

By Antonette Fabrizi at 2:27 pm, Aug 17, 2022

TOWN OF PALM BEACH

ARCOM #: ARC-22-184 (ZON-22-138)

PALM BEACH COUNTY, FLORIDA



400 CLEMATIS STREET, SUITE 200

WEST PALM BEACH, FLORIDA 33401

TEL: 561-833.4707

PROPOSED GUEST HOUSE A1:

1540 S. OCEAN BLVD.

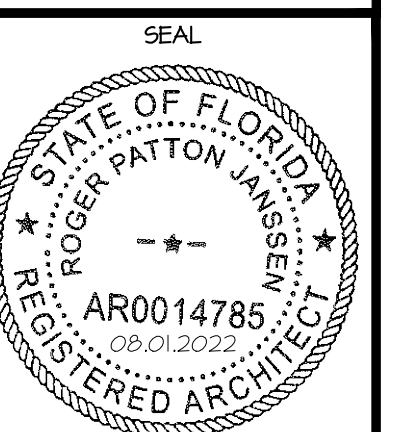
TOWN OF PALM BEACH
 DEEDS

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

DATE: 07.07.2022	PROGRESS
RAWN: JKS	
RC-22-184 (ZON-22-138)	
FRST SUBMITTAL	07.12.2022
NAL SUBMITTAL	08.01.2022
NAL DROP-OFF	08.12.2022

REVISIONS:

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JANSSEN ARCHITECTS, P.A.
ALL RIGHTS RESERVED.



ROGER P. JANSSEN AR-14785
DRAWING NO.

DB NUMBER: 20-000

PROPOSED GUEST HOUSE AT:
1540 S. OCEAN BOULEVARD
FINAL SUBMITTAL: 08.01.2022

TOWN OF PALM BEACH

ARCOM #: ARC-22-184 (ZON-22-138)

PALM BEACH COUNTY, FLORIDA

DRAWING INDEX	
ARCHITECTURAL	
A-0.00	COVER SHEET & INDEX OF DRAWINGS
SURVEY	EXISTING SURVEY
SURVEY	EXISTING SURVEY
SURVEY	EXISTING SURVEY
SURVEY	EXISTING SURVEY
SP-0.1	AERIAL PHOTO AND MAP WITH STREETSCAPE ELEV.
SP-1.01	PROPOSED SITE PLAN
SP-1.02	PREVIOUSLY APPROVED SITE PLAN
SP-1.03	ZONING DIAGRAM
SP-1.04	ZONING DATA
A-1.10	FIRST FLOOR PLAN
A-1.11	SECOND FLOOR PLAN
A-1.12	ATTIC FLOOR PLAN
A-1.13	BASEMENT FLOOR PLAN
A-1.14	ROOF PLAN
A-2.1A	EXTERIOR ELEVATION RENDERING
A-2.1B	EXTERIOR ELEVATION RENDERING
A-2.1C	EXTERIOR ELEVATION RENDERING
A-2.1D	EXTERIOR ELEVATION RENDERING
A-2.1E	EXTERIOR ELEVATION RENDERING
A-2.1F	PERSPECTIVE RENDERING
A-2.1G	PERSPECTIVE RENDERING
A-2.1H	PERSPECTIVE RENDERING
A-2.1J	APPROVED MAIN HOUSE PERSPECTIVE
A-2.1K	APPROVED MAIN HOUSE PERSPECTIVE
A-2.01	EXTERIOR ELEVATIONS
A-2.02	EXTERIOR ELEVATIONS
A-2.03	EXTERIOR ELEVATIONS
A-2.04	EXTERIOR ELEVATIONS
A-2.05	EXTERIOR ELEVATIONS
A-2.06	EXTERIOR ELEVATIONS
A-2.07	BUILDING SECTION
A-2.08	BUILDING SECTION
A-2.09	YARD SECTION
A-2.10	YARD SECTION
A-2.11	YARD SECTION
A-2.20	ELEVATION DETAILS
A-2.21	ELEVATION DETAILS
A-2.22	SITE WALL AND GATE ELEVATIONS
A-2.23	SITE WALL ELEVATIONS
A-2.24	MATERIALS

DRAWING INDEX	
LANDSCAPE	
L1.0	EXISTING SITE PHOTOS
L1.1	EXISTING SITE PHOTOS
L2.0	EXISTING VEGETATION PLAN
L3.0	DEMOLITION & VEGETATION ACTION PLAN
L4.0	CONSTRUCTION SCREENING PLAN
L4.1	EXISTING LANDSCAPE BUFFER IMAGES
L5.0	CONSTRUCTION STAGING PLAN
L6.0	TRUCK LOGISTICS PLAN
L7.0	SITE PLAN
L7.1	SITE CALCULATION / LOT COVERAGE GRAPHIC
L8.0	LANDSCAPE PLAN - TREES
L8.1	LANDSCAPE PLAN - SHRUBS, GROUNDCOVERS, & VINES
L8.2	PLANTING SCHEDULE
L9.0	NORTH & SOUTH ELEVATIONS
L10.0	EAST & WEST ELEVATIONS
L10.1	LIGHTING PLAN
CIVIL / STRUCTURAL	
C-1	SITE GRADING & DRAINAGE PLAN

PROJECT TEAM:	
LANDSCAPE ARCHITECT: ENVIRONMENT DESIGN GROUP 139 NORTH COUNTY ROAD SUITE 20-B PALM BEACH, FL 33480 (561)-832-4600	CIVIL / STRUCTURAL ENGINEER: GRUBER CONSULTING ENGINEERS 2475 MERCER AVE., SUITE 305 WEST PALM BEACH, FL 33401 (561)-312-2041
SCOPE OF WORK	
- CONSTRUCTION OF NEW 2-STORY GUEST HOUSE, POOL, SITE WALLS, HARDSCAPE MODIFY PREVIOUSLY APPROVED MAIN HOUSE, POOL AND HARDSCAPE AT 1540 S. OCEAN BLVD. 114 OCEAN VIEW RD TO BE UNIFIED WITH 1540 S. OCEAN BLVD.	
LOCATION MAP 1540 S. OCEAN BLVD. PALM BEACH, FL N.T.S.	

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

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1540 S. OCEAN BLVD.

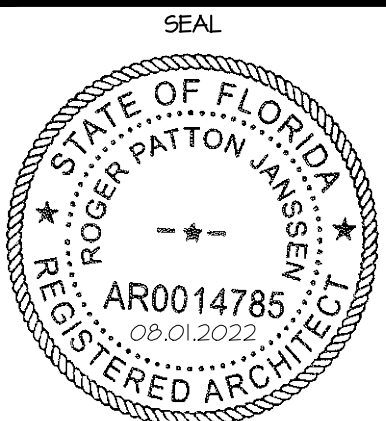
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLENATHIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4107, LICENSE #AA-C001914

DATE: 01.01.2022 PROGRESS
DRAWN: JKS
ARC-22-184 (ZON-22-138)
FIRST SUBMITTAL 01.12.2022
FINAL SUBMITTAL 08.01.2022
FINAL DROP-OFF 08.12.2022

REVISIONS:

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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-0.00

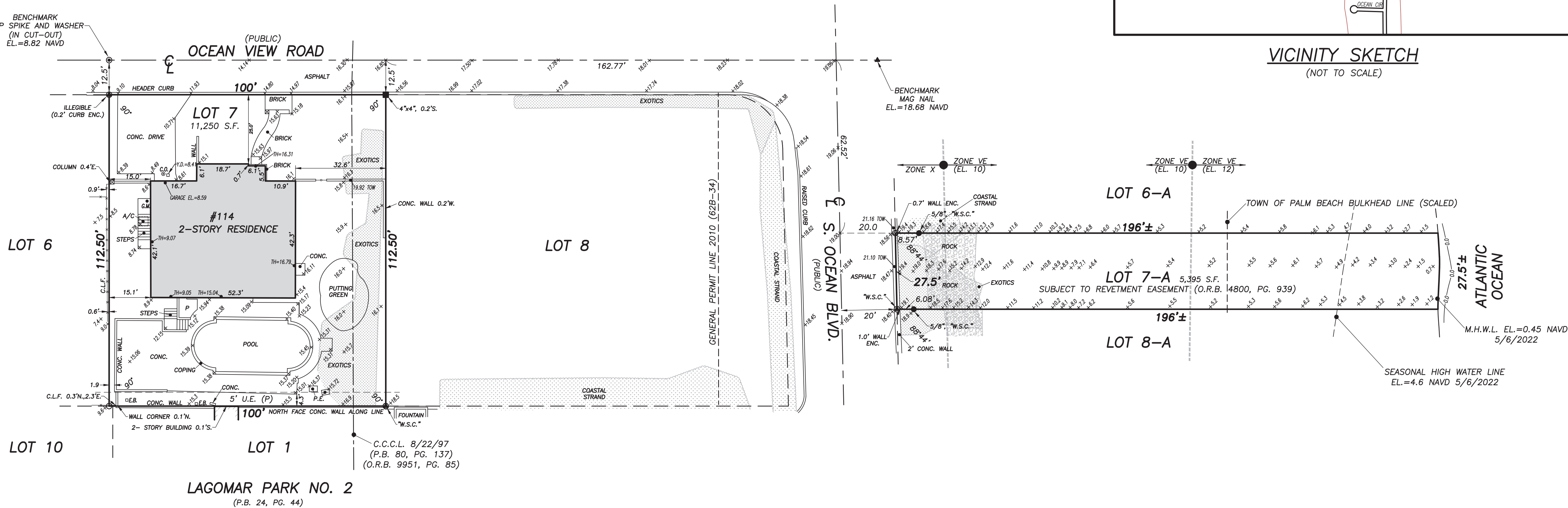
JOB NUMBER: 20-000

TITLE COMMITMENT REVIEW				
CLIENT: 15405 Ocean LLC, a Florida limited liability company		COMMITMENT NO.: 1062-0000524	DATE: 04/12/22	
REVIEWED BY: Craig Wallace		JOB NO.: 22-1162.3		
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE
1-8	N/A	Standard Exceptions.		
9	PB 21, PG 16	Easement(s) as shown on the Plat of OCEAN VIEW.	•	•
10	ORB 4800, PG 939	Revestment Easement granted to the State of Florida by instrument.	•	
11	ORB 6047, PG 182	Terms and conditions and easements created thereby of that certain Beach Access Easement, Construction and Maintenance Agreement. Specific to community beach access at lots 4, 6, and 5-4.		•
12	DB 109, PG 278	Easement granted to the West Palm Beach Telephone Company. No longer applicable. line of poles removed prior to 1947.		•
13	PB 80, PG 137	The Coastal Construction Control Line established pursuant to Section 161.052 and Section 161.053, Florida Statutes.	•	
13a	ORB 9951, PG 85	Together with the statutory restrictions and requirements imposed in connection therewith, including the Disclosure and Survey requirements pursuant to Section 161.57, Florida Statutes, as affected by affidavit.	•	
14-16	N/A	Standard Exceptions.		•

LEGEND

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 ASPH. = ASPHALT
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 ■ = 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

BENCHMARK
SHIP SPIKE AND WASHER-
(IN CUT-OUT)
EL.=8.82 NAVD



114 Oceanview Rd
Palm Beach, FL 33480

LEGAL DESCRIPTION: Lots 7 and 7-A, **OCEAN VIEW SUBDIVISION** in the Town of Palm Beach, Florida, as in Plat Book 21, Page 16, Public Records of Palm Beach County, Florida.

This property is located in Flood Zones X, VE (EL. 10 and 12) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

1. All information regarding record easements, adjoiners and other documents that might affect the quality of title to tract shown hereon was gained from file number 1062-6000524, issued by First American Title Insurance Company, dated 4/12/2022. This office has made no search of the Public Records.
2. 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.
3. Description furnished by client or client's agent.
4. Unless presented in digital form with an 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.
5. 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.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. 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.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. 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.
11. 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.
12. 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.
13. 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.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.
15. Distances shown hereon are ground unless shown otherwise. The scale factor from ground to grid is 1.000052136.
16. Coordinates hereon are based upon datum - NAD 83 1999 Adjustment - Florida State - Florida East - US Transverse Mercator Projection.
17. 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.
18. The real-time GPS positional information shown hereon was collected with a Topcon HiPerite 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 0.7 of a foot based upon the published information for the permanent reference monuments.

Craig L. Wallace,
Professional Surveyor
and Mapper, License
#3357

Digitally signed by Craig L.
Wallace, Professional
Surveyor and Mapper, License
#3357
Date: 2022.05.17 13:29:32
-04'00'

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.

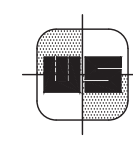
DATE OF LAST FIELD SURVEY: 9/9/2022


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

Digitally signed by Craig L.
Wallace, Professional
Surveyor and Mapper, License
#3357
Date: 2022.05.17 13:29:32
-04'00'

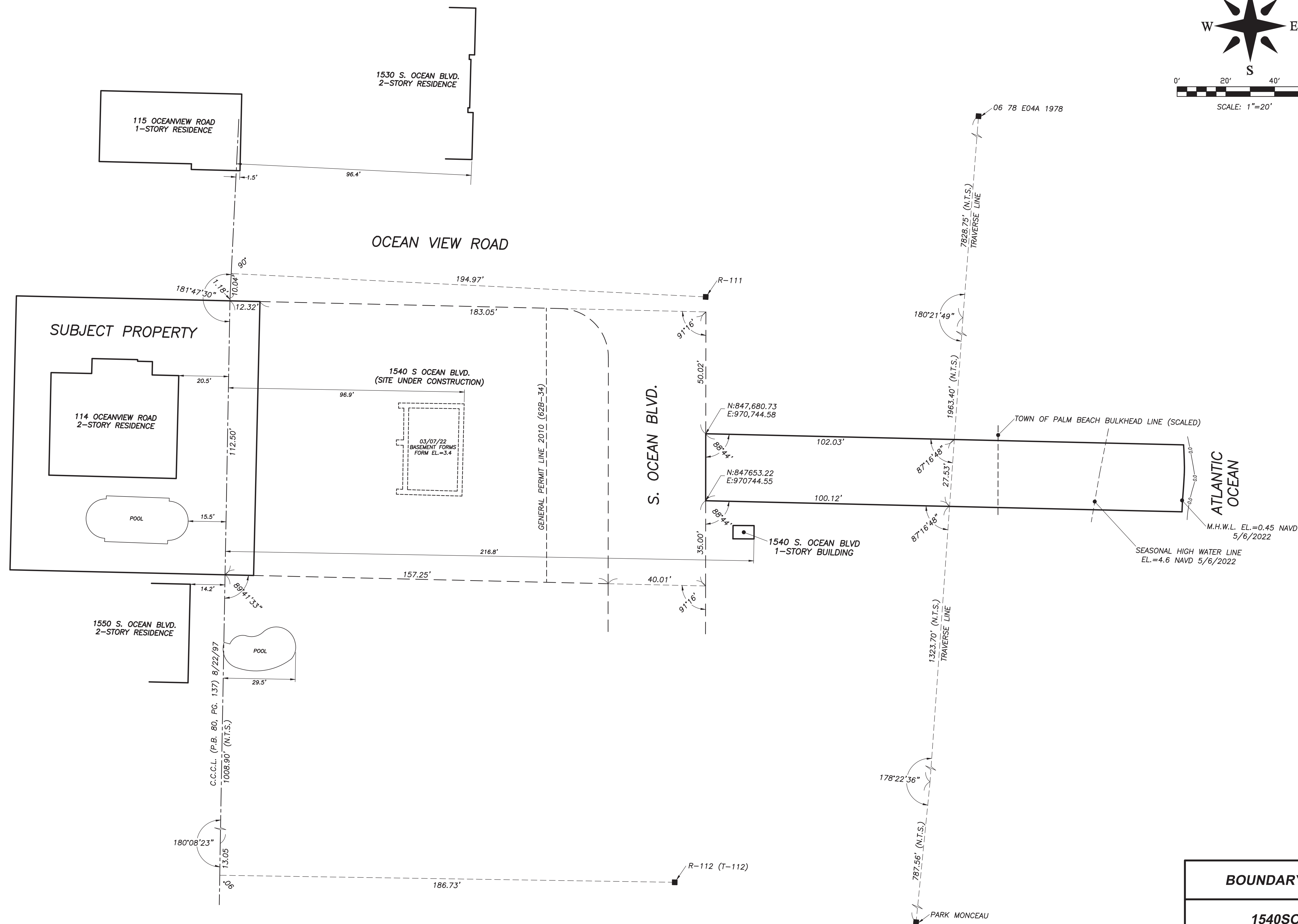
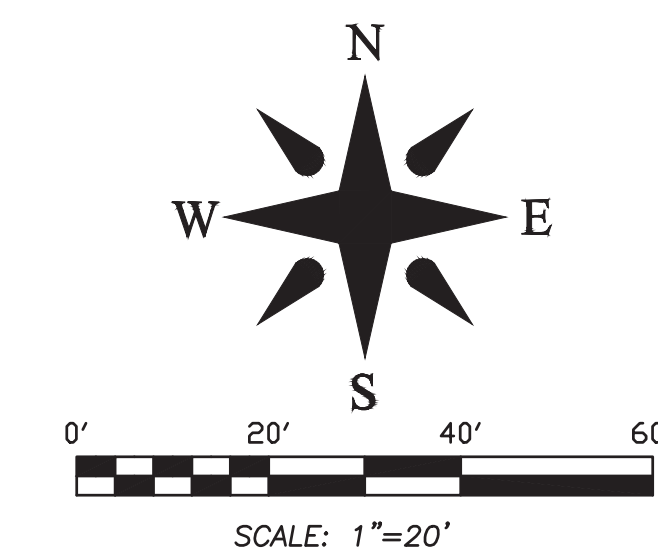
BOUNDARY SURVEY FOR:

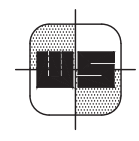
1540SOCEAN LLC

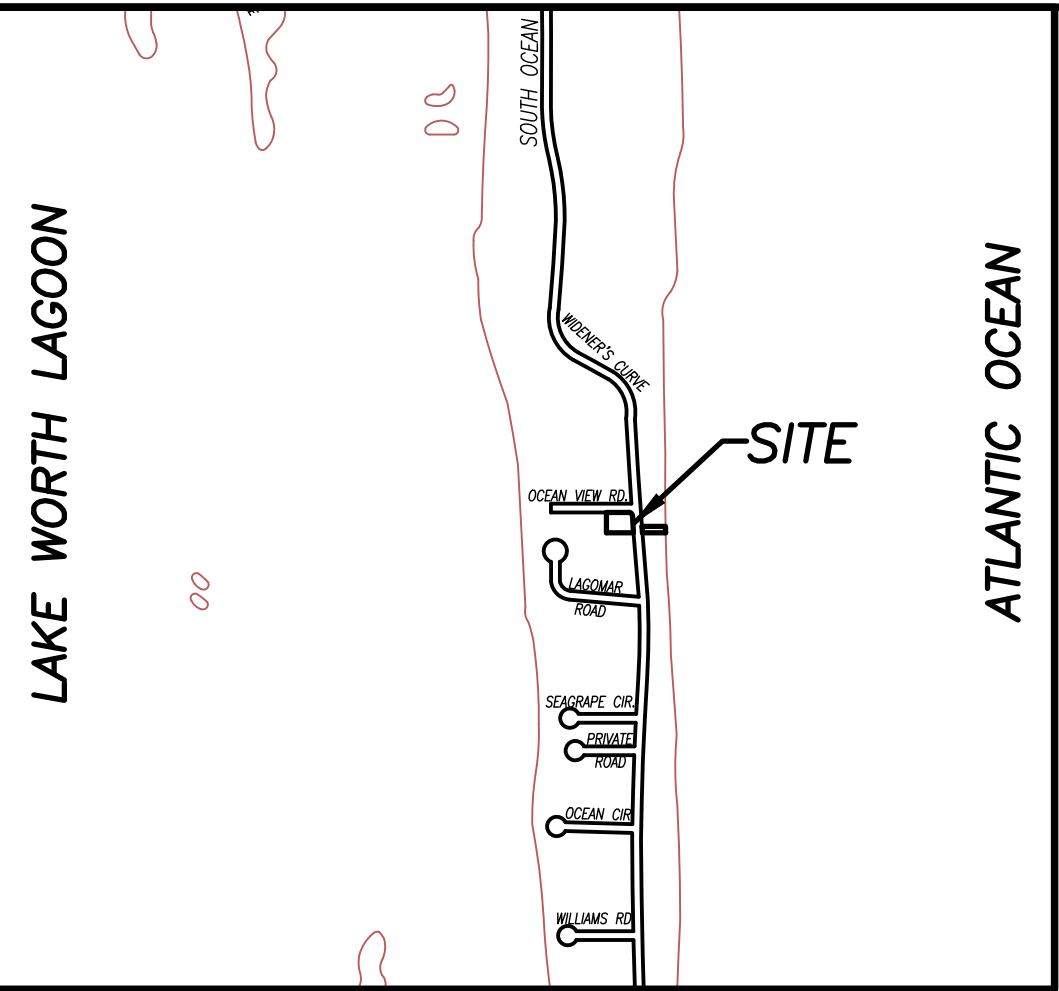


WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4561
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB NO: 14-1272	F.B. PB332 PG. 17
OFFICE: M.B.	DATE: 5/6/22	DWG. NO. 14-1272-4
C/K'D: C.W.	REF: 14-1272-L7-62B-4.DWG	SHEET 1 OF 2



BOUNDARY SURVEY FOR:			
1540SOCEAN LLC			
 WALLACE SURVEYING CORP., LICENSED BUSINESS # 4089 5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551			
FIELD	B.M.	JOB NO.	14-1272
OFFICE	M.B.	DATE	5/6/22
C.K.D.	C.W.	REF	14-1272-17-62B.DWG
F.B.	PB332	PG.	17
DWG. NO.	14-1272-4	SHEET	2 OF 2

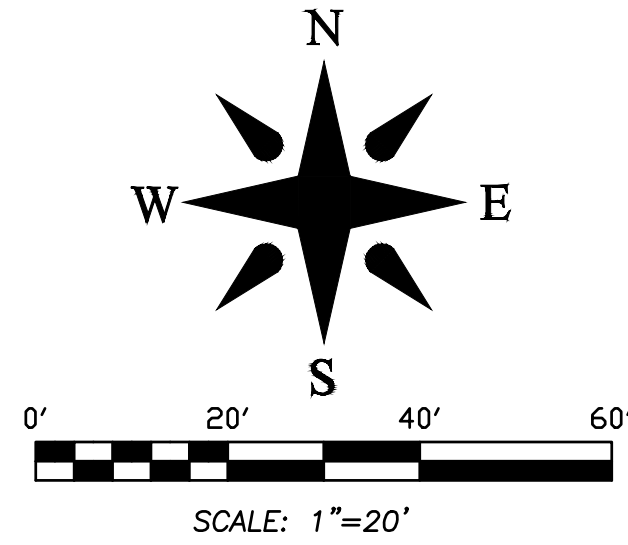


BOUNDARY SURVEY FOR: 1540SOCEAN LLC

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

1540SOcean, LLC
Flagler Bank
Old Republic National Title Insurance Company
Attorney Title Fund Services
Katz&Doorakian Law Firm, P.L.

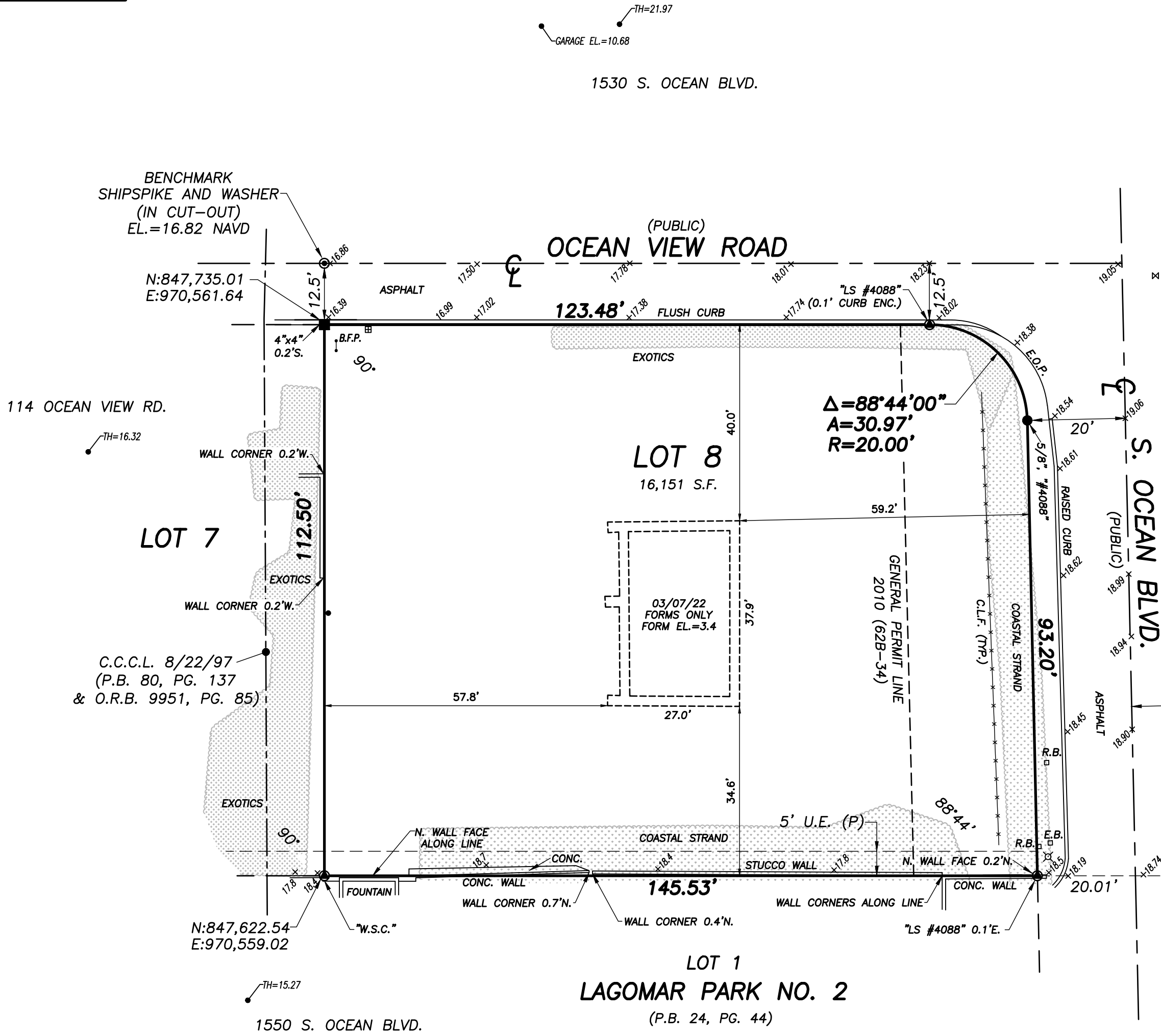
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.



VICINITY SKETCH (NOT TO SCALE)

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PROPERTY ADDRESS:

1540 S. Ocean Blvd.
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lot 8 and 8-A of OCEAN VIEW, an addition to the Town of Palm Beach, Florida, according to the Plat thereof on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 21, Page 16.

FLOOD ZONE:

This property is located in Flood Zones X, VE (EL. 10 and 12) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, 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 OXFL-08969261, issued by Old Republic National Title Insurance, dated February 17, 2021. 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.
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- 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.

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: 5/6/2022

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

TITLE COMMITMENT REVIEW

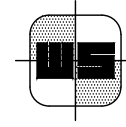
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1	N/A	General or special taxes and assessments required to be paid in the year 2021 and subsequent years, which are not yet due and payable.				•
2	PB 21 PG 16	Dedications and easements as shown in the Plat of OCEAN VIEW	•			
3	DB 917 PG 217	Covenants running with the land stated in Paragraph 7 (and for not other matter) contained in deed		•		
4	DB 108 PG 278	West Palm Beach Co. easement for pole locations which are said to fall in Ocean Blvd., but the specific locations and width are not defined in the document.			•	
5	ORB 4800 PG 984	Revetment Easement executed by Ronald R. Fieve in favor of the State of Florida	•			
6	N/A	Riparian and littoral rights are not insured				•
7	N/A	Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.				•
8	N/A	The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.				•
9	N/A	Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.				•
10	ORB 9951 PG 85 PB 80 PG 137	The Coastal Construction Control Line affecting the insured land established pursuant to Section 161.052 and Section 161.053, Florida Statutes, together with the statutory restrictions and requirements imposed in connection therewith, including the disclosure and survey requirements pursuant to Section 161.57, Florida Statutes, which includes matters stated in instruments recorded August 22, 1997	•			
11	N/A	The policy does not insure any portion of the insured parcel lying waterward of an established Erosion Control Line.		•		

REVISIONS:

05/06/22 SURVEY & TIE-IN UPDATE: WITH 62-B REQUIREMENTS B.M.M.B. 14-1272.16 PB332/17
03/07/22 FORMBOARD TIE-IN J.C./S.W. 14-1272.14 PB325/75
10/28/21 SITE PLAN M.B. 14-1272.9
04/08/21 SURVEY & TIE-IN UPDATE: WITH 62-B REQUIREMENTS B.M.M.B. 14-1272.6 PB308/13
04/01/21 SURVEY & TIE-IN UPDATE B.M.S.W. 14-1272.6 PB308/13
05/23/19 SURVEY & TIE-IN UPDATE J.C./S.W. 14-1272.3 PB278/66

BOUNDARY SURVEY FOR:

1540SOCEAN LLC

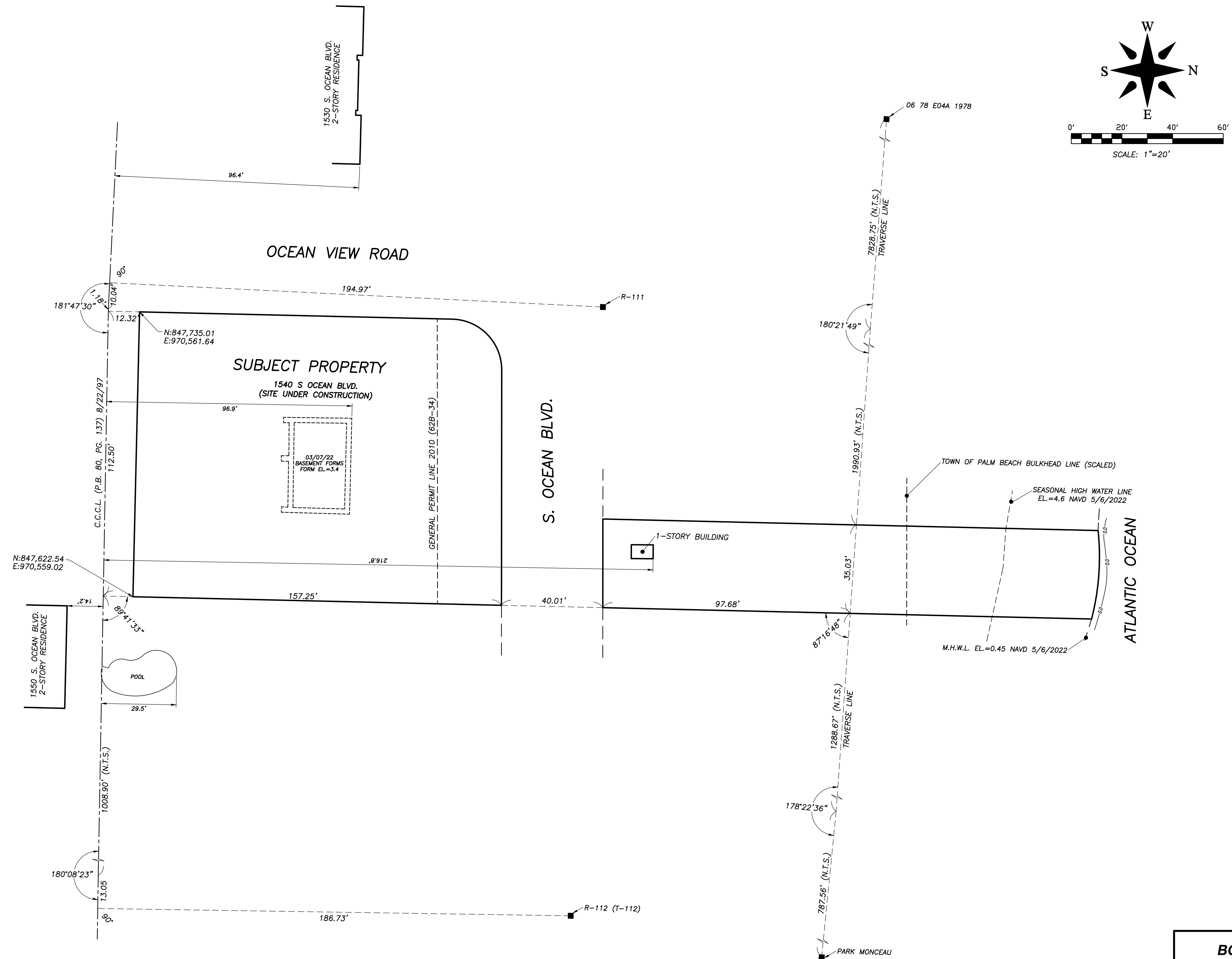


WALLACE SURVEYING

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

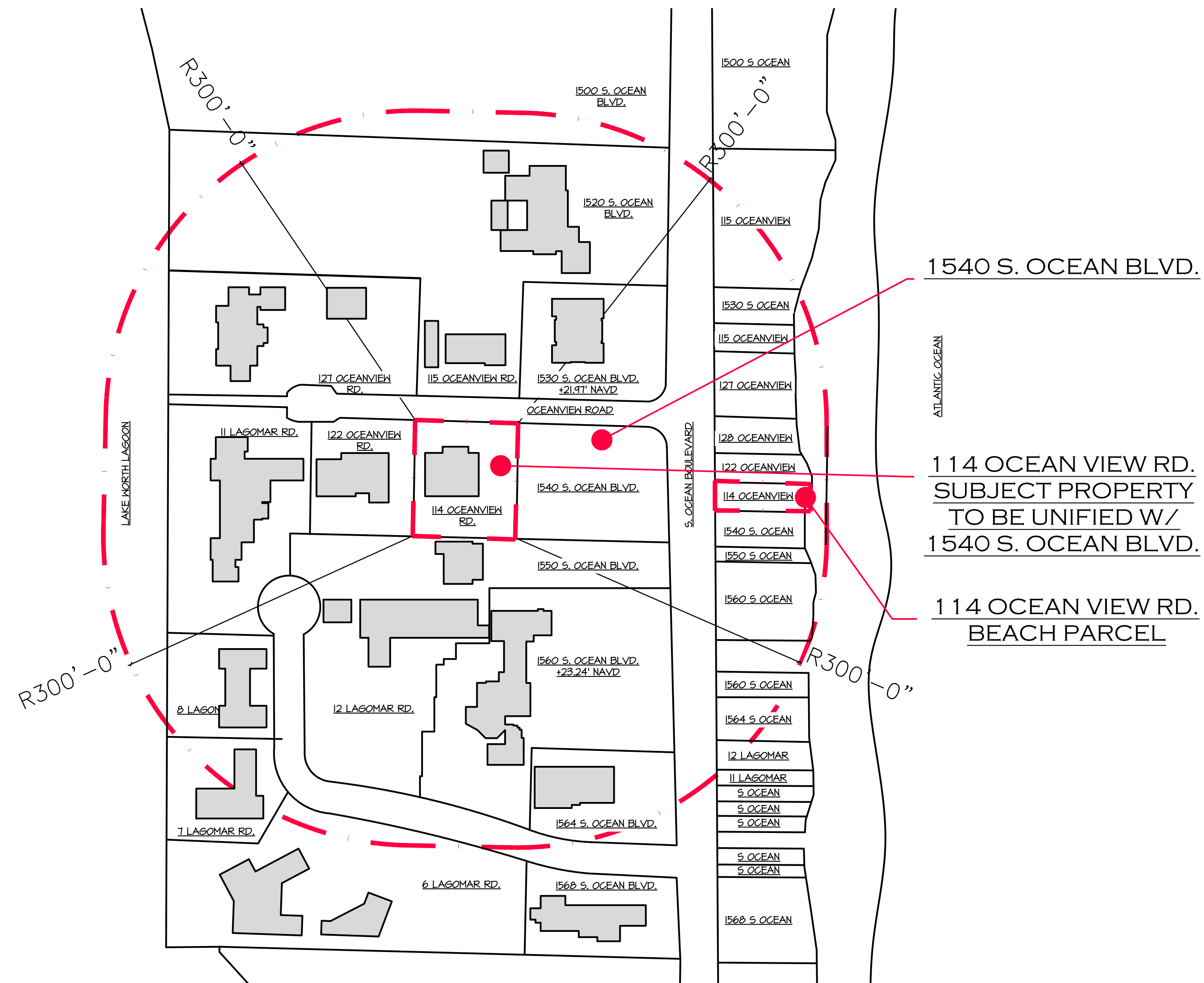
CORP. LICENSED BUSINESS # 4089

FIELD	B.M.	JOB NO:	14-1272	F.B.	PB182	PG.	22
OFFICE	M.B.	DATE:	8/12/14	DWG. NO.	14-1272-5		
C'K'D	C.W.	REF:	14-1272-18-62B-5.DWG	SHEET	1	OF	1



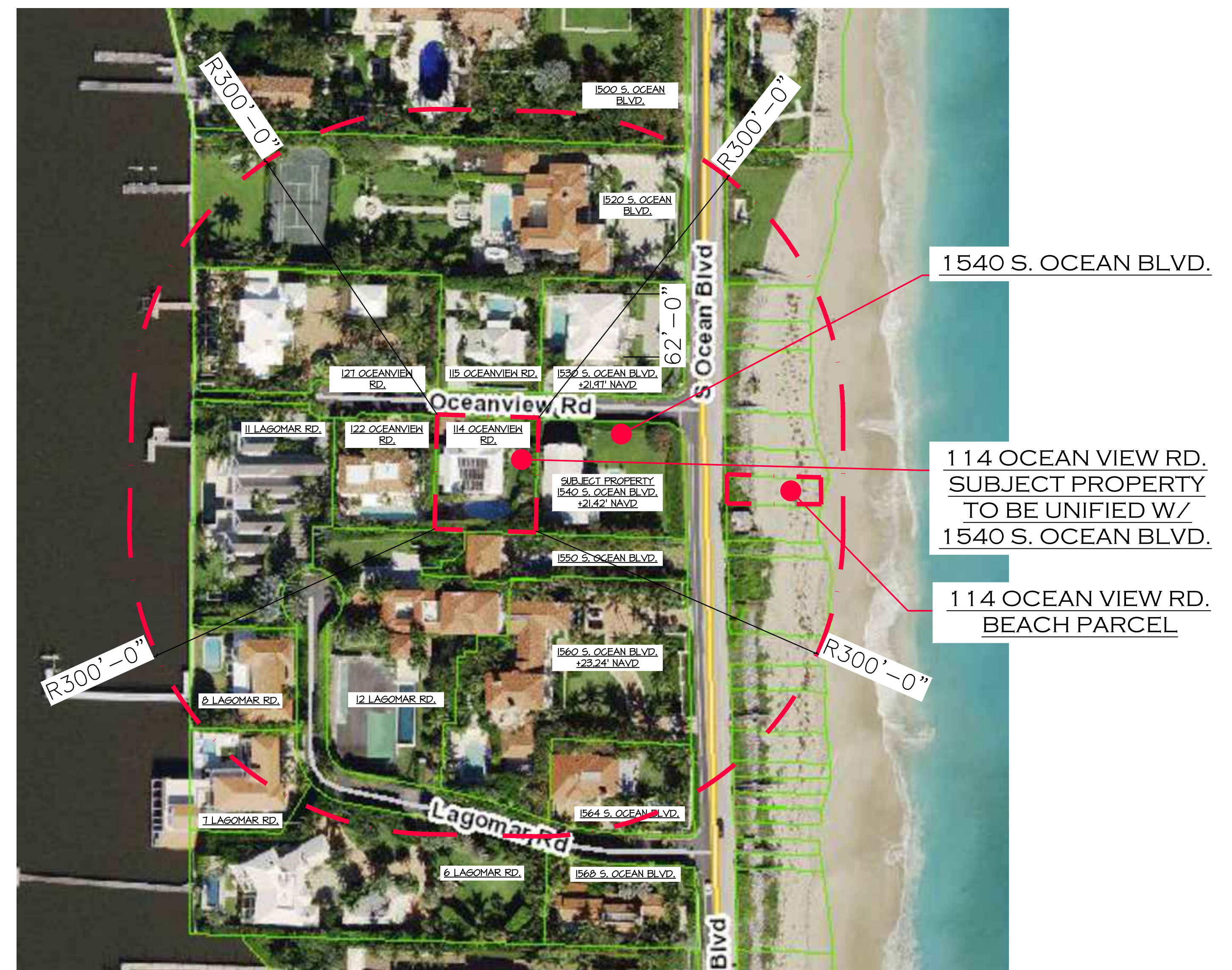
BOUNDARY SURVEY FOR:

1540SOCEAN LLC



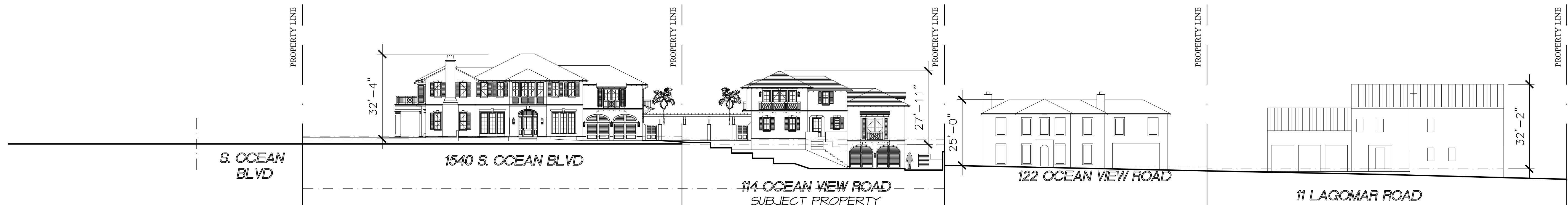
LOCATION PLAN

N.T.S.

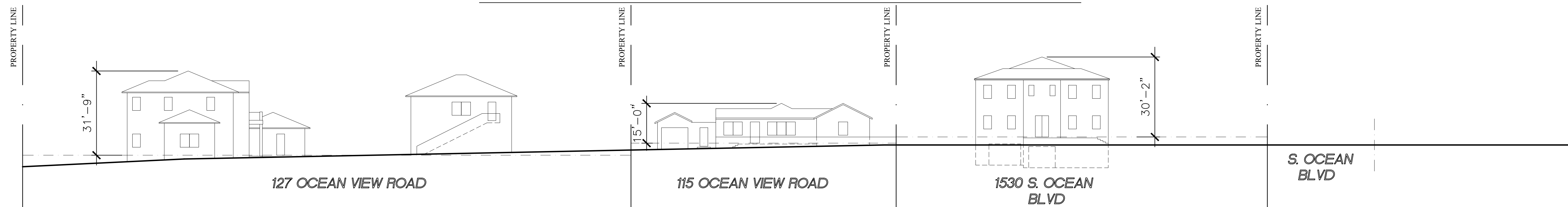


AERIAL MAP

N.T.S.



114 OCEANVIEW ROAD STREETSCAPE



114 OCEANVIEW ROAD STREETSCAPE

PROPOSED GUEST HOUSE AT:

1540 S. OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

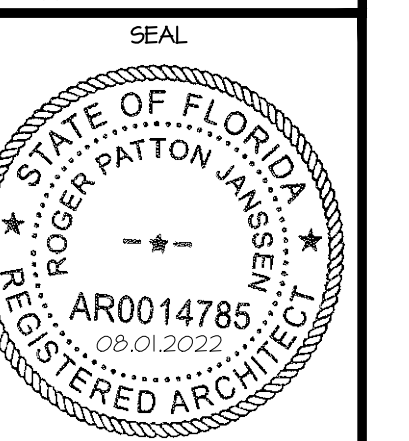
DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4701, LICENSE #AA-C001914

DATE: 01.01.2022 PROGRESS
DRAWN: JKS
ARC-22-184 (ZON-22-138)
FIRST SUBMITTAL 07.12.2022
FINAL SUBMITTAL 08.01.2022
FINAL DROP-OFF 08.12.2022

REVISIONS:

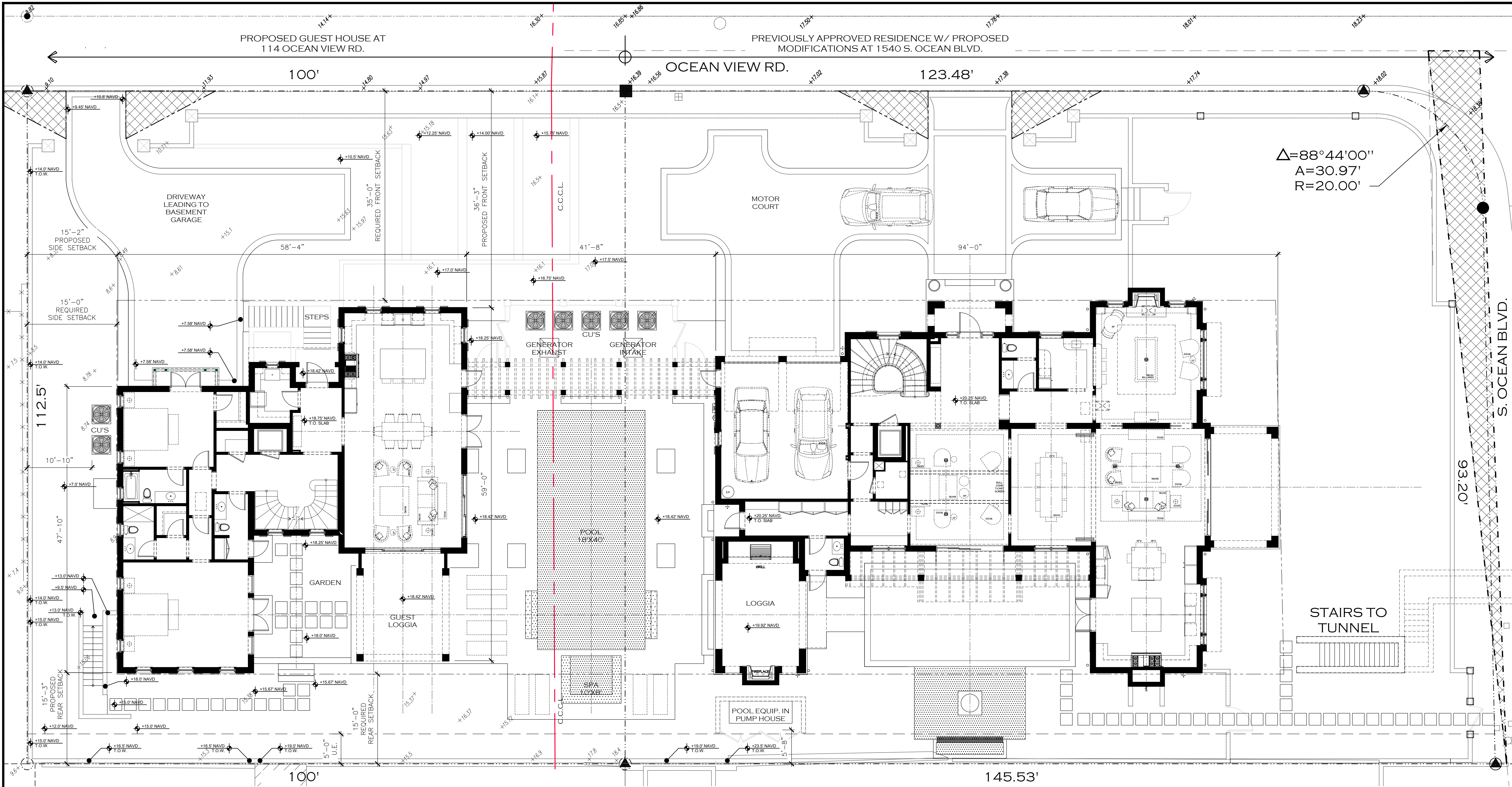
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ROGER P. JANSSEN AR-14785
DRAWING NO.

SP-0.1

JOB NUMBER: 20-000



$\Delta=88^{\circ}44'00''$
 $A=30.97'$
 $R=20.00'$

114 OCEAN VIEW LOT INFORMATION	
PROPERTY ADDRESS: 114 OCEANVIEW RD. PALM BEACH, FL 33480	
ZONING DATA: R-A FLOOD ZONE: XVE (EL. 10.412) F.I.R.M. 10/05/2017	
ALL SURVEY INFORMATION BASED ON SURVEY BY WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD, WEST PALM BEACH 33407 PHONE: (561) 640-4551 BUSINESS #4564 CRAIG L. WALLACE FLORIDA CERTIFICATE NO. 3357	
DATE OF FIELD SURVEY: 05 / 06 / 2022	
LEGAL DESCRIPTION	
SEE SURVEY	
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION.	

1540 S. OCEAN LOT INFORMATION	
PROPERTY ADDRESS: 1540 S. OCEAN BLVD. PALM BEACH, FL 33480	
ZONING DATA: R-A FLOOD ZONE: XVE (EL. 10.412) F.I.R.M. 10/05/2017	
ALL SURVEY INFORMATION BASED ON SURVEY BY WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD, WEST PALM BEACH 33407 PHONE: (561) 640-4551 BUSINESS #4564 CRAIG L. WALLACE FLORIDA CERTIFICATE NO. 3357	
DATE OF FIELD SURVEY: 05 / 06 / 2022	
LEGAL DESCRIPTION	
SEE SURVEY	
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY SURVEY INFORMATION.	

SCOPE OF WORK	
1-	CONSTRUCT NEW 2-STORY GUEST HOUSE W/ BASEMENT.
3-	NEW HARDSCAPE INCLUDING POOL.
4-	NEW LANDSCAPE.
5-	MODIFICATIONS TO PREVIOUSLY APPROVED MAIN HOUSE.
6-	CIVIL -STORM WATER MANAGEMENT PLAN.
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

114 OCEAN VIEW AND 1540 S. OCEAN UNIFIED AREA CALC'S			
LOT AREA = 27,401 SF			
GUEST HOUSE		MAIN HOUSE	
A/C:		A/C:	
1ST FLOOR:	2,350 S.F.	1ST FLOOR:	2,845 S.F.
2ND FLOOR:	1,323 S.F.	2ND FLOOR:	3,105 S.F.
GARAGE:	1,074 S.F.	GARAGE:	538 S.F.
TOTAL A/C:	4,747 S.F.	TOTAL A/C:	10,088 S.F.
COVERED UNENCLOSED		COVERED UNENCLOSED	
MUD ROOM ENTRY:	24 S.F.	COVERED ENTRY:	12 S.F.
COVERED BALCONY:	33 S.F.	OCEAN LOGGIA:	221 S.F.
COVERED LOGGIA:	273 S.F.	COVERED BALCONIES:	104 S.F.
		POOL LOGGIA:	332 S.F.
TOTAL COV. UNENCLOSED:	330 S.F.	TOTAL COV. UNENCLOSED:	735 S.F.
TOTAL OPEN BALCONIES:	168 S.F.	TOTAL OPEN BALCONIES:	263 S.F.
TOTAL ABOVE GRADE:	5,245 S.F.	TOTAL ABOVE GRADE:	8,086 S.F.
BASEMENT:	1,244 S.F.	BASEMENT:	1,716 S.F.
GUEST HOUSE TOTAL:	6,534 S.F.	MAIN HOUSE TOTAL:	9,802 S.F.
		TUNNEL ENTRANCE:	89 S.F.
LOT COVERAGE:	2,686 S.F.	LOT COVERAGE:	4,161 S.F.
TOTAL PERGOLA: 554 S.F. (2.02 % OF LOT S.F.)			

BASEMENT CALCULATIONS	
B3-2 BASEMENT DEFINITION * FLOOR AREA HAVING EXTERIOR PERIMETER WALLS HAVING A FLOOR LEVEL TWO OR MORE FEET BELOW THE LEVEL OF CONTIGUOUS GROUND OUTSIDE OF BUILDING AND HAVING ONE-HALF OR MORE OF ITS FLOOR TO CEILING HEIGHT BELOW AVERAGE LEVEL OF ALL THE EXTERIOR GROUND OF THE LOT COMPRISING THE SUBJECT BUILDING DEVELOPMENT SITE.*	
HIGHEST CONTIGUOUS PROPOSED GRADE = 18.25' NAVD. LOWEST CONTIGUOUS PROPOSED GRADE = 10.1' NAVD. AVG. CONTIGUOUS PROPOSED GRADE = 12.625' NAVD.	
FINISH BASEMENT FLOOR ELEVATION = 5.66' NAVD. FINISH BASEMENT CEILING ELEVATION = 15.83' NAVD. BASEMENT MIDPOINT ELEVATION = 10.75' NAVD.	

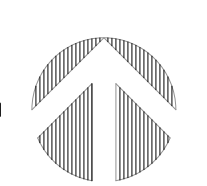
STYLE AND DESCRIPTION	
STYLE: ISLAND COLONIAL	
DESCRIPTION:	
NUMBER OF STORIES:	TWO
ROOF MATERIAL:	WHITE CONCRETE TILE
CONSTRUCTION TYPE:	SINGLE FAMILY
CBS:	YES
FRAME:	NO
COLORS:	
ROOF:	WHITE
BUILDING:	OFF-WHITE
TRIM:	(WHITE) CHANTILLY LACE - OC-65
SHUTTERS:	(LIGHT BLUE)
DOORS / WIN:	YARMOUTH BLUE - BM HC-150
RAILINGS:	YARMOUTH BLUE - BM HC-150
	WHITE

REFER TO SP-1.06 FOR
ZONING LEGEND

SYMBOL LEGEND	
	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS

OVERALL SITE PLAN

SCALE 1/8" = 1'-0"



PROPOSED GUEST HOUSE AT:
1540 S. OCEAN BLVD.
TOWN OF PALM BEACH
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4701, LICENSE #AA-C004974

DATE: 07.01.2022 PROGRESS
DRAWN: JKS
ARC-22-184 (ZON-22-138)
FIRST SUBMITTAL 07.12.2022
FINAL SUBMITTAL 08.01.2022
FINAL DROP-OFF 08.12.2022

REVISIONS:

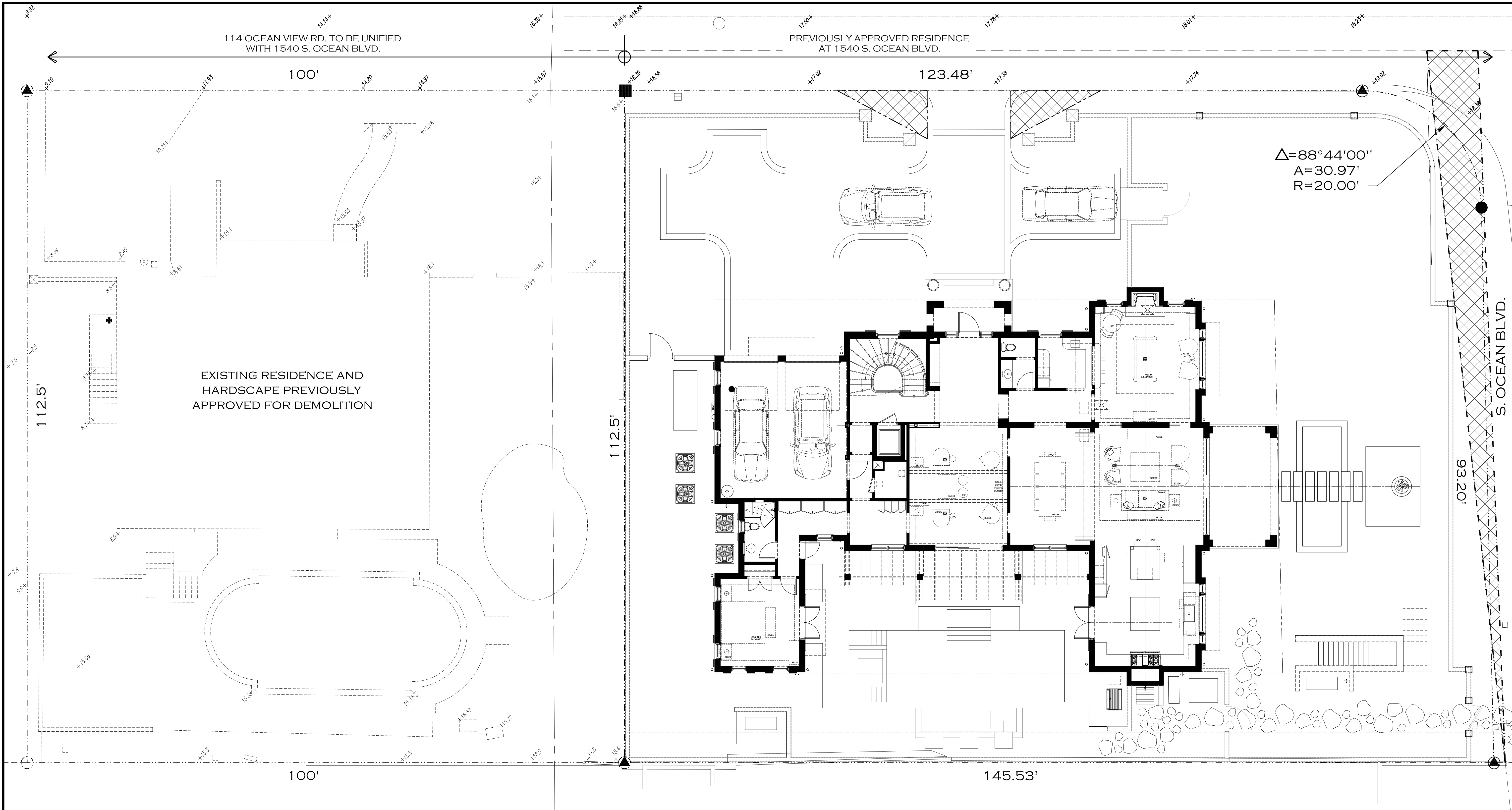
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SEAL
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785
08.01.2022

ROGER P. JANSSEN AR-14785
DRAWING NO.

SP-1.01

JOB NUMBER: 20-000



EXISTING RESIDENCE AND
HARDSCAPE PREVIOUSLY
APPROVED FOR DEMOLITION

Δ=88°44'00"
A=30.97'
R=20.00'

PREVIOUSLY APPROVED
OVERALL SITE PLAN

SCALE 1/8" = 1'-0"



PROPOSED GUEST HOUSE AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

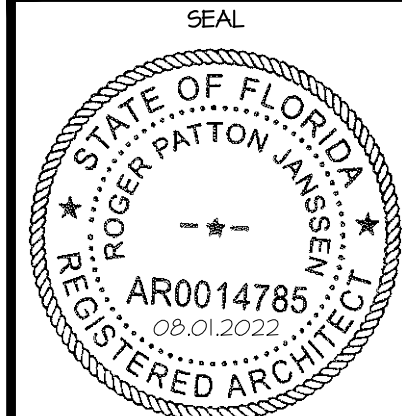
DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C0019174

DATE: 01.01.2022	PROGRESS
DRAWN: JKS	
ARC-22-184 (ZON-22-138)	
FIRST SUBMITTAL: 01.12.2022	
FINAL SUBMITTAL: 08.01.2022	
FINAL DROP-OFF: 08.12.2022	

REVISIONS:

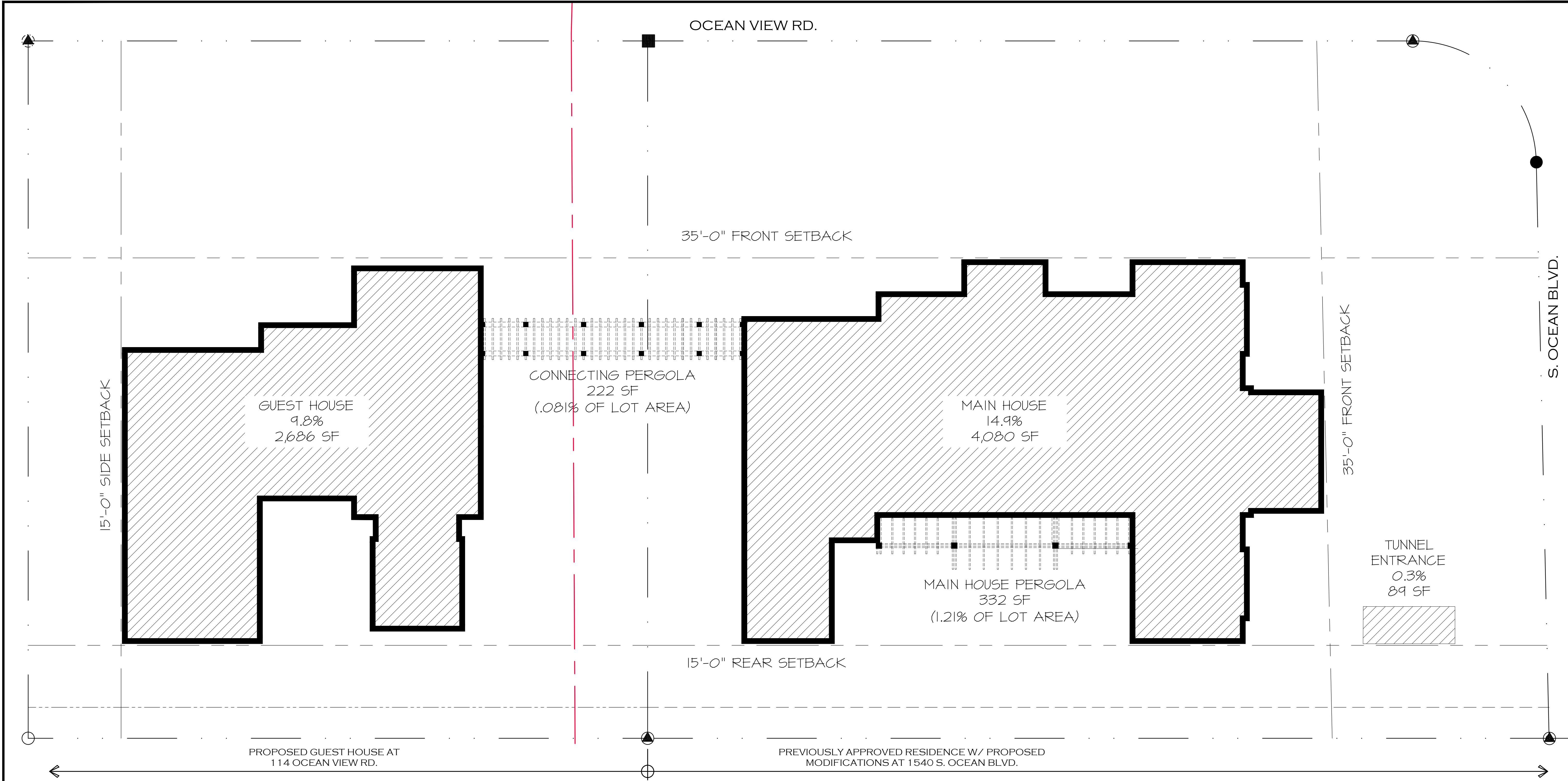
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ROGER P. JANSSEN AR-14785
DRAWING NO.

SP-1.02

JOB NUMBER: 20-000



ZONING DIAGRAM

SCALE 1/8" = 1'-0"

PROPOSED GUEST HOUSE AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

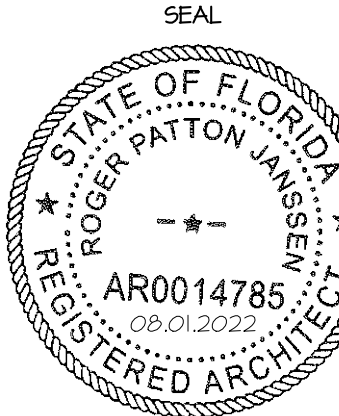
DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4701, LICENSE #AA-C001914

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FINAL DROP-OFF 08.12.2022

REVISIONS:

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ROGER P. JANSSEN AR-14785
DRAWING NO.

SP-1.03

JOB NUMBER: 20-000



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 Blvd. - Proposed		
2	Zoning District:	R-A ESTATE RESIDENTIAL		
3	Structure Type:	CBS		
4		Required/Allowed	Existing - 1540	Proposed
5	Lot Size (sq ft)	20000 SF	16,151 SF	27,401 SF
6	Lot Depth	150 FT	112.5 FT	112.5 FT
7	Lot Width	125 FT	145.53 FT	245.53 FT
8	Lot Coverage (Sq Ft and %)	6,850 (25%)	4,033 SF (24.9%)	6,847 SF (25%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	N/A	9,070 SF	14,845 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	35'	35'-3" (N)	36'-3" (114 N)
12	* Side Yard Setback (1st Story) (Ft.)	15'	15'-3" (W)	15'-3" (114 W)
13	* Side Yard Setback (2nd Story) (Ft.)	15'	15'-3" (W)	15'-3" (114 W)
14	*Rear Yard Setback (Ft.)	15'	15'-2" (S)	15'-2" (114 S)
15	Angle of Vision (Deg.)	100 DEG.	66 DEG.	66 DEG.
16	Building Height (Ft.)	25 FT ABV 18.87 FT	22'-8.5"	21'-1" (114)
17	Overall Building Height (Ft.)	35 FT. ABV 18.87 FT	32'-4.5"	27'-11" (114)
18	Crown of Road (COR) (NAVD)	N/A	16.85' TO 18.87'	8.82' TO 18.87'
19	Max. Amount of Fill Added to Site (Ft.)	.95 FT	.69 FT	.95 FT
20	Finished Floor Elev. (FFE)(NAVD)	N/A	20.25 FT	18.75 FT
21	Zero Datum for point of meas. (NAVD)	16.85 FT	18.87 FT	16.85 FT
22	FEMA Flood Zone Designation	X	X	X
23	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
24	Landscape Open Space (LOS) (Sq Ft and %)	13,700 SF (50%)	8,317 SF (51.5%)	13,723 (50%)
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	3,798 SF (45%)	2,887 SF (75%)	5,543 SF (65.6%)
27	**Native Plant Species %	Please refer to separate landscape legend.		

* 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 requited by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304

PROPOSED GUEST HOUSE AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

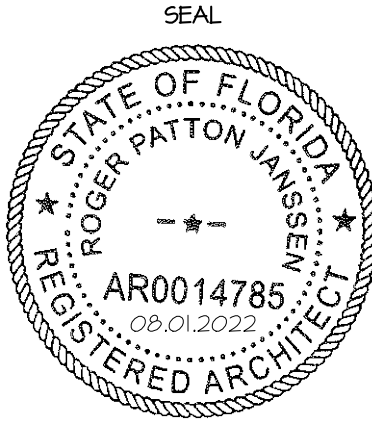
DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL.: 561-933-4701, LICENSE #AA-C001914

DATE: 01.01.2022 PROGRESS
DRAWN: JKS
ARC-22-104 (ZON-22-130)
FIRST SUBMITTAL 01.12.2022
FINAL SUBMITTAL 08.01.2022
FINAL DROP-OFF 08.12.2022

REVISIONS:

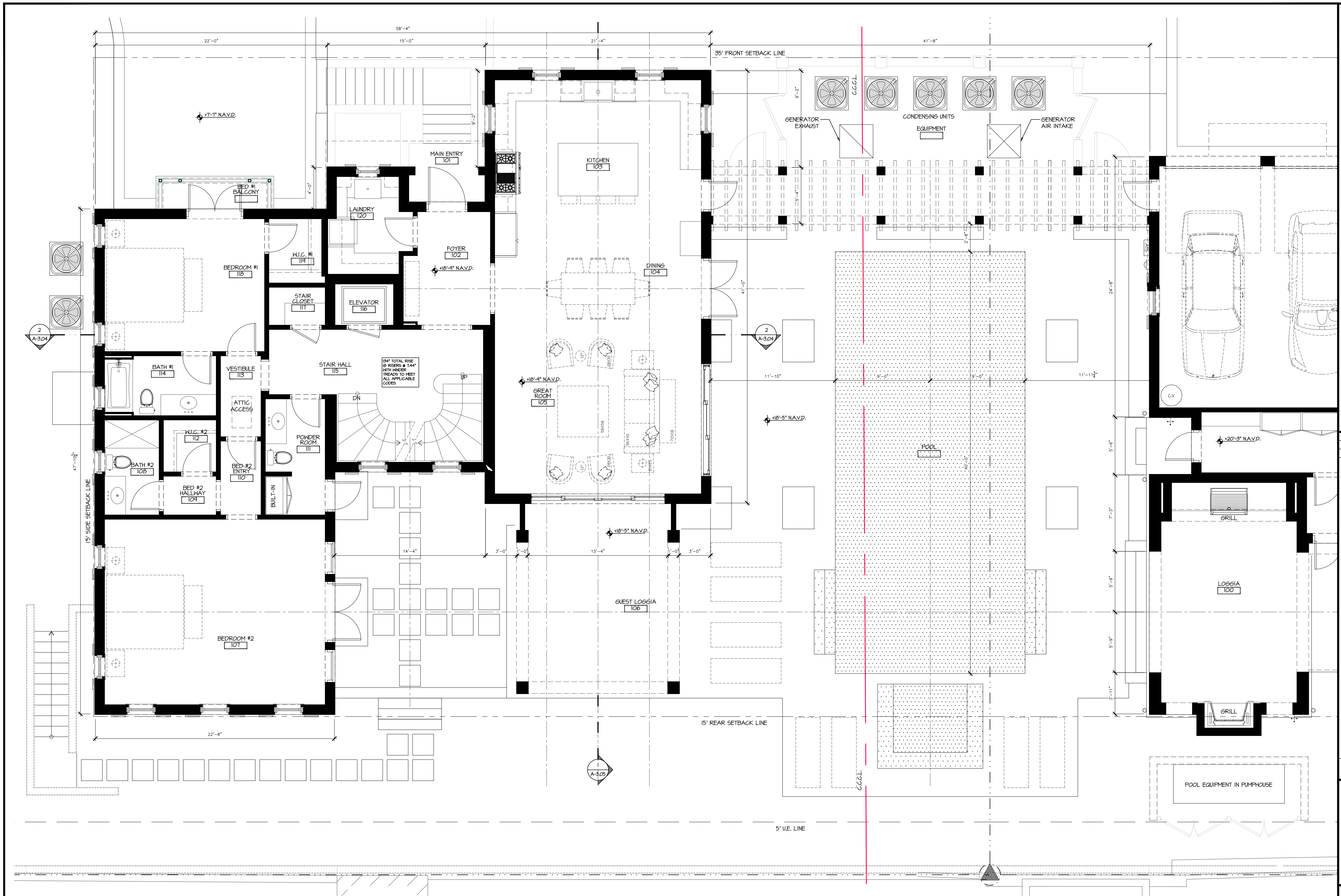
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ROGER P. JANSSEN AR-14785
DRAWING NO.

SP-1.04

JOB NUMBER: 20-000



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



PROPOSED GUEST HOUSE AT:

1540 S. OCEAN BLVD.

TOWN OF PALM BEACH

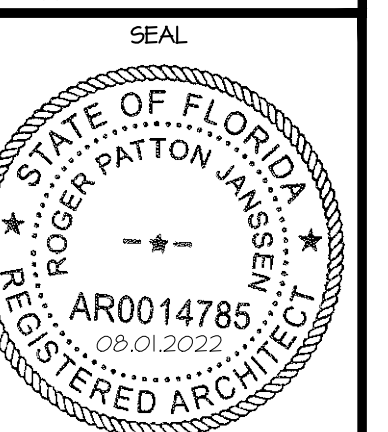
PALM BEACH COUNTY, FLORIDA

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REVISIONS:

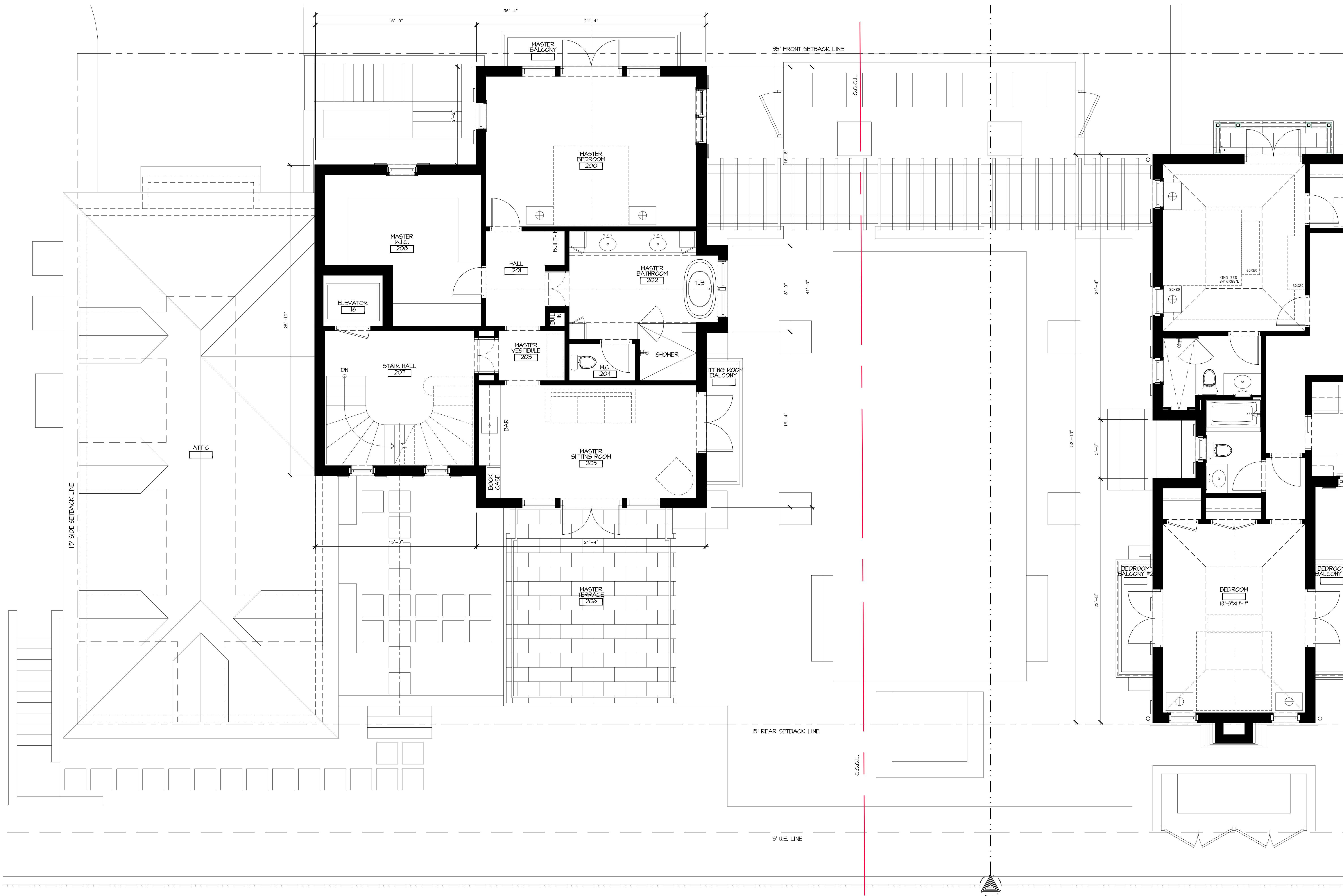
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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.10

JOB NUMBER: 20-000



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



PROPOSED GUEST HOUSE AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

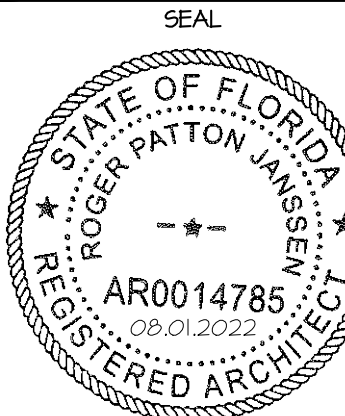
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REVISIONS:

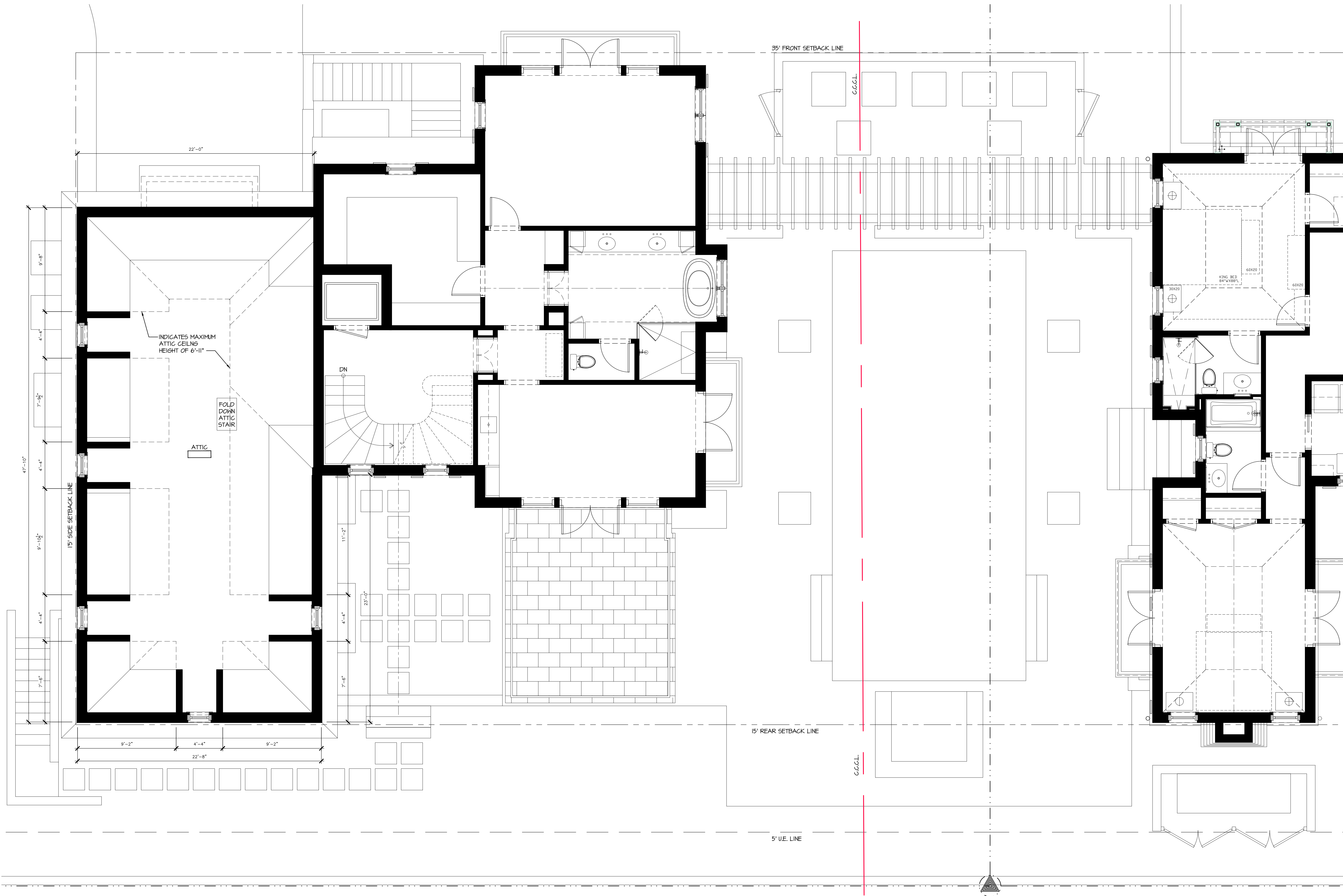
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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.11

JOB NUMBER: 20-000



ATTIC FLOOR PLAN

SCALE 1/4" = 1'-0"



PROPOSED GUEST HOUSE AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

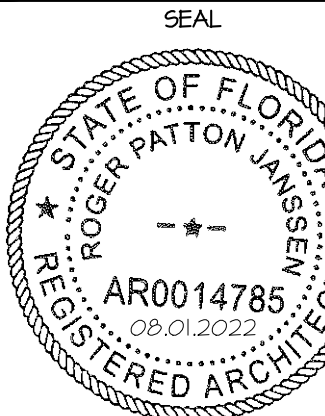
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001914

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FINAL DROP-OFF 08.12.2022

REVISIONS:

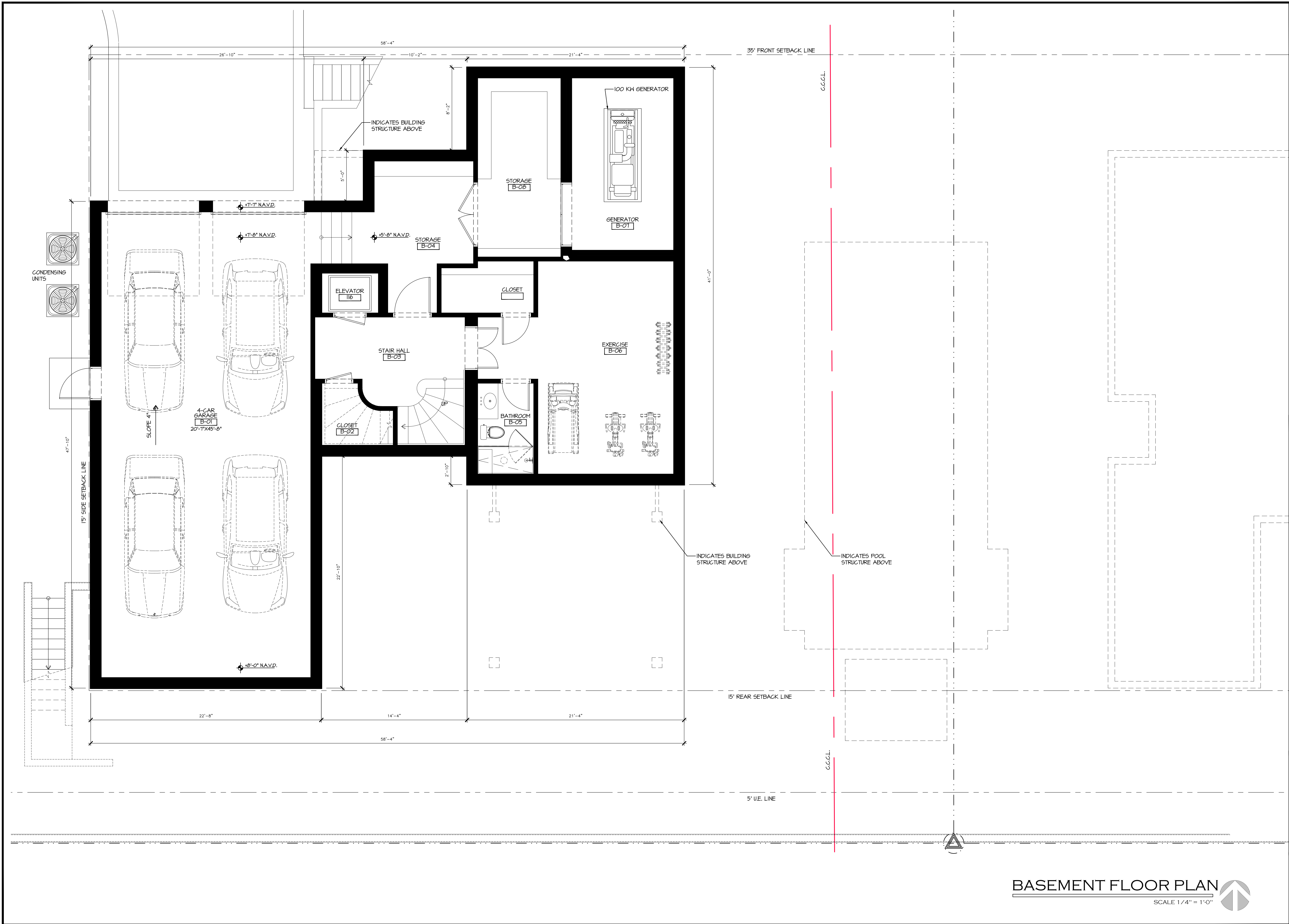
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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.12

JOB NUMBER: 20-000



BASEMENT FLOOR PLAN
SCALE 1/4" = 1'-0"

PROPOSED GUEST HOUSE AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

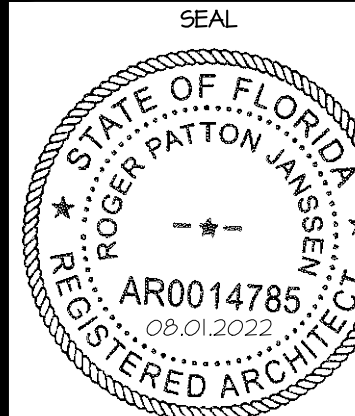
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001914

DATE: 01.01.2022 PROGRESS
DRAWN: JKS
ARC-22-184 (ZON-22-138)
FIRST SUBMITTAL 01.12.2022
FINAL SUBMITTAL 08.01.2022
FINAL DROP-OFF 08.12.2022

REVISIONS:

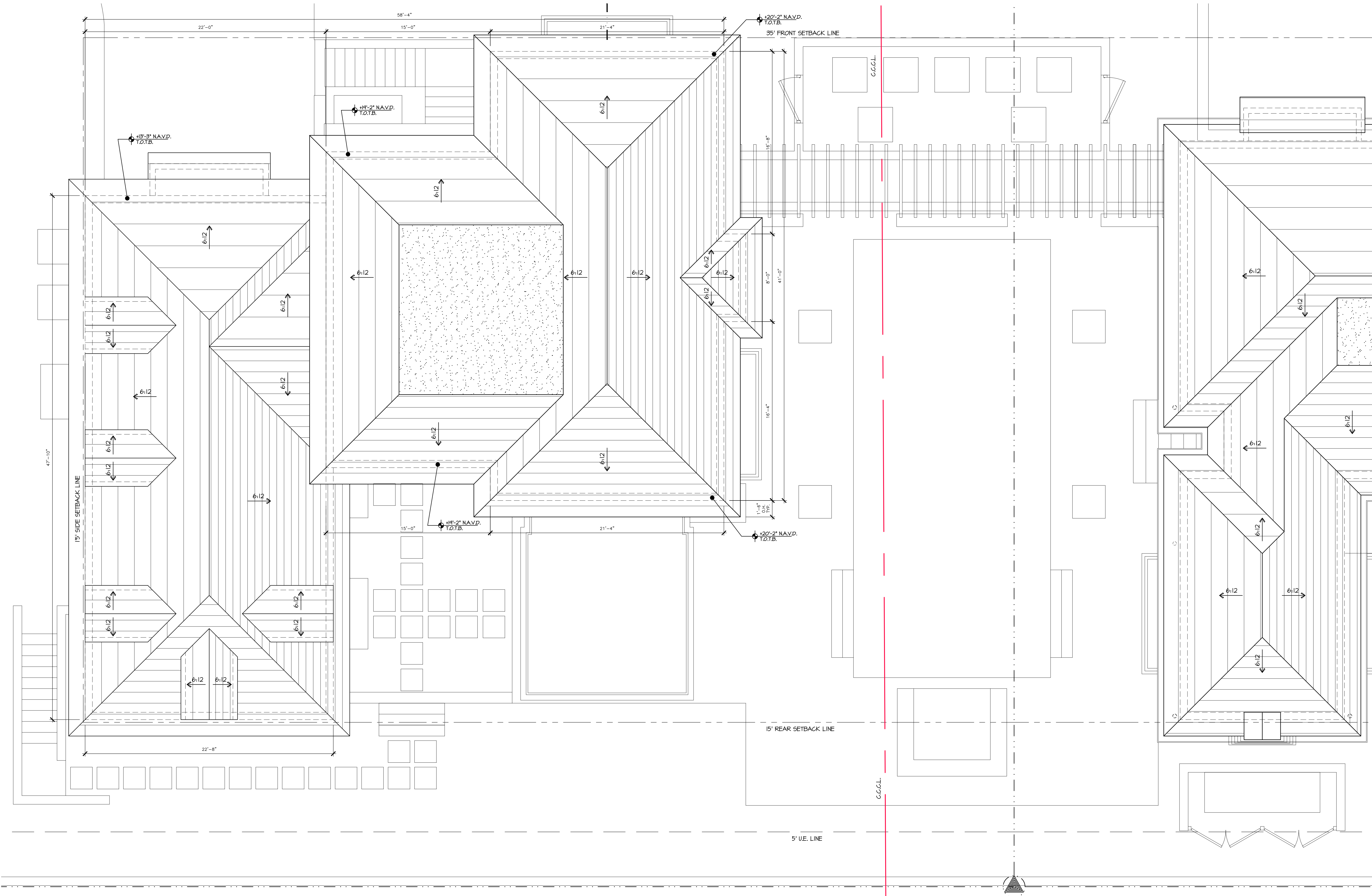
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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.13

JOB NUMBER: 20-000



- ROOF NOTES:
1. ROOF TILE TO BE FLAT WHITE CEMENT TILE W/ SLURRY COATING.
 2. HIPS AND RIDGES TO BE MITERED.
 3. FLAT ROOF TO BE MODIFIED BITUMEN SYSTEM.
 4. ROOF JACKS TO BE COPPER. NO ROOF JACKS ON STREET FRONTAGES.
 5. CONTINUOUS GUTTERS TO BE 6\"/>

ROOF PLAN

SCALE 1/4" = 1'-0"



PROPOSED GUEST HOUSE AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

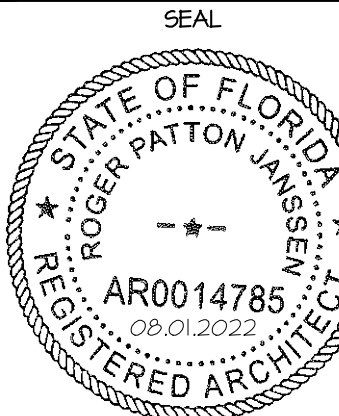
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4701, LICENSE #AA-C001914

DATE: 01.01.2022 PROGRESS
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ARC-22-104 (ZON-22-130)
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FINAL DROP-OFF 08.12.2022

REVISIONS:

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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.14

JOB NUMBER: 20-000