PROPOSED NEW RESIDENCE AT:

965 NORTH OCEAN BOULEVARD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

ARCOM MEETING: MARCH 29, 2023

ARC - 22- 247

PRESENTATION REV 01

DAILEY JANSSEN ARCHITECTS, P.A.

400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33401 TEL: 561-833.4707

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DJA DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH, FLORIDA, 33401

LICENSE #AA-C001974 TEL: 561-8334707

PROPOSED RESIDENCE AT:
965 NORTH OCEAN BOULEVARD
PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH

ARCOM #: ARC-22-247 ZON-22-000

Date: 11.2.22 FINAL SUBMITTAL
Drawn: PM
Revised: 3.6.23 REV 01

Job No.

STATE OF FLORIDA — REGISTERED ARCHITECT — ROGER P. JANSSEN — AR0014785

Roger P. Janssen
AR-14785

Drawing No.

A-0.00

PROPOSED NEW RESIDENCE AT:

965 NORTH OCEAN BOULEVARD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

ARCOM MEETING: MARCH 29, 2023

ARC - 22- 247

PRESENTATION REV 01

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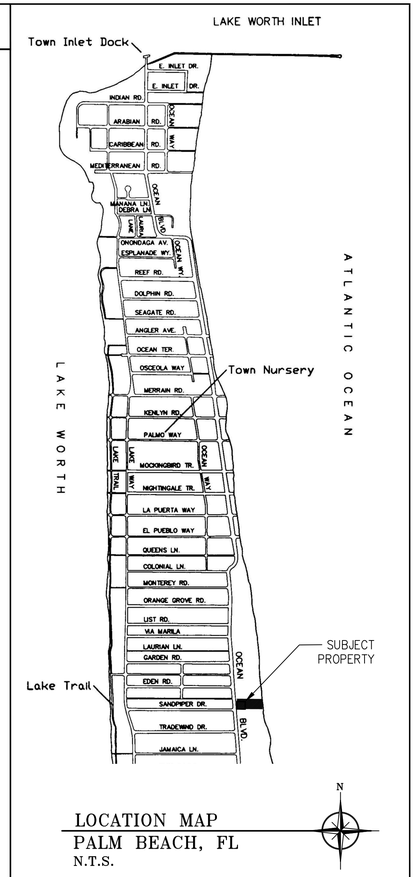

LOCATION MAP
PALM BEACH, FL
N.T.S.

CONSULTANTS AND ENGINEERS:

CIVIL ENGINEER:
GRUBER CONSULTING ENGINEERS, INC.
2475 MERCER AVE, SUITE 305
WEST PALM BEACH, FL 33401
561-312-2041

LANDSCAPE ARCHITECT:
NIEVERA WILLIAMS DESIGN
223 SUNSET AVENUE
PALM BEACH, FL 33480
561-659-2820

SURVEYOR:
WALLACE SURVEYING
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
561-640-4551

JOB NUMBER:
21-120
ISSUED FOR ARCOM APPROVAL:
11.2.22
ARCOM APPROVAL :
ISSUED FOR PERMIT :
ISSUED FOR CONSTRUCTION :

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400 CLEMATIS STREET, SUITE 200
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PROPOSED RESIDENCE AT:
965 NORTH OCEAN BOULEVARD
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TOWN OF PALM BEACH
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Job No.
21-120

STATE OF FLORIDA — ROGER F. JANSSEN — REGISTERED ARCHITECT — SEAL
Roger F Janssen
AR001478
FLA. REG. No. AR-14788

SHEET NO.
A-0.01

PREVIOUSLY PROPOSED

Context Plan

N.T.S.

N

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400 CLEMATIS STREET, SUITE 200
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TEL: 561-833-4707

PROPOSED RESIDENCE AT:
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TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA
ARCOM #: ARC-22-247 ZON-22-000

Date: 10.24.22 SECOND SUBMITTAL
Drawn: PM

Job No.
21-120

STATE OF FLORIDA
Roger P. Janssen
AR-14785
Registered Architect

A-0.02

Context Plan

N.T.S.

DJA DAILEY JANSSEN ARCHITECTS
LICENSE #AA-C001974
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TEL: 561-833-4707

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Date: 11.22.22 FINAL SUBMITTAL
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Revised: 3.6.23 REV 01

Job No.
21-120

STATE OF FLORIDA
ROGER P. JANSSEN
AR0014785
Roger P. Janssen
AR-14785
DJA ARCHITECTS, INC.

A-0.02

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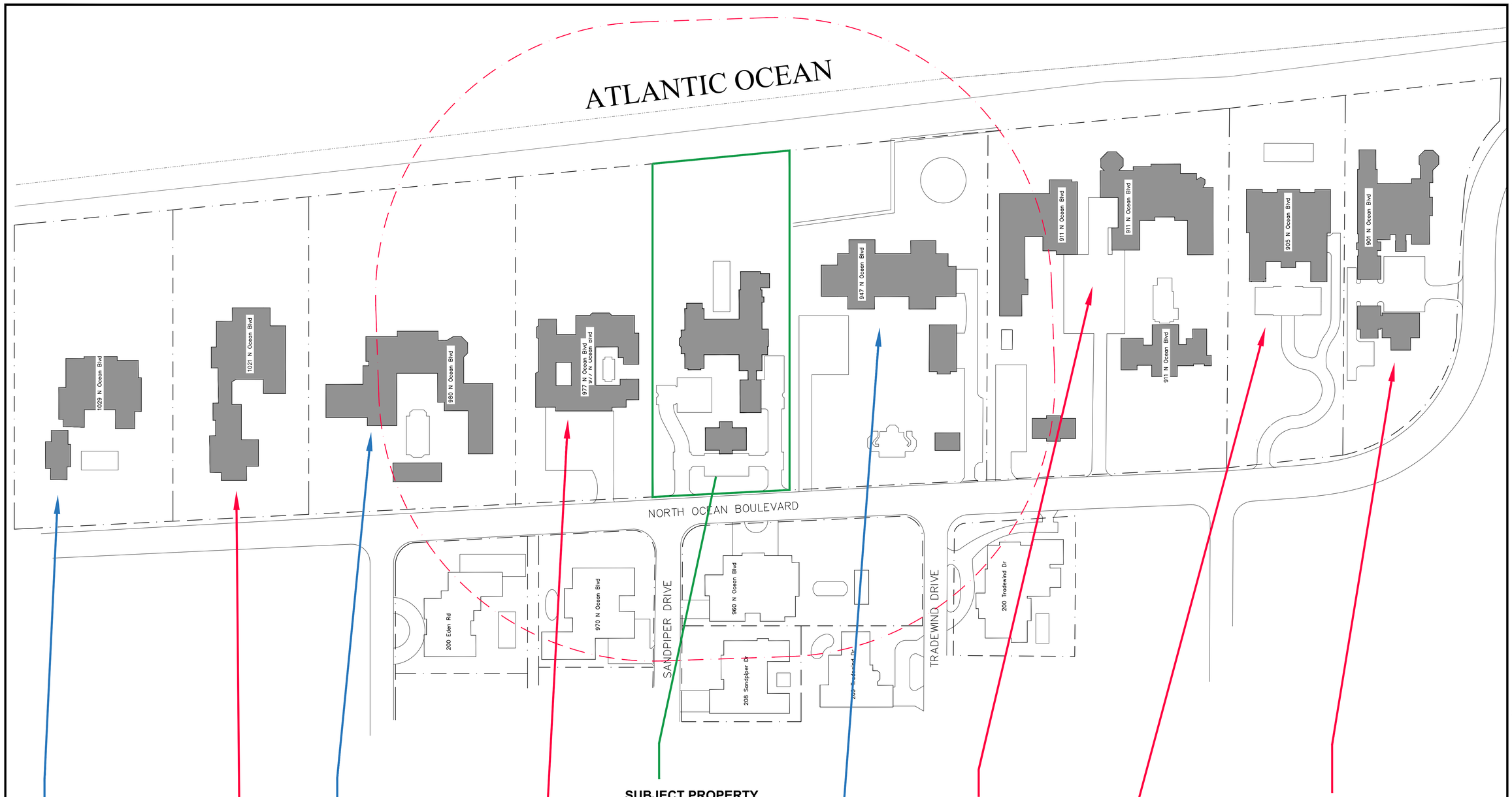

1029 NORTH OCEAN BLVD
Lot Size: 1.20 acres
AC SF: 11387
Total SF: 16334
Lot Coverage: 13.4%

1021 NORTH OCEAN BLVD
Lot Size: .64 acres
AC SF: 8380
Total SF: 10214
Lot Coverage: 26%

980 NORTH OCEAN BLVD
Lot Size: 1.54 acres
Total SF: 12062
Lot Coverage: 14.3%

977 NORTH OCEAN BLVD
Lot Size: 1.01 acres
AC SF: 8523
Total SF: 13485
Lot Coverage: 20.3 %

SUBJECT PROPERTY

965 NORTH OCEAN BLVD
Lot Size: 1.24 acres
AC SF: 16,883
Total SF: 18,746
Lot Coverage: 16%
MAX Allowable Lot Coverage: 25%

947 NORTH OCEAN BLVD
Lot Size: 1.82 acres
AC SF: 13449
Total SF: 25390
Lot Coverage: 11.1%

911 NORTH OCEAN BLVD
Lot Size: 2.21 acres
AC SF: 17527
Total SF: 23956
Lot Coverage: 17.6%

905 NORTH OCEAN BLVD
Lot Size: 1.13 acres
AC SF: 11222
Total SF: 19004
Lot Coverage: 15.7%

901 NORTH OCEAN BLVD
Lot Size: 1.13 acres
AC SF: 10655
Total SF: 17685
Lot Coverage: 18.9%

N

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Revised: 3.6.23 REV 01

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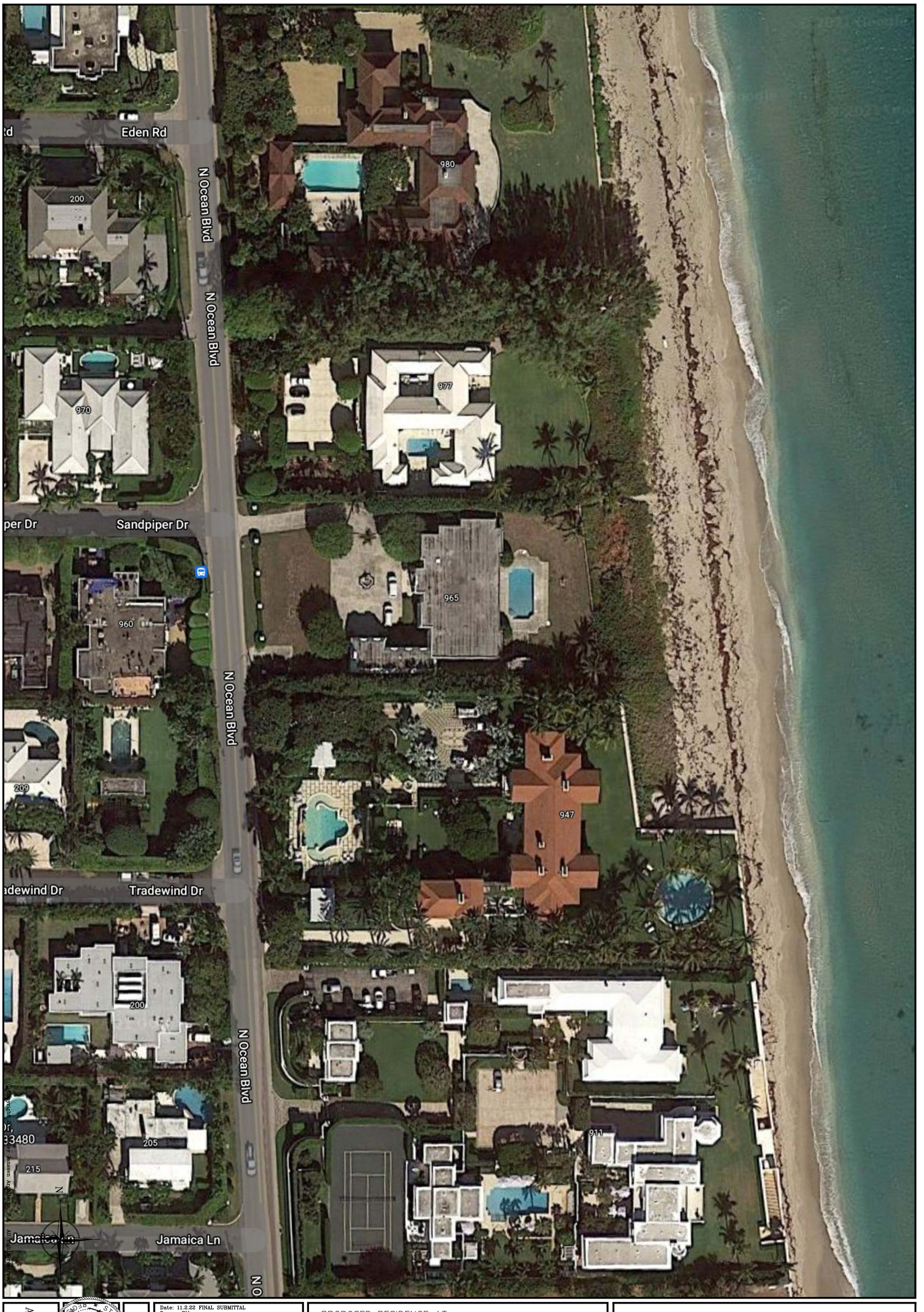
21-120

STATE OF FLORIDA
Roger P. Janssen
AR001476
AR-14785

A-0.02B



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Job No. 21-130

Date: 11.2.22 FINAL SUBMITTAL
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965 NORTH OCEAN BOULEVARD

TOWN OF PALM BEACH — PALM BEACH COUNTY, FLORIDA

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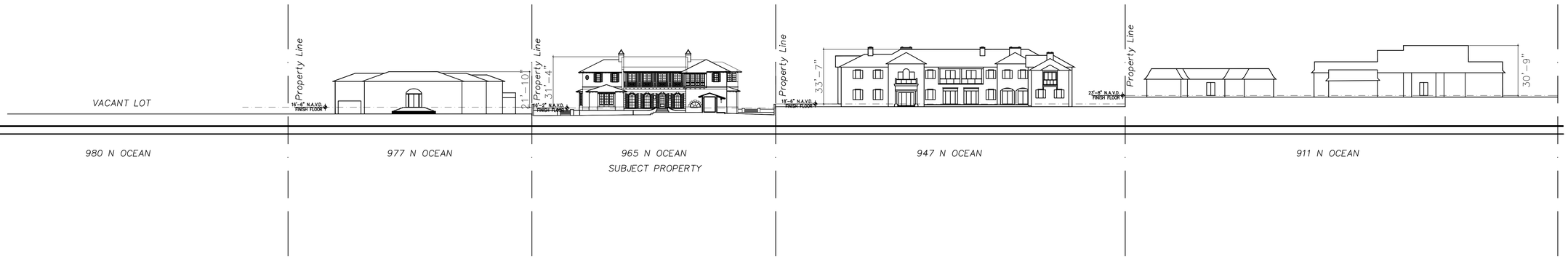
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401

LICENSE #AA-C001974
TEL: 561-833-4707



Streetscape

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Job No.
21-120

STATE OF FLORIDA
Roger P. Janssen
AR0014785
Roger P. Janssen, AIA
AR-14785

Drawing No.
A-0.03

980 N Ocean Boulevard

977 N Ocean Boulevard

970 N Ocean Boulevard

*965 N Ocean Boulevard

960 N Ocean Boulevard

947 N Ocean Boulevard

DJA DAILEY JANSSEN ARCHITECTS
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TEL: 561-833-4707

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PALM BEACH COUNTY, FLORIDA
ARCOM #: ARC-22-247 ZON-22-000

Date: 11.2.22 FINAL SUBMITTAL
Revised: 1.24.23 REV 01
Revised: 3.6.23 REV 01

Job No.
21-120

REGISTERED ARCHITECT
STATE OF FLORIDA
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-0.04

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911 N Ocean Boulevard

200 Eden Road

200 Tradewind Drive

209 Sandpiper Drive

208 Sandpiper Drive

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

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965 NORTH OCEAN BOULEVARD
PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH
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Drawn: TM
Revised: 3.6.23 REV 01

Job No.
21-120

STATE OF FLORIDA
REGISTERED
ROGER P. JANSSEN
AR0014785
Roger P. Janssen
AR-14785
LICENSED ARCHITECT

Drawing No.
A-0.05

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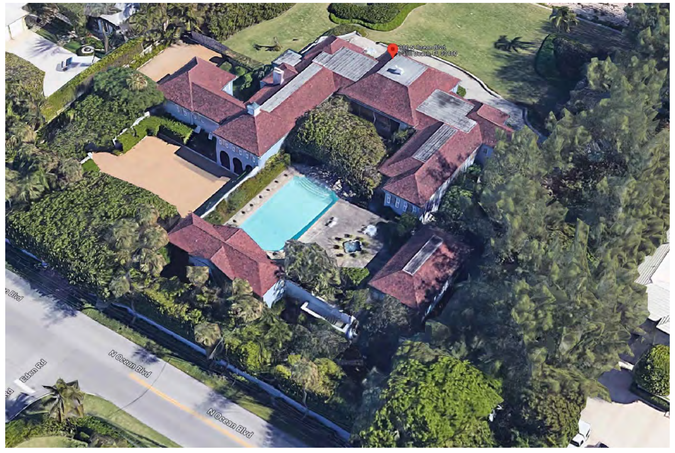
947 N Ocean Boulevard

911 N Ocean Boulevard



980 N Ocean Boulevard

977 N Ocean Boulevard

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400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AA-COO1974
TEL: 561-833-4707

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Date: 11.2.22 FINAL SUBMITTAL
Revised: 12.14.22
Revised: 3.6.23 REV 01

Job No.
21-120

STATE OF FLORIDA
DAILEY JANSSEN
AR0014785
Sheet No.
A-0.06

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Existing Site Photos

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TOWN OF PALM BEACH
ARCOM #: ARC-22-247 ZON-22-000

Date: 11.2.22 FINAL SUBMITTAL
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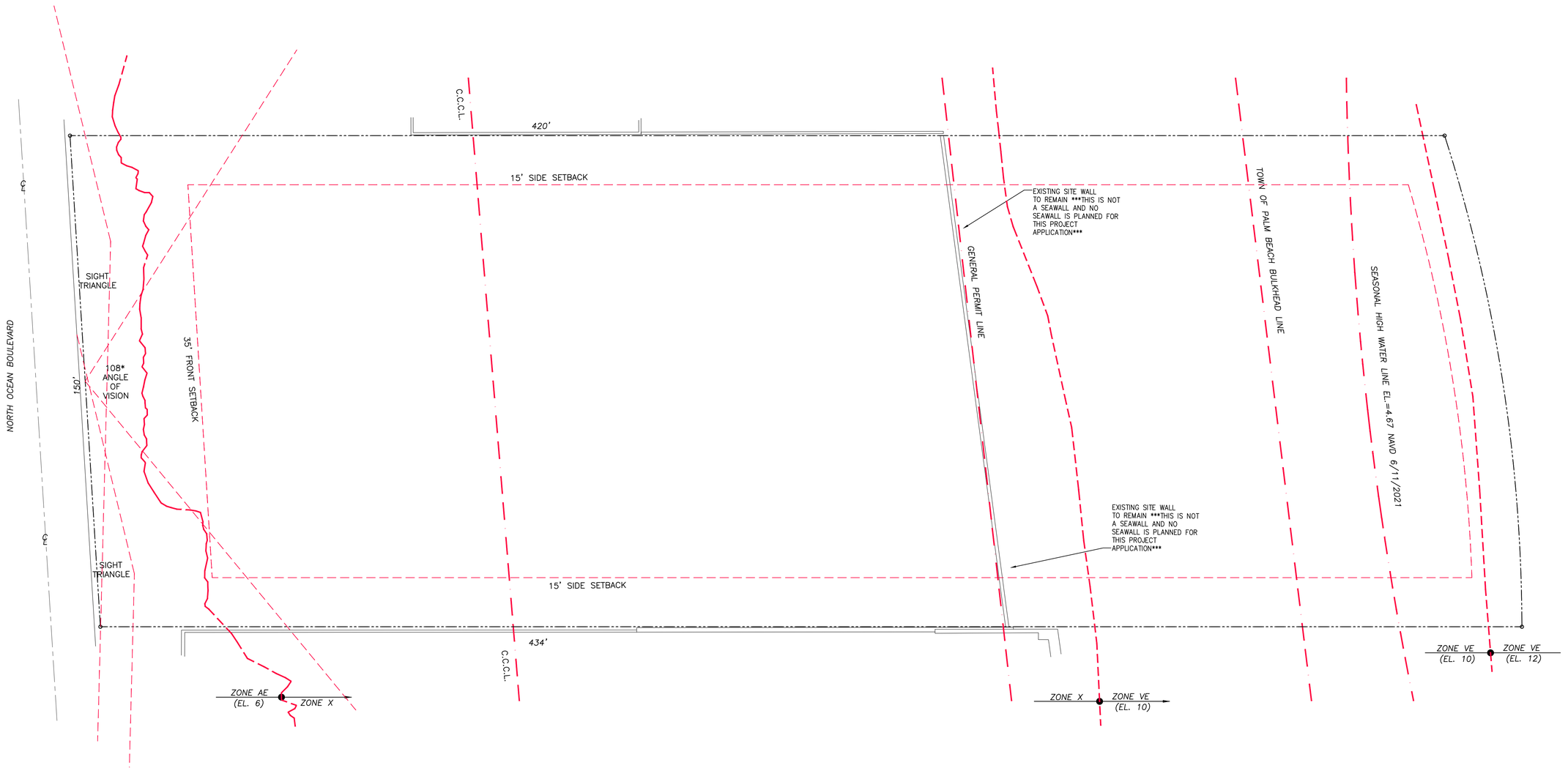
AR0014785
Roger P. Janssen
AR-14785

Drawing No.

A-0.07



EXISTING SITE PLAN

SCALE 1/16"= 1'-0"

N

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TEL: 561-8334707

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TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA
ARCOM #: ARC-22-247 ZON-22-000

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Revised: 3.6.23 REV 01

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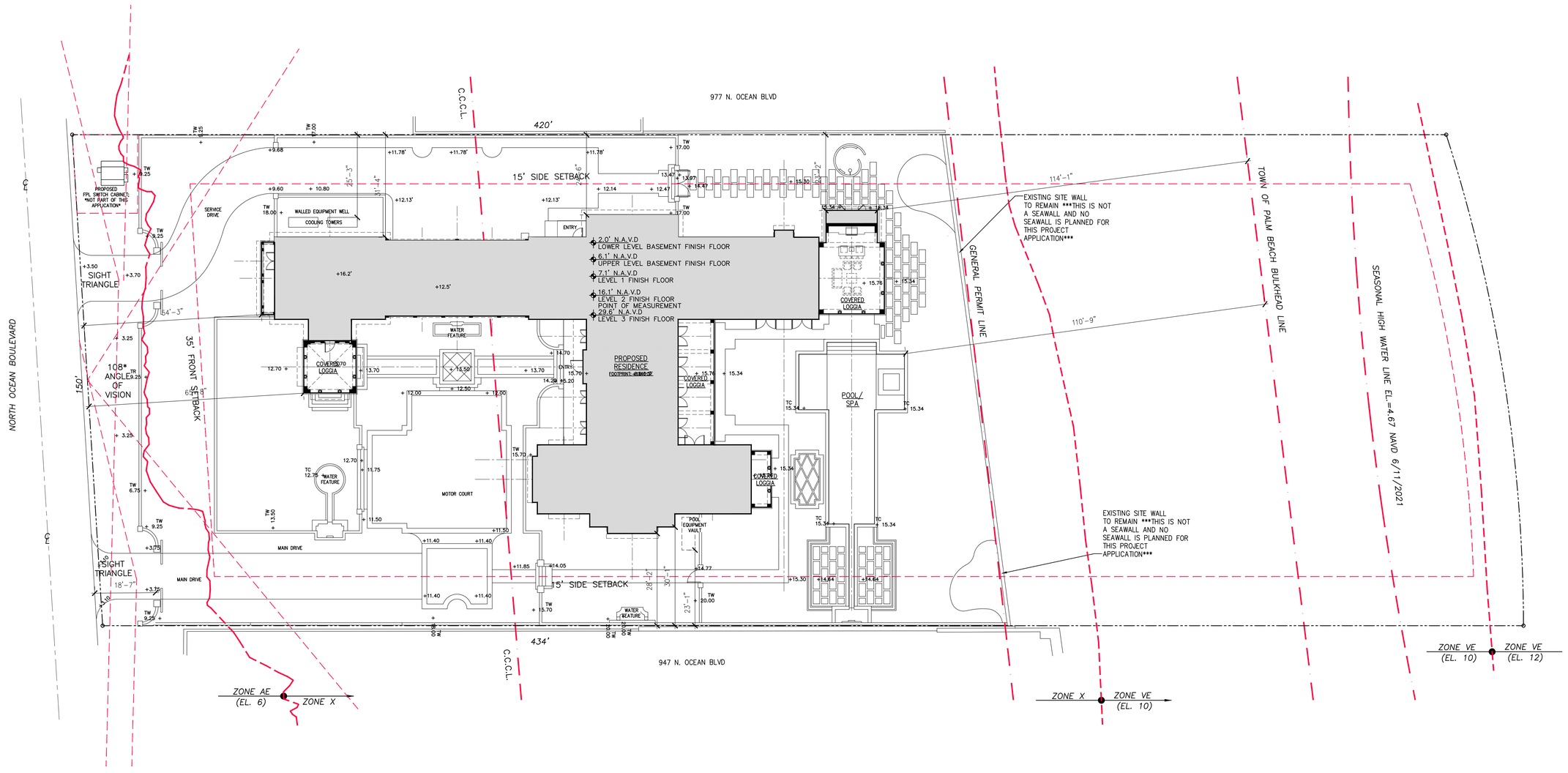
21-120

STATE OF FLORIDA
ROGER P. JANSSEN
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
SP 1.01



PREVIOUSLY PROPOSED

CURRENTLY PROPOSED SITE PLAN

SCALE 1/16"= 1'-0"

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WEST PALM BEACH, FLORIDA, 33401
TEL: 561-8334707

PROPOSED RESIDENCE AT:
965 NORTH OCEAN BOULEVARD
PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH
ARCOM #: ARC-22-247 ZON-22-000

Date: 10.24.22 SECOND SUBMITTAL
Drawn: PM

Job No.
21-120

STATE OF FLORIDA
Roger P. Janssen
AR0014785
Roger P. Janssen
AR-14785

SP 1.02

977 N. OCEAN BLVD

C.C.C.L.

420'

NORTH OCEAN BOULEVARD

50'

WATER FEATURE

PROPOSED FPL SWITCH CABINET; *NOT PART OF THIS APPLICATION*

MAIN DRIVE

15' SIDE SETBACK

POOL EQUIPMENT VAULT

COVERED LOGGIA

MOTOR COURT

SIGHT TRIANGLE

108° ANGLE OF VISION

35' FRONT SETBACK

SERVICE MOTOR COURT

COVERED BALCONY

ENTRY

PROPOSED RESIDENCE
FOOTPRINT: 8,714 SF

POOL / SPA

PERGOLA

2.0' N.A.V.D
LOWER LEVEL BASEMENT FINISH FLOOR

6.1' N.A.V.D
UPPER LEVEL BASEMENT FINISH FLOOR

7.1' N.A.V.D
LEVEL 1 FINISH FLOOR

16.1' N.A.V.D
LEVEL 2 FINISH FLOOR
POINT OF MEASUREMENT

29.6' N.A.V.D
LEVEL 3 FINISH FLOOR

COVERED LOGGIA

COOLING TOWERS

WALLED EQUIPMENT WELL

SERVICE DRIVE

SERVICE MOTOR COURT

15' SIDE SETBACK

SIGHT TRIANGLE

WATER FEATURE

EXISTING SITE WALL TO REMAIN ***THIS IS NOT A SEAWALL AND NO SEAWALL IS PLANNED FOR THIS PROJECT APPLICATION***

GENERAL PERMIT LINE

TOWN OF PALM BEACH BULKHEAD LINE

SEASONAL HIGH WATER LINE EL.=4.67 NAVD 6/11/2021

58'-7"

107'-3"

120'-9"

30'-9"

EXISTING SITE WALL TO REMAIN ***THIS IS NOT A SEAWALL AND NO SEAWALL IS PLANNED FOR THIS PROJECT APPLICATION***

434'

C.C.C.L.

947 N. OCEAN BLVD

ZONE AE (EL. 6) | ZONE X

ZONE X | ZONE VE (EL. 10)

ZONE VE (EL. 10) | ZONE VE (EL. 12)

CURRENTLY PROPOSED SITE PLAN

SCALE 1/16"= 1'-0"

N

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21-120

STATE OF FLORIDA
ROGER PAUL JANSSEN
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
SP 1.02A

ONE STORY: LIGHT GRAY
TWO STORY: DARK GRAY

977

965

947

NORTH OCEAN BOULEVARD

C.C.C.L.

420'

100'

45' SIDE SETBACK

31'-4"

46'-4"

55'-1"

35'-4"

58'-9"

GENERAL PERMIT LINE

TOWN OF PALM BEACH BULKHEAD LINE

SEASONAL HIGH WATER LINE EL=4.67 NAVD 6/11/2021

SIGHT TRIANGLE

150'

108° ANGLE OF VISION

35' FRONT SETBACK

50'-5"

SIGHT TRIANGLE

15' SIDE SETBACK

21'-8"

23'-4"

30'-2"

434'

64'-10"

83°

ZONE AE (EL. 6)

ZONE X

ZONE X

ZONE VE (EL. 10)

ZONE VE (EL. 10)

ZONE VE (EL. 12)

CONTEXT PLAN

SCALE 1/16"= 1'-0"

N

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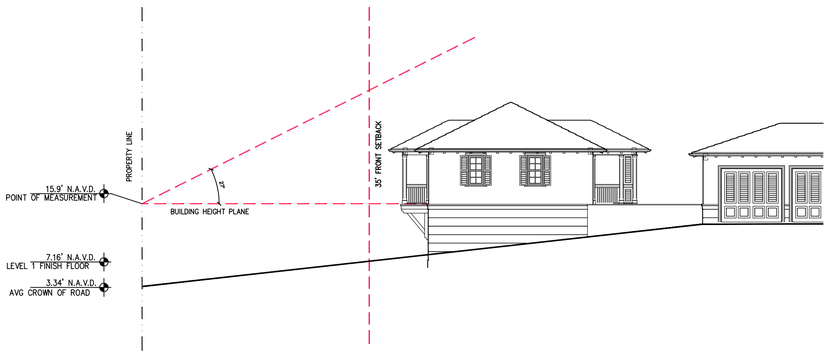
21-120

STATE OF FLORIDA
REGISTERED ARCHITECT
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
SP 1.02B

BUILDING HEIGHT PLANE DIAGRAM



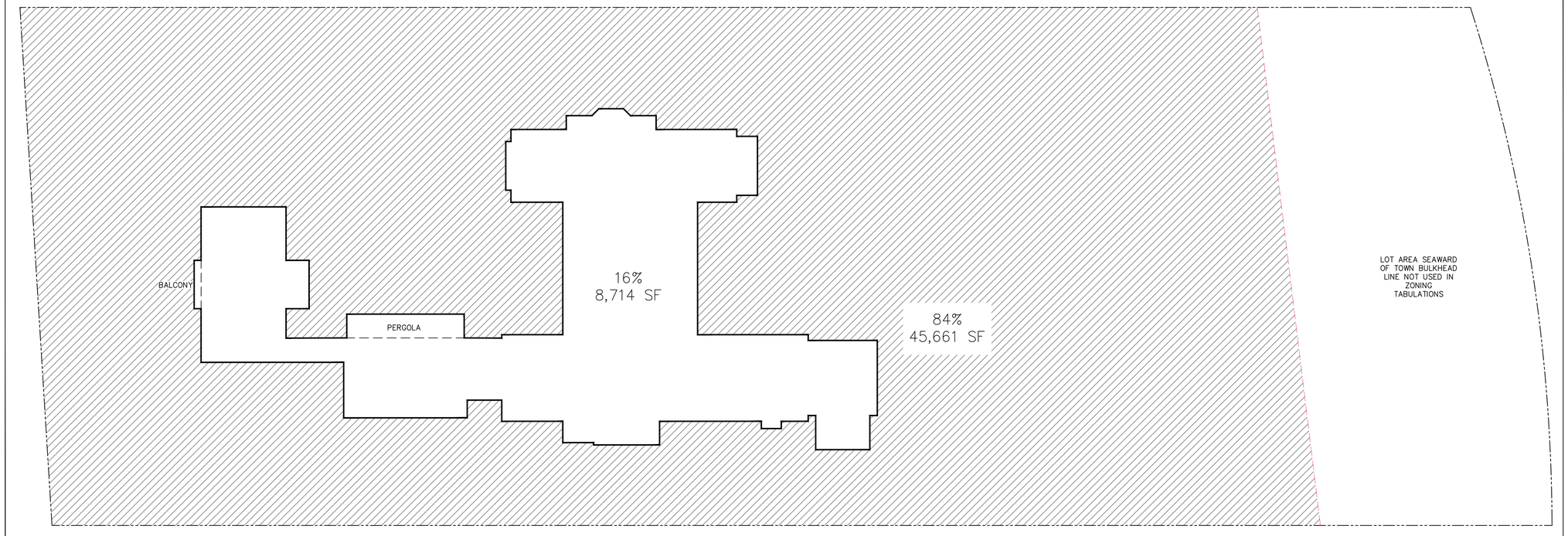
Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	**Property Address:**	965 NORTH OCEAN BLOULEVARD		
2	**Zoning District:**	R-A ESTATE RESIDENTIAL		
3	**Structure Type:**	RESIDENCE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	20,000SF	54,375SF	N/C
6	Lot Depth	150' MIN.	434'	N/C
7	Lot Width	125' MIN.	150'	N/C
8	Lot Coverage (Sq Ft and %)	25% (13,593SF)	N/A	16% (8,714SF)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	N/A	N/A	16,883SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	35'	N/A	42'-11"
12	* Side Yard Setback (1st Story) (Ft.)	15' N; 15' S	N/A	29'-9" N;21-11" S
13	* Side Yard Setback (2nd Story) (Ft.)	15' N; 15' S	N/A	31'-3" N; 23'-4" S
14	*Rear Yard Setback (Ft.)	15'	N/A	190'-6"
15	Angle of Vision (Deg.)	108 MAX.	N/A	50
16	Building Height (Ft.)	25' MAX.	N/A	24'-1"
17	Overall Building Height (Ft.)	35' MAX.	N/A	31'-10"
18	Crown of Road (COR) (NAVD)	N/A	3.4'	N/A
19	Max. Amount of Fill Added to Site (Ft.)	20"	N/A	20"
20	Finished Floor Elev. (FFE)(NAVD)	16.1'	N/A	16.1'
21	Zero Datum for point of meas. (NAVD)	16.1'	N/A	16.1'
22	FEMA Flood Zone Designation	N/A	X	N/A
23	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
24	Landscape Open Space (LOS) (Sq Ft and %)	27,187.5SF (50%)	N/A	32,205 (59.2%)
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	2,671SF (45%)	N/A	2,920 (55.5%)
27	**Native Plant Species %	35%	N/A	70%,35%, 74%, 49%

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

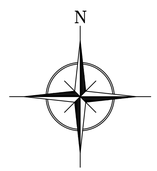
If value is not applicable, enter N/A

LOT COVERAGE DIAGRAM



SITE DATA

NTS



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TEL: 561-8334707

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Job No.
21-120

AR0014785
Roger P. Janssen
AR-14785

Drawing No.
SP 1.03

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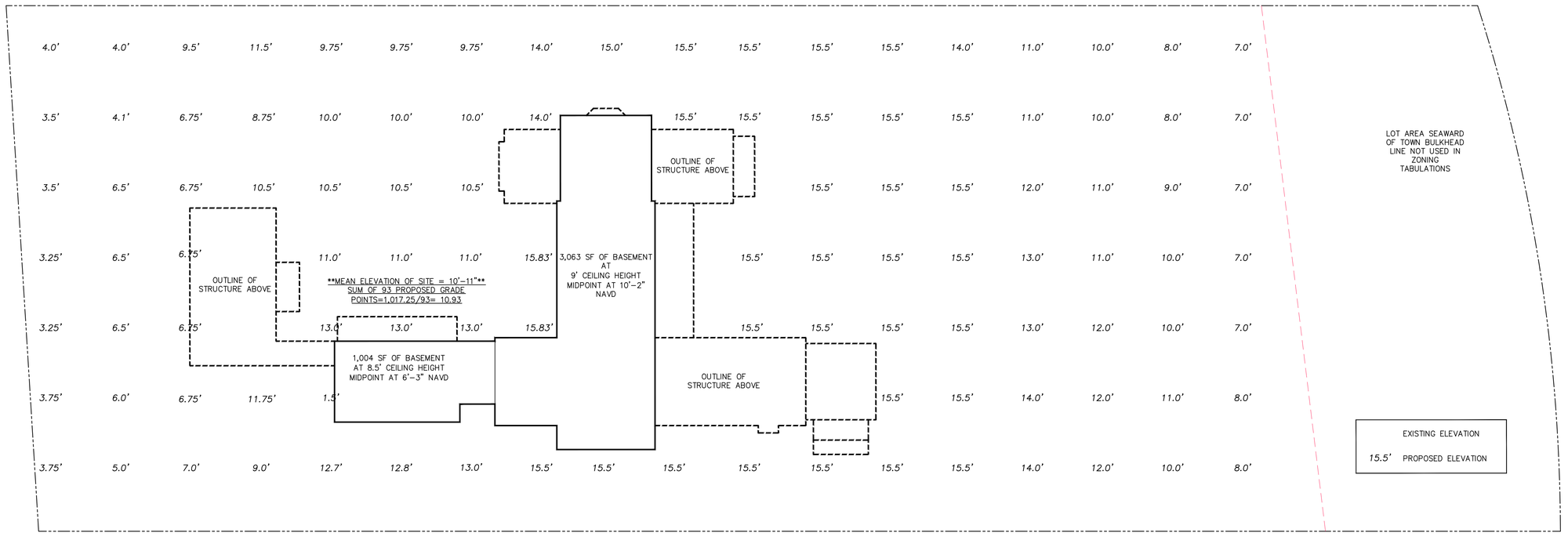
BASEMENT/CUT FILL DIAGRAM: MAXIMUM ALLOWED FILL = 20"



SITE DATA

NTS

N

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DJA DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
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TEL: 561-8334707

PROPOSED RESIDENCE AT:
965 NORTH OCEAN BOULEVARD
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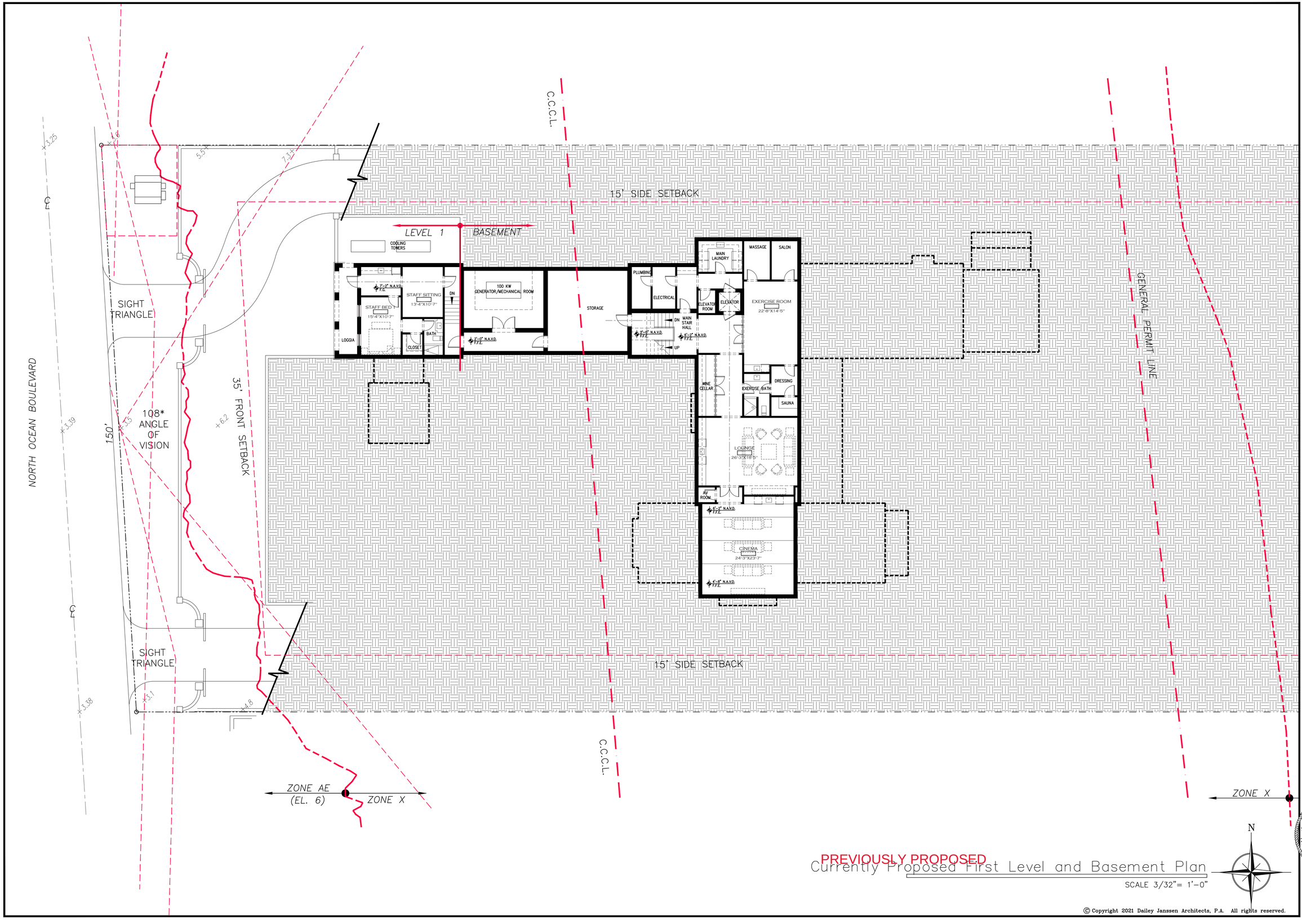
TOWN OF PALM BEACH
ARCOM #: ARC-22-247 ZON-22-000

Date: 11.2.22 FINAL SUBMITTAL
Drawn: PM
Revised: 3.6.23 REV 01

Job No.
21-120

STATE OF FLORIDA
DAILEY JANSSEN
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
SP 1.04



PREVIOUSLY PROPOSED

Currently Proposed First Level and Basement Plan

SCALE 3/32"= 1'-0"

N

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Job No.
21-120

STATE OF FLORIDA
Seal
PATTON JANSSEN
LICENSE
AR0014488
AR-14785

Drawing No.
A-1.01

NORTH OCEAN BOULEVARD

SIGHT TRIANGLE

108* ANGLE OF VISION

150'

35' FRONT SETBACK

SIGHT TRIANGLE

15' SIDE SETBACK

C.C.C.L.

GENERAL PERMIT LINE

LEVEL BASEMENT

ZONE AE (EL. 6)

ZONE X

ZONE X

15' SIDE SETBACK

C.C.C.L.

EFE 7'-2" N.A.V.D.

LOUGE

BATH

18'8"X12'0" STAFF BED

31'0"X23'0" GARAGE 2

EFE 2'-0" N.A.V.D.

DN

COOLING TOWERS

100 KW GENERATOR/MECHANICAL ROOM

STORAGE

UP

MAIN STAIR HALL

ELECTRICAL

PLUMBING

ELEVATOR ROOM

ELEVATOR

WINE CELLAR

EFE 8'-3" N.A.V.D.

24'3"X23'7" CINEMA

EFE 8'-2" N.A.V.D.

AV ROOM

26'3"X18'5" LOUNGE

EXERCISE BATH

SAUNA

DRESSING

22'8"X14'5" EXERCISE ROOM

MAIN LAUNDRY

MASSAGE

SALON

N

Currently Proposed First Level and Basement Plan

SCALE 3/32"= 1'-0"

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STATE OF FLORIDA REGISTERED ARCHITECT
AR0014785
Roger P. Janssen
AR-14785

Drawing No.

A-1.01

15' SIDE SETBACK

LEVEL 1 | BASEMENT

COOLING TOWERS

7'-2" N.A.V.D. F.G.

STAFF BED 1
15'-4"X10'-7"

STAFF SITTING
13'-4"X10'-7"

DN

100 KW GENERATOR/MECHANICAL ROOM

STORAGE

PLUMBING

ELECTRICAL

MAIN LAUNDRY

MASSAGE

SALON

ELEVATOR ROOM

ELEVATOR

EXERCISE ROOM
22'-8"X14'-5"

LOGGIA

BATH

CLOSET

2'-0" N.A.V.D. F.F.E.

DN MAIN STAIR HALL

UP

2'-0" N.A.V.D. F.F.E.

6'-2" N.A.V.D. F.F.E.

WINE CELLAR

DRESSING

EXERCISE BATH

SAUNA

LOUNGE
26'-3"X18'-5"

AV ROOM

6'-2" N.A.V.D. F.F.E.

CINEMA
24'-3"X23'-7"

4'-8" N.A.V.D. F.F.E.

35' FRONT SETBACK

N

Currently Proposed First Level and Basement Plan

SCALE 3/16" = 1'-0"

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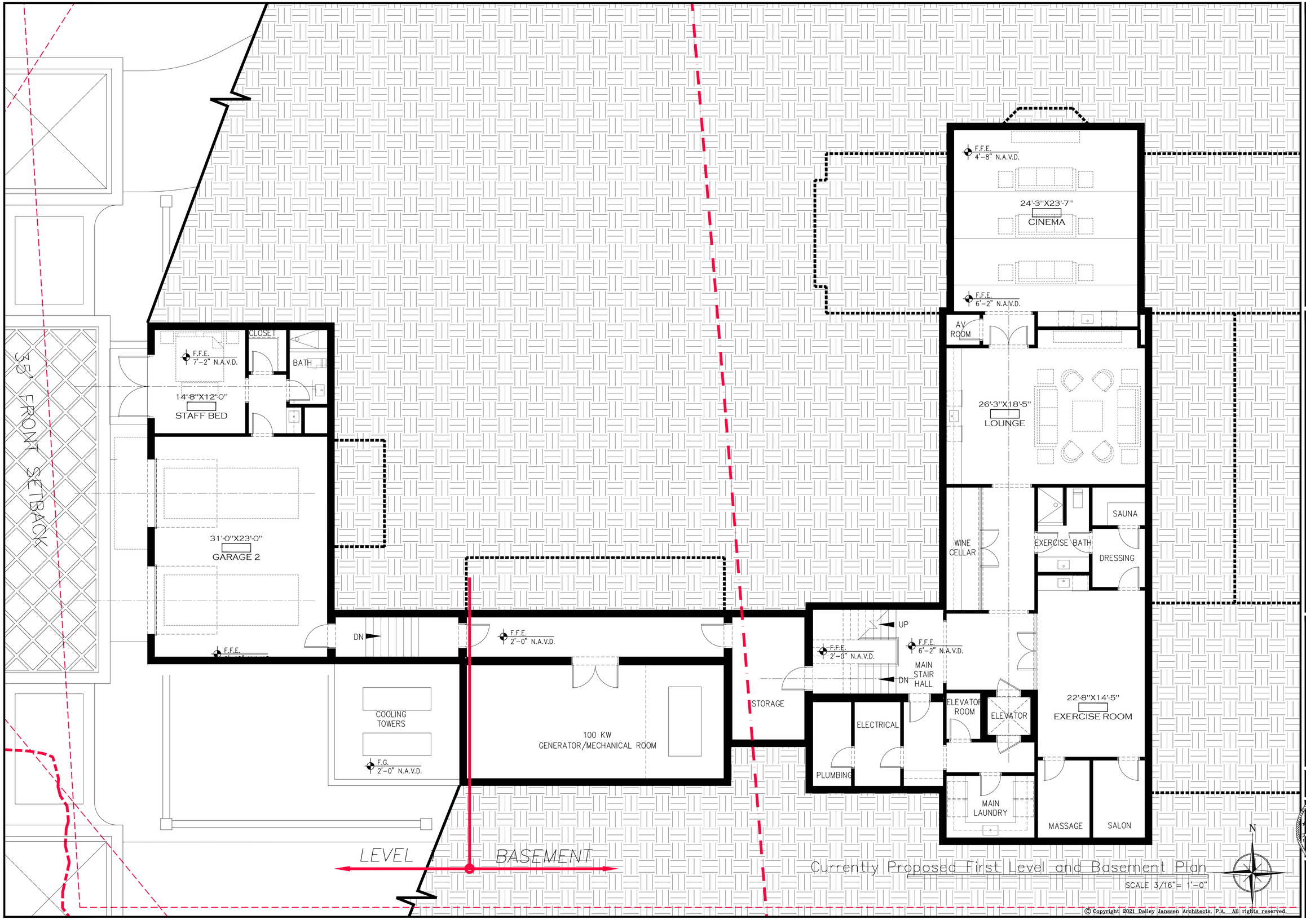
21-120

STATE OF FLORIDA
JANSSEN
REGISTERED
AR0014785
AR-14785

A-1.02



Currently Proposed First Level and Basement Plan

SCALE 3/16"= 1'-0"

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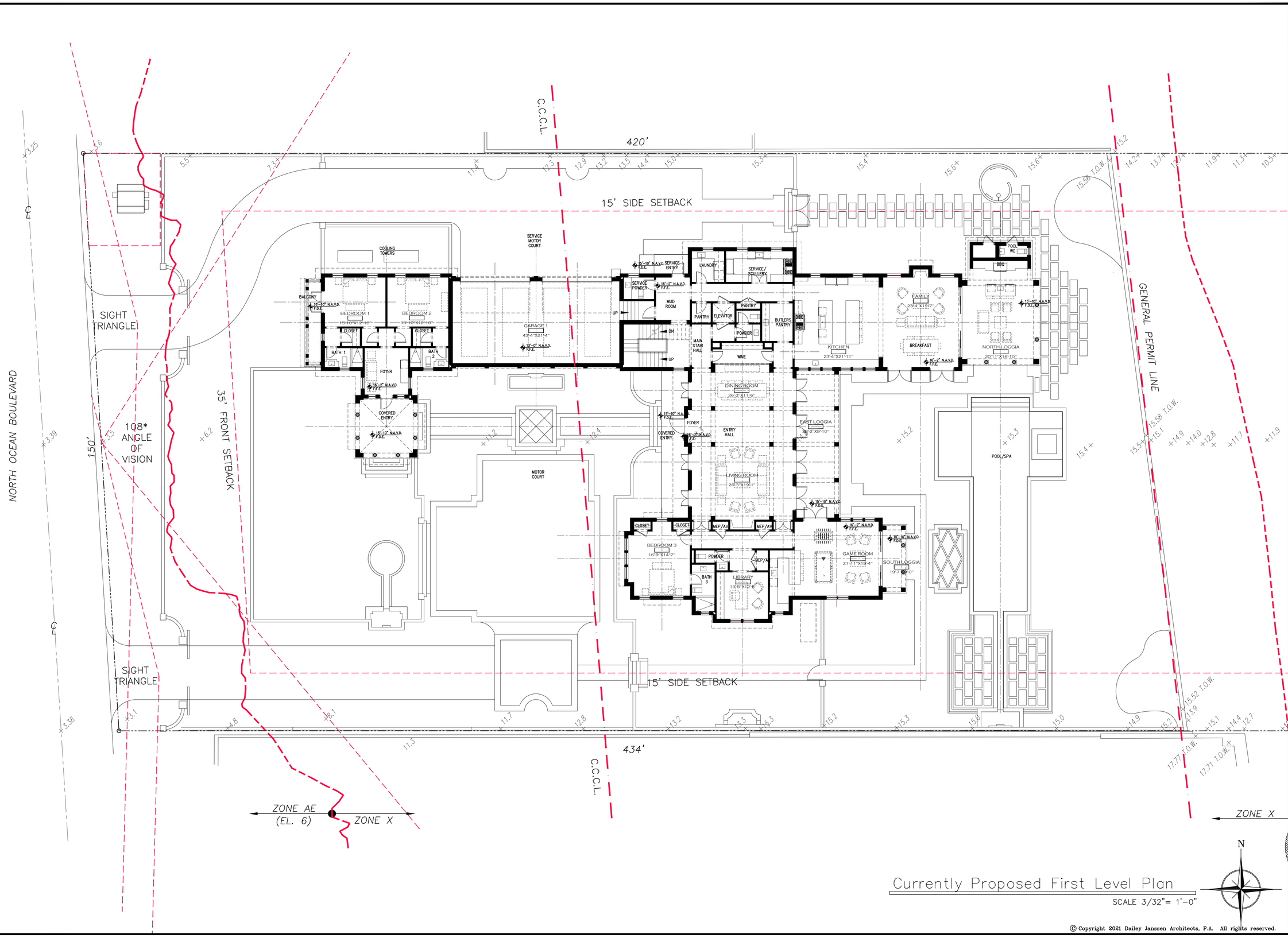
Job No.
21-120

STATE OF FLORIDA
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-1.02



Currently Proposed First Level Plan

SCALE 3/32"= 1'-0"

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Job No.
21-120

STATE OF FLORIDA
JAMES ROGER JANSSEN
LICENSE NO. AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-1.03

977

977

C.C.C.L.

420'

15' SIDE SETBACK

GENERAL PERMIT LINE

NORTH OCEAN BOULEVARD

SIGHT TRIANGLE

08* ANGLE OF VISION

150'

35' FRONT SETBACK

MOTOR COURT

BEDROOM 3 16'-9"X14'-7"

BATH 3

LIBRARY 12'-5"X12'-5"

POWDER

MEP/AV

CLOSET

GAME ROOM 21'-11"X19'-4"

SOUTH LOGGIA 19'-7"X9'-0"

F.F.E. 16'-2" N.A.V.D.

F.F.E. 15'-10" N.A.V.D.

BEDROOM 2 15'-0"X12'-4"

CLOSET

BATH 2

LAUNDRY

BALCONY

FOYER

SITTING ROOM 12'-5"X12'-4"

COVERED ENTRY

KITCHENETTE

BEDROOM 1 15'-0"X12'-4"

CLOSET

BATH 1

LIVING ROOM 26'-3"X19'-1"

ENTRY HALL

DINING ROOM 26'-3"X11'-6"

EAST LOGGIA 34'-2"X9'-10"

POOL/SPA

F.F.E. 15'-0" N.A.V.D.

GARAGE 1 43'-4"X21'-4"

COOLING TOWERS

UP

DN

MAIN STAIR HALL

WINE

POWDER

ELEVATOR

PANTRY

MUD ROOM

SERVICE POWDER

BUTLERS PANTRY

KITCHEN 23'-4"X21'-11"

BREAKFAST

FAMILY 23'-4"X19'-7"

NORTH LOGGIA 20'-11"X18'-10"

BBQ

POOL WC

LAUNDRY

SERVICE/ SCULLERY

SERVICE MOTOR COURT

15' SIDE SETBACK

434'

C.C.C.L.

ZONE AE (EL. 6)

ZONE X

ZONE X

SIGHT TRIANGLE

Currently Proposed First Level Plan

SCALE 3/32"= 1'-0"

947

N

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Job No.

OF 6 SHEETS

STATE OF FLORIDA
ROGER P. JANSSEN
AR0014785

AR0014785
Roger P. Janssen,
FL AR 14785

Drawing No.

A-1.03

15' SIDE SETBACK

35' FRONT SETBACK

+6.2

COOLING TOWERS

SERVICE MOTOR COURT

BALCONY

15'-10" N.A.V.D. F.D.E.

BEDROOM 1
15'-10"X12'-10"

BEDROOM 2
15'-10"X12'-10"

CLOSET

CLOSET

BATH 1

BATH 2

FOYER

16'-2" N.A.V.D. F.F.E.

COVERED ENTRY

15'-10" N.A.V.D. F.D.E.

GARAGE 1
43'-4"X21'-4"

13'-0" N.A.V.D. F.F.E.

UP

15'-10" N.A.V.D. F.D.E.

SERVICE ENTRY

SERVICE POWDER

16'-2" N.A.V.D. F.F.E.

MUD ROOM

DN

UP

LAUNDRY

SERVICE / SCULLERY

PANTRY

ELEVATOR

PANTRY

BUTLERS PANTRY

POWDER

MAIN STAIR HALL

WINE

KITCHEN
23'-4"X21'-11"

DINING ROOM
26'-3"X11'-6"

15'-10" N.A.V.D. F.D.E.

FOYER

COVERED ENTRY

16'-2" N.A.V.D. F.F.E.

ENTRY HALL

EAST LOGGIA
38'-2"X9'-10"

MOTOR COURT

LIVING ROOM
26'-3"X19'-1"

15'-10" N.A.V.D. F.D.E.

CLOSET

CLOSET

MEP/AV

MEP/AV

BEDROOM 3
16'-9"X14'-7"

POWDER

MEP/A

BATH 3

LIBRARY
13'-5"X12'-5"

GA
21'-

N

Currently Proposed First Level Plan

SCALE 3/16"= 1'-0"

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TOWN OF PALM BEACH
ARCOM #: ARC-22-247 ZON-22-000

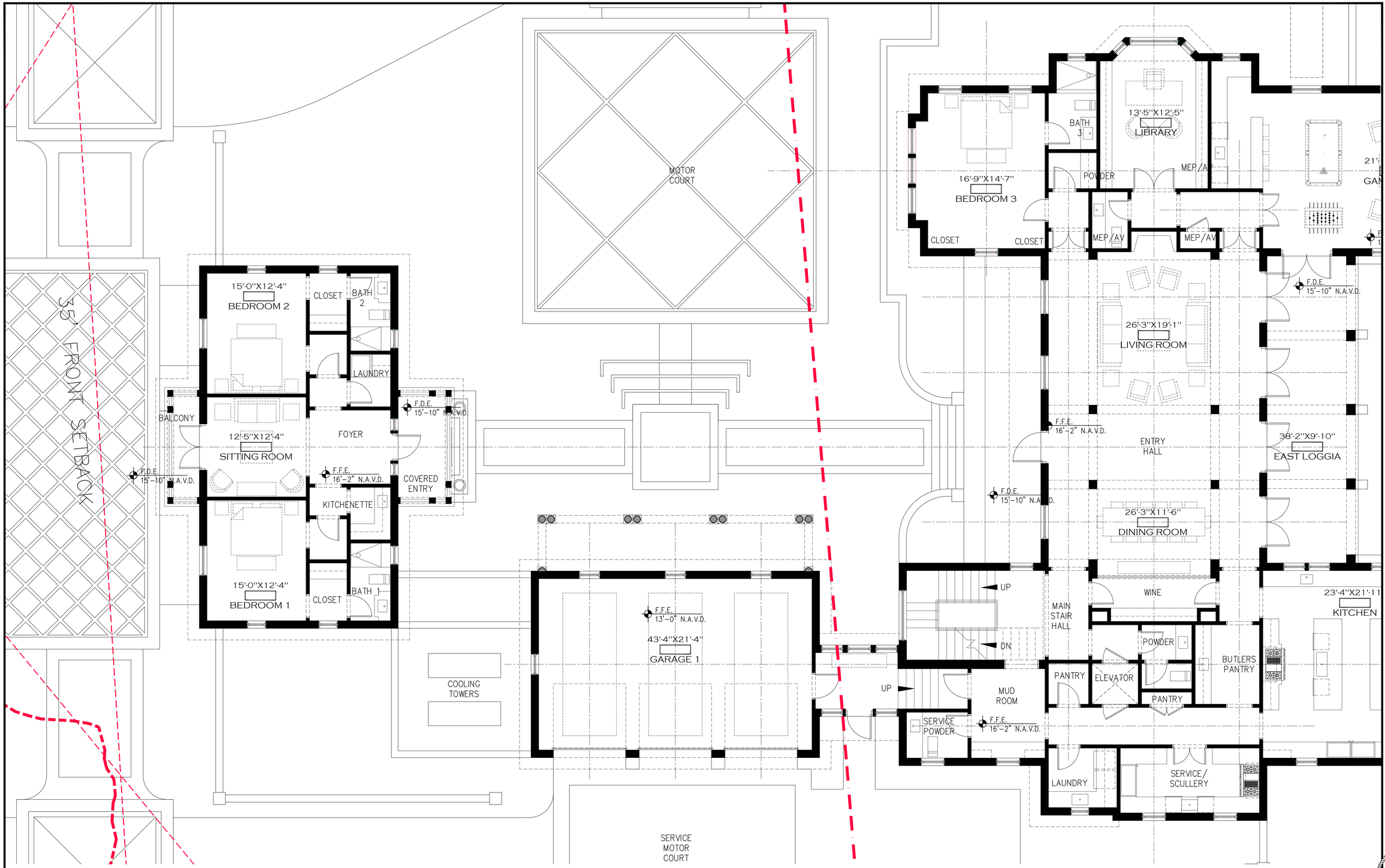
Date: 10.24.22 SECOND SUBMITTAL
Drawn: PM

Job No.
21-120

STATE OF FLORIDA
JOHN DAILEY JANSSEN
LICENSED ARCHITECT
AR 14785

Signed
Dated
John D. Janssen
AR-14785

A-1.04



Currently Proposed First Level Plan

SCALE 3/16"= 1'-0"

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Job No.
21-120

STATE OF FLORIDA
REGISTERED
ROGER P. JANSSEN
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-1.04

15' SIDE SETBACK

SERVICE MOTOR COURT

GARAGE 1
43'-4"X21'-4"
13'-0" N.A.V.D. F.F.E.

UP

15'-10" N.A.V.D. F.D.E.
SERVICE ENTRY

SERVICE POWDER

16'-2" N.A.V.D. F.F.E.

MUD ROOM

DN

UP

LAUNDRY

SERVICE / SCULLERY

PANTRY

PANTRY

ELEVATOR

MAIN STAIR HALL

POWDER

WINE

BUTLERS PANTRY

KITCHEN
23'-4"X21'-11"

FAMILY
23'-4"X19'-7"

BREAKFAST

16'-2" N.A.V.D. F.F.E.

POOL WC

BBQ

15'-10" N.A.V.D. F.D.E.

NORTH LOGGIA
20'11"X18'-10"

DINING ROOM
26'-3"X11'-6"

15'-10" N.A.V.D. F.D.E.

FOYER

COVERED ENTRY

16'-2" N.A.V.D. F.F.E.

ENTRY HALL

EAST LOGGIA
38'-2"X9'-10"

MOTOR COURT

LIVING ROOM
26'-3"X19'-1"

15'-10" N.A.V.D. F.D.E.

CLOSET

CLOSET

MEP/AV

MEP/AV

16'-2" N.A.V.D. F.F.E.

15'-10" N.A.V.D. F.D.E.

BEDROOM 3
16'-9"X14'-7"

POWDER

MEP/AV

GAME ROOM
21'-11"X19'-4"

SOUTH LOGGIA
19'-7"X9'-0"

BATH 3

LIBRARY
13'-5"X12'-5"

POOL/SPA

+12.4

+15.2

+15.3

15.4+

15.5+

+15.1

15.58 T.O

GENERAL PERMIT LINE

N

Currently Proposed First Level Plan

SCALE 3/16"= 1'-0"

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Job No.
21-120

STATE OF FLORIDA
Registered
ARCHITECT
AR0014786
Dailey Janssen
AR-14785
Timothy K.

A-1.05

GENERAL PERMIT LINE

MOTOR COURT

16'-9"X14'-7"
BEDROOM 3

CLOSET

CLOSET

BATH 3

13'-5"X12'-5"
LIBRARY

POWDER

MEP/AV

MEP/AV

MEP/AV

21'-11"X19'-4"
GAME ROOM

F.F.E.
16'-2" N.A.V.D.

19'-7"X9'-0"
SOUTH LOGGIA

F.D.E.
15'-10" N.A.V.D.

F.D.E.
15'-10" N.A.V.D.

26'-3"X19'-1"
LIVING ROOM

POOL/SPA

F.F.E.
16'-2" N.A.V.D.

ENTRY HALL

38'-2"X9'-10"
EAST LOGGIA

F.D.E.
15'-10" N.A.V.D.

26'-3"X11'-6"
DINING ROOM

UP

MAIN STAIR HALL

WINE

23'-4"X21'-11"
KITCHEN

F.F.E.
16'-2" N.A.V.D.

BREAKFAST

20'11"X18'-10"
NORTH LOGGIA

" N.A.V.D.

X21'-4"
AGE 1

DN

POWDER

BUTLERS PANTRY

PANTRY

ELEVATOR

PANTRY

UP

MUD ROOM

SERVICE POWDER

F.F.E.
16'-2" N.A.V.D.

23'-4"X19'-7"
FAMILY

F.D.E.
15'-10" N.A.V.D.

LAUNDRY

SERVICE/ SCULLERY

BBQ

POOL WC

RVICE
OTOR
URT

Currently Proposed First Level Plan

SCALE 3/16"= 1'-0"

N

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ARCOM #: ARC-22-247 ZON-22-000

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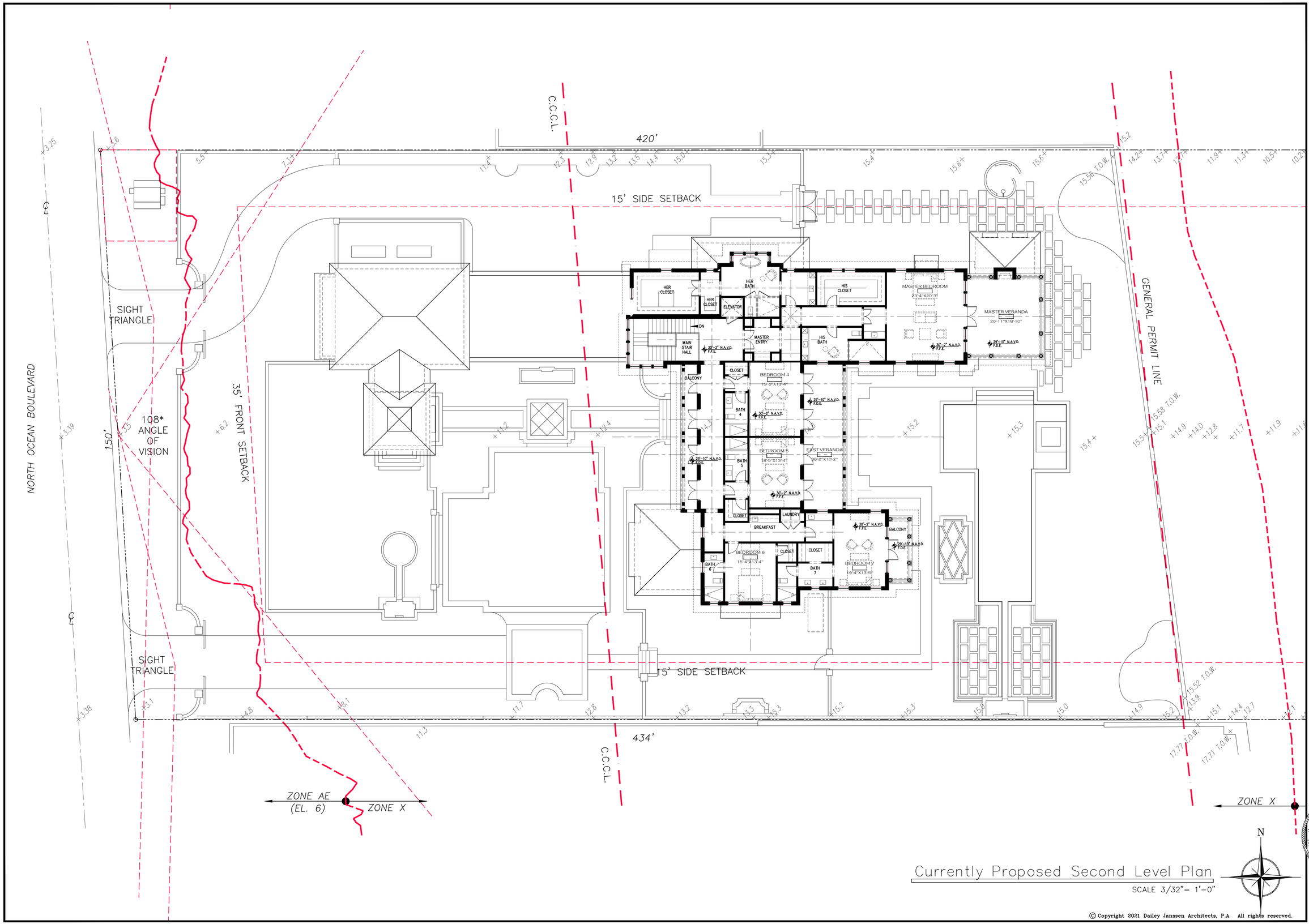
21-120

AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-1.05



Currently Proposed Second Level Plan

SCALE 3/32"= 1'-0"

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Job No.
21-120

STATE OF FLORIDA
REGISTERED ARCHITECT
Seal
Roger P. Janssen
AR0014785
AR-14785

A-1.06

977

977

C.C.C.L.

420'

15' SIDE SETBACK

NORTH OCEAN BOULEVARD

SIGHT TRIANGLE

108* ANGLE OF VISION

150'

35' FRONT SETBACK

GENERAL PERMIT LINE

BATH 6
15'-4"X13'-4"
BEDROOM 6
CLOSET
BATH 7
CLOSET
19'-4"X13'-5"
BEDROOM 7
F.D.F. 29'-10" N.A.V.D.
F.F.E. 30'-2" N.A.V.D.
BALCONY
BREAKFAST
CLOSET
LAUNDRY
F.F.E. 30'-2" N.A.V.D.
F.D.F. 29'-10" N.A.V.D.
BATH 5
16'-5"X13'-4"
BEDROOM 5
68'-2"X10'-2"
EAST VERANDA
BATH 4
F.F.E. 30'-2" N.A.V.D.
F.D.F. 29'-10" N.A.V.D.
19'-5"X13'-4"
BEDROOM 4
BALCONY
CLOSET
MAIN STAIR HALL
F.F.E. 30'-2" N.A.V.D.
DN
MASTER ENTRY
HIS BATH
F.F.E. 30'-2" N.A.V.D.
F.D.F. 29'-10" N.A.V.D.
20'-11"X18'-10"
MASTER VERANDA
ELEVATOR
HER CLOSET
HER BATH
HIS CLOSET
20'-4"X20'-3"
MASTER BEDROOM

SIGHT TRIANGLE

15' SIDE SETBACK

434'

C.C.C.L.

ZONE AE
(EL. 6)

ZONE X

ZONE X

947

N

Currently Proposed Second Level Plan

SCALE 3/32"= 1'-0"

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Job No.
21-120

STATE OF FLORIDA
Roger P. Janssen
AR0014785
AR-14785

Drawing No.
A-1.06

15' SIDE SETBACK

35' FRONT SETBACK

HER CLOSET
HER CLOSET
HER BATH
ELEVATOR
HIS CLOSET
DN
MAIN STAIR HALL
30'-2" N.A.V.D. F.F.E.
MASTER ENTRY
HIS BATH
BALCONY
CLOSET
BEDROOM 4
19'-5"X13'-4"
29'-10" N.A.V.D. F.D.E.
BATH 4
30'-2" N.A.V.D. F.F.E.
14.3
14.3
BEDROOM 5
18'-5"X13'-4"
EAST VERANDA
38'-2"X10'-2"
29'-10" N.A.V.D. F.D.E.
BATH 5
30'-2" N.A.V.D. F.F.E.
CLOSET
LAUNDRY
BREAKFAST
30'-2"
F.F.E.
BEDROOM 6
15'-4"X13'-4"
CLOSET
CLOSET
BATH 6
BATH 7
BEDROOM
19'-4"X13'-4
11.2
12.4

Currently Proposed Second Level Plan

SCALE 3/16"= 1'-0"

N

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D.J.A
DAILEY JANSSEN ARCHITECTS
LICENSE #AA-C001974
400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
TEL: 561-8334707

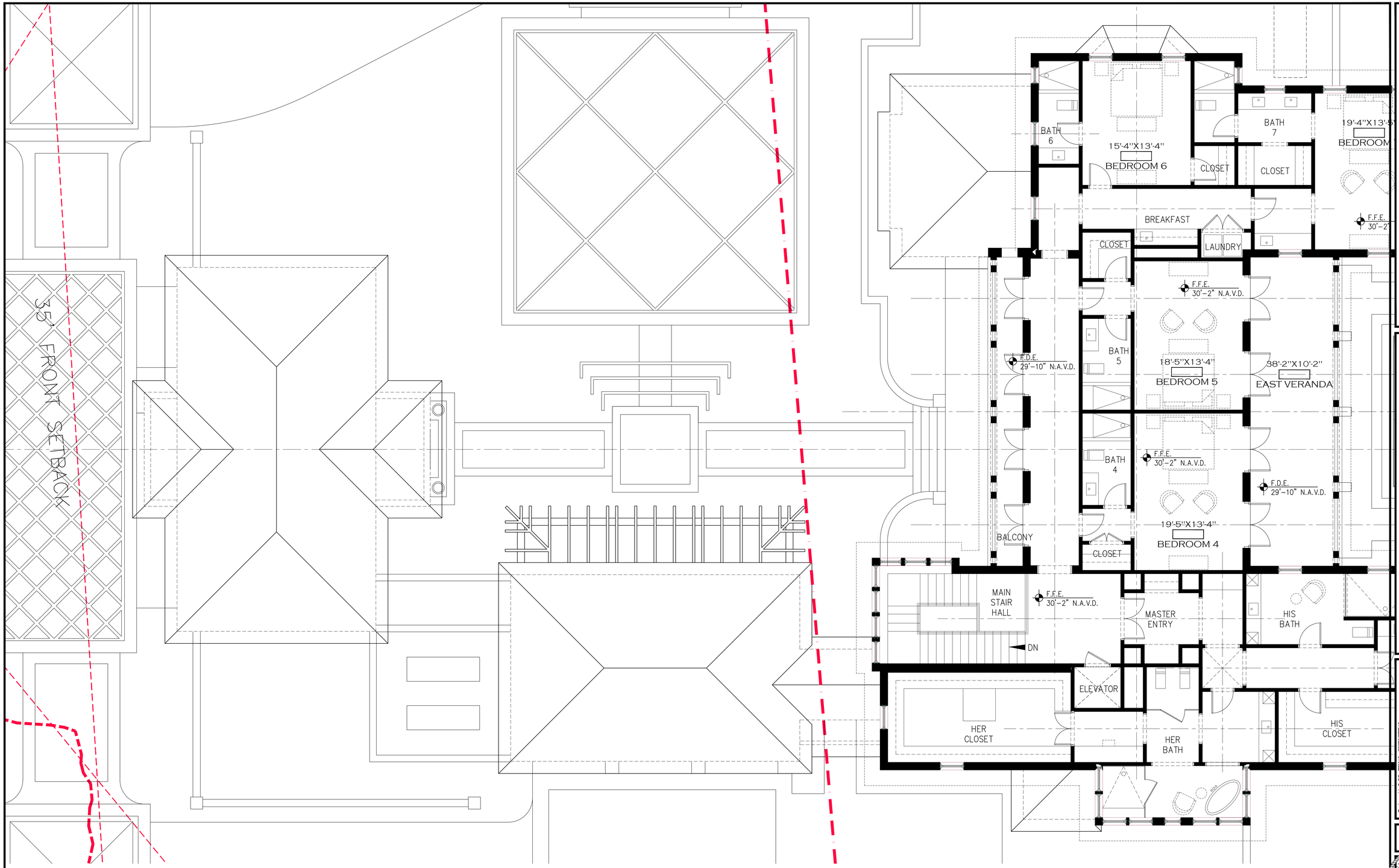
PROPOSED RESIDENCE AT:
965 NORTH OCEAN BOULEVARD
PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH
ARCOM #: ARC-22-247 ZON-22-000

Date: 10.24.22 SECOND SUBMITTAL
Drawn: PM

Job No.
21-120

STATE OF FLORIDA
JANSSEN
AR0014785
Sept. 1, 1985
AR-14785
REGISTERED ARCHITECT

A-1.07



Currently Proposed Second Level Plan

SCALE 3/16"= 1'-0"

N

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WEST PALM BEACH, FLORIDA, 33401
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TOWN OF PALM BEACH
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Revised: 3.6.23 REV 01

Job No.
21-120

STATE OF FLORIDA
ROGER P. JANSSEN
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-1.07

15' SIDE SETBACK

GENERAL PERMIT LINE

HER CLOSET
HER CLOSET
HER BATH
ELEVATOR
HIS CLOSET
MASTER BEDROOM
23'-4"X20'-3"
MASTER VERANDA
20'-11"X18'-10"
DN
MAIN STAIR HALL
MASTER ENTRY
HIS BATH
30'-2" N.A.V.D. F.F.E.
30'-2" N.A.V.D. F.F.E.
29'-10" N.A.V.D. F.D.E.
CLOSET
BALCONY
BEDROOM 4
19'-5"X13'-4"
29'-10" N.A.V.D. F.D.E.
BATH 4
30'-2" N.A.V.D. F.F.E.
29'-10" N.A.V.D. F.D.E.
BATH 5
BEDROOM 5
18'-5"X13'-4"
EAST VERANDA
38'-2"X10'-2"
30'-2" N.A.V.D. F.F.E.
CLOSET
LAUNDRY
BREAKFAST
30'-2" N.A.V.D. F.F.E.
BALCONY
29'-10" N.A.V.D. F.D.E.
BEDROOM 6
15'-4"X13'-4"
CLOSET
CLOSET
BATH 6
BATH 7
BEDROOM 7
19'-4"X13'-5"
+12.4
+14.3
+14.8
+15.2
+15.3
15.4+
15.5+
+15.58 T.O.W.
+15.1
+14.9

N

Currently Proposed Second Level Plan

SCALE 3/32"= 1'-0"

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TOWN OF PALM BEACH
ARCOM #: ARC-22-247 ZON-22-000

Date: 10.24.22 SECOND SUBMITTAL
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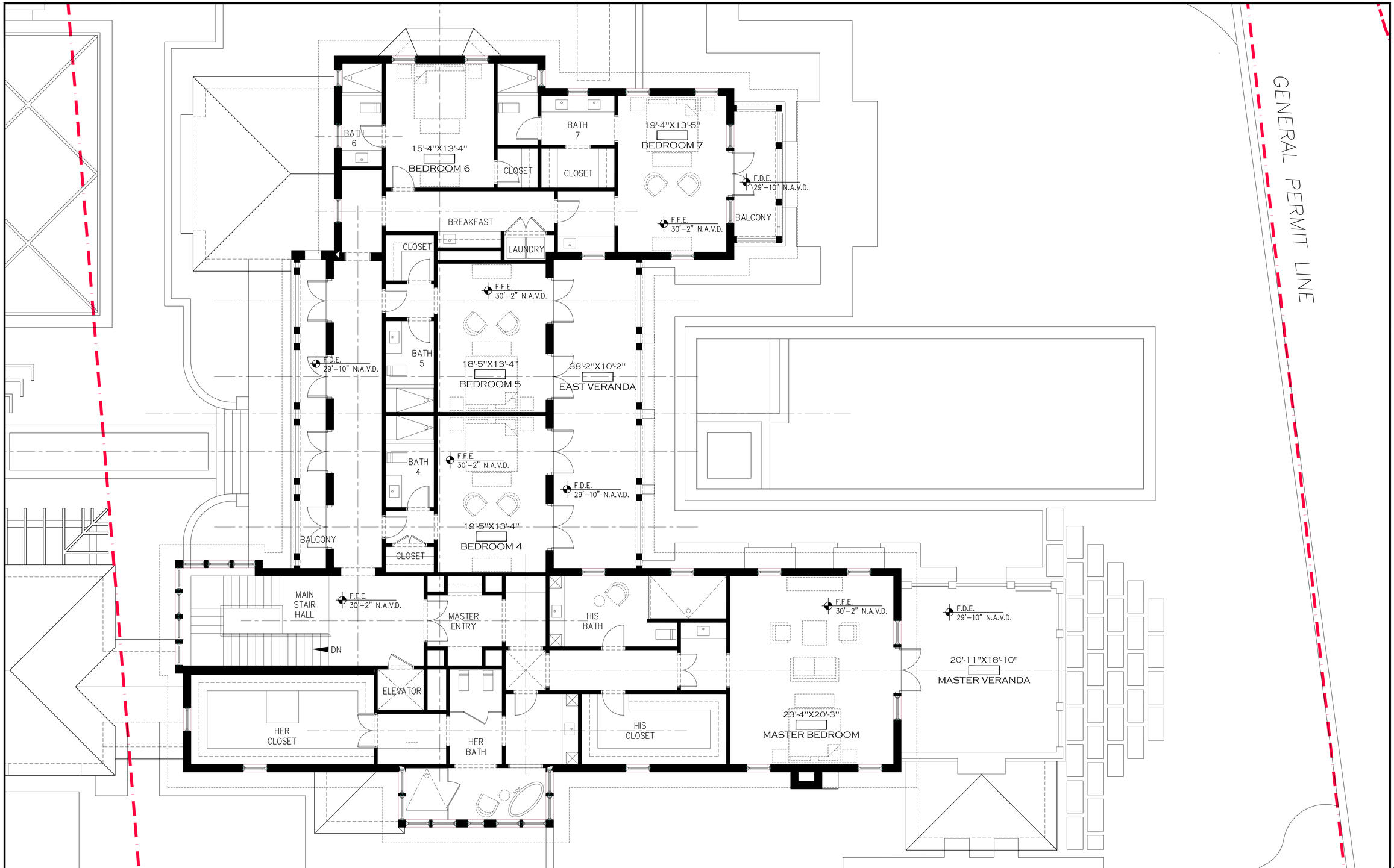
Job No.
21-120

AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-1.08



Currently Proposed Second Level Plan

SCALE 3/32"= 1'-0"

N

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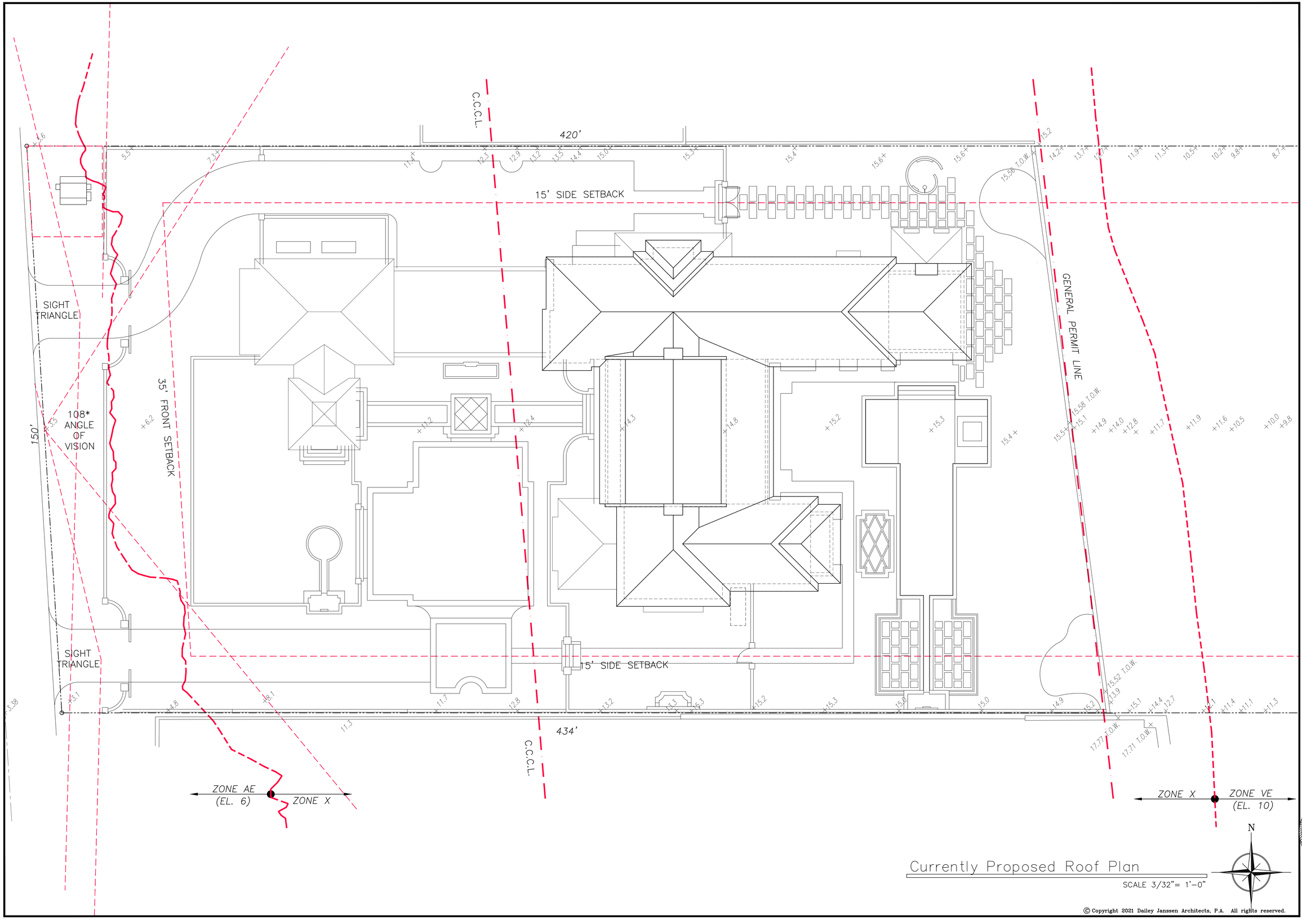
Job No.
21-120

STATE OF FLORIDA
PATTON JANSSEN
LICENSE
AR-14785
REGISTERED ARCHITECT
Seal
Signature
Date
AR0014785

A-1.08



Currently Proposed Roof Plan

SCALE 3/32"= 1'-0"

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ARCOM #: ARC-22-247 ZON-22-000

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21-120

STATE OF FLORIDA
REGISTERED ARCHITECT
Roger Janssen
AR0014785
AR-14785

A-1.09

977

977

C.C.C.L.

420'

15' SIDE SETBACK

SIGHT TRIANGLE

108* ANGLE OF VISION

150'

35' FRONT SETBACK

GENERAL PERMIT LINE

SIGHT TRIANGLE

15' SIDE SETBACK

434'

C.C.C.L.

ZONE AE (EL. 6)

ZONE X

ZONE X

ZONE VE (EL. 10)

947

N

Currently Proposed Roof Plan

SCALE 3/32"= 1'-0"

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Job No.
21-120

Roger F. Janssen
AR-14785

A-1.09

Previously Proposed West Street Elevation

SCALE 3/16" = 1'-0"

Currently Proposed West Street Elevation

SCALE 3/16" = 1'-0"

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ROGER P. JANSSEN
LICENSED ARCHITECT
AR0014785
Roger P. Janssen
AR-14785
DATE
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A-2.01

Previously Proposed West Motor Court Elevation/Section 2

SCALE 3/16" = 1'-0"

Currently Proposed West Motor Court Elevation/Section 2

SCALE 3/16" = 1'-0"

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ROGER P. JANSSEN
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-2.02

Previously Proposed East Elevation

SCALE 3/16" = 1'-0"

Currently Proposed East Elevation

SCALE 3/16" = 1'-0"

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21-120

Seal
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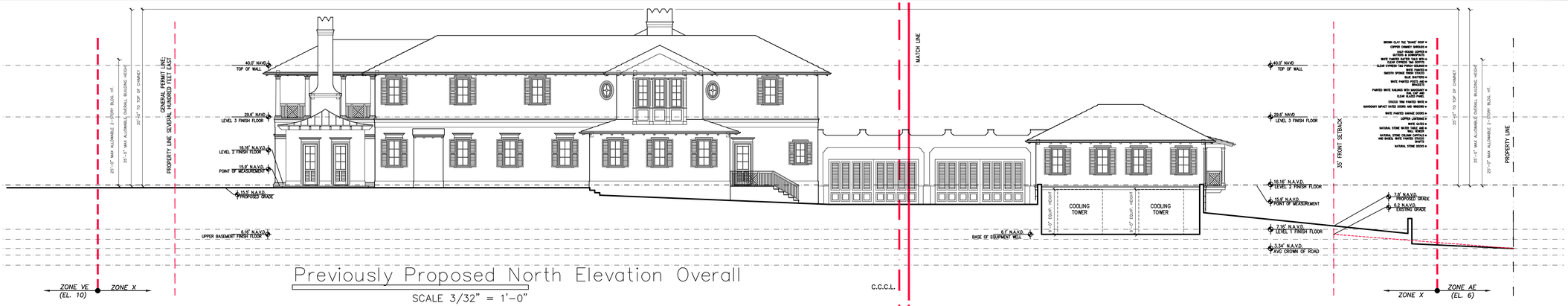
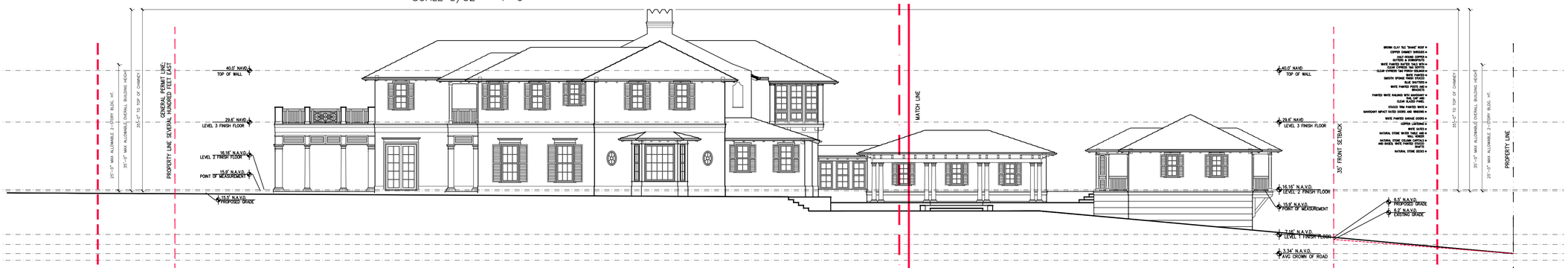
ROGER JANSSEN
AR0014785
Roger Janssen
AR-14785

A-2.03



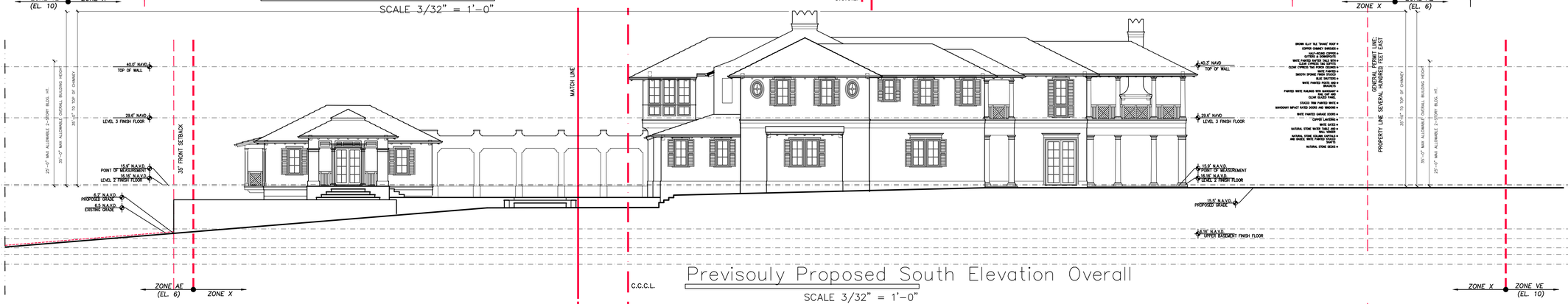
Previously Proposed North Elevation Overall

SCALE 3/32" = 1'-0"



Currently Proposed North Elevation Overall

SCALE 3/32" = 1'-0"



Previsouly Proposed South Elevation Overall

SCALE 3/32" = 1'-0"

Currently Proposed South Elevation Overall

SCALE 3/32" = 1'-0"

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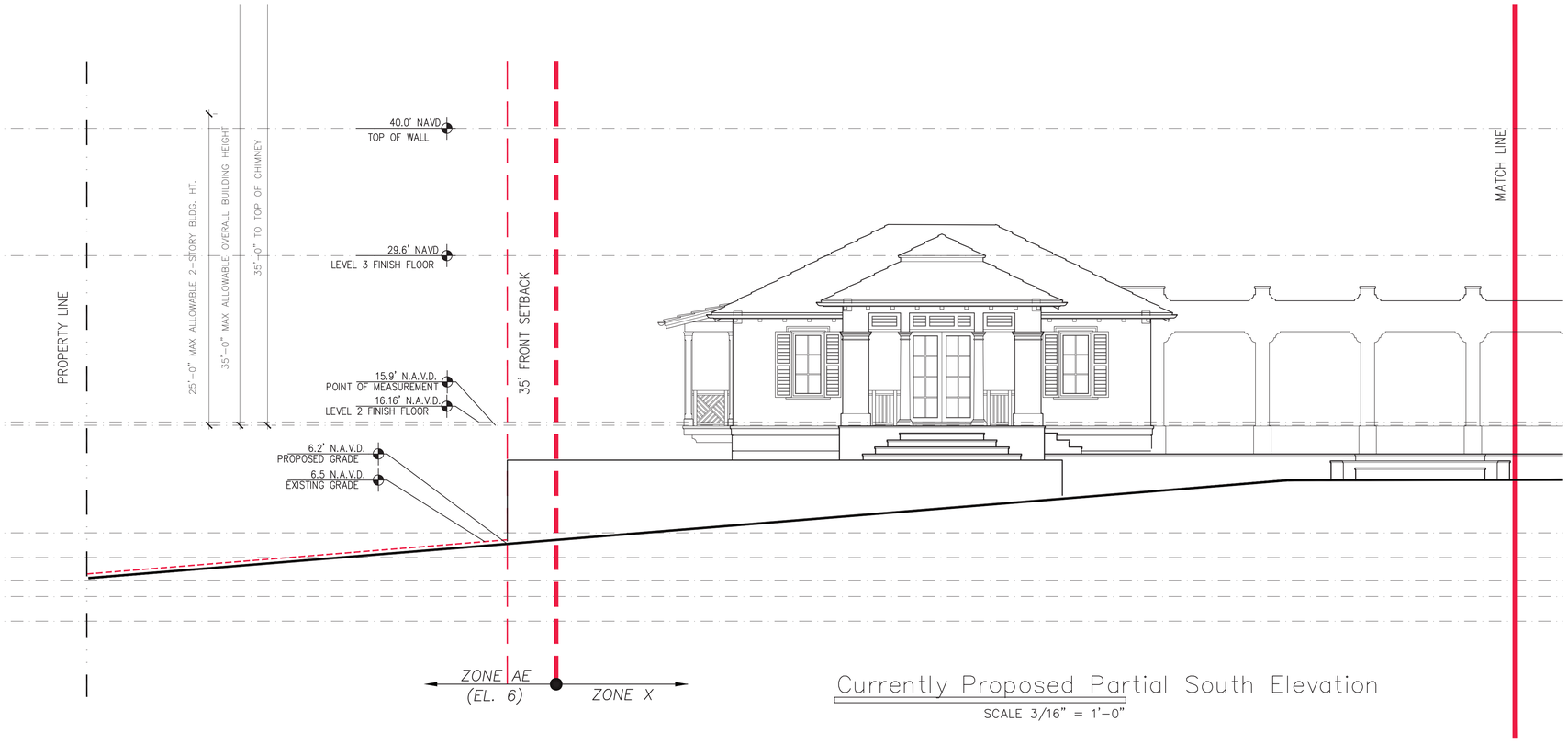
21-120

STATE OF FLORIDA
REGISTERED ARCHITECT
Roger P. Janssen
AR0014785
AR-14785

Drawing No.
A-2.04



Currently Proposed Partial South Elevation

SCALE 3/16" = 1'-0"

STYLE AND DESCRIPTION:

STYLE: BRITISH COLONIAL TROPICAL

DESCRIPTION:

NUMBER OF STORIES:	TWO
ROOF MATERIAL:	CLAY TILE
CBS:	YES
FRAME:	NO

COLORS:

BUILDING:	WHITE – BM OXFORD WHITE 869
RAILINGS&TRIM:	WHITE – BM SNOW WHITE 2122-70
DOOR &WINDOW SILLS:	CORAL STONE
ROOF:	'LUDOSHAKE' WESTERN CEDAR
SHUTTERS:	BLUE – BM GOSSAMER BLUE 2123-40
WINDOWS:	MAHOGANY

Currently Proposed Partial South Elevation

SCALE 3/16" = 1'-0"

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PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH
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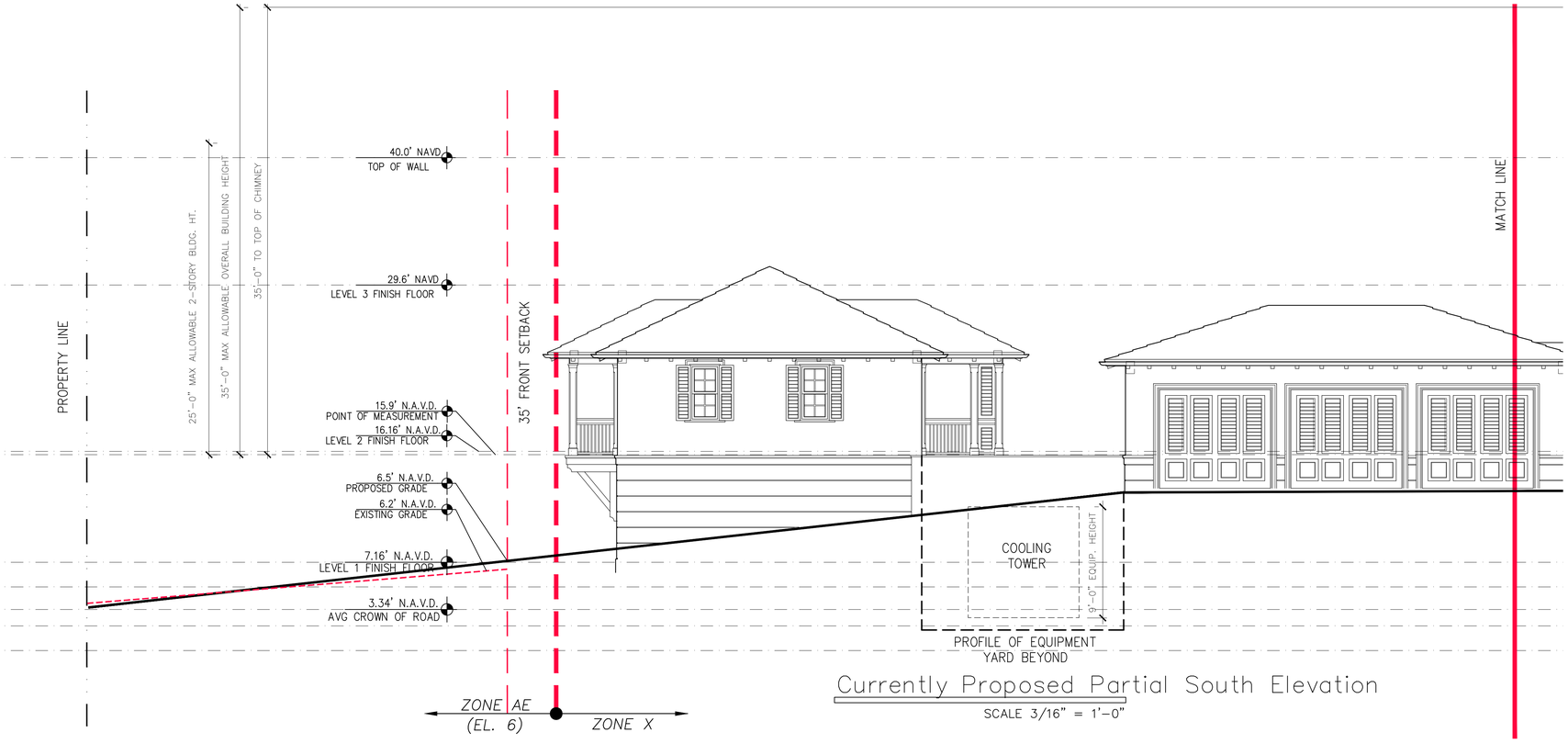
Date: 11.2.22 FINAL SUBMITTAL
Drawn: PM

Job No.
21-120

STATE OF FLORIDA
PROFESSIONAL ARCHITECT
JAMES R. DAILEY
LICENSE NO.
AR-14785

A-2.05



Currently Proposed Partial South Elevation

SCALE 3/16" = 1'-0"

Currently Proposed Partial South Elevation

SCALE 3/16" = 1'-0"

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Revised: 3.6.23 REV 01

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21-120

STATE OF FLORIDA
ROGER P. JANSSEN
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-2.05

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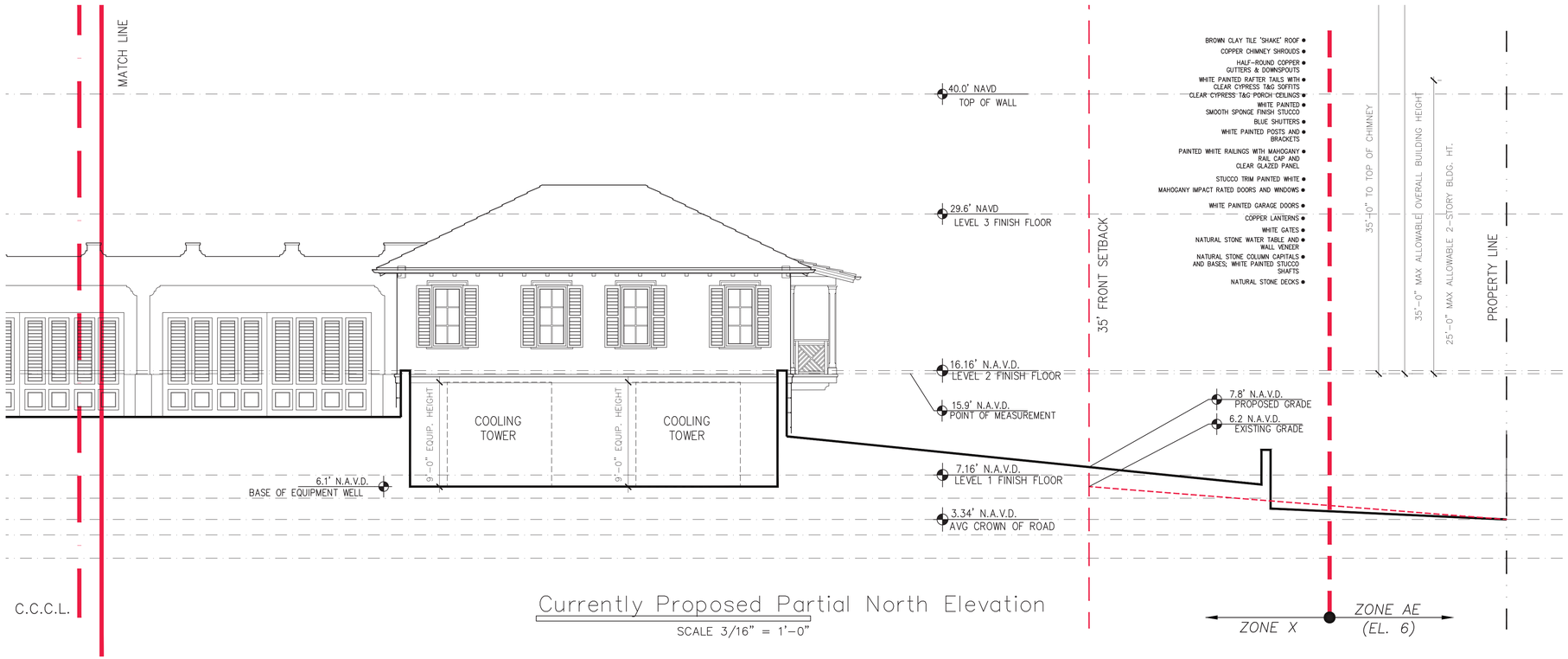

Currently Proposed Partial North Elevation

SCALE 3/16" = 1'-0"

Currently Proposed Partial North Elevation

SCALE 3/16" = 1'-0"

STYLE AND DESCRIPTION:

STYLE: BRITISH COLONIAL TROPICAL

DESCRIPTION:

NUMBER OF STORIES:	TWO
ROOF MATERIAL:	CLAY TILE
CBS:	YES
FRAME:	NO

COLORS:

BUILDING:	WHITE – BM OXFORD WHITE 869
RAILINGS&TRIM:	WHITE – BM SNOW WHITE 2122–70
DOOR &WINDOW SILLS:	CORAL STONE
ROOF:	'LUDOSHAKE' WESTERN CEDAR
SHUTTERS:	BLUE – BM GOSSAMER BLUE 2123–40
WINDOWS:	MAHOGANY

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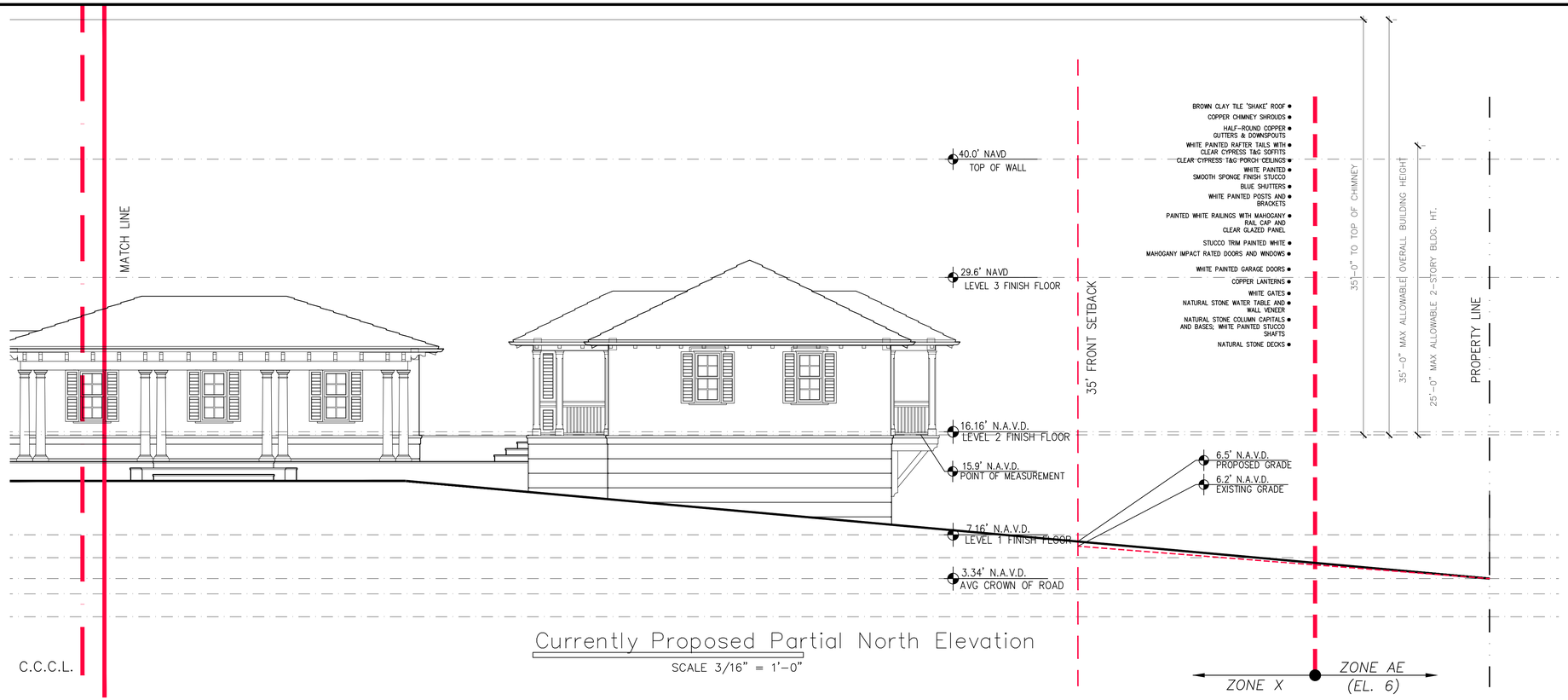
JOHN DAILEY JANSSEN
REGISTERED ARCHITECT
LICENSE NO. AR0014785
AR-14785

A-2.06



Currently Proposed Partial North Elevation

SCALE 3/16" = 1'-0"

Currently Proposed Partial North Elevation

SCALE 3/16" = 1'-0"

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TEL: 561-833-4707

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TOWN OF PALM BEACH
ARCOM #: ARC-22-247 ZON-22-000

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Job No.
21-120

STATE OF FLORIDA
REGISTERED
AR0014785
Roger P. Janssen
AR-14785
ARCHITECT

Drawing No.
A-2.06

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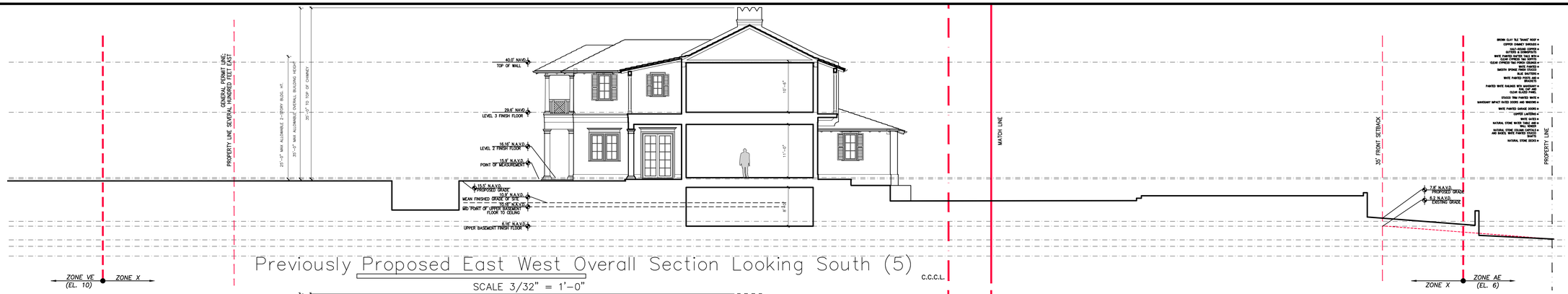
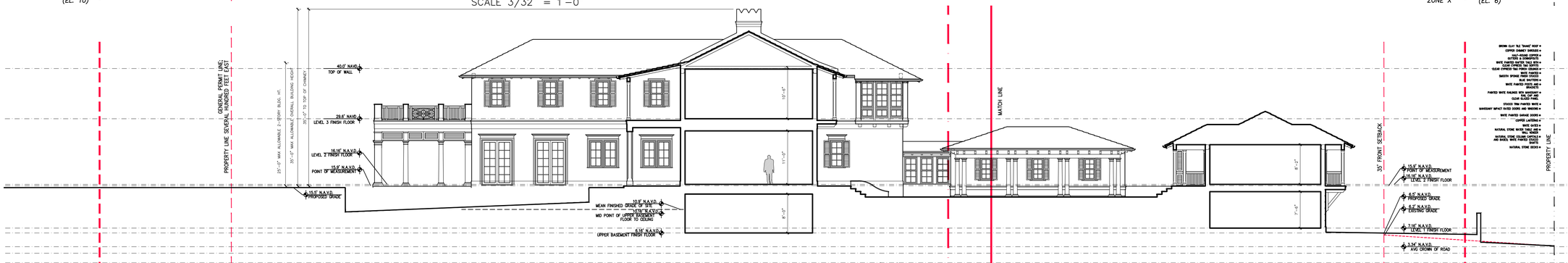


Previously Proposed East West Overall Section Looking South (5)

SCALE 3/32" = 1'-0"

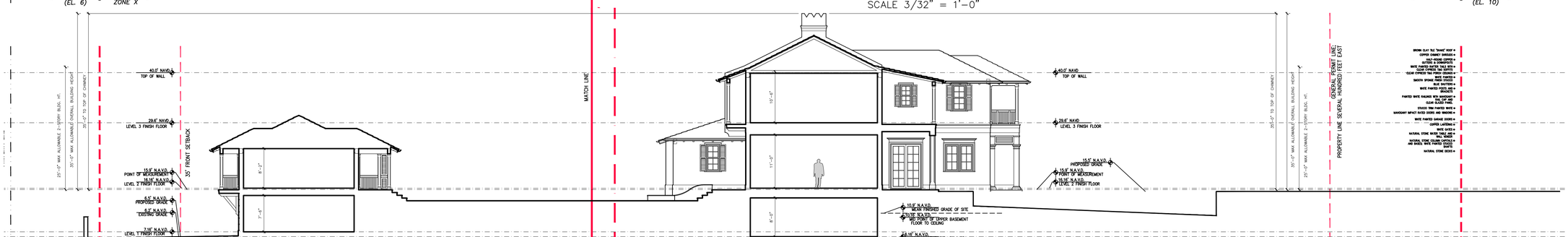


Currently Proposed East West Overall Section Looking South (5)

SCALE 3/32" = 1'-0"

Previously Proposed East West Overall Section Looking North (6)

SCALE 3/32" = 1'-0"



Currently Proposed East West Overall Section Looking North (6)

SCALE 3/32" = 1'-0"

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ROGER P. JANSSEN
AR0014785
Roger P. Janssen
AR-14785
REGISTERED ARCHITECT

Drawing No.
A-2.07

STYLE AND DESCRIPTION:

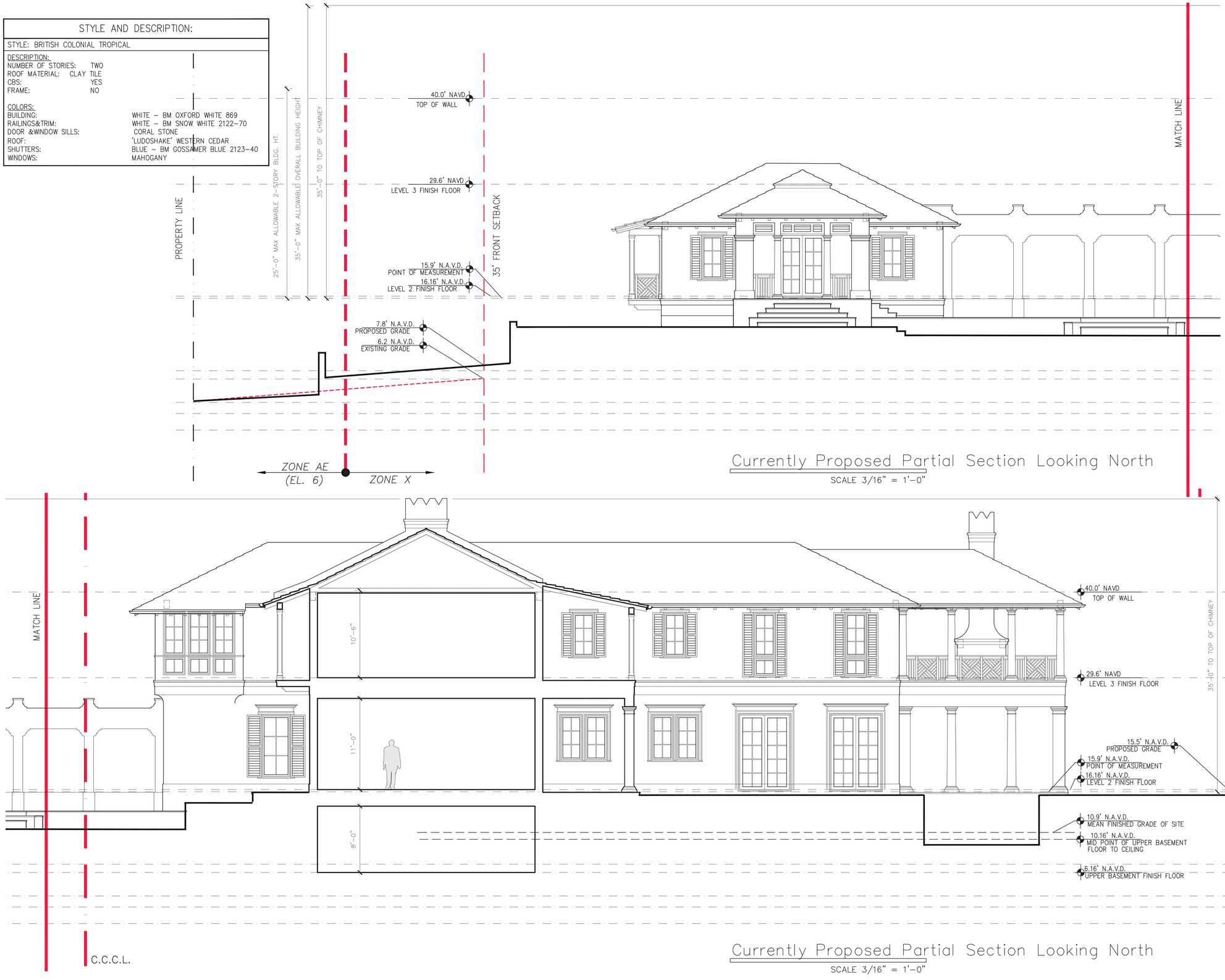
STYLE: BRITISH COLONIAL TROPICAL

DESCRIPTION:

NUMBER OF STORIES:	TWO
ROOF MATERIAL:	CLAY TILE
CBS:	YES
FRAME:	NO

COLORS:

BUILDING:	WHITE – BM OXFORD WHITE 869
RAILINGS&TRIM:	WHITE – BM SNOW WHITE 2122–70
DOOR &WINDOW SILLS:	CORAL STONE
ROOF:	'LUDOSHAKE' WESTERN CEDAR
SHUTTERS:	BLUE – BM GOSSAMER BLUE 2123–40
WINDOWS:	MAHOGANY



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Job No.
21-120

STATE OF FLORIDA
ROGER P. JANSSEN
AR0014785
Roger P. Janssen
AR-14785

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A-2.08

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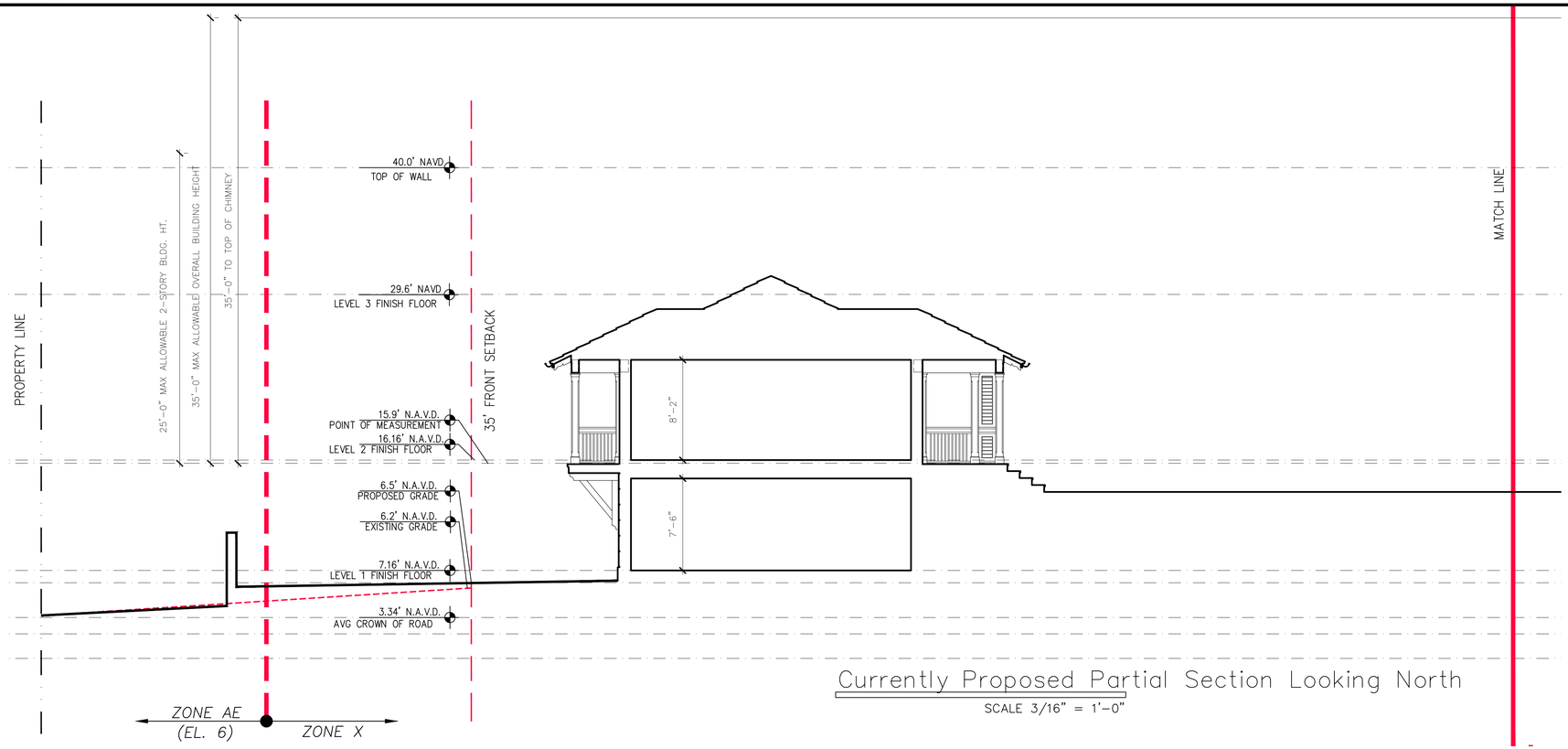

Currently Proposed Partial Section Looking North

SCALE 3/16" = 1'-0"

Currently Proposed Partial Section Looking North

SCALE 3/16" = 1'-0"

C.C.C.L.

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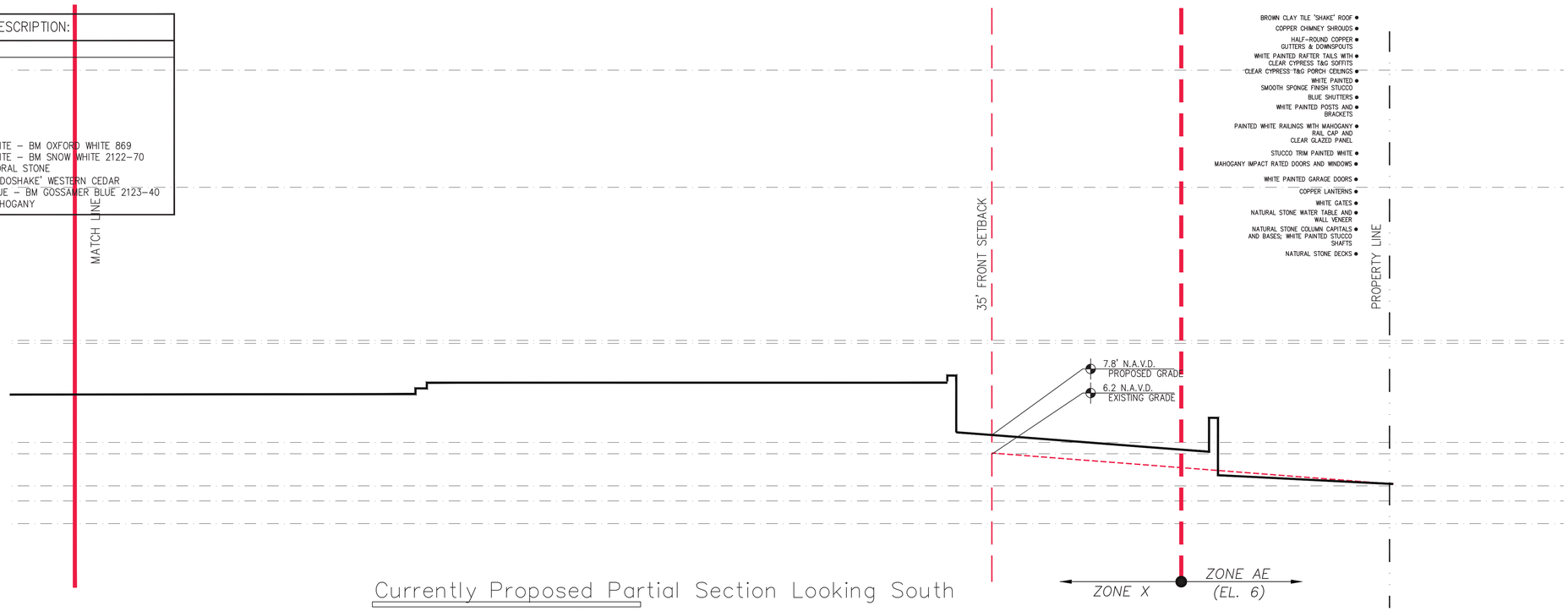
Job No.
21-120

STATE OF FLORIDA
REGISTERED
ARCHITECT
AR0014785
Roger P. Janssen
AR-14785

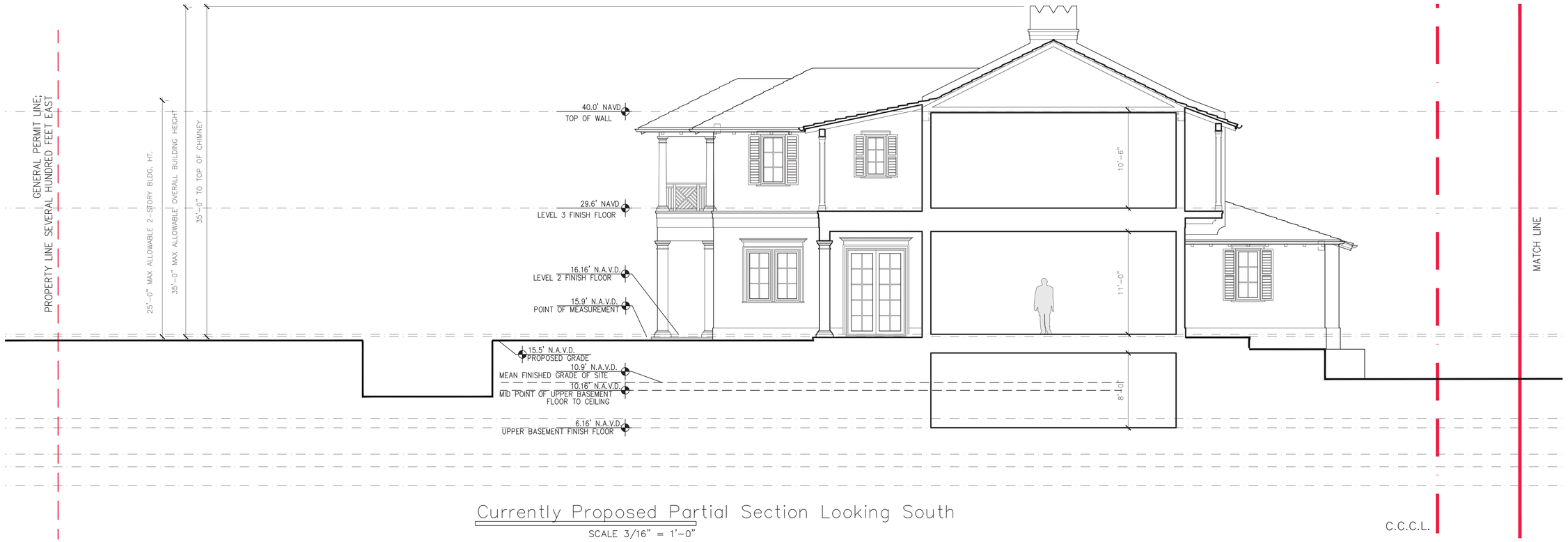
Drawing No.
A-2.08

STYLE AND DESCRIPTION:	
STYLE: BRITISH COLONIAL TROPICAL	
DESCRIPTION:	
NUMBER OF STORIES:	TWO
ROOF MATERIAL:	CLAY TILE
CBS:	YES
FRAME:	NO
COLORS:	
BUILDING:	WHITE – BM OXFORD WHITE 869
RAILINGS&TRIM:	WHITE – BM SNOW WHITE 2122-70
DOOR &WINDOW SILLS:	CORAL STONE
ROOF:	'LUDOSHAKE' WESTERN CEDAR
SHUTTERS:	BLUE – BM GOSSAMER BLUE 2123-40
WINDOWS:	MAHOGANY



Currently Proposed Partial Section Looking South

SCALE 3/16" = 1'-0"



Currently Proposed Partial Section Looking South

SCALE 3/16" = 1'-0"

C.C.C.L.

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

PROPOSED RESIDENCE AT:
965 NORTH OCEAN BOULEVARD
PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH
ARCOM #: ARC-22-247 ZON-22-000

Date: 11.2.22 FINAL SUBMITTAL
Drawn: PM

Job No.
21-120

STATE OF FLORIDA
Roger P. Janssen
AR-14785
LICENSED ARCHITECT
AR0014785

Sheet No.
A-2.09

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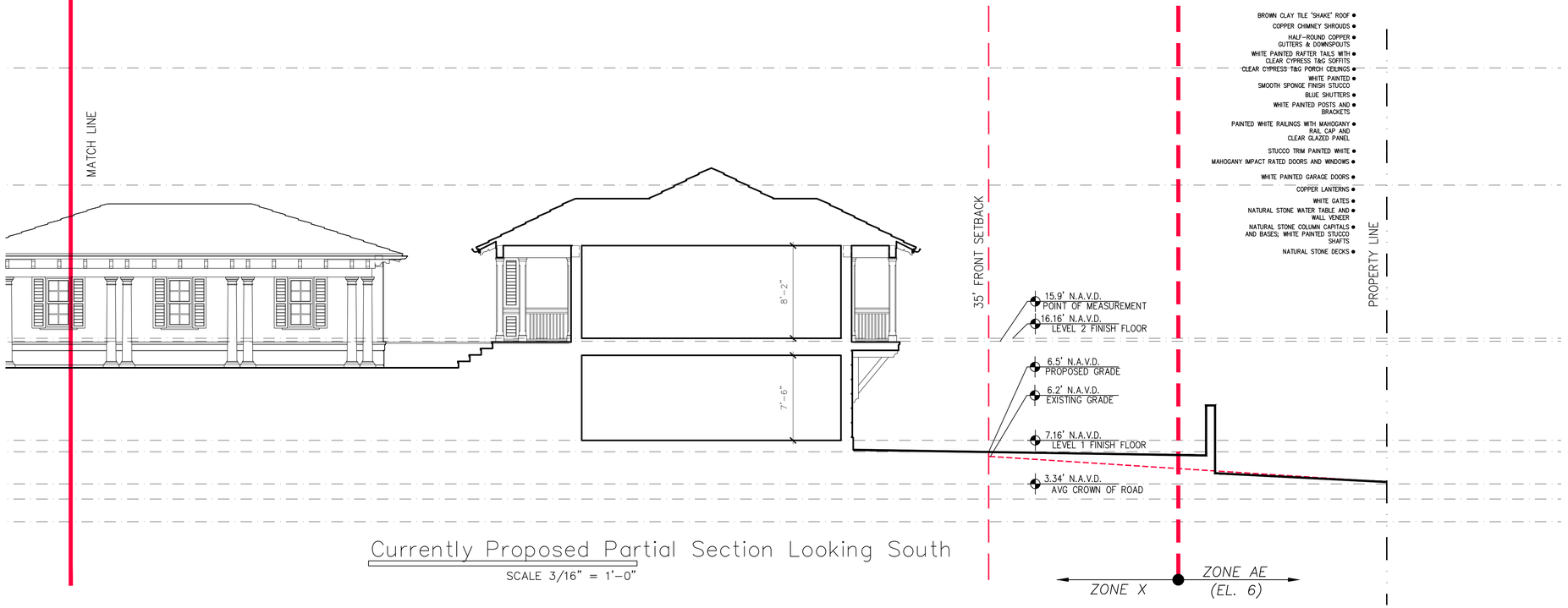

Currently Proposed Partial Section Looking South

SCALE 3/16" = 1'-0"

Currently Proposed Partial Section Looking South

SCALE 3/16" = 1'-0"

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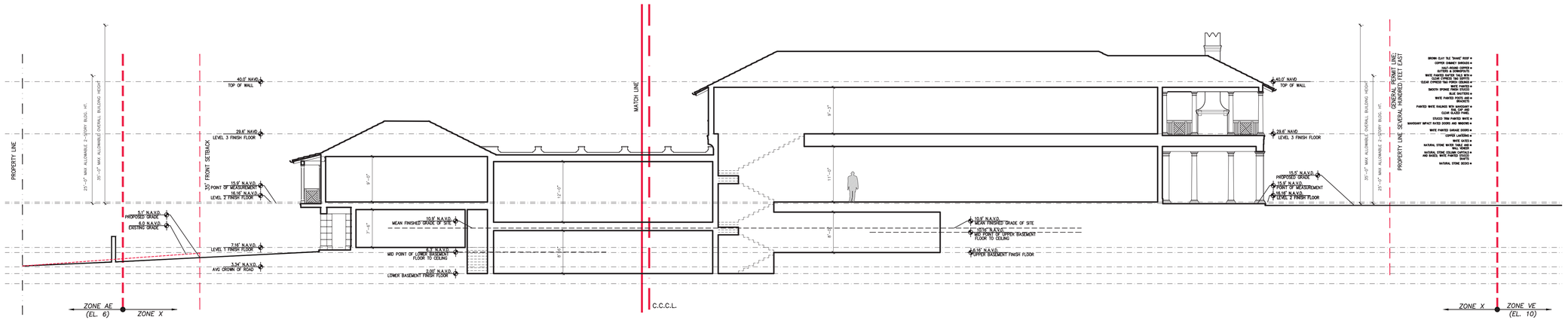
Job No.
21-120

STATE OF FLORIDA
ROGER PAUL JANSSEN
AR0014785
Roger P. Janssen
AR-14785

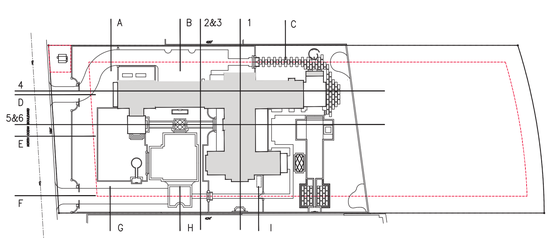
Drawing No.
A-2.09

STYLE AND DESCRIPTION:	
STYLE: BRITISH COLONIAL TROPICAL	
DESCRIPTION:	
NUMBER OF STORIES:	TWO
ROOF MATERIAL:	CLAY TILE
CBS:	YES
FRAME:	NO
COLORS:	
BUILDING:	WHITE – BM OXFORD WHITE 869
RAILINGS&TRIM:	WHITE – BM SNOW WHITE 2122-70
DOOR &WINDOW SILLS:	CORAL STONE
ROOF:	'LUDOSHAKE' WESTERN CEDAR
SHUTTERS:	BLUE – BM GOSSAMER BLUE 2123-40
WINDOWS:	MAHOGANY



Currently Proposed Overall Section Looking North (4)

SCALE 3/32" = 1'-0"



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21-120

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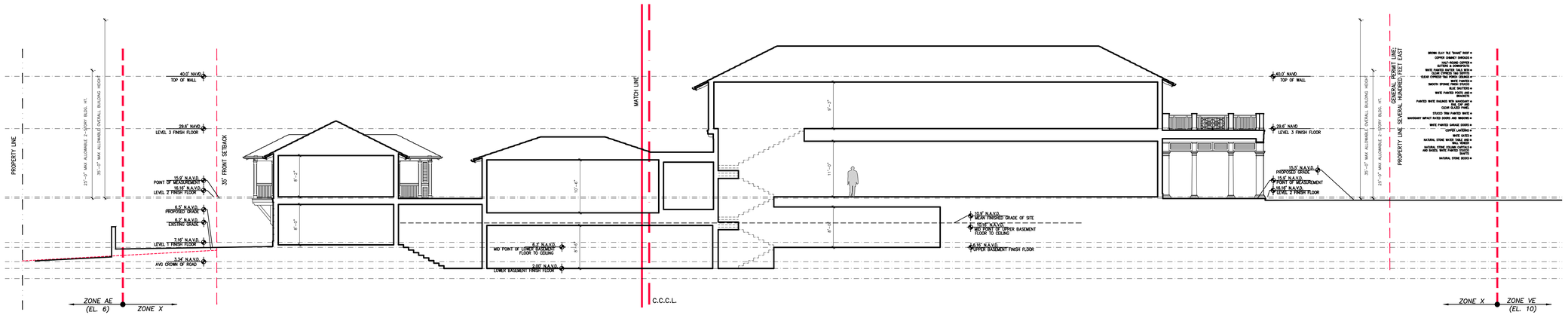
ROGER P. JANSSEN
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-2.10



Currently Proposed Overall Section Looking North (4)

SCALE 3/32" = 1'-0"

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AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-2.10

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STYLE AND DESCRIPTION:

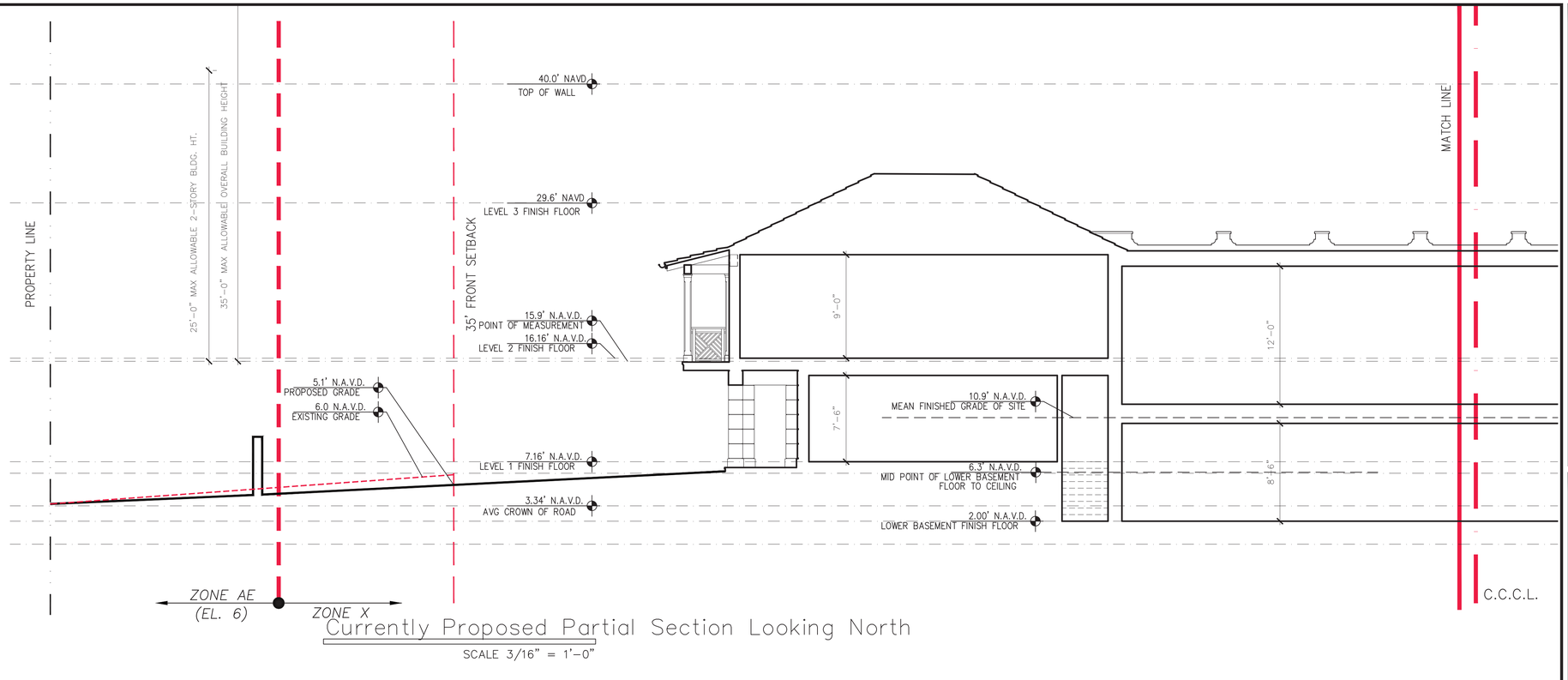
STYLE: BRITISH COLONIAL TROPICAL

DESCRIPTION:

NUMBER OF STORIES:	TWO
ROOF MATERIAL:	CLAY TILE
CBS:	YES
FRAME:	NO

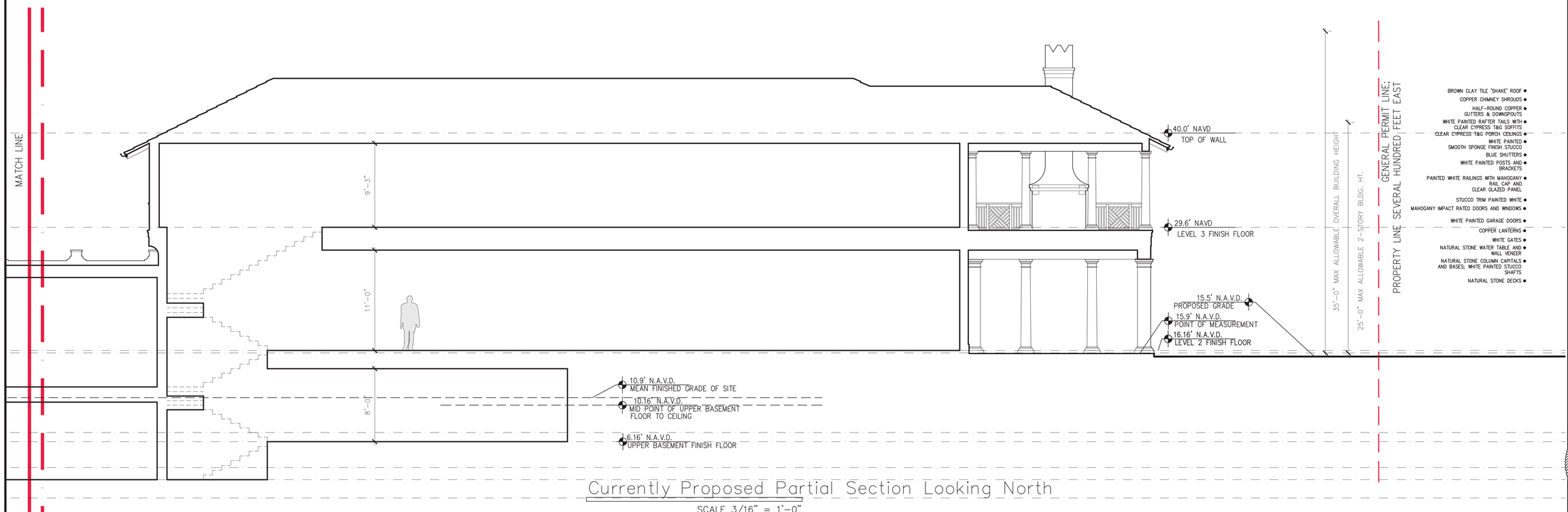
COLORS:

BUILDING:	WHITE – BM OXFORD WHITE 869
RAILINGS&TRIM:	WHITE – BM SNOW WHITE 2122–70
DOOR &WINDOW SILLS:	CORAL STONE
ROOF:	'LUDOSHAKE' WESTERN CEDAR
SHUTTERS:	BLUE – BM GOSSAMER BLUE 2123–40
WINDOWS:	MAHOGANY



Currently Proposed Partial Section Looking North

SCALE 3/16" = 1'-0"



Currently Proposed Partial Section Looking North

SCALE 3/16" = 1'-0"

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LICENSE #AAC001974
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STATE OF FLORIDA
REGISTERED ARCHITECT
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-2.11

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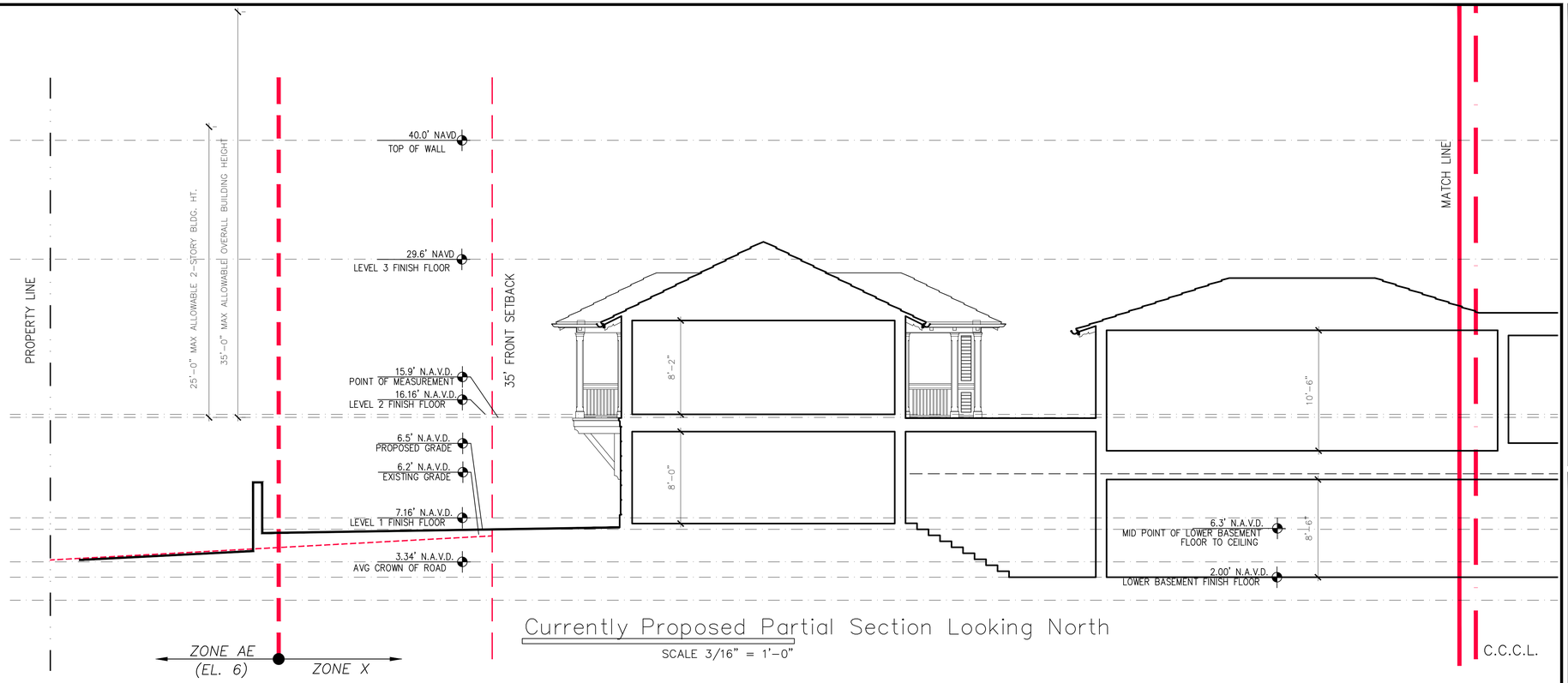
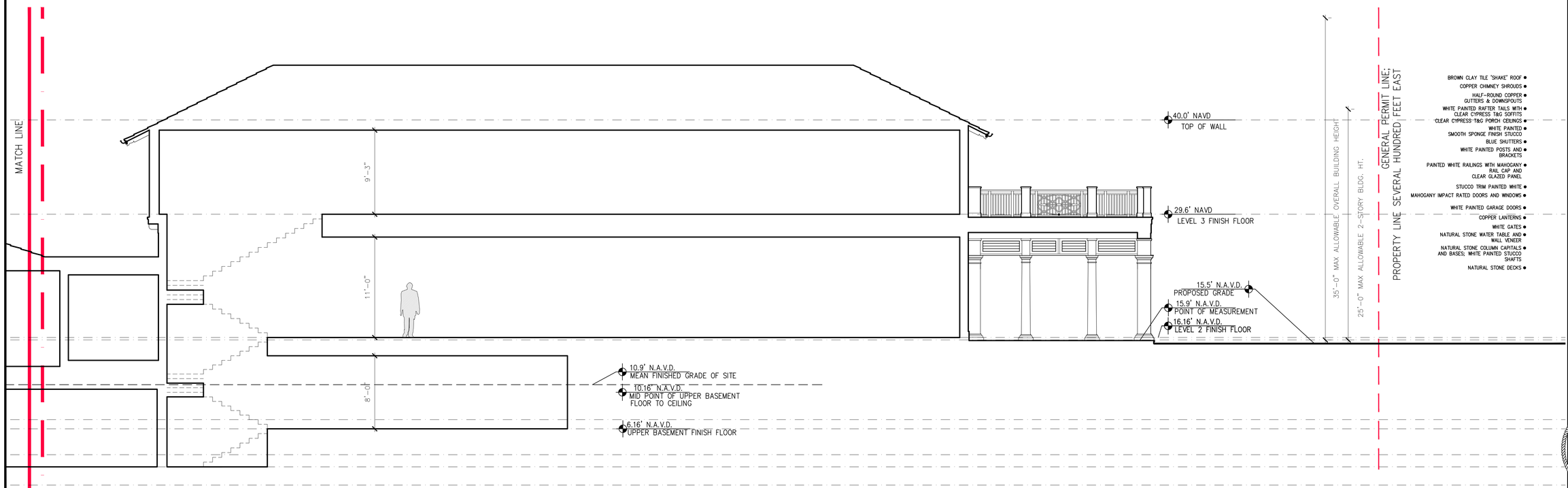


Currently Proposed Partial Section Looking North

SCALE 3/16" = 1'-0"



Currently Proposed Partial Section Looking North

SCALE 3/16" = 1'-0"

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STATE OF FLORIDA
REGISTERED ARCHITECT
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-2.11

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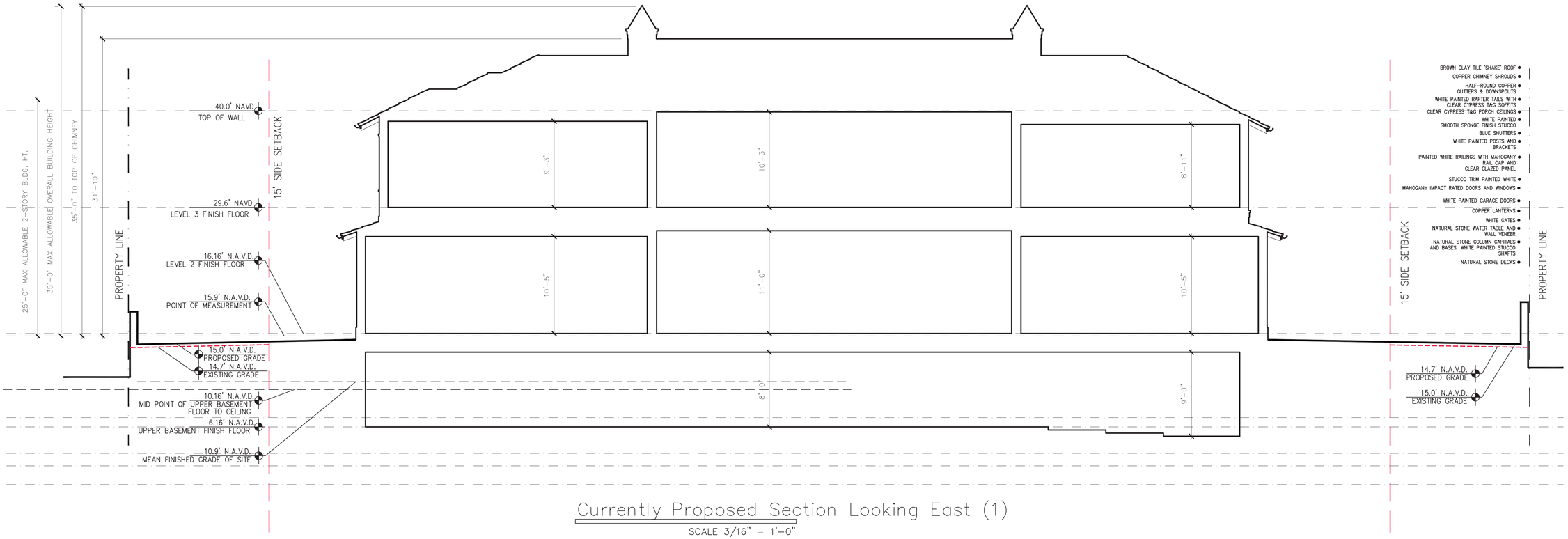
STYLE AND DESCRIPTION:

STYLE: BRITISH COLONIAL TROPICAL

DESCRIPTION:
NUMBER OF STORIES: TWO
ROOF MATERIAL: CLAY TILE
CBS: YES
FRAME: NO

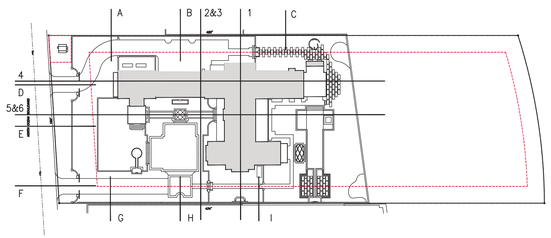
COLORS:

BUILDING:	WHITE – BM OXFORD WHITE 869
RAILINGS&TRIM:	WHITE – BM SNOW WHITE 2122-70
DOOR &WINDOW SILLS:	CORAL STONE
ROOF:	'LUDOSHAKE' WESTERN CEDAR
SHUTTERS:	BLUE – BM GOSSAMER BLUE 2123-40
WINDOWS:	MAHOGANY



Currently Proposed Section Looking East (1)

SCALE 3/16" = 1'-0"



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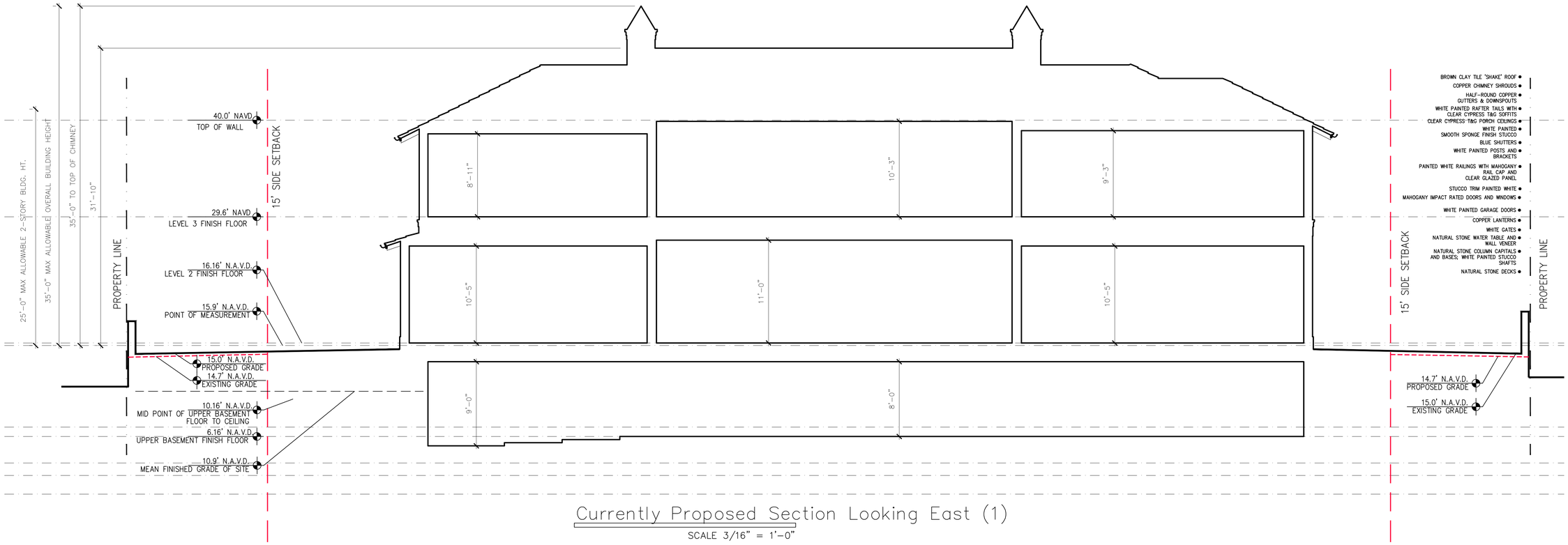
21-120

STATE OF FLORIDA
REGISTERED
Roger P. Janssen
AR0014785
AR-14785

Drawing No.
A-2.12



Currently Proposed Section Looking East (1)

SCALE 3/16" = 1'-0"

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400 CLEMATIS STREET, SUITE 200
WEST PALM BEACH, FLORIDA, 33401
LICENSE #AAC001974
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TOWN OF PALM BEACH
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STATE OF FLORIDA
JOHN DAILEY JANSSEN
LICENSE NO. AR-14785
REGISTERED ARCHITECT

Drawing No.
A-2.12

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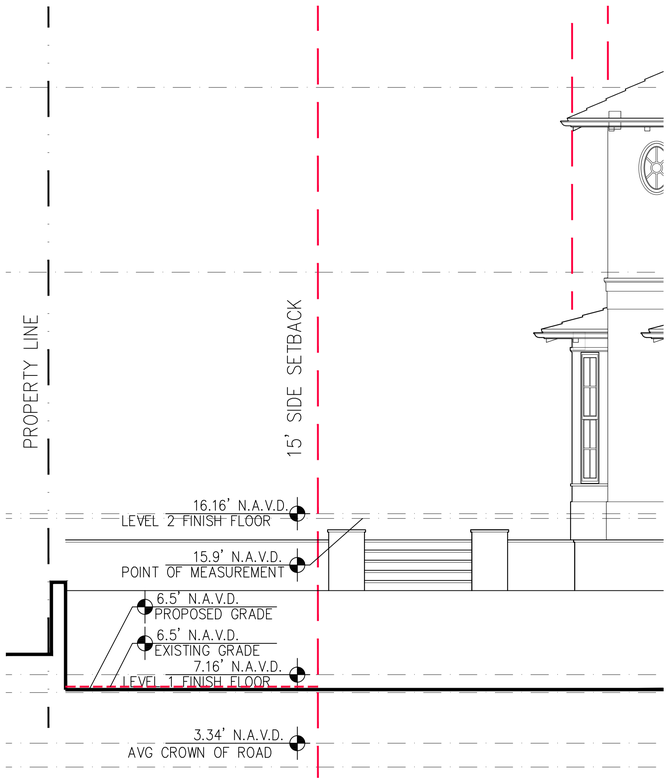
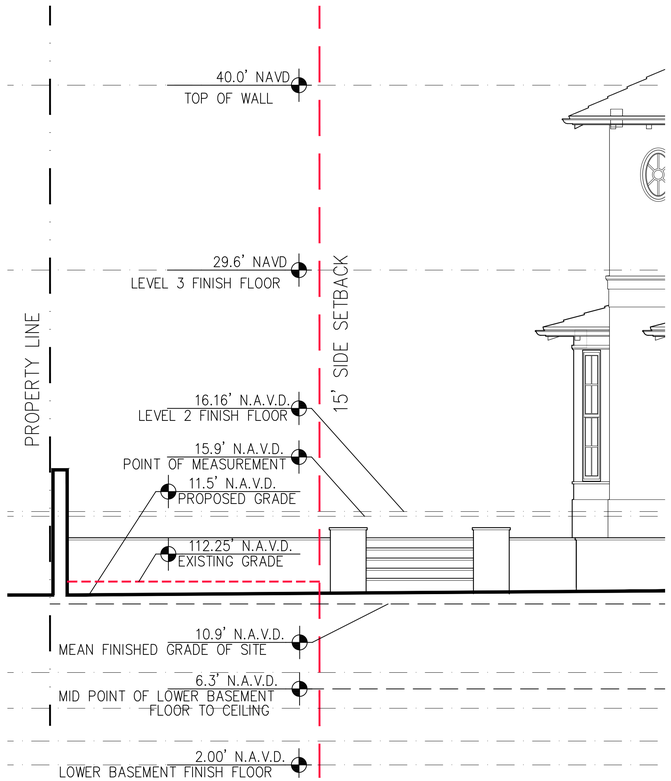


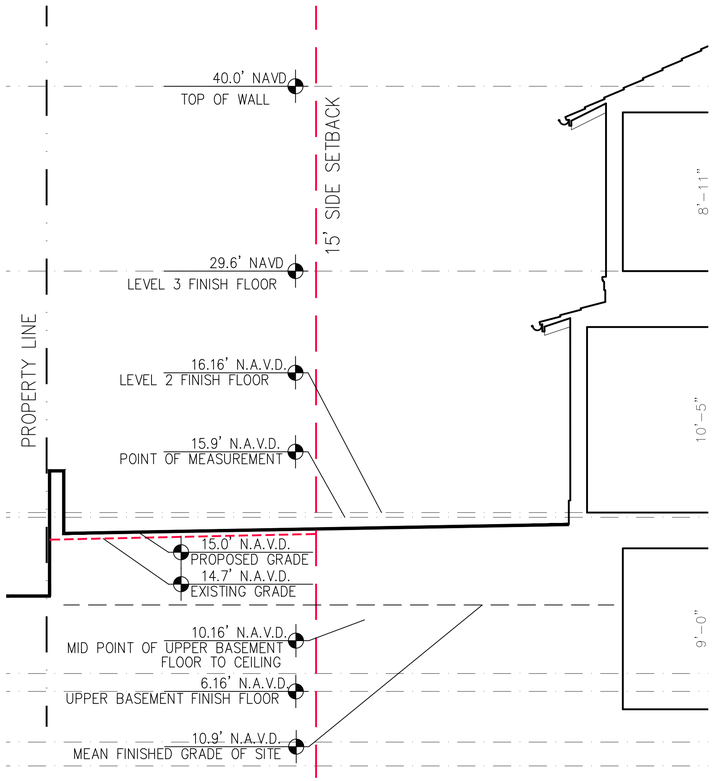
Yard Section A

SCALE 1/4" = 1'-0"



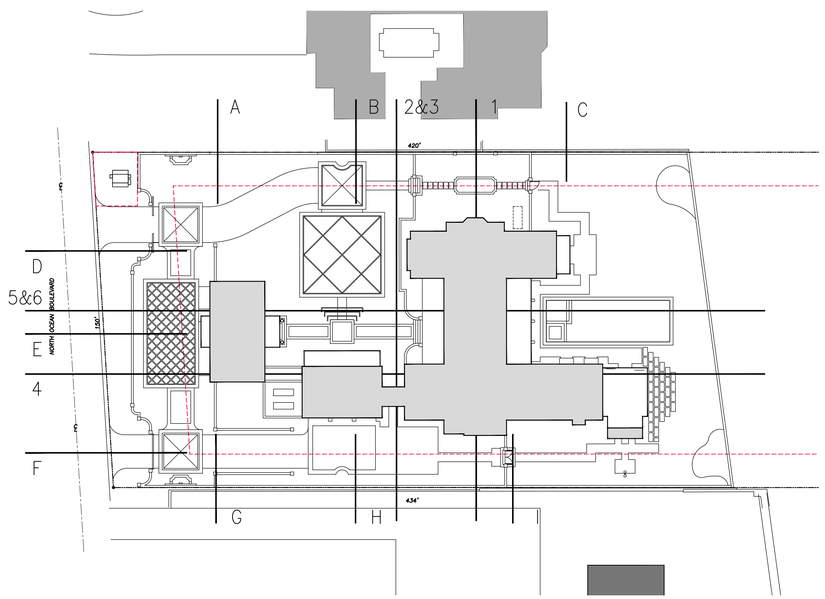
Yard Section B

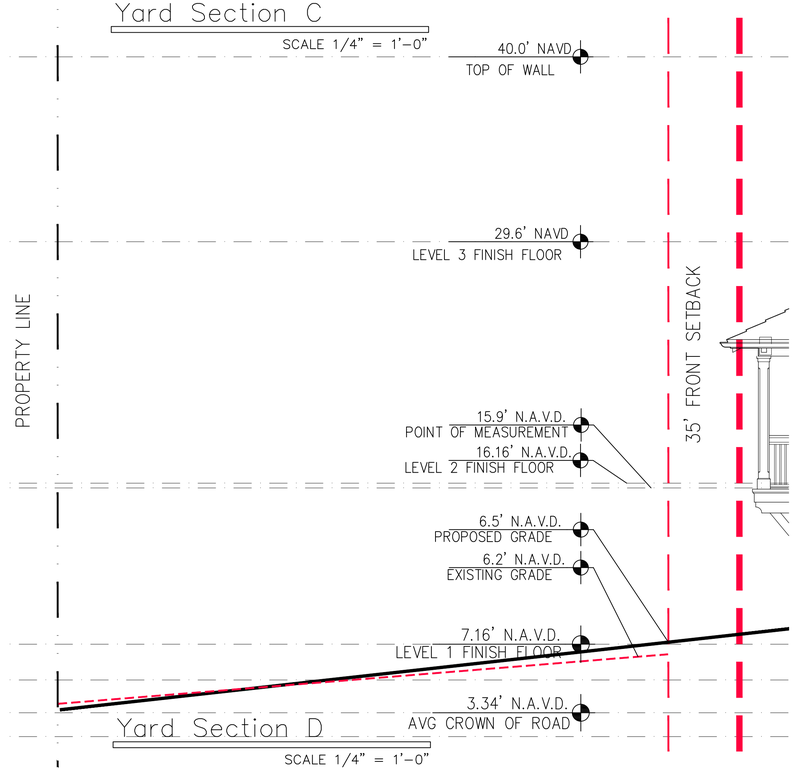
SCALE 1/4" = 1'-0"



Yard Section C

SCALE 1/4" = 1'-0"





Yard Section D

SCALE 1/4" = 1'-0"

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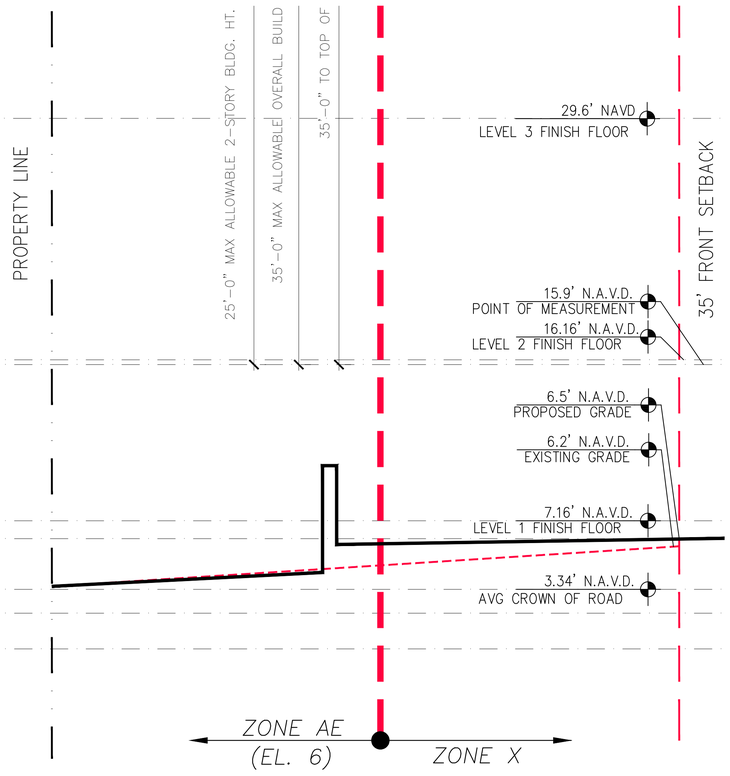
21-120

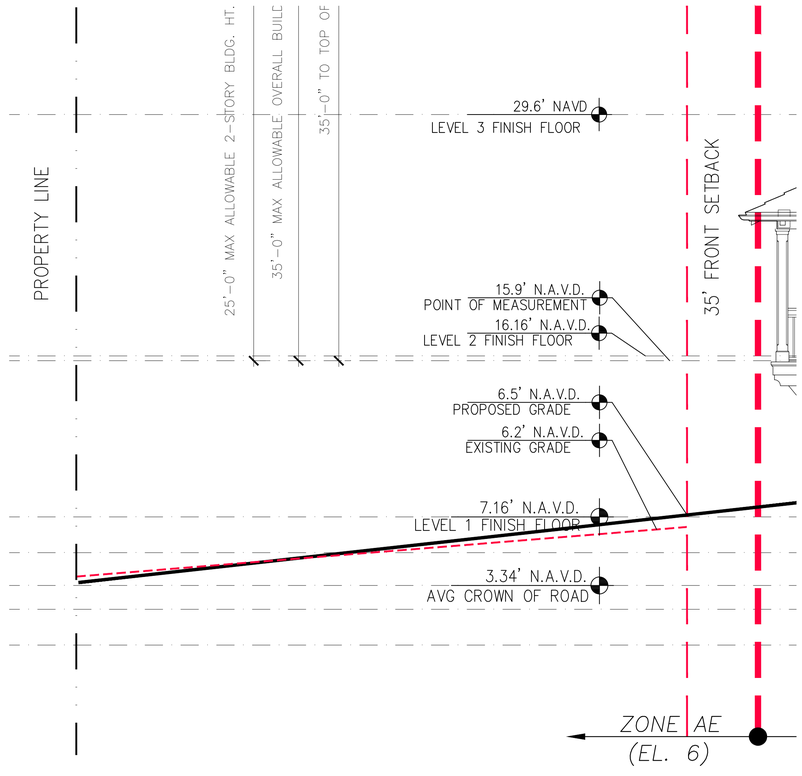
STATE OF FLORIDA
ANTHONY JOSEPH DAILEY
REGISTERED ARCHITECT
AR-14785

A-2.13



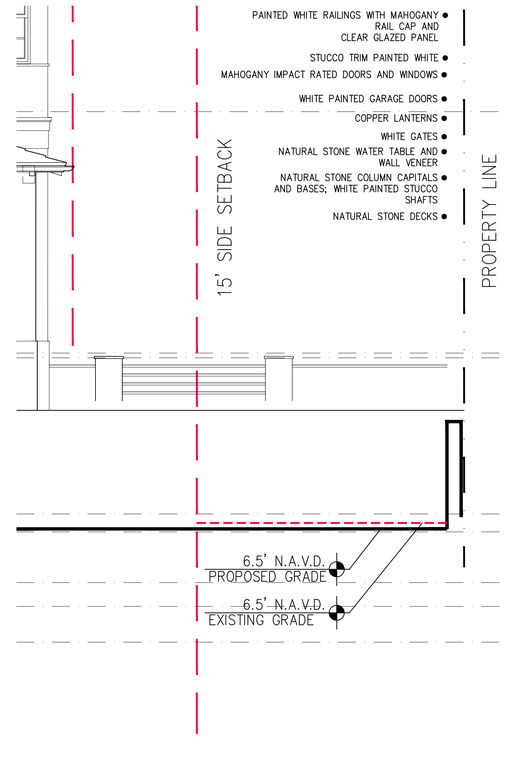
Yard Section E

SCALE 1/4" = 1'-0"



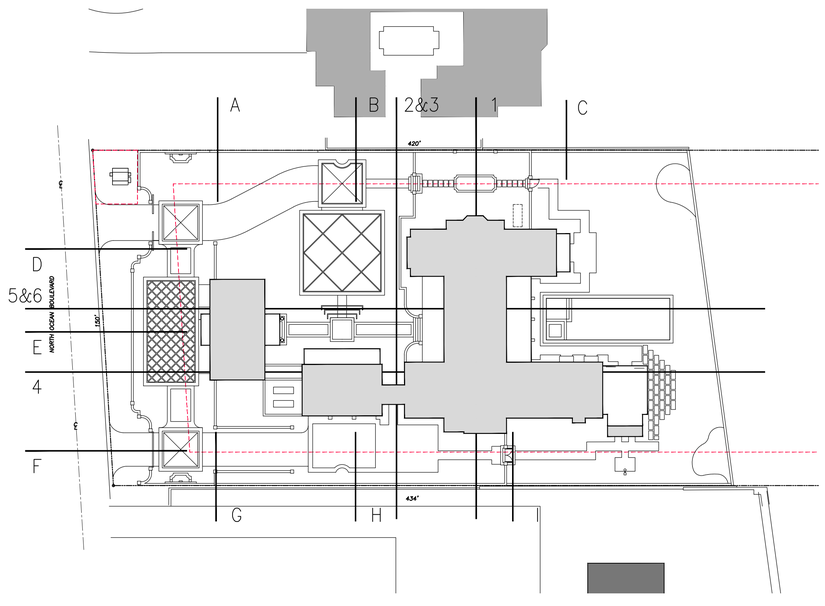
Yard Section F

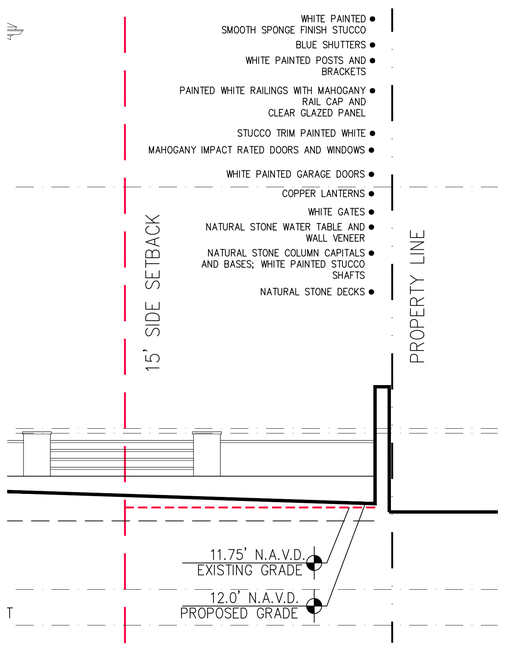
SCALE 1/4" = 1'-0"



Yard Section G

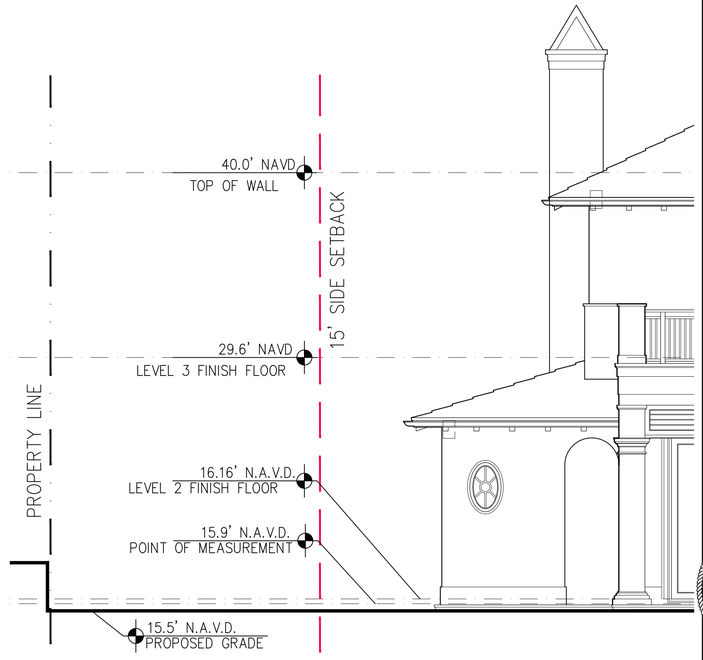
SCALE 1/4" = 1'-0"





Yard Section H

SCALE 1/4" = 1'-0"



Yard Section I

SCALE 1/4" = 1'-0"

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21-120

STATE OF FLORIDA
ROGER P. JANSSEN
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-2.14

TRIM–BM SNOW WHITE 2122–70

BODY AND TRIM–BM OXFORD WHITE 869

SHUTTER–BM GOSSAMER BLUE 2123–40

LIMESTONE

ROOF–'LUDOSHAKE' WESTERN CEDAR

Colors and Materials

NTS

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21–120

STATE OF FLORIDA
REGISTERED
ROGER T. JANSSEN
AR0014785
Roger T. Janssen
AR-14785

Drawing No.
A–2.15

Previously Proposed West Street Elevation

NTS

Currently Proposed West Street Elevation

NTS

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21-120

STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER P. JANSSEN
AR0014785
Roger P. Janssen
FL. AR-14785

Drawing No.
A-2.16

Previously Proposed Motorcourt Section Looking East

NTS

Currently Proposed Motorcourt Section Looking East

NTS

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21-120

STATE OF FLORIDA
Roger P. Janssen
AR0014785
REGISTERED ARCHITECT

Drawing No.
A-2.17

Previously Proposed East Elevation

NTS

Currently Proposed East Elevation

NTS

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STATE OF FLORIDA ROGER P. JANSSEN LICENSED ARCHITECT
AR0014785
Roger P. Janssen
AR-14785

Drawing No.
A-2.18