

RECEIVED
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JULY 8, 2022

FINAL SUBMITTAL, PRESENTATION

PROPOSED RESIDENCE AT:

980 SOUTH OCEAN BOULEVARD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

ARCOM NO: ARC-22-136, ZON-22-101

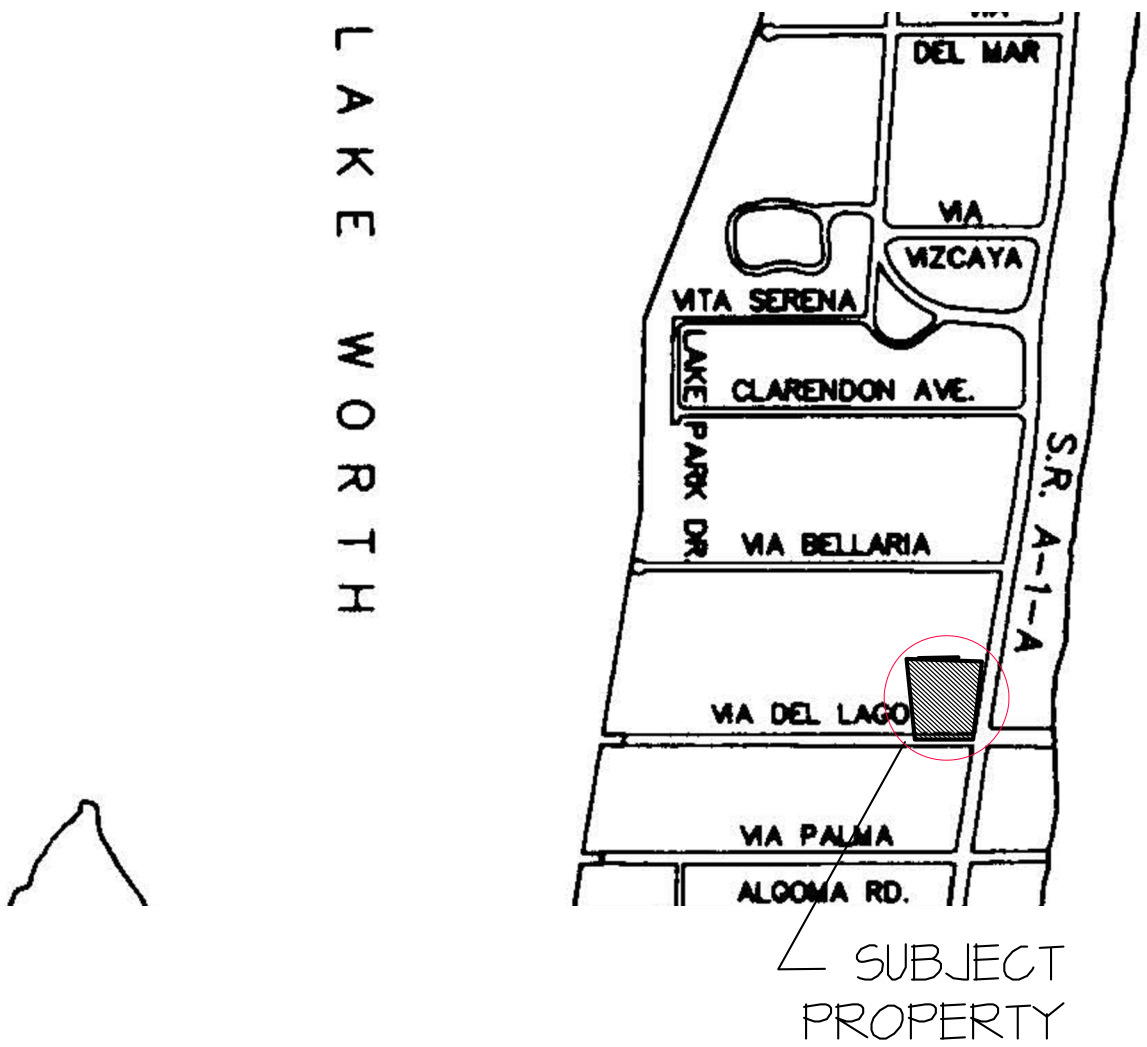
PROJECTED ARCOM HEARING - AUG. 24, 2022, TOWN COUNCIL HEARING SEPT. 14, 2022

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SCOPE OF WORK

CONSTRUCTION OF TWO STORY RESIDENCE
NEW HARDSCAPE, LANDSCAPE, POOL, COURTYARD
CONSTRUCTION SCREENING, TRUCK STAGING PLANS



LOCATION MAP
PALM BEACH, FL
N.T.S.

CONSULTANTS AND ENGINEERS:

				CIVIL: CEC 8195 WHITE ROCK CIRCLE BOYNTON BEACH, FL 33436 561.847.0398	LANDSCAPE ARCHITECT: LANG DESIGN GROUP 1820 SECOND AVE NORTH LAKE WORTH, FL 33461 561.688.9996	SURVEYOR: WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561.640.4551	JOB NUMBER: ARCOM FIRST SUBMITTAL: ARCOM FINAL SUBMITTAL: ARCOM PRESENTATION: ARCOM MEETING: TOWN COUNCIL MEETING:	21-1117 06.07.2022 06.27.2022, 07.08.2022
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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: 06.07.2022
DRAWN: MJS
REVISIONS:

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

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SEAL



ROGER P. JANSSEN AR-14785

DRAWING NO.

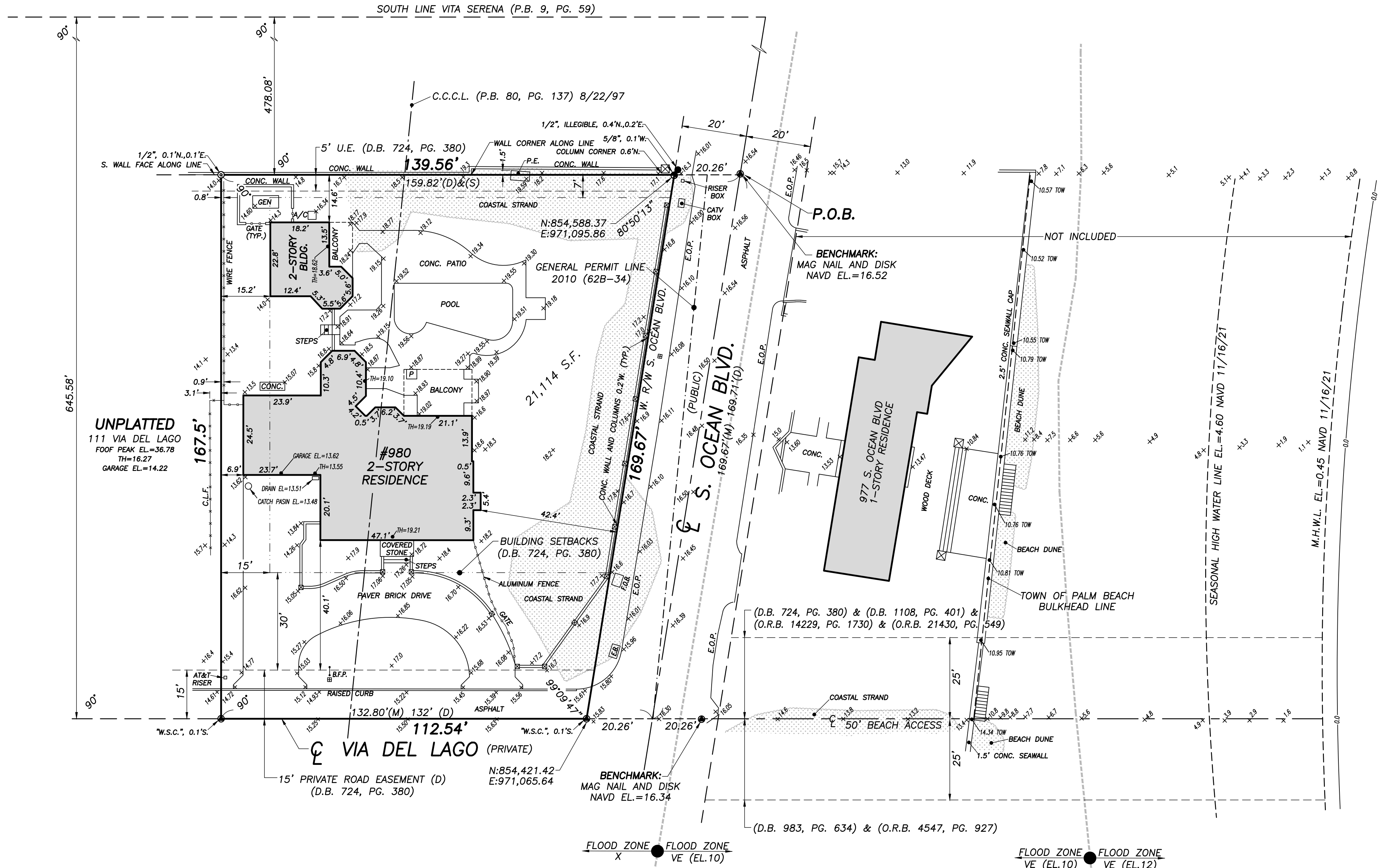
A-0.0

JOB NUMBER: 21-117

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
F.O.B.	= FIBER OPTIC BOX
GEN	= GENERATOR
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
P.V.M.T.	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
TOW	= TOP OF WALL ELEVATION
TWP.	= TOWNSHIP
TYP.	= TYPICAL
U/C	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
⊕	= BASELINE
⊕	= CENTERLINE
⊕	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
○	= IRON PIPE FOUND (AS NOTED)
○	= IRON ROD FOUND (AS NOTED)
●	= NAIL FOUND
●	= NAIL & DISK FOUND (AS NOTED)
●	= MAG NAIL & DISK SET (LB #4569)
⊕	= PROPERTY LINE
⊕	= UTILITY POLE
⊕	= FIRE HYDRANT
⊕	= WATER METER
⊕	= WATER VALVE
⊕	= LIGHT POLE

VITA SERENA (P.B. 9, PG. 59)

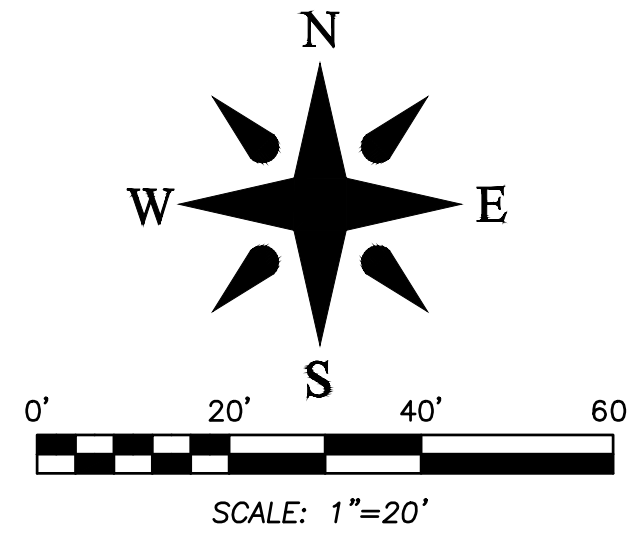


FLOOD ZONE:

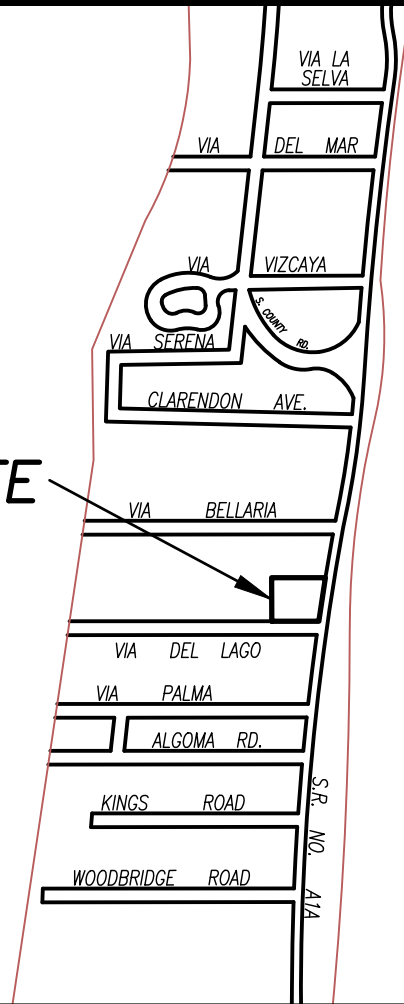
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1062-4908209, issued by First American Title Insurance Company, dated July 27, 2020. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
- Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.000052136.
- Coordinates shown hereon are based upon Datum - NAD 83 1999 adjustment. Zone - Florida East, Linear Unit - US Traverse Mercator Projection.
- This survey falls within the suburban category as classified in Chapter 5J-17.051 and 5J-17.052, Florida Administrative Code. All field measurements exceeded the accuracy requirements for this classification.
- The real-time GPS positional information shown hereon was collected with a Topcon Hiperlite System. The information was translated to conform to the Coastal Construction Control Line, permanent reference monuments as recorded in Plat Book 80, Page 137, Public Records of Palm Beach County, Florida. The horizontal positional accuracy was plus/minus 0.07 of a foot based upon the published information for the permanent reference monuments.



SITE



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
980 SOUTH OCEAN (JANE), LLC, A FLORIDA LIMITED LIABILITY COMPANY,
980 SOUTH OCEAN (EMMA), LLC, A FLORIDA LIMITED LIABILITY COMPANY,
980 SOUTH OCEAN (IAN), LLC, A FLORIDA LIMITED LIABILITY COMPANY.

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

980 South Ocean (JANE), LLC, a Florida limited liability company
 980 South Ocean (Emma), LLC, a Florida limited liability company
 980 South Ocean (Ian), LLC, a Florida limited liability company
 William Rollnick and Nancy Rollnick, its successors and/or assigns as defined in the conditions of the policy, as their interests may appear
 Simses & Associates, PA
 First American Title Insurance Company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

980 South Ocean Boulevard
 Palm Beach, FL 33480

LEGAL DESCRIPTION:

A parcel of land in Government Lot 2, Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

BEGINNING at a point in the center line of Ocean Boulevard as now laid out and in use, a distance of 478.08 feet South of, measured at right angles to, the South line of VITA SERENA, according to the plat thereof recorded in Plat Book 9, Page 59, Public Records of Palm Beach County, Florida; thence Westerly parallel to, and 478.08 feet South of the South line of said VITA SERENA a distance of 159.82 feet to a point; thence Southerly at right angles to the preceding course a distance of 167.5 feet to a point in a line parallel to and 645.58 feet South of the South line of said VITA SERENA; thence East parallel to the said South line of VITA SERENA, a distance of 132 feet to the center line of said Ocean Boulevard; thence Northerly along the center line of Ocean Boulevard a distance of 169.71 feet to the **POINT OF BEGINNING**.

The East 20.26 feet of the above described property is subject to the rights of the Public in and to the Ocean Boulevard as now laid out and in use, and the Southerly 15 feet of the above described property is subject to the rights of the owners of property abutting on Via Del Lago.

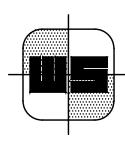
TITLE COMMITMENT REVIEW					
CLIENT:	JANE HOLZER	COMMITMENT NO.:	1062-4908209	DATE:	JULY 27, 2020
REVIEWED BY:	CRAIG L. WALLACE	JOB NO.:	08-1139.2		
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1 TO 8	N/A	Standard Exceptions			•
9	N/A	Any lien	•		•
10	N/A	Right of Way of Ocean Blvd.	•		
11	N/A	Right of the owners of property abutting on Via Del Lago	•		
12	DB 724, PG 380 DB 983, PG 634	Restrictions, reservations, covenants, easements and conditions	•		
13	DB 1108, PG 401	Restrictions	•		
14a	ORB 14229, PG 1730	Right-of-way of Ocean Blvd.	•		
14b	ORB 21430, PG 549	Declaratory Final Judgment	•		
14c	ORB 4547, PG 927	Beach Access right-of-way	•		
15	N/A	Riparian and/or littoral rights			•

REVISIONS:

11/16/21 SURVEY AND TIE-IN UPDATE WITH 62-B REQUIREMENTS B.M./M.B. 08-1139.4
 08/28/20 SURVEY AND TIE-IN UPDATE B.M./M.B. 08-1139.2 PB296/70
 06/23/06 FORMBOARD & EL., B.M./K.S. PB110/52 08-1139.1

BOUNDARY SURVEY FOR:

980 SOUTH OCEAN (JANE), LLC, A FLORIDA LIMITED LIABILITY COMPANY, 980 SOUTH OCEAN (EMMA), LLC, A FLORIDA LIMITED LIABILITY COMPANY, 980 SOUTH OCEAN (IAN), LLC, A FLORIDA LIMITED LIABILITY COMPANY.



WALLACE SURVEYING
 CORP. LICENSED BUSINESS # 4091
 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

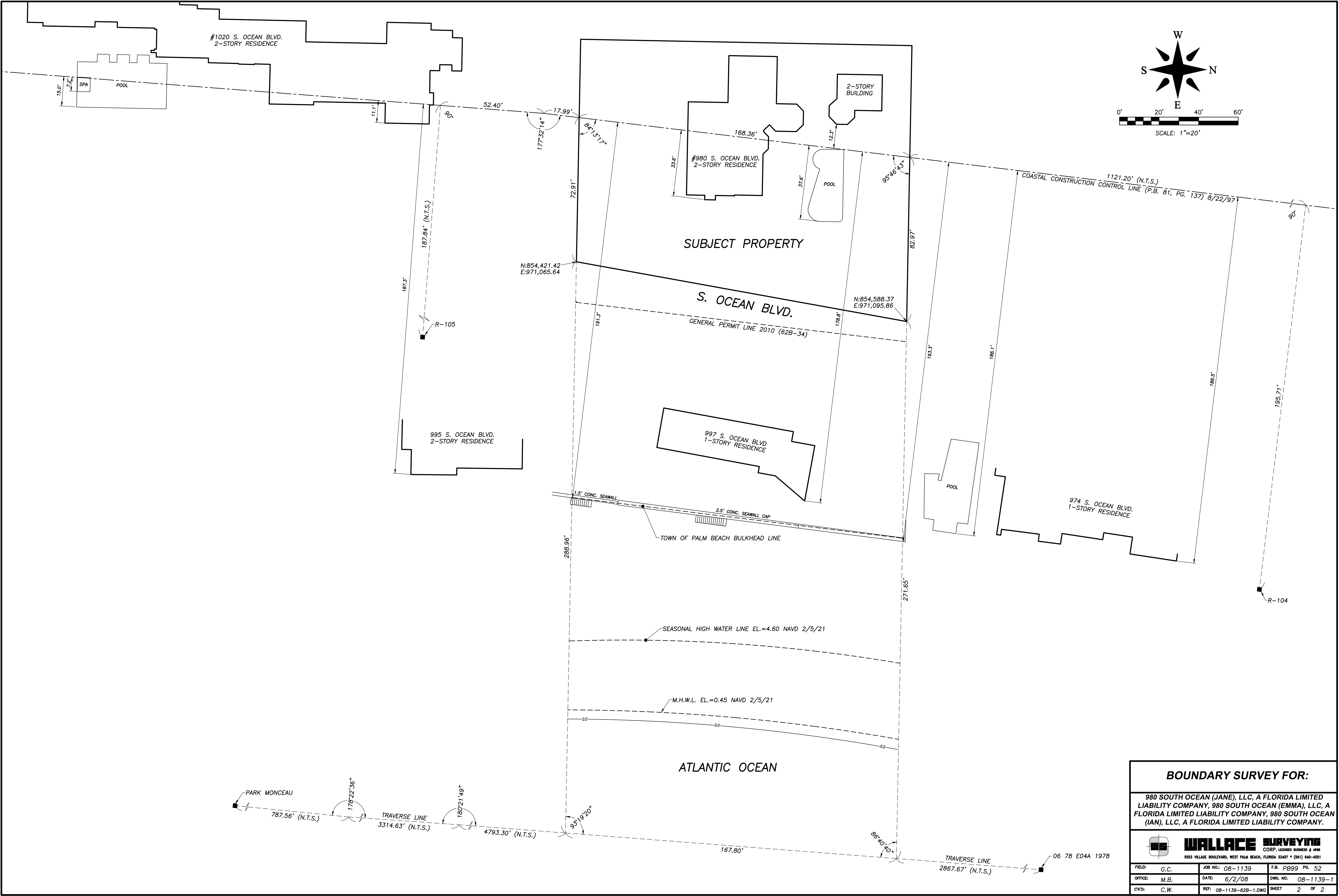
FIELD:	G.C.	JOB NO.:	08-1139	F.B.:	PB99 PG. 52
OFFICE:	M.B.	DATE:	6/2/08	DWG. NO.:	08-1139-1
CK'D:	C.W.	REF:	08-1139-62B-1.DWG	SHEET	1 OF 2

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 11/16/2021

Craig L. Wallace
 Professional Surveyor and Mapper
 Florida Certificate No. 3357

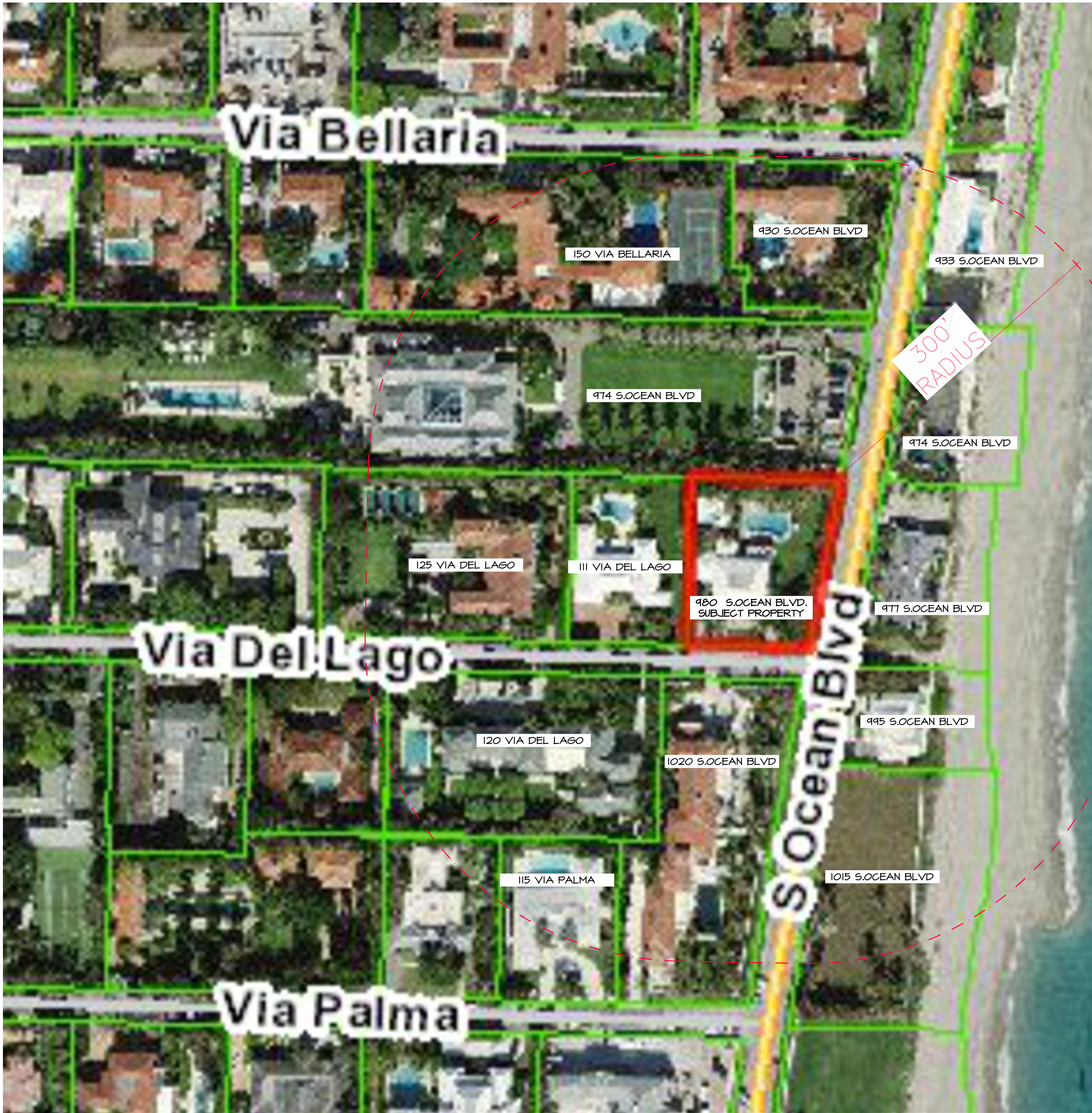


BOUNDARY SURVEY FOR:

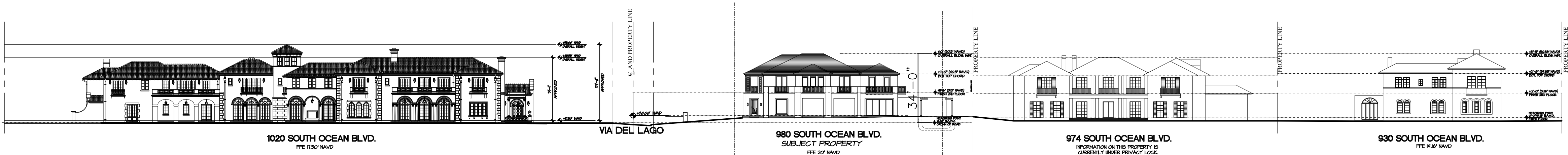
980 SOUTH OCEAN (JANE), LLC, A FLORIDA LIMITED LIABILITY COMPANY, 980 SOUTH OCEAN (EMMA), LLC, A FLORIDA LIMITED LIABILITY COMPANY, 980 SOUTH OCEAN (IAN), LLC, A FLORIDA LIMITED LIABILITY COMPANY.



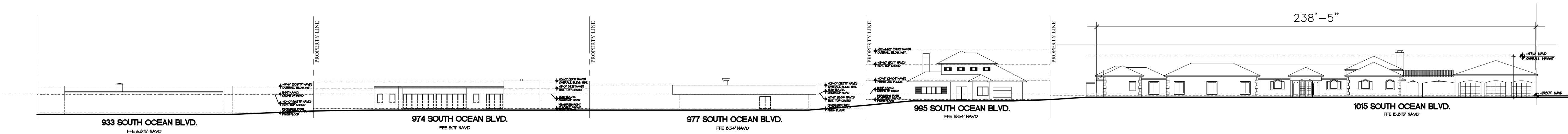
FIELD:	G.C.	JOB NO.:	08-1139	F.B.:	PB99	PG.:	52
OFFICE:	M.B.	DATE:	6/2/08	DWG. NO.:	08-1139-1		
CYD:	C.W.	REF:	08-1139-62B-1.DWG	SHEET	2	OF	2



AERIAL MAP



S. OCEAN BOULEVARD WEST STREETSCAPE ELEVATION



S. OCEAN BOULEVARD EAST STREETSCAPE ELEVATION

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: 561-933-4101, 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

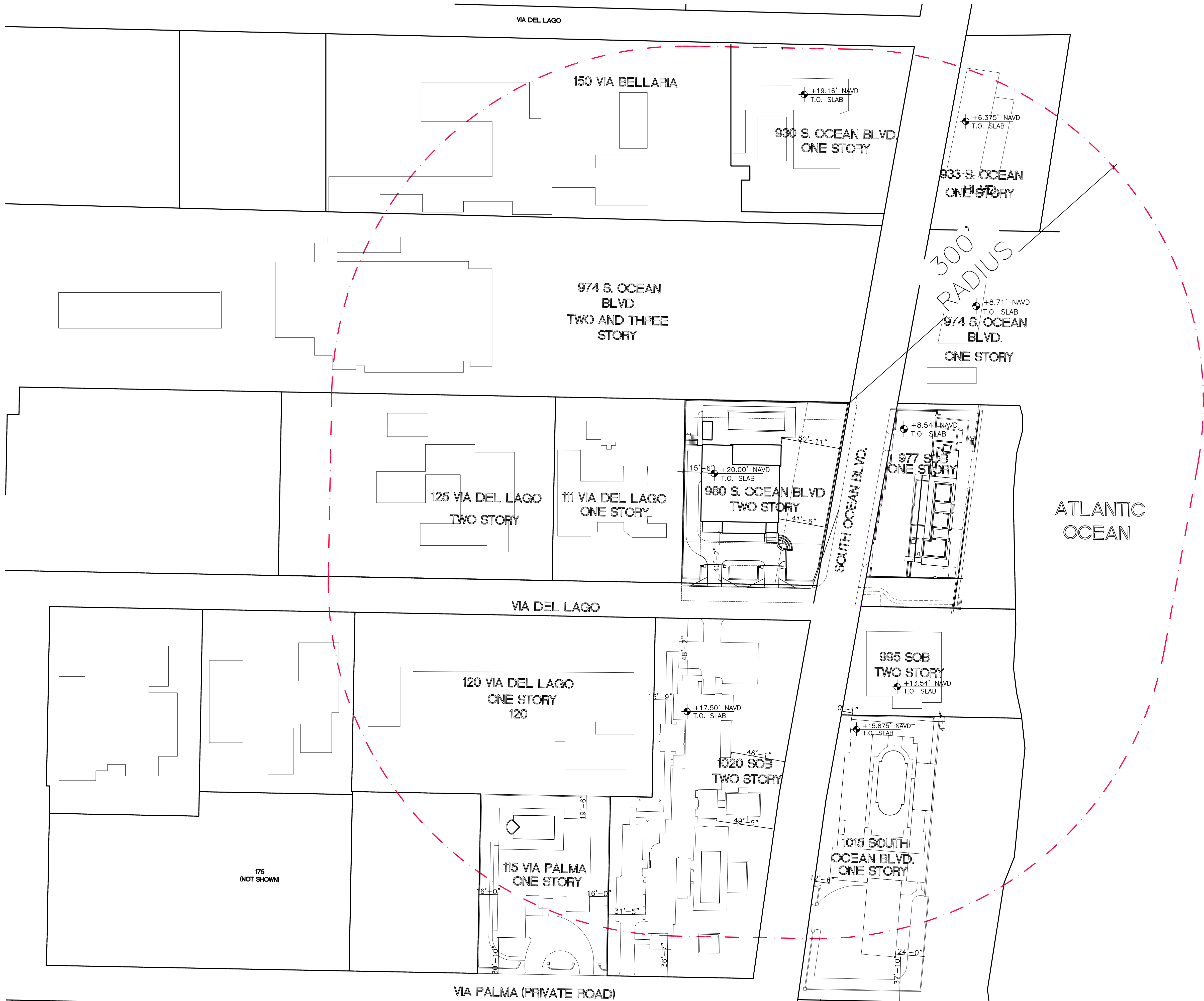
ROGER P. JANSSEN AR-14705

DRAWING NO.

SP-1.2

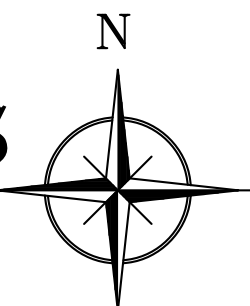
JOB NUMBER:

21-117



NEIGHBORING PROPERTIES

SCALE: N.T.S.



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

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SEAL

ROGER P. JANSSEN AR-14705

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 RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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SEAL

ROGER P. JANSSEN AR-14705

DRAWING NO.

NP-1

JOB NUMBER:

21-117



933 SOUTH OCEAN



974 SOUTH OCEAN



977 SOUTH OCEAN



995 SOUTH OCEAN



1015 SOUTH OCEAN

NEIGHBORING PROPERTIES

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SEAL

ROGER P. JANSSEN AR-14705

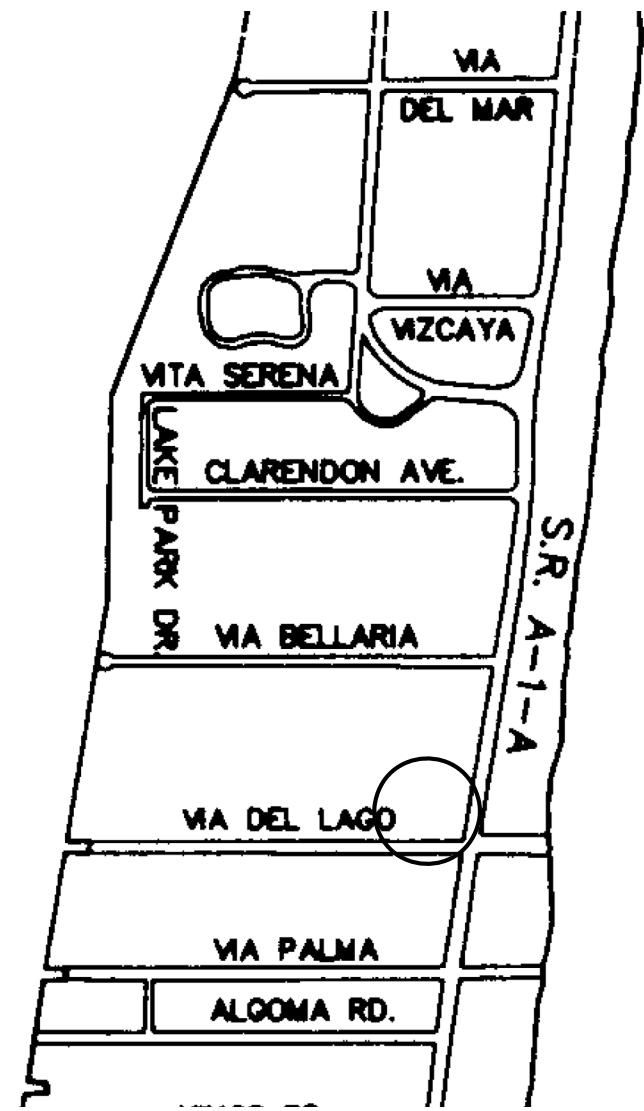
DRAWING NO.

NP-2

JOB NUMBER:

21-117

LAKE WORTH



SCOPE OF WORK
1- DEMOLITION OF EXISTING STRUCTURE
2- DEMOLITION OF EXISTING HARDSCAPE
3- DEMOLITION OF EXISTING SPA/ POOL
4- SELECTIVE DEMOLITION OF EXISTING LANDSCAPE
5- CONSTRUCTION SCREENING PLAN

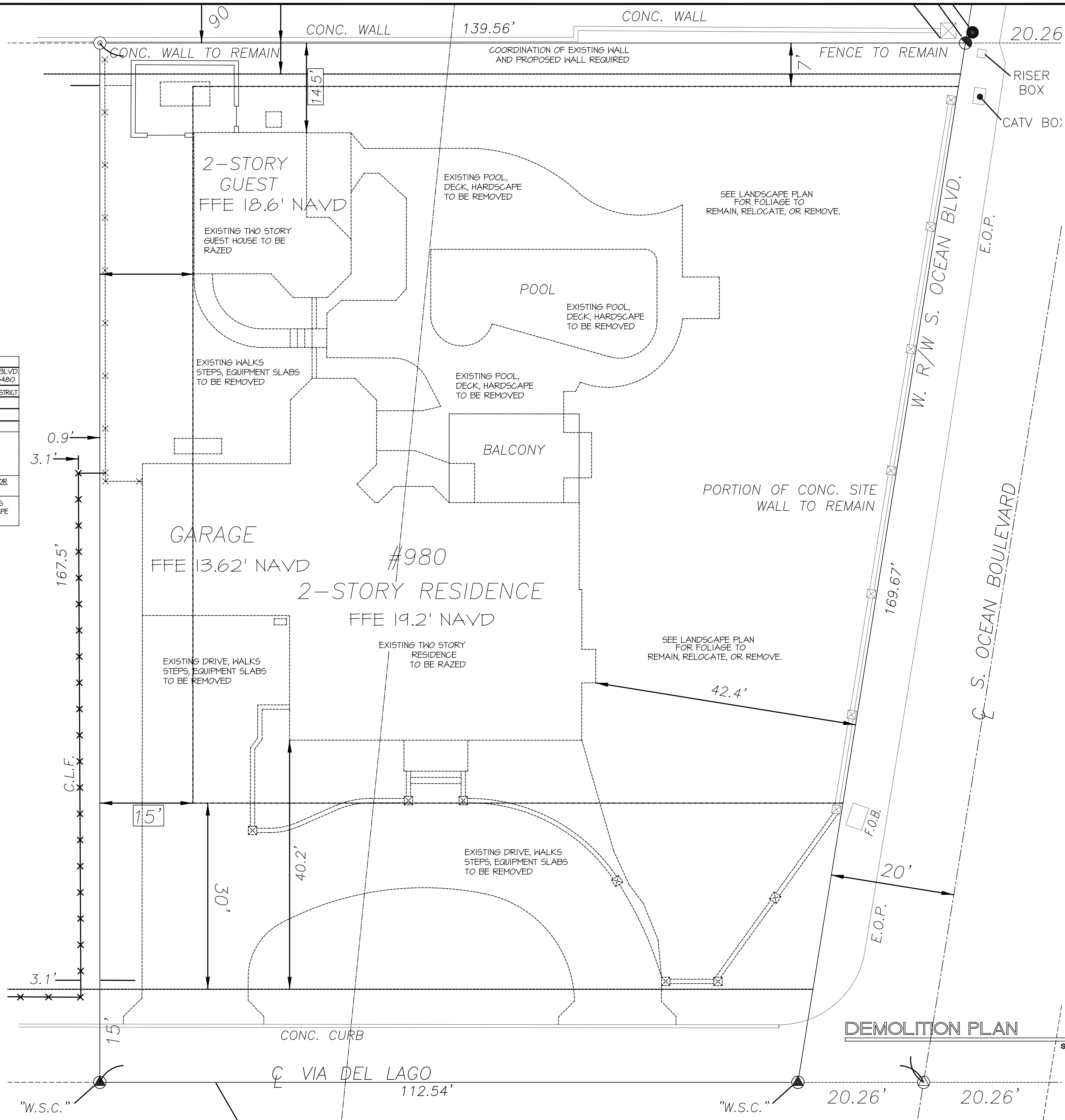
I. REFER TO PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION.

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

DEMOLITION NOTES

GENERAL DEMOLITION NOTES:

- PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNERS PROPERTY AND LEGALLY DISPOSE OF THEM.
- COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- CONDUCT DEMOLITION WITHOUT DISRUPTING OWNER'S OCCUPATION OF THE BUILDING.
- ENTRY PORTION OF DRIVE TO REMAIN, SOD THE ENTIRE PROPERTY WHEN DEMOLITION COMPLETE.



PROPOSED RESIDENCE AT:

980 SOUTH OCEAN BLVD.

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ROGER P. JANSSEN AR-14785
DRAWING NO.

D-1.01

JOB NUMBER: 21-117



980 SOUTH OCEAN BLVD. EXISTING EXTERIOR

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: 561-833-4101, LICENSE #AA-C001474

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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ROGER P. JANSSEN AR-14105

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P-1.1

JOB NUMBER:

21-117



980 SOUTH OCEAN BLVD. EXISTING EXTERIOR

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-C001874

DATE: 06.01.2022

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ROGER P. JANSSEN AR-14105

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21-117