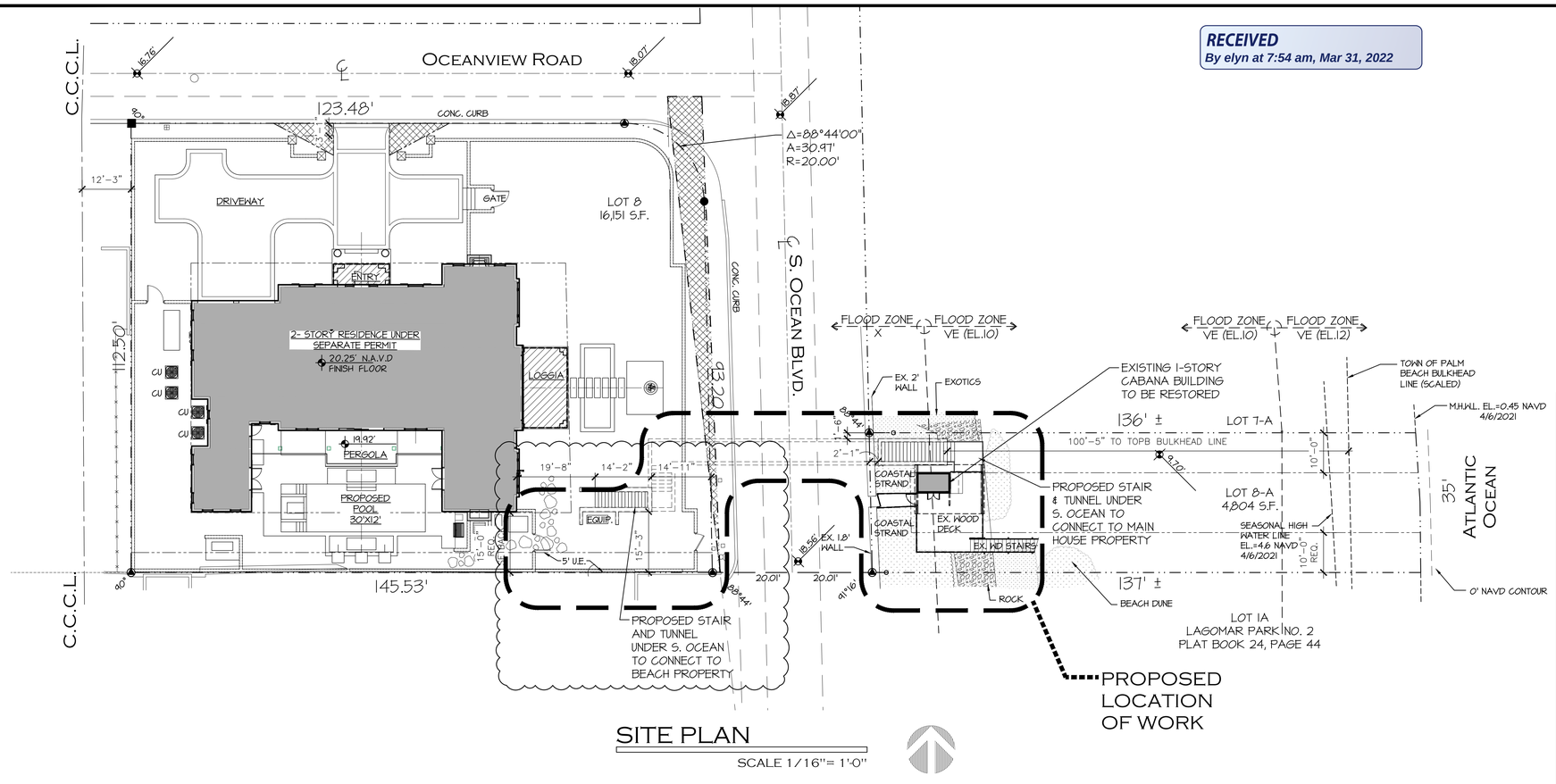
RECEIVED
By elyn at 7:54 am, Mar 31, 2022



SITE PLAN

SCALE 1/16"= 1'-0"

APPROVED RES. AREA CALCS	
LOTS	
LOT AREA FOR CALCULATIONS:	16,151 S.F.
A/C:	
1ST FLOOR:	3,111 S.F.
2ND FLOOR:	3,705 S.F.
GARAGE (A/C):	538 S.F.
TOTAL A/C:	7,354 S.F.
COVERED UNENCLOSED	
COVERED ENTRY:	72 S.F.
OCEAN LOGGIA:	227 S.F.
COVERED BALCONIES:	104 S.F.
TOTAL COV. UNENCLOSED:	403 S.F.
TOTAL OPEN BALCONIES:	263 S.F.
TOTAL ABOVE GRADE:	8,020 S.F.
BASEMENT:	1,716 S.F.
FOOTPRINT:	3,948 S.F
POOL PERGOLA:	332 S.F (2.1%)
POOL PERGOLA ALLOWED: 3% = 484 SF	

CABANA & TUNNEL AREA CALCS	
LOTS	
MAIN LOT WEST OF S. OCEAN:	16,151 S.F.
BEACH LOT EAST OF S. OCEAN	4,804 S.F.
EXISTING CABANA:	
ENCLOSED:	42 S.F.
COVERED UNENCLOSED:	44 S.F.
TOTAL CABANA:	136 S.F.
PROPOSED TUNNEL:	
ABOVE GRADE ON MAIN LOT:	121 S.F.
BELOW GRADE ON MAIN LOT:	234 S.F.
BELOW GRADE ON FDOT PROPERTY:	270 S.F.
BELOW GRADE ON BEACH LOT:	172 S.F.
TOTAL TUNNEL:	797 S.F.

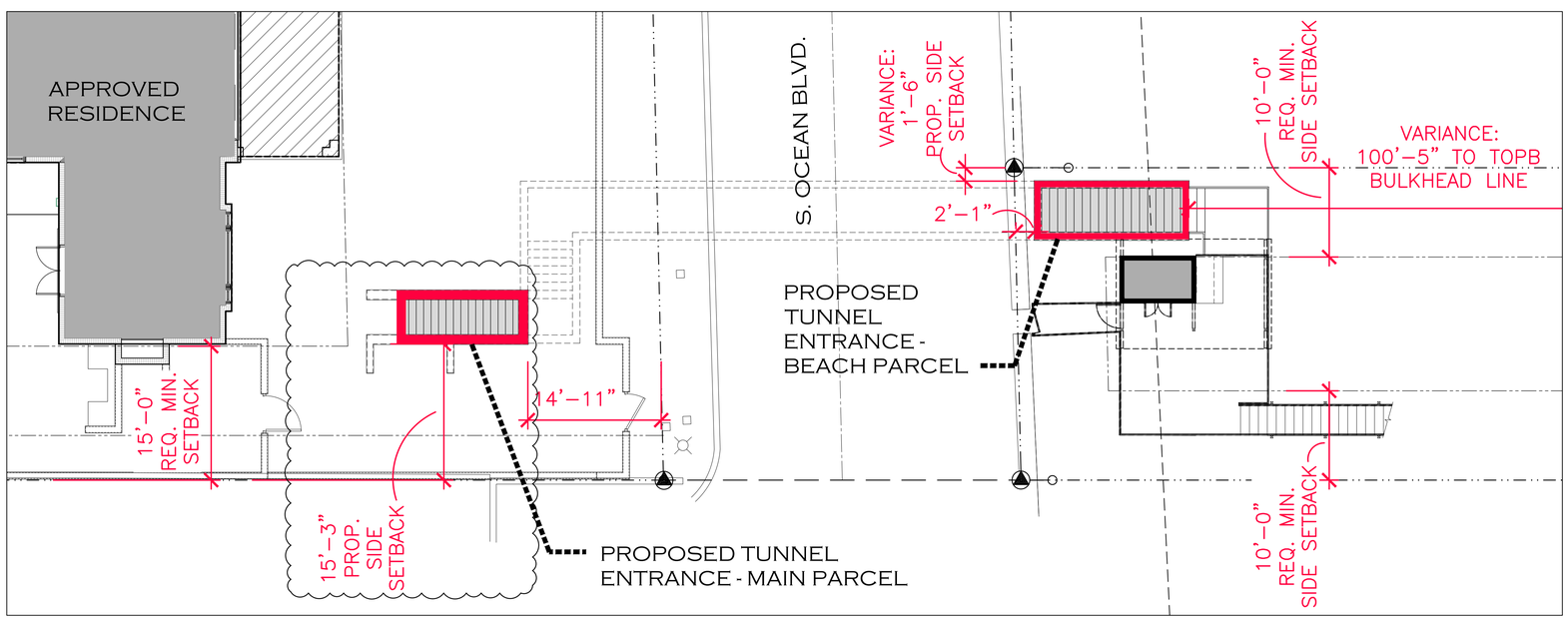
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	1540 S. OCEAN BOULEVARD - MAIN PARCEL		
2	Zoning District:	R-A ESTATE RESIDENTIAL		
3	Structure Type:	TUNNEL FOR APPROVED 2-STORY RESIDENCE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	20,000 SF	16,151 SF	N/C
6	Lot Depth	150'	145.53'	N/C
7	Lot Width	125'	112.53'	N/C
8	Lot Coverage	25% (4,037 SF)	3,948 SF (24.4%)	4,033 SF (24.9%)
9	Front Yard Setback	35'	35'-3"	14'-11"
10	* Side Yard Setback (1st Story)	15'	15'-2"	15'-3"
11	* Side Yard Setback (2nd Story)	15'	15'-2"	N/C
12	Rear Yard Setback	15'	15'-3"	N/C
13	Angle of Vision	100 MAX	66	N/C
14	Building Height	N/A	N/C	N/C
15	Overall Building Height	25' MAX	22'-8.5"	N/C
16	Finished Floor Elev. (FFE)(NAVD)	N/A	20.25' NAVD	N/C
17	Zero Datum for pt. of Meas. (NAVD)	18.87' NAVD	N/C	N/C
18	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
19	Landscape Open Space (LOS)	50% MIN (8,075.5)	8,438 SF (52.2%)	8,317 S.F. (51.5%)
20	Perimeter LOS	N/A	N/A	N/A
21	Front Yard LOS	45% MIN (1,733)	2,998 SF (77.8%)	2,887 SF (75.0%)
22	Native Plant Species %	25% (2,018.8 SF)	5,138 SF (63.6%)	N/C

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

If value is not applicable, enter N/A

If value is not changing, enter N/C



ZONING DIAGRAM

SCALE 1/8" = 1'-0"

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:	1540 S. OCEAN BOULEVARD - BEACH PARCEL		
2	Zoning District:	R-A ESTATE RESIDENTIAL		
3	Structure Type:	1-STORY CABANA & TUNNEL		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	N/A	4,804 SF	N/C
6	Lot Depth	N/A	136'	N/C
7	Lot Width	N/A	35'	N/C
8	Lot Coverage	N/A	4,496 (93.6%)	4,668 SF (97.2%)
9	Front Yard Setback	10'	11'-6"	2'-1"
10	* Side Yard Setback (1st Story)	10'	10'N, 16'-8"S	1'-6"N, N/C S
11	* Side Yard Setback (2nd Story)	N/A	N/A	N/A
12	Rear Yard Setback	N/A	N/A	N/A
13	Angle of Vision	NA	N/A	NA
14	Building Height	N/A	N/C	N/C
15	Overall Building Height	16'	19'-6"	N/C
16	Finished Floor Elev. (FFE)(NAVD)	N/A	18.53' NAVD	N/C
17	Zero Datum for pt. of Meas. (NAVD)	NATURAL GRADE	N/C	N/C
18	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/C
19	Landscape Open Space (LOS)	N/A	N/A	N/A
20	Perimeter LOS	N/A	N/A	N/A
21	Front Yard LOS	N/A	N/A	N/A
22	Native Plant Species %	N/A	N/A	N/A

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

If value is not applicable, enter N/A

If value is not changing, enter N/C

© Copyright 2021 Dailey Janssen Architects, P.A. All rights reserved.

DJA DAILEY JANSSEN ARCHITECTS
LICENSE #AA-C001974
TEL: 561-833-4707
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401

PROPOSED TUNNEL AND CABANA RESTORATION AT:
1540 S. OCEAN BOULEVARD
PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH

Date: 12-06-2021 FIRST SUBMITTAL
Drawn: JKS
Revised:12.27.2021 FINAL SUBMITTAL
03.25.2022 FINAL SUBMITTAL REV. 01

ARCOM #: ARC-22-028
ZONING #: ZON-22-024

Job No.
21-106

Seal

Roger P. Janssen
AR-14795

Drawing No.
SP-1.01