

PROPOSED IMPROVEMENTS AND ALTERATIONS AT
THE BEACH CLUB RESTAURANT AT THE BREAKERS PALM BEACH

TOWN OF PALM BEACH

FINAL SUBMITTAL 01.27.2025

PALM BEACH COUNTY, FLORIDA

ARC - 24-0116
ZON-24-0089

BEACH CLUB RESTAURANT RENDERED EAST ELEVATION



DRAWING INDEX	
SHEET NO.	SHEET NAME
A0.00	COVER SHEET & DRAWING INDEX
A0.02 - A0.05	LOCATION AERIAL & EXISTING SITE PHOTOS
SP1.00-SP1.03	ZONING LEGEND, EXISTING & PROPOSED SITE PLANS AND SCOPE OF WORK PLAN
A1.00	EXISTING FLOOR PLAN
A2.10	DENOLITION PLAN
A-1.01	PROPOSED FLOOR PLAN
A-2.01 - A2.06	EXISTING & PROPOSED ELEVATIONS AND RENDERINGS
A-2.10	BUILDING MATERIALS
A-4.01	WINDOW & DOOR DETAILS

LOCATION MAP: 1 S COUNTY RD, PALM BEACH, FL 33480 N.T.S.		
PROJECT TEAM:	SCOPE OF WORK:	
GENERAL CONTRACTOR: WEITZ 1400 CENTRE PARK BOULEVARD SUITE 700 WEST PALM BEACH, FL 33401 561-686-5511	THIS PROJECT INCLUDES SELECT DENOLITION OF EXTERIOR WINDOWS, DOORS AND LOUVERS ON THE FIRST FLOOR OF THE BREAKERS BEACH CLUB RESTAURANT. NEW EXTERIOR WINDOWS AND DOORS ARE PROPOSED TO ENCLOSE THE EXISTING EXTERIOR LOGGIA TO ALLOW FOR ADDITIONAL AIR-CONDITIONED SQUARE FOOTAGE IN THE RESTAURANT. WE ARE ALSO PROPOSING TO MODIFY THE EXTERIOR BAR BY ELIMINATING THE NORTH ROOF OVERHANG AND REDUCING THE FOOTPRINT OF THE BAR. THE PROPOSED CHANGES DO NOT INCREASE SEATING CAPACITY.	
MEP: CARDINAL ENGINEERING ASSOCIATES, INC. 575 NW MERCANTILE PL, #106 PORT ST. LUCIE, FL 34986 561-746-6343		
STRUCTURAL: ONIMEX 1655 PALM BEACH LAKES BLVD SUITE 204 WEST PALM BEACH, FL 33401 561-635-9994		
INTERIOR DESIGNER: TILANY DESIGN 135 WEST 27TH STREET 9TH FLOOR NY, NY 10001 T 212-366-5544 x 11 F 212-366-4302		

PROPOSED IMPROVEMENTS AND ALTERATIONS FOR
THE BEACH CLUB RESTAURANT AT
THE BREAKERS PALM BEACH
PALM BEACH COUNTY, FL
TOWN OF PALM BEACH
DAILEY JANSSEN ARCHITECTS

DATE: SECOND SUBMITTAL 01.27.25
DRAWN: J.S.
REVISIONS:
• FIRST SUBMITTAL 01.23.24
• FINAL SUBMITTAL 01.27.2025



ZON 24-0089
ARC-24-0116
DRAWING NO.

A0.00

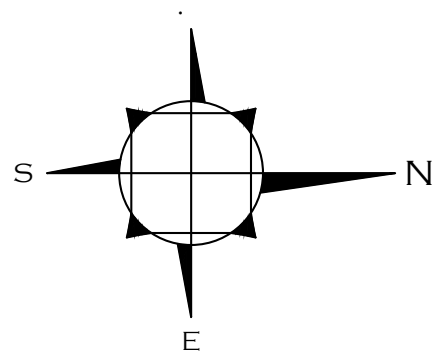
24-035

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



LOCATION AERIAL

SCALE 1/64" = 1'-0"



0' 64' 128' 256'



1- EXISTING OUTDOOR ENTRY
LOOKING SOUTH



2- EXISTING OUTDOOR DINING
LOOKING SOUTH



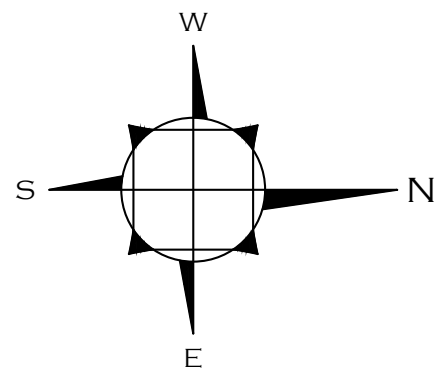
3- EXISTING OUTDOOR ENTRY
TOWER EAST ELEVATION



4- EXISTING OUTDOOR DINING
LOOKING WEST



5- EXISTING OUTDOOR DINING
LOOKING NORTHWEST



EXISTING SITE PHOTOS & KEY



1- EXISTING LOGGIA
LOOKING SOUTH



2- EXISTING LOGGIA
LOOKING EAST



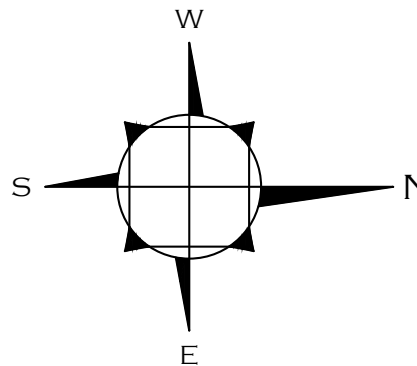
3- EXISTING LOGGIA LOOKING
SOUTHEAST



4- EXISTING LOGGIA LOOKING
WEST



5- EXISTING LOGGIA LOOKING
NORTHWEST



EXISTING SITE PHOTOS & KEY



1- EXISTING RESTROOM ENTRY
LOOKING NORTHWEST



2- EXISTING OUTDOOR BAR
LOOKING NORTH



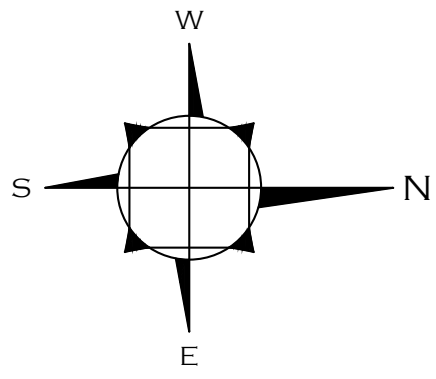
3- EXISTING OUTDOOR BAR
LOOKING NORTHWEST



4- EXISTING STAIRWAY TO
OCEAN FITNESS



5- EXISTING OUTDOOR BAR
LOOKING NORTHWEST



EXISTING SITE PHOTOS & KEY



1- EXISTING SPA COURTYARD
LOOKING SOUTHWEST



2- EXISTING SPA COURTYARD
LOOKING SOUTH



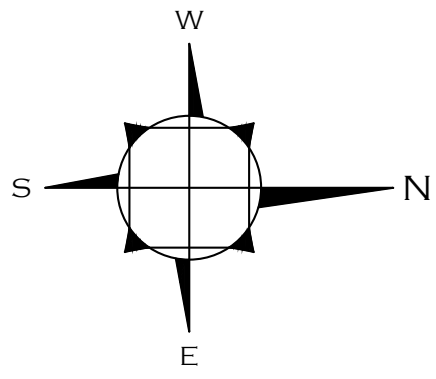
3- EXISTING BEACH CLUB ENTRY
FROM SPA COUTRYARD



4- EXISTING PERGOLA AND LAP
POOL LOOKING SOUTHWEST



5- EXISTING WHIRPOOL ZONE
LOOKING WEST



EXISTING SITE PHOTOS & KEY



1- EXISTING SPA ARCADE ENTRY
LOOKING SOUTHWEST



2- EXISTING SPA ARCADE
ALOOKING SOUTH



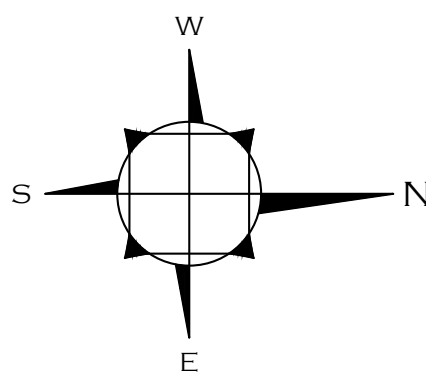
3- EXISTING SPA ARCADE
NORTH ELEVATION



4- EXISTING NORTHWEST
TOWER



5- EXISTING SPA ARCADE
LOOKING EAST



EXISTING SITE PHOTOS & KEY



1- EXISTING PARKING LOT
LOOKING SOUTHEAST



2- EXISTING PARKING LOT
LOOKING NORTHEAST



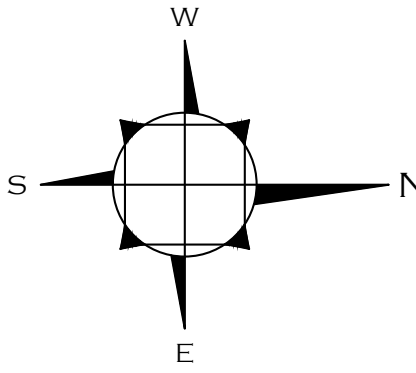
3- EXISTING LOADING ZONE
LOOKING NORTHEAST



4- EXISTING LOADING ZONE
LOOKING NORTH



5- EXISTING LOADING ZONE
LOOKING SOUTHEAST



EXISTING SITE PHOTOS & KEY

PROPOSED IMPROVEMENTS AND ALTERATIONS FOR
THE BEACH CLUB RESTAURANT AT
THE BREAKERS PALM BEACH
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 GLENVIEW STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33411 TEL: 561-835-4100 LICENSE: AA-00004

DATE: SECOND SUBMITTAL 01.10.25
DRAWN: JKS

REVISIONS:

- FIRST SUBMITTAL 12.12.24
- FINAL SUBMITTAL 01.21.2025

©COPYRIGHT 2024 DAILEY
JANSSEN ARCHITECTS P.A.
ALL RIGHTS RESERVED.

SEAL

STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER P. JANSSEN
AR0014786

ROGER P. JANSSEN AR-14786
ZON 24-0089
ARC 24-0116
DRAWING NO.

AO.08

JOB NUMBER: 24-159



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

EXISTING RESTAURANT AREA	
EXISTING RESTAURANT	SQUARE FOOTAGE:
INTERIOR	
EXISTING MAIN DINING	3,806 S.F.
EXTERIOR COVERED	
EXISTING LOGGIA DINING	1,805 S.F.
EXISTING BAR	732 S.F.
UNCOVERED	
EXISTING AL FRESCO DINING	2,754 S.F.
TOTAL AREA:	9,102 S.F.
PROPOSED RESTAURANT AREA	
EXISTING RESTAURANT	SQUARE FOOTAGE:
INTERIOR	
MAIN & PRIVATE DINING	3,806 S.F.
INTERIOR LOGGIA DINING	1,805 S.F.
SERVICE BAR	506 S.F.
UNCOVERED	
AL FRESCO DINING	2,485 S.F.
TOTAL AREA:	9,102 S.F.

Line #	Zoning Legend			
1	Property Address:	1 S COUNTY RD		
2	Zoning District:	PUD-A		
3	Lot Area (sq. ft.):	+/- 5,833,991 SF (133.93 Acres) for full Breakers PUD Area		
4	Lot Width (W) & Depth (D) (ft.):	No Change Proposed		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Commercial		
6	FEMA Flood Zone Designation:	Zone X		
7	Zero Datum for point of meas. (NAVD)	N/A		
8	Crown of Road (COR) (NAVD)	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	N/A	N/A	No Change
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	24,446 SF	26,757 SF
12	*Front Yard Setback (Ft.)	N/A	N/A	N/A
13	* Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
15	*Rear Yard Setback (Ft.)	N/A	N/A	N/A
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	N/A	N/A	N/A
18	Overall Building Height (Ft.)	N/A	N/A	N/A
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	N/A	N/A	N/A
22	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
23	Landscape Open Space (LOS) (Sq Ft and %)	N/A	N/A	N/A
24	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
25	Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
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 IMPROVEMENTS AND ALTERATIONS FOR
**THE BEACH CLUB RESTAURANT AT
THE BREAKERS PALM BEACH**
TOWN OF PALM BEACH
DAILEY JANSSEN ARCHITECTS
400 CLEMENTS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-835-1401, LICENSE AA-0000114

DATE: SECOND SUBMITTAL 04/02/25
DRAWN: JES
REVISIONS:
• FIRST SUBMITTAL 03/24/24
• FINAL SUBMITTAL 03/21/2025

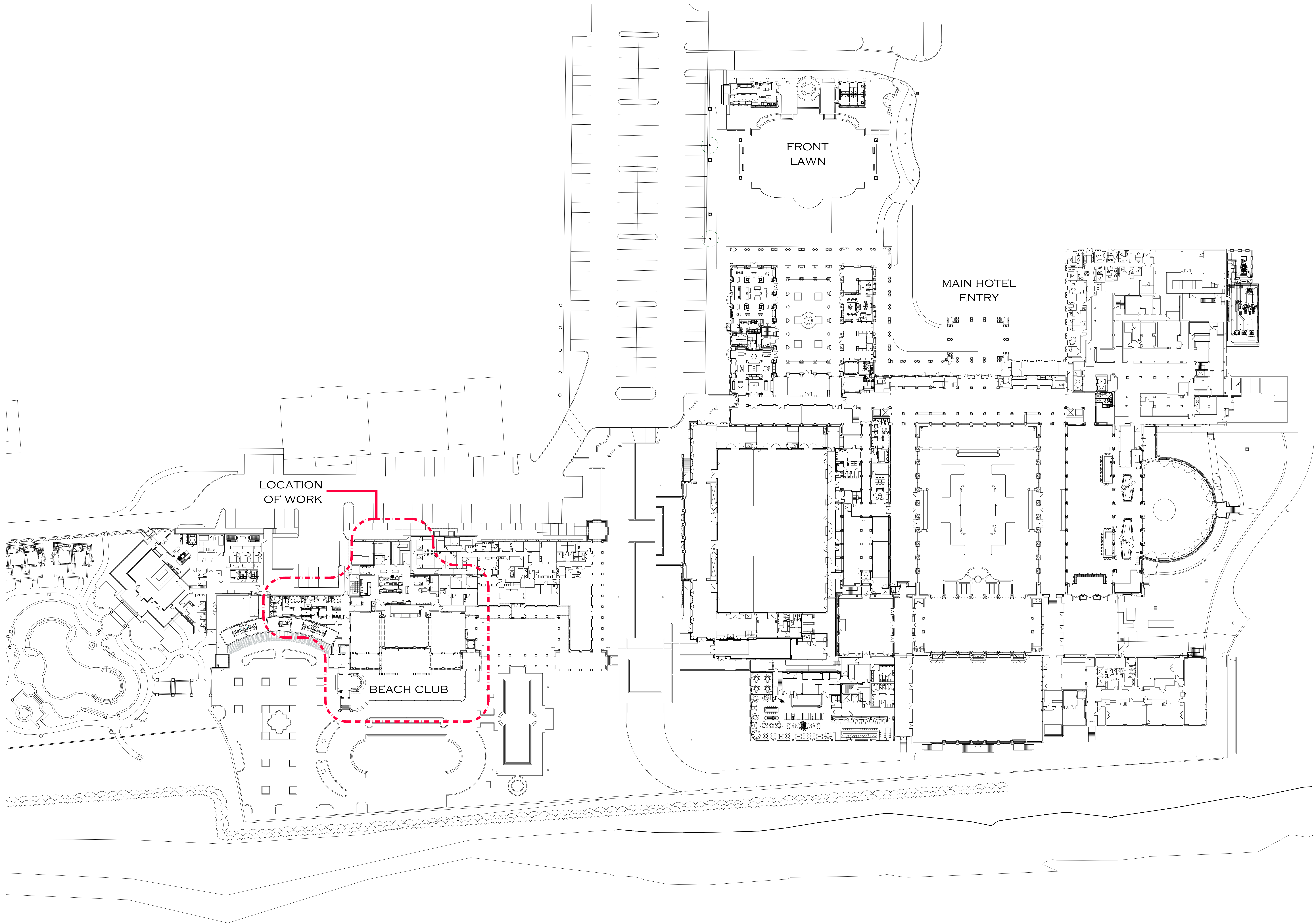
©COPYRIGHT 2024 DAILEY
JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

SEAL
STATE OF FLORIDA
ROBERT PATTON JANSSEN
ARCHITECT
AR0014785
REGISTERED ARCHITECT

ROBERT P. JANSSEN AR-14785
ZON 24-0089
ARC-24-0116

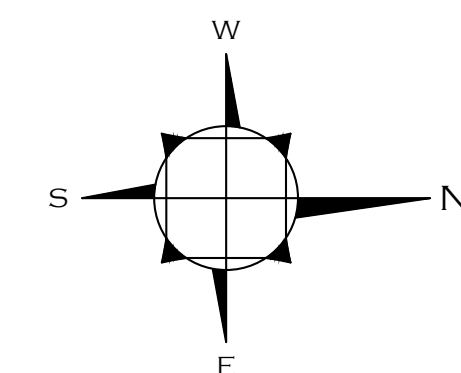
DRAWING NO.
SP
1.00

24-09



EXISTING SITE PLAN

SCALE 1/32" = 1'-0"



0' 32' 64' 128'

PROPOSED IMPROVEMENTS AND ALTERATIONS FOR
THE BEACH CLUB RESTAURANT AT
THE BREAKERS PALM BEACH
TOWN OF PALM BEACH

DATE: SECOND SUBMITTAL 01.02.24
DRAWN: JKS
REVISIONS:
• FIRST SUBMITTAL 12.12.24
• FINAL SUBMITTAL 01.21.2025

DAILEY JANSSEN ARCHITECTS
400 GLENVIEW STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-835-4100, LICENSE: AA-102064

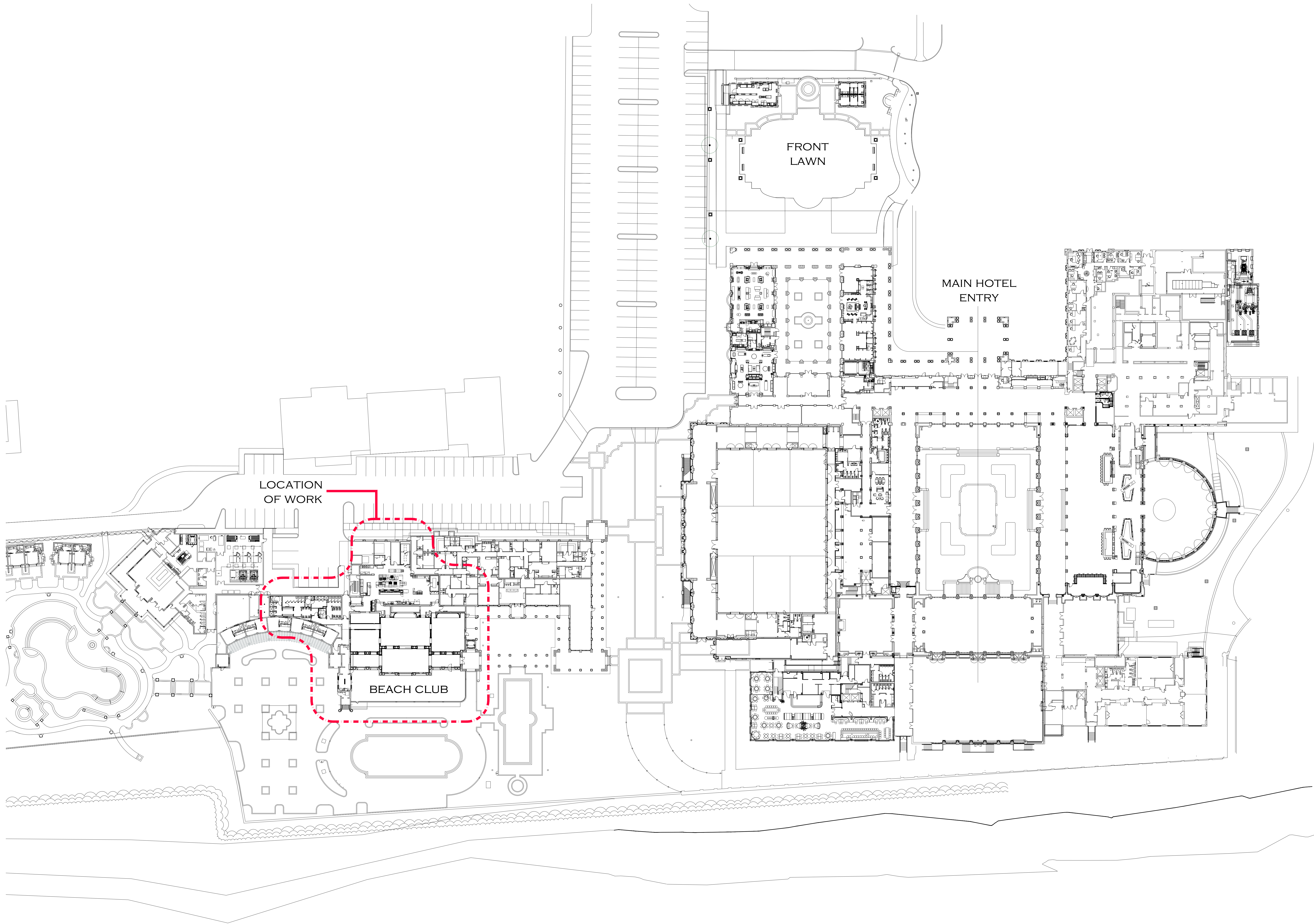
©COPYRIGHT 2024 DAILEY
JANSSEN ARCHITECTS P.A.
ALL RIGHTS RESERVED.

STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER P. JANSSEN
AR0014786
AR-14786

ROGER P. JANSSEN AR-14786
ZON 24-0089
ARC 24-0116

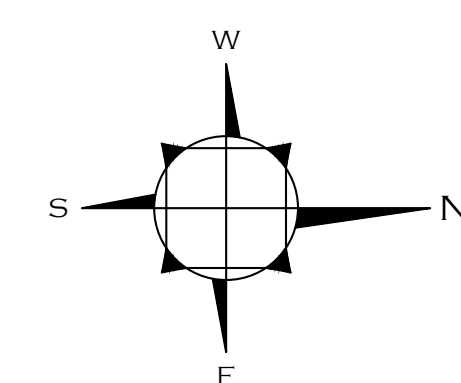
DRAWING NO.
SP
1.01

JOB NUMBER: 24-034



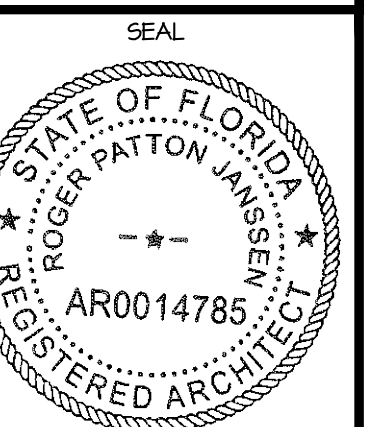
PROPOSED SITE PLAN

SCALE 1/32" = 1'-0"



0' 32' 64' 128'

©COPYRIGHT 2024 DAILEY
JANSSEN ARCHITECTS P.A.
ALL RIGHTS RESERVED.



ROGER P. JANSSEN AR-14785

ZON 24-0089
ARC 24-0116

DRAWING NO.

SP

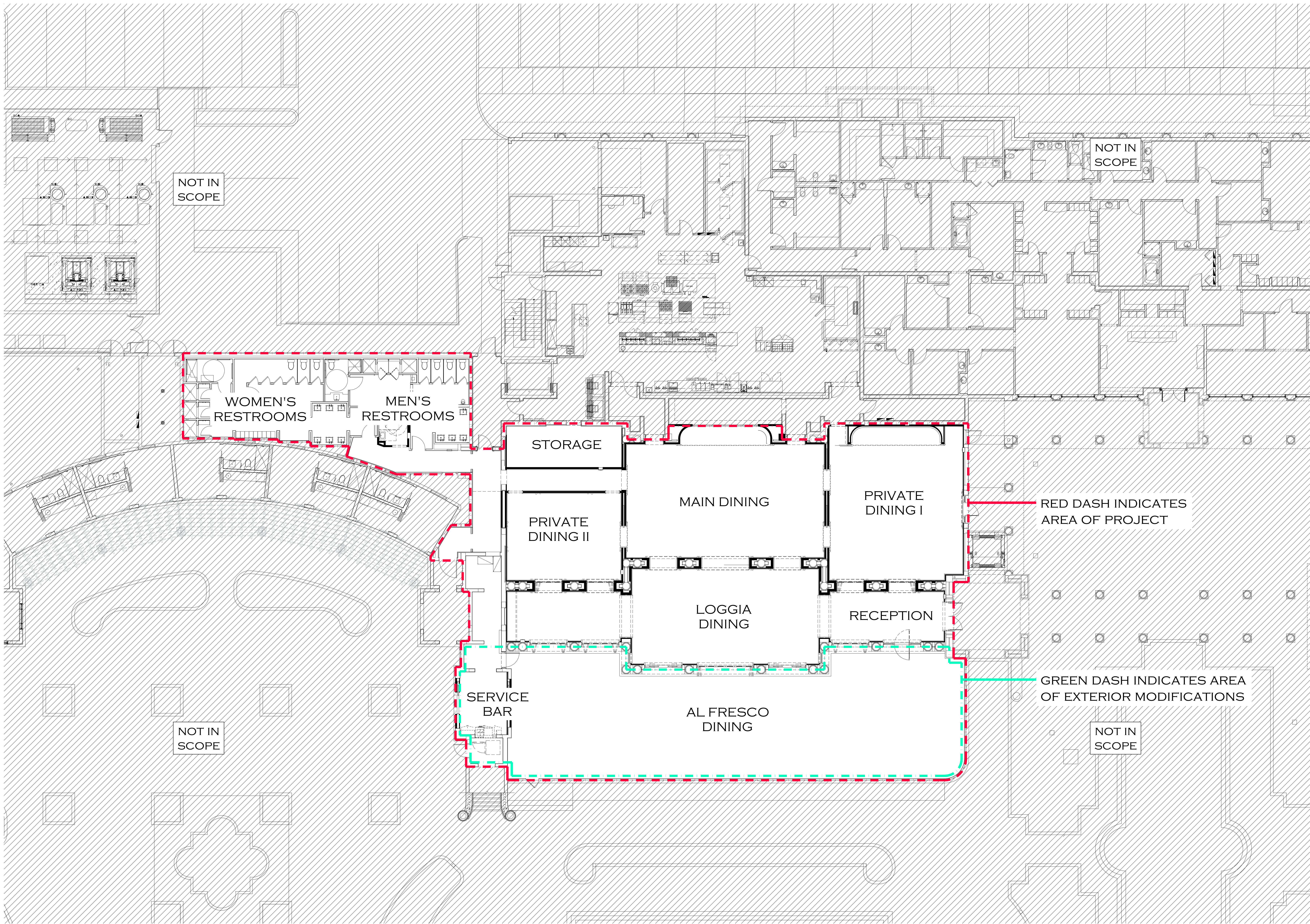
1.02

JOB NUMBER: 24-034

DATE: SECOND SUBMITTAL 01.02.25
DRAWN: JKS

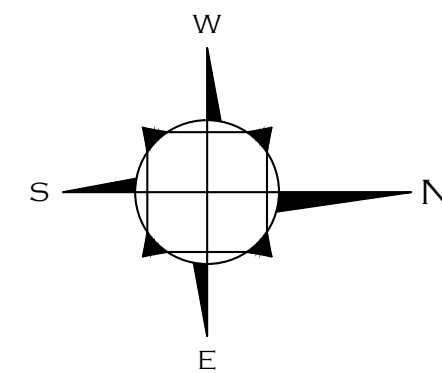
REVISIONS:
• FIRST SUBMITTAL 12.12.24
• FINAL SUBMITTAL 01.21.2025

PROPOSED IMPROVEMENTS AND ALTERATIONS FOR
THE BEACH CLUB RESTAURANT AT
THE BREAKERS PALM BEACH
TOWN OF PALM BEACH
DAILEY JANSSEN ARCHITECTS
400 GLENVIEW STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-835-4100 LICENSE: AR-14785

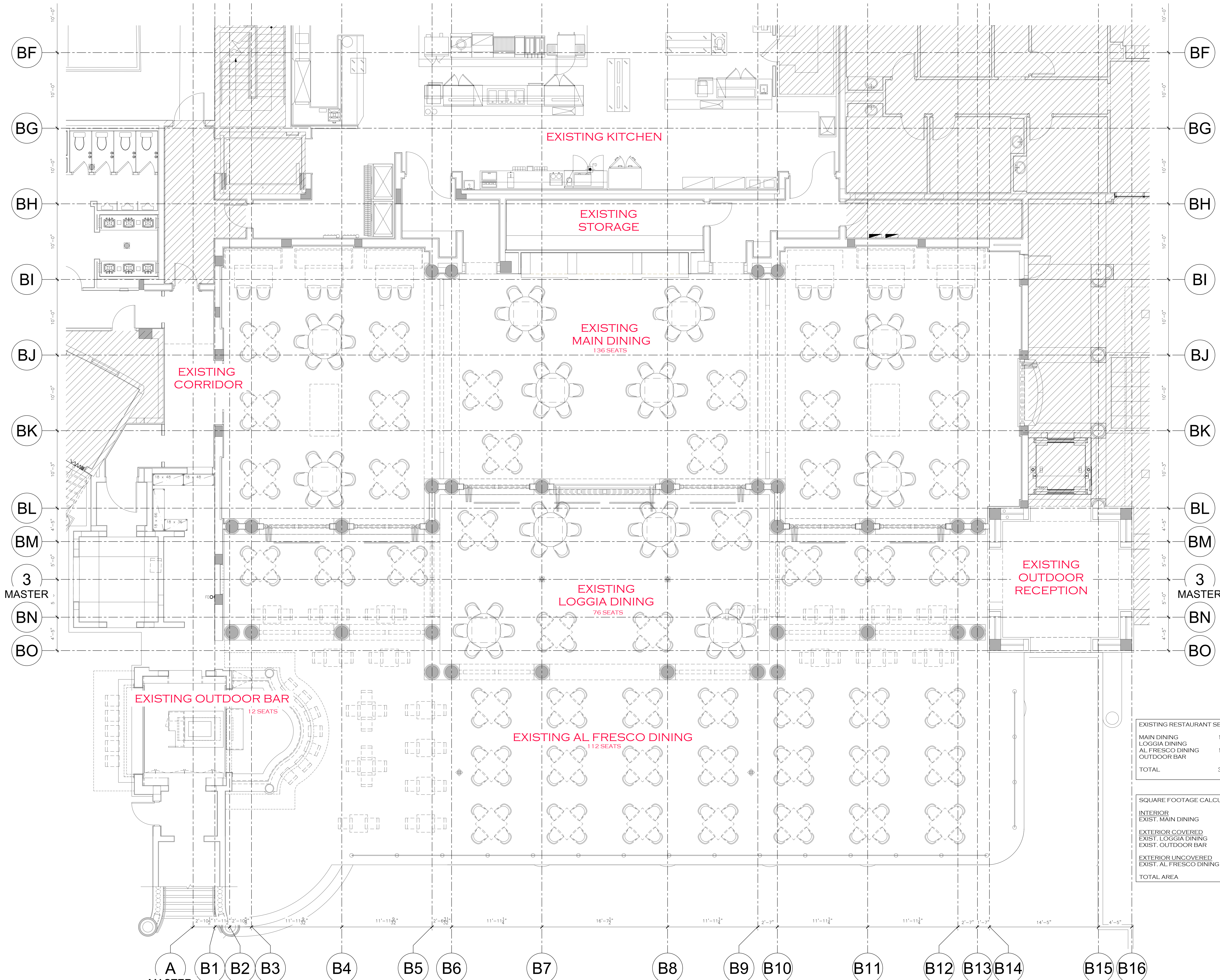


SCOPE OF WORK PLAN

SCALE 1/8" = 1'-0"



0' 8' 16' 32'

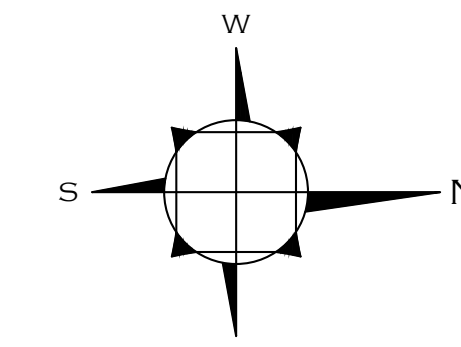


EXISTING RESTAURANT SEAT COUNT	
MAIN DINING	136 SEATS
LOGGIA DINING	76 SEATS
AL FRESCO DINING	112 SEATS
OUTDOOR BAR	12 SEATS
TOTAL	336 SEATS

SQUARE FOOTAGE CALCULATIONS	
INTERIOR	
EXIST. MAIN DINING	3806 SF
EXTERIOR COVERED	
EXIST. LOGGIA DINING	1805 SF
EXIST. OUTDOOR BAR	732 SF
EXTERIOR UNCOVERED	
EXIST. AL FRESCO DINING	2759 SF
TOTAL AREA	9102 SF

EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



PROPOSED IMPROVEMENTS AND ALTERATIONS FOR
**THE BEACH CLUB RESTAURANT AT
THE BREAKERS PALM BEACH**
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 GLENVIEW STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-835-4701, LICENSE: AA-160094

DATE: SECOND SUBMITTAL 01.10.25
DRAWN: JKS

REVISIONS:

- FIRST SUBMITTAL 12.12.24
- FINAL SUBMITTAL 01.21.2025

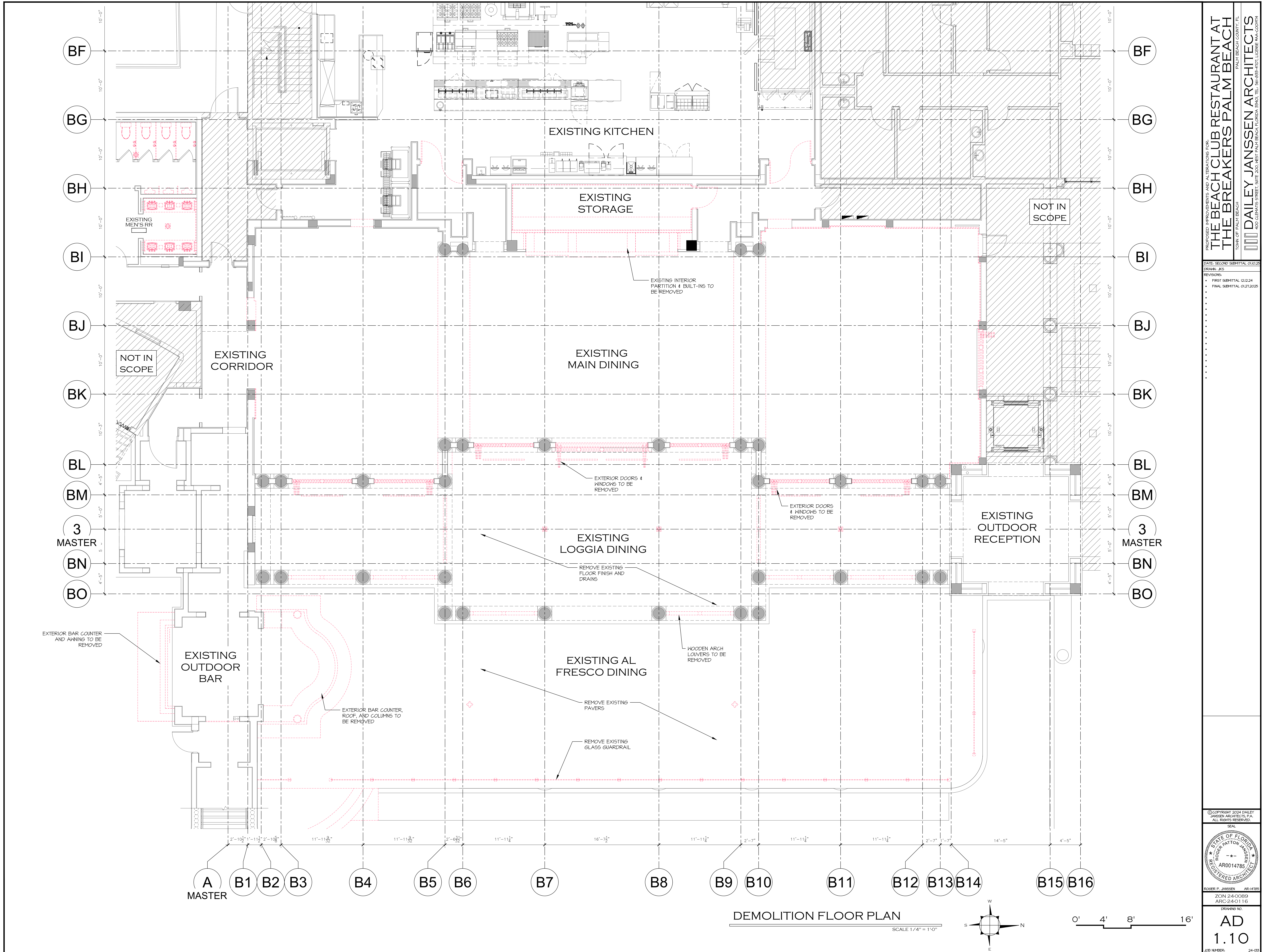
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER P. JANSSEN
AR-14783
AR0014783

©COPYRIGHT 2024 DAILEY
JANSSEN ARCHITECTS P.A.
ALL RIGHTS RESERVED.

ROGER P. JANSSEN AR-14783
JON 24-0089
ARC 24-0116
DRAWING NO.

A1.00

JOB NUMBER: 24-0089



PROPOSED IMPROVEMENTS AND ALTERATIONS FOR
THE BEACH CLUB RESTAURANT AT
THE BREAKERS PALM BEACH

DAILEY JANSEN ARCHITECTS
PALM BEACH COUNTY, FL
TOWN OF PALM BEACH
400 GLENVIEW STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-835-4101, LICENSE: AA-120084

DATE: SECOND SUBMITTAL 01.02.25
DRAWN: JKS
REVISIONS:
• FIRST SUBMITTAL 12.12.24
• FINAL SUBMITTAL 01.21.2025

©COPYRIGHT 2024 DAILEY
JANSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.

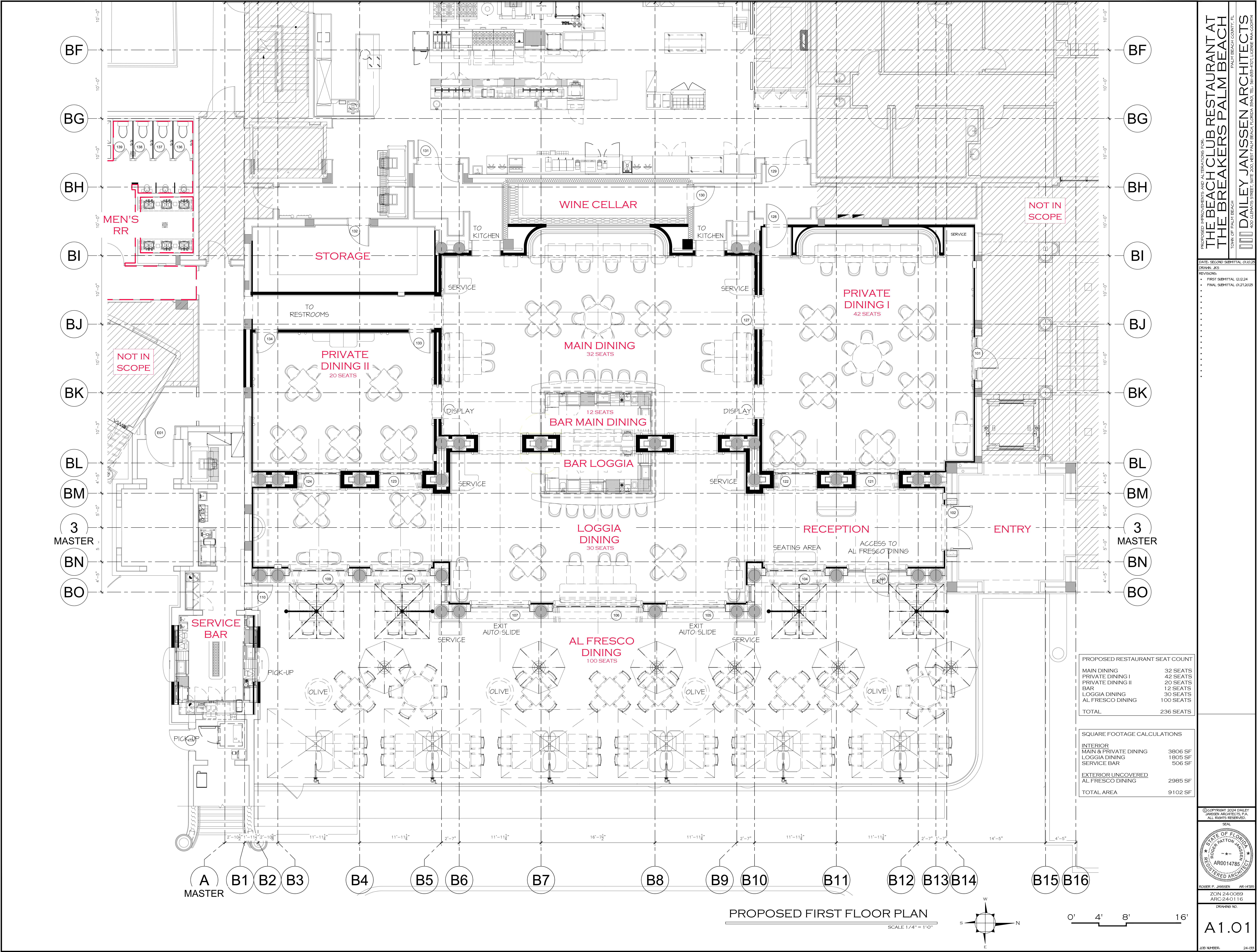
STATE OF FLORIDA
REGISTERED ARCHITECT
AR0014785

ROGER P. JANSEN AR-14785

ZON 24-0089
ARC 24-0116

DRAWING NO.
AD
1.10

JOB NUMBER: 24-034



PROPOSED IMPROVEMENTS AND ALTERATIONS FOR
THE BEACH CLUB RESTAURANT AT
THE BREAKERS PALM BEACH
TOWN OF PALM BEACH

DAILEY JANSEN ARCHITECTS
400 GARDENS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-835-4101, LICENSE: AA-140094

DATE: SECOND SUBMITTAL 01.02.25
DRAWN: JKS
REVISIONS:
• FIRST SUBMITTAL 12.12.24
• FINAL SUBMITTAL 01.21.2025

PROPOSED RESTAURANT SEAT COUNT	
MAIN DINING	32 SEATS
PRIVATE DINING I	42 SEATS
PRIVATE DINING II	20 SEATS
BAR	12 SEATS
LOGGIA DINING	30 SEATS
AL FRESCO DINING	100 SEATS
TOTAL	236 SEATS

SQUARE FOOTAGE CALCULATIONS	
INTERIOR	
MAIN & PRIVATE DINING	3806 SF
LOGGIA DINING	1805 SF
SERVICE BAR	506 SF
EXTERIOR UNCOVERED	
AL FRESCO DINING	2985 SF
TOTAL AREA	9102 SF

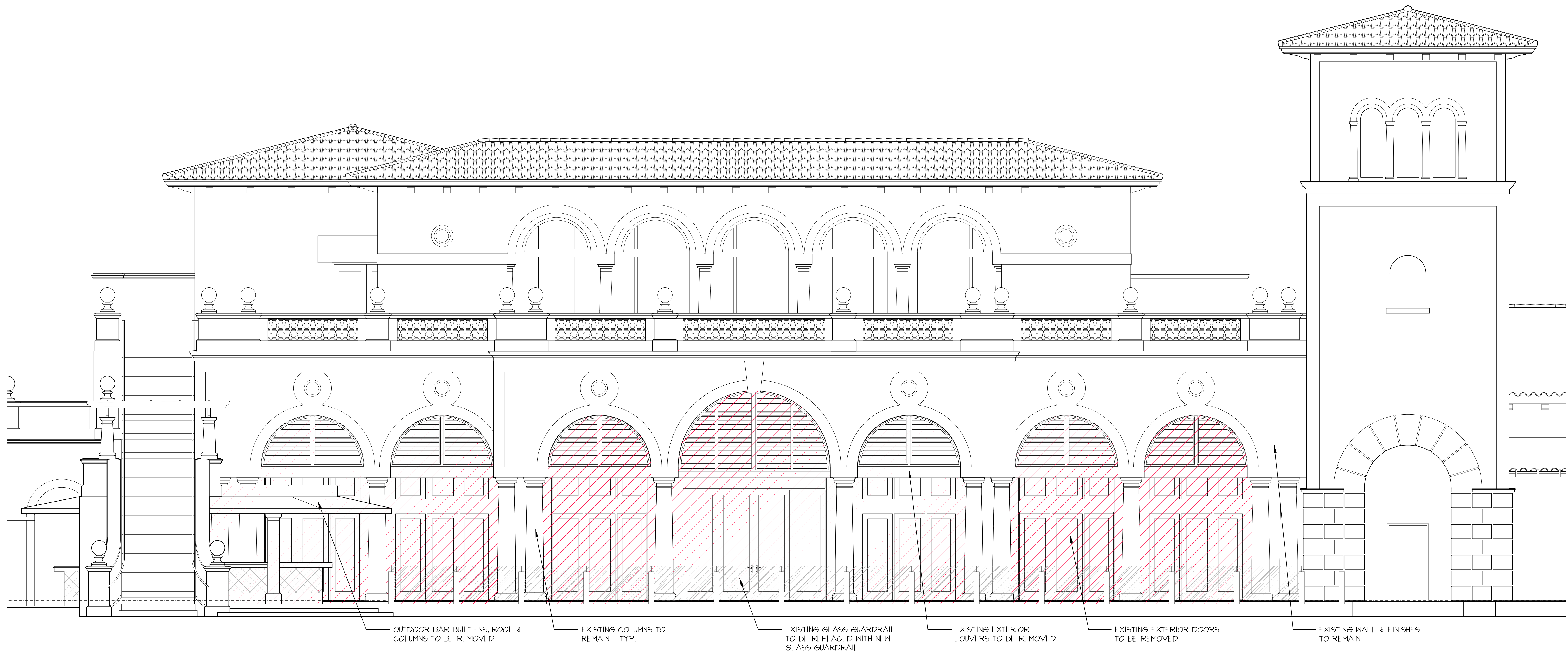
©COPYRIGHT 2024 DAILEY
JANSEN ARCHITECTS P.A.
ALL RIGHTS RESERVED

STATE OF FLORIDA
ROGER P. JANSEN
REGISTERED ARCHITECT
AR0014785

ROGER P. JANSEN AR-14785
ZON 24-0089
ARC 24-0116
DRAWING NO.

A1.01

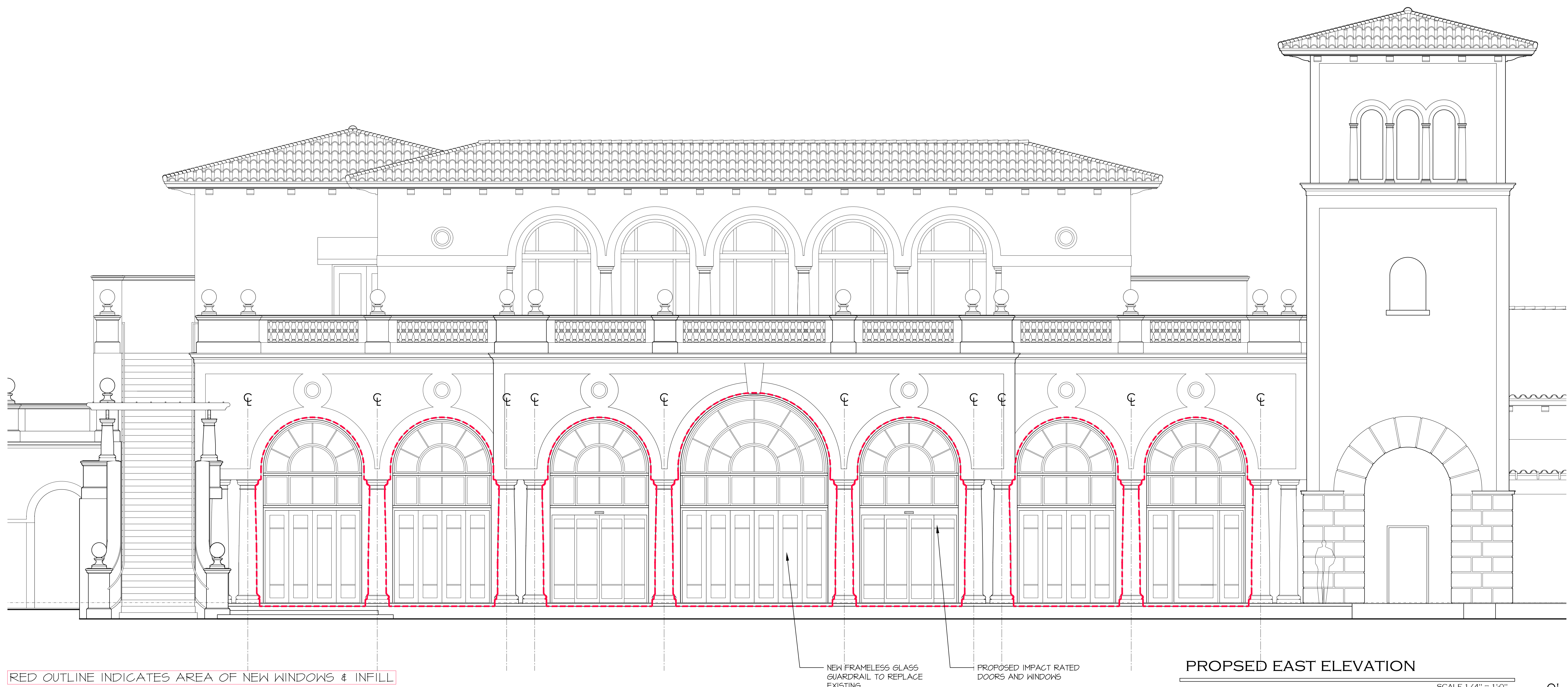
JOB NUMBER: 24-039



RED HATCH INDICATES AREA OF WORK

EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"



RED OUTLINE INDICATES AREA OF NEW WINDOWS & INFILL

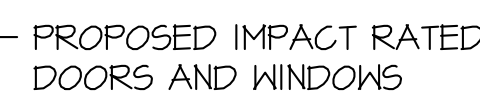
PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

0' 4' 8' 16'



SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

0' 4' 8' 16'



RED HATCH INDICATES AREA OF WORK

EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"



RED OUTLINE INDICATES AREA OF NEW WINDOWS & INFILL

PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

0' 4' 8' 16'



EXISTING NORTH ELEVATION

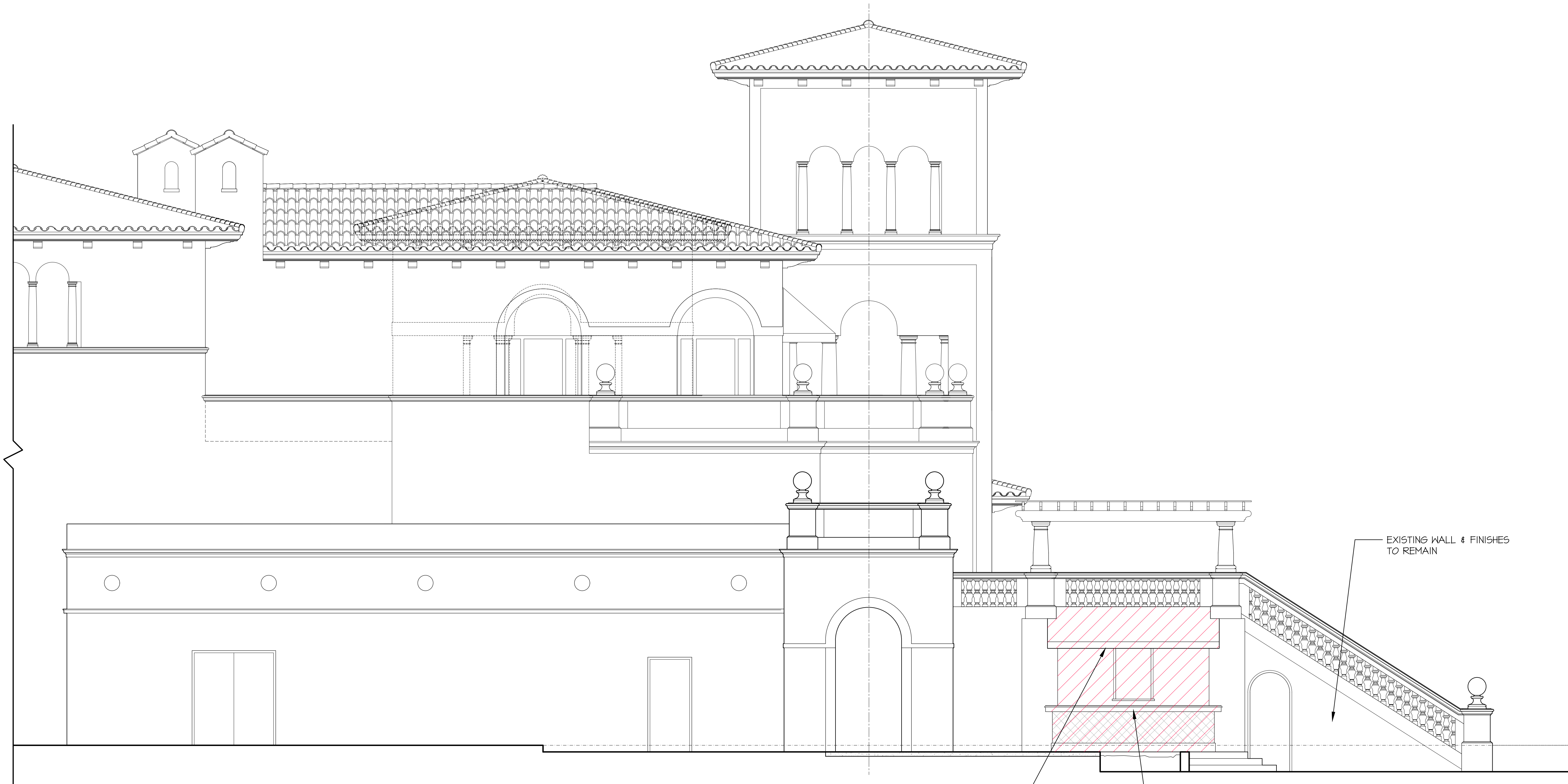
SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

0' 4' 8' 16'



RED HATCH INDICATES AREA OF WORK

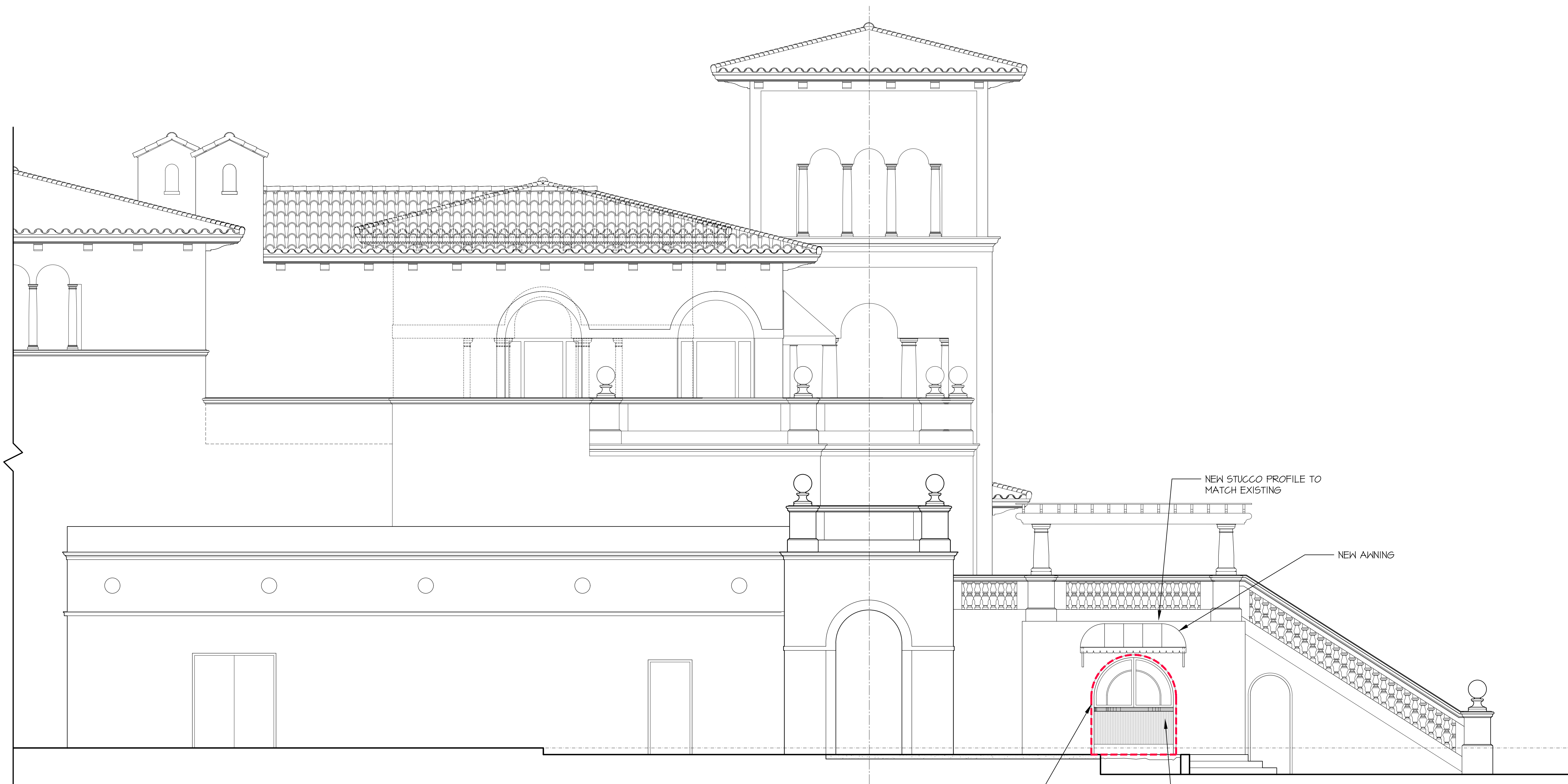
RED HATCH INDICATES
AREAS OF WORK

OUTDOOR BAR BUILT-INS, ROOF
& COLUMNS TO BE REMOVED

EXISTING WALL & FINISHES
TO REMAIN

EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"



RED OUTLINE INDICATES AREA OF NEW WINDOWS & INFILL

RED OUTLINE INDICATES AREAS
OF NEW WINDOWS & INFILL

NEW STUCCO PROFILE TO
MATCH EXISTING

NEW AWNING

PROPOSED NEW PICKUP
WINDOW AT OUTDOOR BAR

PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

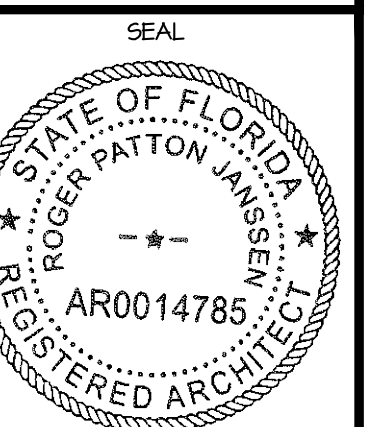
PROPOSED IMPROVEMENTS AND ALTERATIONS FOR
THE BEACH CLUB RESTAURANT AT
THE BREAKERS PALM BEACH

DAILEY JANSSEN ARCHITECTS
PALM BEACH COUNTY, FL
400 GLENVIEW STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-835-4100, LICENSE: AA-00004

DATE: SECOND SUBMITTAL 01.02.25
DRAWN: JKS

REVISIONS:
• FIRST SUBMITTAL 12.12.24
• FINAL SUBMITTAL 01.21.2025

©COPYRIGHT 2024 DAILEY
JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.



ROGER P. JANSSEN AR-14785

ZON 24-0089
ARC 24-0116

DRAWING NO.

A2.05

JOB NUMBER: 24-059

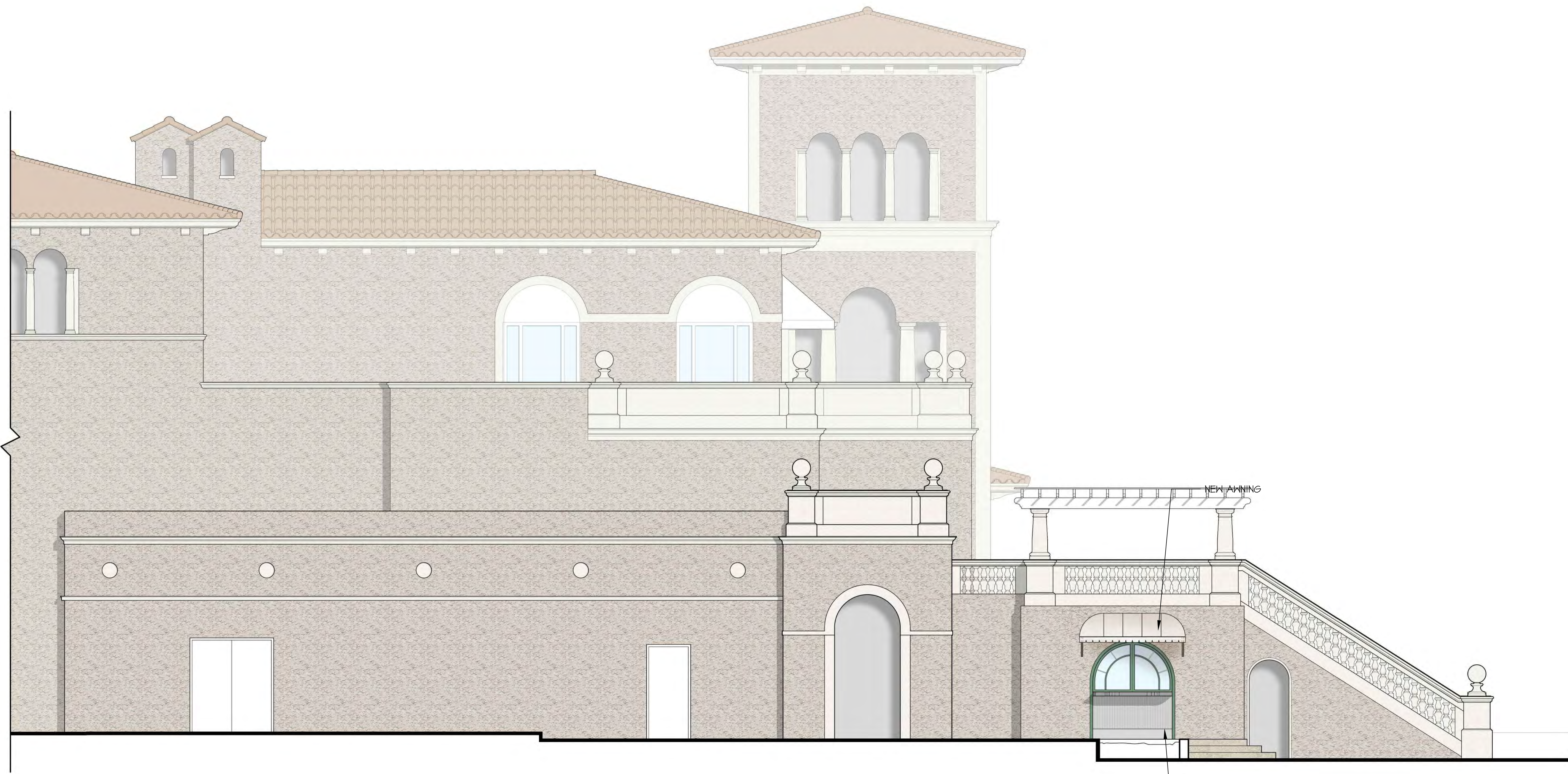


OUTDOOR BAR BUILT-INS, ROOF
& COLUMNS TO BE REMOVED

EXISTING WALL & FINISHES
TO REMAIN

EXISTING SOUTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED NEW PICKUP
WINDOW AT OUTDOOR BAR

PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED IMPROVEMENTS AND ALTERATIONS FOR
THE BEACH CLUB RESTAURANT AT
THE BREAKERS PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 GLENVIEW STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-835-4100, LUCAS@DAILEYJANSSEN.COM

DATE: SECOND SUBMITTAL 01.02.25

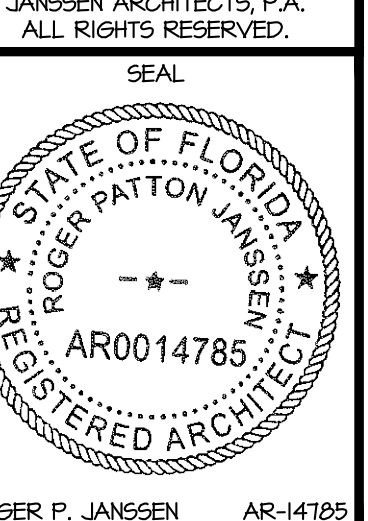
DRAWN: JKS

REVISIONS:

• FIRST SUBMITTAL 12.12.24

• FINAL SUBMITTAL 01.21.2025

©COPYRIGHT 2024 DAILEY
JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.



ROGER P. JANSSEN AR-14785

ZON 24-0089

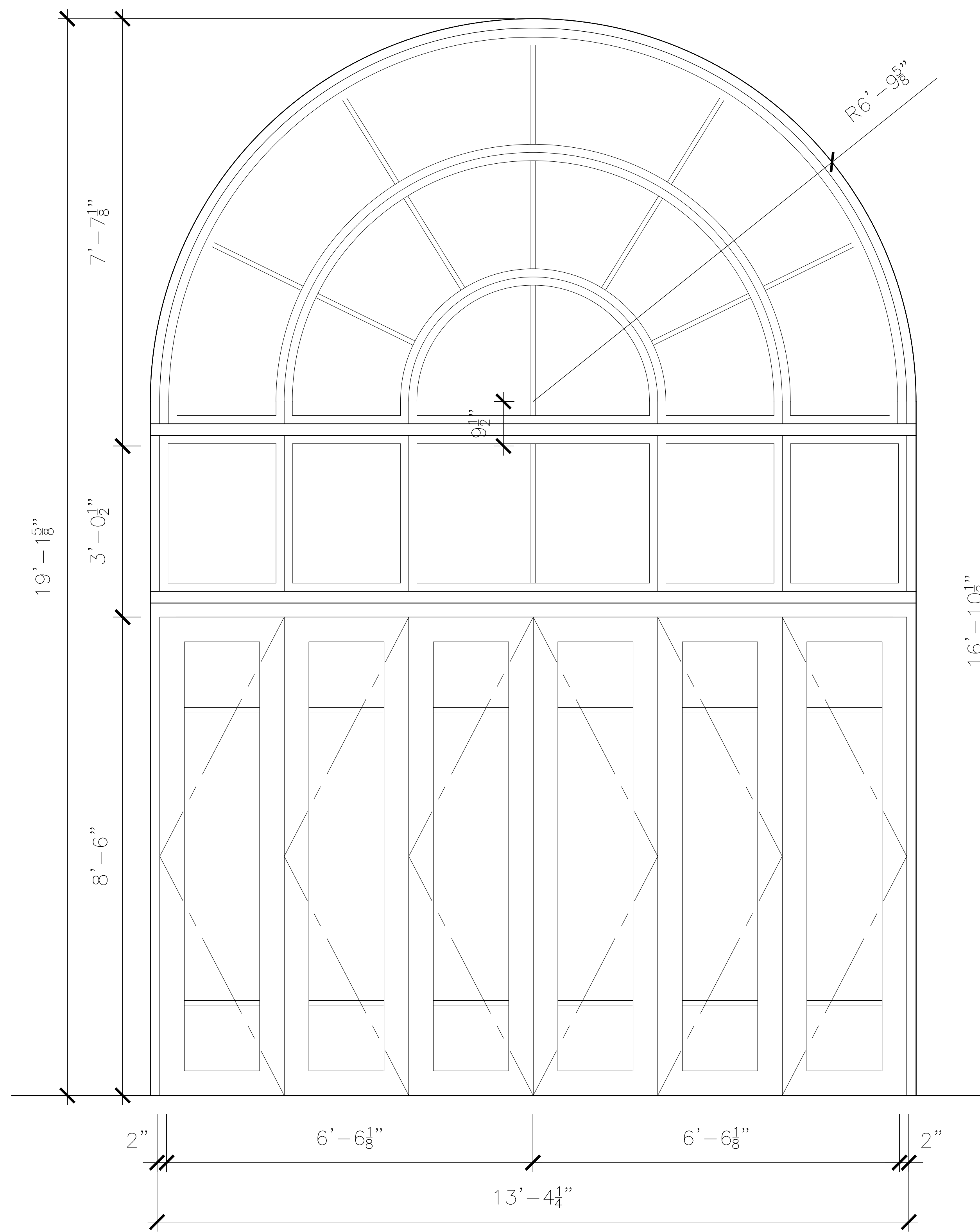
ARC 24-0116

DRAWING NO.

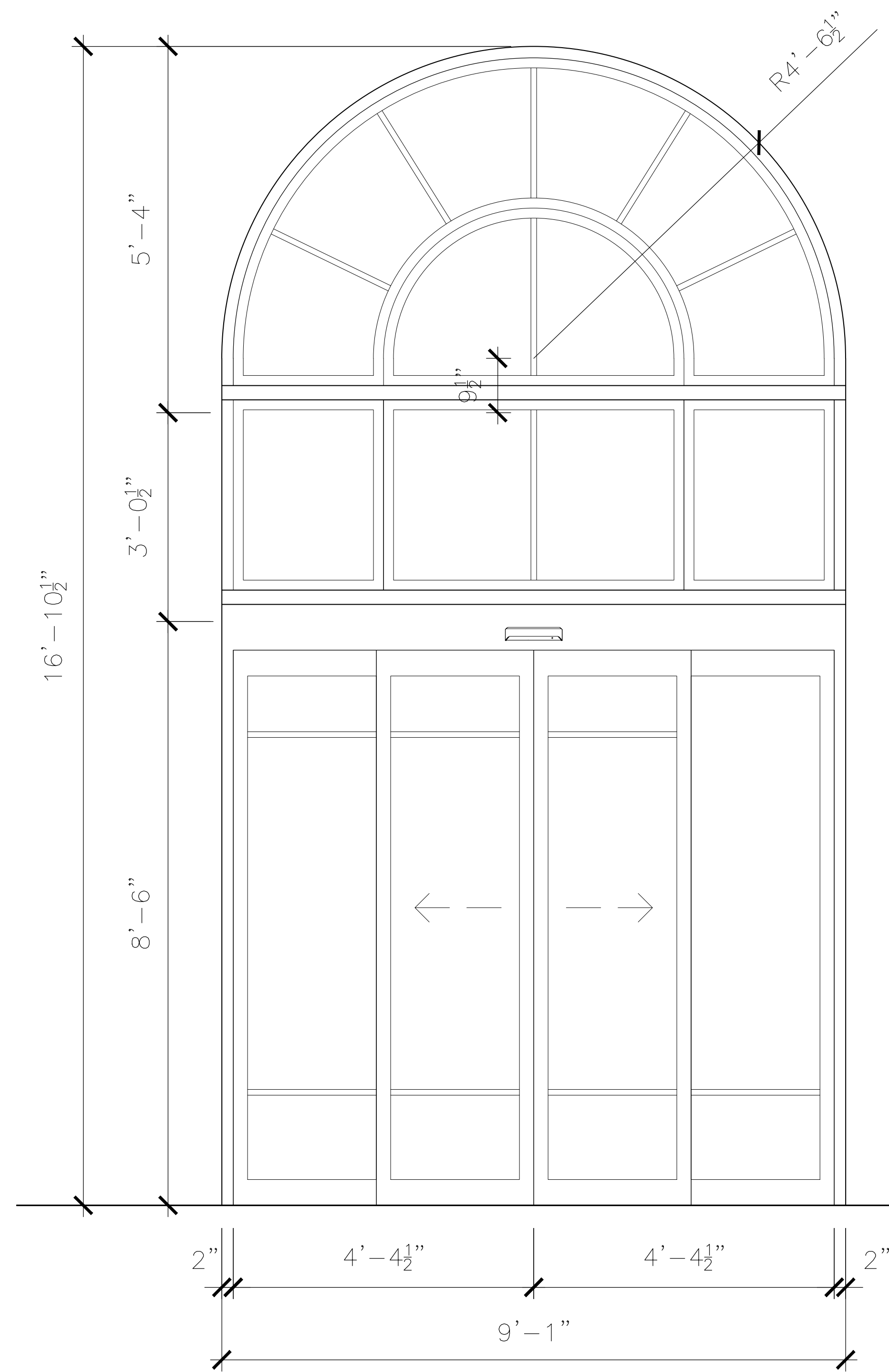
A2.06

JOB NUMBER: 24-159

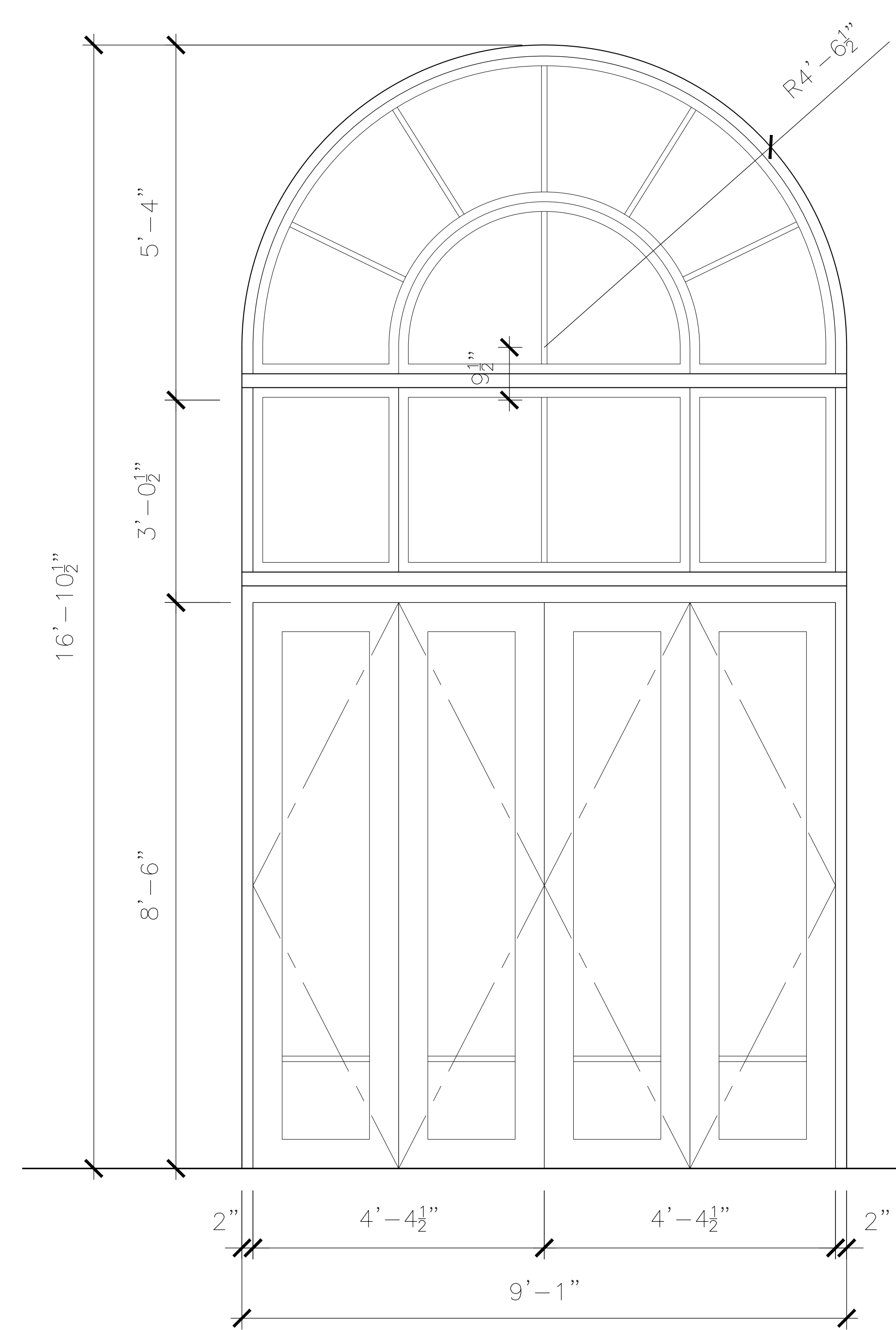




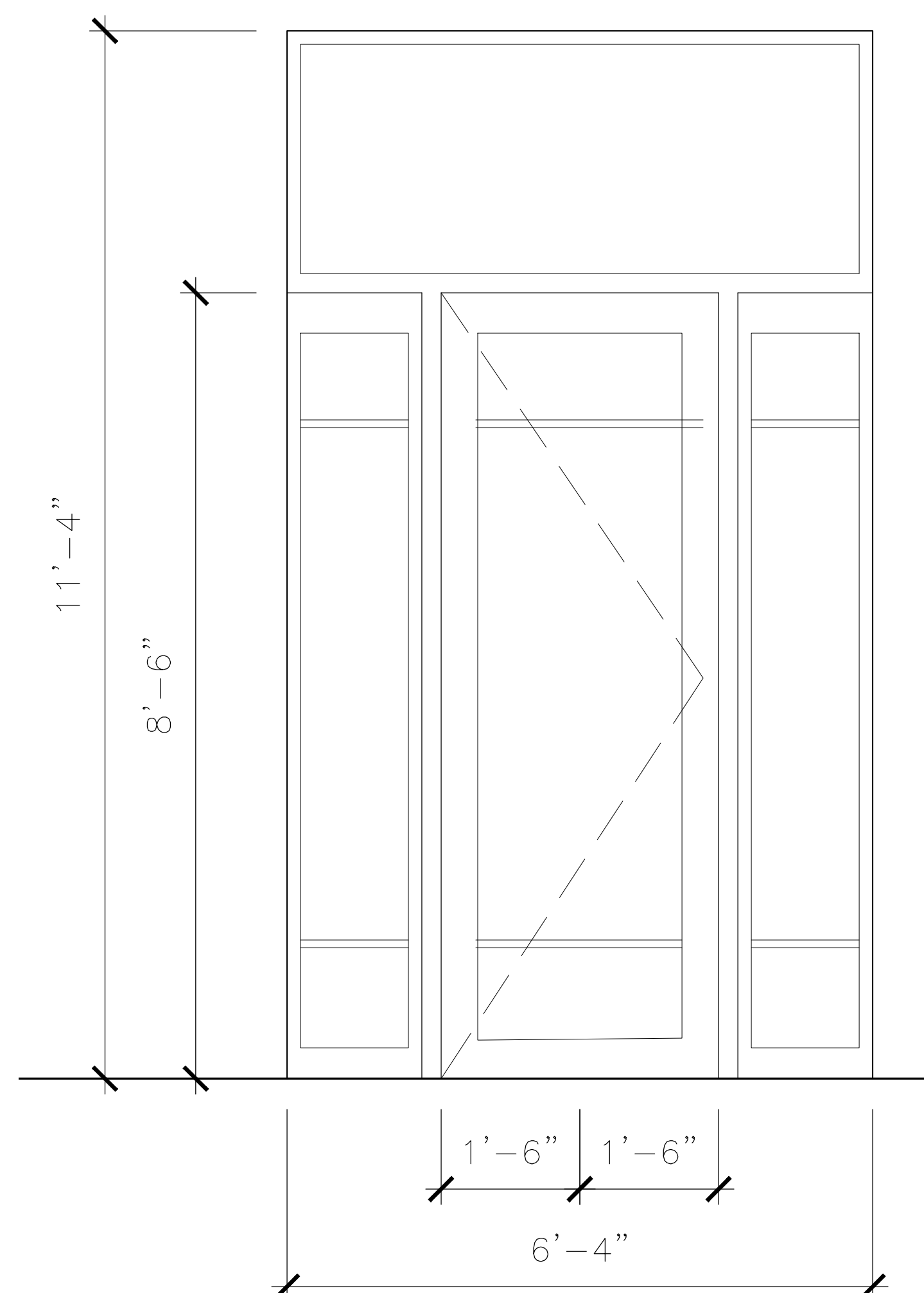
3 TYPE C - FOLDING DOORS
SCALE 3/8" = 1'-0"



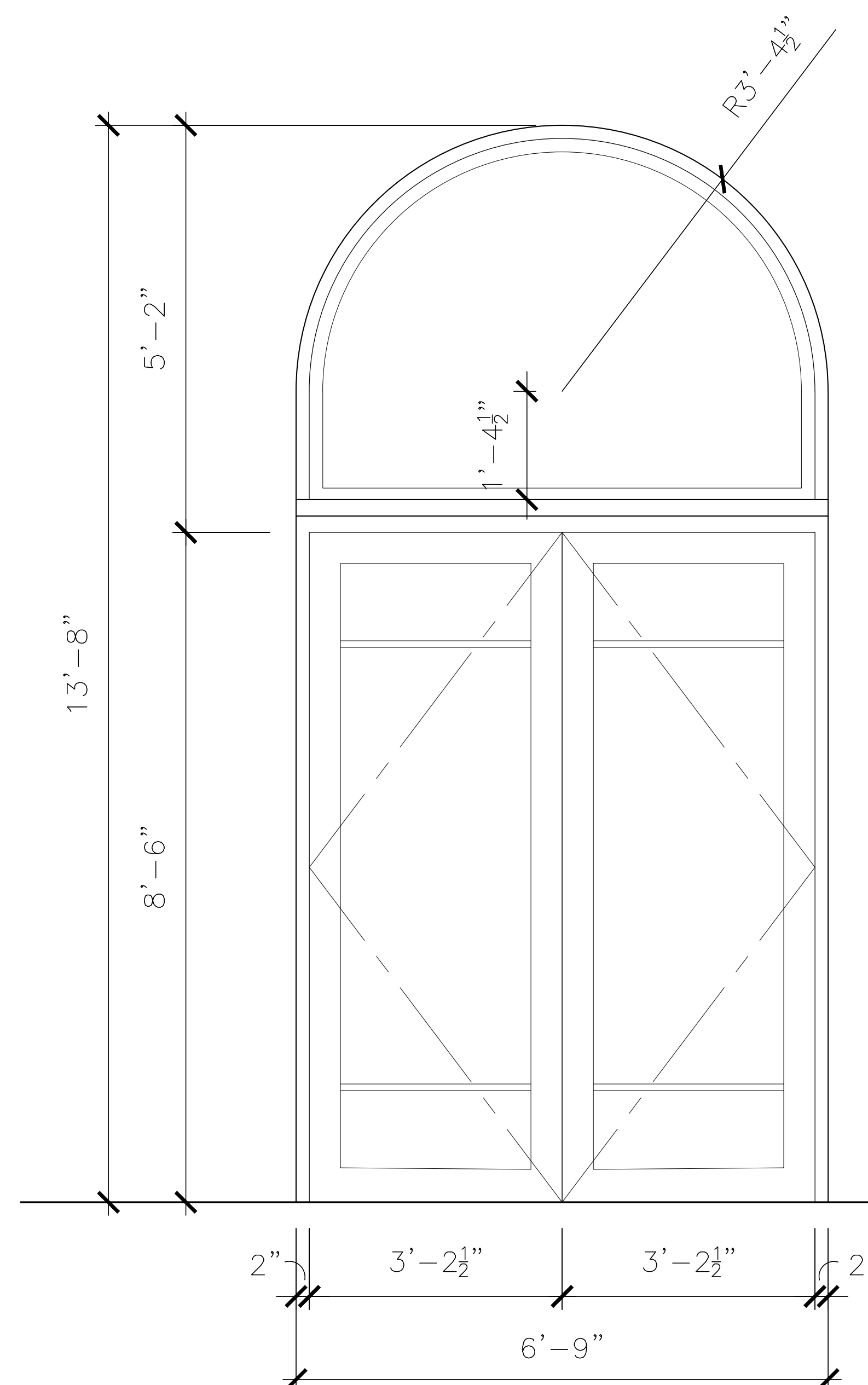
2 TYPE B - SLIDING DOORS
SCALE 3/8" = 1'-0"



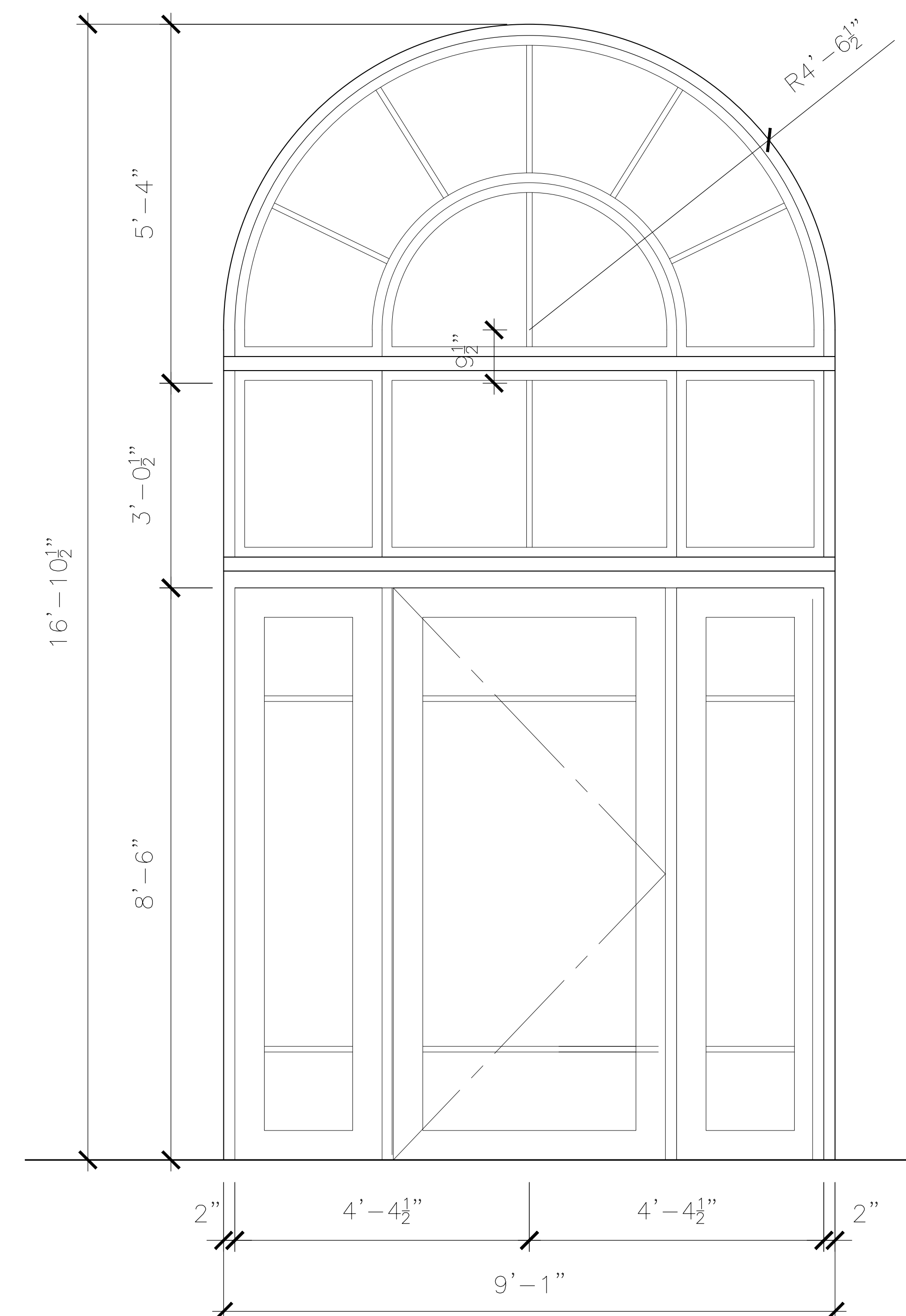
1 TYPE A - FOLDING DOORS
SCALE 3/4" = 1'-0"



6 TYPE F - SWING DOOR
SCALE 3/8" = 1'-0"



5 TYPE E - SWING DOOR
SCALE 3/8" = 1'-0"



4 TYPE D - SWING DOOR
SCALE 3/8" = 1'-0"