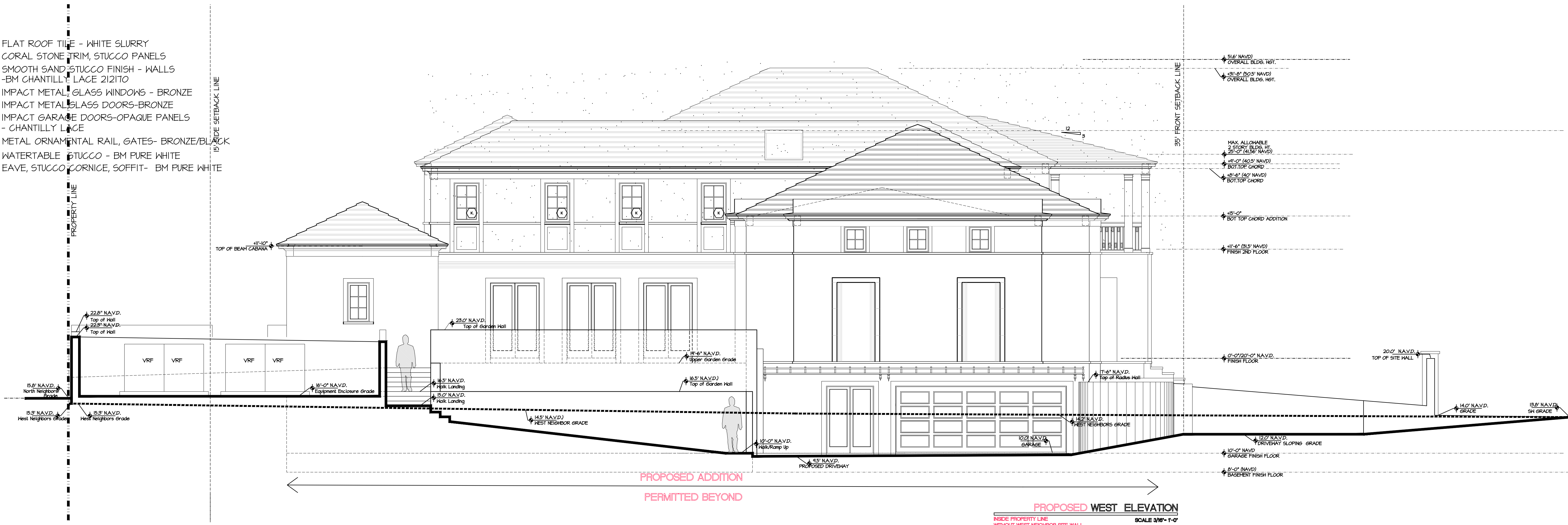


ROGER P. JANSSEN AR-14785
DRAWING NO.

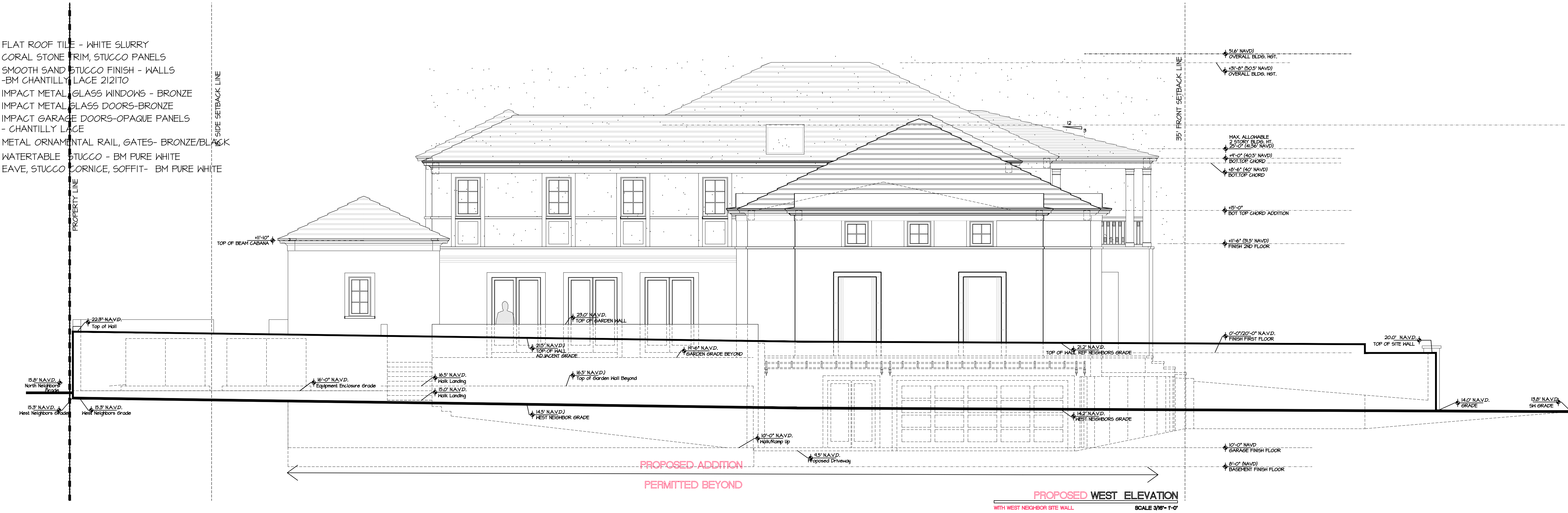
A-2.01 A

JOB NUMBER: 21-117

- FLAT ROOF TILE - WHITE SLURRY
- CORAL STONE TRIM, STUCCO PANELS
- SMOOTH SAND STUCCO FINISH - WALLS
-BM CHANTILLY LACE 212170
- IMPACT METAL GLASS WINDOWS - BRONZE
- IMPACT METAL GLASS DOORS-BRONZE
- IMPACT GARAGE DOORS-OPAQUE PANELS
- CHANTILLY LACE
- METAL ORNAMENTAL RAIL, GATES- BRONZE/BLACK
- WATERTABLE STUCCO - BM PURE WHITE
- EAVE, STUCCO CORNICE, SOFFIT- BM PURE WHITE



- FLAT ROOF TILE - WHITE SLURRY
- CORAL STONE TRIM, STUCCO PANELS
- SMOOTH SAND STUCCO FINISH - WALLS
-BM CHANTILLY LACE 212170
- IMPACT METAL GLASS WINDOWS - BRONZE
- IMPACT METAL GLASS DOORS-BRONZE
- IMPACT GARAGE DOORS-OPAQUE PANELS
- CHANTILLY LACE
- METAL ORNAMENTAL RAIL, GATES- BRONZE/BLACK
- WATERTABLE STUCCO - BM PURE WHITE
- EAVE, STUCCO CORNICE, SOFFIT- BM PURE WHITE



980 SOUTH OCEAN BLVD.

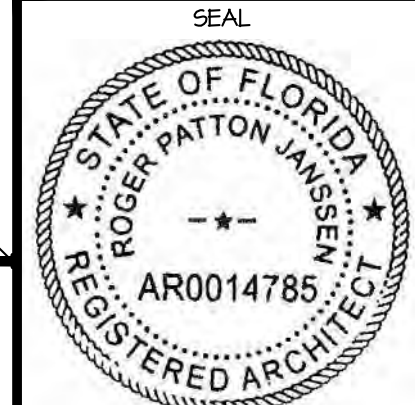
DAILEY JANSSEN ARCHITECTS
PALM BEACH COUNTY, FLORIDA
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C001714

PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

DATE: 01.10.2025
DRAWN: MJS
REVISIONS:
• 11.04.2024 ARCOM ADDITION REQUEST- PRE-APP
• 11.26.2024 FIRST SUBMITTAL
• 12.16.2024 SECOND SUBMITTAL
• 01.10.2025 RESP. CMTS. 2ND SUBMITTAL-FINAL

JANUARY 10, 2025
ARCOM ADDITION, ALTERATIONS
FINAL SUBMITTAL
ARC-24-0117

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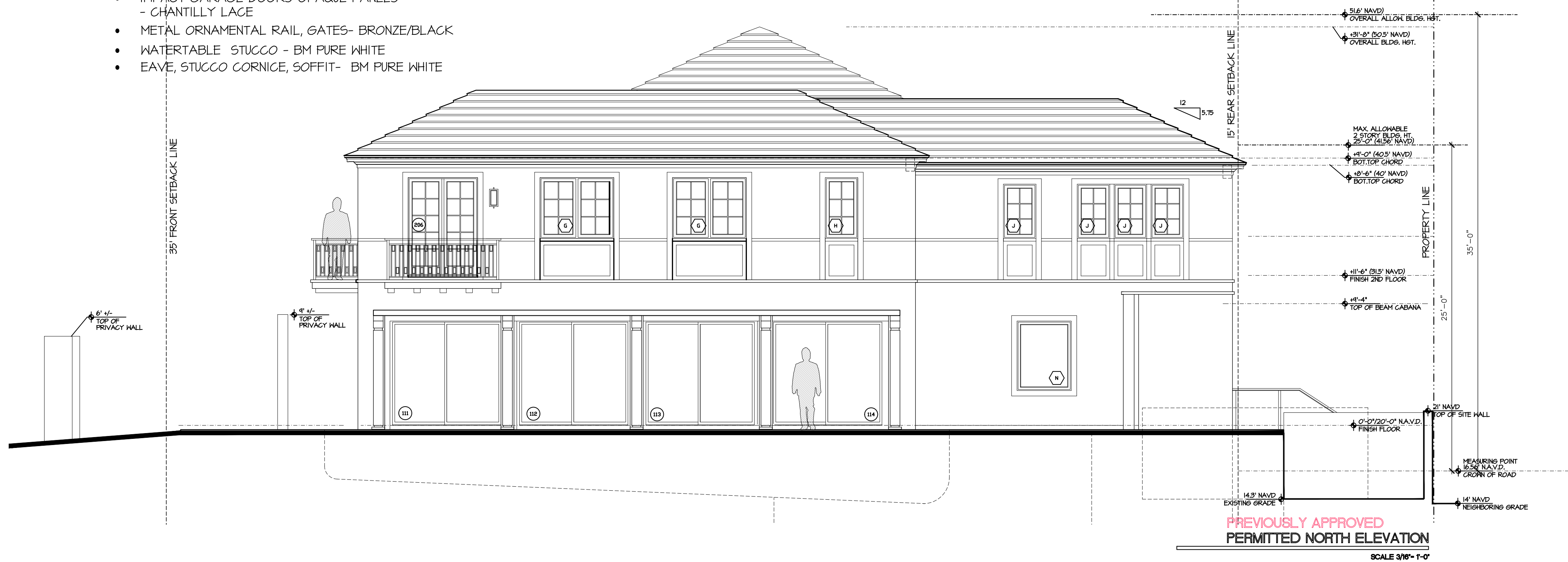


ROGER P. JANSSEN AR-14785
DRAWING NO.

A-2.02 B

JOB NUMBER: 21-117

- FLAT ROOF TILE - WHITE SLURRY
- CORAL STONE TRIM, STUCCO PANELS
- SMOOTH SAND STUCCO FINISH - WALLS -BM CHANTILLY LACE 212170
- IMPACT METAL, GLASS WINDOWS - BRONZE
- IMPACT METAL, GLASS DOORS - BRONZE
- IMPACT GARAGE DOORS - OPAQUE PANELS - CHANTILLY LACE
- METAL ORNAMENTAL RAIL, GATES - BRONZE/BLACK
- WATERTABLE STUCCO - BM PURE WHITE
- EAVE, STUCCO CORNICE, SOFFIT - BM PURE WHITE



- FLAT ROOF TILE - WHITE SLURRY
- CORAL STONE TRIM, STUCCO PANELS
- SMOOTH SAND STUCCO FINISH - WALLS -BM CHANTILLY LACE 212170
- IMPACT METAL, GLASS WINDOWS - BRONZE
- IMPACT METAL, GLASS DOORS - BRONZE
- IMPACT GARAGE DOORS - OPAQUE PANELS - CHANTILLY LACE
- METAL ORNAMENTAL RAIL, GATES - BRONZE/BLACK
- WATERTABLE STUCCO - BM PURE WHITE
- EAVE, STUCCO CORNICE, SOFFIT - BM PURE WHITE



PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 01.10.2025
DRAWN: MJS

REVISIONS:
• 11.04.2024 ARCOM ADDITION REQUEST - PRE-APP

• 11.26.2024 FIRST SUBMITTAL

• 12.16.2024 SECOND SUBMITTAL

• 01.10.2025 RESP. CMTS. 2ND SUBMITTAL-FINAL

10/8/2024

JANUARY 10, 2025
ARCOM ADDITION, ALTERATIONS
FINAL SUBMITTAL
ARC-24-0117

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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-2.03 A

JOB NUMBER: 21-117

- FLAT ROOF TILE - WHITE SLURRY
- CORAL STONE TRIM, STUCCO PANELS
- SMOOTH SAND STUCCO FINISH - WALLS
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- IMPACT METAL, GLASS WINDOWS - BRONZE
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- - CHANTILLY LACE
- METAL ORNAMENTAL RAIL, GATES - BRONZE/BLACK
- WATERTABLE STUCCO - BM PURE WHITE
- EAVE, STUCCO CORNICE, SOFFIT - BM PURE WHITE

35' FRONT SETBACK LINE



PREVIOUSLY APPROVED
PERMITTED EAST ELEVATION

SCALE 3/16" = 1'-0"

- FLAT ROOF TILE - WHITE SLURRY
- CORAL STONE TRIM, STUCCO PANELS
- SMOOTH SAND STUCCO FINISH - WALLS
- -BM CHANTILLY LACE 212170
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- - CHANTILLY LACE
- METAL ORNAMENTAL RAIL, GATES - BRONZE/BLACK
- WATERTABLE STUCCO - BM PURE WHITE
- EAVE, STUCCO CORNICE, SOFFIT - BM PURE WHITE

35' FRONT SETBACK LINE



LINE OF
PREVIOUS
WEST WALL

PROPOSED ADDITION BEYOND
POOL TO REMAIN

PROPOSED EAST ELEVATION

SCALE 3/16" = 1'-0"

PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

DATE: 01.10.2025

DRAWN: MJS

REVISIONS:

• 11.04.2024 ARCOM ADDITION
REQUEST - PRE-APP

• 11.26.2024 FIRST SUBMITTAL

• 12.16.2024 SECOND SUBMITTAL

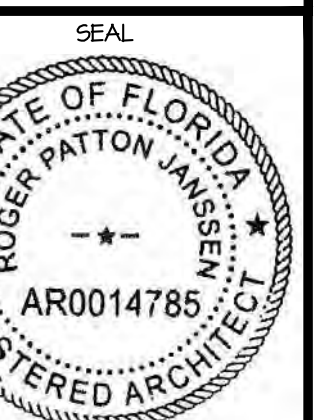
• 01.10.2025 RESP. CMTS. 2ND
SUBMITTAL-FINAL

10R2024

ARCOM ADDITION, ALTERATIONS
FINAL SUBMITTAL
ARC-24-0117

JANUARY 10, 2025

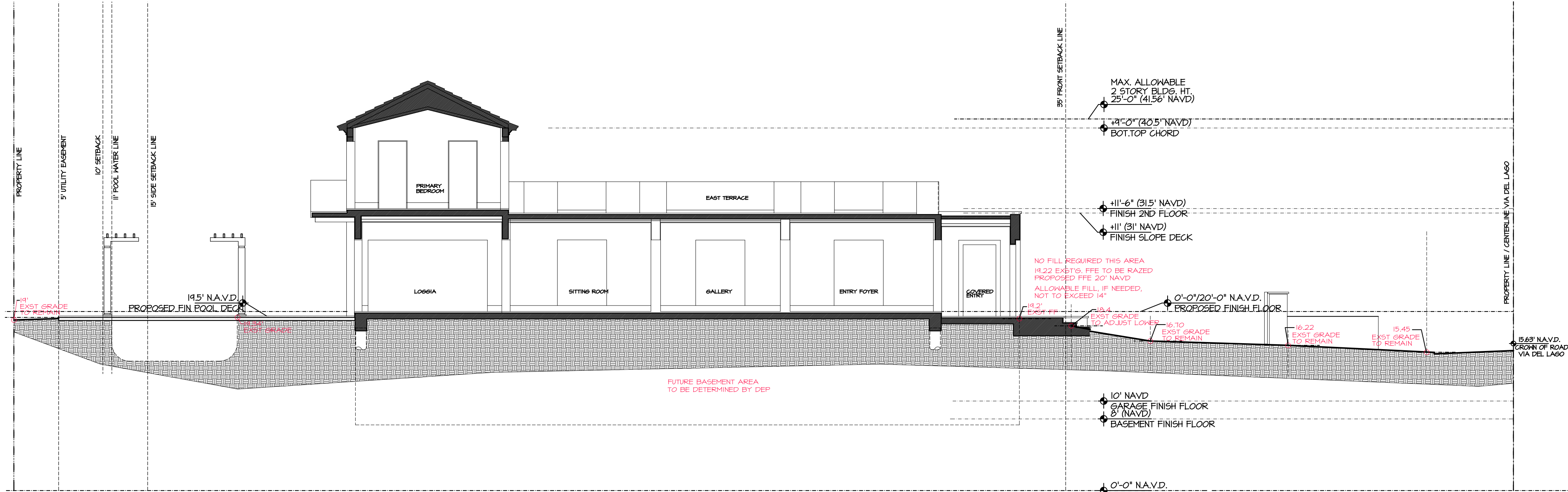
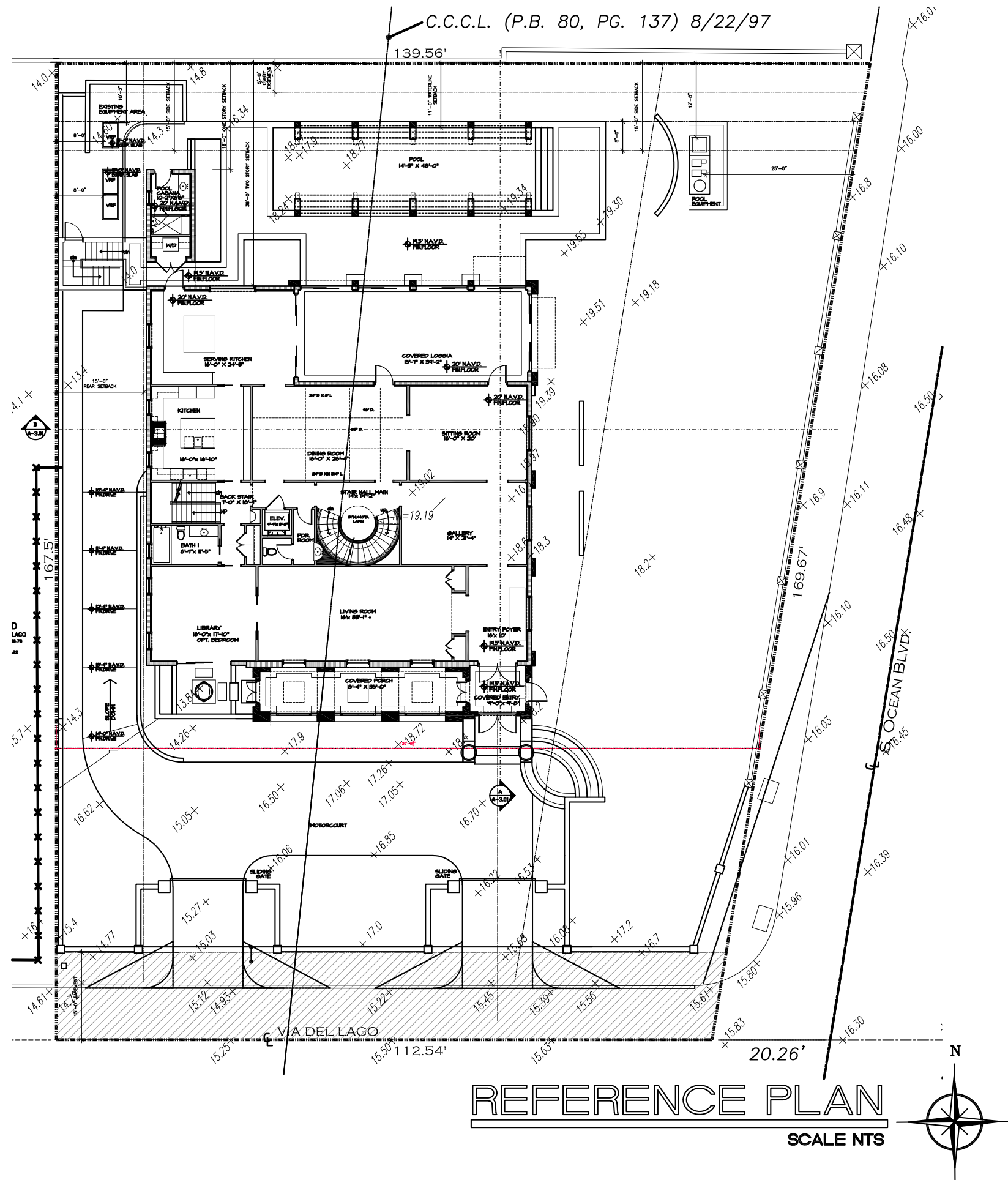
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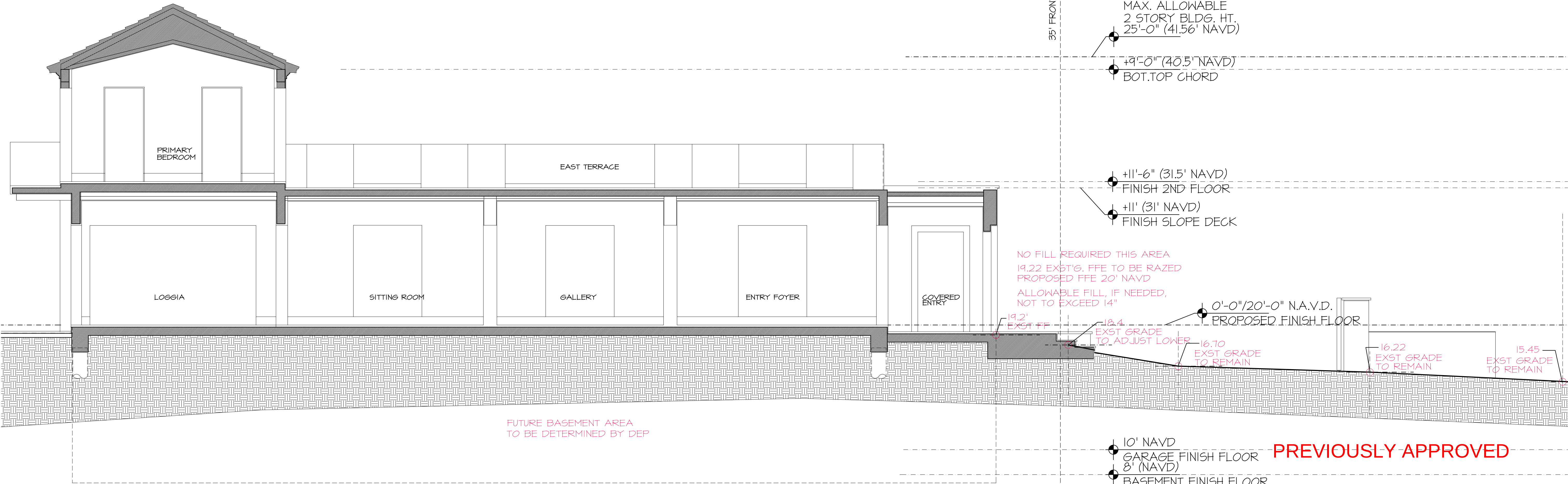
ROGER P. JANSSEN AR-14785
DRAWING NO.

A-2.04A

JOB NUMBER: 21-117



A NORTH SOUTH SITE SECTION
REFERENCE
SCALE 1/8" = 1'-0"



A NORTH SOUTH SITE SECTION
ENLARGED
SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

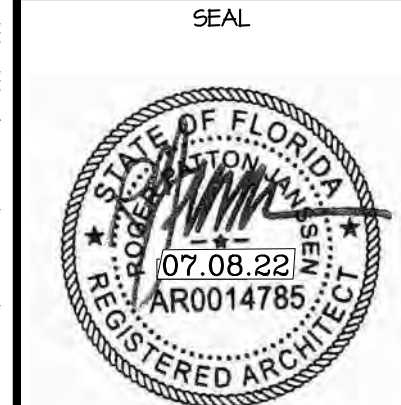
980 SOUTH OCEAN BLVD.

DAILEY JANSSEN ARCHITECTS
PALM BEACH COUNTY, FLORIDA
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00174

DATE: 06.01.2022
DRAWN: MJS
REVISIONS:

JULY 08, 2022
ARCOM FINAL SUBMITTAL
ARC-22-136, 20N-22-101

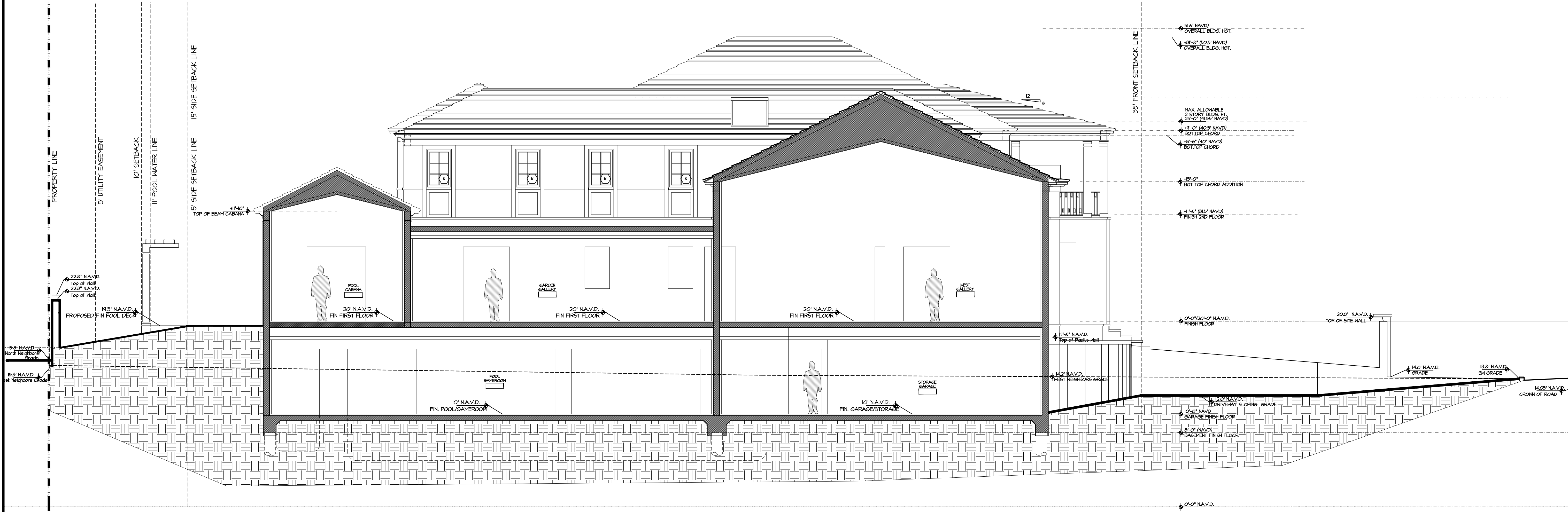
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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-3.01

JOB NUMBER: 21-117



1 NORTH SOUTH SITE SECTION
SCALE 1/8" = 1'-0"

PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 01.10.2025

DRAWN: MJS

REVISIONS:

• 11.04.2024 ARCOM ADDITION REQUEST- PRE-APP

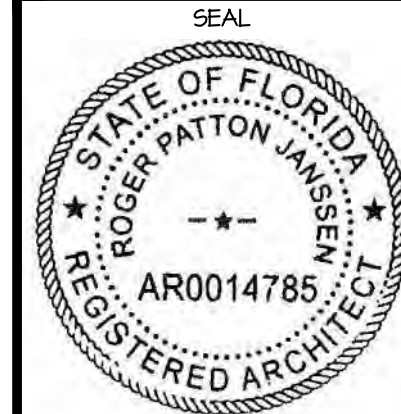
• 11.26.2024 FIRST SUBMITTAL

• 12.16.2024 SECOND SUBMITTAL

• 01.10.2025 RESP. CMTS. 2ND SUBMITTAL-FINAL

JANUARY 10, 2025
ARCOM ADDITION, ALTERATIONS
FINAL SUBMITTAL
ARC-24-0117

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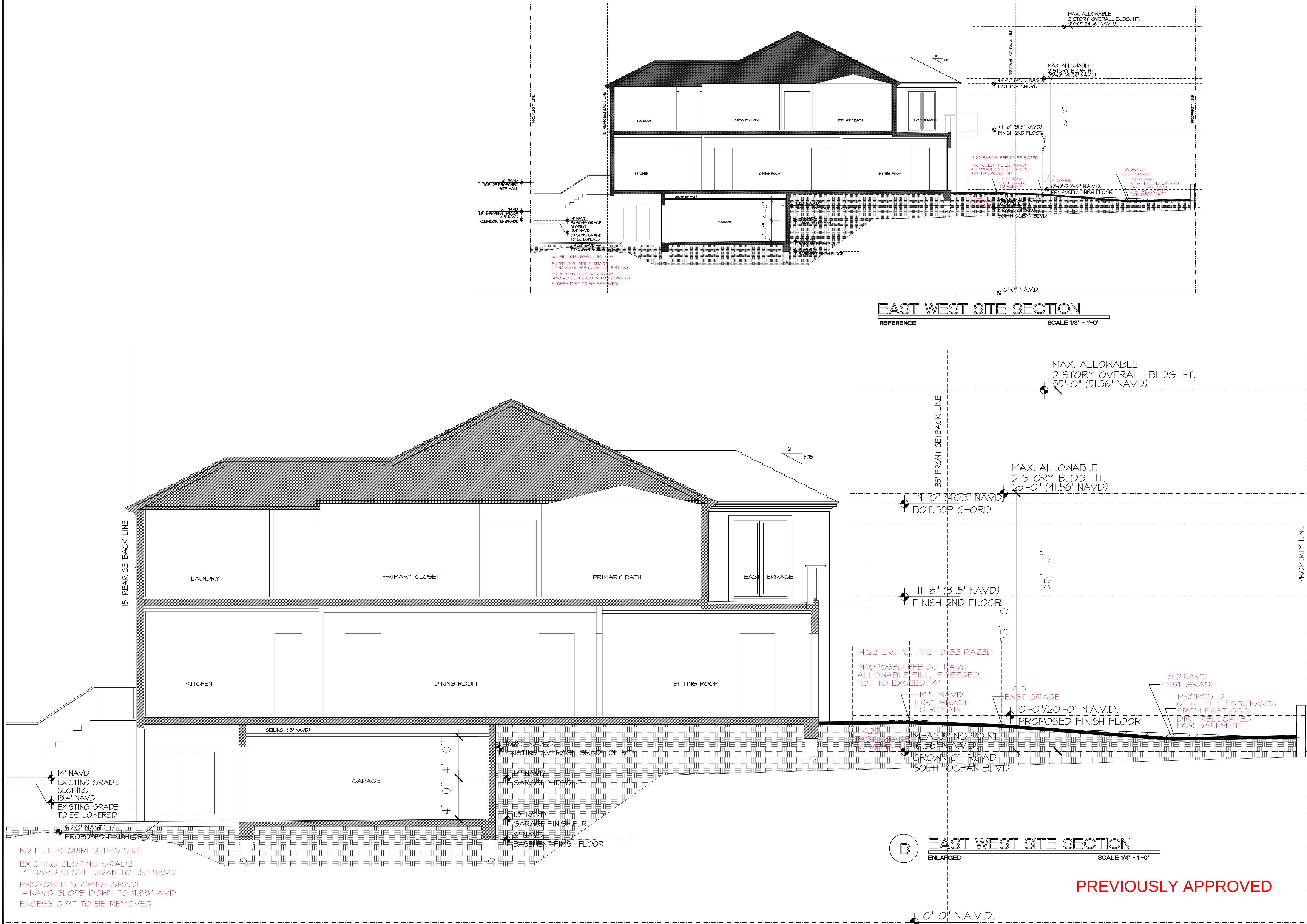
ROGER P. JANSSEN AR-14785

DRAWING NO.

A-3.01 A

JOB NUMBER:

21-117



PROPOSED RESIDENCE AT:

980 SOUTH OCEAN BLVD.

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-C001474

DATE: 06.01.2022

DRAWN: MJS

REVISIONS:

JULY 08, 2022

ARCOM FINAL SUBMITTAL

ARC-22-136, 20N-22-101

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SEAL

ROGER P. JANSSEN AR-14785

DRAWING NO.

A-3.02

JOB NUMBER: 21-HIT



PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

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: 01.10.2025
DRAWN: MJS
REVISIONS:
• 11.04.2024 ARCOM ADDITION REQUEST- PRE-APP
• 11.26.2024 FIRST SUBMITTAL
• 12.16.2024 SECOND SUBMITTAL
• 01.10.2025 RESP. CMTS. 2ND SUBMITTAL-FINAL

ADDITION SD 07192024
ADDITION SD 09122024

JANUARY 10, 2025
ARCOM ADDITION, ALTERATION
FINAL SUBMITTAL
ARC-24-0117

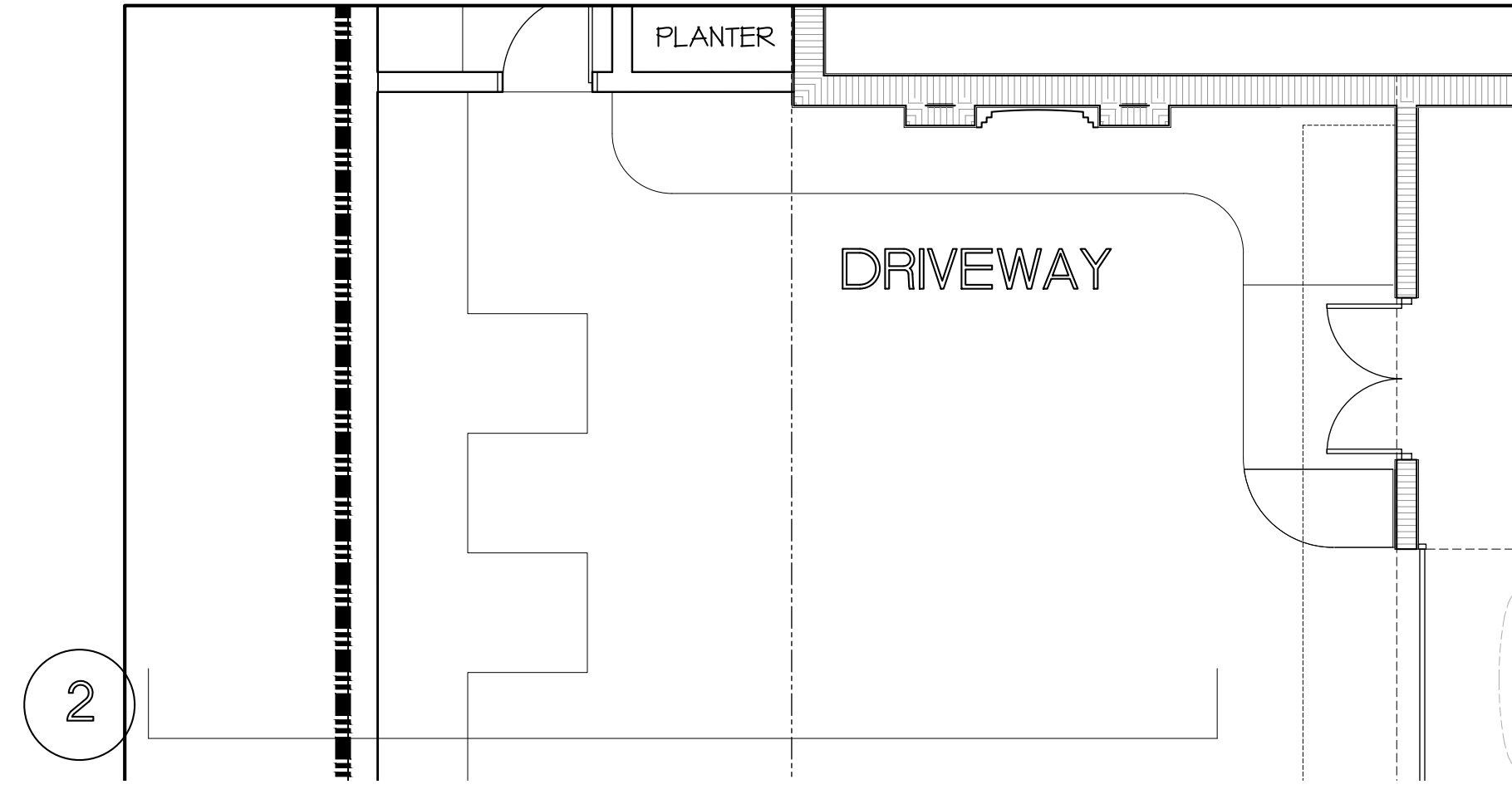
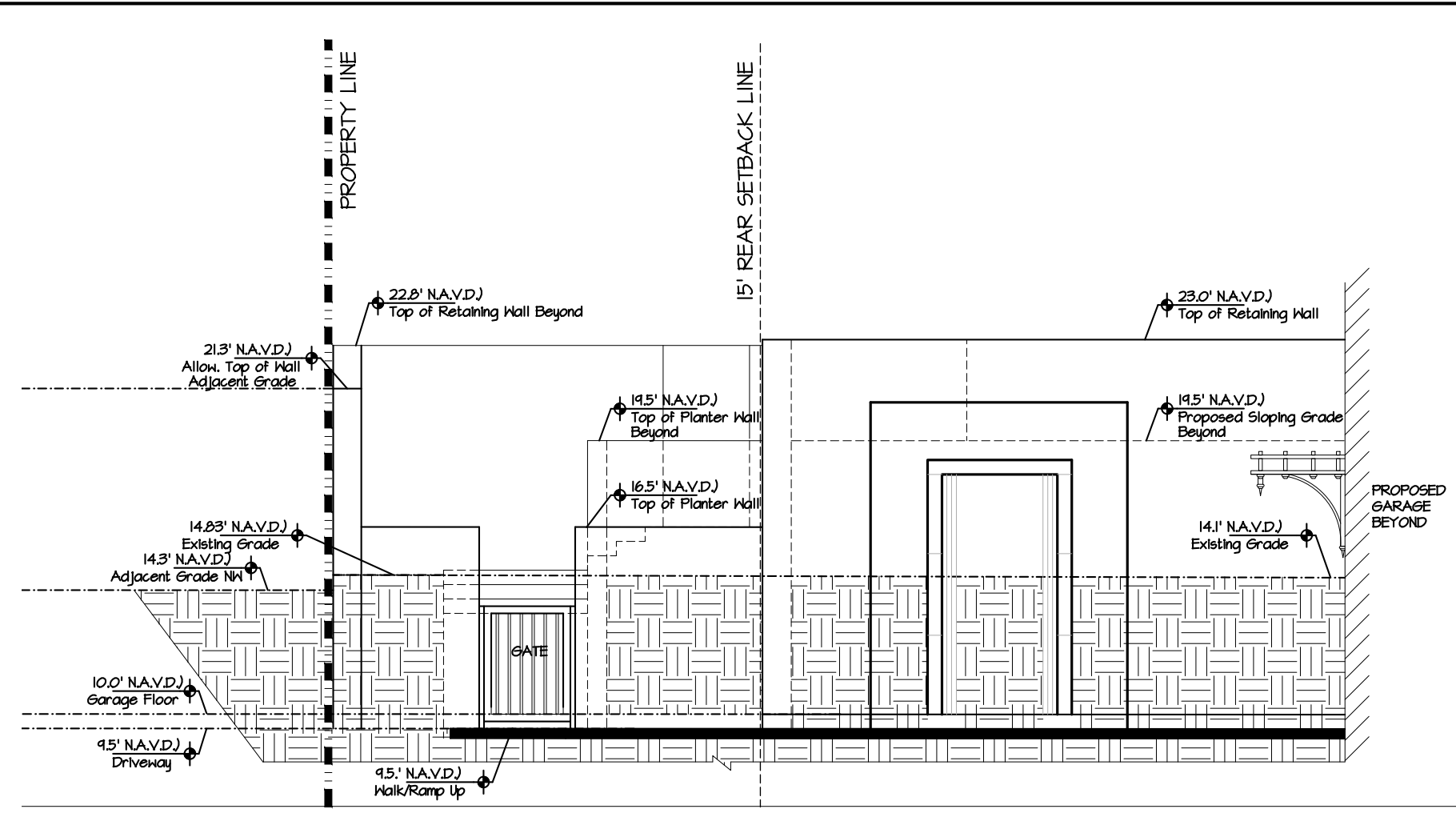
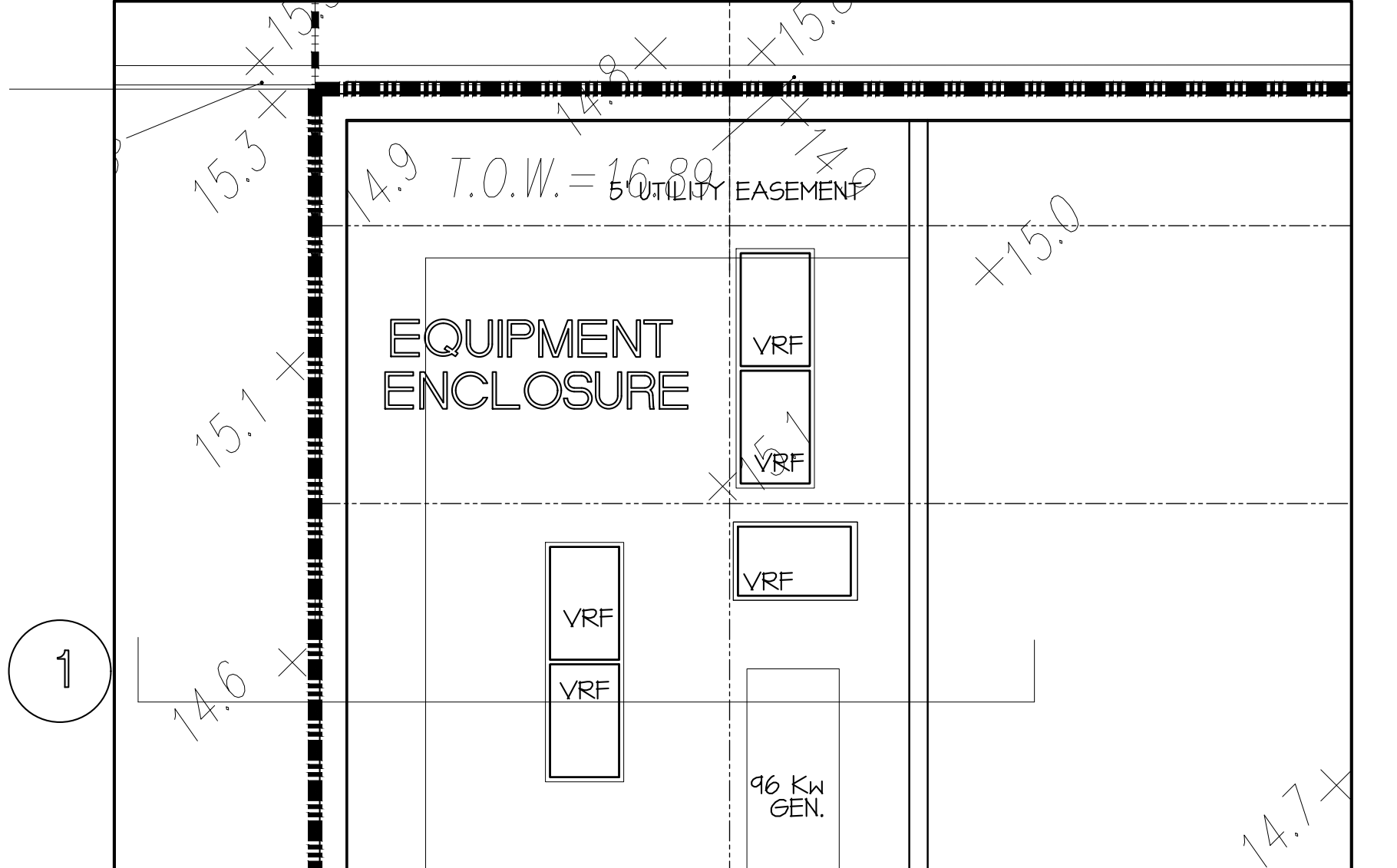
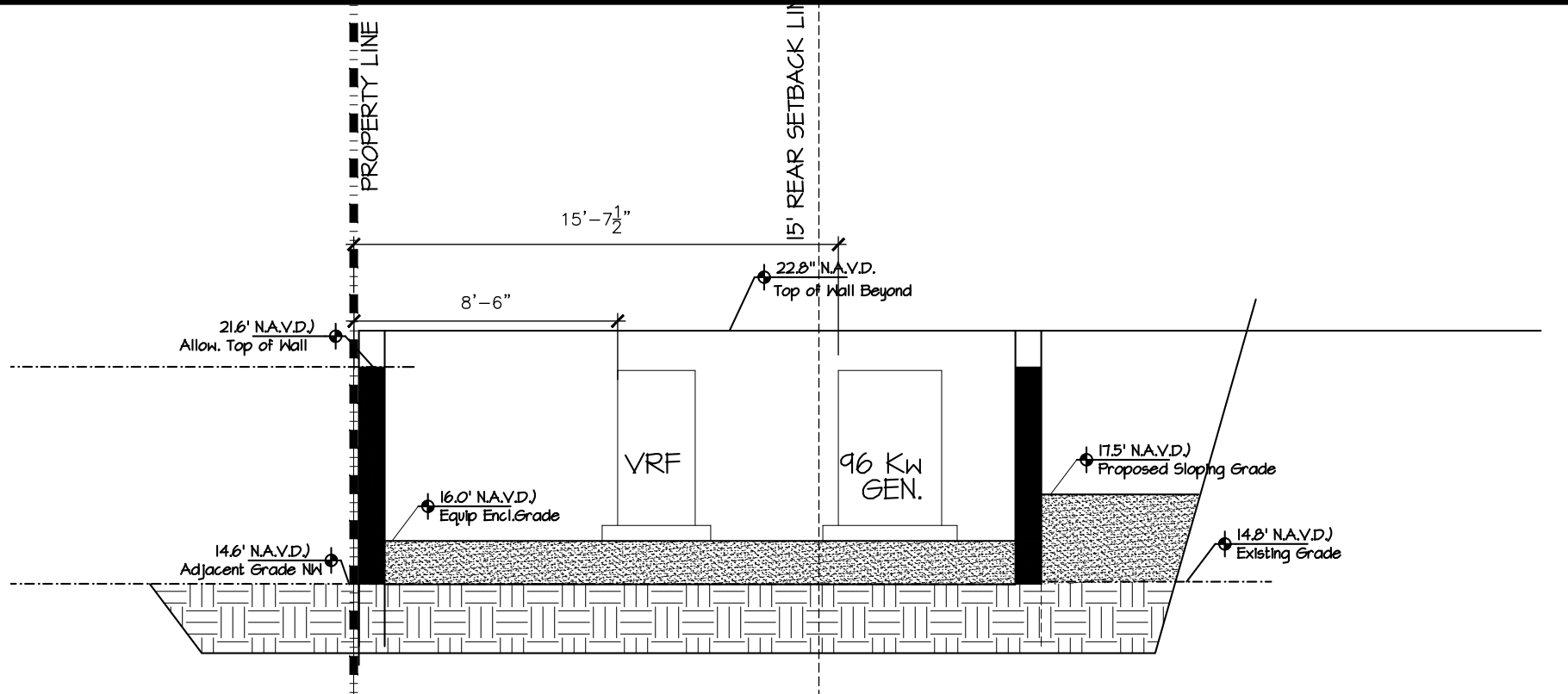
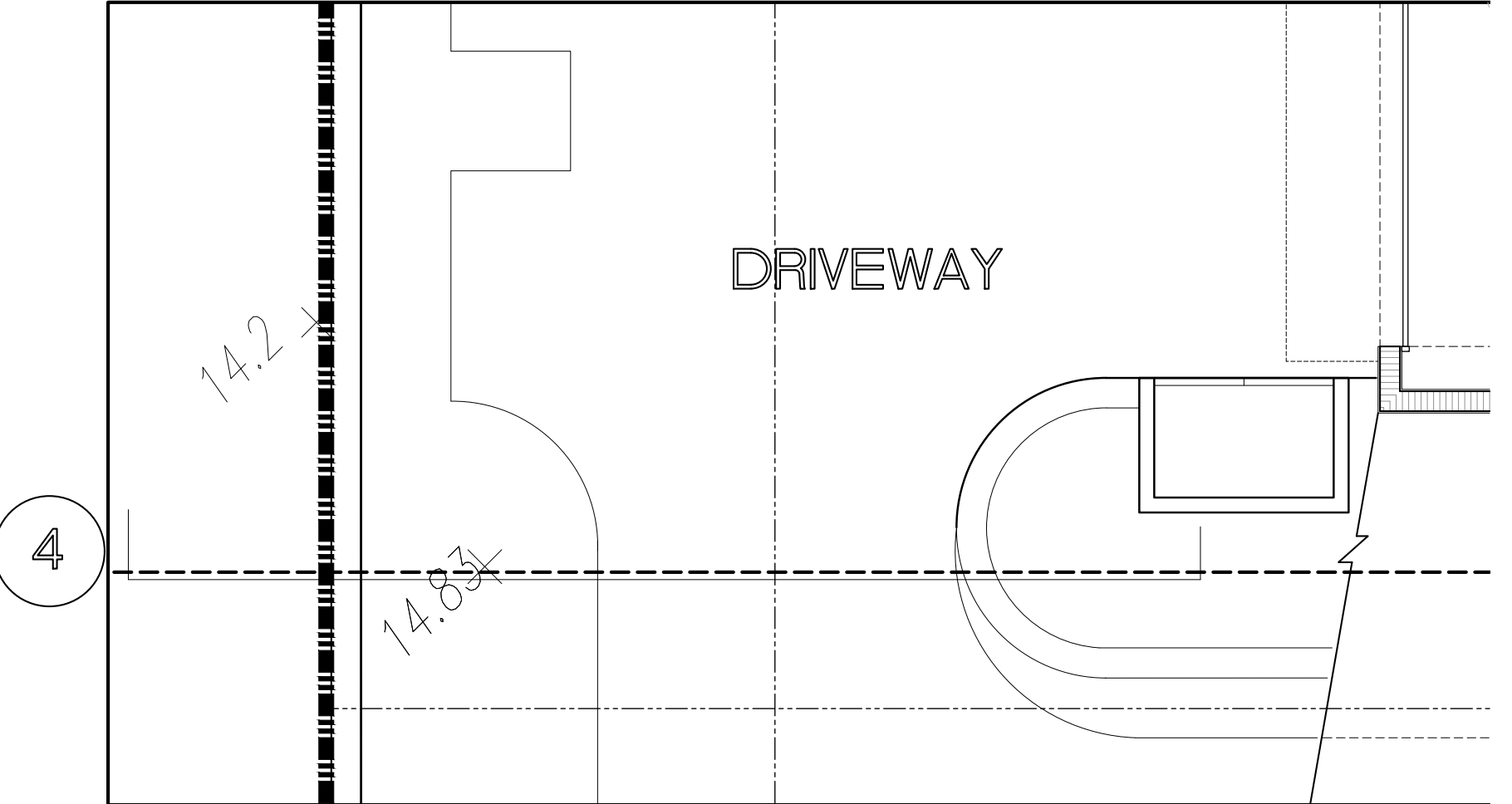
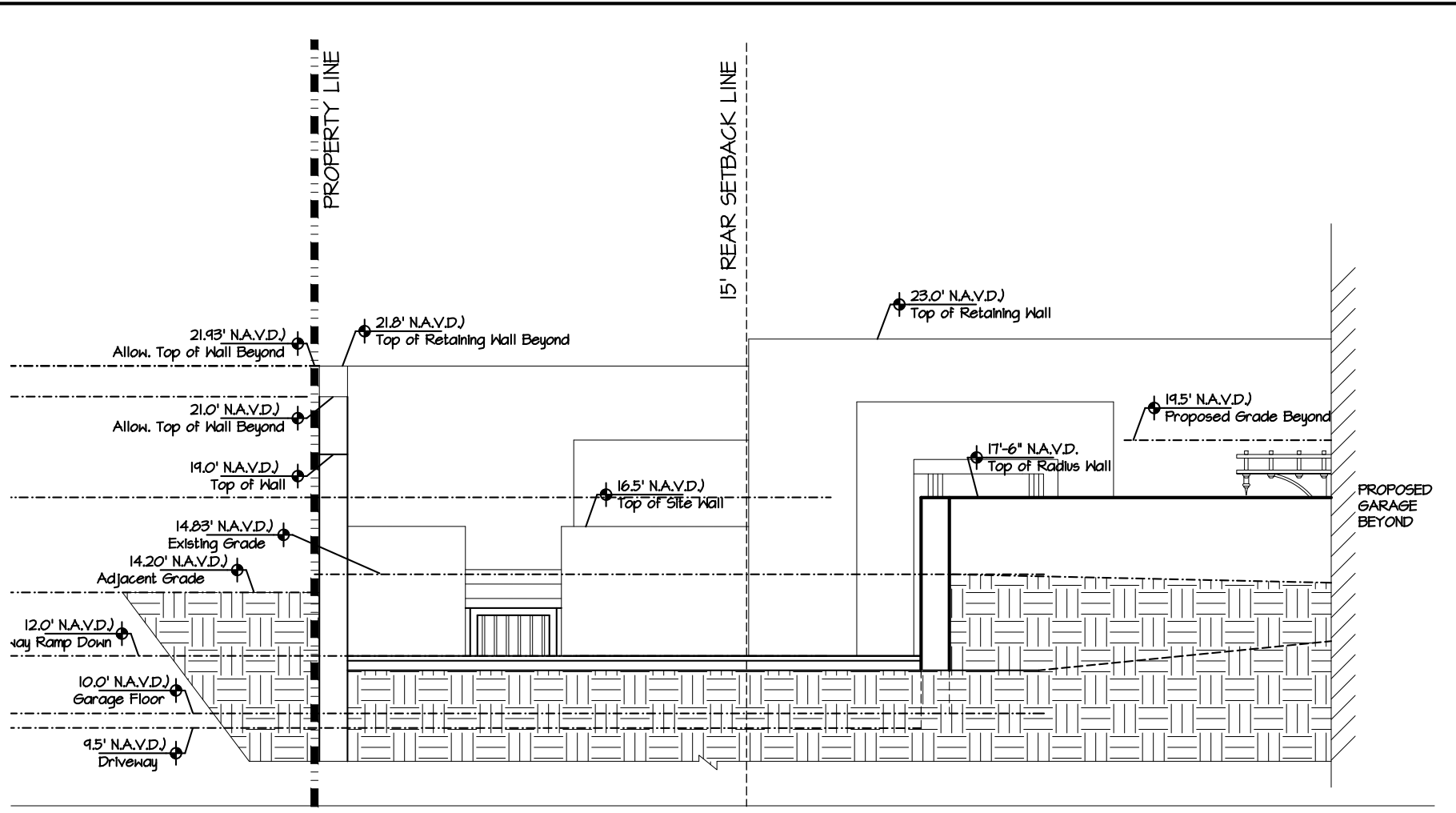
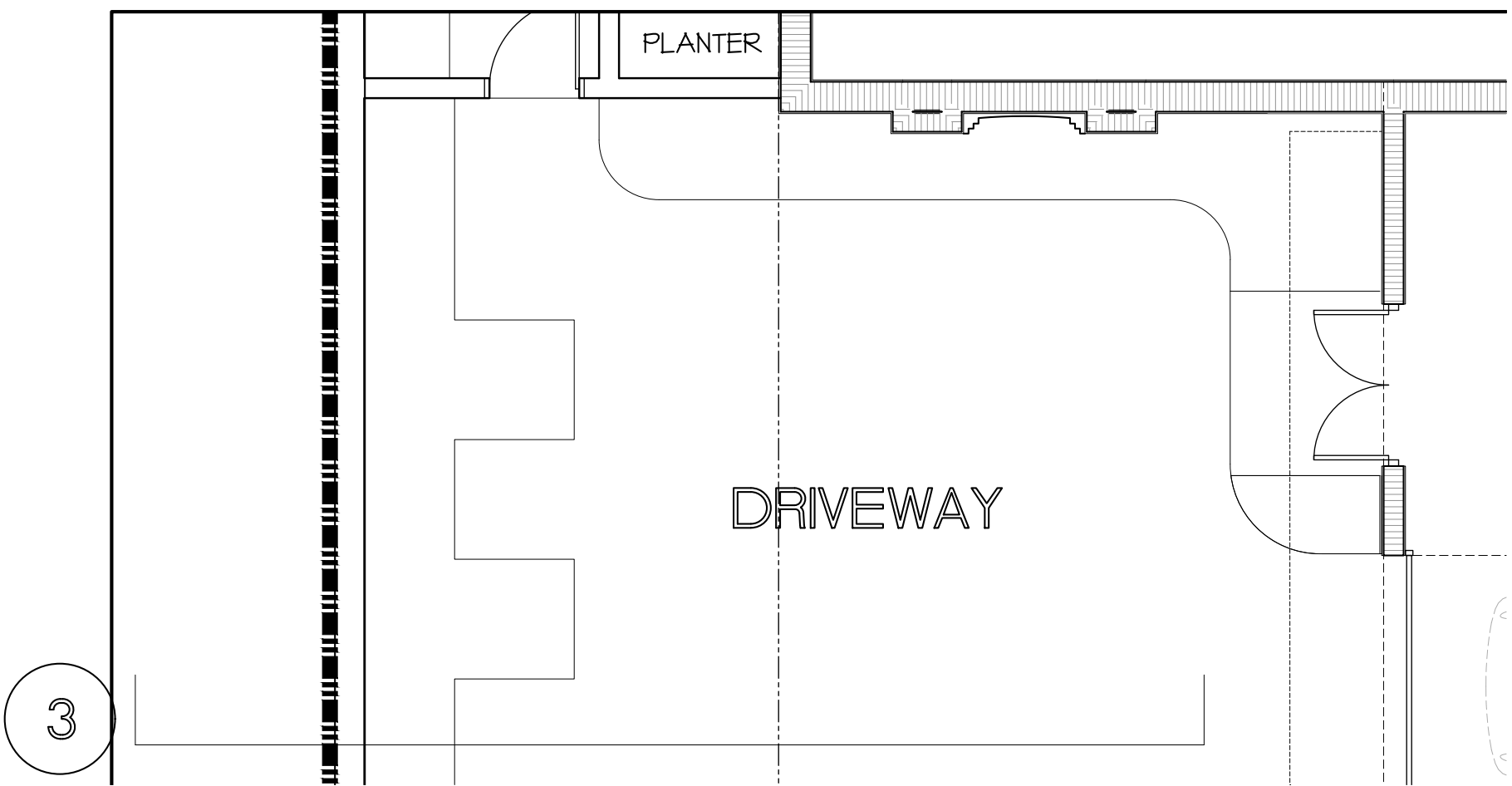
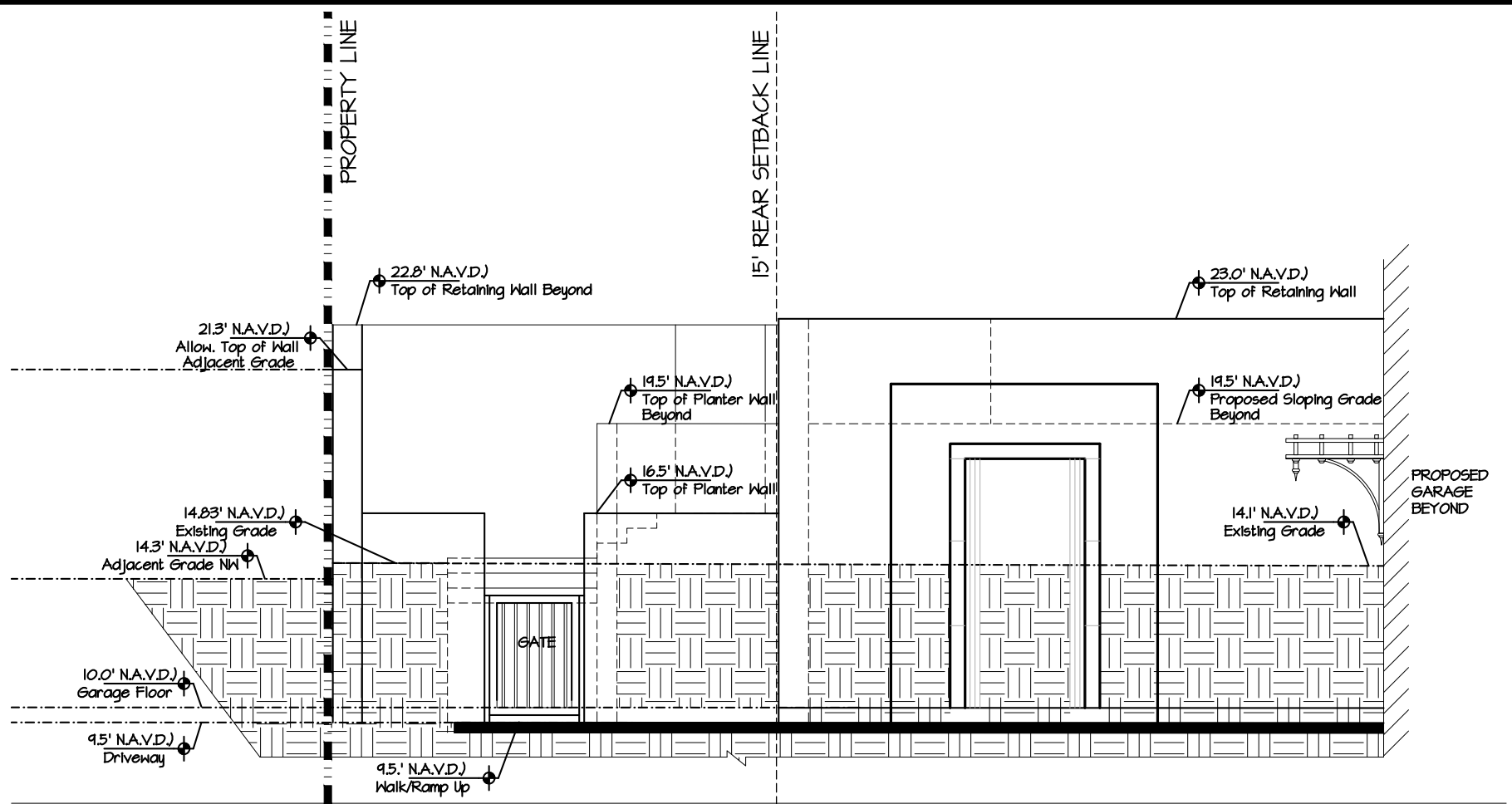
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SEAL
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER P. JANSSEN
AR0014785
AR-14785

ROGER P. JANSSEN AR-14785
DRAWING NO.

A-3.02 A

JOB NUMBER: 21-117



PROPOSED WEST SITE WALL DETAILS

SCALE 3/16"= 1'-0"

PROPOSED ADDITION, ALTERATION MODIFICATIONS TO RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4107, LICENSE #AA-C00174

DATE: 01.10.2025

DRAWN: MJS

REVISIONS:

11.04.2024 ARCOM ADDITION REQUEST- PRE-APP

11.26.2024 FIRST SUBMITTAL

12.16.2024 SECOND SUBMITTAL

01.10.2025 RESP. CMTS. 2ND SUBMITTAL-FINAL

JANUARY 10, 2025
ARCOM ADDITION, ALTERATIONS
FINAL SUBMITTAL
ARC-24-0117

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ROGER P. JANSSEN AR-14785

DRAWING NO.

A-3.04A

JOB NUMBER: 21-117

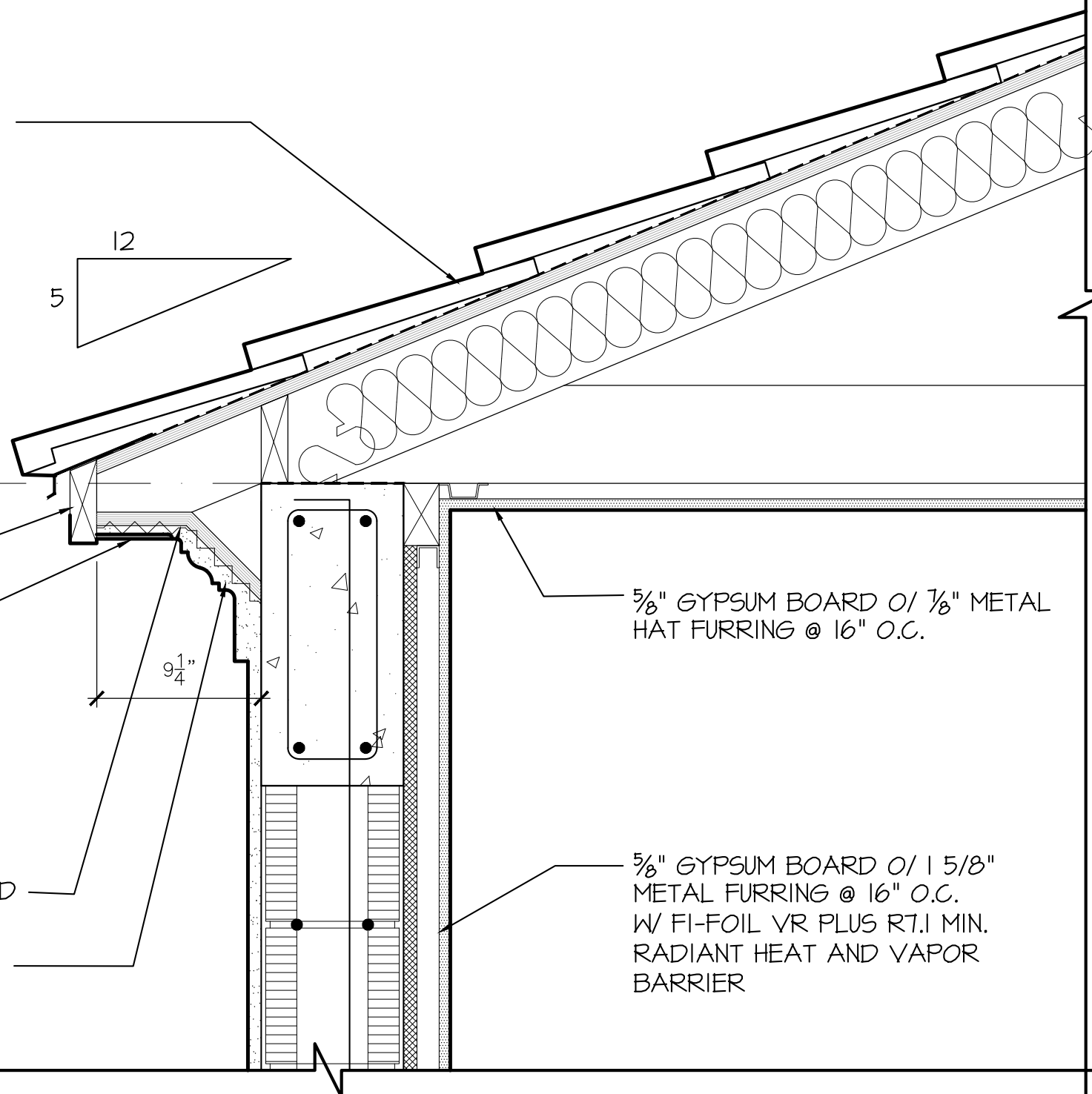
LUDOWICI CLASSIC 16 FLAT CONCRETE
ROOF TILE - INSTALL PER
MANUFACTURERS SPECIFICATIONS AND
FLORIDA PRODUCT APPROVAL

VARIES
TOP OF BEAM

2"x4" CYPRESS FASCIA - FASTEN
TO RAFTERS W/ #8X3" S.S. TRIM
SCREWS (2) @ EACH RAFTER
STUCCO DRIP EDGE

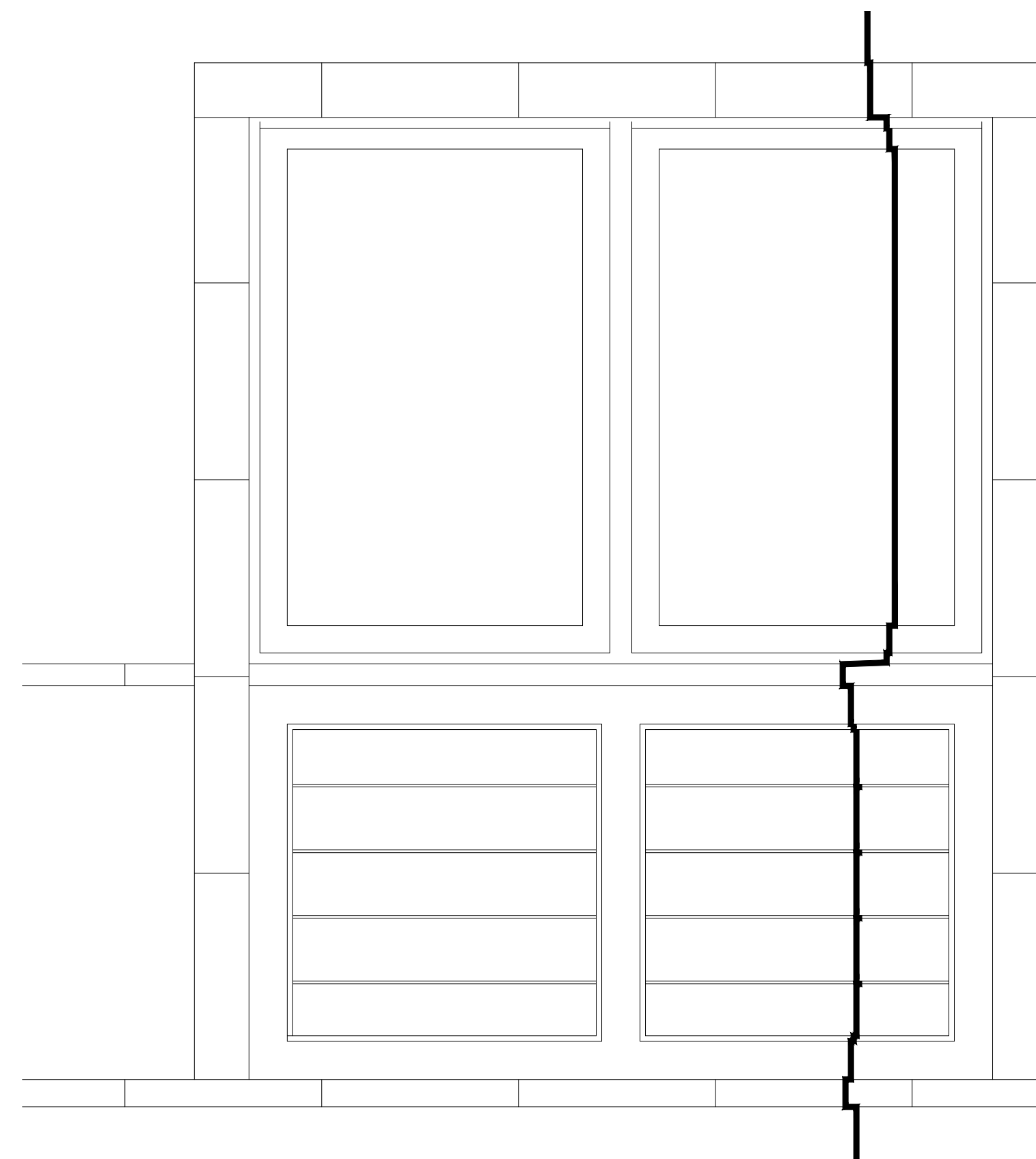
LATH 0/ 3/4" EXTERIOR GRADE PLYWOOD

RUN STUCCO CORNICE - ARCHITECT TO
PROVIDE FULL SCALE PROFILE



CORNICE EAVE DETAIL

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



TYPICAL WINDOW

SINGLE SIMILAR

SCALE 1"= 1'-0"

SMOOTH SAND
STUCCO FINISH- BM
CHANTILLY LACE
2121-70

CAST STONE
SILL COURSE

CAST STONE
BRICKMOLD

STUCCO SCORE LINE
LOWER PANEL

CAST STONE
BELT COURSE



BRONZE ENTRY GATES

LUDOWICI CLASSIC 16 WHITE
GLAZE ROOF TILE
RUN STUCCO CORNICE EAVE
BM PURE WHITE OC-64

CHAMFERED POSTS
SHUTTER PANEL STUCCO
FINISH- BM PURE WHITE
OC-64

DECORATIVE METAL
RAIL TO MEET ALL
APPLICABLE CODES-
BLACK/BRONZE

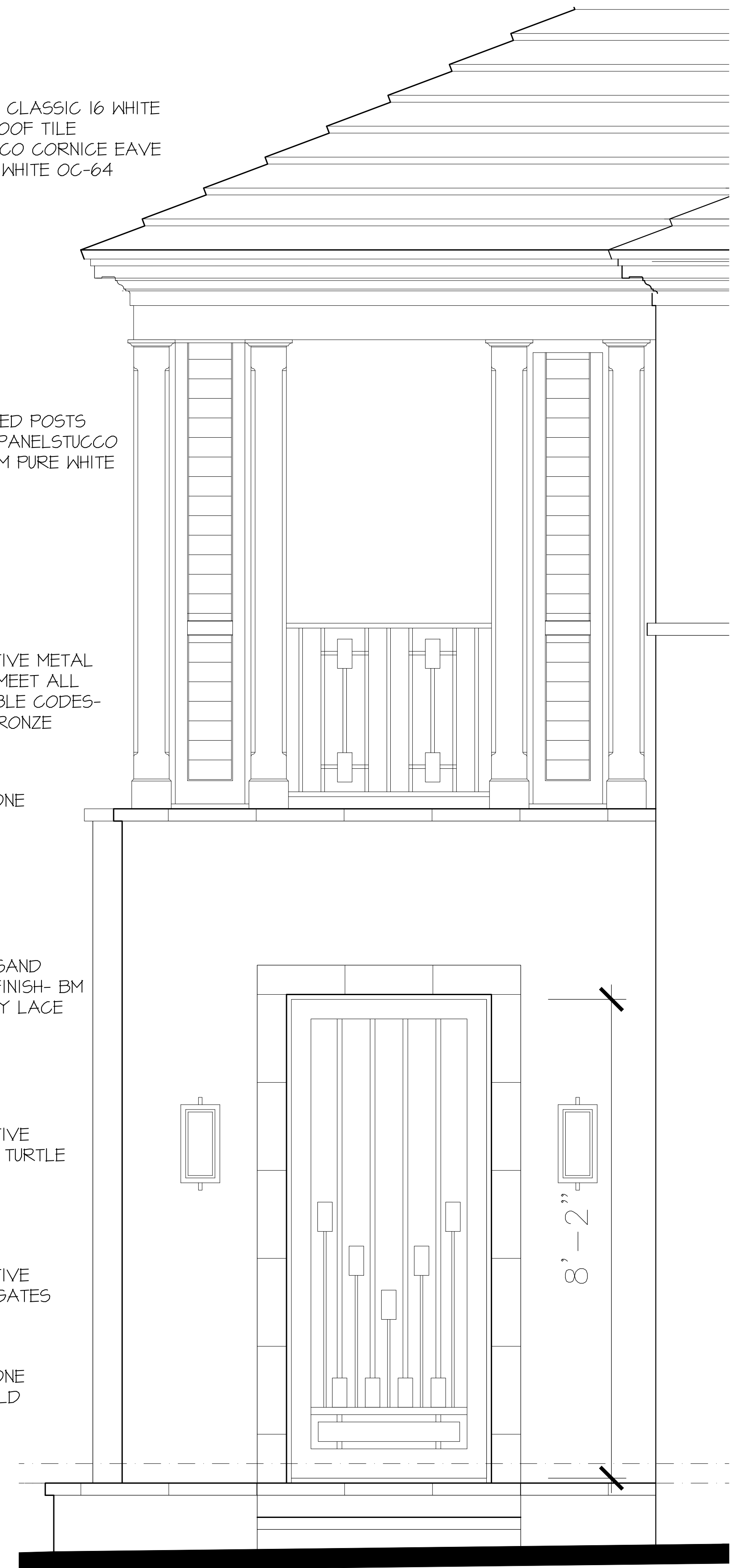
CAST STONE
CAP

SMOOTH SAND
STUCCO FINISH- BM
CHANTILLY LACE
2121-70

DECORATIVE
SCONES TURTLE
FILTER

DECORATIVE
BRONZE GATES

CAST STONE
BRICKMOLD



ENTRY DETAIL

SCALE 1/2"= 1'-0"

PREVIOUSLY APPROVED
NO CHANGE

PROPOSED RESIDENCE AT:

980 SOUTH OCEAN BLVD.

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: 06.01.2022
DRAWN: MJS
REVISIONS:

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JULY 08, 2022
ARCOM FINAL SUBMITTAL
ARC-22-136, 20N-22-101

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SEAL



ROGER P. JANSSEN AR-14785

DRAWING NO.

A-2.03

JOB NUMBER:

21-117



980 S OCEAN BLVD
01.10.25



980 S OCEAN BLVD
01.10.25



980 S OCEAN BLVD
01.10.25