



980 SOUTH OCEAN BLVD. EXISTING EXTERIOR

PROPOSED RESIDENCE AT:

980 SOUTH OCEAN BLVD.

PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: 06.01.2022

DRAWN: MJS

REVISIONS:

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

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SEAL

ROGER P. JANSSEN AR-14105

DRAWING NO.

P-1.3

JOB NUMBER:

21-117



EXISTING INTERIOR PHOTOS

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-C001474

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ROGER P. JANSSEN AR-14105

DRAWING NO.

SP-1.4
JOB NUMBER: 21-117



EXISTING INTERIOR PHOTOS

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PALM BEACH COUNTY, FLORIDA

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400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001474

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ROGER P. JANSSEN AR-14105

DRAWING NO.

SP-1.5

JOB NUMBER:

21-117



EXISTING INTERIOR PHOTOS

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PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

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ROGER P. JANSSEN AR-14705

DRAWING NO.

SP-1.6

JOB NUMBER:

21-117



EXISTING INTERIOR PHOTOS

PROPOSED RESIDENCE AT:

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ROGER P. JANSSEN AR-14705

DRAWING NO.

SP-1.7

JOB NUMBER:

21-117



EXISTING INTERIOR PHOTOS

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ROGER P. JANSSEN AR-14705

DRAWING NO.

SP-1.8

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

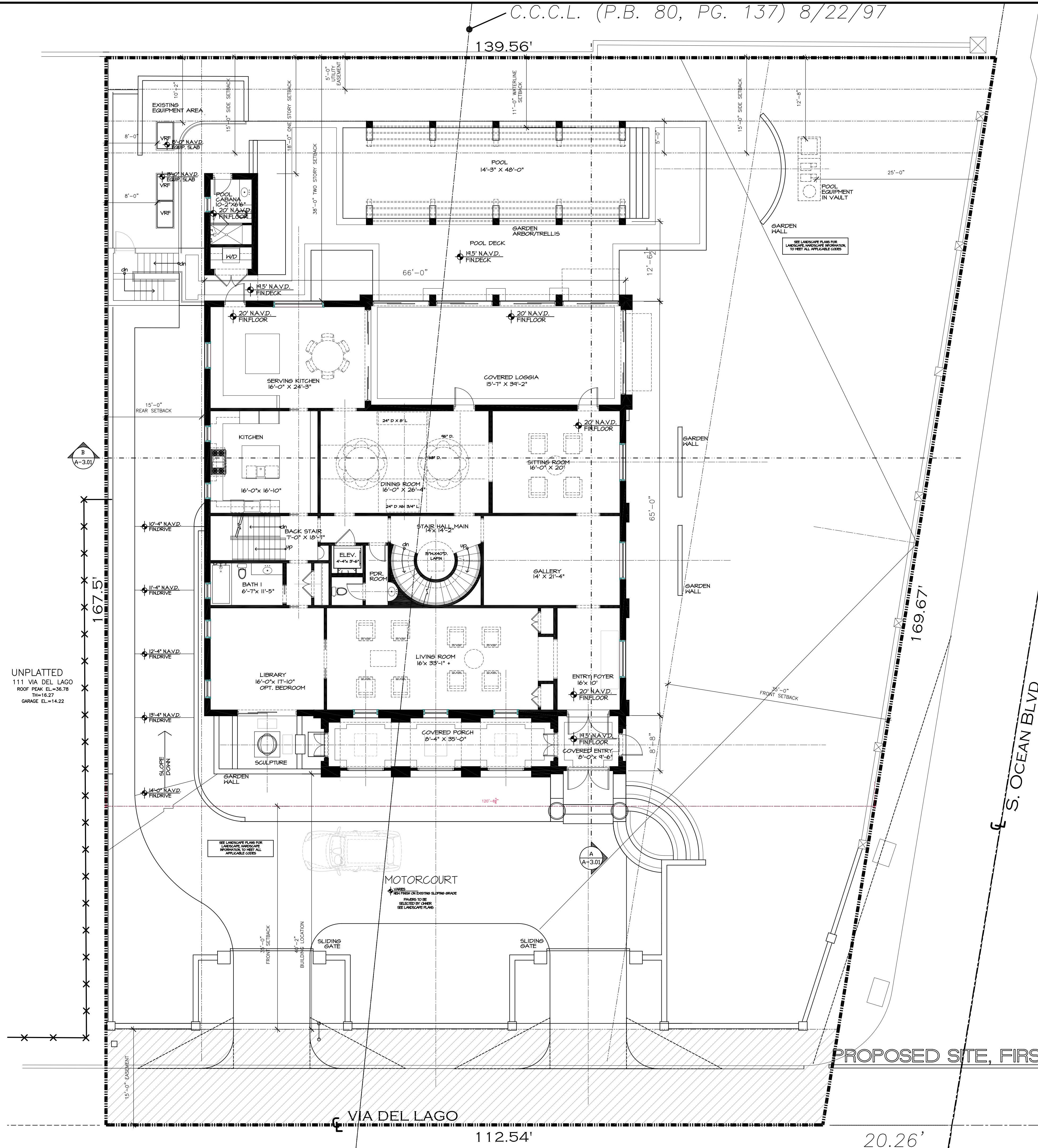
LOT AREA FOR CALCULATIONS: 2114 S.F. GR
19,409 S.F. NET
AIR-CONDITIONED SPACE- MAIN HOUSE:
FIRST FLOOR: 3636 S.F. *
SECOND FLOOR: 3918 S.F.
TOTAL A/C: 7554 S.F.
GARAGE/MECHANICAL: 1412 S.F.
BASEMENT: 1334 S.F.
POOL CABANA: 130 S.F. *
ENTRY, SOUTH PORCH: 404 S.F. *

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

POOL AWNING/TRELLIS 3%
(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=16.27
GARAGE EL.=14.22



PROPOSED SITE, FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

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DAILEY JANSSEN ARCHITECTS
PALM BEACH COUNTY, FLORIDA

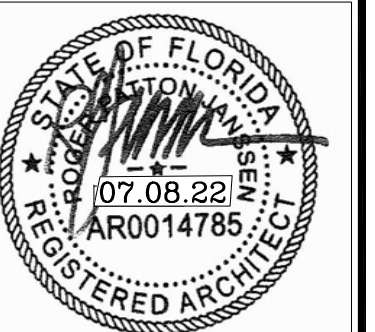
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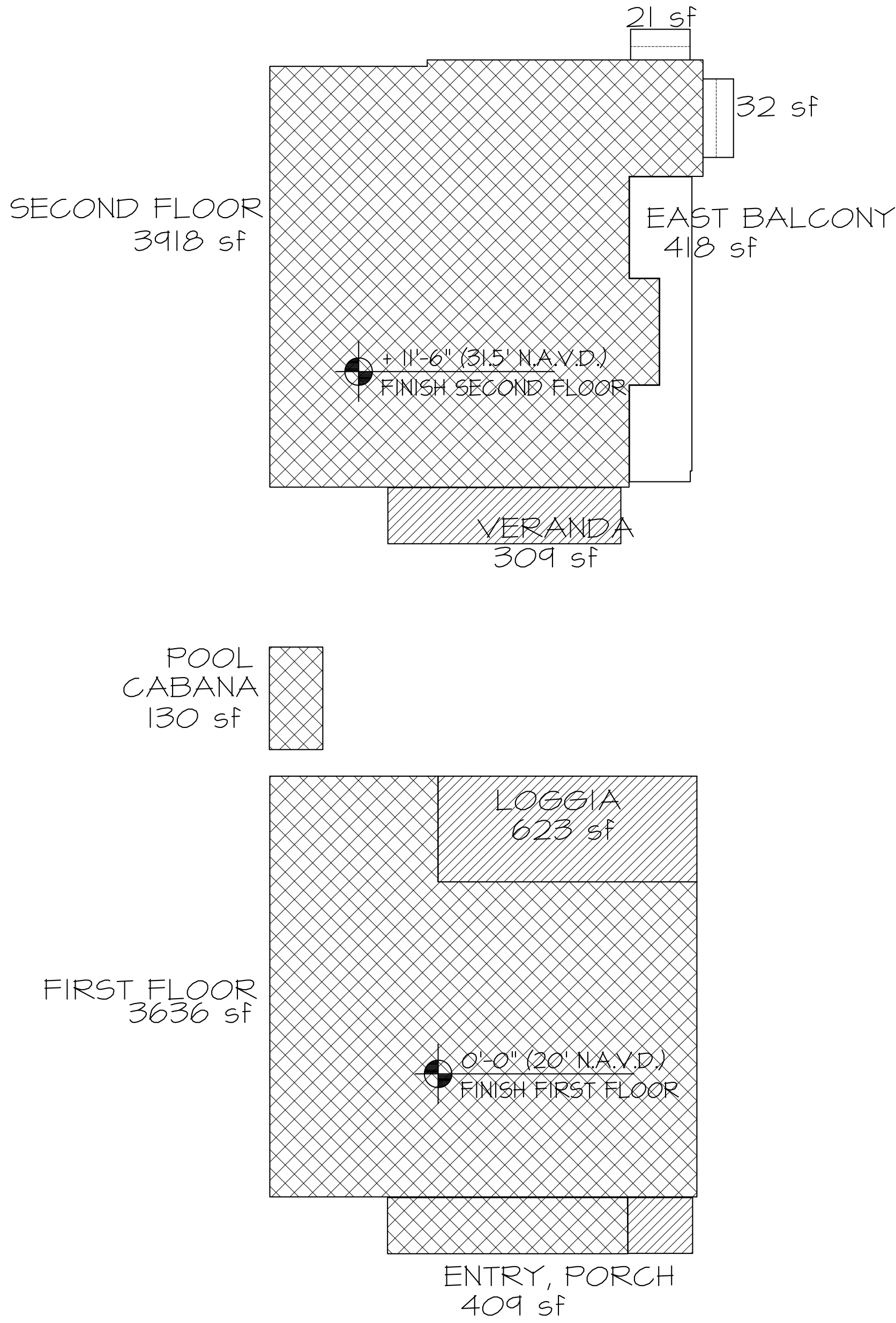
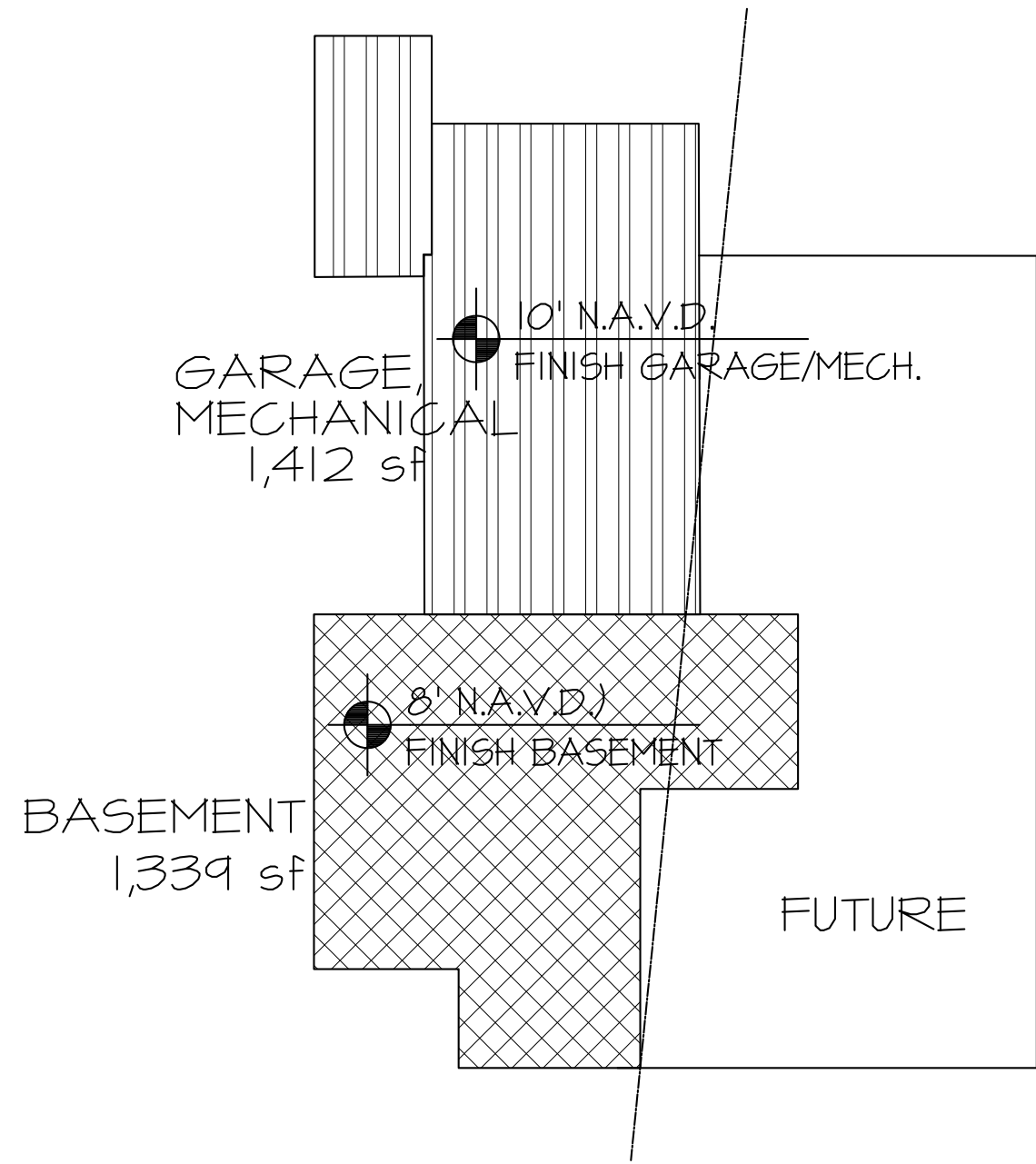
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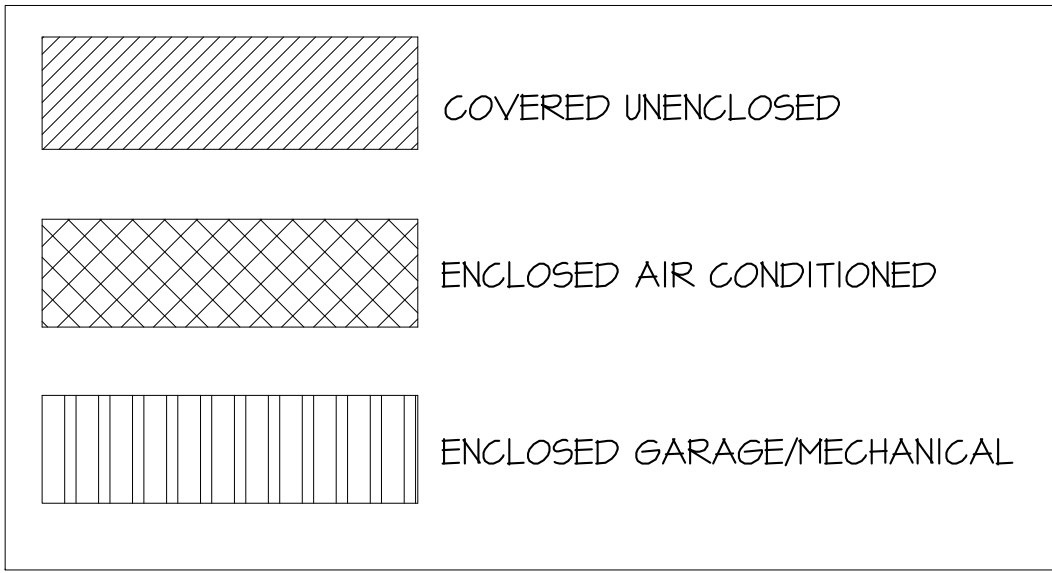
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DRAWING NO.

SP-1.01

JOB NUMBER: 21-117



AREA DIAGRAM



Town of Palm Beach

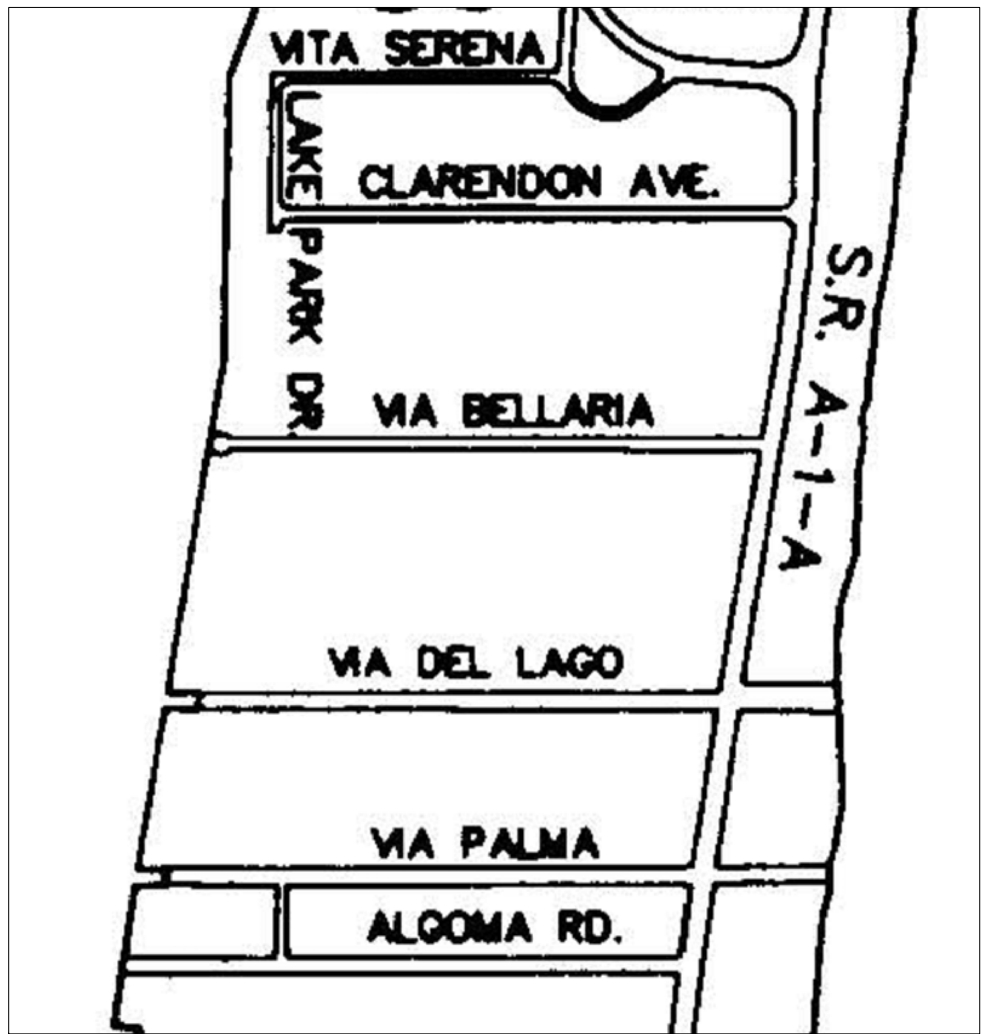
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

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)		21,114 S.F.
6	Lot Depth	150'	167.5'/169.67'
7	Lot Width	125' *	112.54'/139.50'
8	Lot Coverage (Sq Ft and %)	25%	5278.5 S.F.GR
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)		10,775 S.F.
10	Cubic Content Ratio (CCR) (R-B ONLY)	NA	NA
11	*Front Yard Setback (Ft.)	35'	35'
12	* Side Yard Setback (1st Story) (Ft.)	15'	15'
13	* Side Yard Setback (2nd Story) (Ft.)	15'	15'
14	*Rear Yard Setback (Ft.)	15'	15'
15	Angle of Vision (Deg.)	NA	NA
16	Building Height (Ft.)	25'	41.56' NAVD
17	Overall Building Height (Ft.)	35'	51.56' NAVD
18	Crown of Road (COR) (NAVD)	16.56' NAVD	16.56' NAVD SO OCEAN
19	Max. Amount of Fill Added to Site (Ft.)		14.5" max allow
20	Finished Floor Elev. (FFE)(NAVD)		19.21' NAVD
21	Zero Datum for point of meas. (NAVD)		16.56' NAVD
22	FEMA Flood Zone Designation	ZONE X	ZONE X
23	Base Flood Elevation (BFE)(NAVD)	NA	NA
24	Landscape Open Space (LOS) (Sq Ft and %)	50%	50%
25	Perimeter LOS (Sq Ft and %)	50%	NA
26	Front Yard LOS (Sq Ft and %)	45%	1854.45
27	**Native Plant Species %	35%	71%

* Indicate each yard area with cardinal direction (N,S,E,W)
** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not applicable, enter N/A
If value is not changing, enter N/C

ZONING TABLE



LOCATION MAP

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS: 21,114 S.F. GR	
19,404 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	
BASMENT	1,412 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% (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	

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400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C000174

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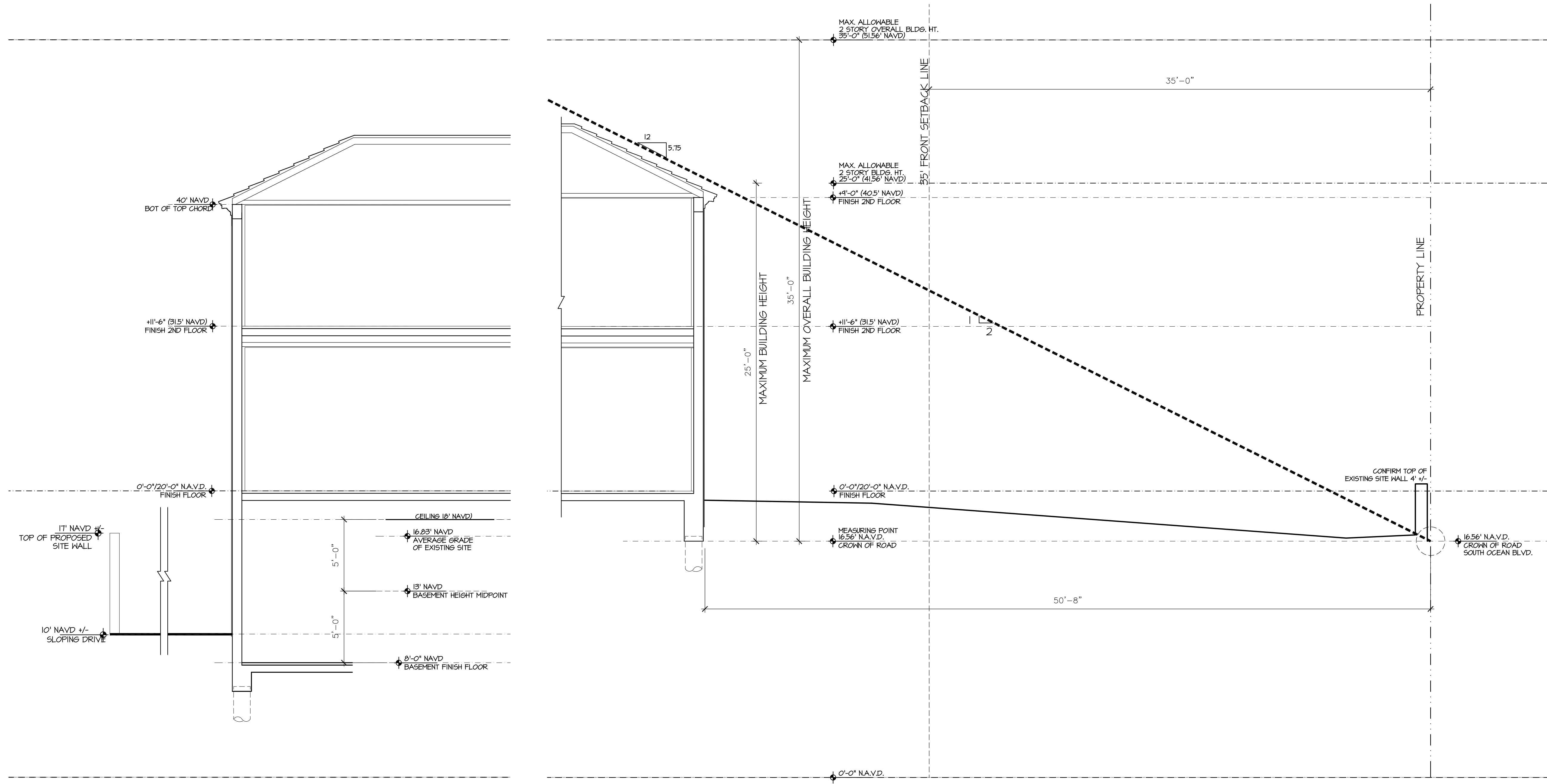


ROGER P. JANSSEN AR-14185

DRAWING NO.

SP-1.02

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.

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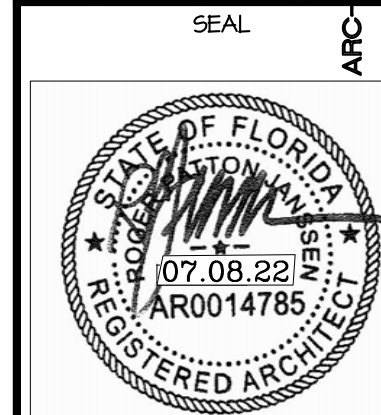
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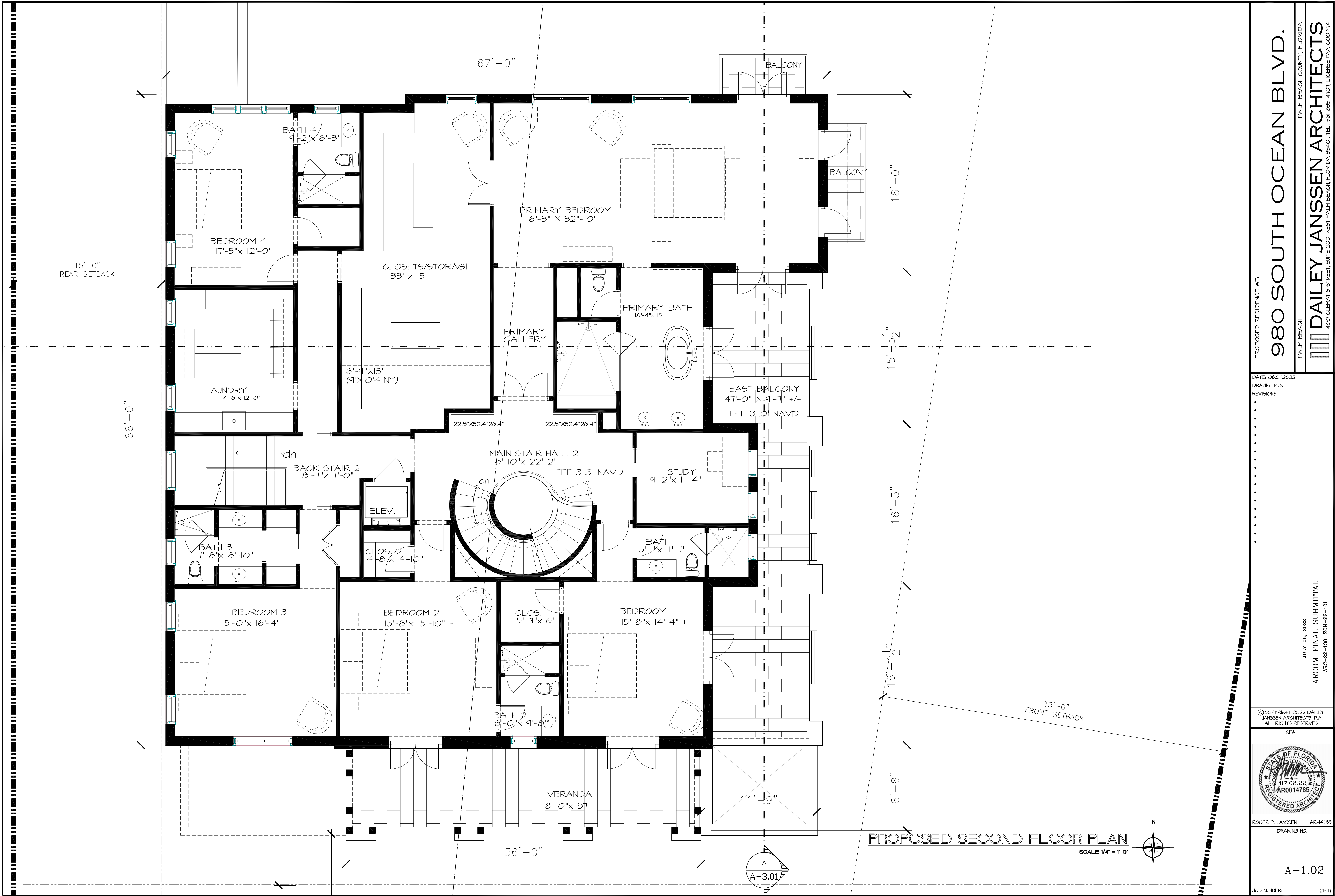
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ROGER P. JANSSEN AR-14785
DRAWING NO.

SP-1.03

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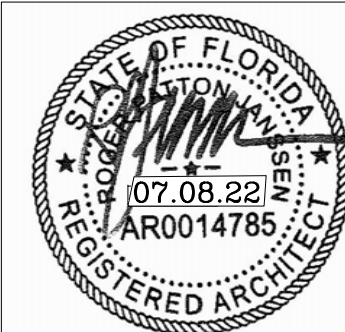
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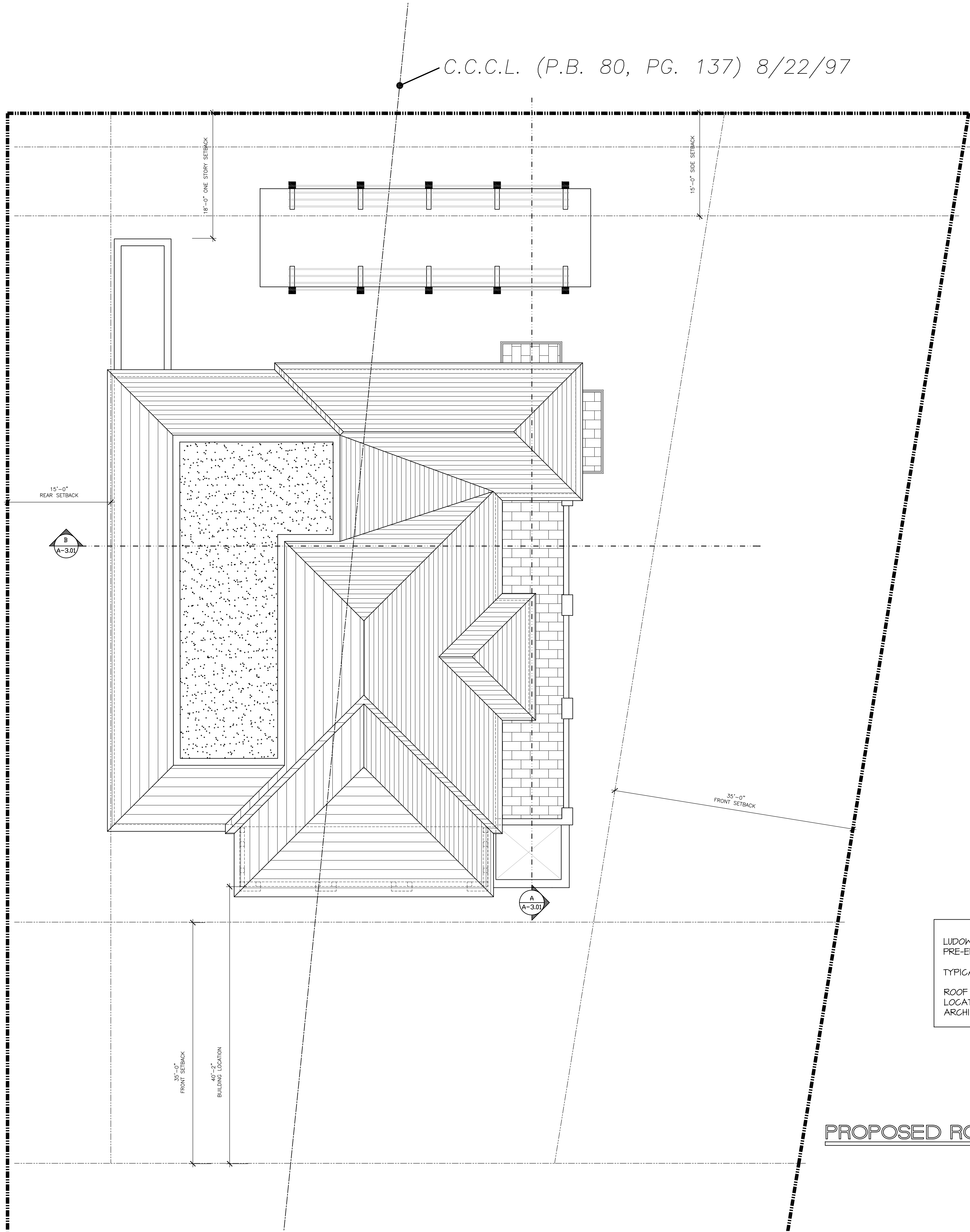
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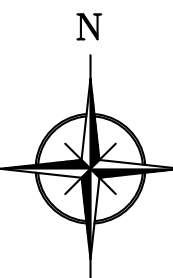
LUDOWICI CLASSIC 16 GLOSS WHITE ON
PRE-ENGINEERED ROOF TRUSSES

TYPICAL 5:12 ROOF PITCH MAIN ROOF

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

PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"



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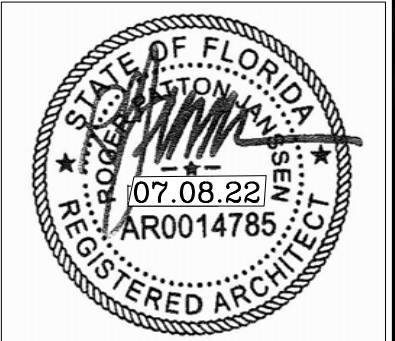
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