

PROPOSED ALTERATIONS AND IMPROVEMENTS AT

1540 S. OCEAN BOULEVARD - BEACH PARCEL

SECOND SUBMITTAL: 03.06.2023

RECEIVED

By yfigueroa at 2:33 pm, Mar 06, 2023

TOWN OF PALM BEACH

ARCOM #: ARC-23-024 (ZON-23-033)

PALM BEACH COUNTY, FLORIDA

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PROJECT TEAM:

LANDSCAPE ARCHITECT:

ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD
SUITE 20-B
PALM BEACH, FL 33480
(561)-832-4600

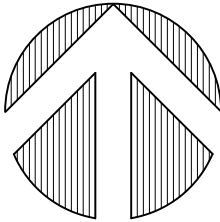
CIVIL / STRUCTURAL ENGINEER:

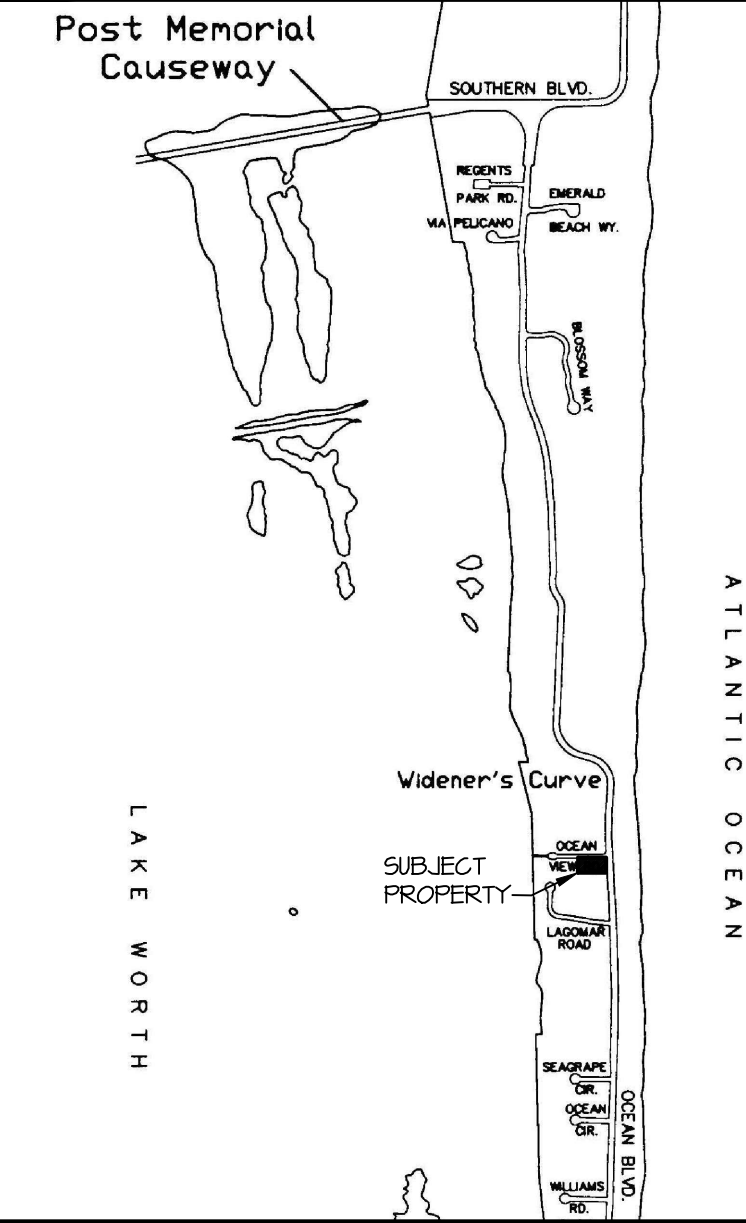
GRUBER CONSULTING ENGINEERS
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
(561)-312-2041

SCOPE OF WORK

- MODIFICATION OF THE EXISTING CABANA STRUCTRE.
- ADDITION OF A NEW PLUNGE POOL AND DECK
- 114 OCEAN VIEW RD TO BE UNIFIED WITH 1540 S. OCEAN BLVD.

LOCATION MAP
1540 S. OCEAN BLVD.
PALM BEACH, FL
N.T.S.





PROPOSED BEACH CABANA AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-C001914

DATE: PRE-APP 11.21.2022

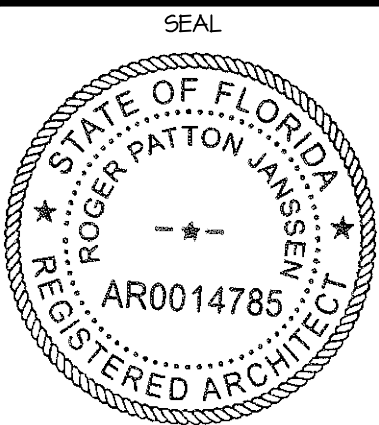
DRAWN: JKS

REVISIONS:

- FIRST SUBMITTAL: 12.08.2022
- SECOND SUBMITTAL: 12.21.2022
- ARCOM - MARCH: 03.06.2023

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-024
TC # ZON-23-033

DRAWING NO.

A-0.00

JOB NUMBER: 22-118

TITLE COMMITMENT REVIEW					
CLIENT: 1540SOcean LLC, a Florida limited liability company		COMMITMENT NO.: 1062-6000524	DATE: 9/12/22		
REVIEWED BY: Craig Wallace		JOB NO.: 22-1162.3			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT MATTER
1-8	N/A	Standard Exceptions			
9	PS 21, PG 16	Standard Exceptions			
10	ORB 4800, PG 939	Revetment Easement granted to the State of Florida by Instrument.	*		
11	ORB 6047, PG 192	Terms and conditions and easements created thereby of that certain Beach Access Easement, Construction and Maintenance Agreement, Specific to community beach access at lots 6A and 5A. Easement granted to the West Palm Beach Telephone Company. No longer applicable, line of poles removed prior to 1947.		*	
12	DB 109, PG 278	The Coastal Construction Control Line established pursuant to Section 161.052 and Section 161.053, Florida Statutes.	*		
13	PS 80, PG 137	Together with the statutory restrictions and requirements imposed in connection therewith, including the Declaration and Survey requirements pursuant to Section 161.07, Florida Statutes, as affected by 1852a.	*		
13a	ORB 9951, PG 85	Standard Exceptions			*
14-18	N/A	Standard Exceptions			

LEGEND

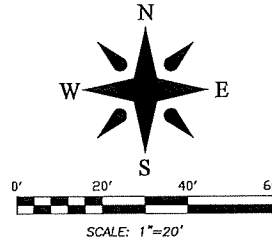
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A/E	= ACCESS EASEMENT
A/K/A	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.L.D.G.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
C.A.T.V.	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
C.L.R.	= CLEAR
C.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.F.	= FINISH FLOOR
FND.	= FOUND
FTN	= FOUNTAIN
G.M.	= GAS METER
INV.	= INVERT
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.	= OVERALL
O.D.	= OUTSIDE DIAMETER
OH	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
P.	= PLANTER
(P)	= PLAT BOOK 21, PAGE 16
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.E.	= POOL EQUIPMENT
P.G.	= PAGE
P.I.	= POINT OF INTERSECTION
P.O.	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
P.M.T.	= PAYMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R/W	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
SD	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
TH	= THRESHOLD ELEVATION
T.O.B.	= TOP OF BANK
T.O.W.	= TOP OF WALL ELEVATION
TYP.	= TYPICAL
U.C.	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
Y.D.	= YARD DRAIN
Δ	= CENTRAL ANGLE
Δ	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4509)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4509)
○	= IRON PIPE FOUND (AS NOTED)
○	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
▲	= NAIL & DISK FOUND (AS NOTED)
○	= MAG NAIL & DISK SET (LB #4509)
○	= PROPERTY LINE
○	= UTILITY POLE
○	= FIRE HYDRANT
○	= WATER METER
○	= WATER VALVE
○	= LIGHT POLE

BOUNDARY SURVEY FOR: 1540SOCEAN LLC

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

1540SOcean LLC, a Florida limited liability Company
First American Title Insurance Company
Alley, Maass, Rogers & Lindsay, P.A.
Katz & Doorkan Law Firm, P.L.

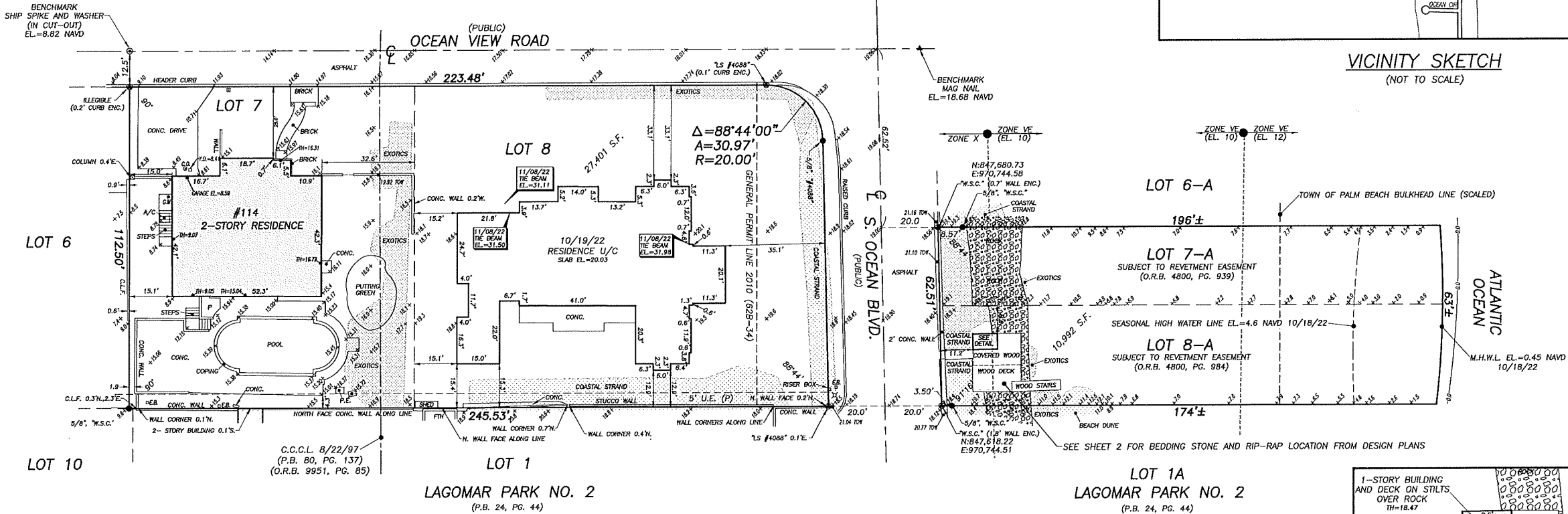
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.



LAKE WORTH LAGOON

ATLANTIC OCEAN

VICINITY SKETCH (NOT TO SCALE)



PROPERTY ADDRESS:

114 Oceanview Rd
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lots 7 and 7-A, and Lots 8 and 8A, OCEAN VIEW SUBDIVISION in the Town of Palm Beach, Florida, as in Plat Book 21, Page 16, Public Records of Palm Beach County, Florida.

FLOOD ZONES:

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 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.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted and are based upon N.A.V.D. 1988.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building lines 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 1.000052138.
- 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.

Craig
Wallace

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 472.02, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 10/19/2022

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

Digitally signed by
Craig Wallace
Date: 2022.12.06
16:38:20 -05'00'

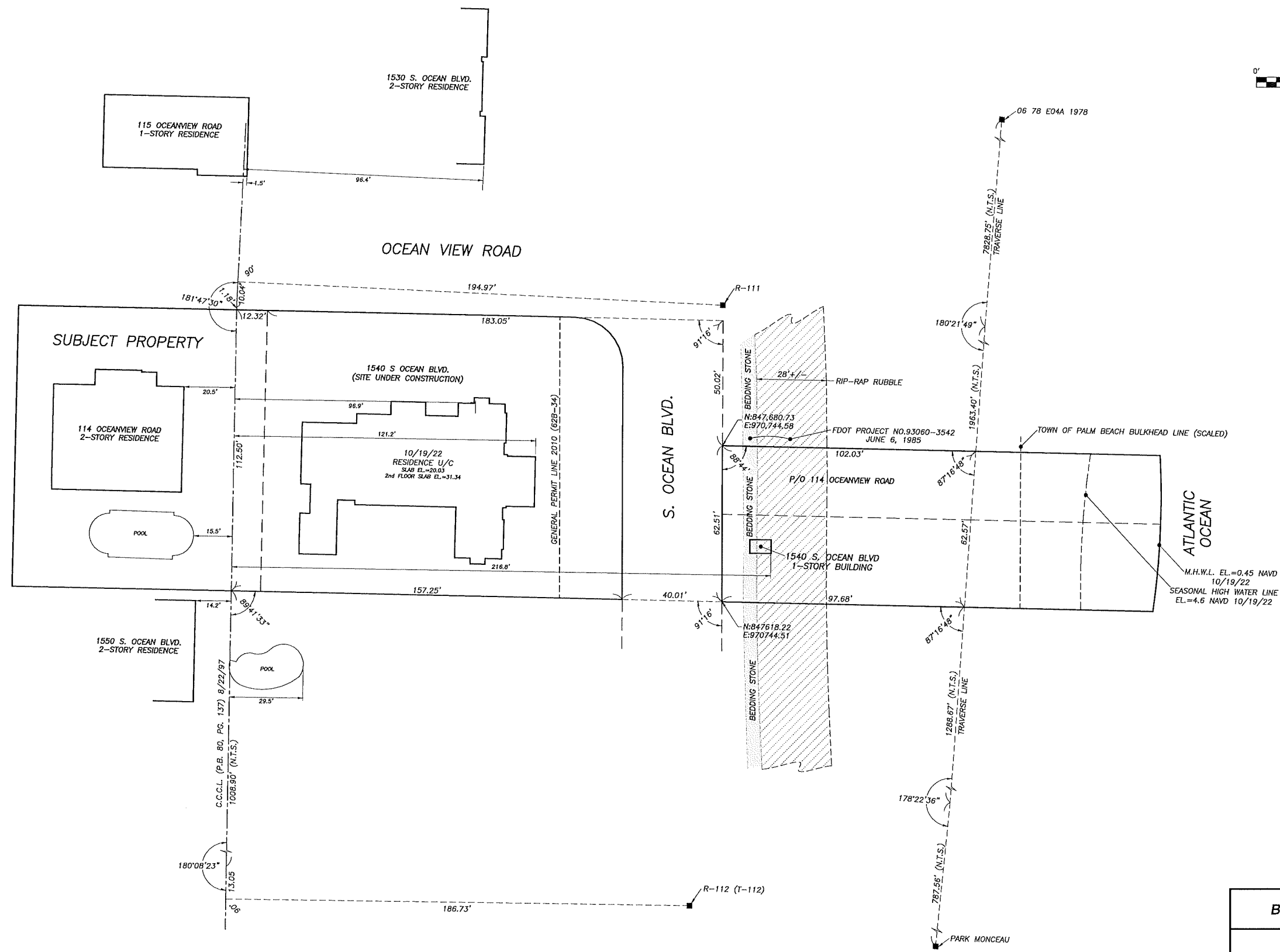
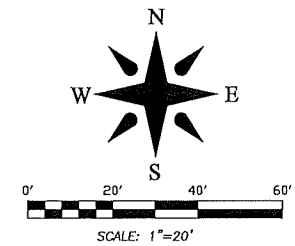
REVISIONS:

11/08/22 TIE BEAM ELS. B.M./J.P. 14-1272.29 PB339/65

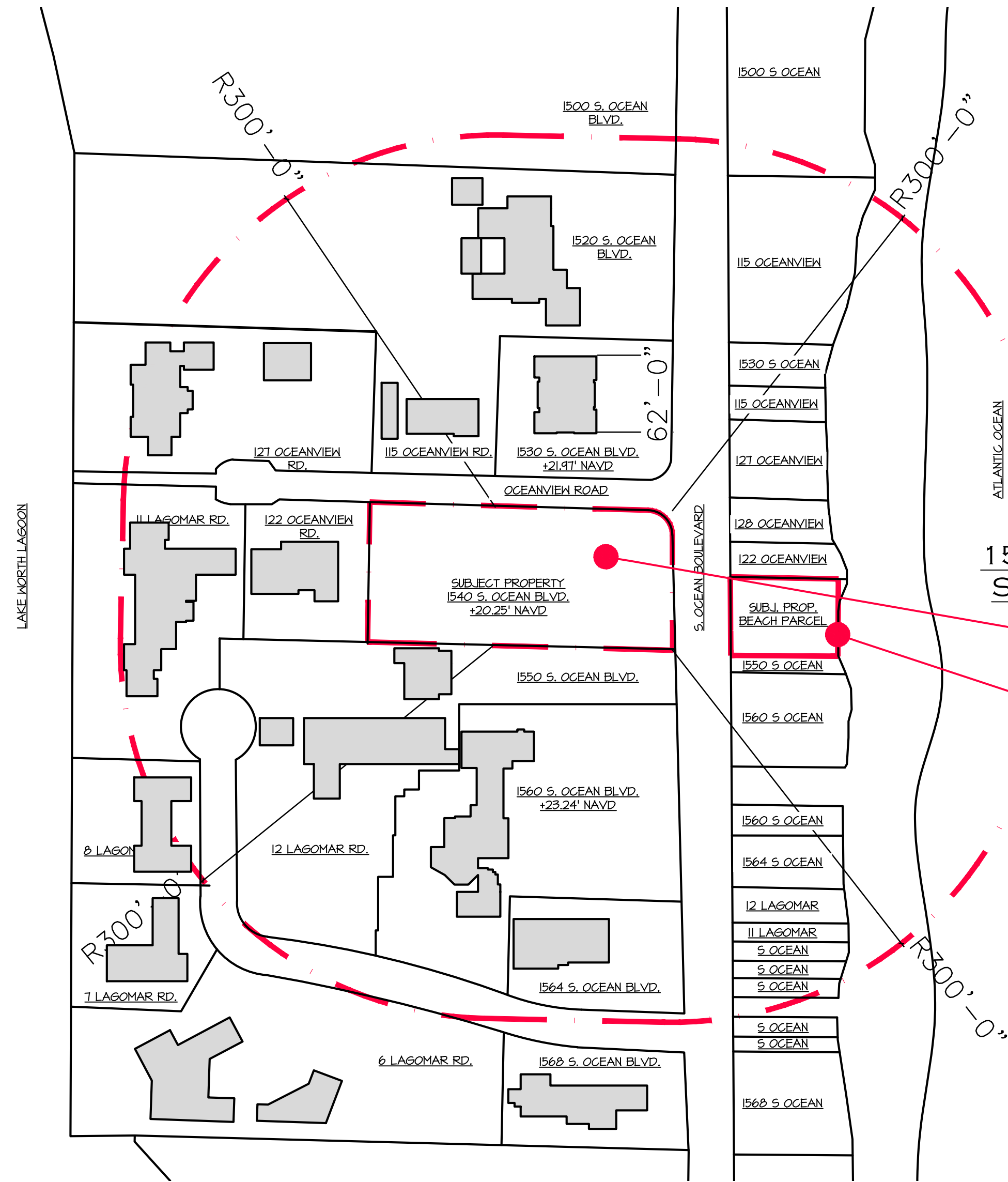
BOUNDARY SURVEY FOR:

1540SOCEAN LLC

FIELD	L.E.	JOB NO.	14-1272.25	P.L.	WP197 PG. 29
OFFICE	M.B.	DATE	10/19/22	SWG. NO.	14-1272-6
CK'D	C.W.	REF.	14-1272-62B-6.DWG	SHEET	1 OF 2

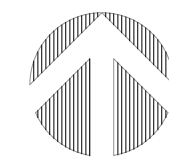


BOUNDARY SURVEY FOR:			
1540SOCEAN LLC			
 WALLACE SURVEYING CORP., LICENSED BUSINESS # 4581 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 840-4551			
FIELD	L.E.	JOB NO. 14-1272.25	P.A. WP197 PG. 29
OFFICE	M.B.	DATE 10/19/22	SVG. NO. 14-1272-6
CHECKED	C.W.	REF. 14-1272-62B-6.DWG	SHEET 2 OF 2



LOCATION PLAN

N.T.S.



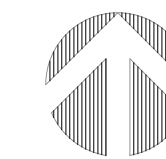
1540 S. OCEAN BLVD.
SUBJECT PROPERTY

+20.25' NAVD.
APPROVED F.F.
OF RESIDENCE
+18.53' NAVD
EXISTING F.F.
OF CABANA



AERIAL MAP

N.T.S.



1540 S. OCEAN BLVD.
SUBJECT PROPERTY

+20.25' NAVD
APPROVED F.F.
OF RESIDENCE
+18.53' NAVD
EXISTING F.F.
OF CABANA

PROPOSED BEACH CABANA AT:

1540 S. OCEAN BLVD.

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

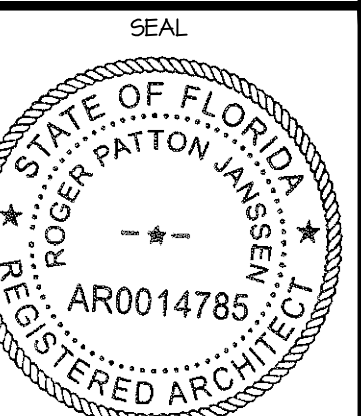
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DRAWN: JKS

REVISIONS:

- FIRST SUBMITTAL: 12.08.2022
- SECOND SUBMITTAL: 12.21.2022
- ARCOM - MARCH: 03.06.2023

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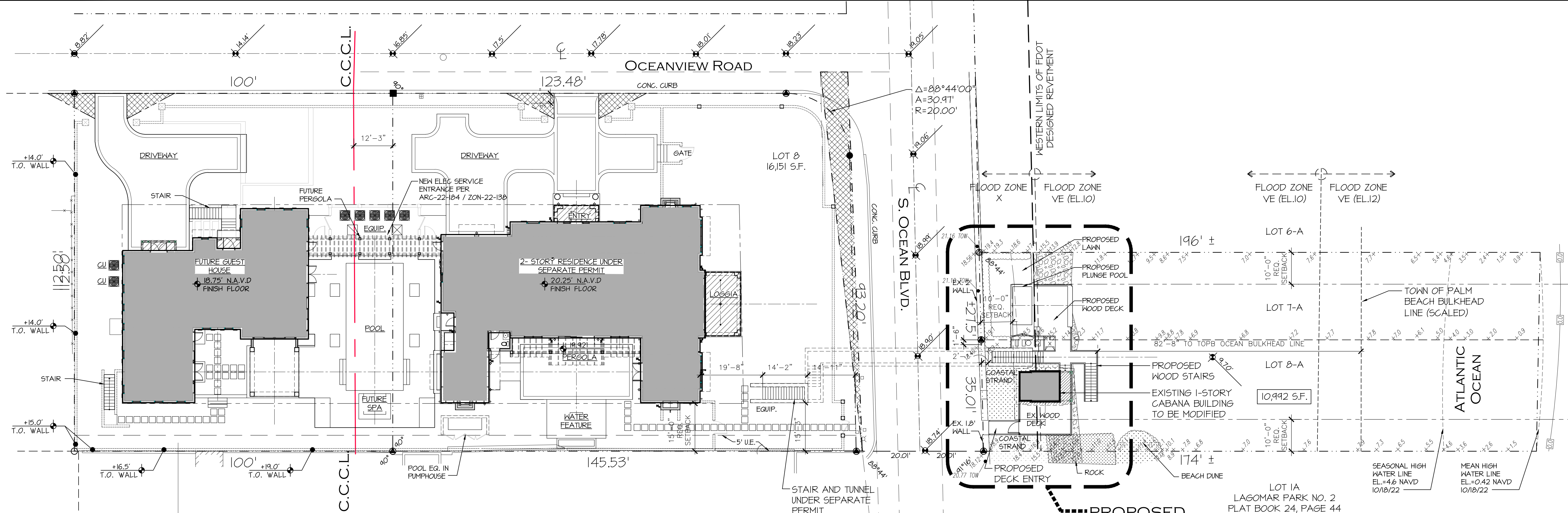
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-024
TC # ZON-23-033

DRAWING NO.

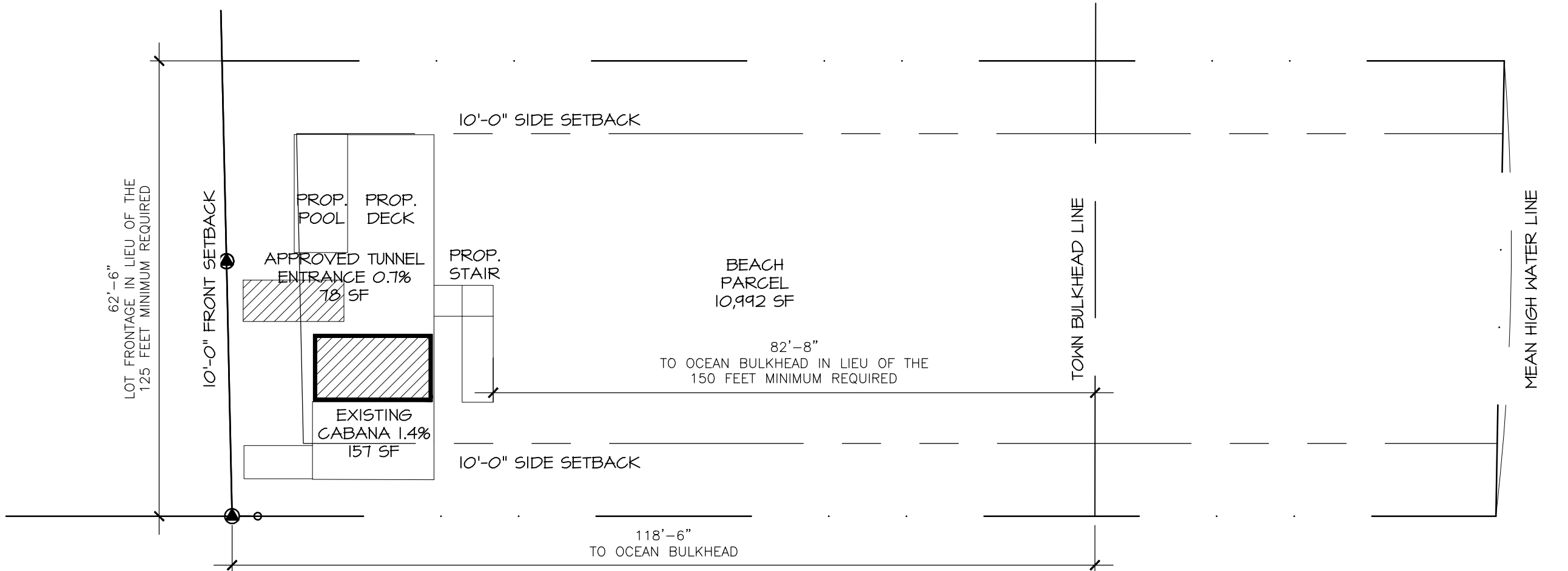
SP-O.1

JOB NUMBER: 22-118



ARC-22-184 / ZON-22-138
114 OCEAN VIEW TO BE UNIFIED W/ 1540 S. OCEAN -
WEST PARCEL IMPROVEMENTS APPROVED AT
NOVEMBER 2022 ARCOM AND TC MEETINGS

OVERALL SITE PLAN
SCALE 1/16" = 1'-0"



ZONING AND VARIANCE DIAGRAM
SCALE 1/16" = 1'-0"

NOTE:
SEAWARD EXTENT OF TUNNEL
APPROXIMATELY COINCIDENT WITH
LANDWARD EXTENT OF REVETMENT
PER FDOT PLANS (PROJECT NO.
93060-3542, REV. 8/12/85)

PROPOSED BEACH CABANA AT:
1540 S. OCEAN BLVD.
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C0019174

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SEAL
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER P. JANSSEN
AR0014785
ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-024
TC # ZON-23-033
DRAWING NO.
SP-1.01
JOB NUMBER: 22-118



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		
2	Zoning District:	BEACH AREA adjacent to R-A		
3	Structure Type:			
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	NA	5,597 SF	10,992 SF
6	Lot Depth	NA	196 FT	NC
7	Lot Width	NA	35.01 FT	62.51 FT
8	Lot Coverage (Sq Ft and %)	NA	214 SF (3.8%)	230 (2.1%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	NA	42 SF	124 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	NA		
11	*Front Yard Setback (Ft.)	10 FT	2 FT-1 IN.	10 FT
12	* Side Yard Setback (1st Story) (Ft.)	10 FT	10 FT	10 FT
13	* Side Yard Setback (2nd Story) (Ft.)	NA	NA	NA
14	*Rear Yard Setback (Ft.)	150 FT (bulkhead)	90 FT 10 IN	82 FT 8 IN
15	Angle of Vision (Deg.)			
16	Building Height (Ft.)	NA		
17	Overall Building Height (Ft.)	16 FT ABV C.O.R.	12 FT 7 IN	11 FT 3 IN
18	Crown of Road (COR) (NAVD)	NA	18FT - 11 IN	NC
19	Max. Amount of Fill Added to Site (Ft.)	NA		
20	Finished Floor Elev. (FFE)(NAVD)	NA	18.53 FT	18.53 FT
21	Zero Datum for point of meas. (NAVD)	18 FT - 11 IN	18 FT - 11 IN	18 FT - 11 IN
22	FEMA Flood Zone Designation	X / VE 10	X / VE 10	X / VE 10
23	Base Flood Elevation (BFE)(NAVD)	NA / 10	NA / 10	NA / 10
24	Landscape Open Space (LOS) (Sq Ft and %)	NA	5,383 SF (96.2%)	10,643SF (96.8%)
25	Perimeter LOS (Sq Ft and %)	NA		
26	Front Yard LOS (Sq Ft and %)	NA		
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 BEACH CABANA AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001914

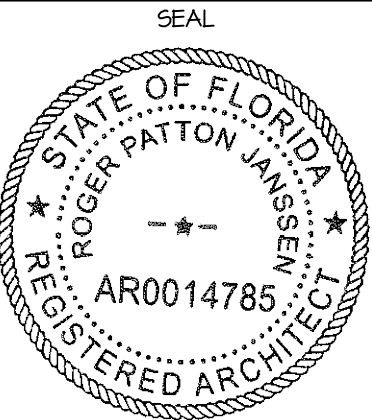
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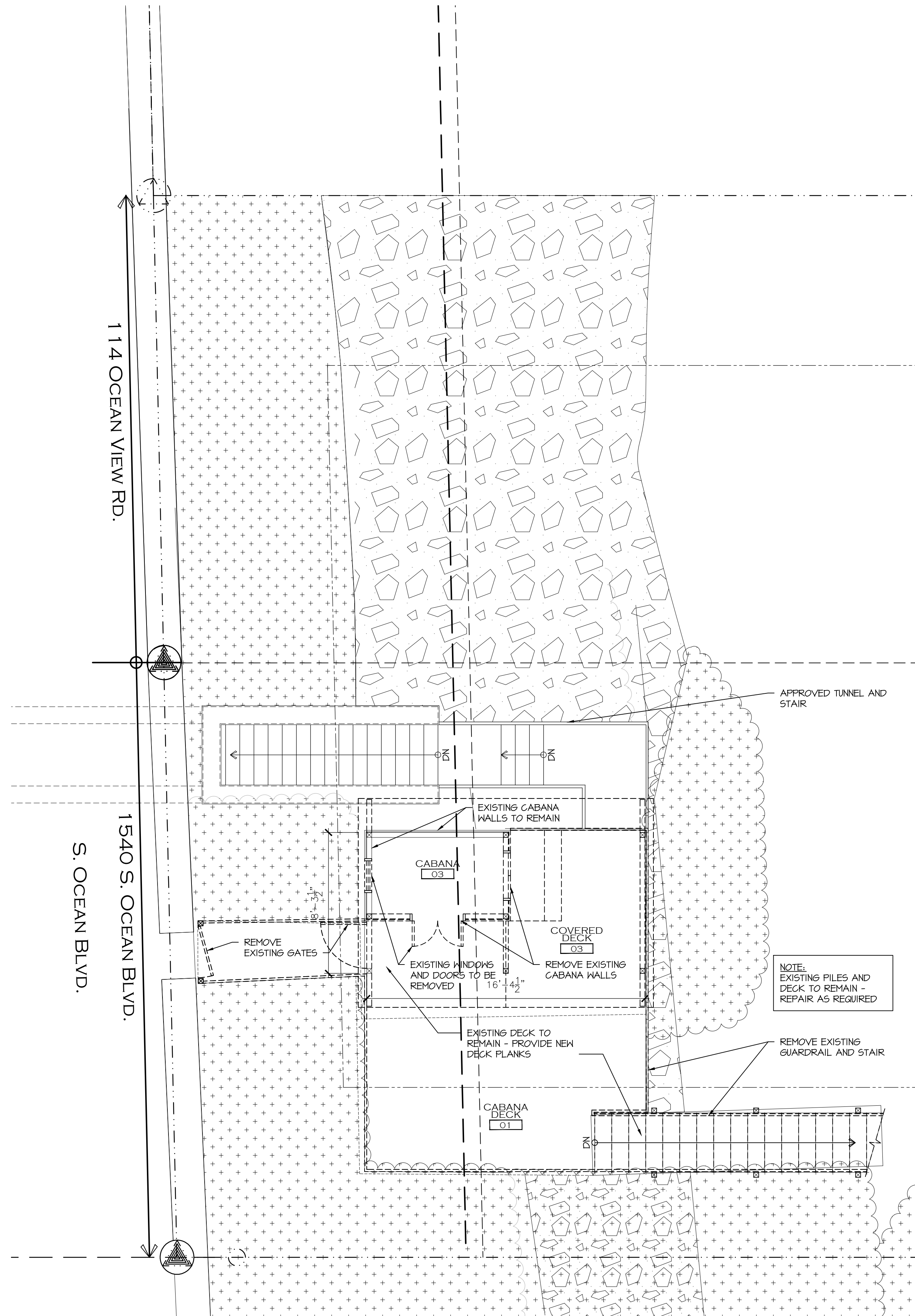
ARCOM # ARC-23-024
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SP-1.03

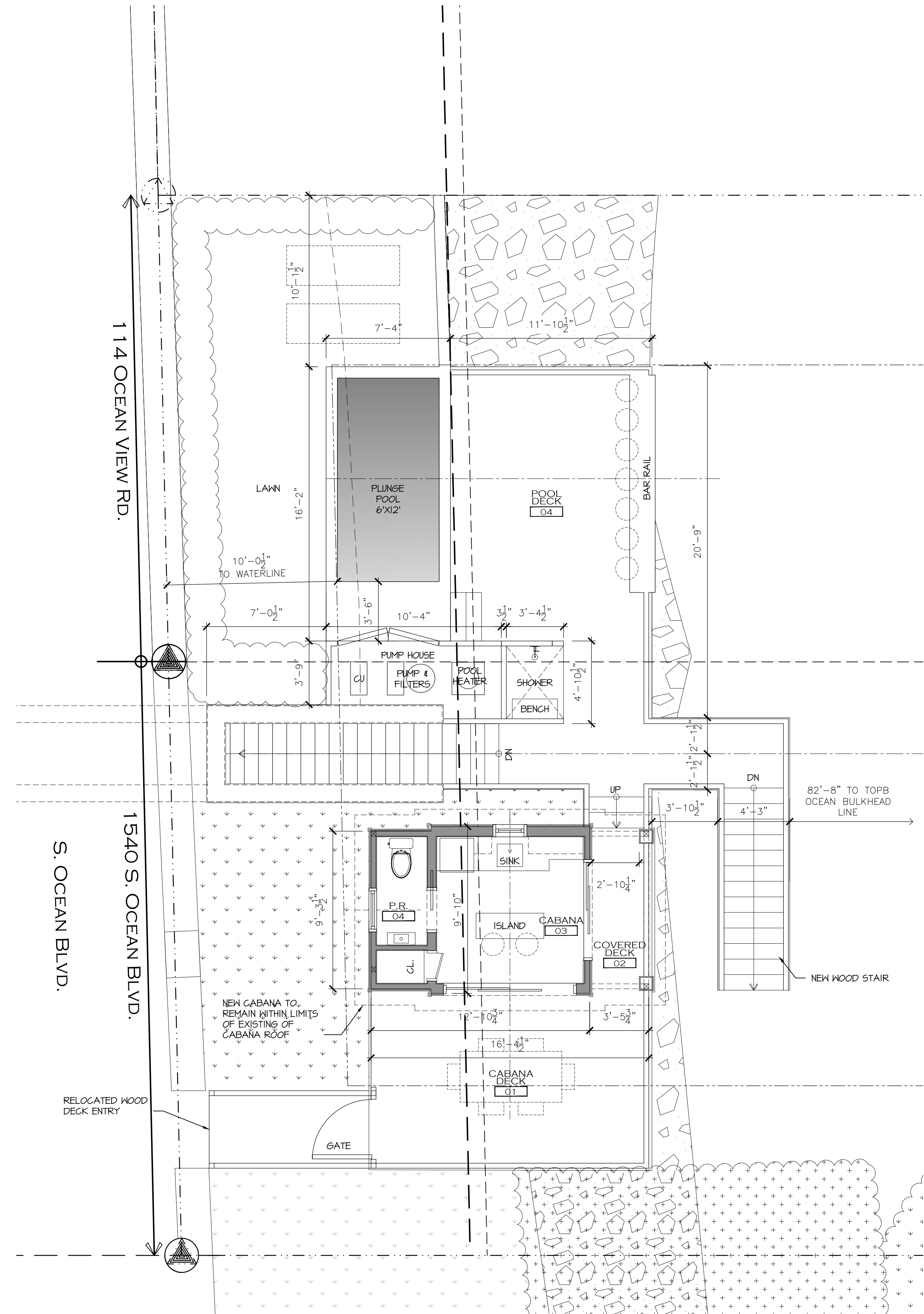
JOB NUMBER:

22-118



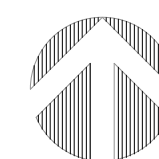
BEACH PARCEL DEMOLITION PLAN

SCALE 1/4" = 1'-0"



PROPOSED BEACH PARCEL PLAN

SCALE 1/4" = 1'-0"



PROPOSED BEACH CABANA AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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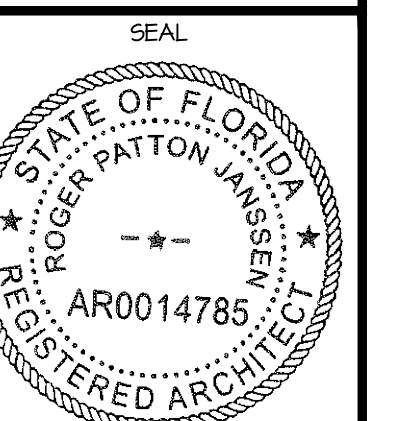
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- ARCOM - MARCH: 03.06.2023

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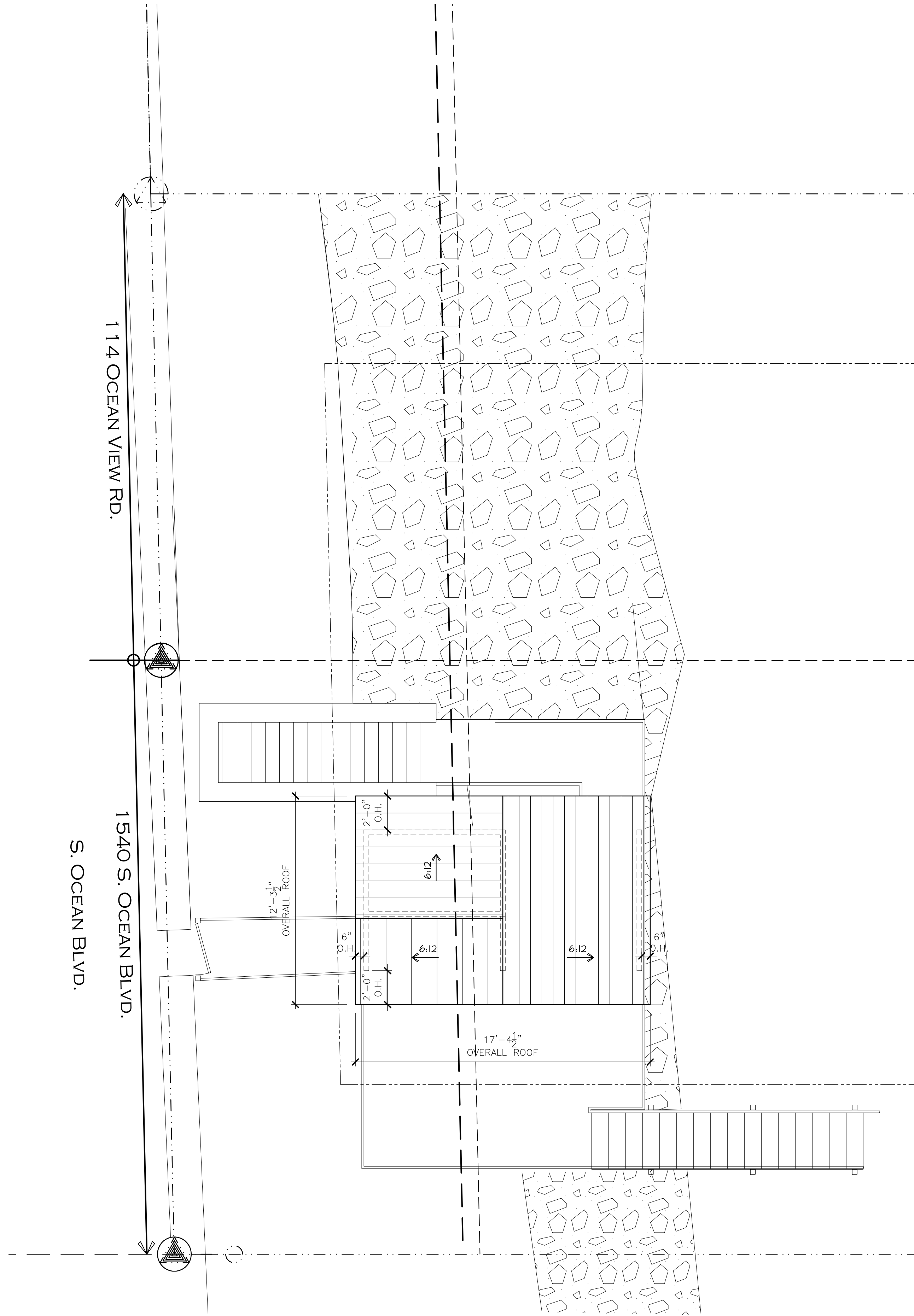
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-024
TC # ZON-23-033

DRAWING NO.

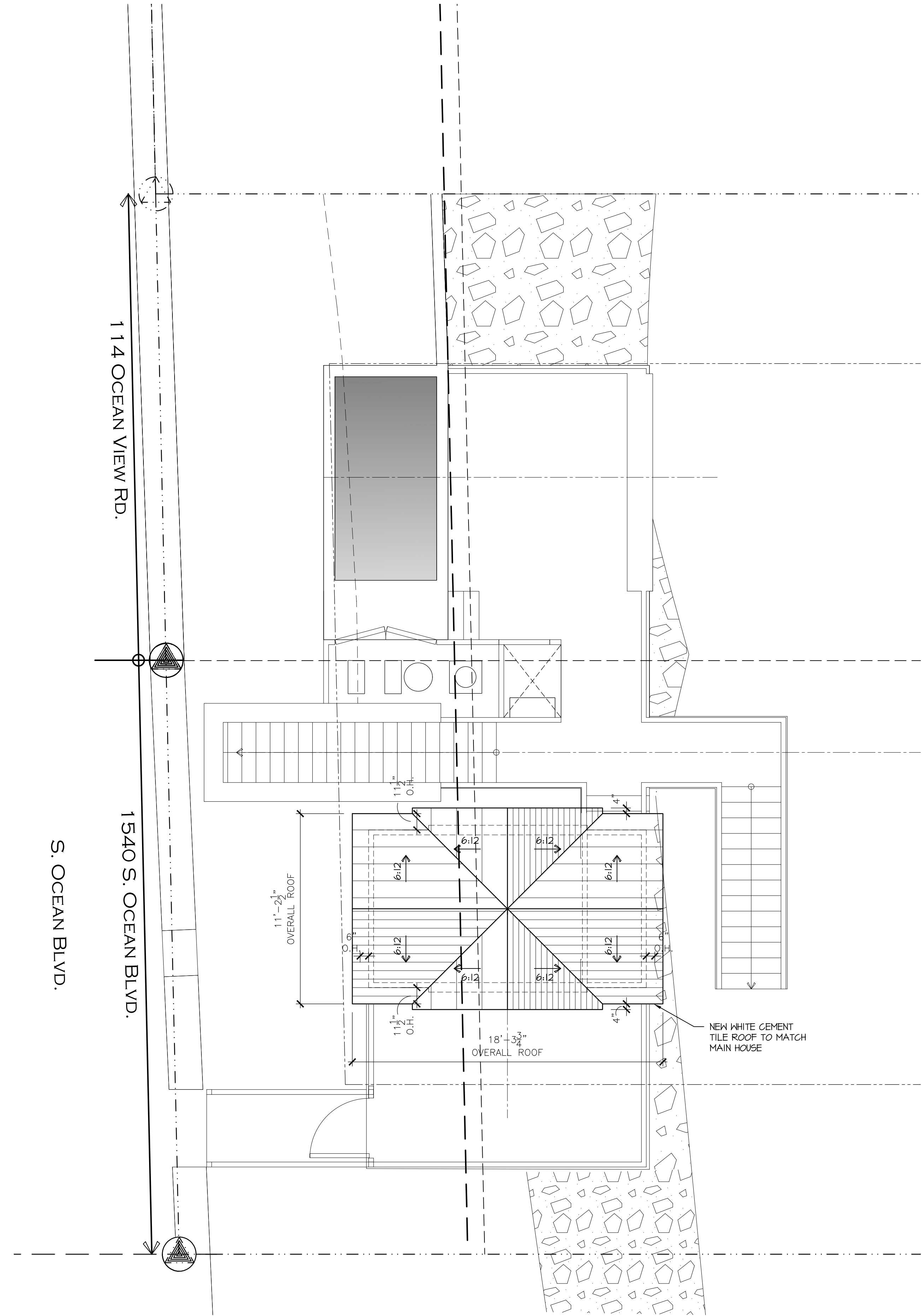
A-1.10

JOB NUMBER: 22-118



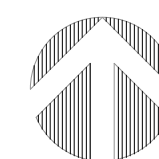
EXISTING CABANA ROOF PLAN

SCALE 1/4" = 1'-0"



PROPOSED CABANA ROOF PLAN

SCALE 1/4" = 1'-0"

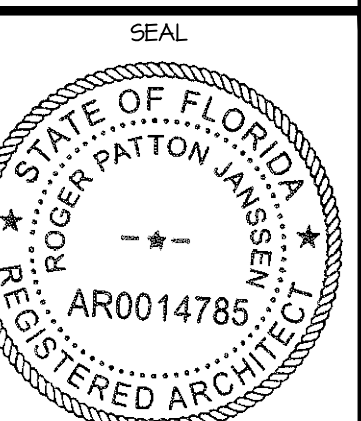


PROPOSED BEACH CABANA AT:
1540 S. OCEAN BLVD.

TOWN OF PALM BEACH
DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4707, LICENSE #AA-C001974

DATE, PRE-APP 11.21.2022
DRAWN: JKS
REVISIONS:
• FIRST SUBMITTAL: 12.08.2022
• SECOND SUBMITTAL: 12.21.2022
• ARCOM - MARCH: 03.06.2023

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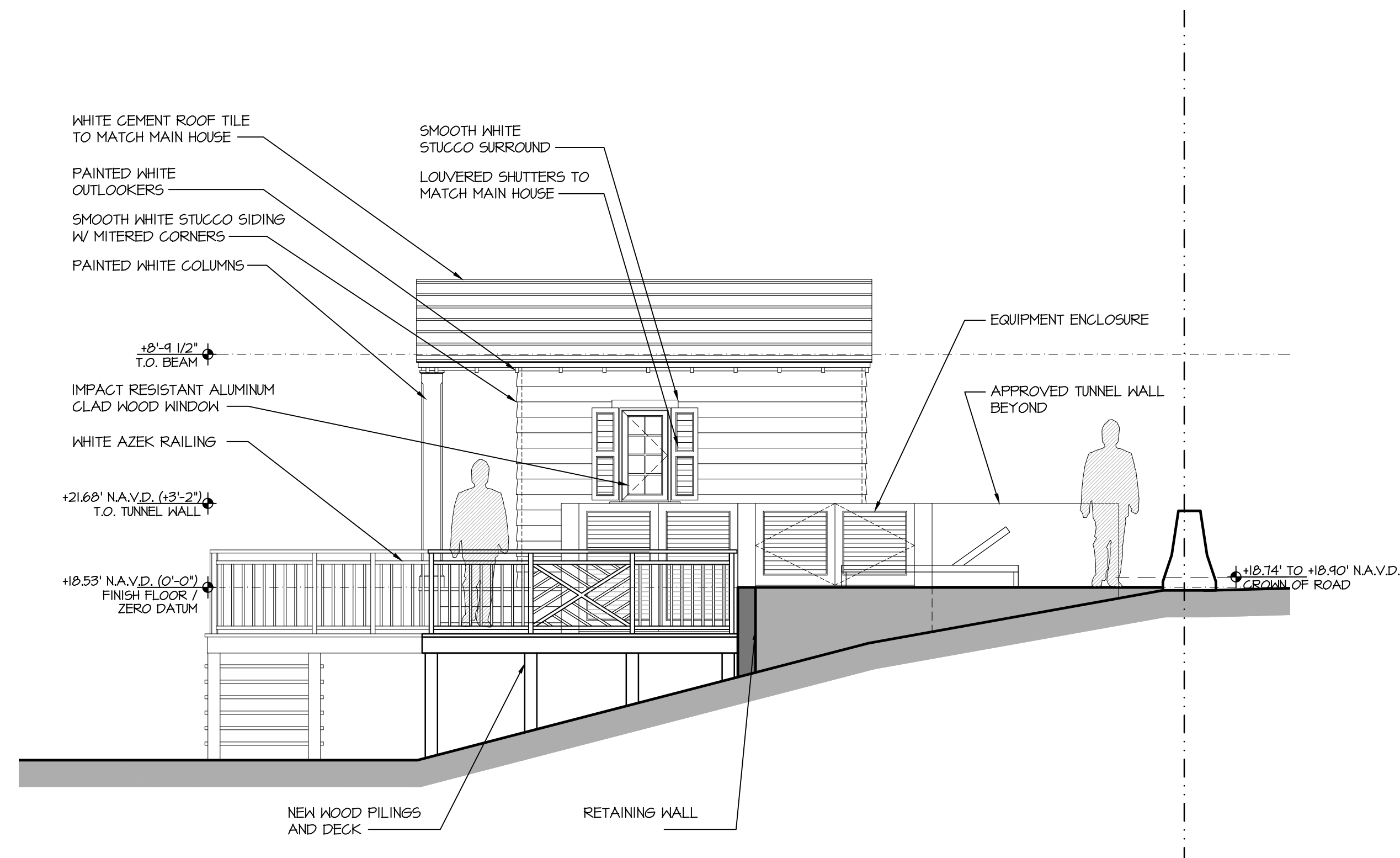


ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-024
TC # ZON-23-033

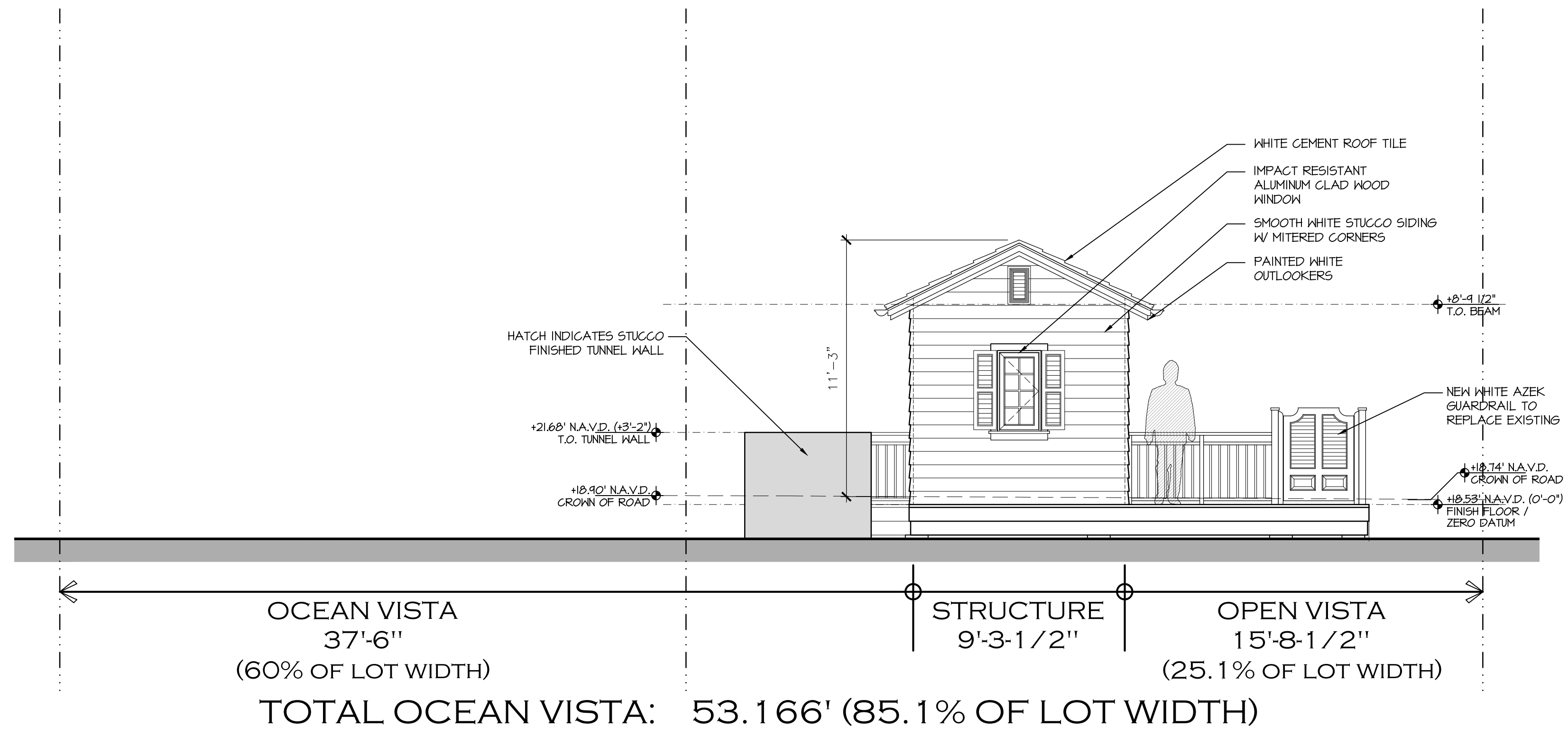
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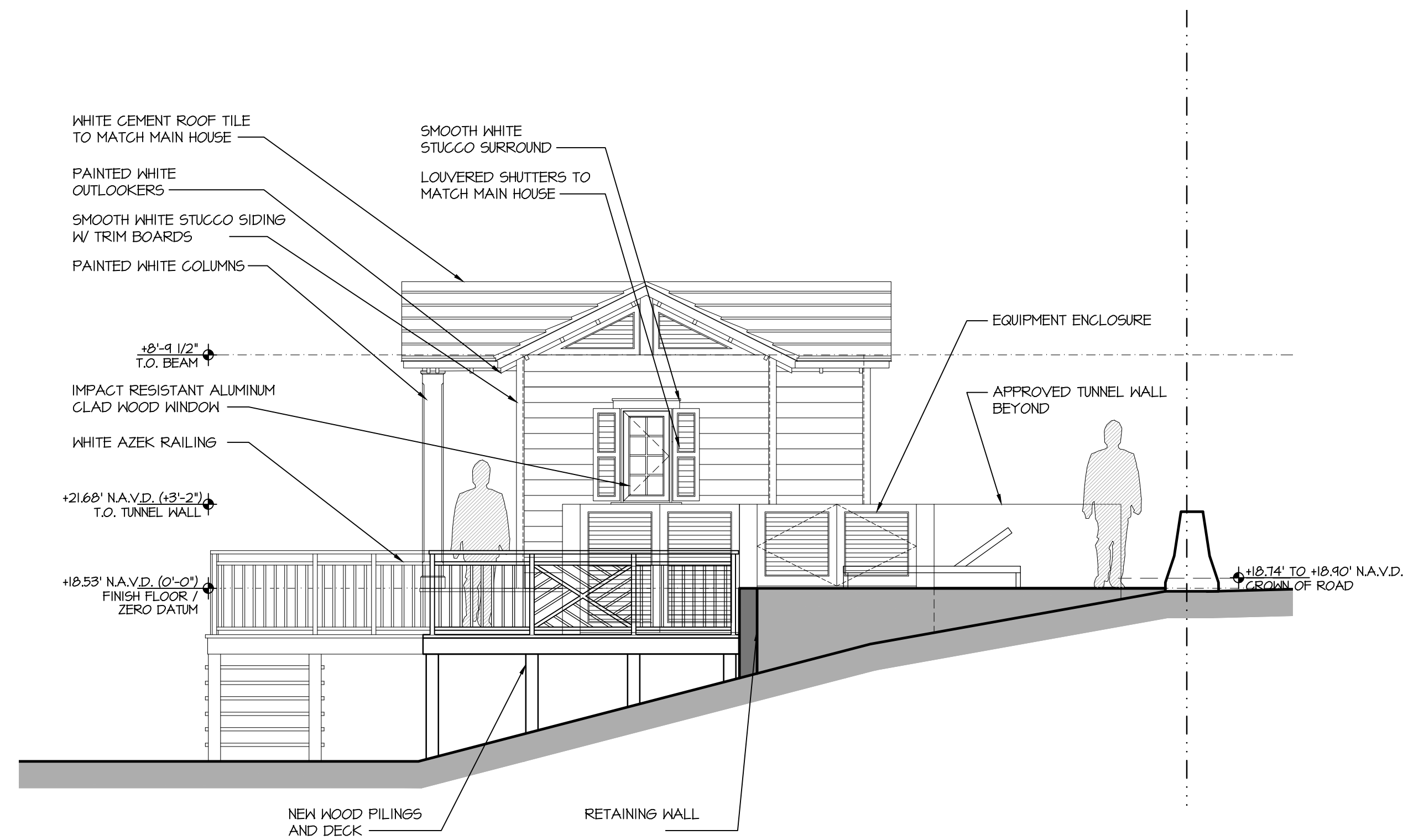
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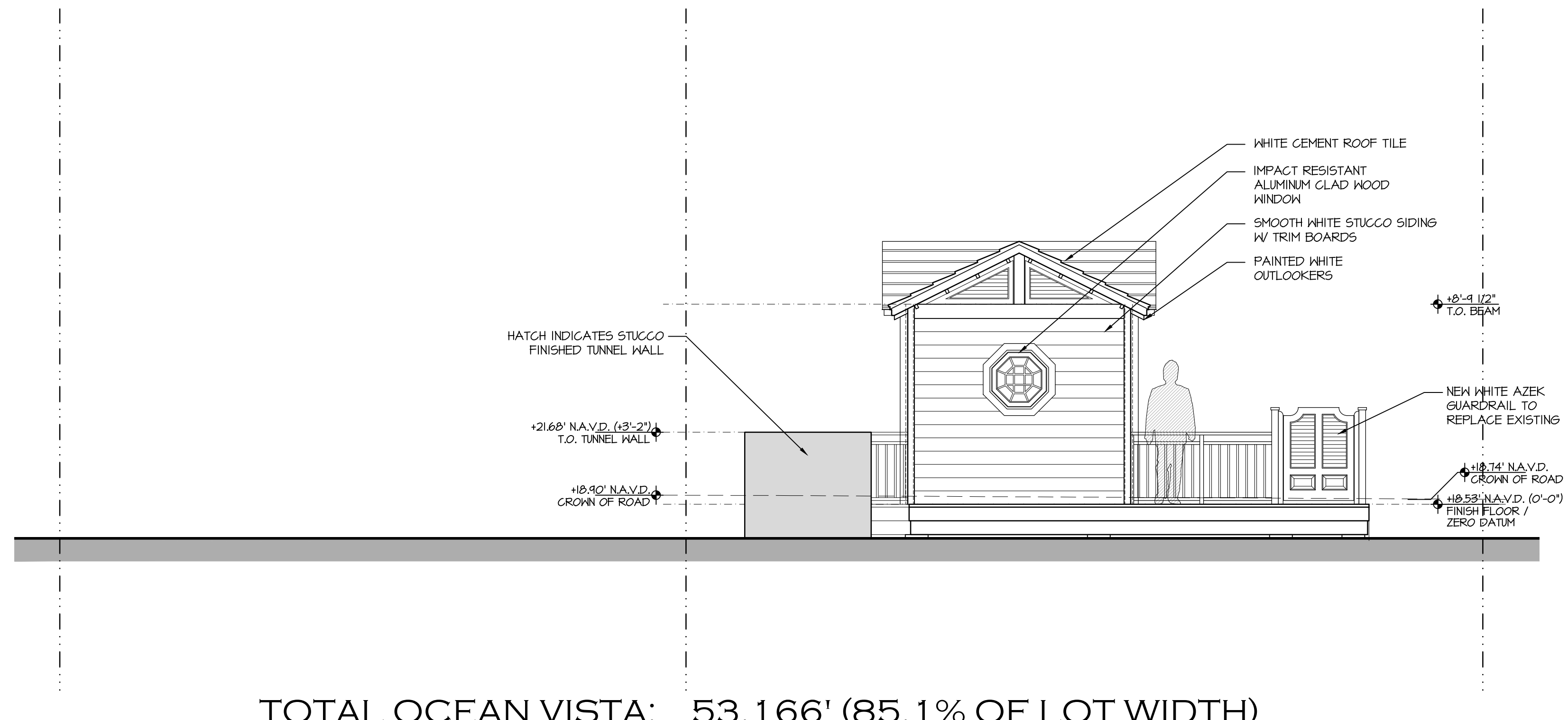
PREVIOUSLY PROPOSED NORTH EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



PREVIOUSLY PROPOSED WEST EXTERIOR ELEVATION - S. OCEAN BLVD.
SCALE 1/4" = 1'-0"



PROPOSED NORTH EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION - S. OCEAN BLVD.
SCALE 1/4" = 1'-0"

PROPOSED BEACH CABANA AT:

1540 S. OCEAN BLVD.

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

PALM BEACH COUNTY, FLORIDA

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001914

DATE: PRE-APP 11.21.2022

DRAWN: JKS

REVISIONS:

FIRST SUBMITTAL: 12.08.2022

SECOND SUBMITTAL: 12.21.2022

ARCOM - MARCH: 03.06.2023

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SEAL

STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER P. JANSSEN

AR-14785

ARCOM # ARC-23-024

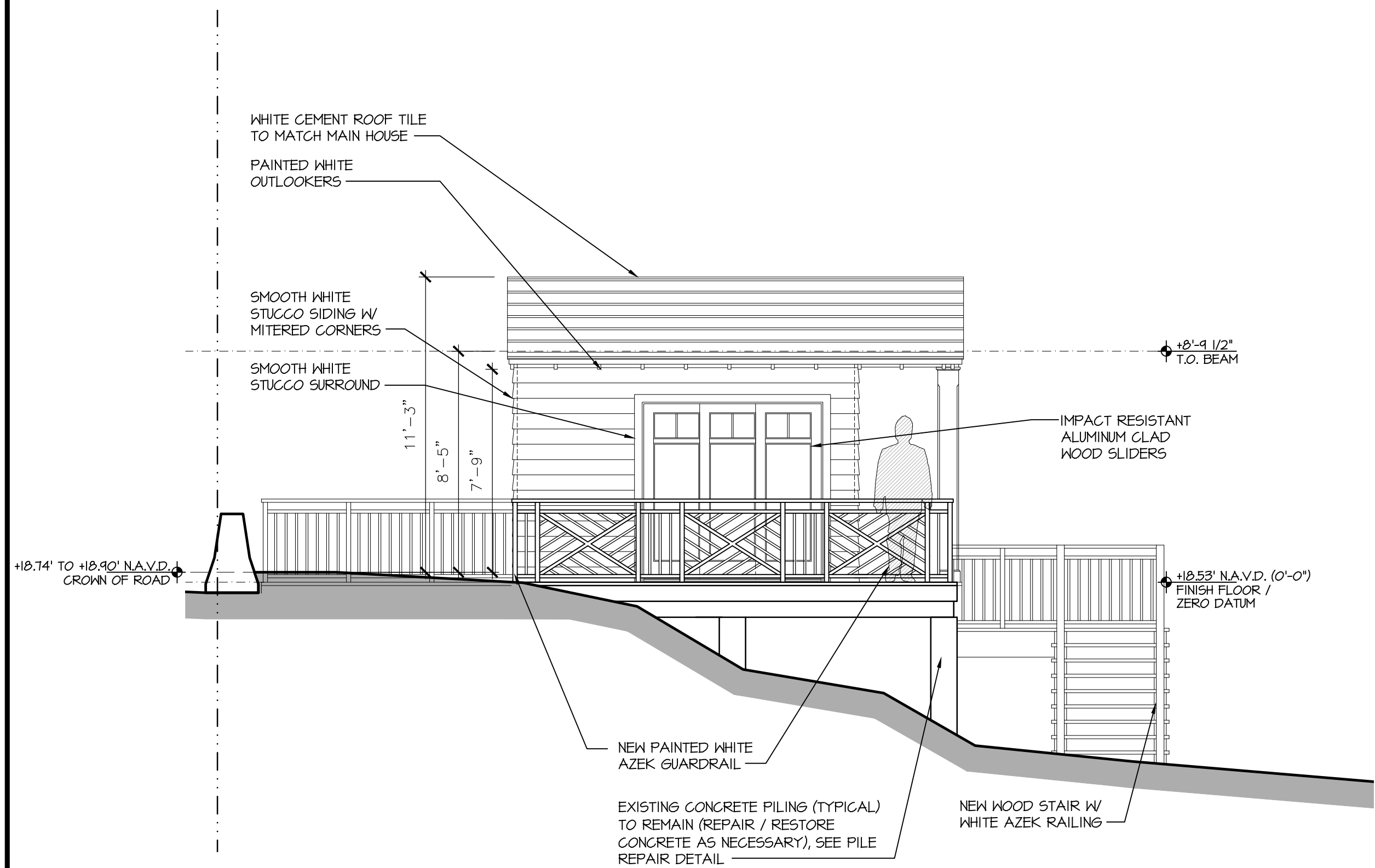
TC # ZON-23-033

DRAWING NO.

A-2.01

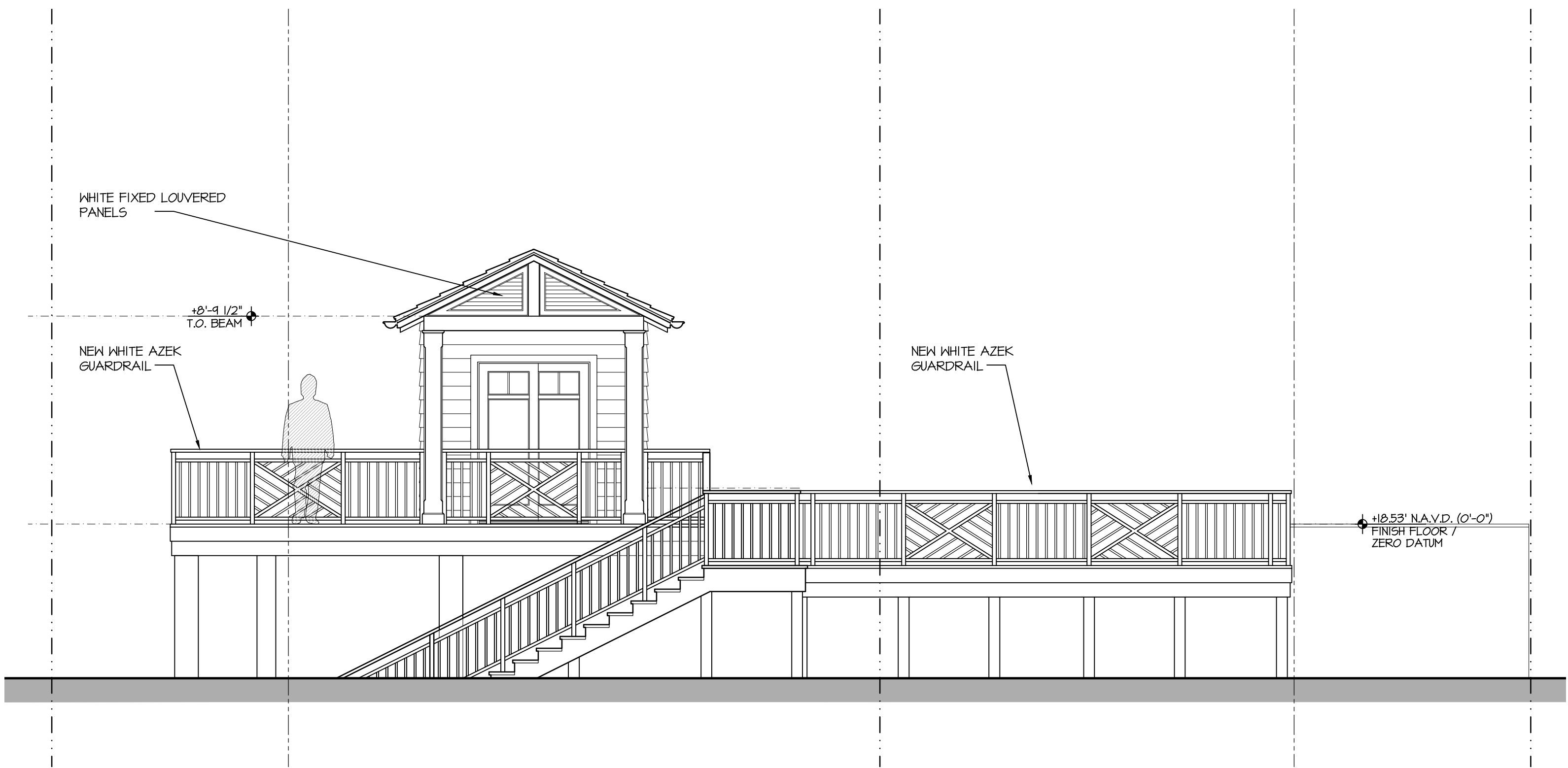
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22-118



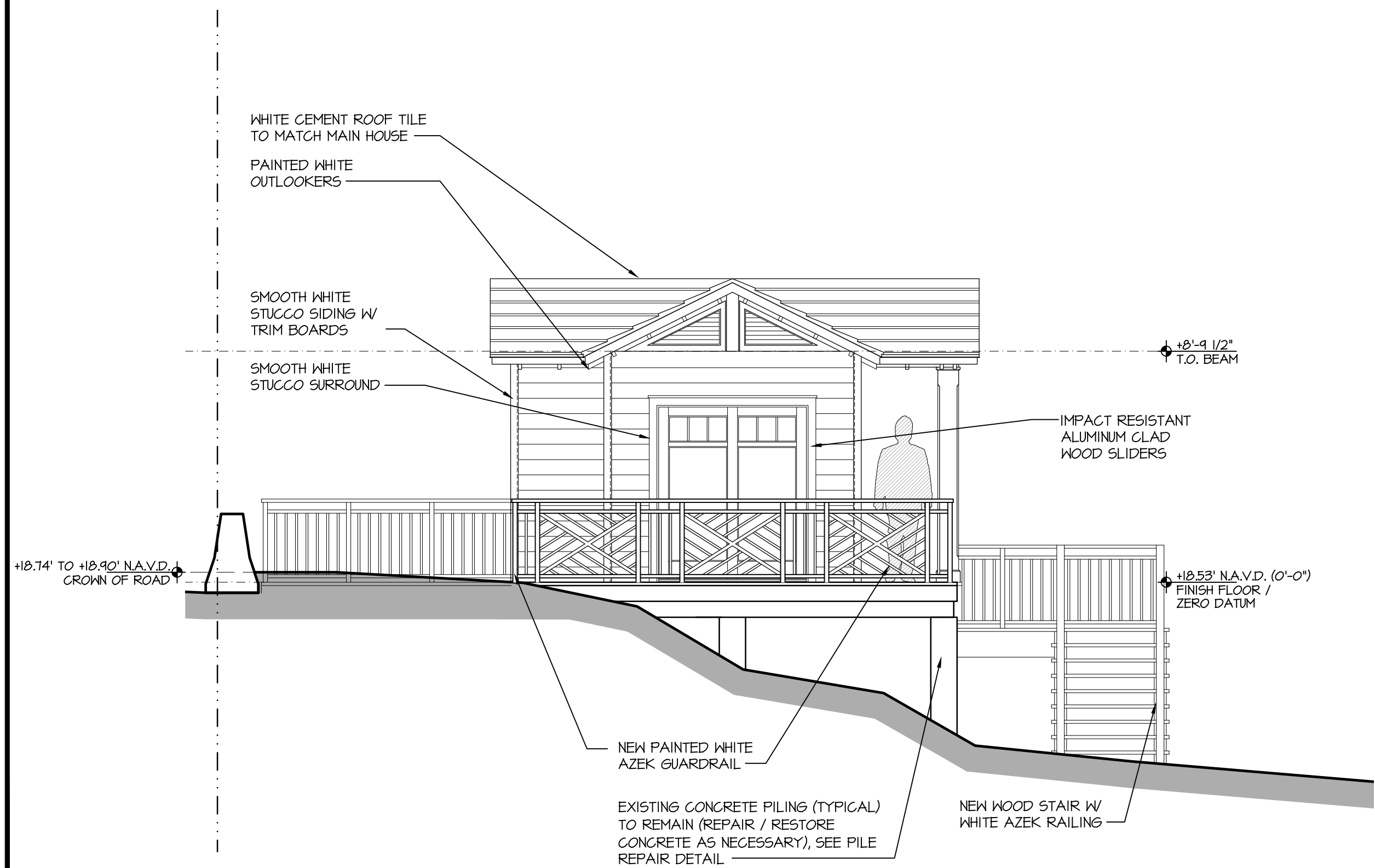
PREVIOUSLY PROPOSED SOUTH EXTERIOR ELEVATION

SCALE 1/4"= 1'-0"



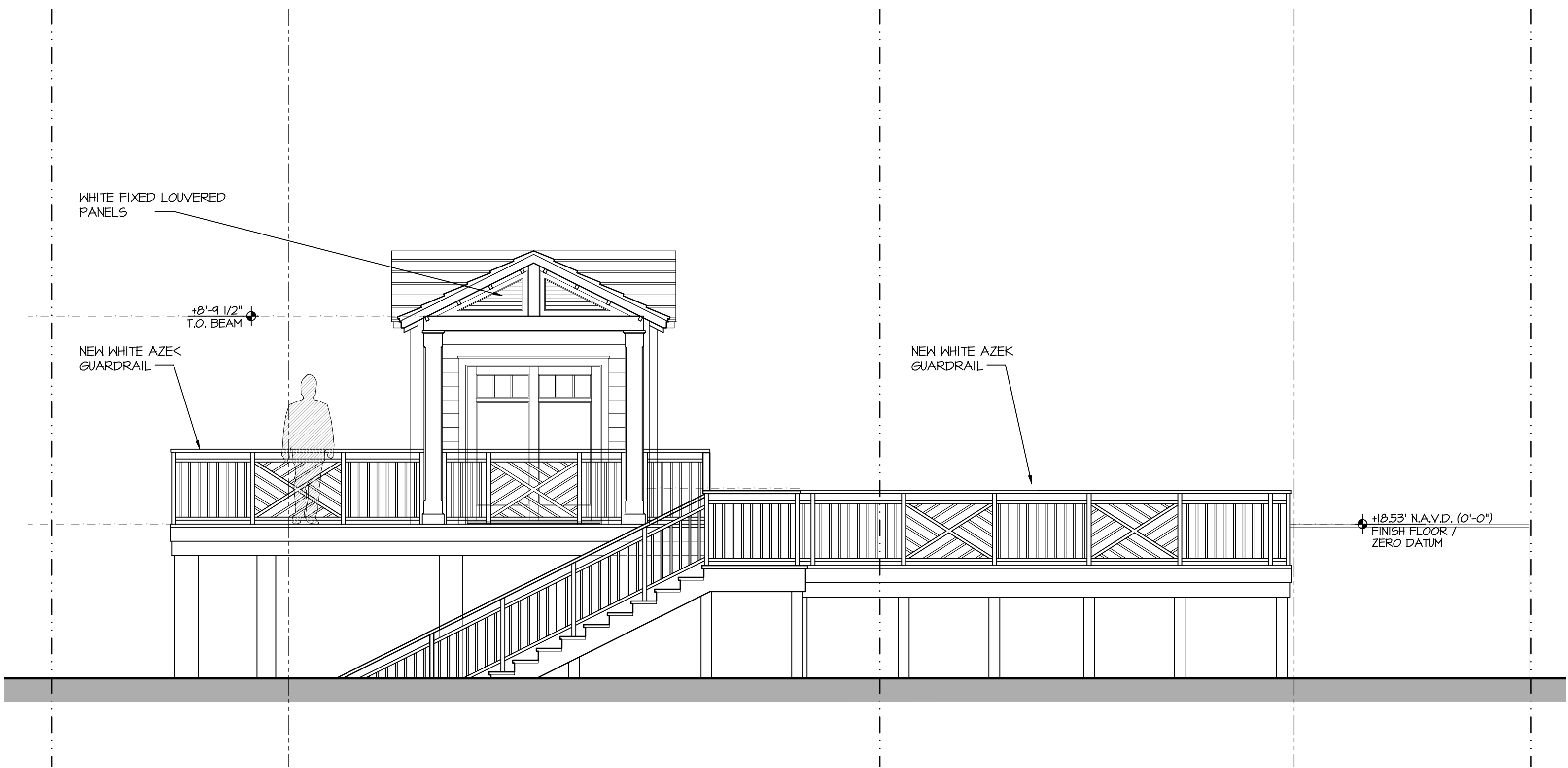
PREVIOUSLY PROPOSED EAST EXTERIOR ELEVATION

SCALE 1/4"= 1'-0"



PROPOSED SOUTH EXTERIOR ELEVATION

SCALE 1/4"= 1'-0"



PROPOSED EAST EXTERIOR ELEVATION

SCALE 1/4"= 1'-0"

PROPOSED BEACH CABANA 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: 561-833-4101, LICENSE #AA-C001914

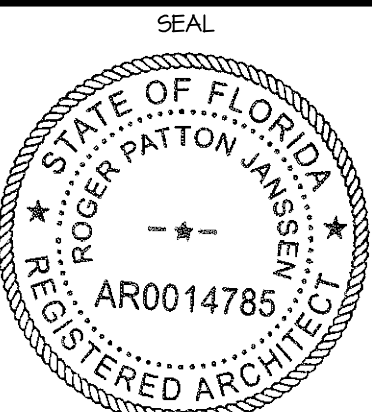
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REVISIONS:

- FIRST SUBMITTAL: 12.08.2022
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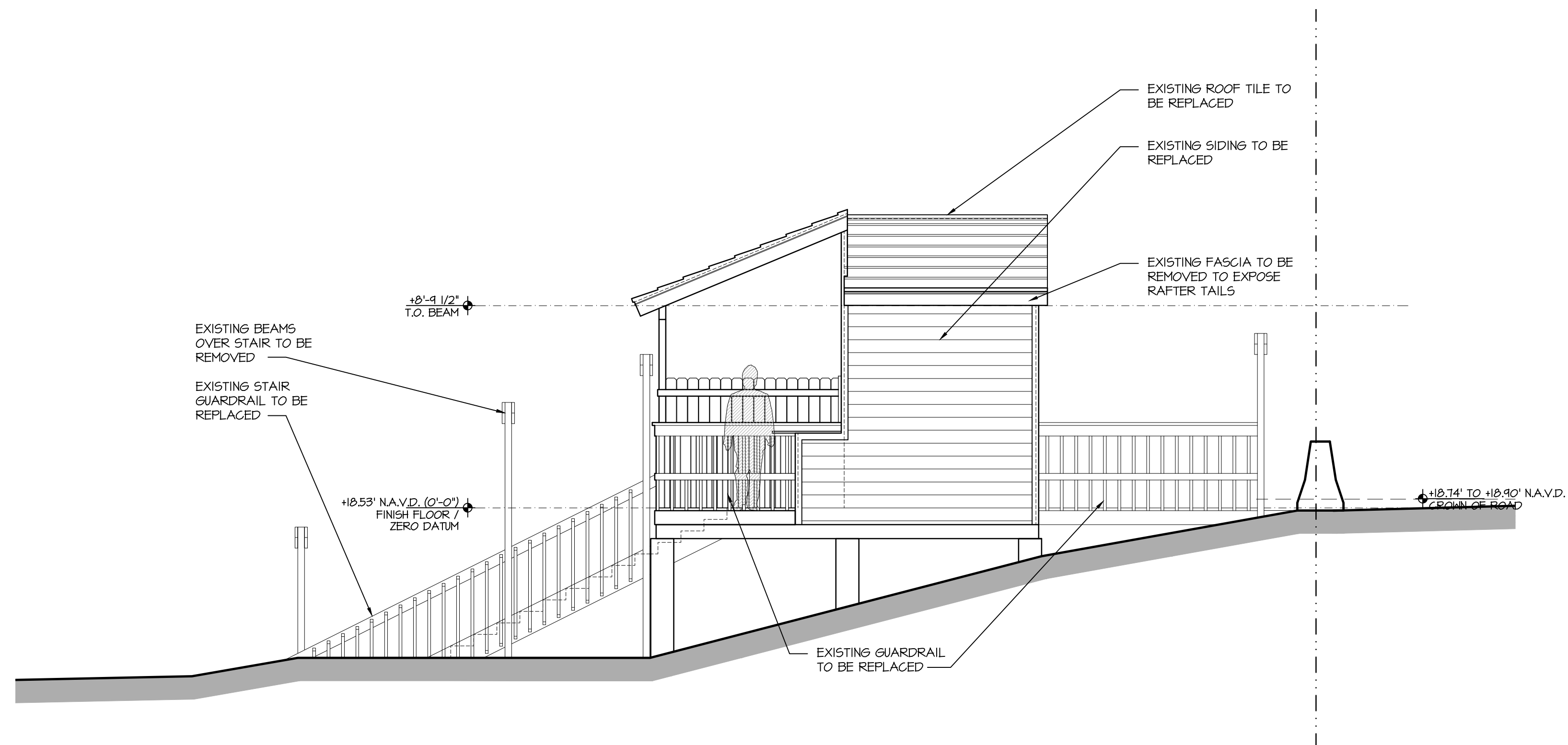
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-024
TC # ZON-23-033

DRAWING NO.

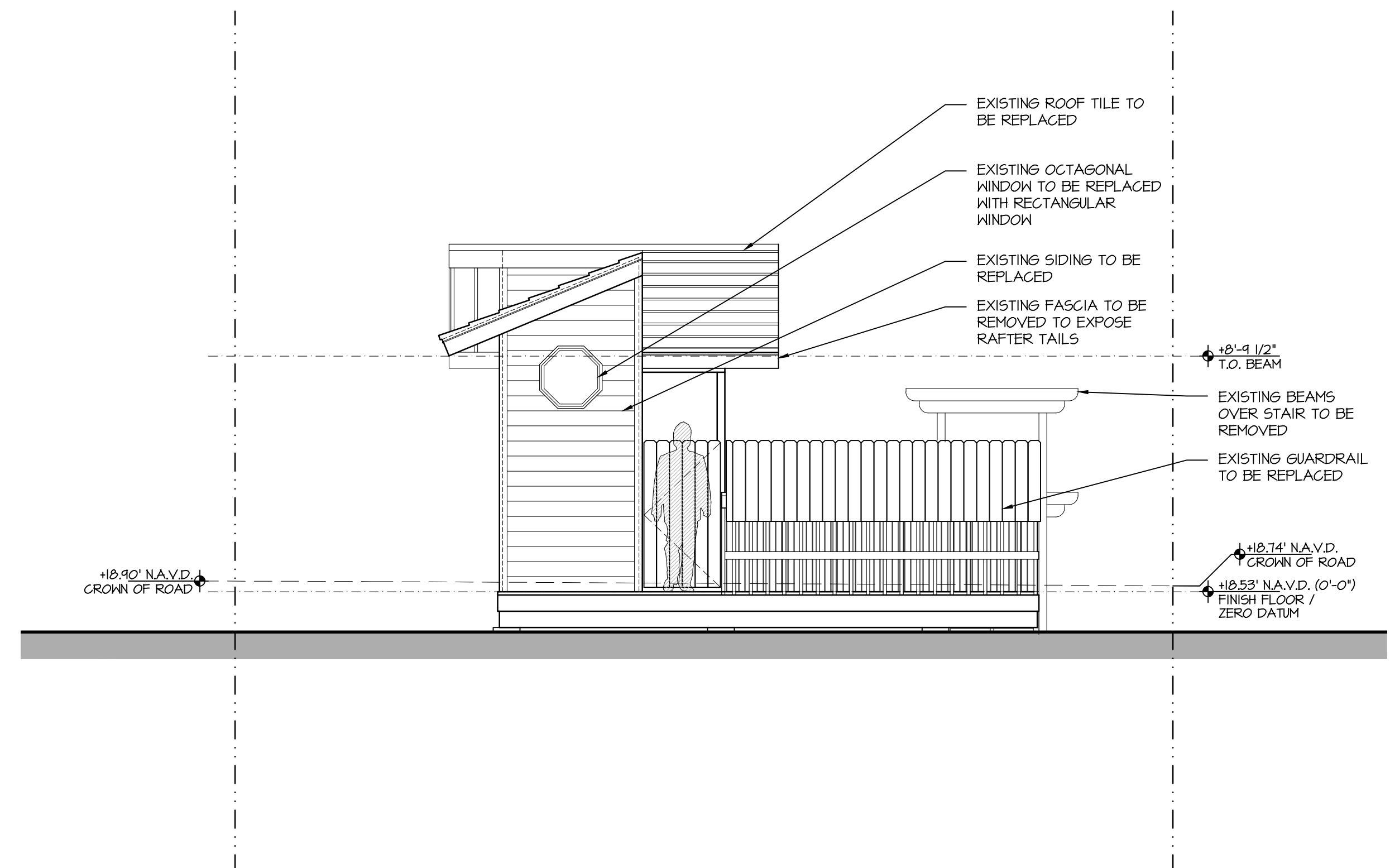
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JOB NUMBER: 22-118



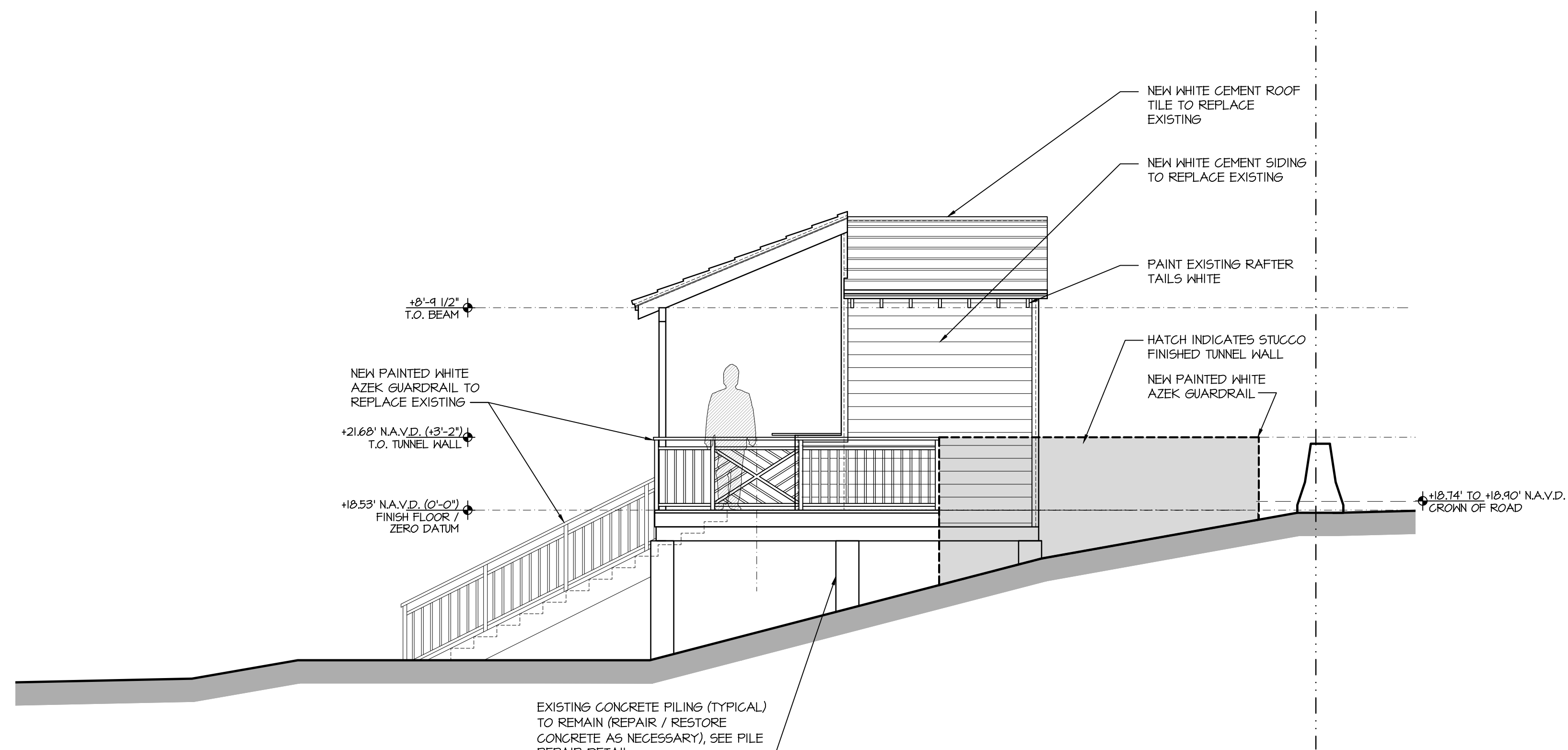
EXISTING NORTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"



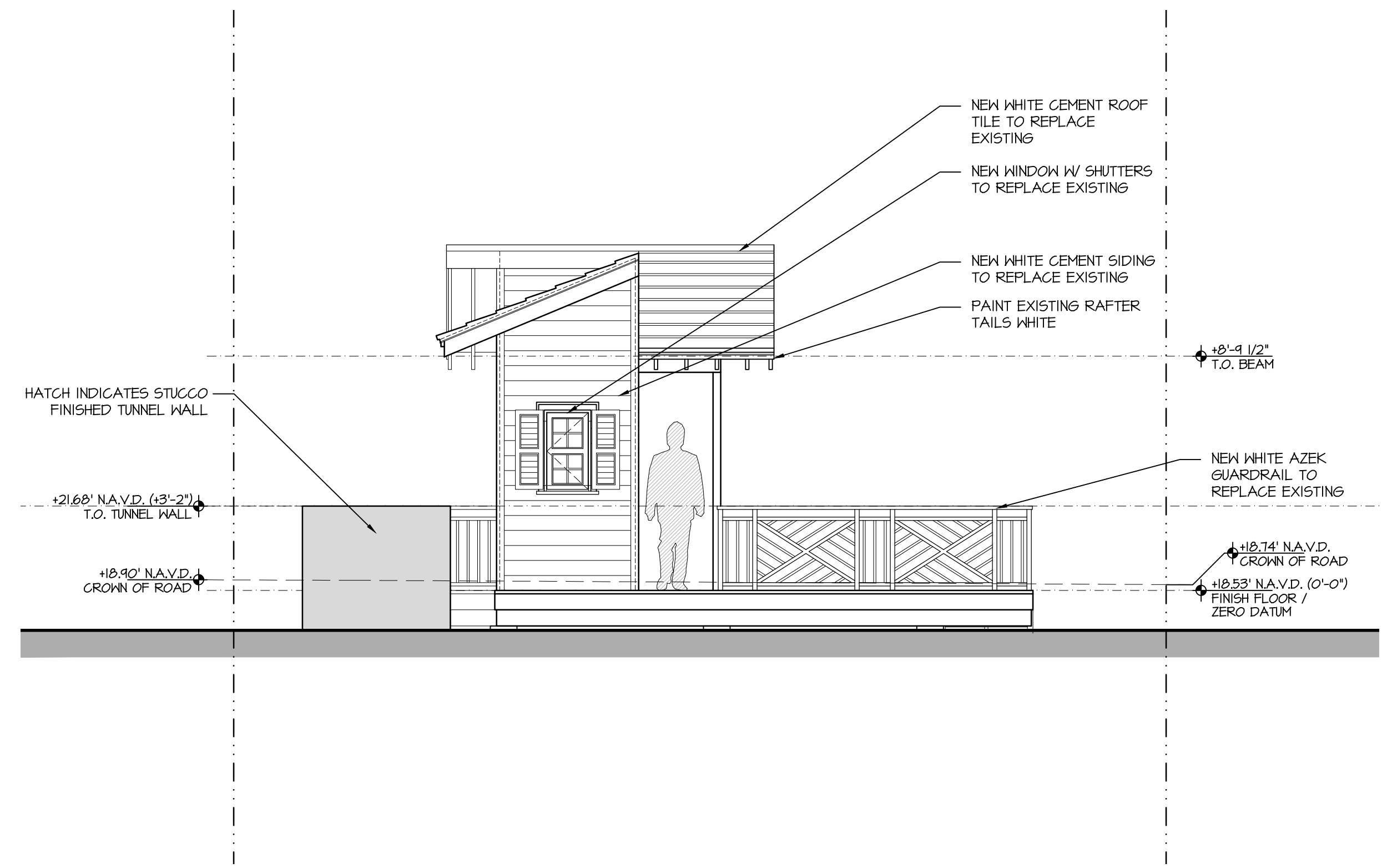
EXISTING WEST EXTERIOR ELEVATION - S. OCEAN BLVD.

SCALE 1/4" = 1'-0"



PREVIOUSLY APPROVED NORTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"



PREVIOUSLY APPROVED WEST EXTERIOR ELEVATION - S. OCEAN BLVD.

SCALE 1/4" = 1'-0"

PROPOSED BEACH CABANA 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: 561-833-4101, LICENSE #AA-C001914

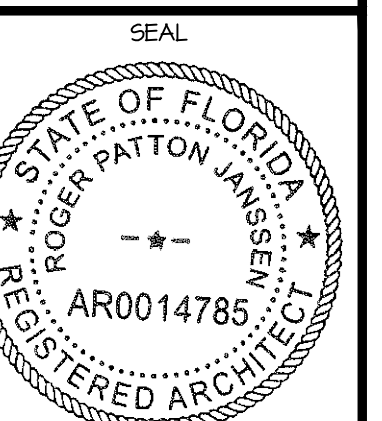
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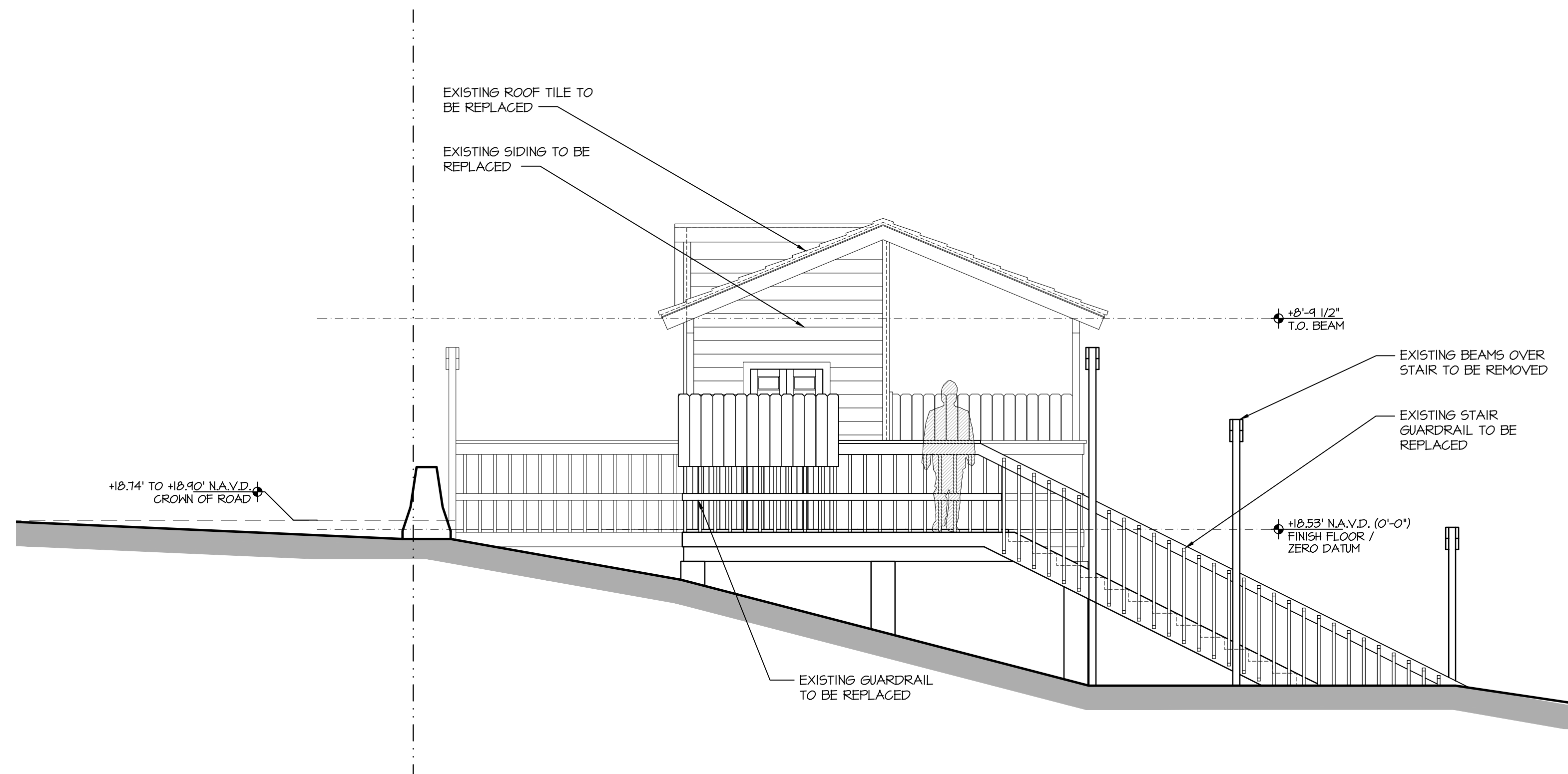
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-024
TC # ZON-23-033

DRAWING NO.

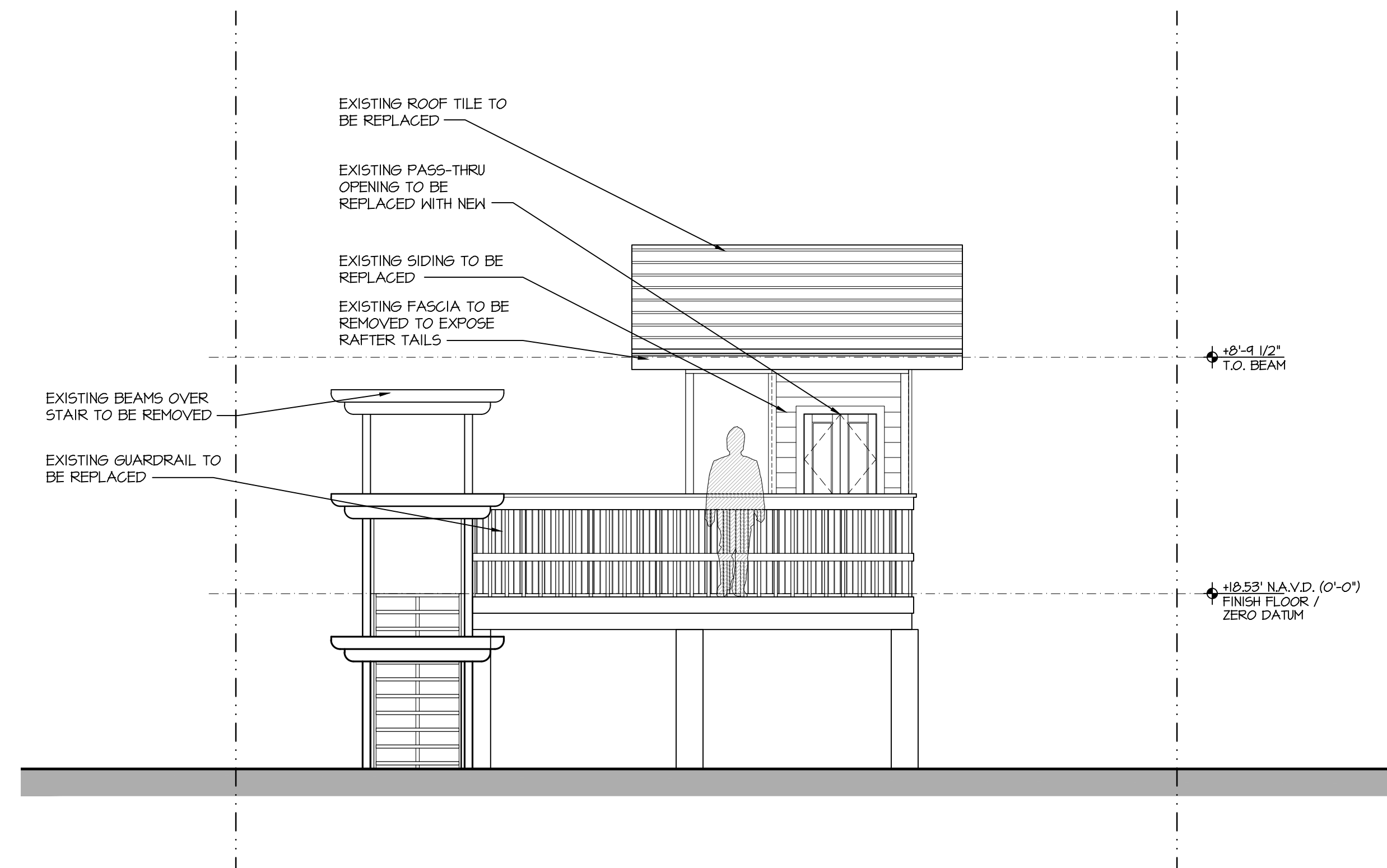
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JOB NUMBER: 22-118



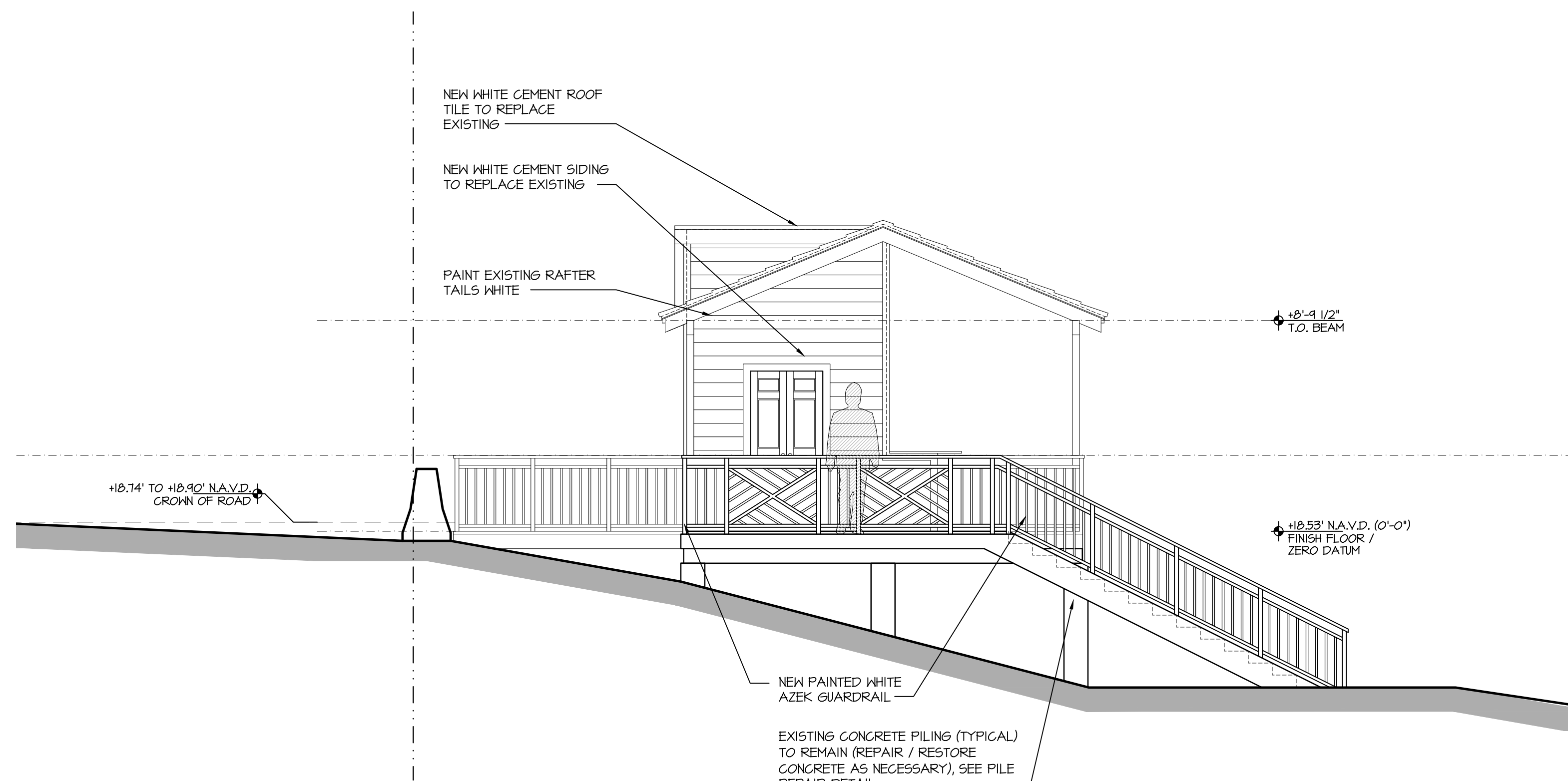
EXISTING SOUTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"



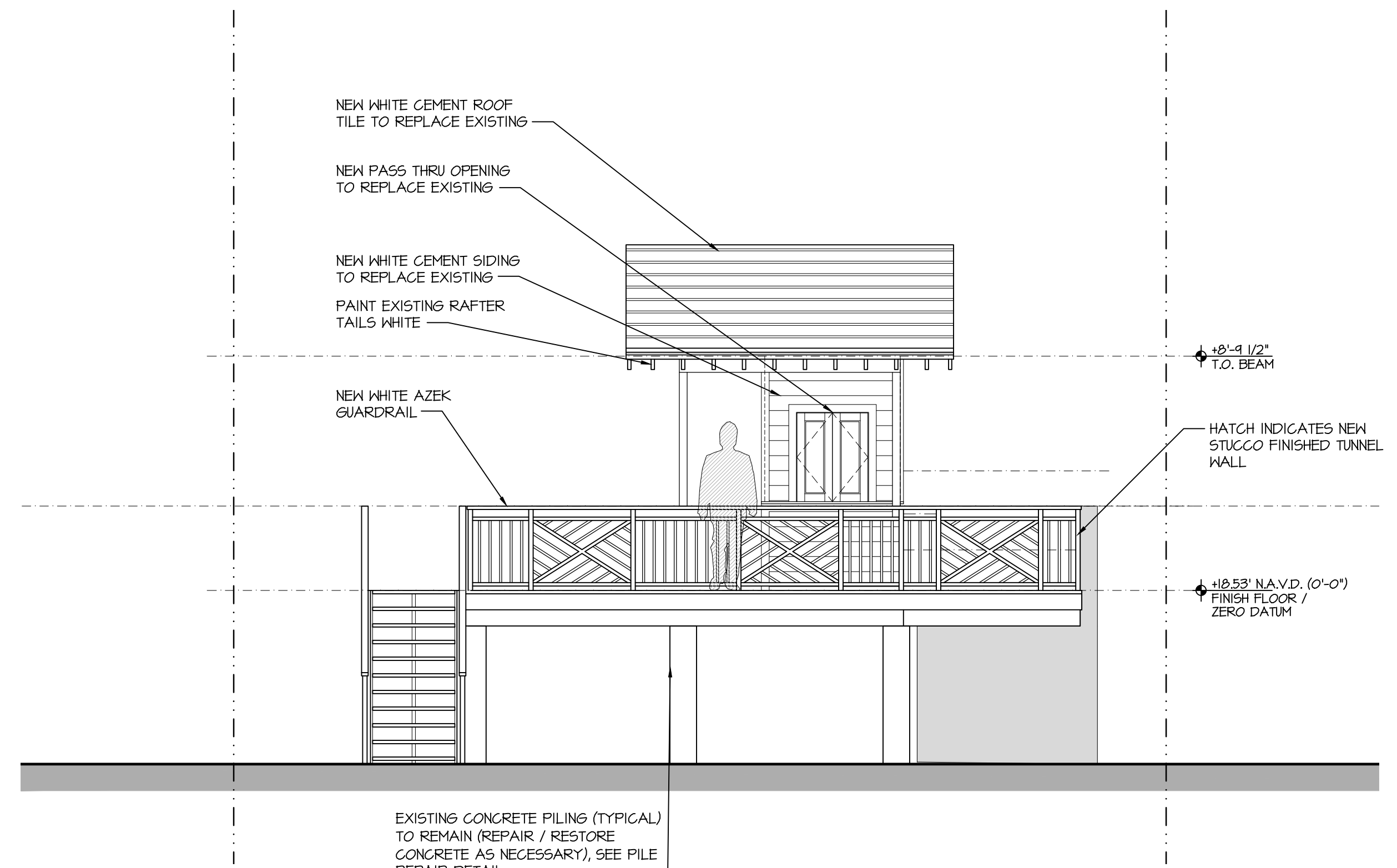
EXISTING EAST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"



PREVIOUSLY APPROVED SOUTH EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"



PREVIOUSLY APPROVED EAST EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED BEACH CABANA AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001914

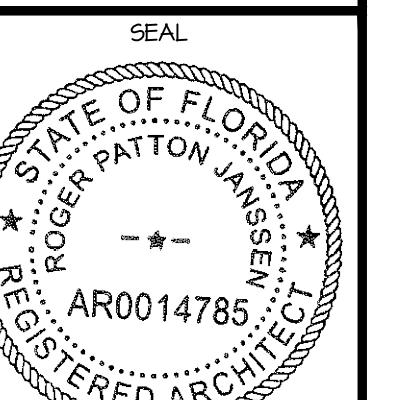
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DRAWN: JKS

REVISIONS:

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-024
TC # ZON-23-033

DRAWING NO.

A-2.04

JOB NUMBER:

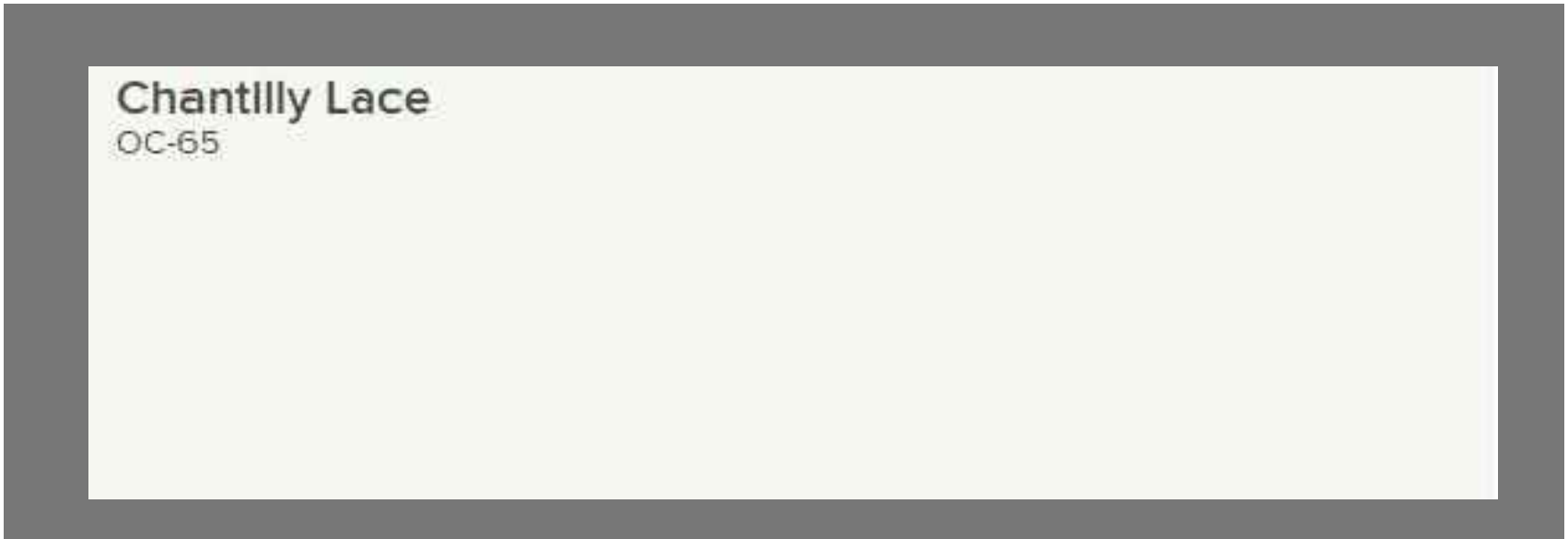
22-118



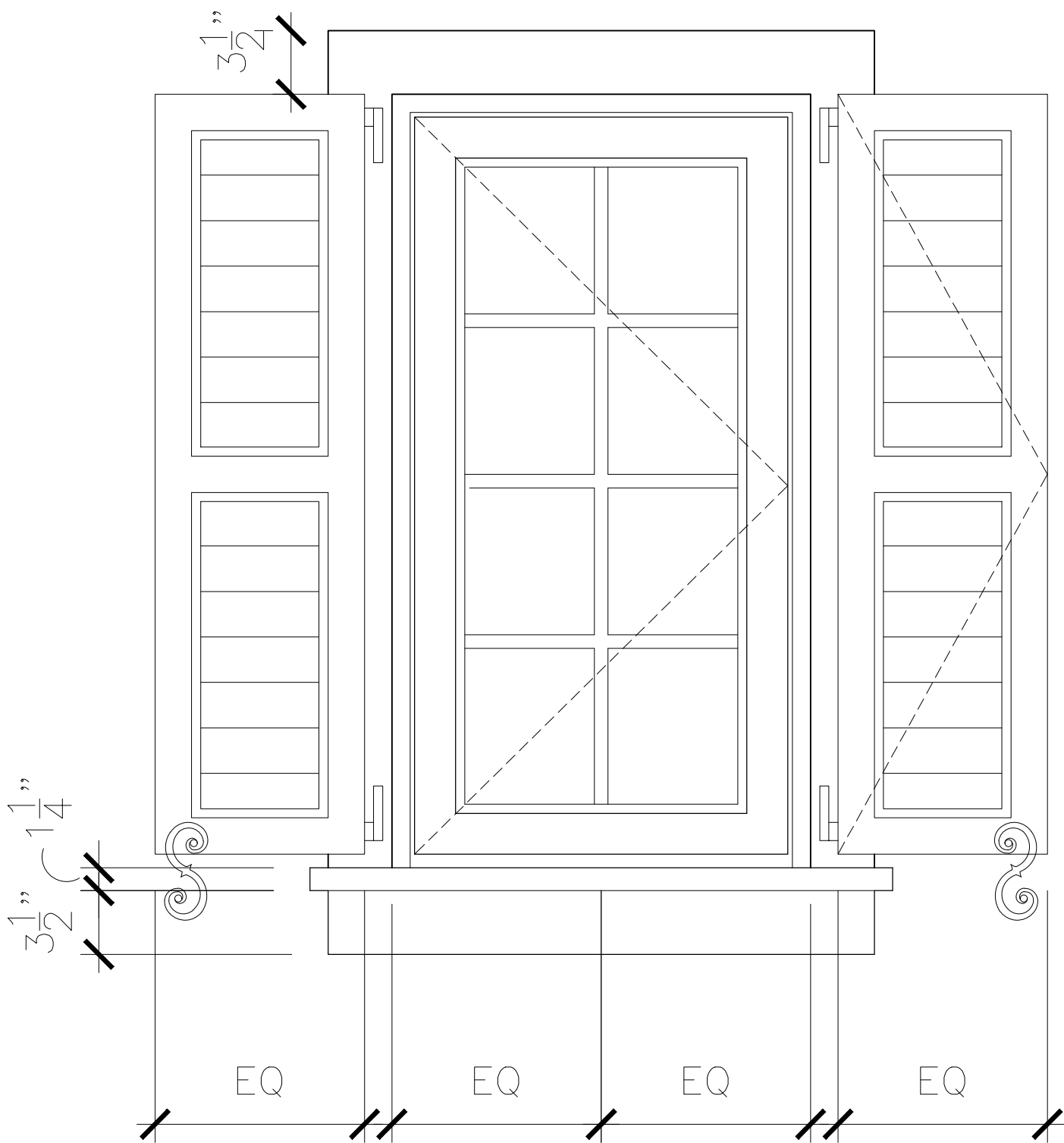
WHITE CEMENT ROOF TILE



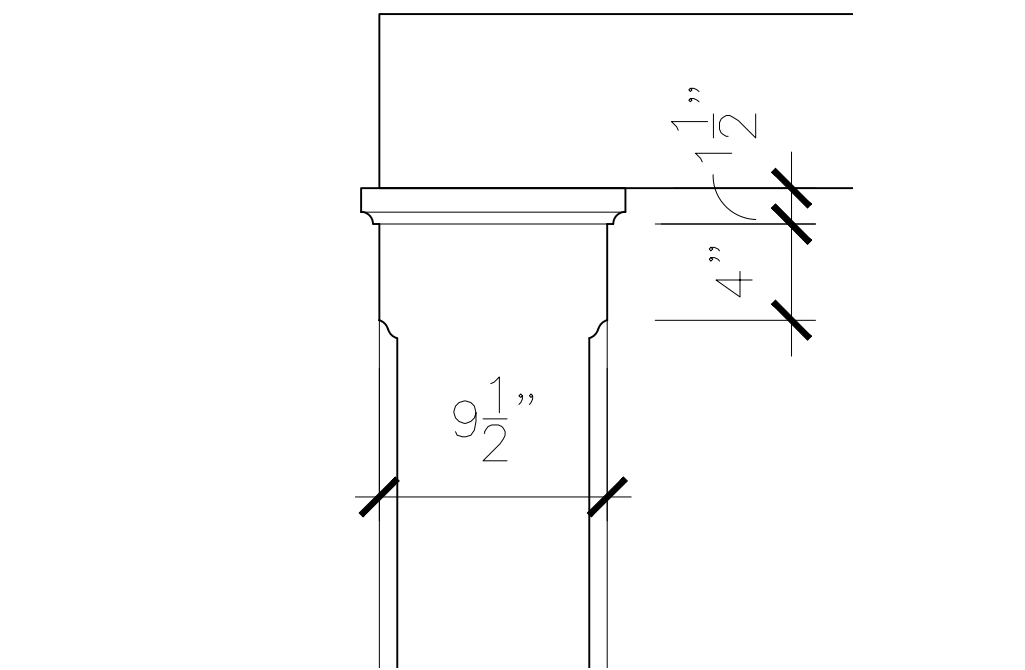
WINDOW, DOOR AND SHUTTER COLOR



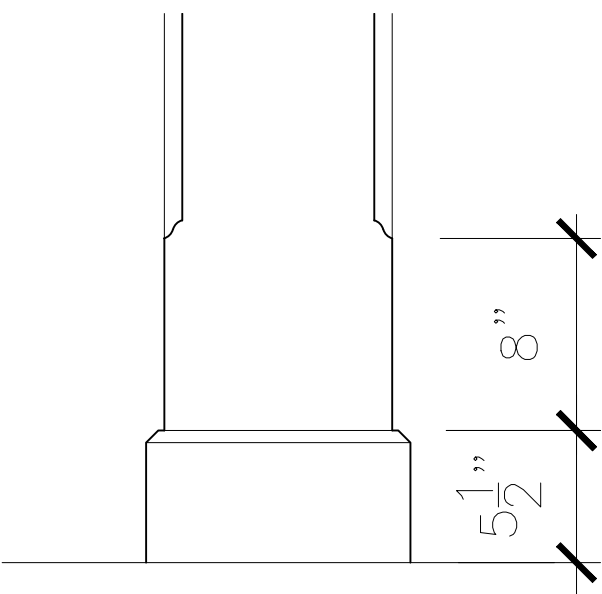
STUCCO AND TRIM COLOR



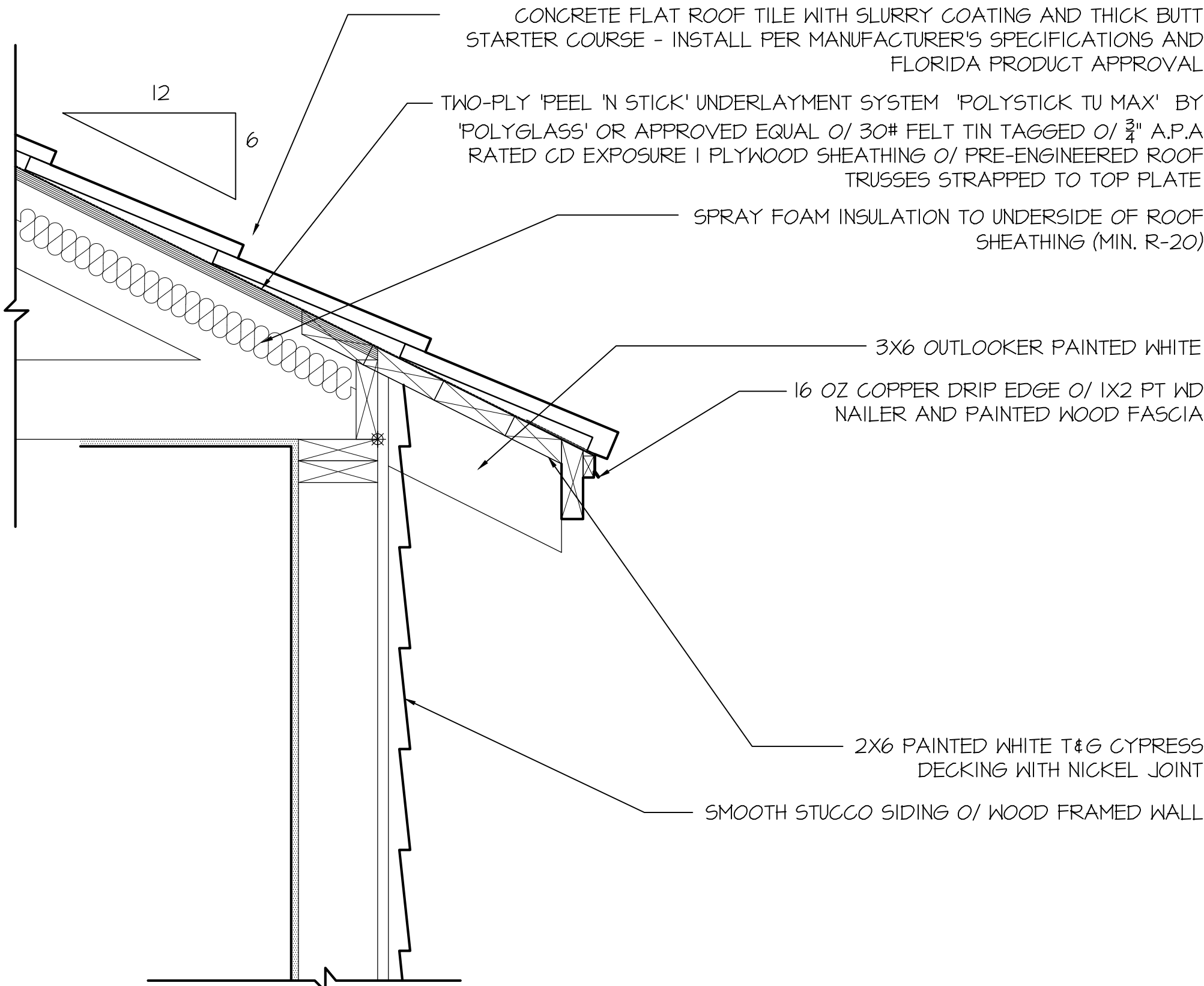
WINDOW & SHUTTER DETAIL



COLUMN CAPITAL DETAIL



COLUMN BASE DETAIL



EAVE DETAIL

PROPOSED BEACH CABANA AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001914

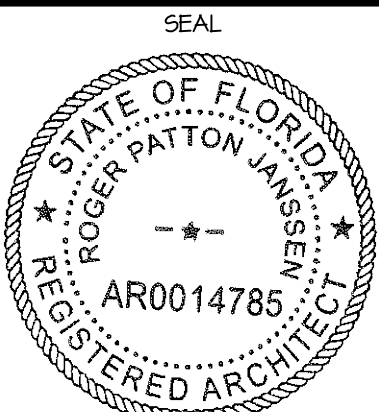
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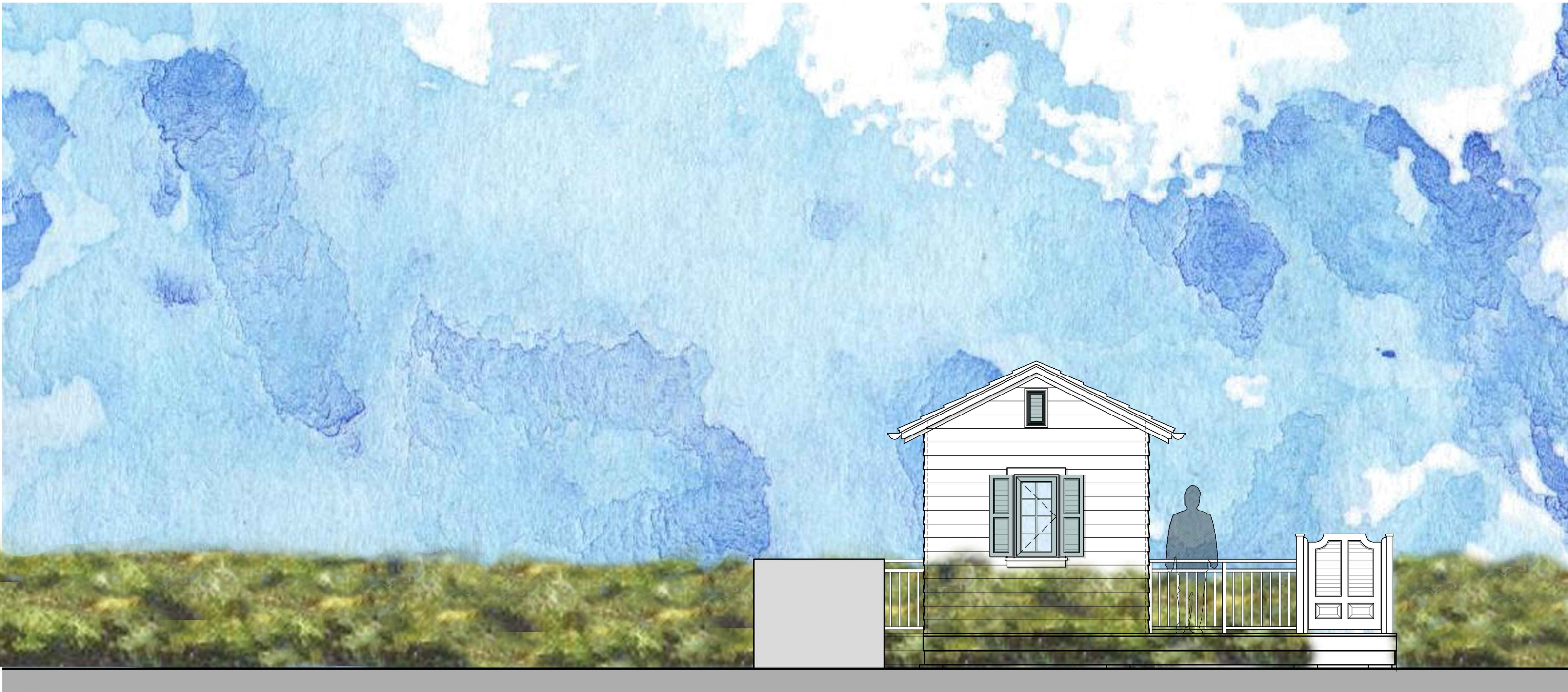
JOB NUMBER:

22-118



PREVIOUSLY PROPOSED NORTH EXTERIOR
ELEVATION RENDERING

SCALE 1/4"= 1'-0"



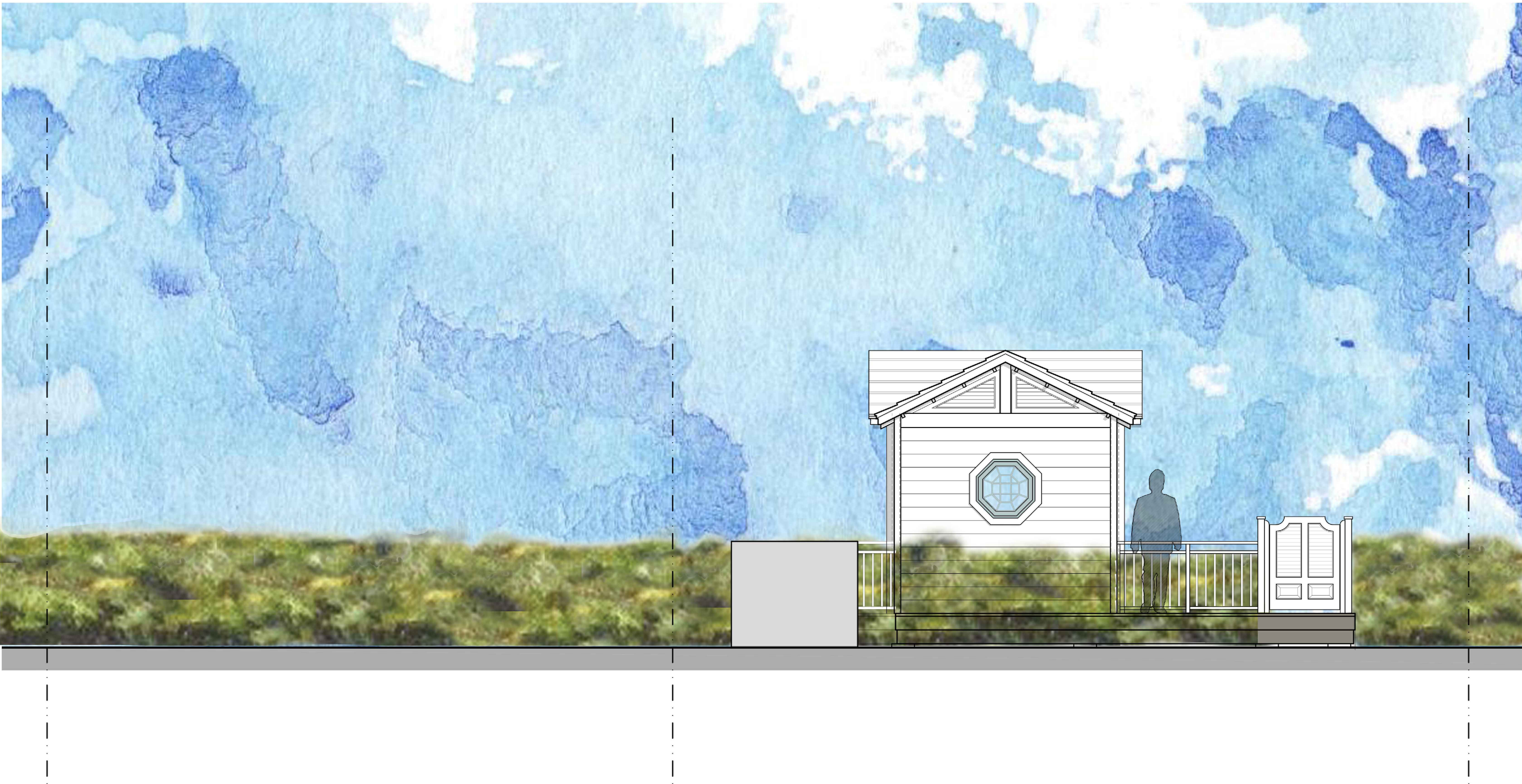
PREVIOUSLY PROPOSED WEST EXTERIOR ELEVATION
RENDERING - S. OCEAN BLVD.

SCALE 1/4"= 1'-0"



PROPOSED NORTH EXTERIOR ELEVATION RENDERING

SCALE 1/4"= 1'-0"



PROPOSED WEST EXTERIOR ELEVATION RENDERING - S. OCEAN BLVD.

SCALE 1/4"= 1'-0"

PROPOSED BEACH CABANA AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001R14

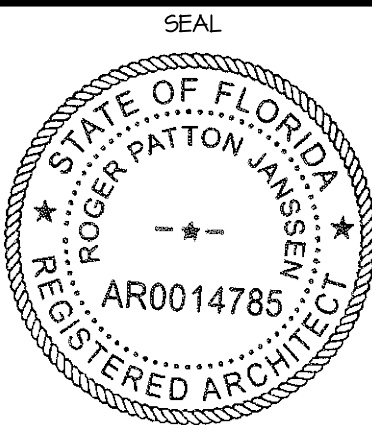
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REVISIONS:

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ARCOM # ARC-23-024
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A-2.01R

JOB NUMBER:

22-118



PREVIOUSLY PROPOSED SOUTH EXTERIOR
ELEVATION RENDERING

SCALE 1/4"= 1'-0"



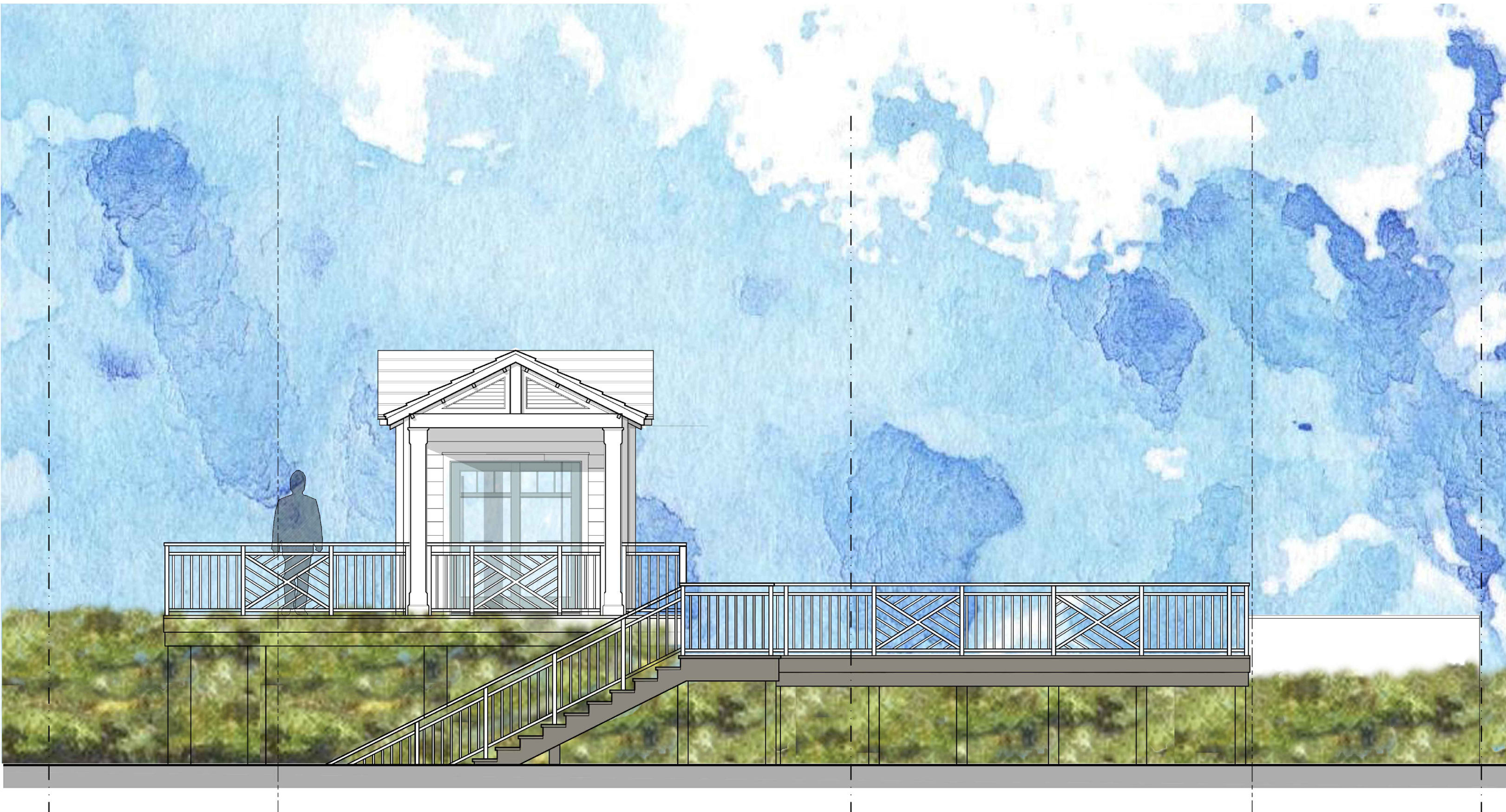
PREVIOUSLY PROPOSED EAST EXTERIOR ELEVATION RENDERING

SCALE 1/4"= 1'-0"



PROPOSED SOUTH EXTERIOR ELEVATION RENDERING

SCALE 1/4"= 1'-0"



PROPOSED EAST EXTERIOR ELEVATION RENDERING

SCALE 1/4"= 1'-0"

PROPOSED BEACH CABANA 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: 561-833-4101, LICENSE #AA-C001R14

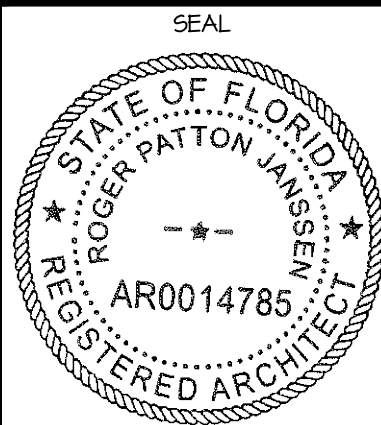
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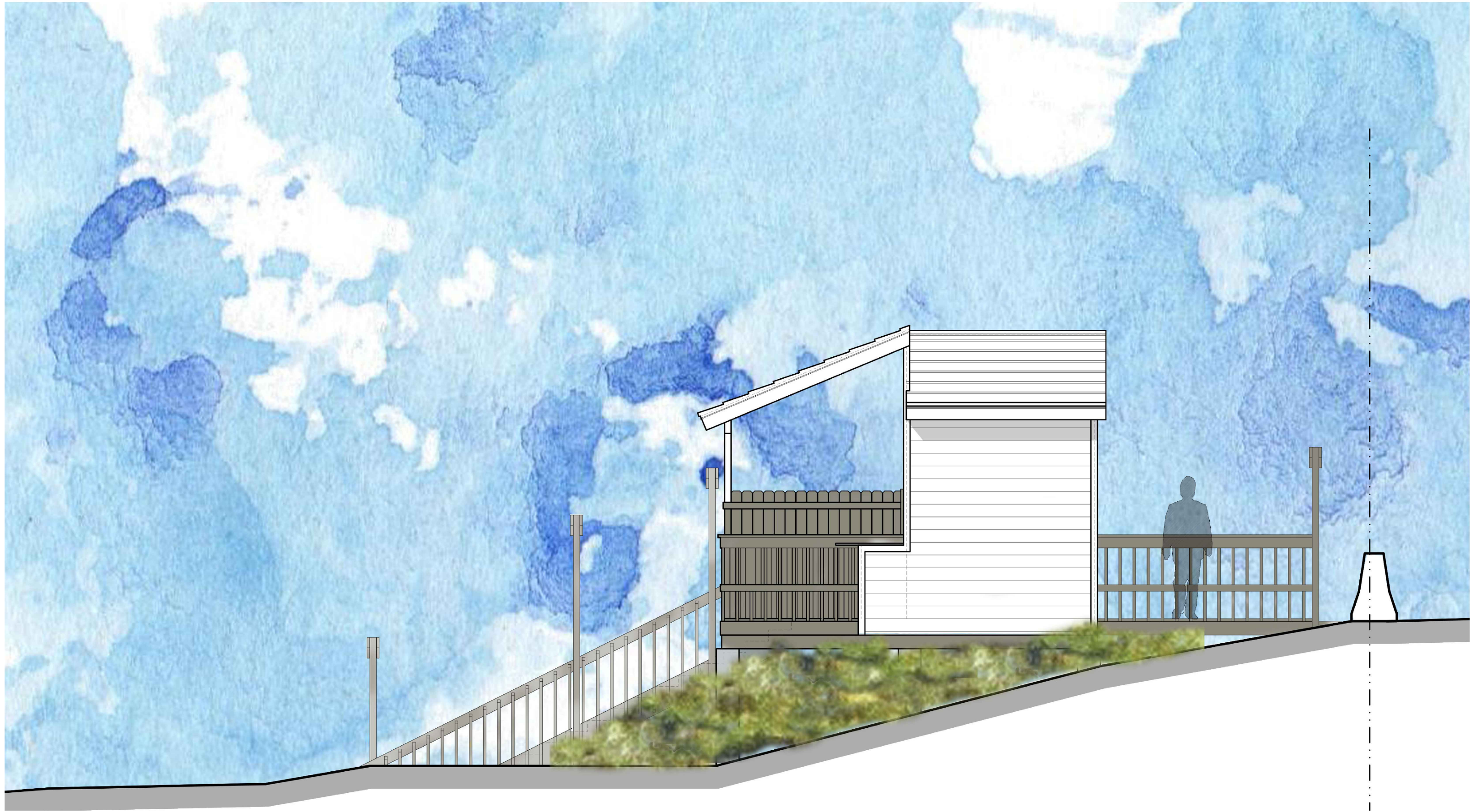
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TC # ZON-23-033

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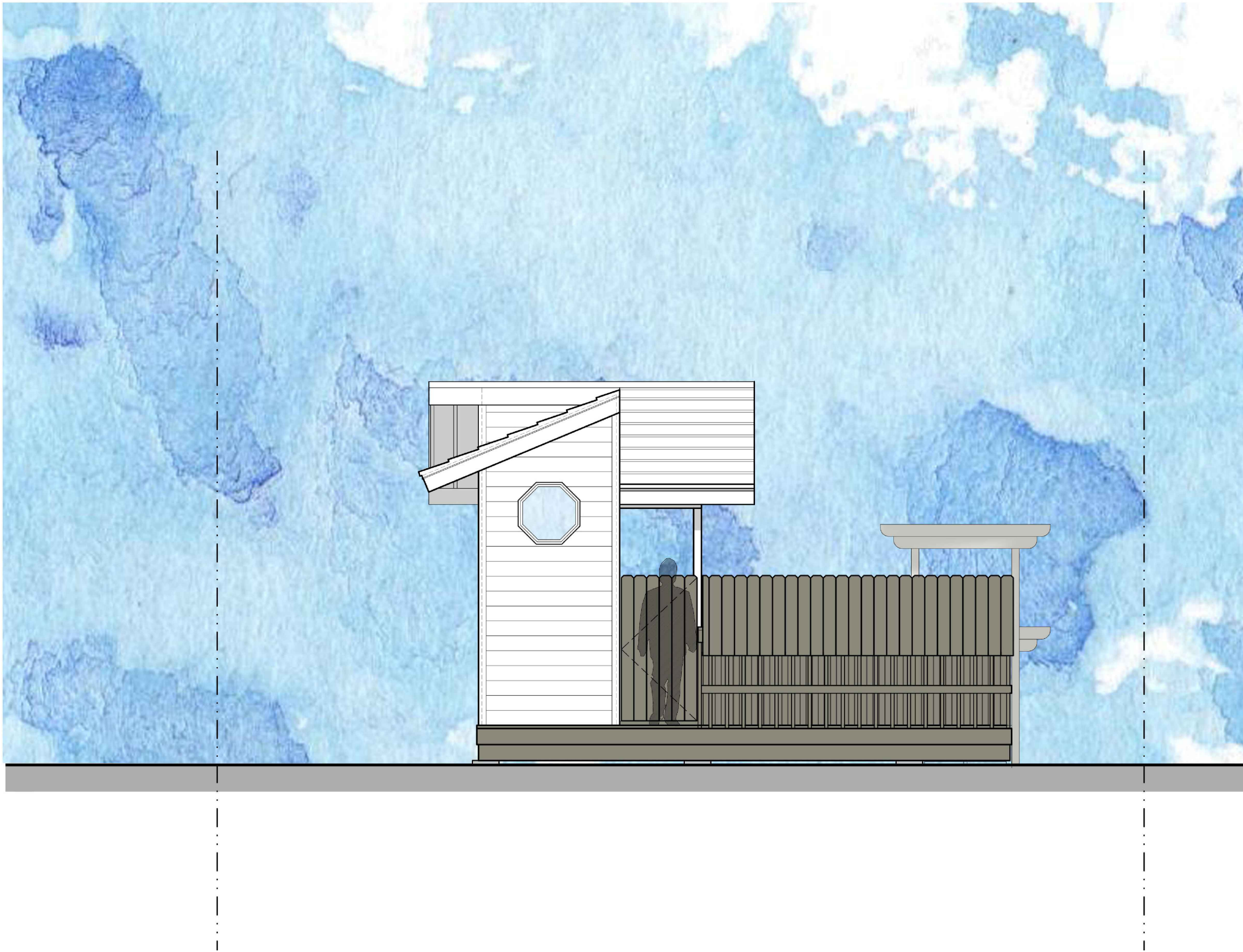
JOB NUMBER:

22-118



EXISTING NORTH EXTERIOR
ELEVATION RENDERING

SCALE 1/4" = 1'-0"



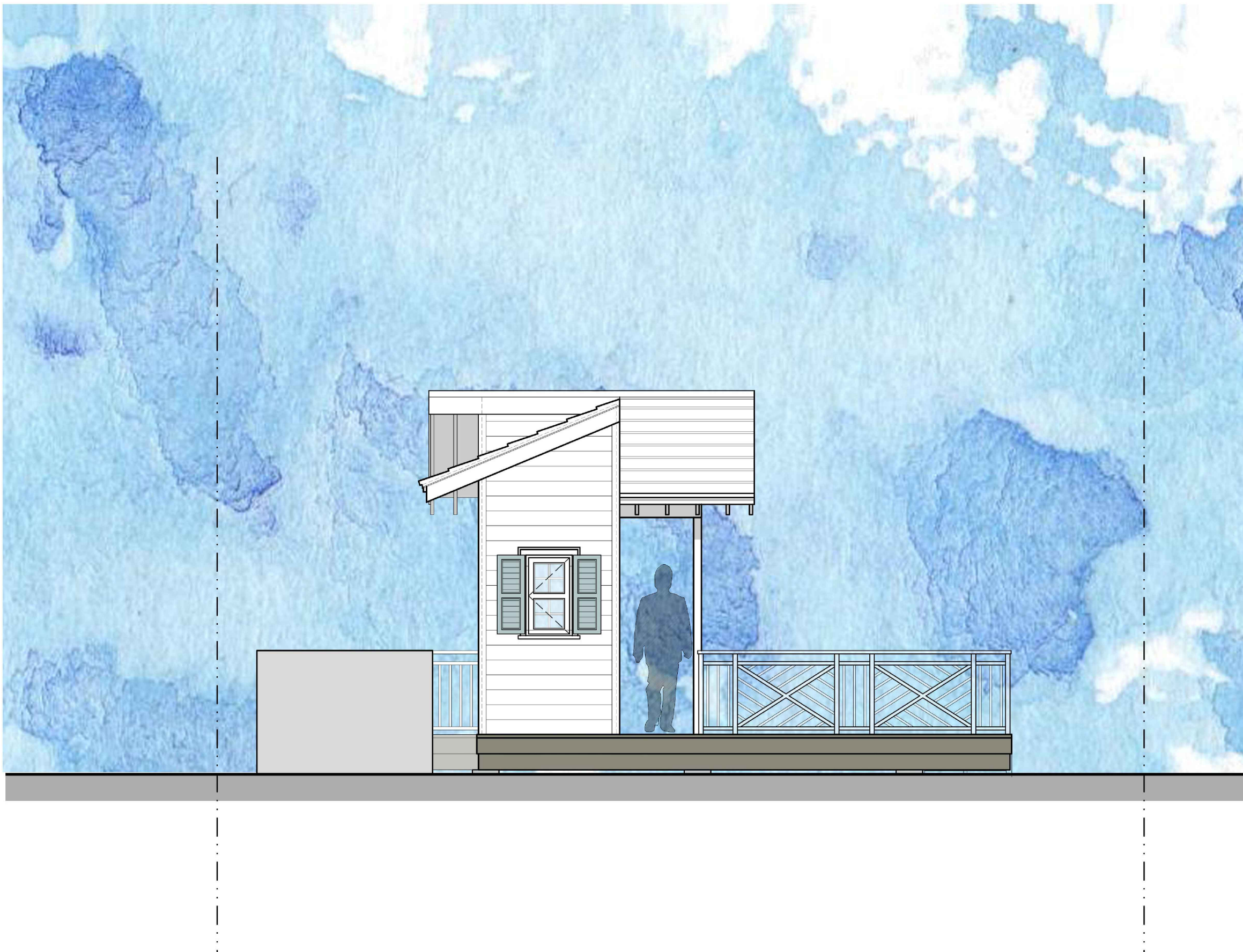
EXISTING WEST EXTERIOR ELEVATION
RENDERING - S. OCEAN BLVD.

SCALE 1/4" = 1'-0"



PREVIOUSLY APPROVED NORTH EXTERIOR
ELEVATION RENDERING

SCALE 1/4" = 1'-0"



PREVIOUSLY APPROVED WEST EXTERIOR
ELEVATION RENDERING - S. OCEAN BLVD.

SCALE 1/4" = 1'-0"

PROPOSED BEACH CABANA AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001914

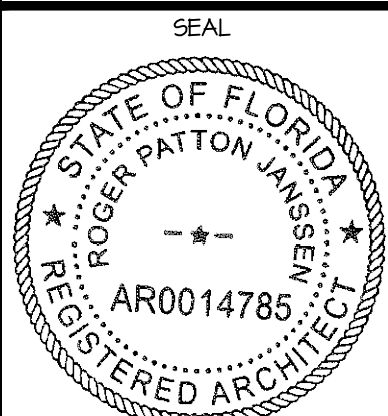
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A-2.03R

JOB NUMBER: 22-118



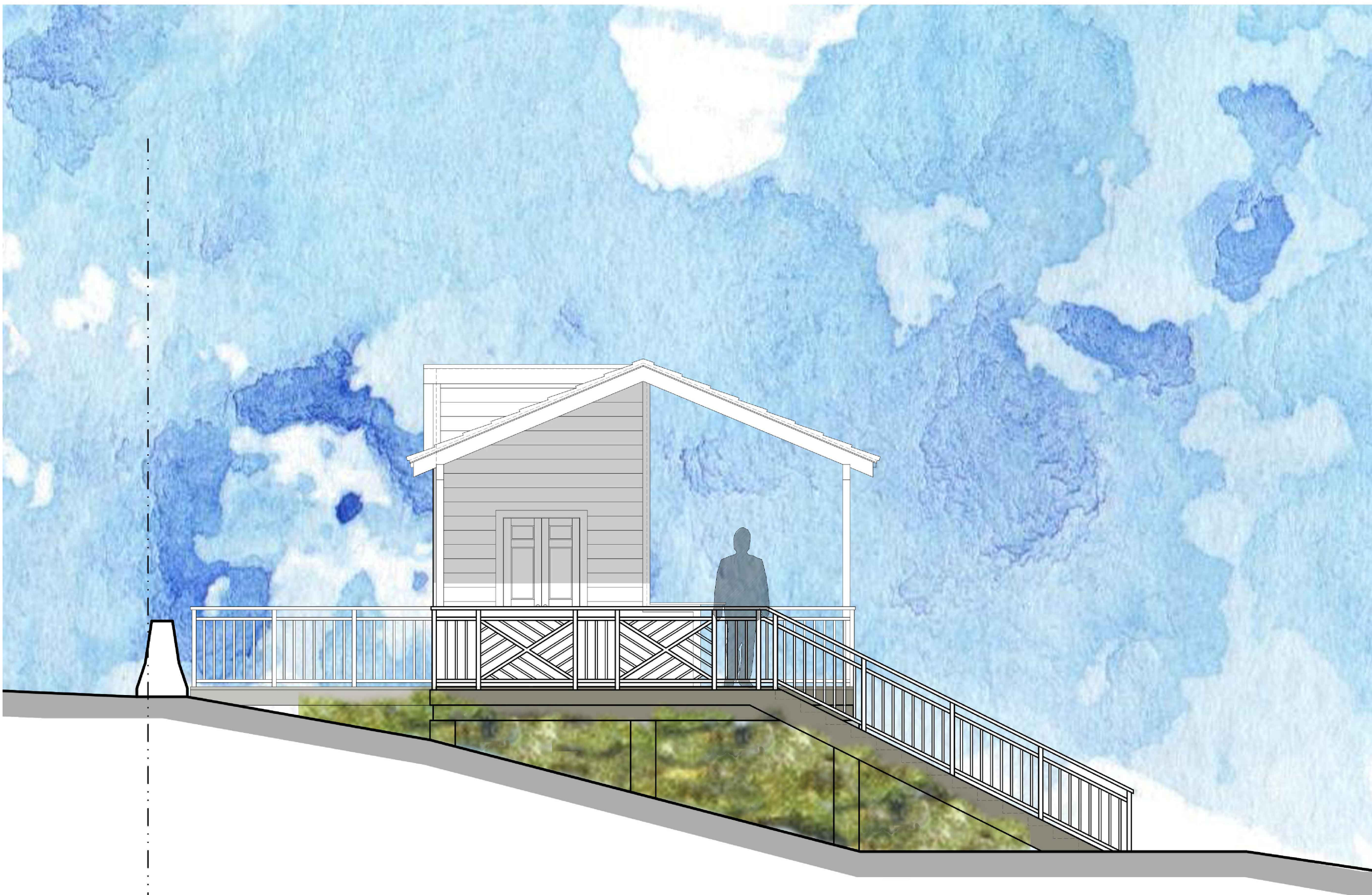
EXISTING SOUTH EXTERIOR ELEVATION RENDERING

SCALE 1/4"= 1'-0"



EXISTING EAST EXTERIOR ELEVATION RENDERING

SCALE 1/4"= 1'-0"



PREVIOUSLY APPROVED SOUTH EXTERIOR ELEVATION RENDERING

SCALE 1/4"= 1'-0"



PREVIOUSLY APPROVED EAST EXTERIOR ELEVATION RENDERING

SCALE 1/4"= 1'-0"

PROPOSED BEACH CABANA 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: 561-833-4101, LICENSE #AA-C001914

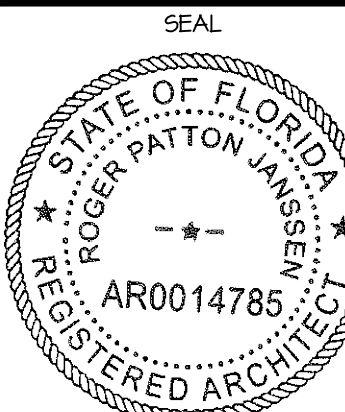
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-024

TC # ZON-23-033

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A-2.04R

JOB NUMBER: 22-118



PERSPECTIVE VIEW OF EAST SIDE OF CABANA AND POOL

PROPOSED BEACH CABANA AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001914

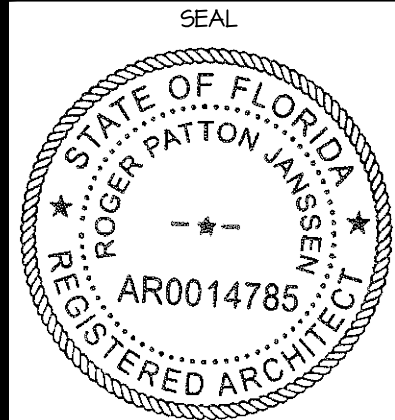
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ARCOM # ARC-23-024
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A-2.05R

JOB NUMBER: 22-118



PERSPECTIVE VIEW OF APPROVED MAIN HOUSE AND GUEST HOUSE

PROPOSED BEACH CABANA AT:

1540 S. OCEAN BLVD.

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C001914

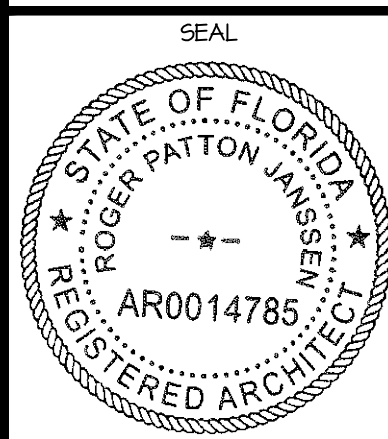
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TC # ZON-23-033

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JOB NUMBER: 22-118



5.1_1500 S Ocean.JPEG



5.2_115 Oceanview Rd.JPEG



5.3 127 Oceanview Rd.JPEG



5.5 1540 S Ocean.JPG



5.6_1550 S Ocean.JPEG



5.7_1560 S Ocean.JPEG



5.8 1564 S Ocean.JPEG



5.9 Two Gates on S Ocean.JPEG



5.10_Two Gates on S Ocean.JPEG



1.1_Existing Cabana Street Entrance.JPG



1.3_Existing Cabana_North.JPEG



1.4 Existing Cabana NE Facades.JPEG



1.5 Existing Cabana East Facade.JPEG



1.6_Existing Cabana_East.JPEG



1.7_Existing Cabana_at Stair.JPEG



1.8 Existing Cabana South Facade.JPEG



1.9 Existing Cabana Covered Deck.JPEG



1.10_Existing Cabana Covered Deck at Front Gate.JPEG



2.1_Existing Piling.JPEG



2.2 Existing Piling.JPEG



2.3 Existing Piling.JPEG



2.4_Existing Piling.JPEG



2.5_Existing Piling.JPEG



3.1 Existing Rafters.JPEG



3.2 Existing Rafters.JPEG



3.3_Existing Rafters and Beam.JPEG



3.4_Existing Rafters and Beam.JPEG



3.5 Existing Deck SW Corner.JPEG



3.6 West Window.JPEG



3.7_Corner Detail at West Entry.JPEG



3.8_Counter Detail on East Side.JPEG



3.9 South Door.JPEG



3.10 Gable Ridge Detail.JPEG



3.11_Exterior Guardrail Detail.JPEG



4.1_Interior View of Window.JPEG



4.2 Interior View of Skylight.JPEG



4.3 Interior View of Door Framing.JPEG



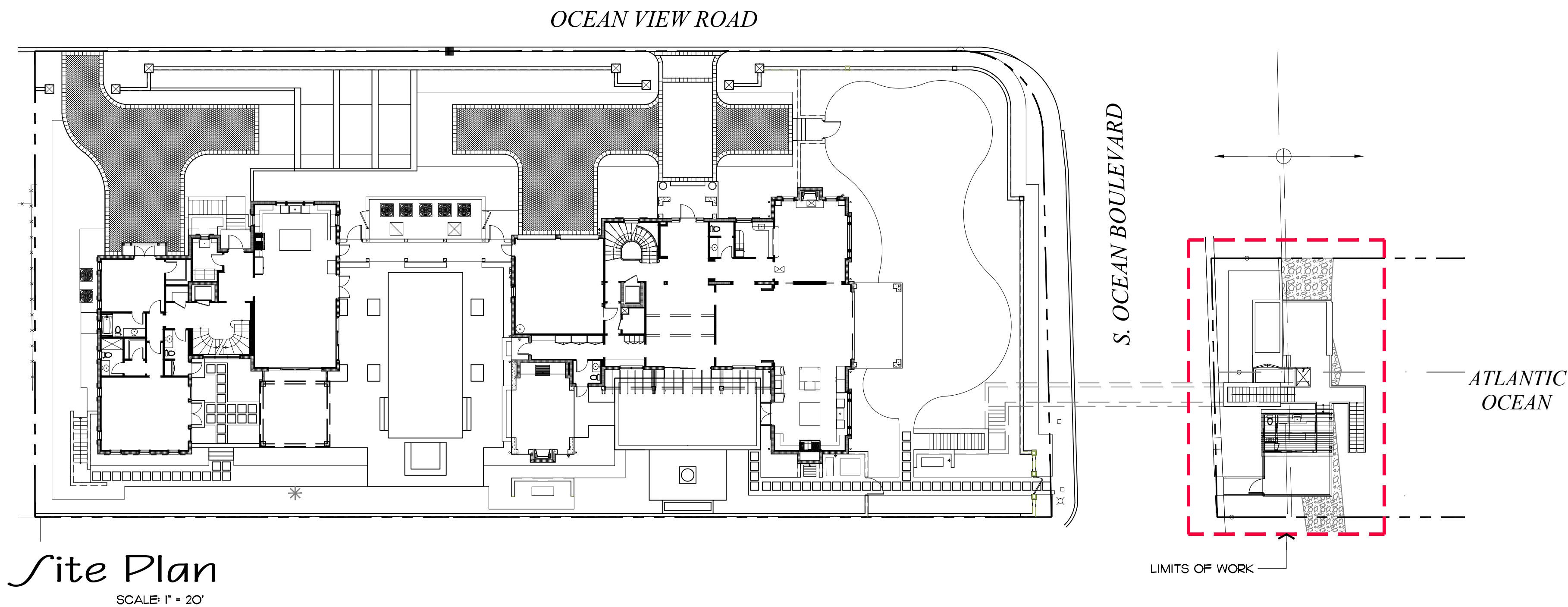
4.4_Interior View of Door Jamb.JPEG



4.5_Interior View of Electrical Panel.JPEG



4.6 Pass Thru Doors.JPEG



**ENVIRONMENT
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139 North County Road 5420-B Palm Beach, FL 33480
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Landscape Management
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Dustin@environmentdesigngroup.com

ARC-23-024

ZON-23-033

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1540 South Ocean Blvd
Town of Palm Beach

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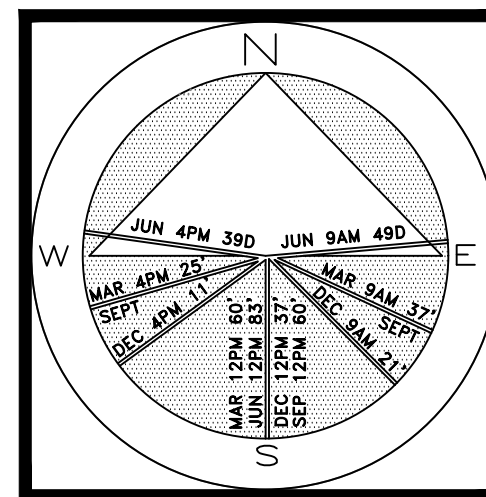
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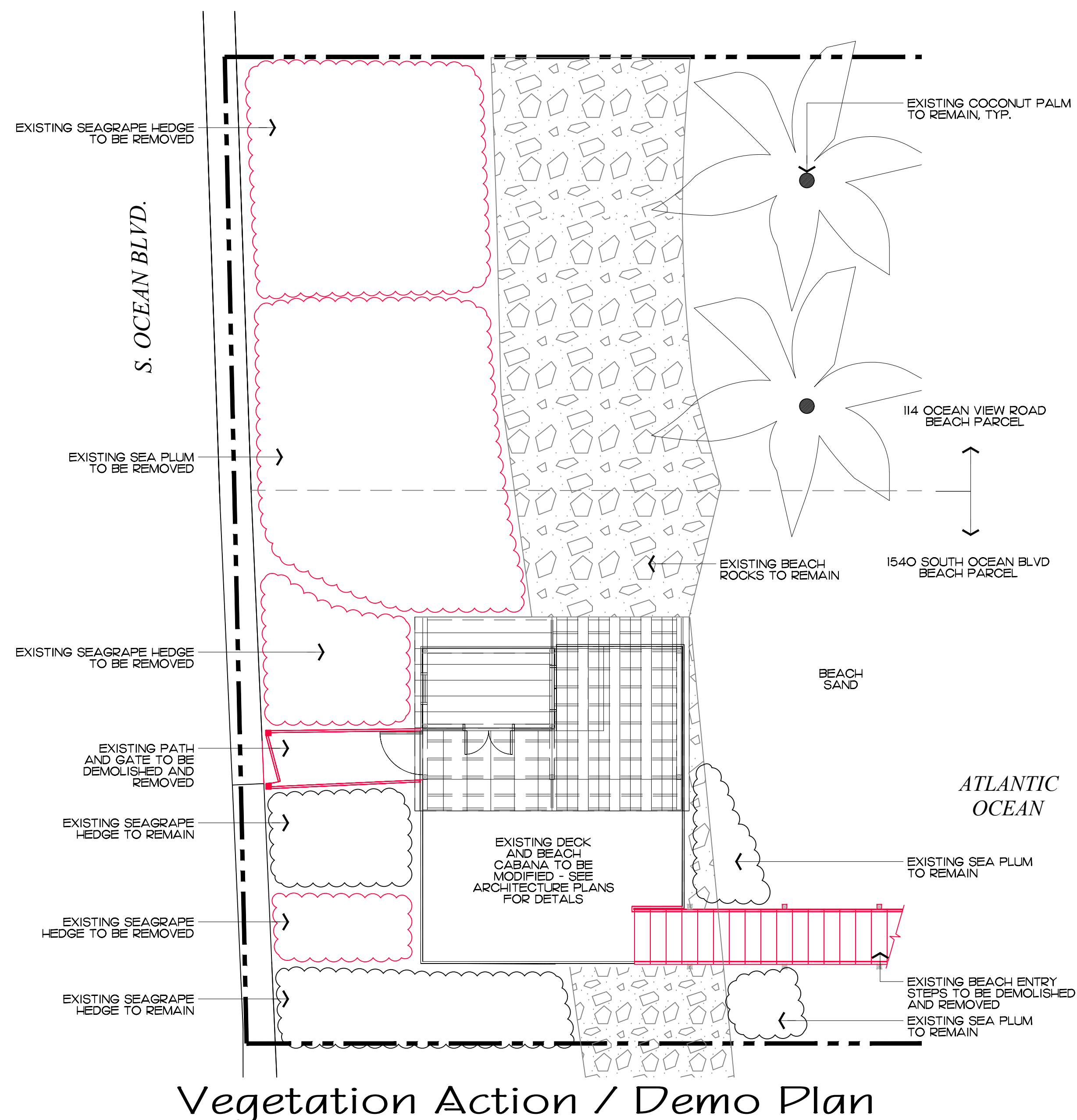
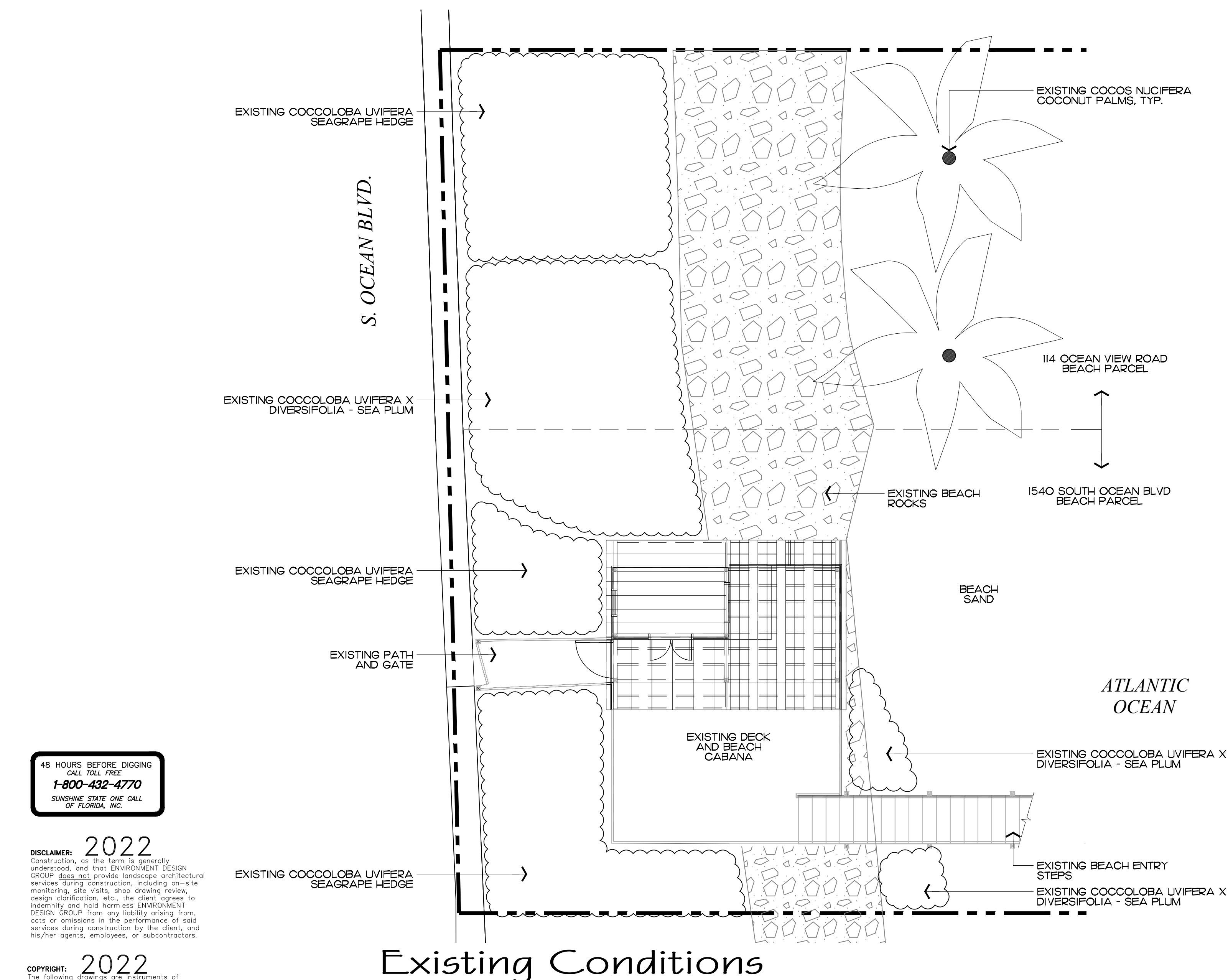
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DRAWN BY: Jean Twomey
DATE: 12.08.2022

SHEET L1.0



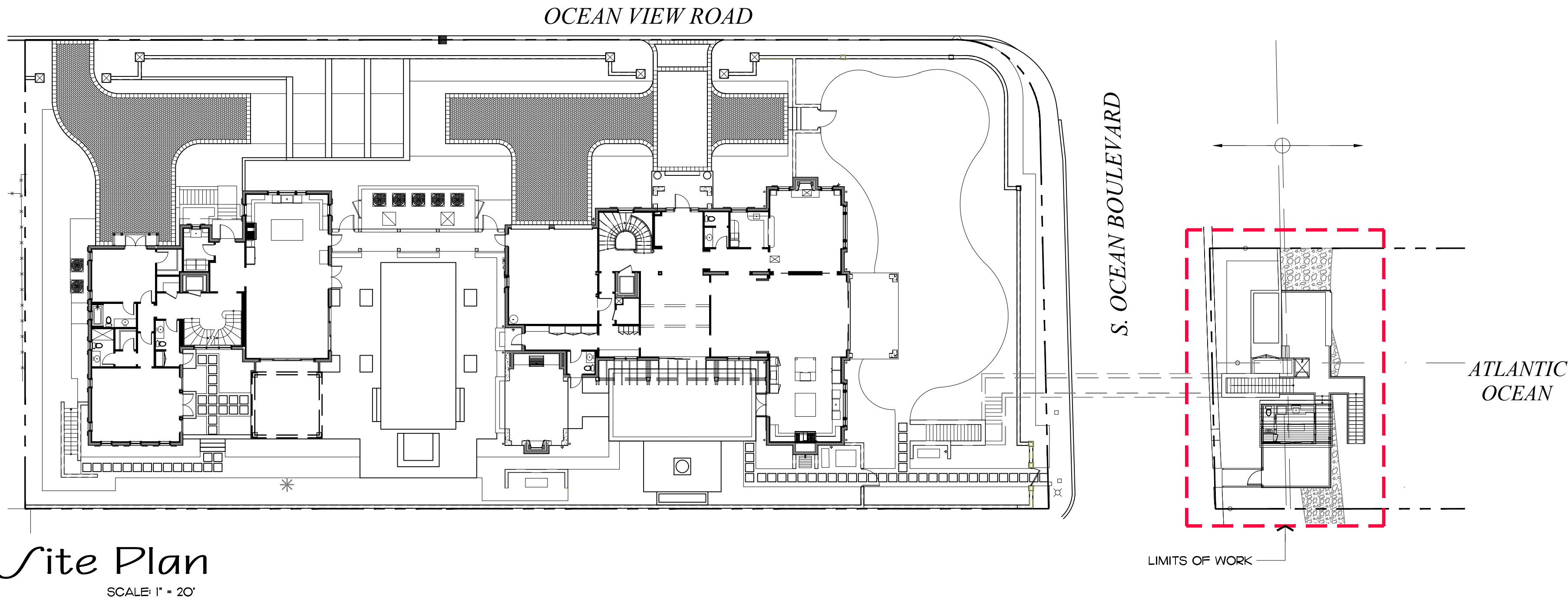
Existing Conditions / Demolition Plan

SCALE: 3/32" = 1'

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Aerial View

ENVIRONMENT
DESIGN
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Landscape Management

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Existing Conditions

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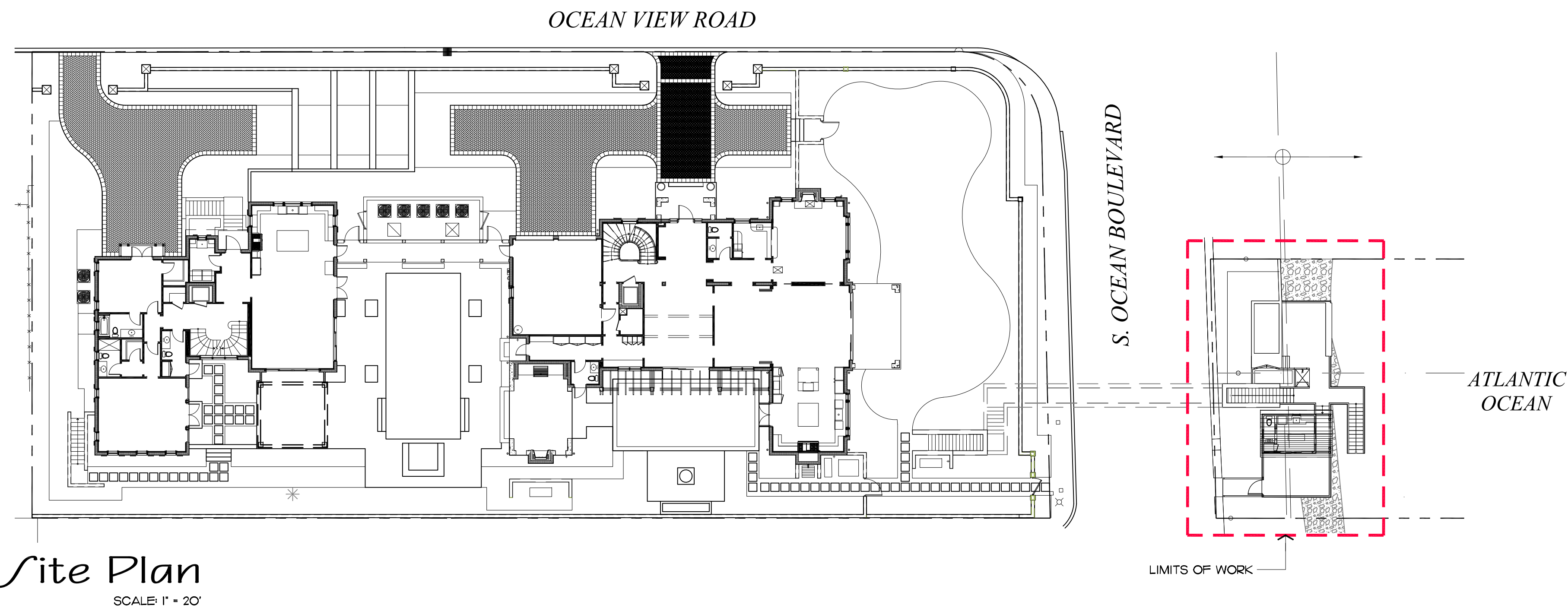
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Existing Conditions - Images

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DATE: 12.08.2022

SHEET L1.1

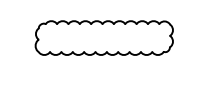


Site Plan
SCALE: 1" = 20'

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALMS	3	12-14' CT, CURVED TRUNK	NO
TOTAL: NATIVE:		3 0 (0%)		

Shrubs

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS SILVER BUTTONWOOD HEDGE	30	36" HT., 24" O.C.	YES
TOTAL: NATIVE:		30 30 (100%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
	SEASHORE PASPALLUM	AS NEEDED	SOD PALLETS
	SH-REDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

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Landscape Architecture

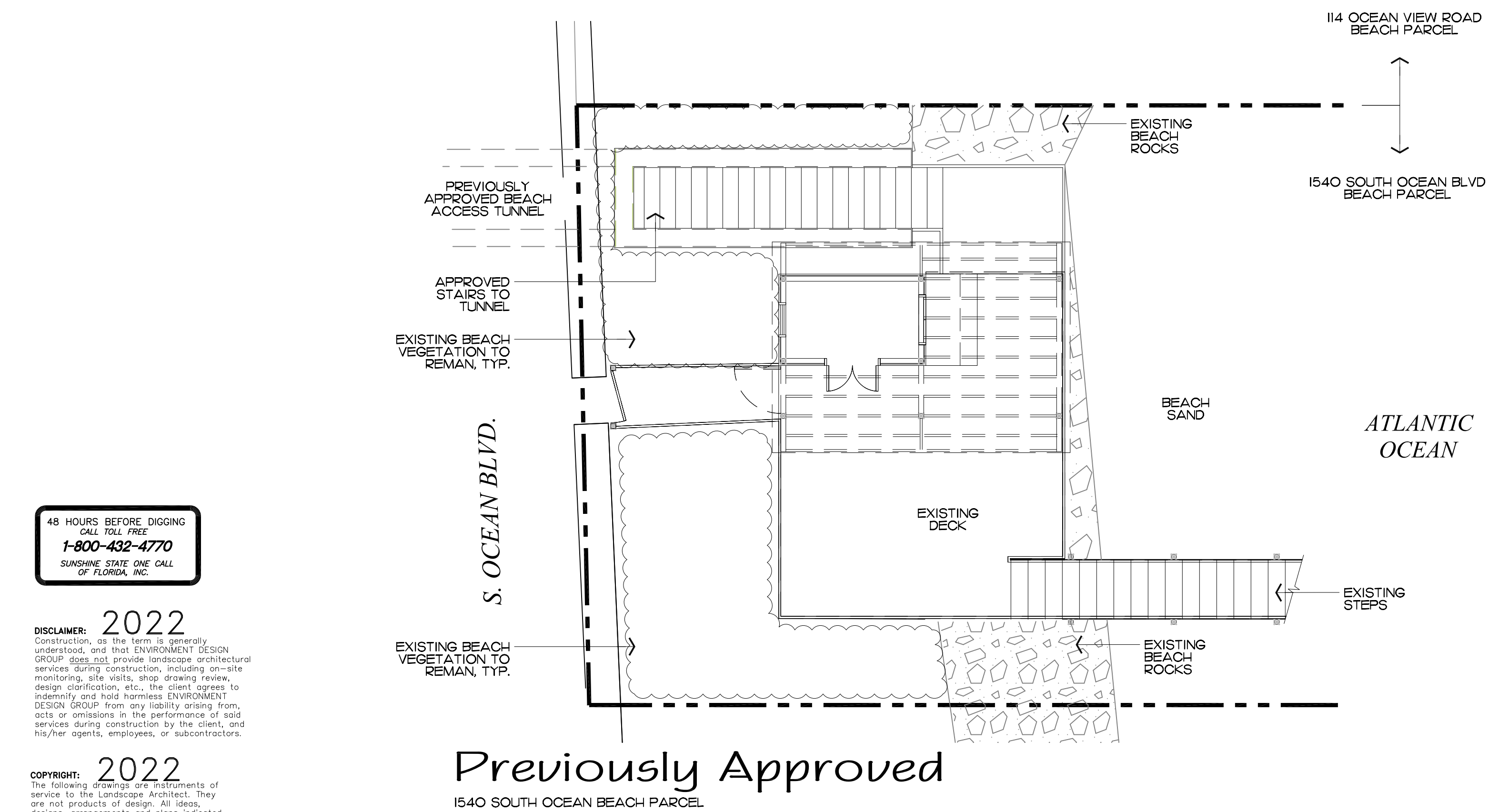
Land Planning

Landscape Management

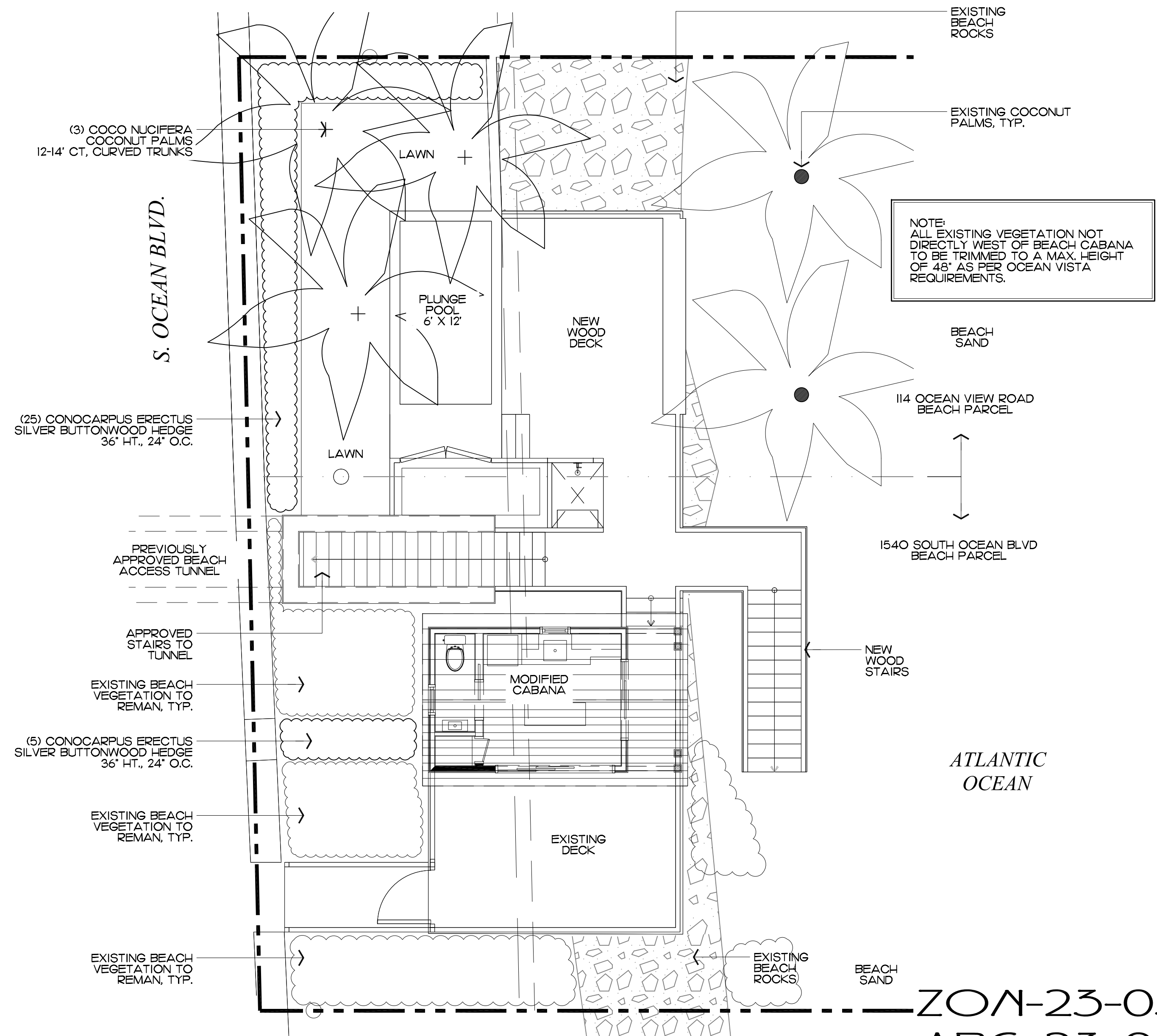
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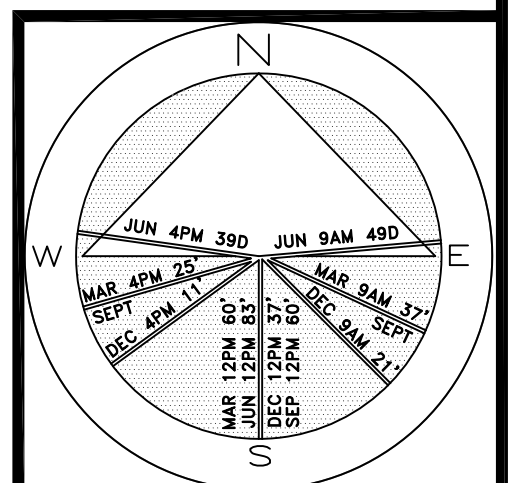


Previously Approved
1540 SOUTH OCEAN BEACH PARCEL



Currently Proposed
114 OCEAN VIEW ROAD BEACH PARCEL UNIFIED WITH
1540 SOUTH OCEAN BEACH PARCEL

ZON-23-033
ARC-23-024
Landscape Plan
SCALE: 3/32" = 1'

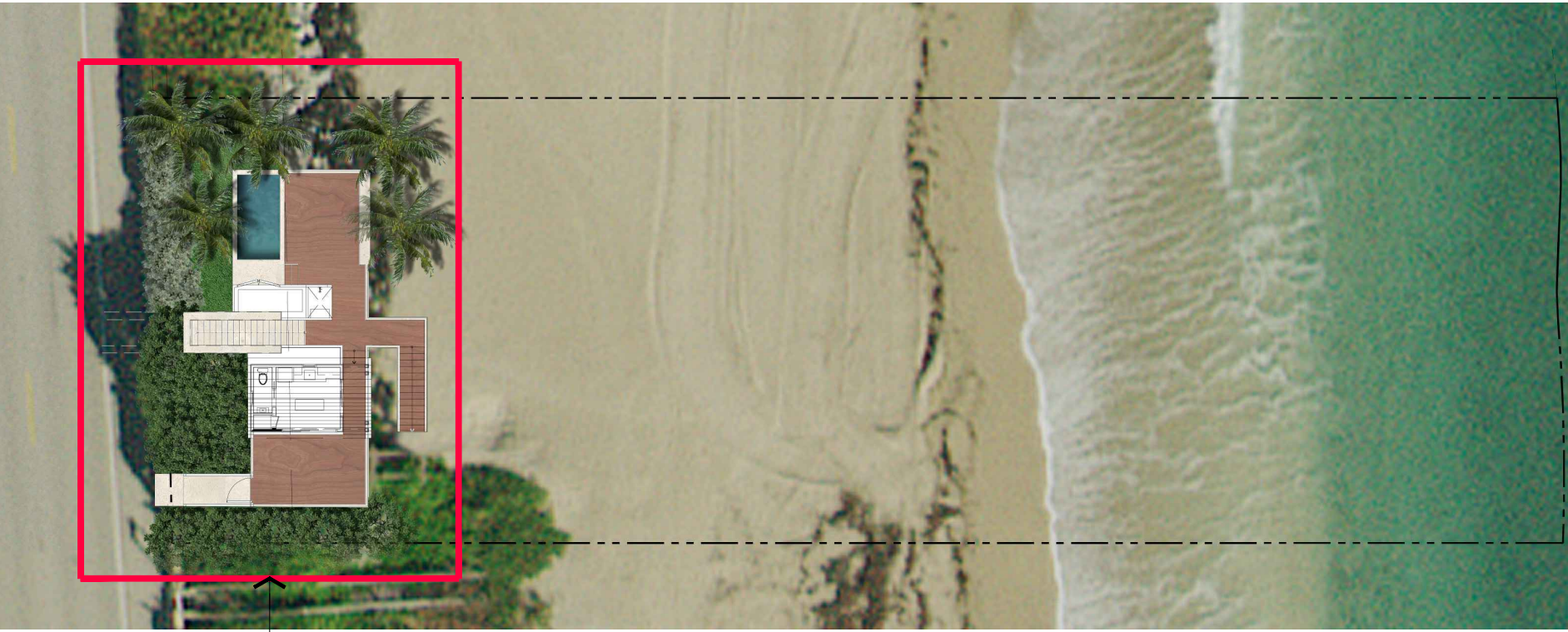


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12.27.2022

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LIMITS OF WORK

Beach Parcel - Aerial View



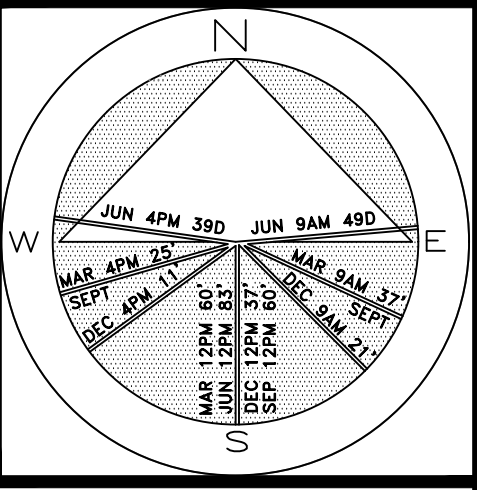
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DRAWN BY: Jean Twomey
DATE: 02.17.2023

SHEET L2.1



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ZON-23-033
ARC-23-024
Rendered Landscape Plan
SCALE: 3/32" = 1'



North Elevation



West / Front Elevation

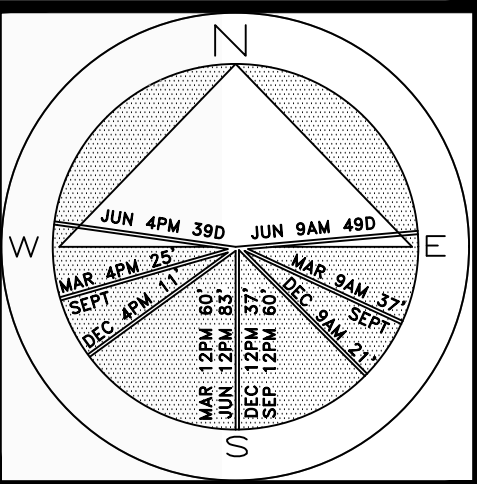


South Elevation



East / Front Elevation

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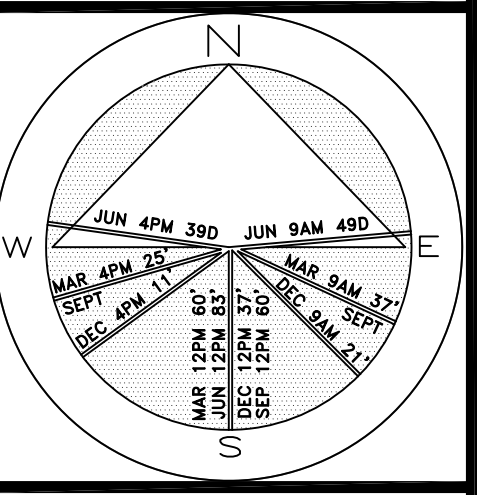
JOB NUMBER: # 22150.00 LA
DRAWN BY: Jean Twomey
DATE: 02.17.2023

SHEET L2.2

OCEAN VIEW ROAD



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DRAWN BY: Nick Pastor
DATE: 08.01.2022
12.27.2022

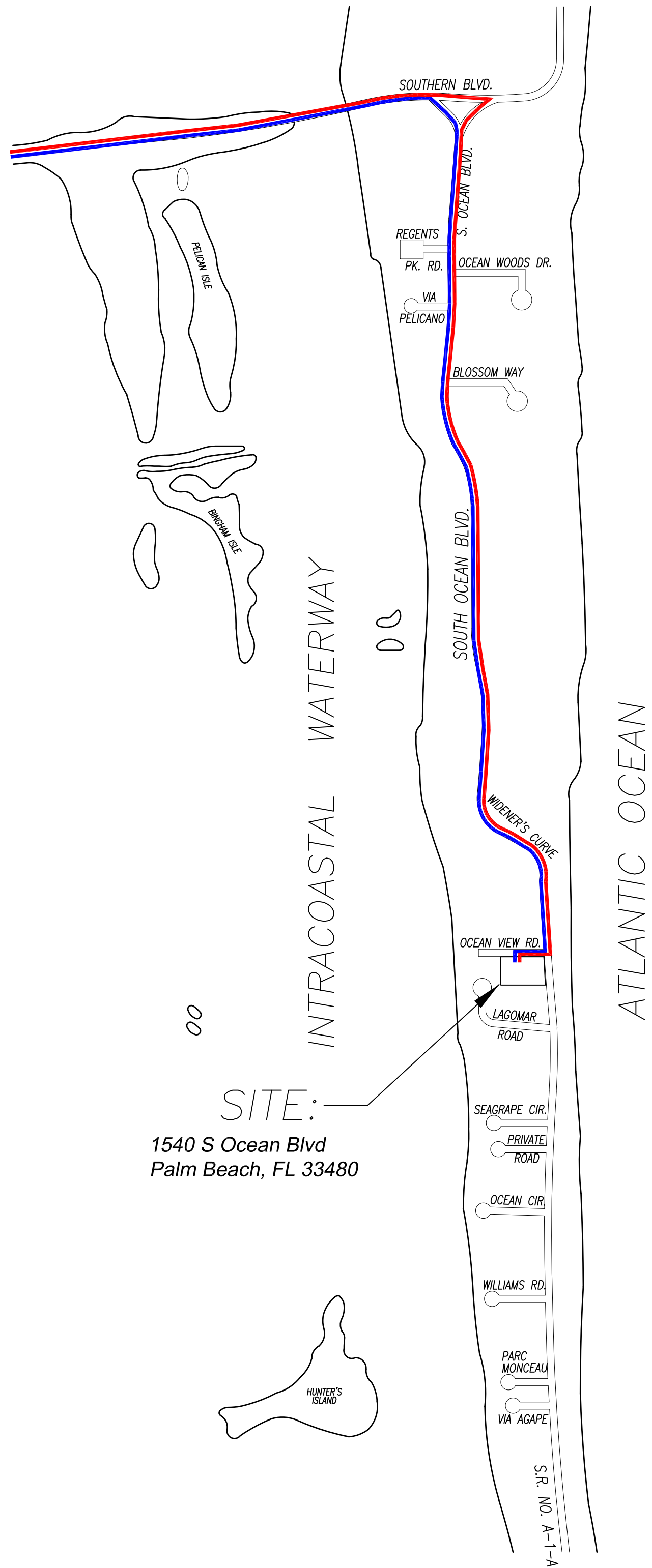
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ARC-23-024
Construction Screening Plan
SCALE: 3/32" = 1'

SHEET L4.0



1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

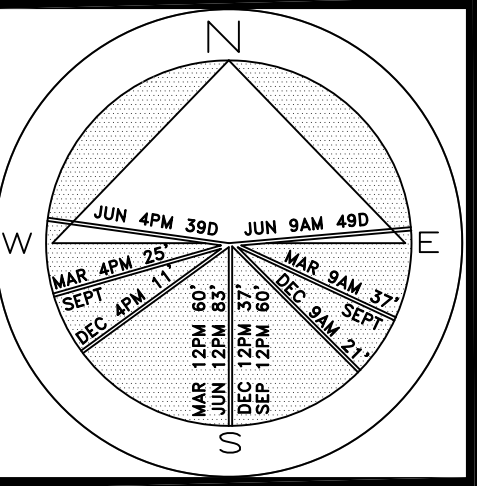
SCHEDULE:

MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE



JOB NUMBER: # 22150.00 LA
DRAWN BY: Nick Pastor
DATE: 08.01.2022
12.27.2022

Notes:

- 1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- 3) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- 4) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 5) Video inspection of storm drainage system required prior to installation of sod.

STORMWATER RETENTION CALCULATIONS
(Beach Pool Area)

A. SITE INFORMATION

Total Property Area = 12,250 sq.ft.
Plunge Pool Drainage Basin Area = 520 sq.ft.
Drainage Area Impervious Surface = 167 sq.ft.
Drainage Area Pervious Surface = 353 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CiA)
where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

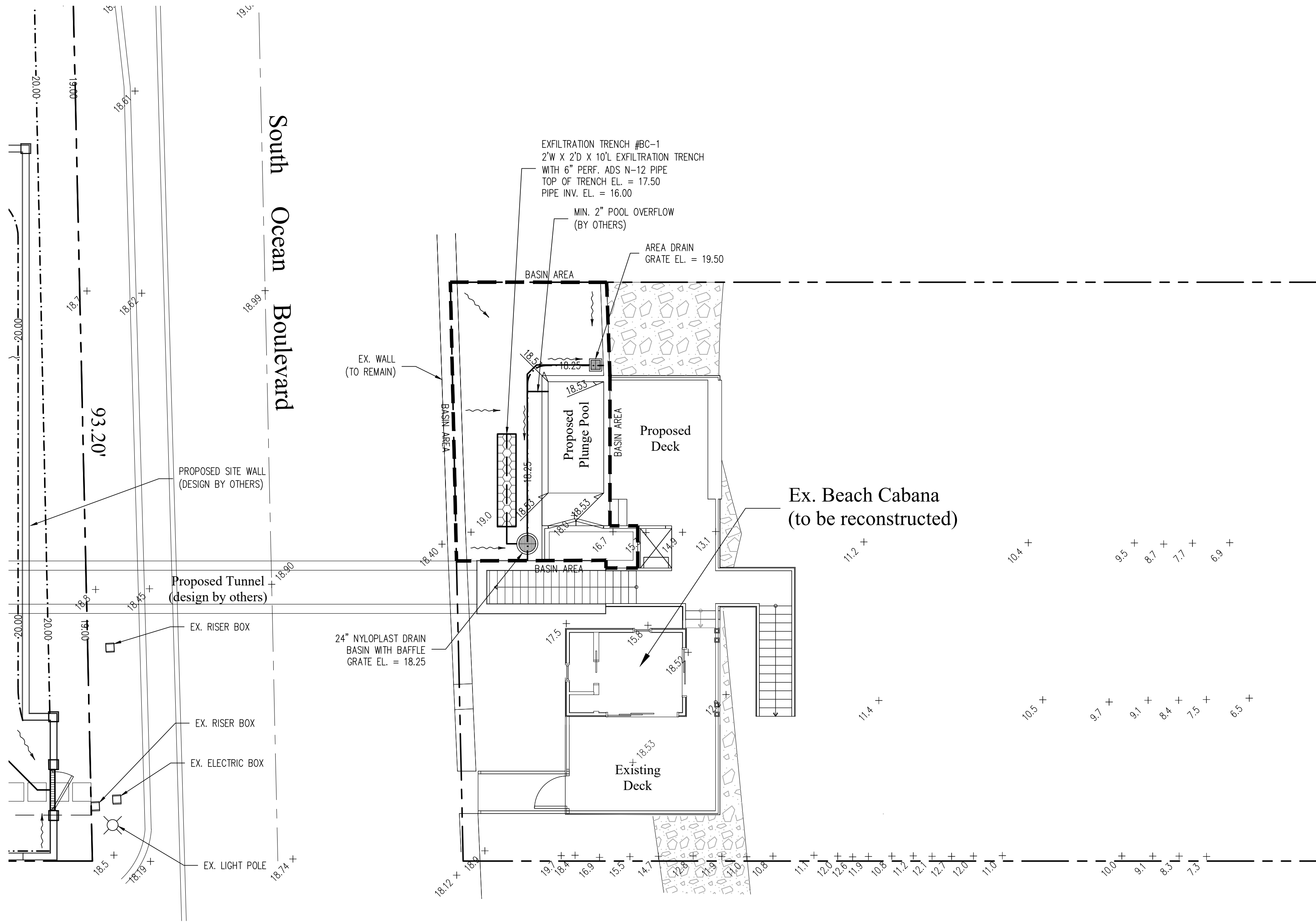
Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 167 sq.ft. x 1 ft./12 in. = 28 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 353 sq.ft. x 1 ft./12 in. = 12 cu.ft.

Total Volume to be Retained = 40 cu.ft.

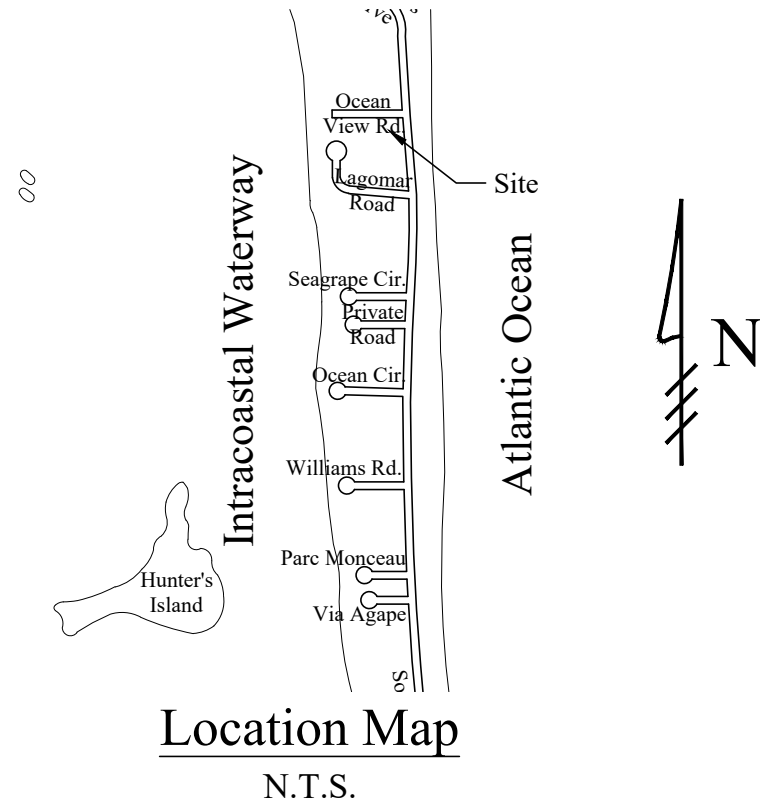
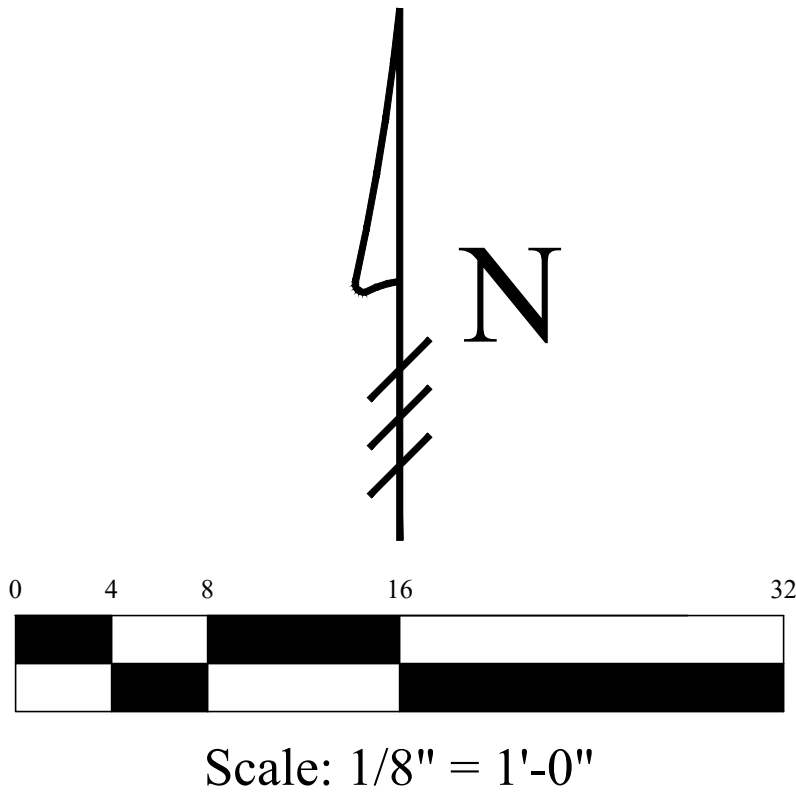
C. PROPOSED EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 10 ft
W = Trench Width = 2 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 6.00 ft
DU = Un-Saturated Trench Depth = 2.00 ft
DS = Saturated Trench Depth = 0.00 ft
V = Volume Treated = 78 cu.ft.



Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.

Gruber Consulting
Engineers, Inc.
5474 MERGER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com

Project Information				
Project No.	2021-0040	Issue Date	12/06/2022	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
Checked By	CG			

Conceptual Plunge Pool Grading & Drainage Plan For:
Proposed Beach Cabana
1540 South Ocean Boulevard/114 Ocean View Road
Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber
FL P.E. No. 57466

Sheet No.
BC-1

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by
Environment Design Group Received 12/5/22

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