RECEIVED
By Emily Lyn at 1:02 pm, Mar 14, 2023

Proposed Exterior Window and Door Replacement at:

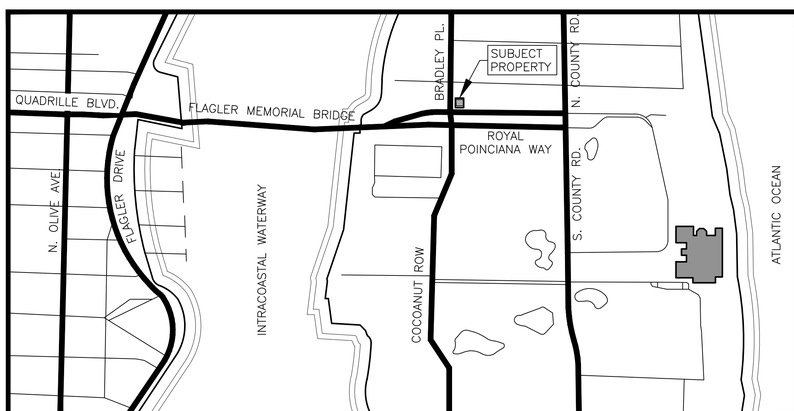
283 Royal Poinciana Way

Second Submittal: 02.27.2023

Town of Palm Beach

LANDMARKS#: COA-23-013
PROJECTED HEARING DATE: 04-19-2023

Palm Beach County, Florida



Location Map

DRAWING INDEX	
SHT NO:	SHEET NAME:
ARCHITECTURAL	
A0.00	COVER SHEET, DRAWING INDEX AND LOCATION MAP
SP-0.01	AERIAL LOCATION MAP AND STREETSCAPE ELEVATIONS
1 & 2	SURVEY
A-1.10	EXISTING AND PROPOSED FIRST FLOOR PLANS
A-1.11	EXISTING AND PROPOSED SECOND FLOOR PLANS
A-2.01	EXISTING AND PROPOSED SOUTH EXTERIOR ELEVATIONS
A-2.02	EXISTING AND PROPOSED WEST EXTERIOR ELEVATIONS
A-2.03	EXISTING AND PROPOSED NORTH EXTERIOR ELEVATIONS
A-2.04	EXISTING AND PROPOSED EAST EXTERIOR ELEVATIONS
A-2.05	HISTORICAL AND CURRENT PHOTO OF CORNER
A-2.06	EXISTING FACADE PHOTOS
A-2.07	EXISTING FACADE AND DETAIL PHOTOS
A-2.08	NEIGHBORING PROPERTY PHOTOS
A-2.09	NEIGHBORING PROPERTY PHOTOS
A-2.10	NEIGHBORING PROPERTY PHOTOS
A-2.20	WINDOW DETAILS, ILLUSTRATIONS & HISTORICAL PHOTO

DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street, Suite 200 West Palm Beach, Florida 33401 TEL: 561-833.4707

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:
283 ROYAL POINCIANA WAY
TOWN OF PALM BEACH PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200 WEST PALM BEACH FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C021914

DATE: PRE-APP 01.23.2023
DRAWN: JKS
REVISIONS:
- FIRST SUBMITTAL 02.04.2023
- SECOND SUBMITTAL 02.27.23

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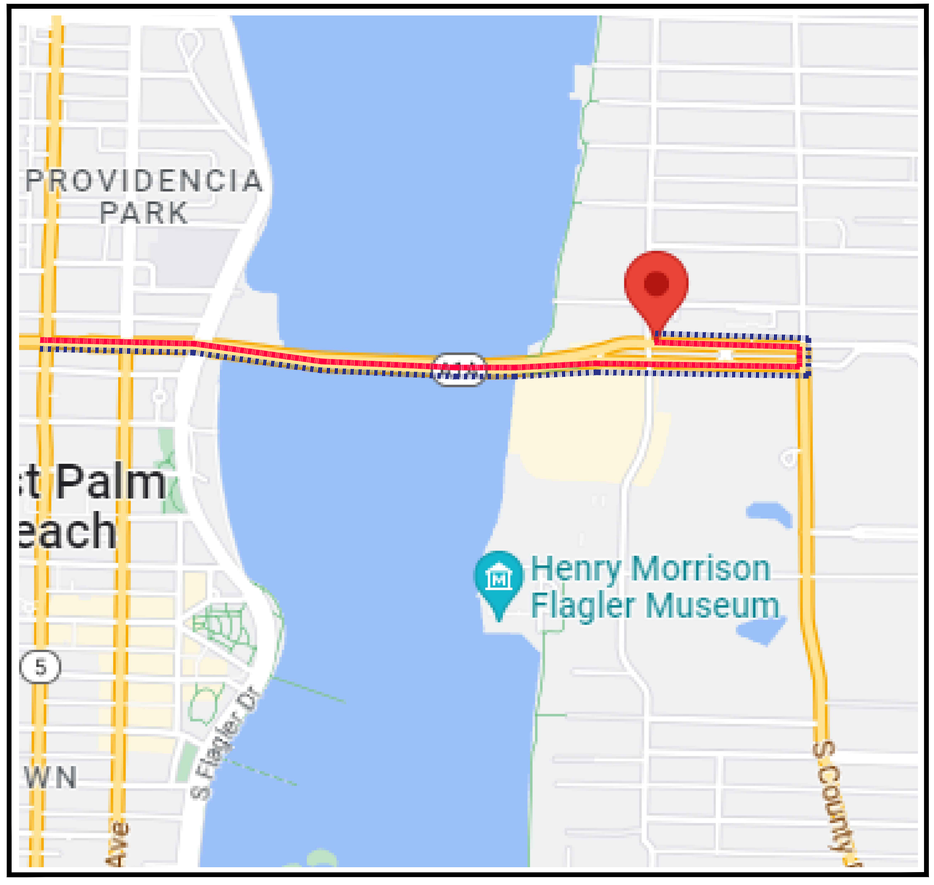
SEAL
STATE OF FLORIDA ROGER PATTON JANSSEN AR0014785 REGISTERED ARCHITECT
ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.
A-0.00

JOB NUMBER: 22-127



N

TRUCK LOGISTICS

SCALE 1/16" = 1'-0"

CONSTRUCTION TIMELINE:

A. MONTH 1: WINDOW DEMOLITION AND CLEANUP (3-10 DAYS)

LEGEND

- PROPOSED INGRESS ROUTE
- PROPOSED EGRESS ROUTE

NOTE:

CONSTRUCTION ACTIVITY SHALL BE SCREENED FROM ADJACENT PROPERTIES AND PUBLIC STREETS THROUGH THE USE OF CONSTRUCTION SCREENS, FENCES, GATES AND/OR VEGETATION PER TOWN CODE. CONSTRUCTION SCREENING SHALL BE INSTALLED AFTER EXISTING STRUCTURES AND VEGETATION HAVE BEEN REMOVED PER THE APPROVED DEMOLITION PLAN AND FILL HAS BEEN ADDED TO THE SITE (IF NECESSARY) IN PREPARATION FOR THE NEW CONSTRUCTION. PORTIONS OF CONSTRUCTION SCREENING MAY BE REMOVED WHEN NECESSARY TO COMPLETE CONSTRUCTION ACTIVITIES AND NEW VEGETATION OR SCREENING IS INSTALLED IMMEDIATELY UPON COMPLETION OF SAID WORK.

TRUCK LOGISTICS

A. ROADWAYS: DELIVERIES AND WORKERS WILL ACCESS THE PROPERTY FROM SOUTH COUNTY ROAD. MAXIMUM TRUCK LENGTH 60'.
B. APPROXIMATE NUMBER OF DELIVERIES GENERATED BY THIS PROJECT: 95

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 202, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: PRE-APP 01.23.2023
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REVISIONS:
- FIRST SUBMITTAL 02.09.2023
- SECOND SUBMITTAL 02.27.23

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SEAL

[redacted]

ROGER P. JANSSEN AR-14785

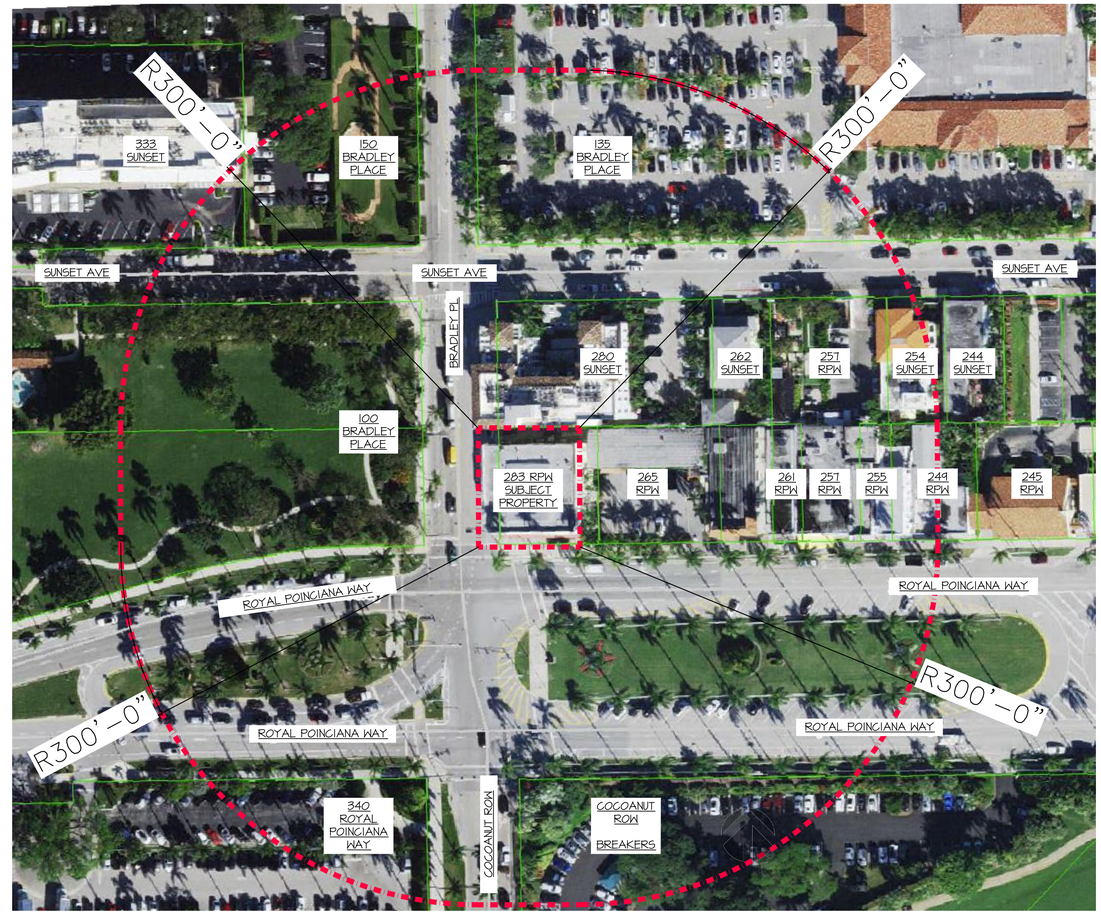
LANDMARKS
COA-23-013

DRAWING NO.

SP1.01

JOB NUMBER: 22-127

BRADLEY PLACE STREETSCAPE



AERIAL LOCATION MAP

SCALE: N.T.S.

ROYAL POINCIANA WAY STREETSCAPE

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

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 01.23.2023

DRAWN: JKS

REVISIONS:

- FIRST SUBMITTAL 02.04.2023
- SECOND SUBMITTAL 02.27.23

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SEAL

STATE OF FLORIDA · ROGER PATTON JANSSEN · AR0014785 · REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

SP-0.01

JOB NUMBER: 22-127

INVOICE NO.: 67748

DATE:	DESCRIPTION:
04-24-2018	ALTA/NSPS SURVEY
04-06-2022	UPDATE SURVEY

ABBREVIATIONS / SYMBOLS:

A/C = AIR CONDITIONING UNIT
ADJ = ADJACENT
BCR = BROWARD COUNTY RECORDS
BM = BENCHMARK
CALC = CALCULATED
CA = CENTRAL ANGLE
C/L = CENTERLINE
CB = CATCH BASIN
CBS = CONCRETE BLOCK WALL
CHATT = CHATTAHOOCHEE
CONC = CONCRETE
CM = CONCRETE MONUMENT
COL = COLUMN
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DE = DRAINAGE EASEMENT
DS = DRAINAGE STRUCTURE
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N/G = NATURAL GROUND
NR = NON RADIAL
NTS = NOT TO SCALE
OHC =OVERHEAD CABLES
ORB = OFFICIAL RECORD BOOK
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PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS
RGE = RANGE
ROE = ROOF OVERHANG EASEMENT
R/W = RIGHT OF WAY
SEC = SECTION
S/W = SIDEWALK
TOB = TOP OF BANK
TYP = TYPICAL
UE = UTILITY EASEMENT
WF = WOOD FENCE
WPP = WOOD POWER POLE (UTILITY POLE)

OVERHEAD CABLES
METAL FENCE
METAL FENCE
WOOD FENCE
PLASTIC FENCE
EASEMENT LINES
CENTERLINE (C/L)

FIRE HYDRANT
WATER VALVE
UTILITY POLE
WATER METER

REVIEW OF COMMONWEALTH LAND TITLE INSURANCE COMPANY AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE SCHEDULE B II, COMMITMENT NUMBER: PG582203073; DATED: MARCH 20, 2022

ITEM 1- AFFECTS THIS PROPERTY, NOT PLOTTABLE
ITEM 2- AFFECTS THIS PROPERTY, NOT PLOTTABLE
ITEM 3a- AFFECTS THIS PROPERTY, PLOTTED - CONCRETE WALKWAY ENCROACHES EAST PROPERTY LINE, CONCRETE SIDEWALK ENCROACHES SOUTH AND WEST PROPERTY LINE AND WATER HEATER, WATER METER, GAS METER AND GAS ASSEMBLY ENCROACH NORTH PROPERTY LINE (SEE SURVEY)
ITEM 3b- AFFECTS THIS PROPERTY, NOT PLOTTABLE
ITEM 3c- AFFECTS THIS PROPERTY, NOT PLOTTABLE
ITEM 3d- AFFECTS THIS PROPERTY, NOT PLOTTABLE
ITEM 4- AFFECTS THIS PROPERTY, NOT PLOTTABLE
ITEM 5- AFFECTS THIS PROPERTY, NOT PLOTTABLE
ITEM 6- AFFECTS THIS PROPERTY, NOT PLOTTABLE
ITEM 7- AFFECTS THIS PROPERTY, PLOTTED - ALL MATTERS CONTAINED IN PLAT BOOK 5, PAGE 28 (5' SIDEWALK RESERVATION ALONG SOUTH PROPERTY LINE)
ITEM 8- AFFECTS THIS PROPERTY, PLOTTED - ALL MATTERS CONTAINED IN PLAT BOOK 2, PAGE 6
ITEM 9- AFFECTS THIS PROPERTY, NOT PLOTTABLE - NOT APART OF PUBLIC RECORDS
ITEM 10- AFFECTS THIS PROPERTY, PLOTTED - 6' EASEMENT ALONG NORTH PROPERTY LINE
ITEM 11- AFFECTS THIS PROPERTY, NOT PLOTTABLE
ITEM 12- AFFECTS THIS PROPERTY, NOT PLOTTABLE - LANDSCAPE PLAN
ITEM 13- AFFECTS THIS PROPERTY, PLOTTED - LIST OF ENCROACHMENTS

REVIEW OF AMERICAN LAND TITLE ASSOCIATION MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS

ITEM 1- PLOTTED (PROPERTY CORNERS)
ITEM 2- PLOTTED (ADDRESS)
ITEM 3- PLOTTED (FLOOD ZONE CLASSIFICAITON)
ITEM 4- 8,500 SQ. FEET (GROSS LAND AREA)
ITEM 7(a)- PLOTTED (EXTERIOR BUILDING DIMENSIONS AT GROUND LEVEL)
7(c)- PLOTTED (MEASURED BUILDING HEIGHT)
ITEM 8- PLOTTED (SUBSTANTIAL FEATURES SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC.)
ITEM 9- PLOTTED (STRIPPING NUMBER AND TYPE)
ITEM 11(a)- PLOTTED (OBSERVED EVIDENCE)
11(b)- NONE (OBSERVED EVIDENCE WITH PLANS PROVIDED BY CLIENT
ITEM 13- PLOTTED (NAMES OF ADJOINING OWNERS)
ITEM 16- NONE (OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK)
ITEM 17- NONE (PROPOSED CHANGES IN STREET RIGHT OF WAY LINES)
ITEM 18- NONE (OBSERVED EVIDENCE OF SITE USE AS A SOILD WASTE DUMP, SUMP OR SANITARY LANDFILL AS PER ProGEA, INC.)
ITEM 19- NONE (LOCATION OF WETLAND AREAS AS PER ProGEA, INC. REPORT)
ITEM 20- NONE (IMPROVEMENTS WITHIN ANY OFFSITE EASEMENTS OR SERVITUDES)

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- ELEVATION ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) UNLESS OTHERWISE NOTED.
- IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED FOR CLEARER ILLUSTRATION. MEASURED RELATIONSHIP SHALL HAVE PRECEDENCE OVER SCALE POSITIONS.
- ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.10 (FT)
- **"ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES." (CHAPTER 61G17-6.003 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES)**

** "5J-17.052 STANDARDS OF PRACTICE: SPECIFIC SURVEY, MAP, AND REPORT REQUIREMENTS.
(b) BOUNDARY MONUMENTS:
f. **WHEN A CORNER FALLS IN A HARD SURFACE SUCH AS ASPHALT OR CONCRETE, ALTERNATE MONUMENTATION MAY BE USED THAT IS DURABLE AND IDENTIFIABLE** ." (EXAMPLES: FENCE POST, BLDG. CORNERS, ETC.)

SHEET NO. 1 OF 2

ALTA/NSPS LAND TITLE SURVEY

PROPERTY ADDRESS:

283 ROYAL POINCIANA WAY, PALM BEACH, FLORIDA 33480

LEGAL DESCRIPTION:

LOT 1, 2 AND 3, FLORAL PARK ADDITION NO. 1 TO PALM BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 5, PAGE 28

CERTIFICATIONS:

CERTIFIED TO:
-FLAGLER SYSTEM MANAGEMENT, INC.
-COMMONWEALTH LAND TITLE INSURANCE COMPANY
-LAW OFFICE OF PAUL A. KRASKER, P.A.
-GUNSTER, YOAKLEY & STEWART, P.A.
-TRIDENT TITLE, A DIVISION OF LANDCASTLE TITLE GROUP, LLC

FLOOD DATA:

FLOOD ZONE: X
COMMUNITY NAME: UNICORPORATED
COMMUNITY NUMBER: 120192
PANEL NUMBER: 12099C0786F

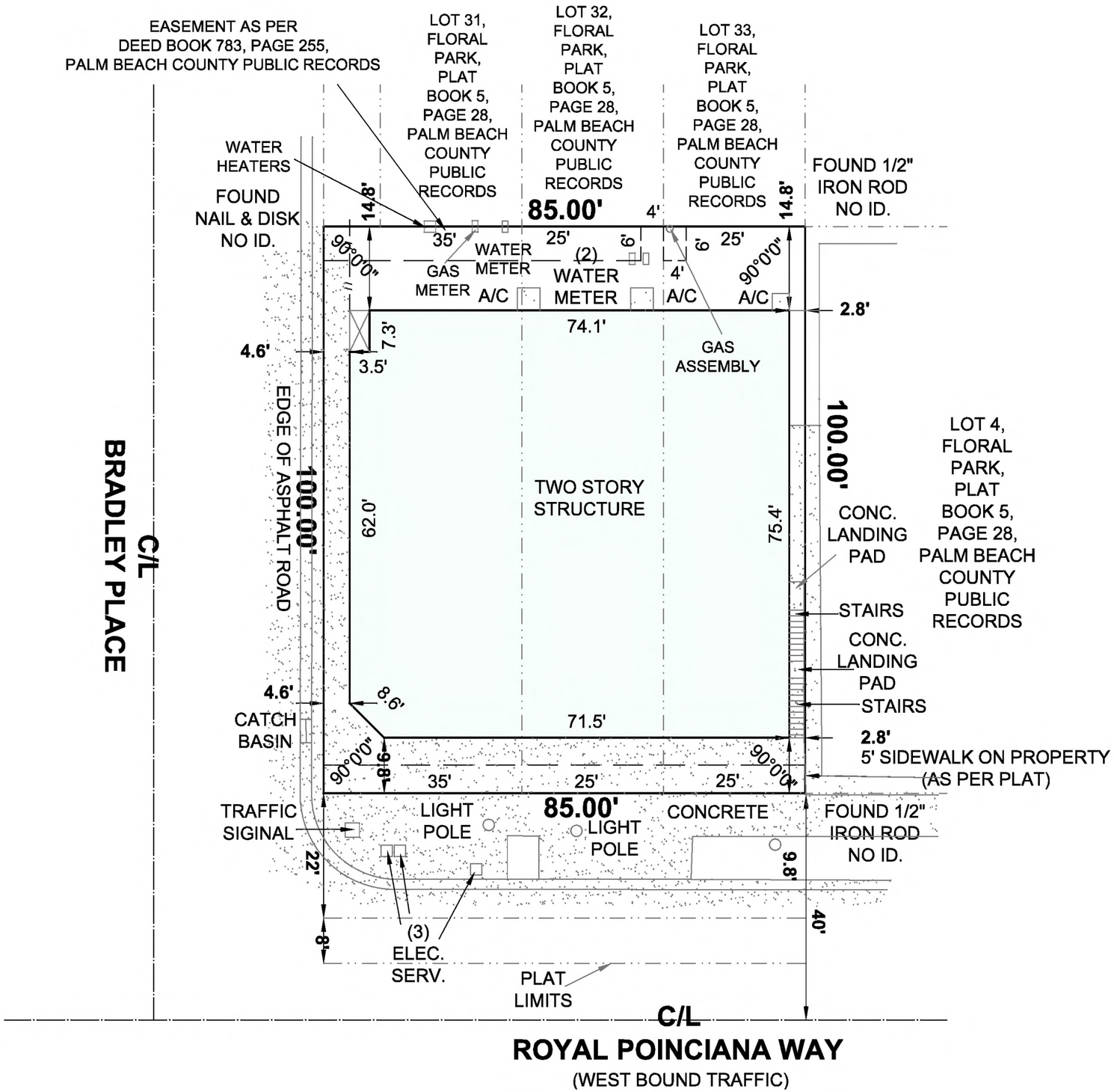
GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
FAX: 561-753-0342
E-MAIL gtsurveying@gmail.com

I HEREBY CERTIFY: THAT THIS **ALTA/NSPS LAND TITLE SURVEY** WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FURTHERMORE THIS SURVEY SKETCH MEETS THE INTENT OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

NO. 5044 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

SIGNED:
GINO FURLANO SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 5044
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

SHEET NO.
2OF 2



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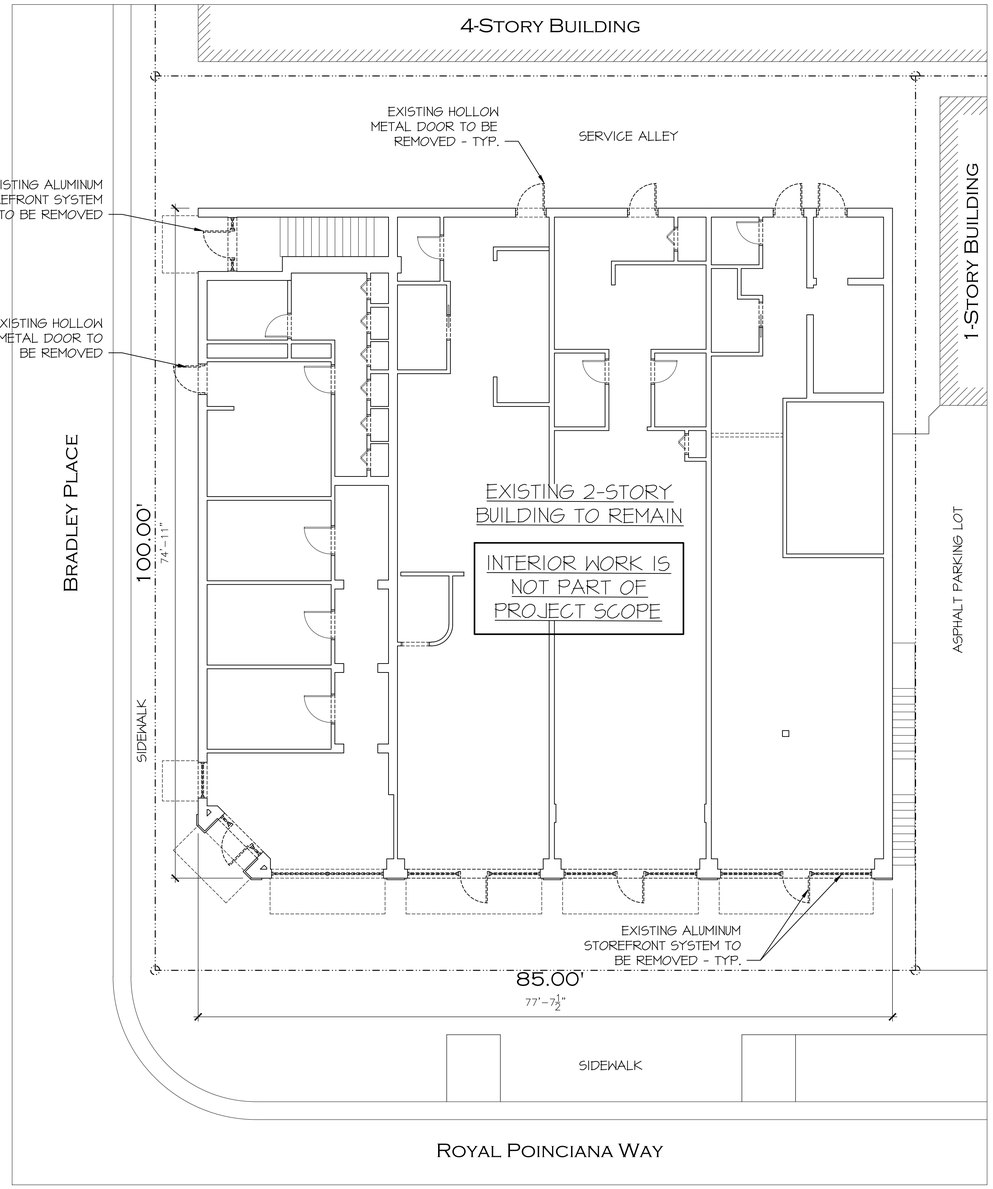
TYP	= TYPICAL
UE	= UTILITY EASEMENT
WF	= WOOD FENCE
WPP	= WOOD POWER POLE (UTILITY POLE)

SCALE: 1"=20'

OVERHEAD CABLES
METAL FENCE
METAL FENCE
WOOD FENCE
PLASTIC FENCE
EASEMENT LINES
CENTERLINE (C/L)

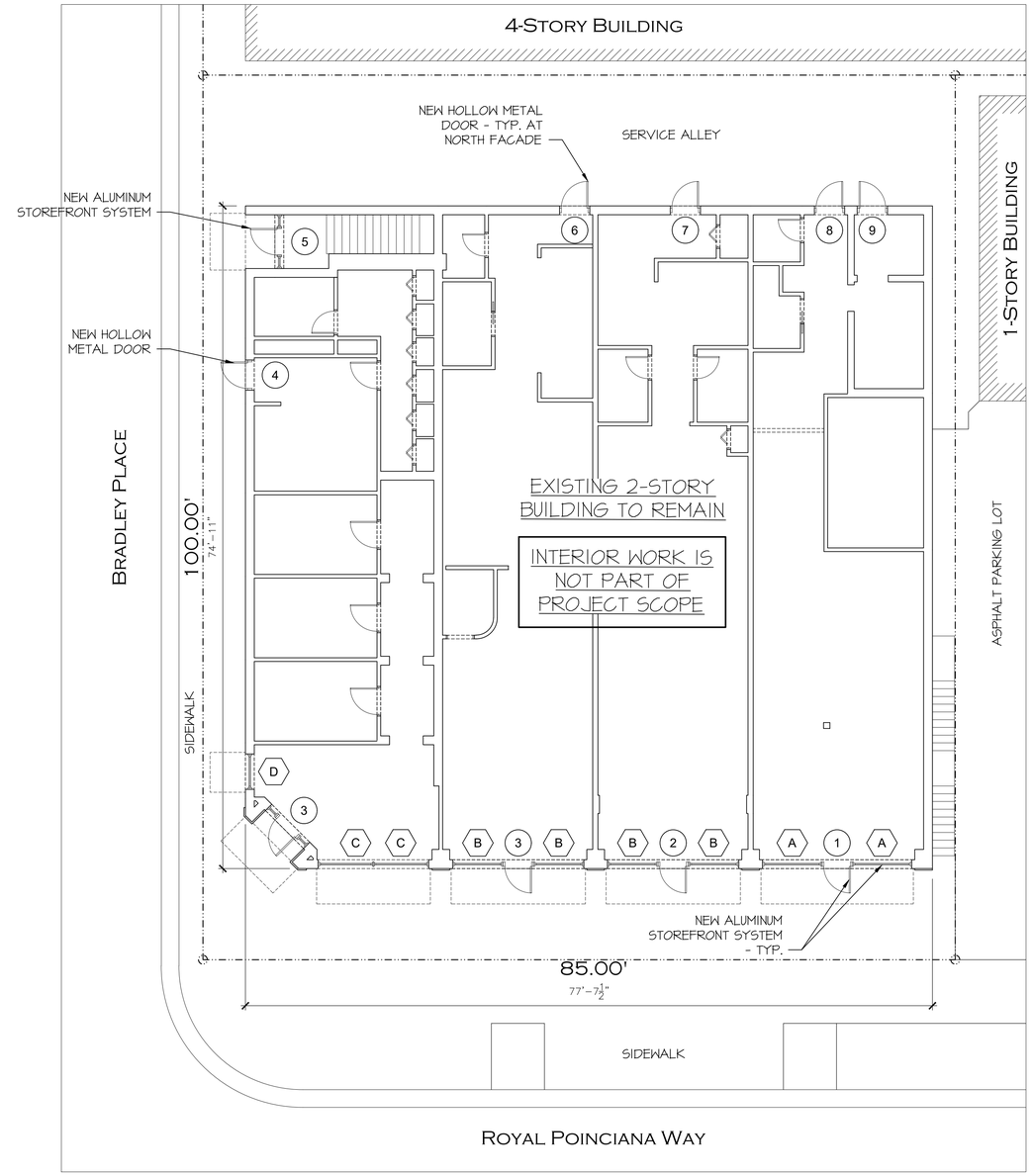
FIRE HYDRANT
WATER VALVE
UTILITY POLE
WATER METER

GT SURVEYOR SERVICES INC.
1660 SOUTHERN BLVD. UNIT K
WEST PALM BEACH
FLORIDA 33406-1747
OFFICE: 561-753-0353
FAX: 561-753-0342
E-MAIL gtsurveying@gmail.com



EXISTING FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"

SCOPE OF WORK

THIS PROJECT INVOLVES THE REPLACEMENT OF ALL EXISTING EXTERIOR WINDOWS WITH NEW IMPACT RESISTANT ALUMINUM DOORS, WINDOWS AND STOREFONT SYSTEMS.

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 Royal Poinciana Way

TOWN OF PALM BEACH

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 01.23.2023

DRAWN: JKS

REVISIONS:

- FIRST SUBMITTAL 02.04.2023
- SECOND SUBMITTAL 02.27.23

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SEAL

STATE OF FLORIDA · ROGER PATTON JANSSEN · AR0014785 · REGISTERED ARCHITECT

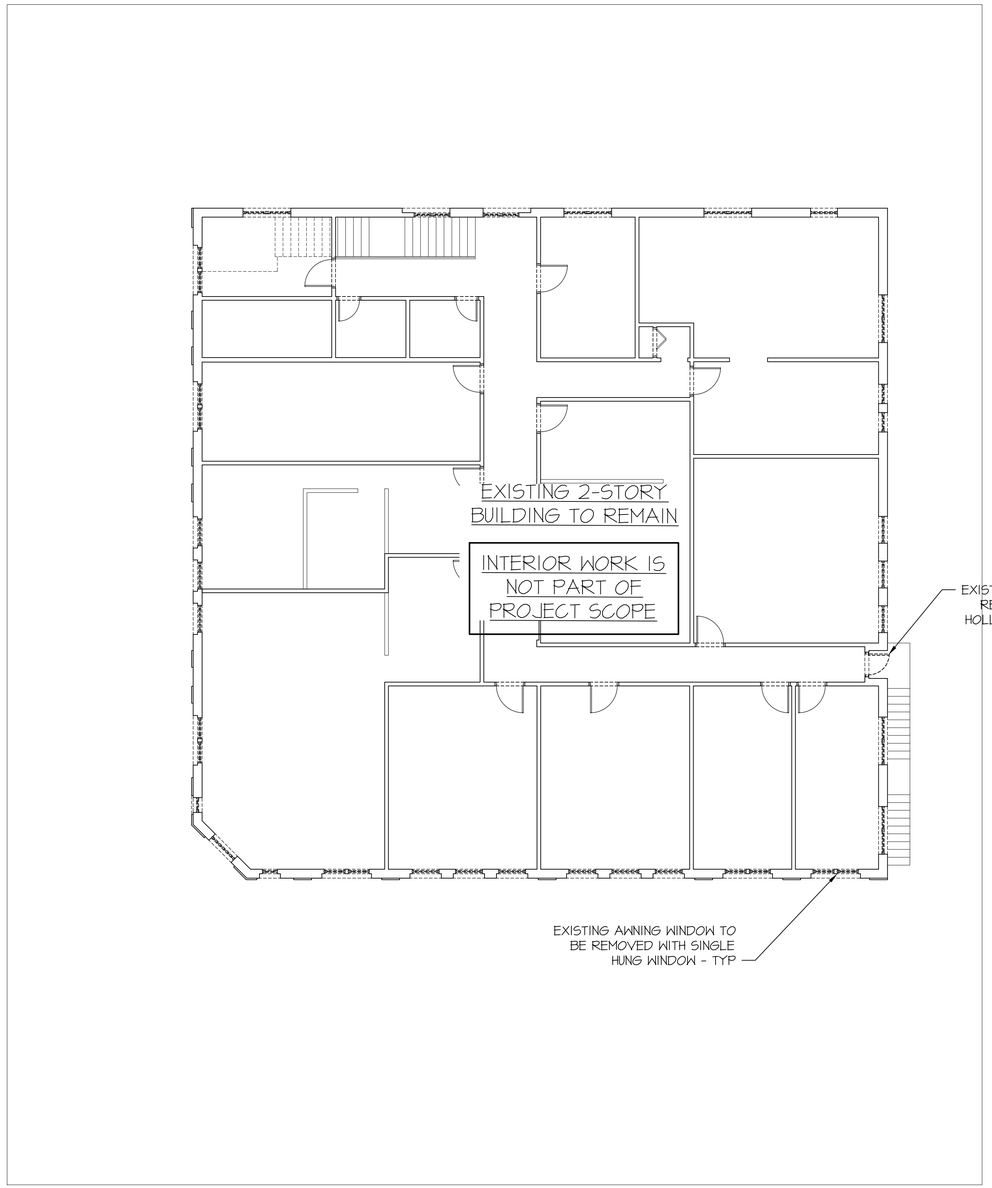
ROGER P. JANSSEN AR-14785

LANDMARKS COA-23-013

DRAWING NO.

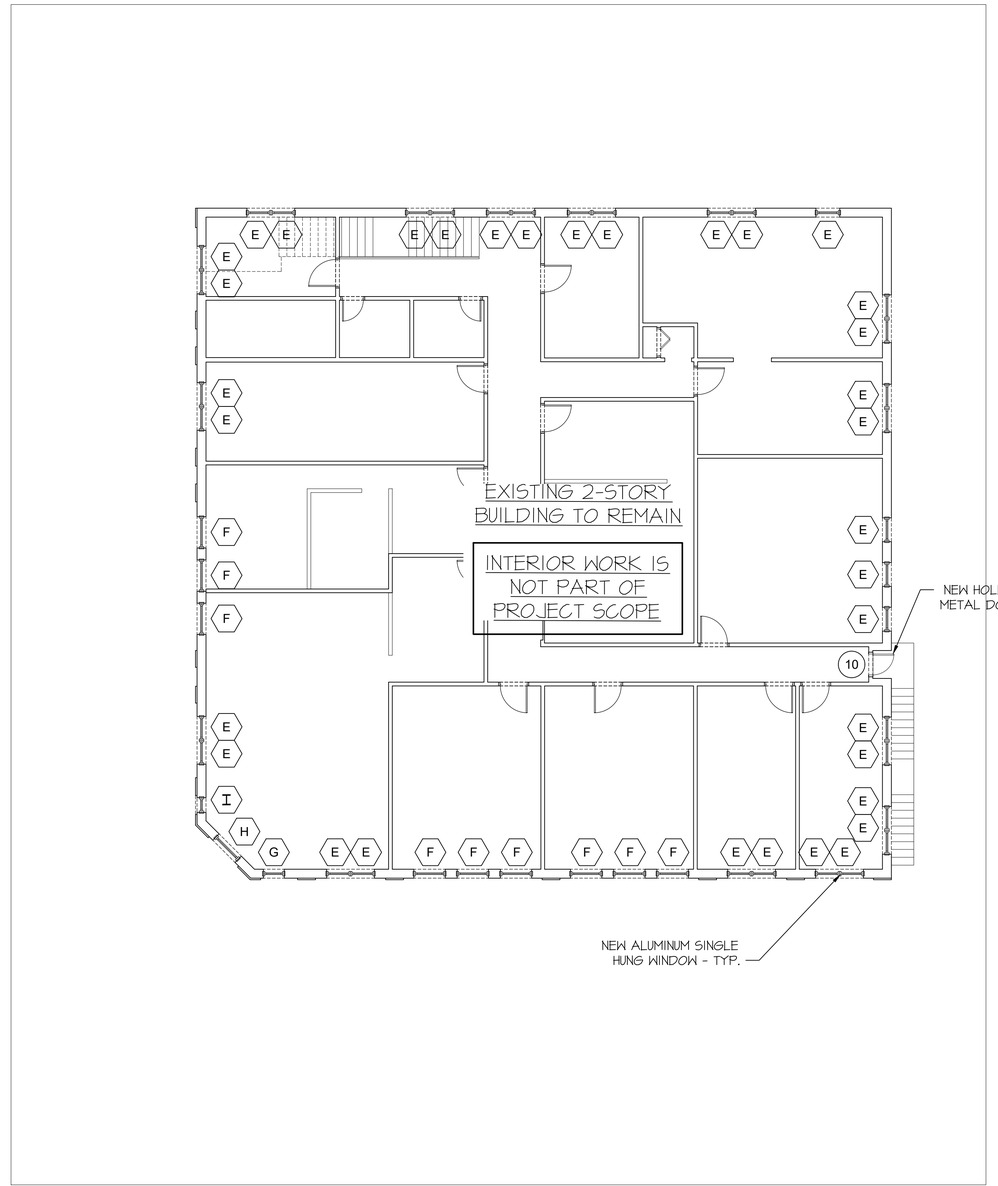
A-1.10

JOB NUMBER: 22-127



EXISTING SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

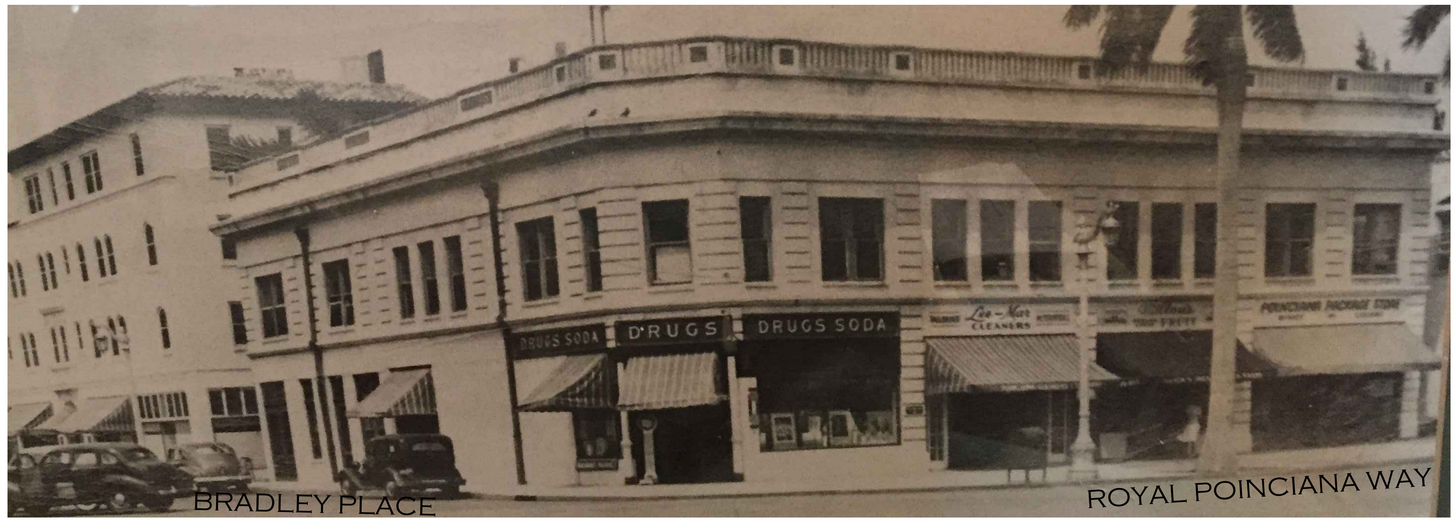
ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

A-1.11

JOB NUMBER: 22-127



HISTORIC PHOTO OF SOUTHWEST CORNER OF 283 ROYAL POINCIANA WAY

CURRENT PHOTO OF SOUTHWEST CORNER OF 283 ROYAL POINCIANA WAY

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

A-2.05

JOB NUMBER: 22-127

EXISTING SOUTH FACADE OF 283 ROYAL POINCIANA WAY

EXISTING WEST FACADE OF 283 ROYAL POINCIANA WAY

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

A-2.06

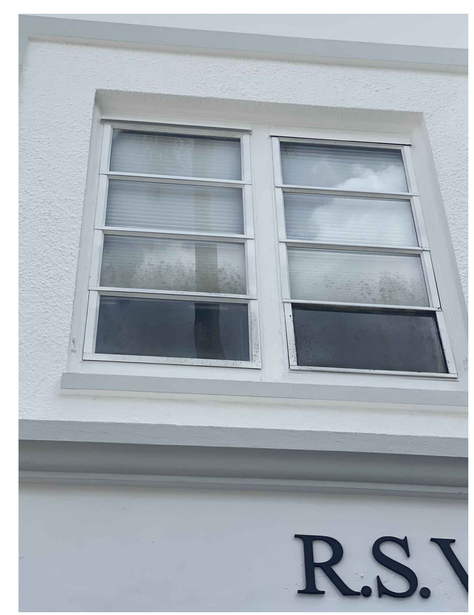
JOB NUMBER: 22-127

EXISTING EAST FACADE OF 283 ROYAL POINCIANA WAY

EXISTING NORTH FACADE OF 283 ROYAL POINCIANA WAY

EXISTING STOREFRONTS

EXISTING STOREFRONTS



EXISTING AWNING WINDOW AT SECOND FLOOR

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

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 01.23.2023

DRAWN: JKS

REVISIONS:

- FIRST SUBMITTAL 02.04.2023
- SECOND SUBMITTAL 02.27.23

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

A-2.07

JOB NUMBER: 22-127

280 BRADLEY PLACE

283 ROYAL POINCIANA WAY - WEST

283 ROYAL POINCIANA WAY - SOUTH

257 ROYAL POINCIANA WAY

265 ROYAL POINCIANA WAY

262 ROYAL POINCIANA WAY

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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

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ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

A-2.08

JOB NUMBER: 22-127

257 ROYAL POINCIANA WAY

255 ROYAL POINCIANA WAY

249 ROYAL POINCIANA WAY

249 ROYAL POINCIANA WAY

245 ROYAL POINCIANA WAY

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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

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ROGER PATTON JANSSEN
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REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

A-2.09

JOB NUMBER: 22-127

244 SUNSET AVENUE

254 SUNSET AVENUE

262 SUNSET AVENUE

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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

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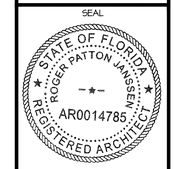


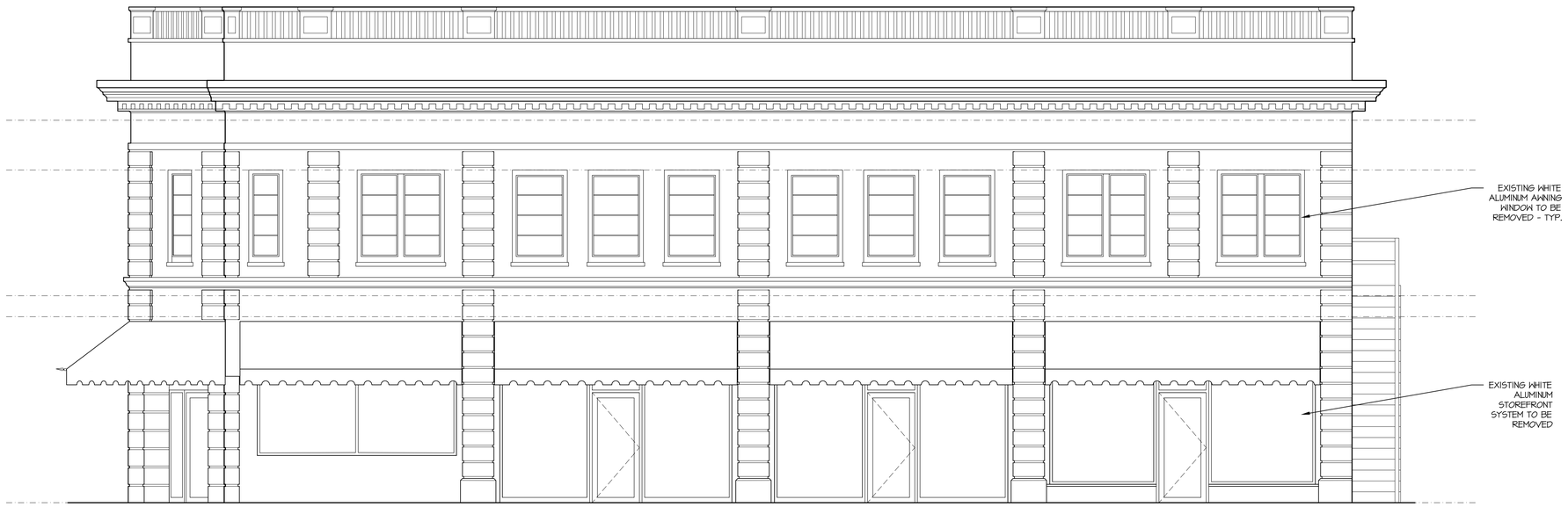
ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

A-2.10

JOB NUMBER: 22-127



EXISTING SOUTH ELEVATION ON ROYAL POINCIANA WAY

SCALE 1/4" = 1'-0"

PROPOSED SOUTH ELEVATION ON ROYAL POINCIANA WAY

SCALE 1/4" = 1'-0"

NOTE: ALL NEW EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RESISTANT

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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

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DRAWN: JKS

REVISIONS:

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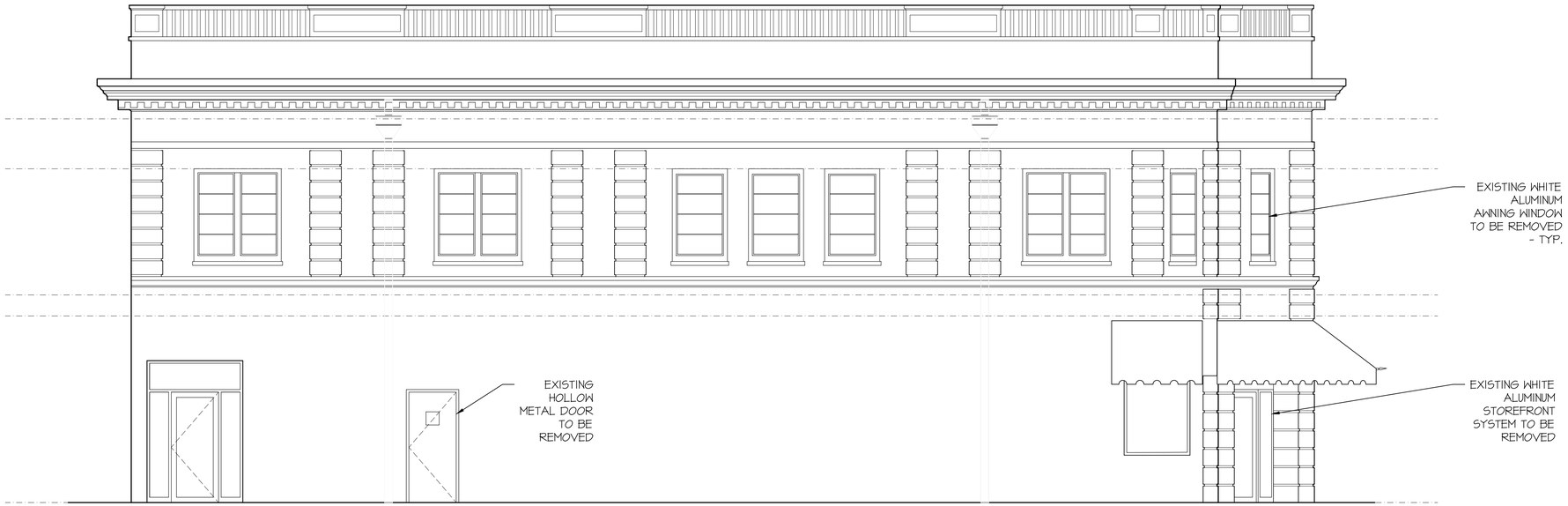
ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

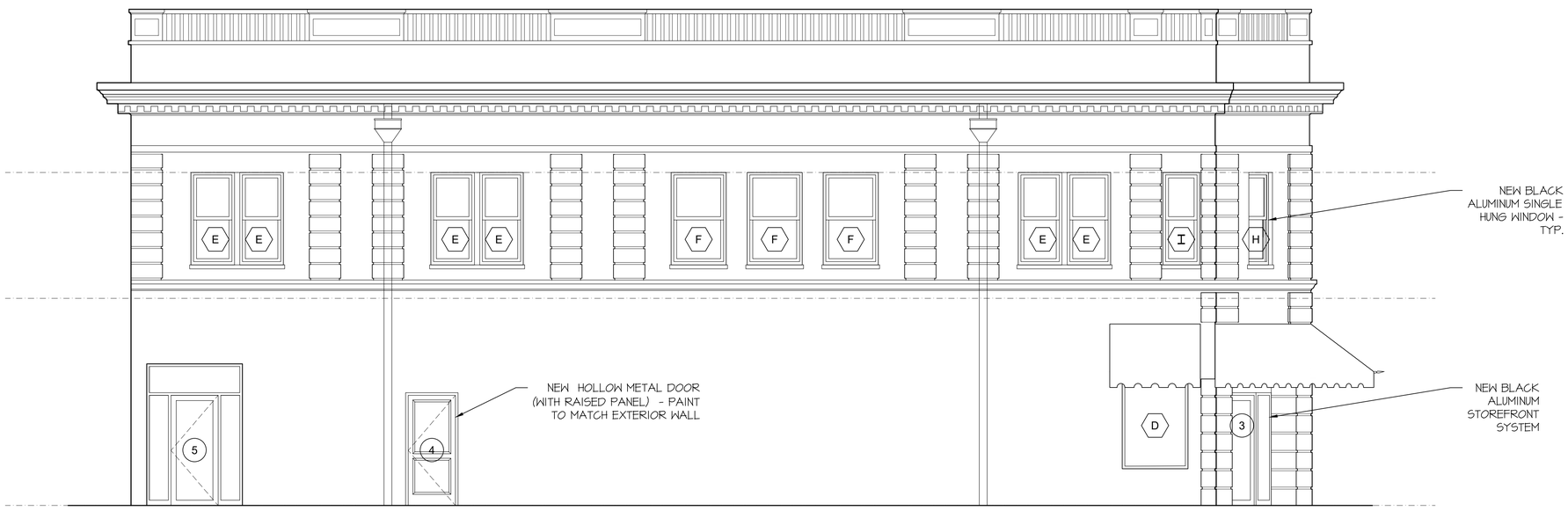
A-2.01

JOB NUMBER: 22-127



EXISTING WEST ELEVATION ON BRADLEY PLACE

SCALE 1/4" = 1'-0"



PROPOSED WEST ELEVATION ON BRADLEY PLACE

SCALE 1/4" = 1'-0"

NOTE: ALL NEW EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RESISTANT

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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

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STATE OF FLORIDA ROGER PATTON JANSSEN AR0014785 REGISTERED ARCHITECT

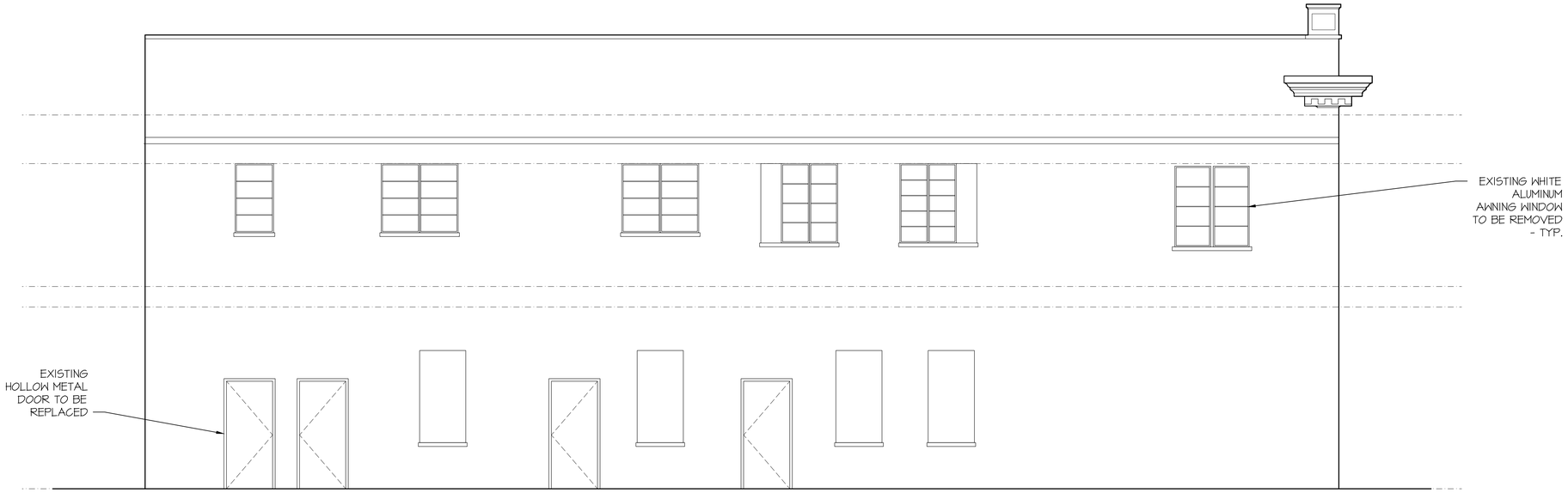
ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

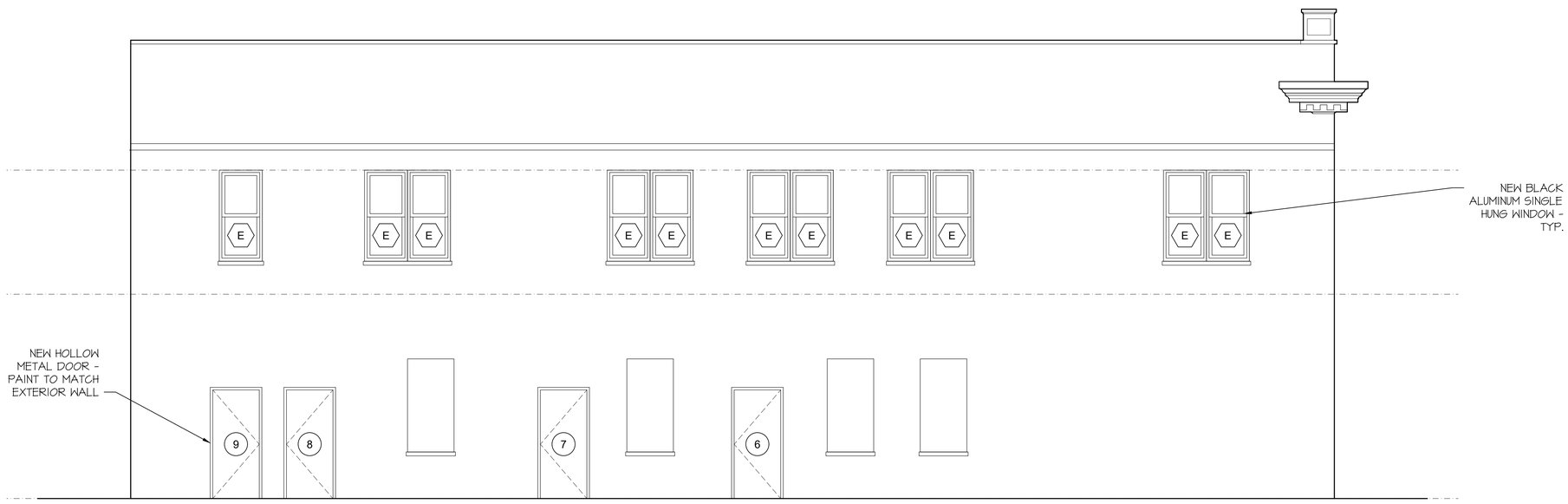
A-2.02

JOB NUMBER: 22-127



EXISTING NORTH ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

NOTE: ALL NEW EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RESISTANT

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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

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- FIRST SUBMITTAL 02.04.2023
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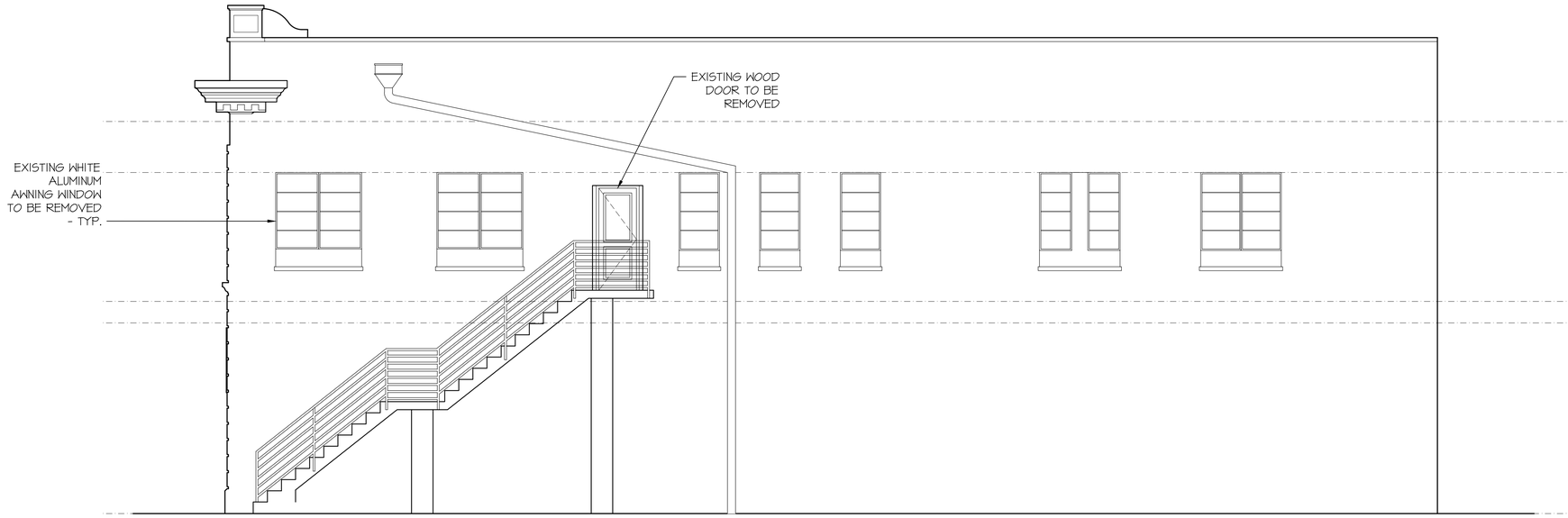
ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

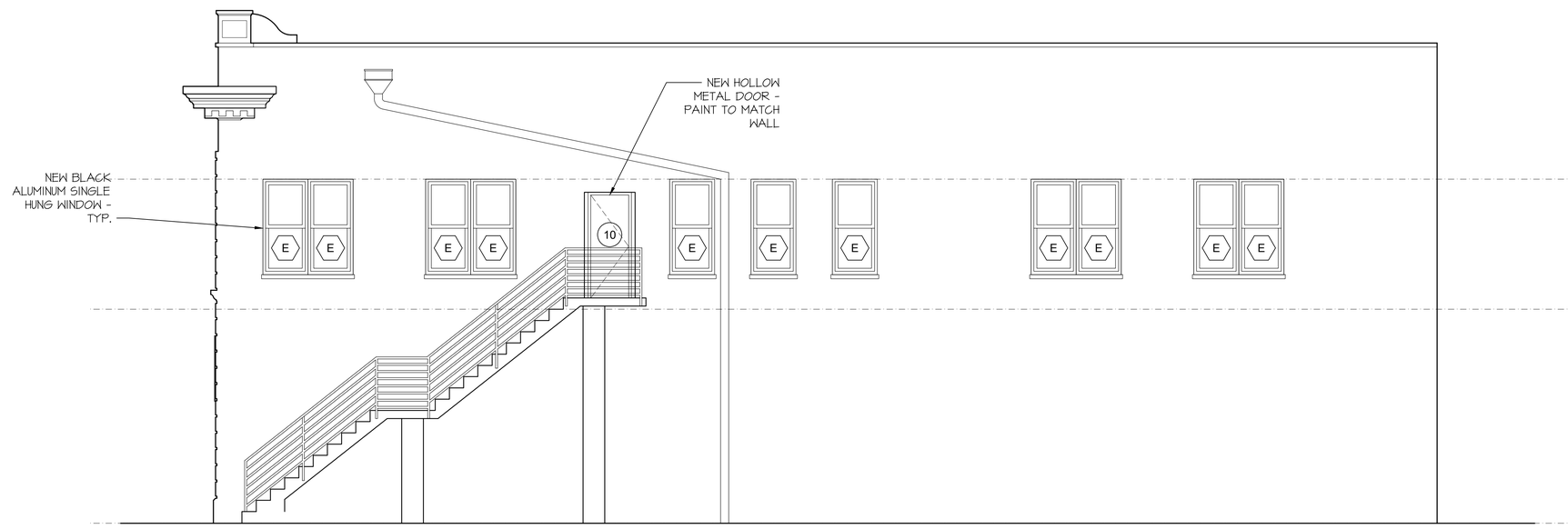
A-2.03

JOB NUMBER: 22-127



EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

NOTE: ALL NEW EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RESISTANT

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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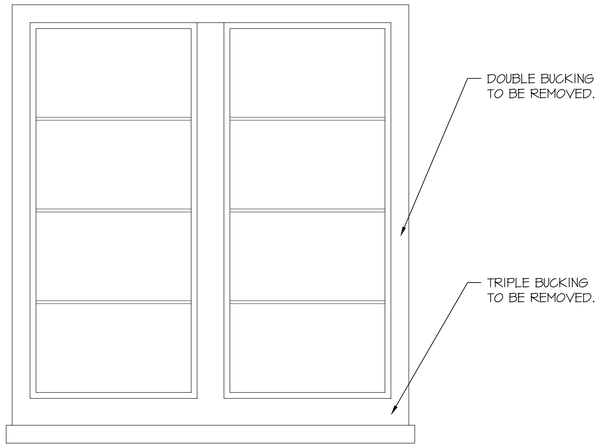
ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

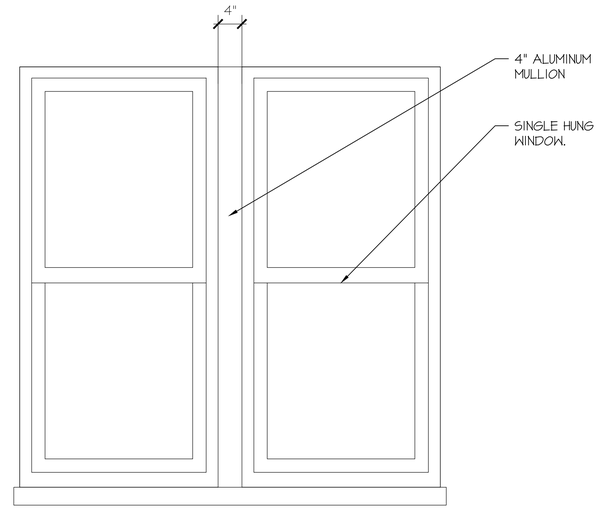
A-2.04

JOB NUMBER: 22-127



CURRENT WINDOW CONDITION

SCALE 1" = 1'-0"



PROPOSED WINDOW CONDITION

SCALE 1" = 1'-0"

PROPOSED WINDOW COLOR - BLACK

HISTORICAL PHOTO OF 283 POINCIANA WAY

NOTE: ALL NEW EXTERIOR DOORS AND WINDOWS SHALL BE IMPACT RESISTANT

PROPOSED EXTERIOR WINDOW AND DOOR REPLACEMENT AT:

283 ROYAL POINCIANA WAY

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

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

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STATE OF FLORIDA
ROGER PATTON JANSSEN
AR0014785
REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

LANDMARKS
COA-23-013

DRAWING NO.

A-2.20

JOB NUMBER: 22-127

190, 350 AND 500 STANDARD ENTRANCES

Single-Source Packages Generate Versatile First Impressions

Curtis Culwell Center
Garland, Texas
ARCHITECT
HKS, Inc., Dallas, Texas
GLAZING CONTRACTOR
B & B Glass, Inc., Dallas, Texas
PHOTOGRAPHER
© Blake Marvin – HKS

Tough yet attractive, Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction as well as modern or traditional architecture, they are engineered, constructed and tested to make a good first impression while withstanding the rigors of constant use by occupants and visitors.

PERFORMANCE

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a limited lifetime warranty, good for the life of the door under normal use. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer door.

1. Thermoplastic elastomer weatherstrip in blade stop of frame jambs, header or transom bar.
2. Integral polymeric fin attached to adjustable astragal, creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide continuous contact for bottom weatherstrip.
4. Standard 1/4" beveled glass stops to sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

ECONOMY

Kawneer's bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear- and temperature-resistant and replaces conventional weatherproofing. The bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

190 NARROW STILE ENTRANCE

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

350 MEDIUM STILE ENTRANCE

- Provides extra strength for applications such as schools, institutions and other high-traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

500 WIDE STILE ENTRANCE

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail measures 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions

GENERAL

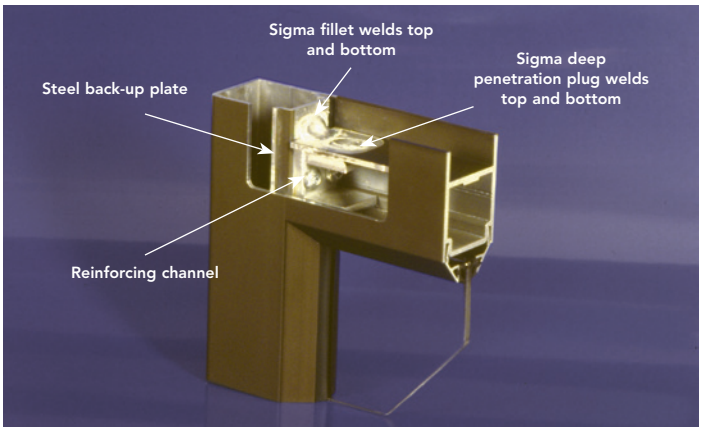
- Heights vary up to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single- or double-acting with maximum security locks or touch bar panics standard
- Architect's classic 1" round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from 1/4" to 1"

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.



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Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092
770.449.5555
kawneer.com

KAWNEER

ARCHITECTURAL SYSTEMS | ENTRANCES + FRAMING | CURTAIN WALLS | WINDOWS

SINGLE-SOURCE HURRICANE RESISTANT SOLUTIONS & MORE

IR 500/501/501T/501UT FRAMING SYSTEMS AND 350/500 IR ENTRANCES

Kawneer provides a single-source solution to the growing need for hurricane resistant products in Eastern and Gulf Coast states from New York through Texas.

IR 500/501 Framing Systems and 350/500 IR Entrances are large missile impact resistant, fully tested and easy to fabricate and install. In addition, IR 501T and IR 501UT Framing provides improved thermal performance to increase energy efficiency by employing IsoLock™ thermal breaks.

Our hurricane resistant framing systems are designed and engineered for single-span storefronts, low- to mid-rise ribbon window and punched opening applications.

Building: Cancer Center of Sacred Heart Hospital
Location: Pensacola, Florida
Architect: Caldwell Associates Architects
Customer: Merritt Glass Co., Inc.
Photography: © CJ Berg

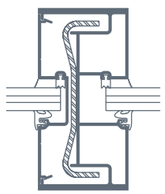
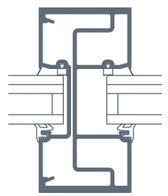
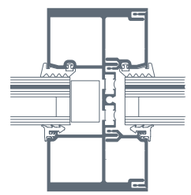
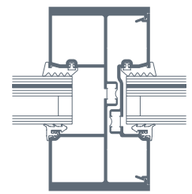
TESTING

IR 500/501/501T/501 Framing Systems are tested to high velocity hurricane zone requirements of the International Building Code and Florida building code, which meet ASTM E1886 and TAS 201 and TAS 203 for impact and cycle pressure differentials. Additionally, all of our systems have been tested to ASTM E331, ASTM E283 and ASTM E330 for air, water and structural performance.

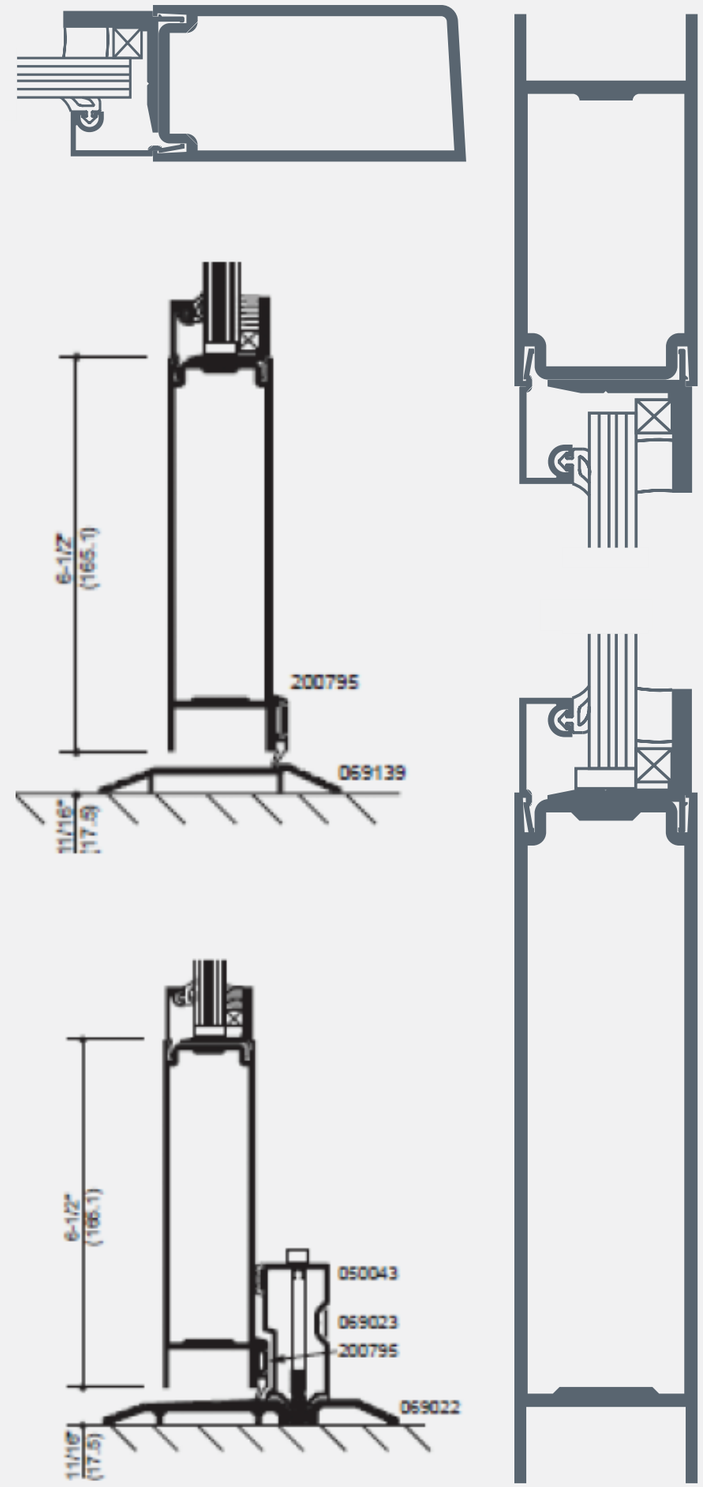
For thermal and acoustical performance, IR 501T/IR 501UT have been tested to AAMA 1503, AAMA 1801 and ASTM E1425.

FABRICATION

All IR 500/501/501T/501UT Framing Systems offer a flush glazed look with either interior structural silicone seal (wet glazed) or optional EPDM gasket (dry glazed) for large missile applications. Screw spline fabrication provides the option to pre-assemble units with controlled shop labor costs and smaller field crews. The framing systems are center glazed from the exterior side and are designed to accept 350/500 IR Entrances.

	IR 500	IR 501	IR 501T/IR 501UT	IR 501T/IR 501UT
Typical Detail			 3-Piece Mullion	 2-Piece Mullion
Sightline	2-1/2" (63.5 mm)	2-1/2" (63.5 mm)	2-3/4" (69.85 mm)	2-3/4" (69.85 mm)
System Depth	5" (127 mm)	5" (127 mm)	5" (127 mm)	5" (127 mm)
Infill Options	9/16", 5/8" (Impact), 1/4" (Non-Impact)	1-5/16" (Impact), 1" (Non-Impact)	1-5/16" (Impact)	1-5/16" (Impact)
Thermal	No	No	IsoLock™ Thermal Breaks	IsoLock™ Thermal Breaks
Hurricane Resistant Tested	Large Missile	Small Missile Large Missile	Small Missile Large Missile	Small Missile Large Missile

L-R
IR 500 Framing
IR 501UT Framing
IR 501 Framing



350/500 IR ENTRANCES

Entrances are 1-3/4"(44.45 mm) deep and provide the extra strength for applications where more stringent code requirements call for windborne debris protection.

TESTING

350/500 IR Entrances are tested to the High Velocity Hurricane Zone requirements of the International Building Code and Florida Building Code. Meeting ASTM E1886, and TAS 201 and TAS 203 for impact and cycle pressure differentials and TAS 202 for Water Performance.

FEATURES

350 IR Entrances feature standard 3-1/2" (88.9 mm) vertical stiles, 3-1/2" (88.9 mm) top rails and 6-1/2" (165.1 mm) bottom rails. 500 IR Entrances feature standard 5" (127 mm) vertical stiles, 5" (127 mm) top rails and 6-1/2" (165.1 mm) bottom rails. Bottom rail options are 7-1/2" (190.5 mm) and 10" (254 mm) for aesthetics or applications where higher bottom rails are required to meet local building codes. 350/500 IR Entrances are single acting and available in singles or pairs to suit any project. The entrances feature the proven dual moment welded corner construction with 16 welds per door and Kawneer's limited lifetime warranty.

Standard hinging hardware includes top, bottom and intermediate offset pivots, 1-1/2 pair of butt hinges or continuous geared hinges. Standard MS 1850 three-point locks are available as well as concealed vertical rod exit device hardware options.

Water Performance option available in accordance to ASTM E331 and TAS 202 test standards.

Entrances accommodate 1/4", 7/16" and 9/16" impact resistant glazing infills using square glass stops with an interior silicone seal. Additional glazing options include 3M VHB Structural Glazing Tape and dry/dry glazing gaskets. Pairs include an adjustable astragal, utilizing pile weathering with a polymeric fin at the meeting stiles, and all doors include an EPDM blade gasket at the threshold. Polymeric bulb weather-stripping is used in the door frames.

Standard door jambs, transom bars and headers from the IR 500/501/501T/501UT Framing Systems are designed for use with 350/500 IR Entrances. Optional door frames include Trifab™ VersaGlaze™ 450 center glazed, Trifab™ VersaGlaze™ 451 center glazed, and 1600 Wall System™ subframes.

Building: Tarpon Springs Public Safety Building
Location: Tarpon Springs, Florida
Architect: Gee & Jenson, Engineers, Architects, Planners, Inc., West Palm Beach, Florida
Glazing Contractor: Ashe Glass & Mirror, Temple Terrace, Florida
Photography: © Gordon Schenck, Jr.

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Form Number 17-2261.C

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OPENING POSSIBILITIES.

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SINGLE HUNG

- *Flexible design*
- *Easy opening and closing*
- *Style and design options*
- *Locking hardware options*
- *Removable top sash*

FRAME DEPTH/TYPES	MAX SIZE
3 - 5/8"; Flange	54" X 96" or 42" X 120"

238 ESTATE SERIES

CASEMENT

- *Modular design with hinge and vent options*
- *Added strength and security*
- *Easy cleaning with optional washable hinge*
- *Versatile configuration options*
- *Matching Awning and Fixed Lite Picture Window*

FRAME DEPTH/TYPES	MAX SIZE
2 - 1/16"; Equal Leg, Flange	42" x 63" or 32" x 84"

DOOR HARDWARE AT-A-GLANCE

PRODUCT	HANDLE STYLE	HARDWARE FINISHES
SGD8100	CONTEMPORARY (STANDARD)	SATIN NICKEL, WHITE, BRONZE, BLACK
	SIGNATURE (OPTIONAL)	SOUTHBEACH SILVER, WHITE, BRONZE, BLACK
TD9050	DALLAS	SATIN NICKEL, WHITE, BRONZE, BLACK
FD450	MINNEAPOLIS	SATIN NICKEL PVD, VENETIAN BRONZE, BLACK
SGD560	TUBULAR	SATIN NICKEL PVD, WHITE, DARK BRONZE
	MODERN	SATIN NICKEL PVD
	RECESSED PULL	GRAY, WHITE, BRONZE
BIFOLD	HANDLE SET	SATIN NICKEL, WHITE, BRONZE, BLACK
PIVOT	LADDER PULL	SATIN NICKEL, BRONZE, BLACK

FRAME FINISHES

These frame finishes are available for Aluminum and Estate Series products. Or, let us Custom Paint Match to your existing decor.

Paint finish colors may not be accurate representations.

TWO-TONE PAINT AVAILABLE*
Match the inside to your interior decor and the outside to your exterior.

**Available on select styles only. Please check with an authorized dealer for more details.*

STANDARD COLOR OPTIONS

BONE WHITE

BERMUDA BRONZE

CLEAR ANODIZED

PREMIUM COLOR OPTIONS

BLACK

SOUTHBEACH SILVER

VELVET GRAY

WOODGRAIN COLOR OPTIONS

HAZELNUT BROWN

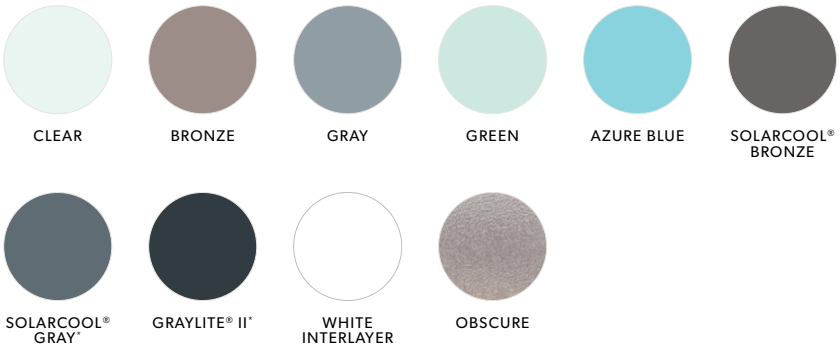
MAHOGANY RED

WALNUT BROWN

GLASS TINTS

Glass tint colors may not be accurate representations.

GLASS OPTIONS
- Large variance of colors
- Available in Low-E
- Insulated (includes airspace for energy efficiency)
- Single glazed



ADDITIONAL ESTATE GLASS TINTS

In addition to the tint options listed above, these glass tints are also available for Estate Series products.

Glass tint colors may not be accurate representations.

PRODUCT FEATURES OVERVIEW

Frame Finish
AAMA 2605

Frame Colors
- Bone White
- Bermuda Bronze
- Clear Anodize
- Black
- Southbeach Silver
- Velvet Gray
- Two-Tone Bermuda Bronze Exterior/Bone White Interior*
- Woodgrains
- Custom Colors

Impact Resistant Glass Types
- Laminated Glass
- Laminated Insulating Glass

Glass Tints
- Clear
- Bronze
- Gray
- Dark Gray*
- Green
- Azure Blue
- Solarcool® Bronze
- Solarcool® Gray*
- Graylite® II*

Privacy Glass
- Obscure
- Rain*
- White Interlayer

Low-E
- Low-E 240*
- Low-E 270
- Low-E 366
- Low-E 340

Grid Styles
WinDoor products are available with a variety of grid styles that complement any architectural design.

Grid Patterns
- Colonial
- Brittany
- Ladder

Screens
BetterVue™ Screens

**Available on select styles only. Please check with an authorized dealer for more details.*