

PROPOSED NEW CONSTRUCTION AT:

206 CARIBBEAN ROAD

TOWN OF PALM BEACH

FINAL SUBMITTAL: 07.11.2023

PALM BEACH COUNTY, FLORIDA

ARC-23-090 ARCOM MEETING: 08.23.2023
ZON-23-068 TOWN COUNCIL MEETING: 09.13.2023

REQUEST SITE PLAN REVIEW (SECTION 134-893c)



DAILEY JANSSEN ARCHITECTS, P.A.
400 Clematis Street Suite #200 West Palm Beach, Florida 33401 TEL: 561-833-4707

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD
PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-C00174

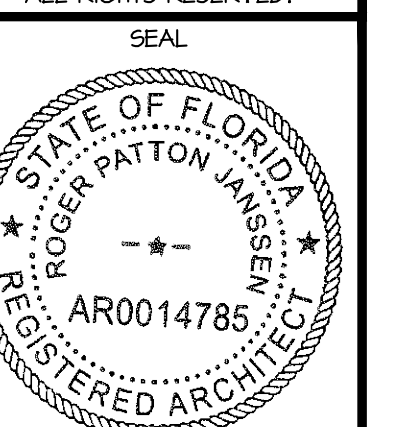
DATE: 07.11.2023

DRAWN: L&J

REVISIONS:

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

A0.00

JOB NUMBER: 23-109

DIAGRAM - CUBIC CONTENT

CARIBBEAN ROAD

B= 1-STORY
540 SF X 9'-0"
= 4,860 CF

C= 1-STORY
561 SF X 10'-0"
= 5,610 CF

A= 2-STORY
1,062 SF X 20'-0"
= 22,240 CF

D: PERGOLA
270 SF X 10'-0"
= 2,700 CF

E= 1-STORY
230 SF X 10'-0"
= 2,300 CF

G= BALCONY
= 50 SF

F= 1-STORY
32 SF X 10'-0"
= 320 CF

C= 1-STORY
348 SF X 10'-0"
= 3,480 CF

C= 1-STORY
152 SF X 10'-0"
= 1,520 CF

TOTAL PROPOSED CCR: 39,010 CF

TOTAL ALLOWED CCR: 39,244

AXONOMETRIC - PROPOSED CUBIC CONTENT

The diagram illustrates the proposed cubic content for a building complex. The volumes are color-coded and labeled as follows:

- A= 2-STORY**
 $1,062 \text{ SF} \times 20'-0''$
 $= 22,240 \text{ CF}$
- B= 1-STORY**
 $540 \text{ SF} \times 9'-0''$
 $= 4,860 \text{ CF}$
- C= 1-STORY**
 $561 \text{ SF} \times 10'-0''$
 $= 5,610 \text{ CF}$
- D: PERGOLA**
 $270 \text{ SF} \times 10'-0''$
 $= 2,700 \text{ CF}$
- E= 1-STORY**
 $230 \text{ SF} \times 10'-0''$
 $= 2,300 \text{ CF}$
- F= 1-STORY**
 $32 \text{ SF} \times 10'-0''$
 $= 320 \text{ CF}$
- G= 1-STORY**
 $152 \text{ SF} \times 10'-0''$
 $= 1,520 \text{ CF}$
- H= 1-STORY**
 $348 \text{ SF} \times 10'-0''$
 $= 3,480 \text{ CF}$

The diagram also shows a dashed line indicating the location of **CARIBBEAN ROAD**.

PROPOSED RESIDENCE AT:	206 CARIBBEAN ROAD		
	PALM BEACH	PALM BEACH, FLORIDA	
	DAILEY JANSSSEN ARCHITECTS 400 CLERHUIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-839-4710, LICENSE #AA-C0018174		
DATE:	07.11.2023		
DRAWN:	LGJ		
REVISIONS:			
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 SEAL STATE OF FLORIDA ROGER PATTON JANSSSEN REGISTERED ARCHITECT AR0014785			
ROGER P. JANSSSEN		AR-14785	
ARCUM # ARC-23-090			
TC # ZON-23-068			
DRAWING NO.			
SP1.02			
JOB NUMBER:			23-010



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:	206 CARIBBEAN ROAD		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	RESIDENCE		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SF MIN.	9,750SF	N/C
6	Lot Depth	100' MIN.	100'	N/C
7	Lot Width	100' MIN.	75'	N/C
8	Lot Coverage (Sq Ft and %)	(30%) 2,925 SF	N/A	(30%) 2,925SF
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structures, etc)	N/A	N/A	3,987 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	39,244 CF	N/A	39,010 CF
11	*Front Yard Setback (Ft.)	25'-0"	N/A	26'-2"
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	12'-6"
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-0"
14	*Rear Yard Setback (Ft.)	10'-0"/15'-0"	N/A	13'-7"/15'-0"
15	Angle of Vision (Deg.)	100°	N/A	84°
16	Building Height (Ft.)	14'-0"/22'-0"	N/A	10'-0"/20'-0"
17	Overall Building Height (Ft.)	30'-0"	N/A	27'-3"
18	Crown of Road (COR) (NAVD)	N/A	2.5NAVD	N/C
19	Max. Amount of Fill Added to Site (Ft.)	2'-4" MAX.	N/A	2' -4" MAX
20	Finished Floor Elev. (FFE)(NAVD)	7'-0" NAVD	N/A	7'-2" NAVD
21	Zero Datum for point of meas. (NAVD)	7'-0" NAVD	N/A	7'-0" NAVD
22	FEMA Flood Zone Designation	AE (6.0 NAVD)	AE (6.0 NAVD)	6'-0" NAVD
23	Base Flood Elevation (BFE)(NAVD)	6.0 NAVD	6.0 NAVD	6.0 NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	45% (4,387.5 SF)	N/A	45% (4,391) SF
25	Perimeter LOS (Sq Ft and %)	50% (2,193 SF)	N/A	72% (3,184 SF)
26	Front Yard LOS (Sq Ft and %)	40% (750 SF)	N/A	43% (811 SF)
27	**Native Plant Species %	25%	N/A	REFER TO LA

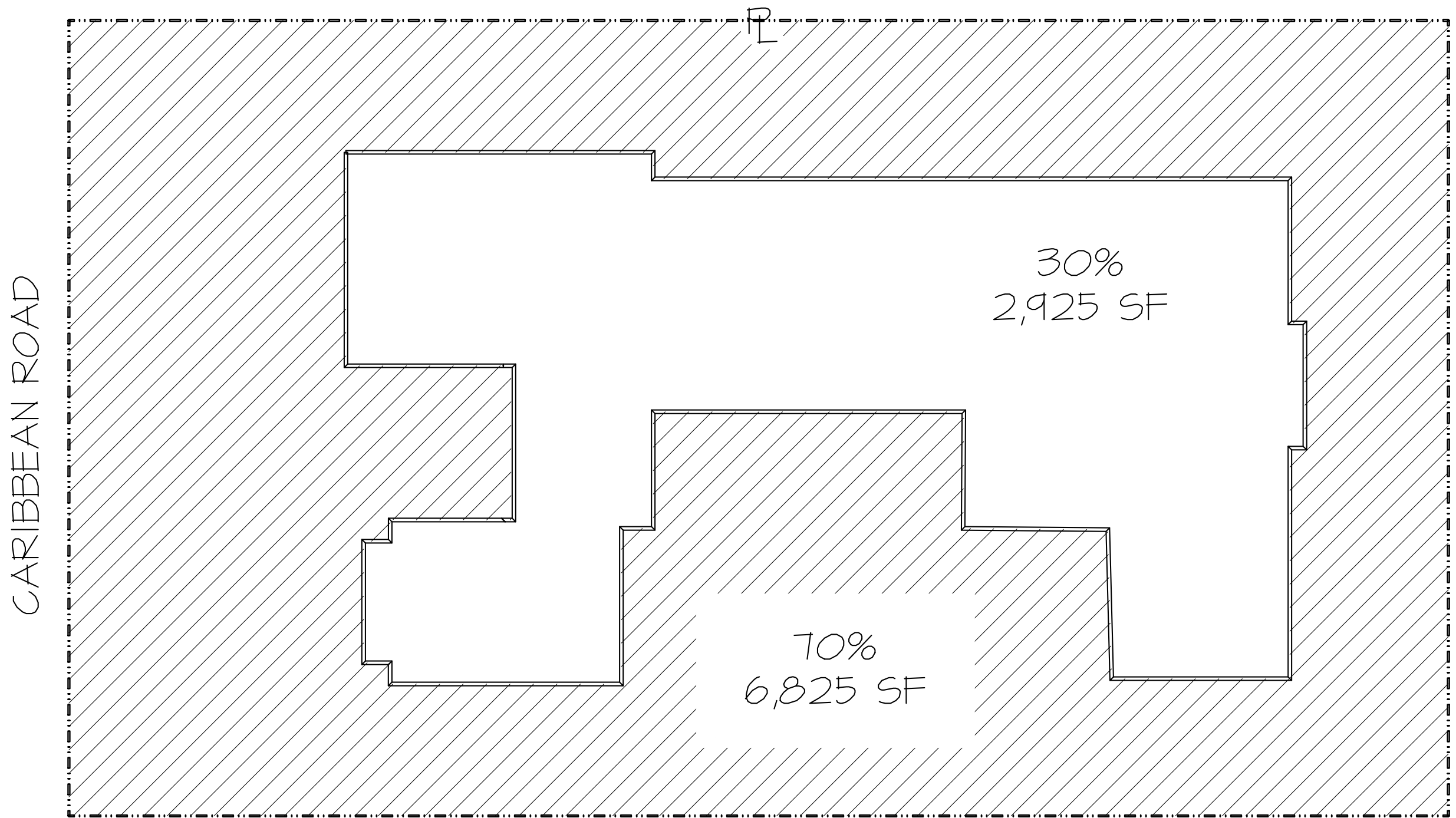
* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as requited by Ord. 24-2021 on separate table

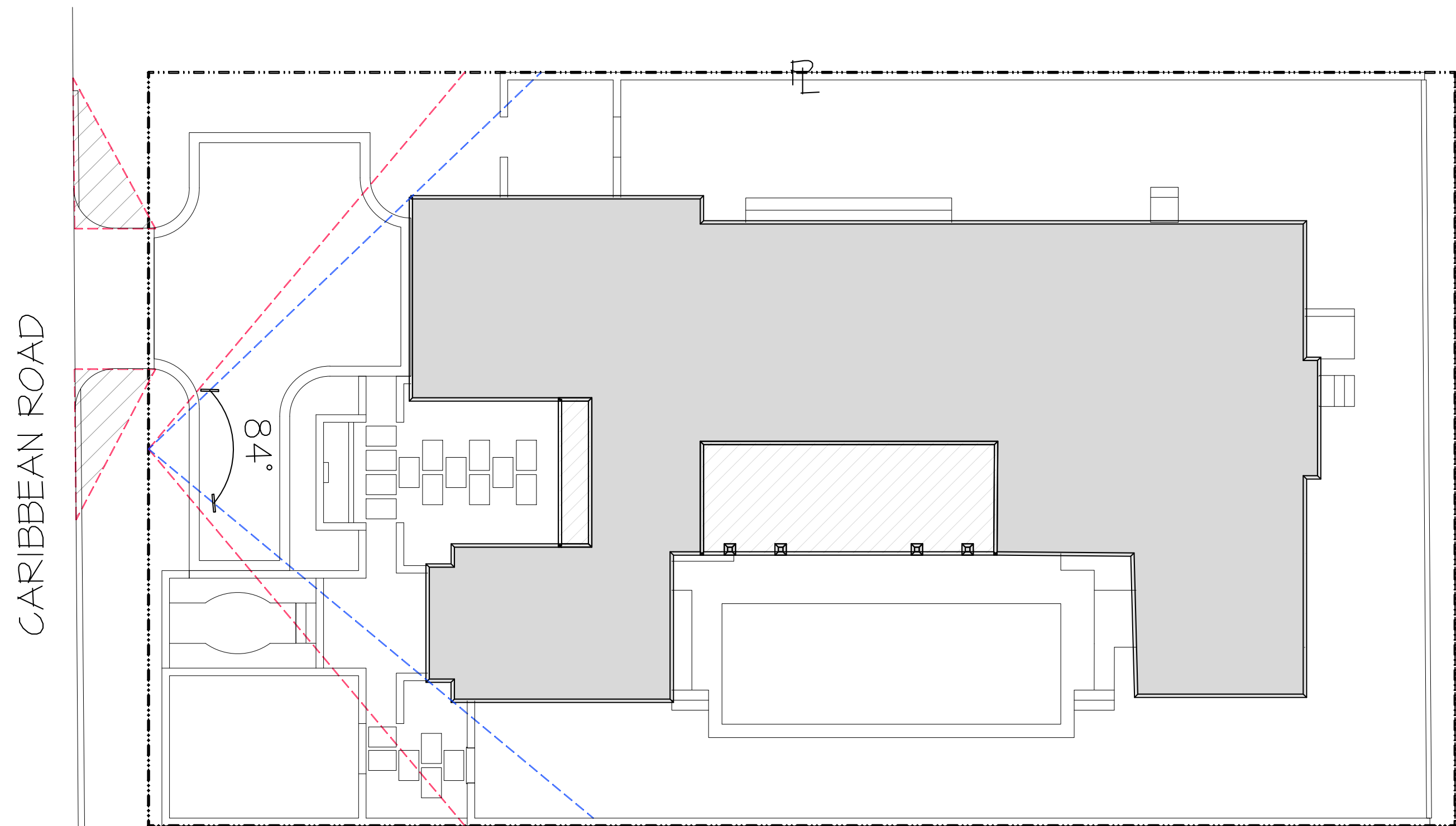
If value is not changing, enter N/C

DIAGRAM - LOT COVERAGE



TOTAL PROPOSED LOT COVERAGE/FOOTPRINT: 30% AT 2,925 S.F.
TOTAL ALLOWED LOT COVERAGE/FOOTPRINT: 30 % AT 2,925 S.F.

DIAGRAM - ANGLE OF VISION AND SAFE SITE TRIANGLES



ANGLE OF VISION:
84° > 100°

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

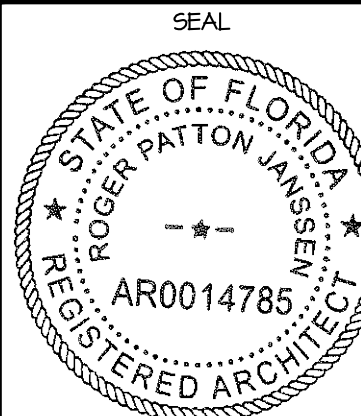
DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001474

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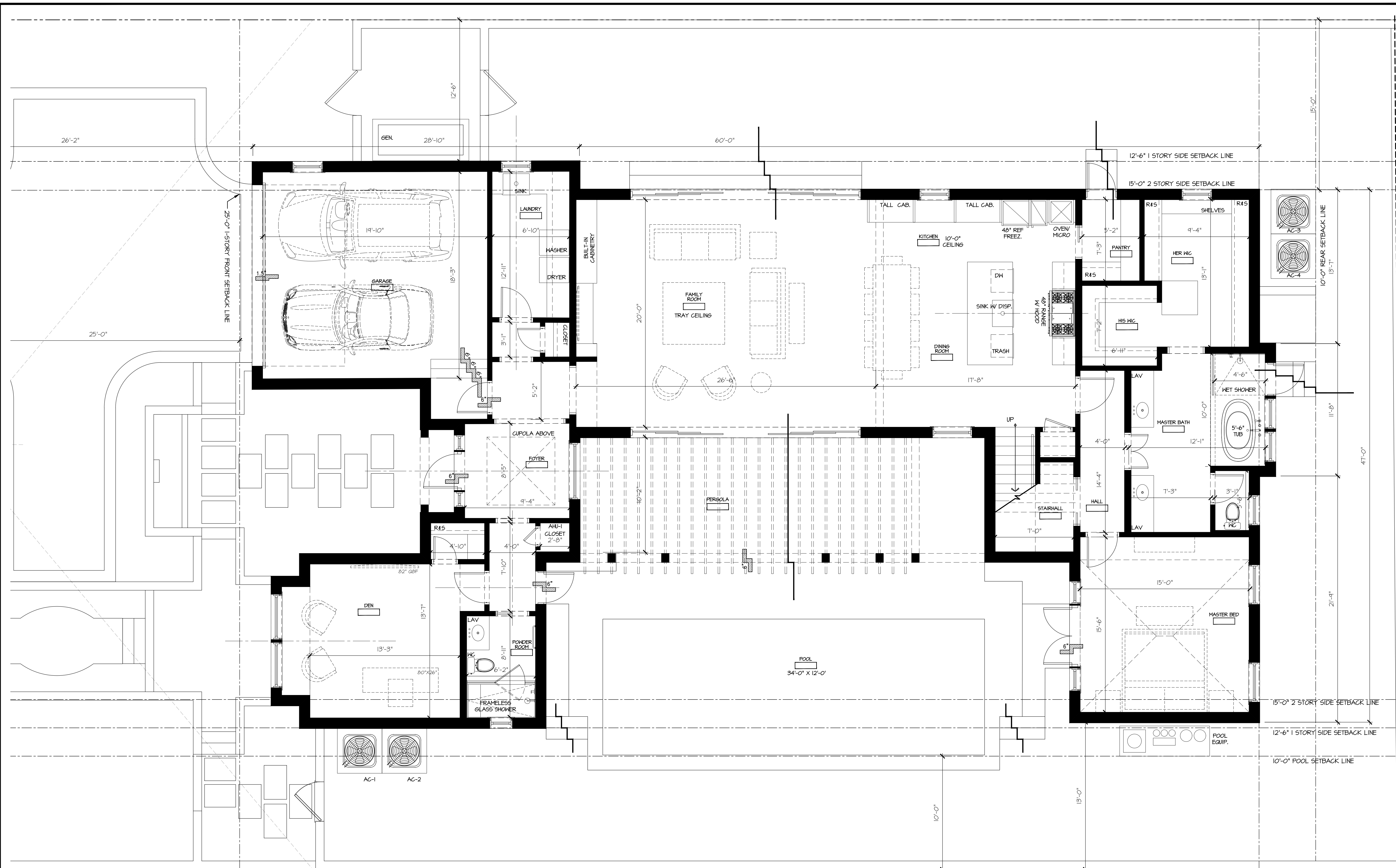
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

SP1.03

JOB NUMBER: 23-104



206 CARIBBEAN ROAD

Palm Beach, Florida

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET SUITE 200 WEST PALM BEACH, FL ORIDA 33401 TEL: 561-933-4707 FAX: 561-933-4707

PROPOSED RESIDENCE AT:

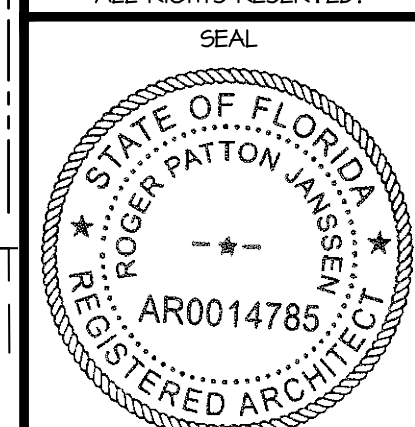
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ARCOM # ARC-23-090
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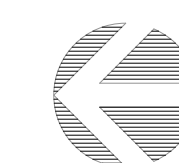
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JOB NUMBER

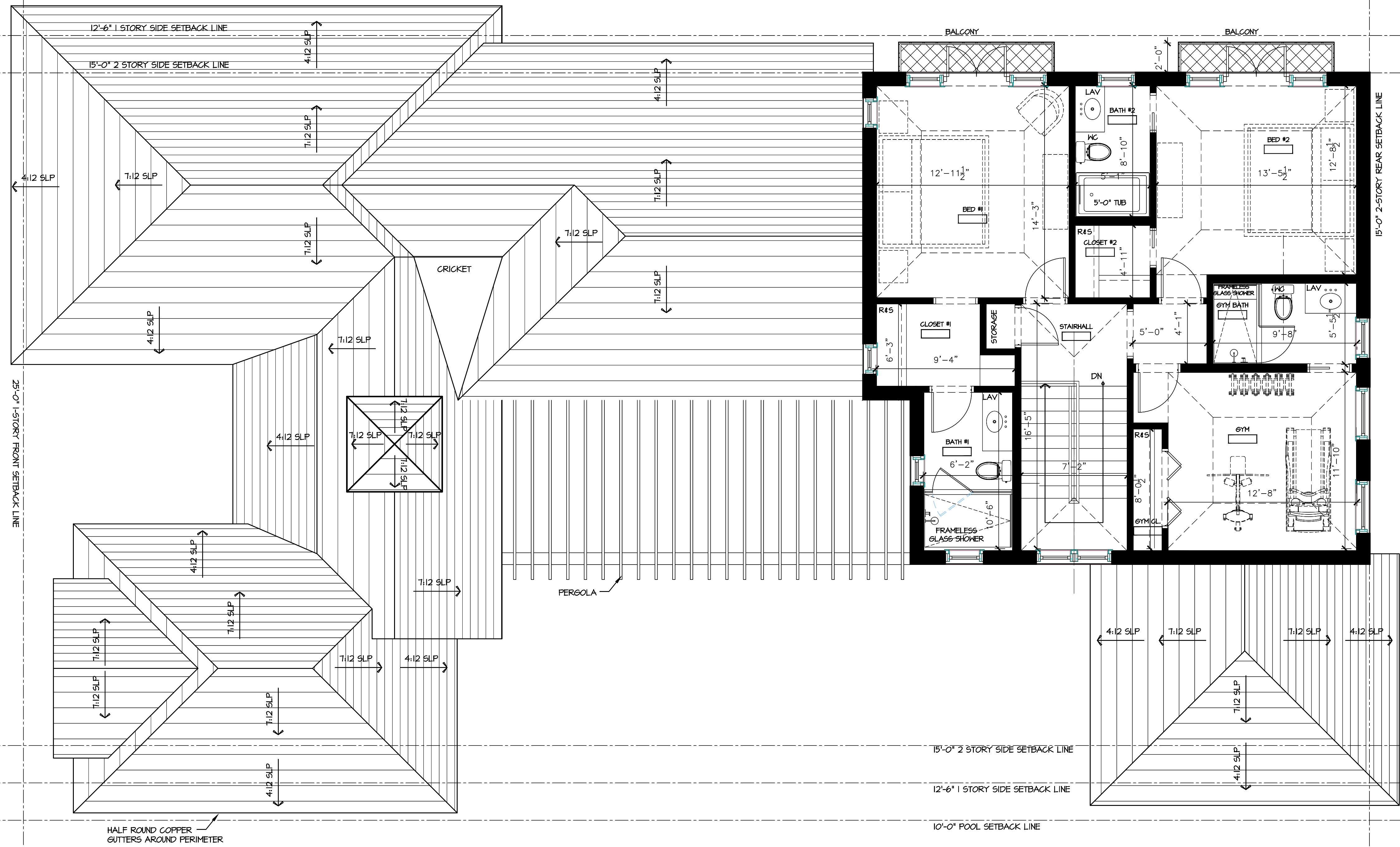
23-109

FIRST FLOOR - PROPOSED

SCALE: 1/4"=1'-0"



A1.01

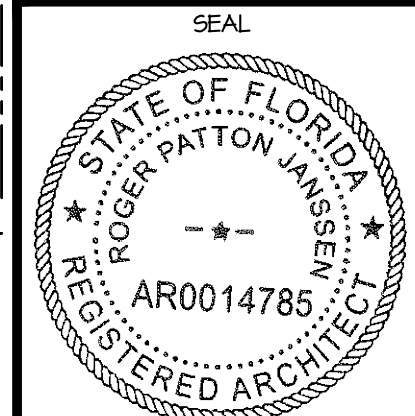


SECOND FLOOR - PROPOSED
SCALE: 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

DATE: 07.11.2023
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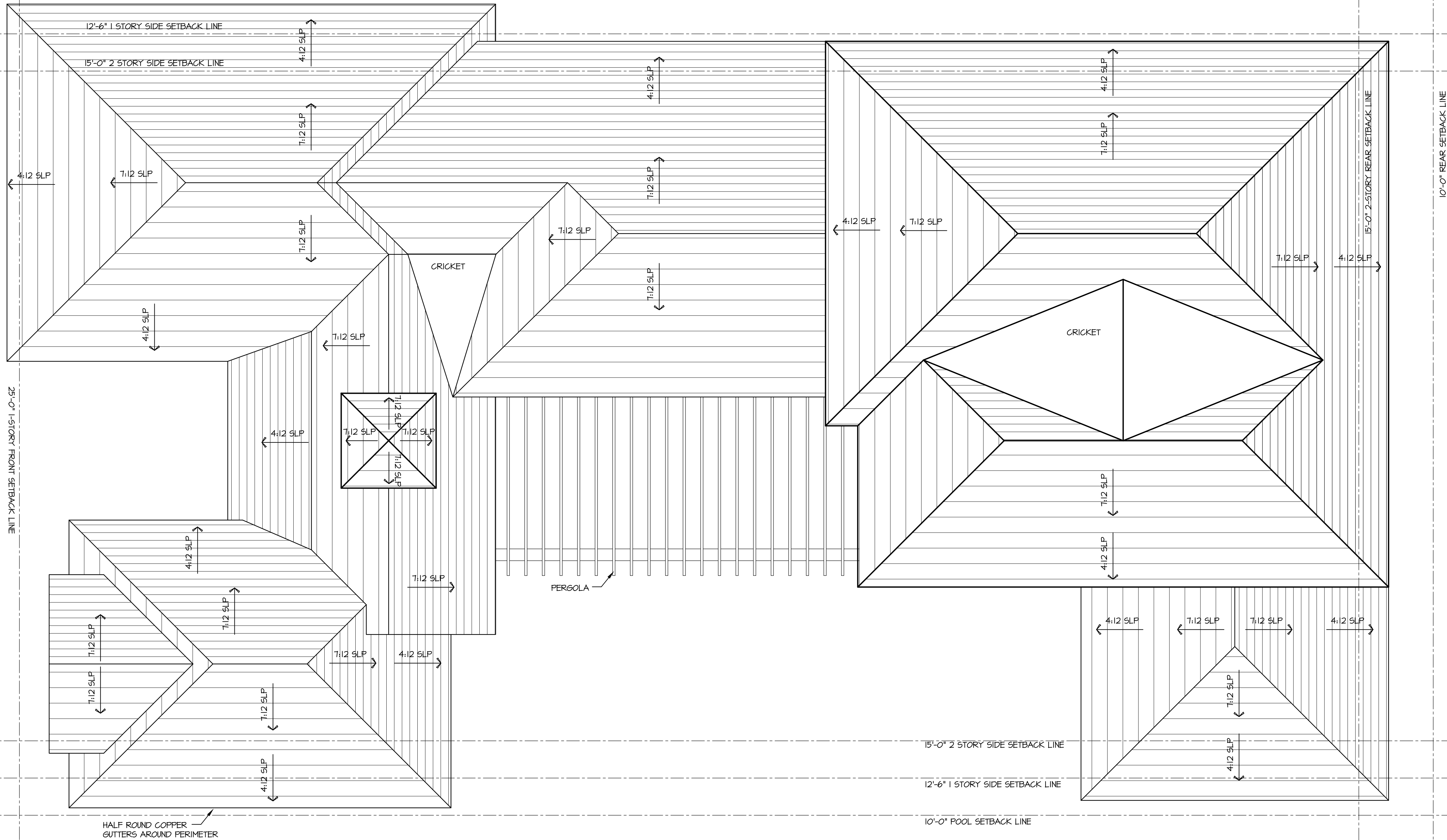
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ARCOM # ARC-23-090
TC # ZON-23-068

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JOB NUMBER: 23-109

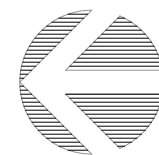
206 CARIBBEAN ROAD
PALM BEACH, FLORIDA
DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C001914

- ROOF COVERING TO BE WHITE CEMENT TILE
- 5" HALF ROUND GUTTERS AND 6"Ø DOWNSPOUTS TYPICAL COPPER
- DOUBLE PITCH ROOF 4:12 AND 7:12 MAIN ROOF PITCHES W/ GABLE ENDS
- TYPICAL ROOF OVERHANG 2'-0". REFER TO EAVE DETAILS FOR ROOF OVERHANGS



ROOF PLAN - PROPOSED

SCALE: 1/4"=1'-0"



PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

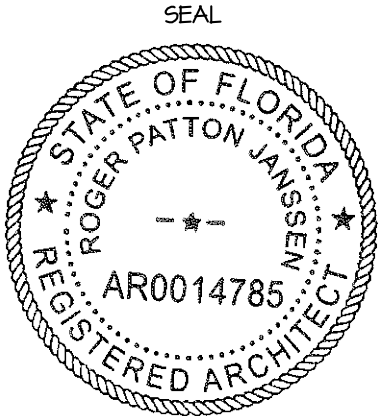
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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

JOB NUMBER: 23-109



NORTH ELEVATION - PROPOSED

SCALE: 1/4"=1'-0"



WEST ELEVATION - PROPOSED

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-C00174

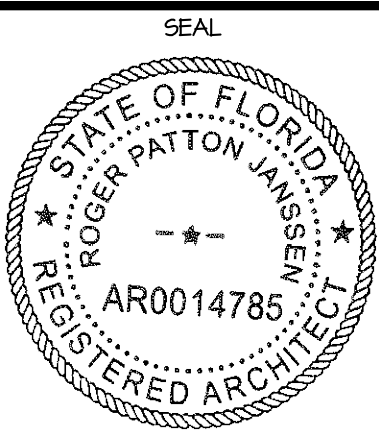
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

R0.1

JOB NUMBER: 23-104



SOUTH ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"



EAST ELEVATION - PROPOSED
SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-C00174

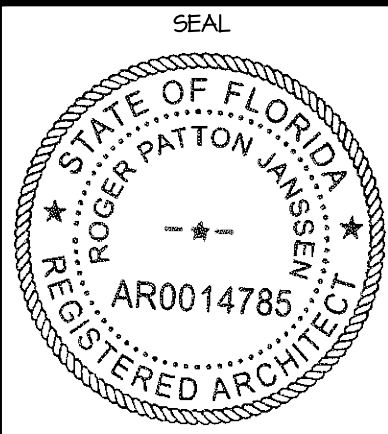
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

R0.2

JOB NUMBER:

23-109



NORTH PERSPECTIVE - PROPOSED
NTS

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001RT4

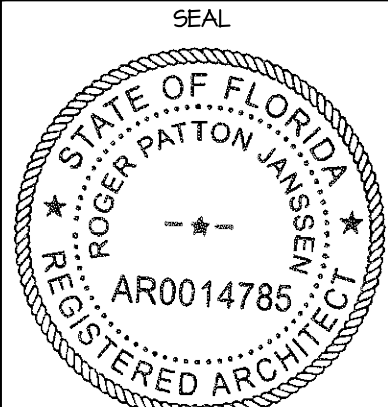
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

R0.3

JOB NUMBER: 23-104



WEST PERSPECTIVE - PROPOSED

NTS

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

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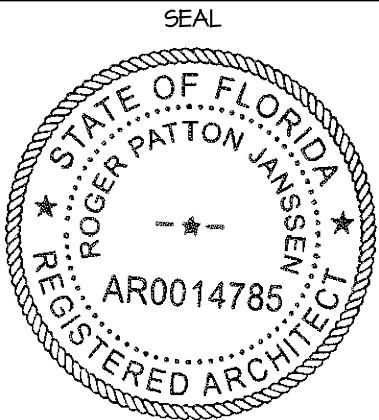
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ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

R0.4

JOB NUMBER:

23-104



DOMINICAN CORAL

- HARDSCAPE
- ACCENT DETAILS



PEA GRAVEL

- HARDSCAPE



WASHED CYPRESS

- FRONT DOOR



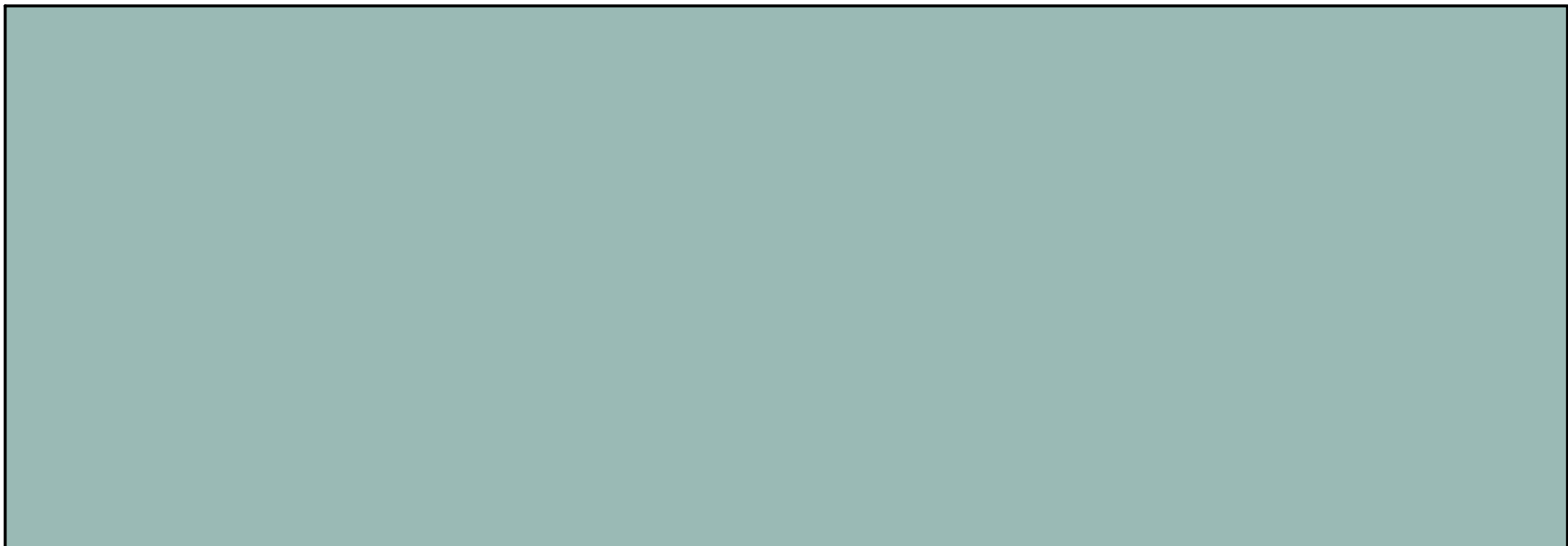
CEMENT ROOF TILE

- WHITE CEMENT TILE



WHITE STUCCO

- BENJAMIN MOORE OC-65: CHANTILLY LACE



WINDOW AND DOOR COLOR

- BENJAMIN MOORE: KENSINGTON GREEN 710

COLOR PALETTE

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

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

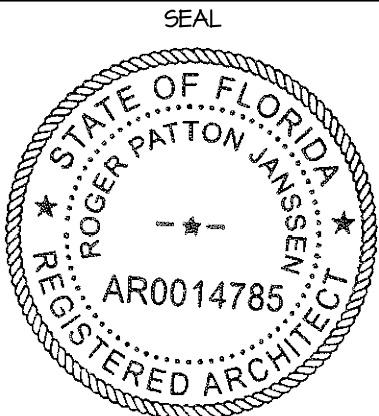
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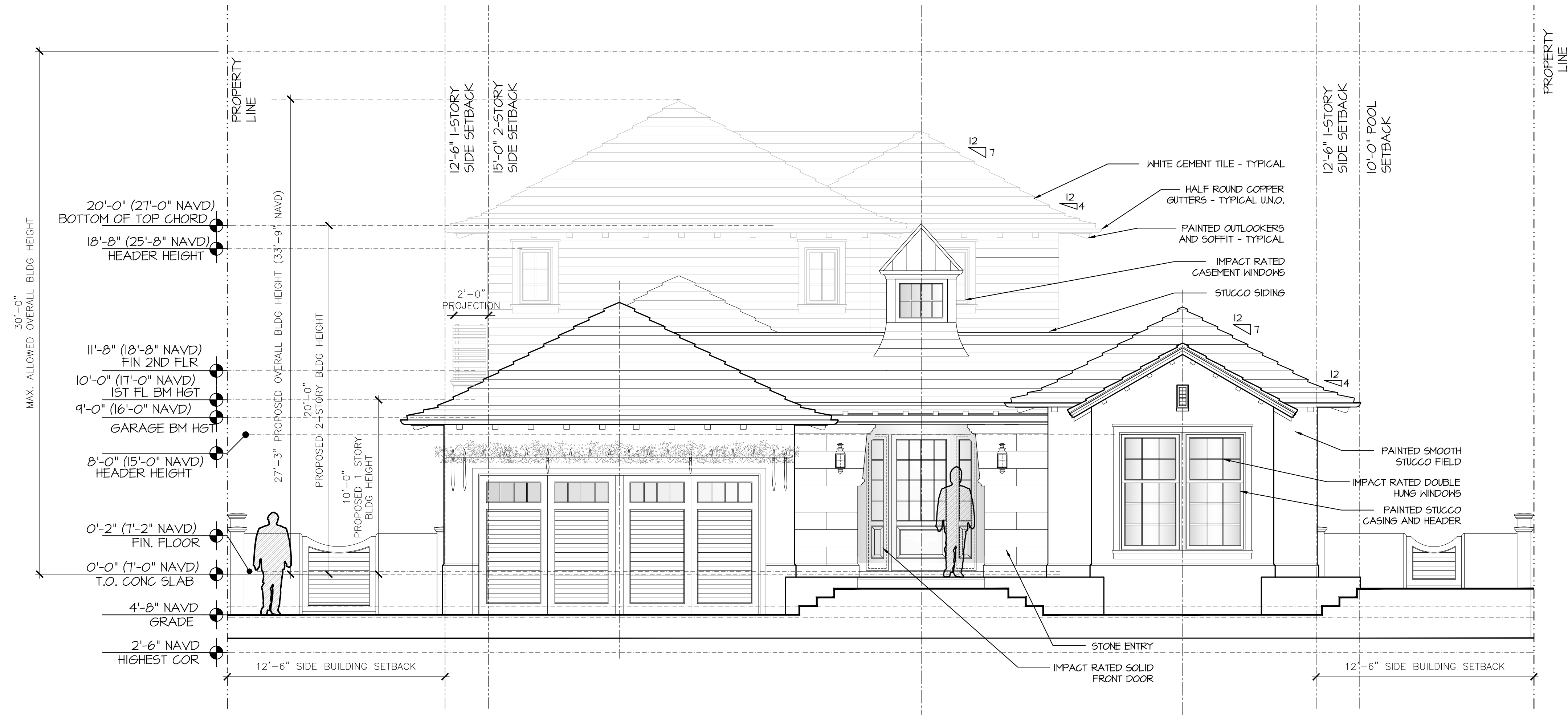
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TC # ZON-23-068

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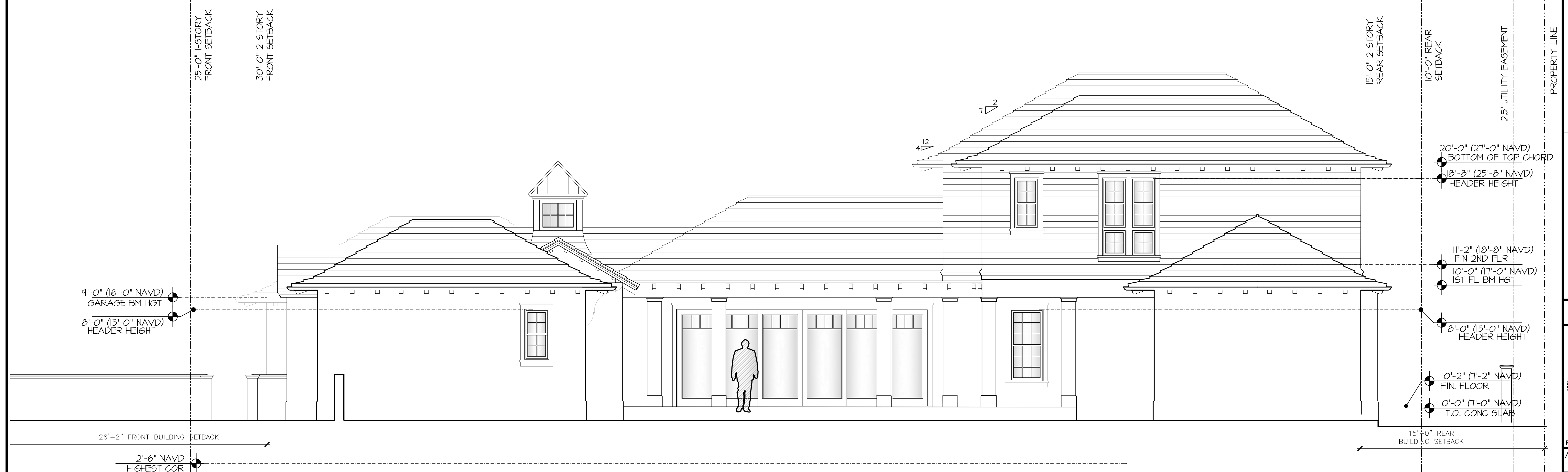
JOB NUMBER:

23-109



NORTH ELEVATION - PROPOSED

SCALE: 1/4"=1'-0"



WEST ELEVATION - PROPOSED

SCALE: 1/4"=1'-0"

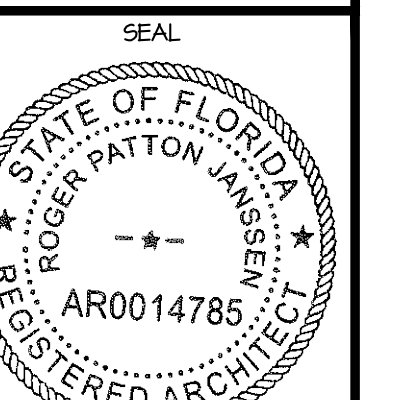
PROPOSED RESIDENCE AT:

DATE: 07.11.2023
DRAWN: L6U
REVISIONS:

206 CARIBBEAN ROAD
PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4107, LICENSE #AA-C00174

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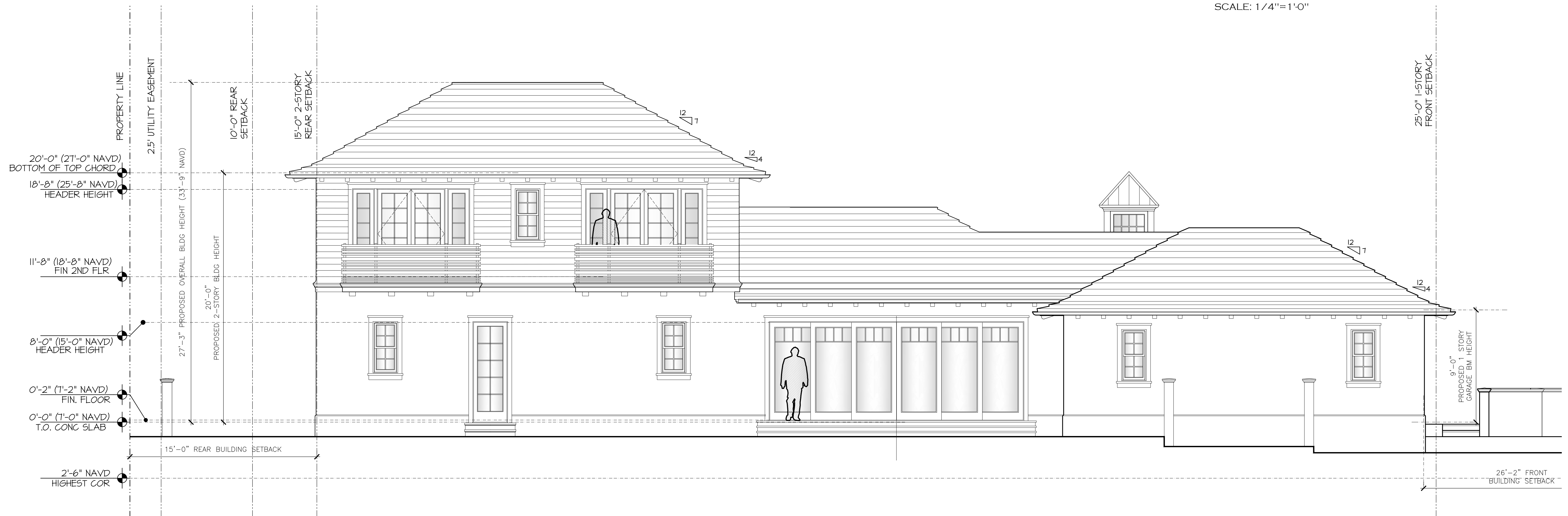
A2.01

JOB NUMBER: 23-109



SOUTH ELEVATION - PROPOSED

SCALE: 1/4"=1'0"



EAST ELEVATION - PROPOSED

SCALE: 1/4"=1'0"

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

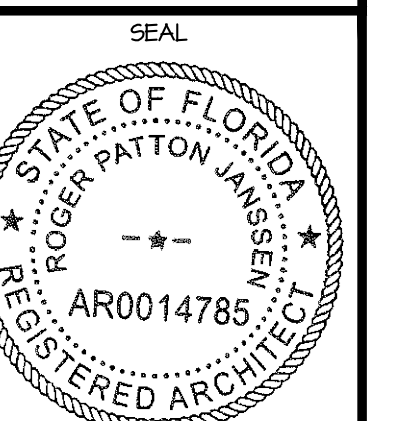
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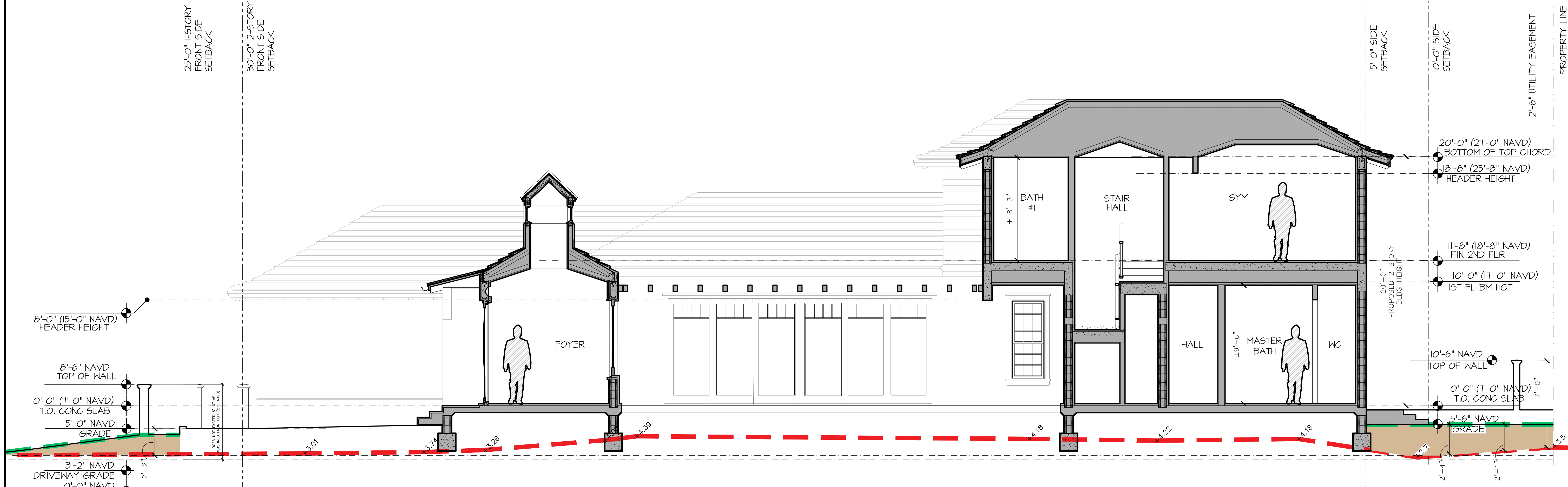
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TC # ZON-23-068

DRAWING NO.

A2.02

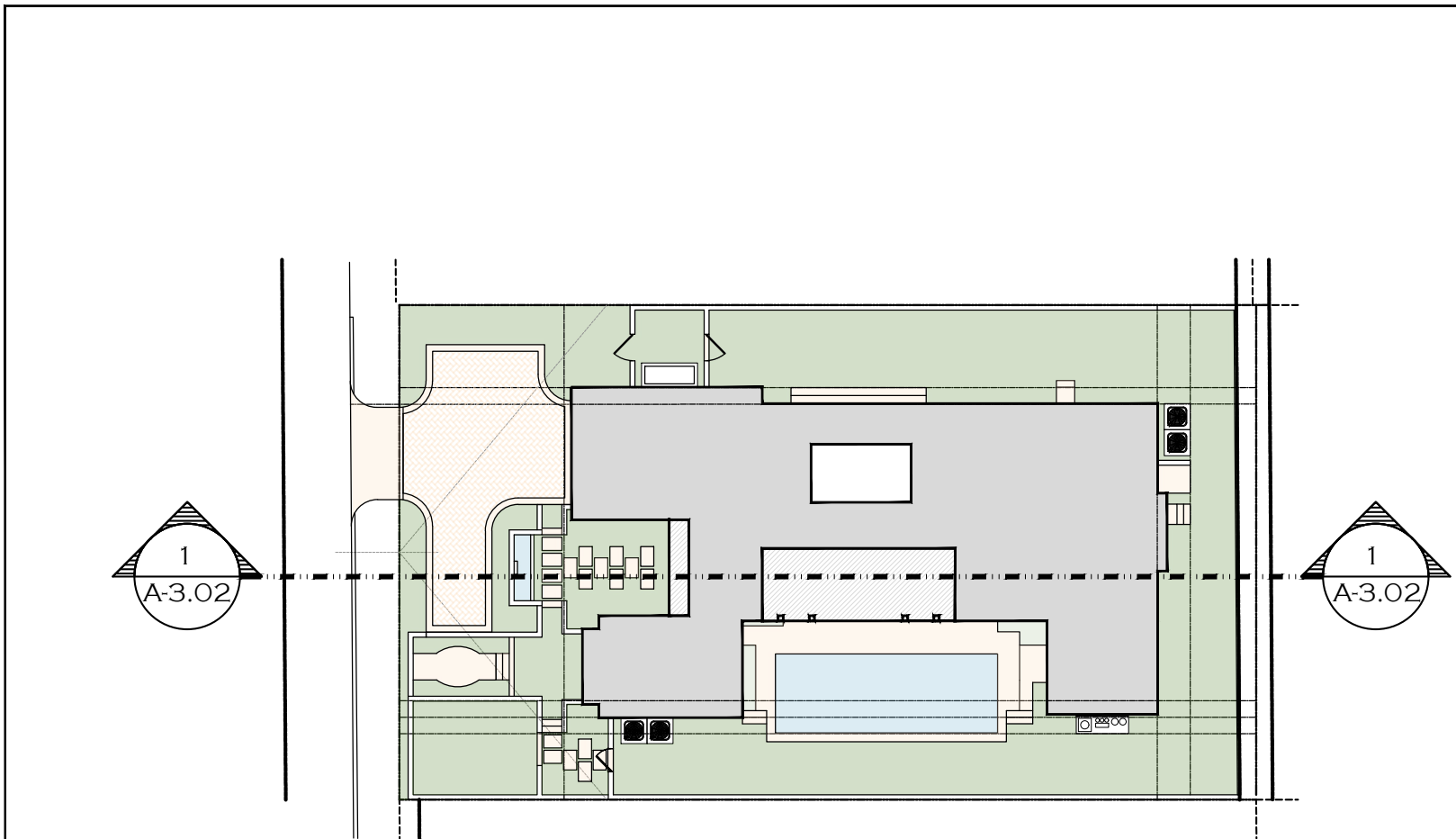
JOB NUMBER: 23-109



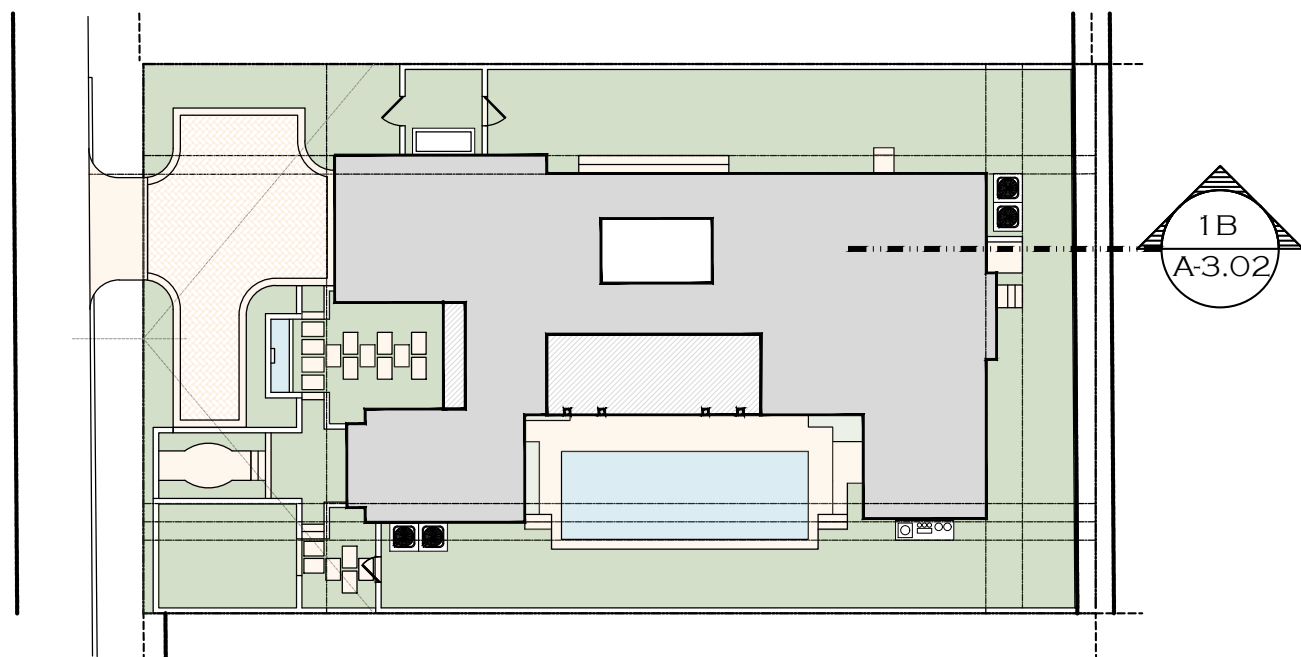


BUILDING SECTION 1

SCALE: 1/4"=1'-0"

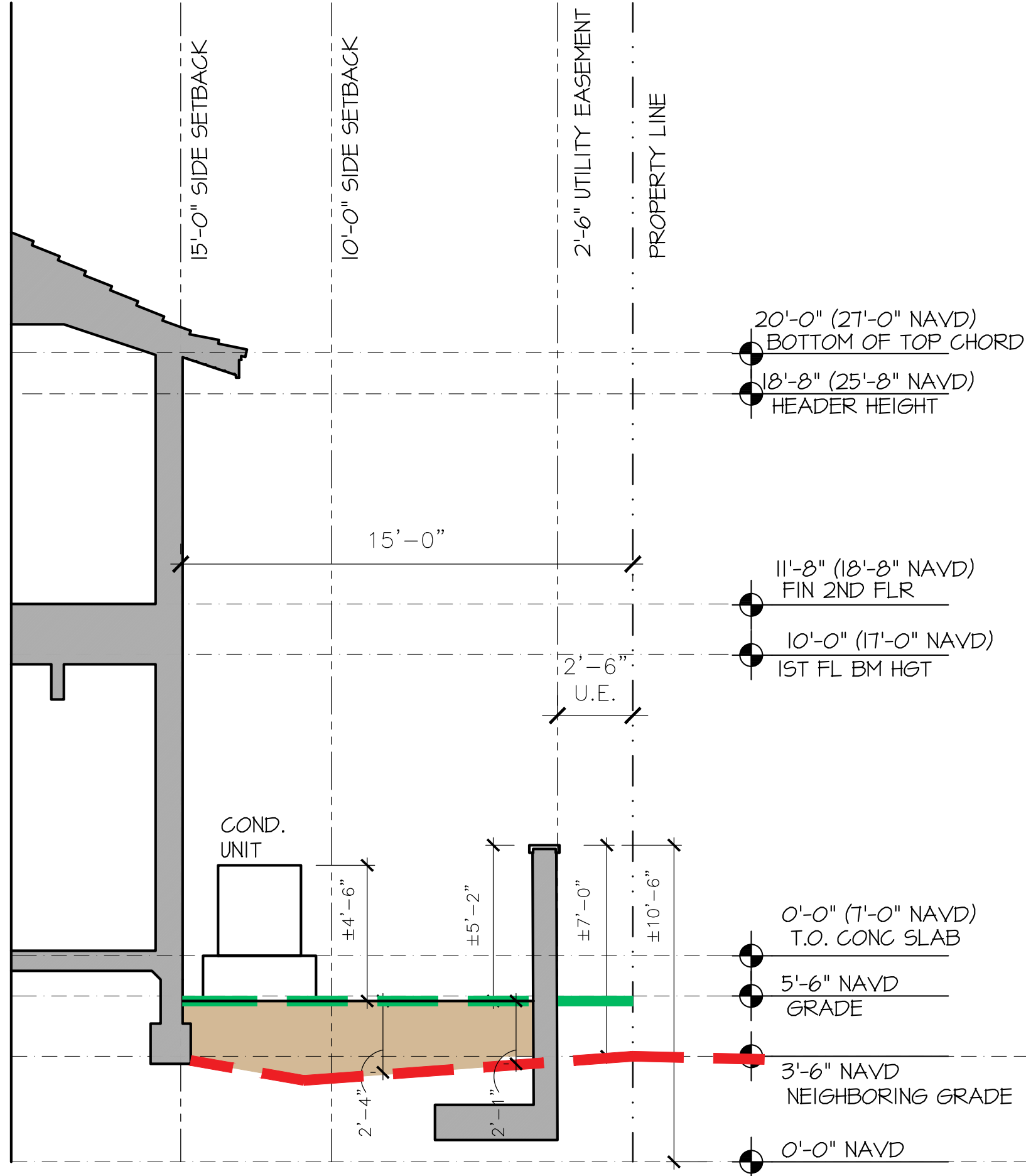


BUILDING SECTION PLANS



YARD SECTION KEY PLANS

- INDICATES AREA OF FILL
- INDICATES PROPOSED GRADE
- INDICATES EXISTING GRADE



BUILDING SECTION 1B

SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

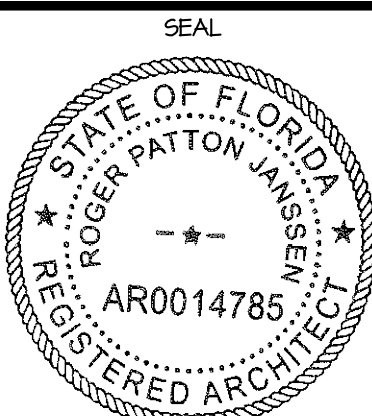
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C0014

DATE: 07.11.2023

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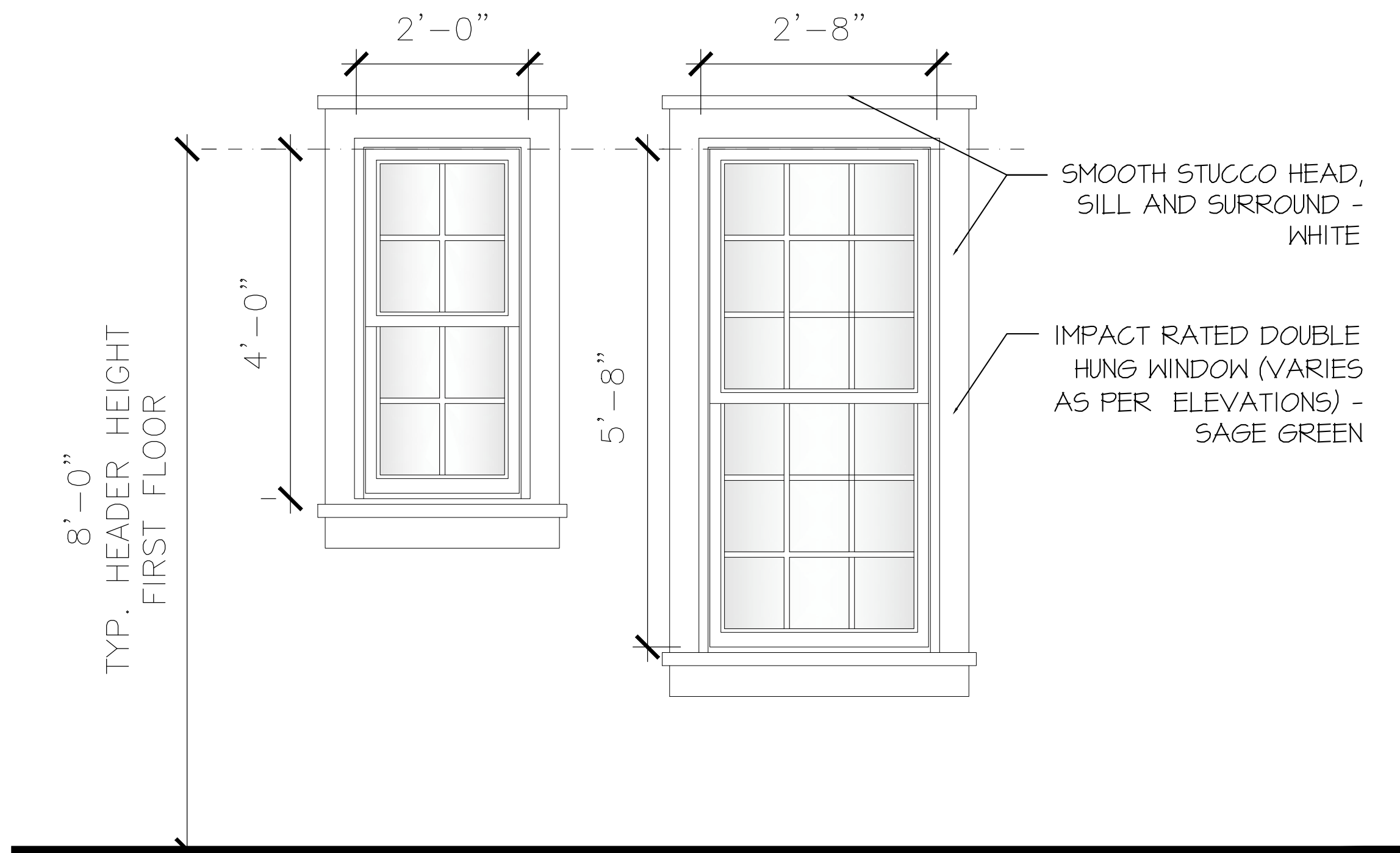
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090 TC # ZON-23-068

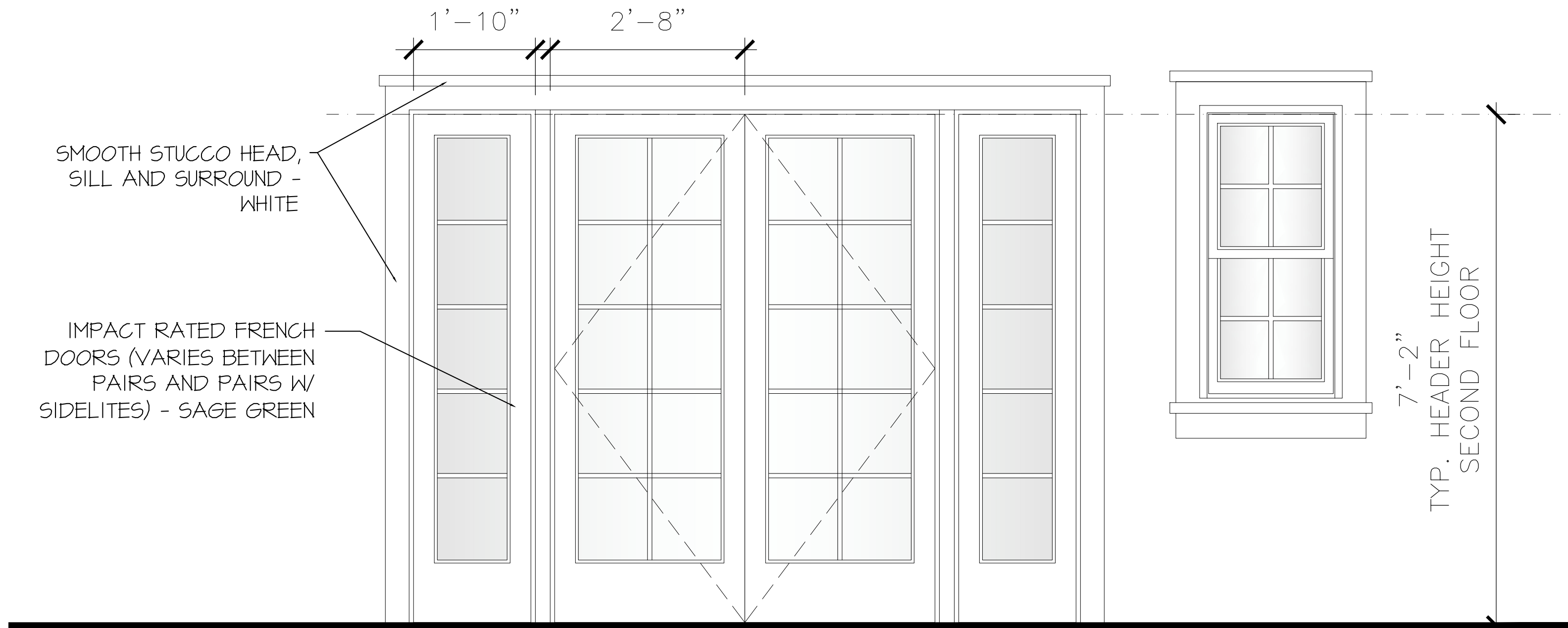
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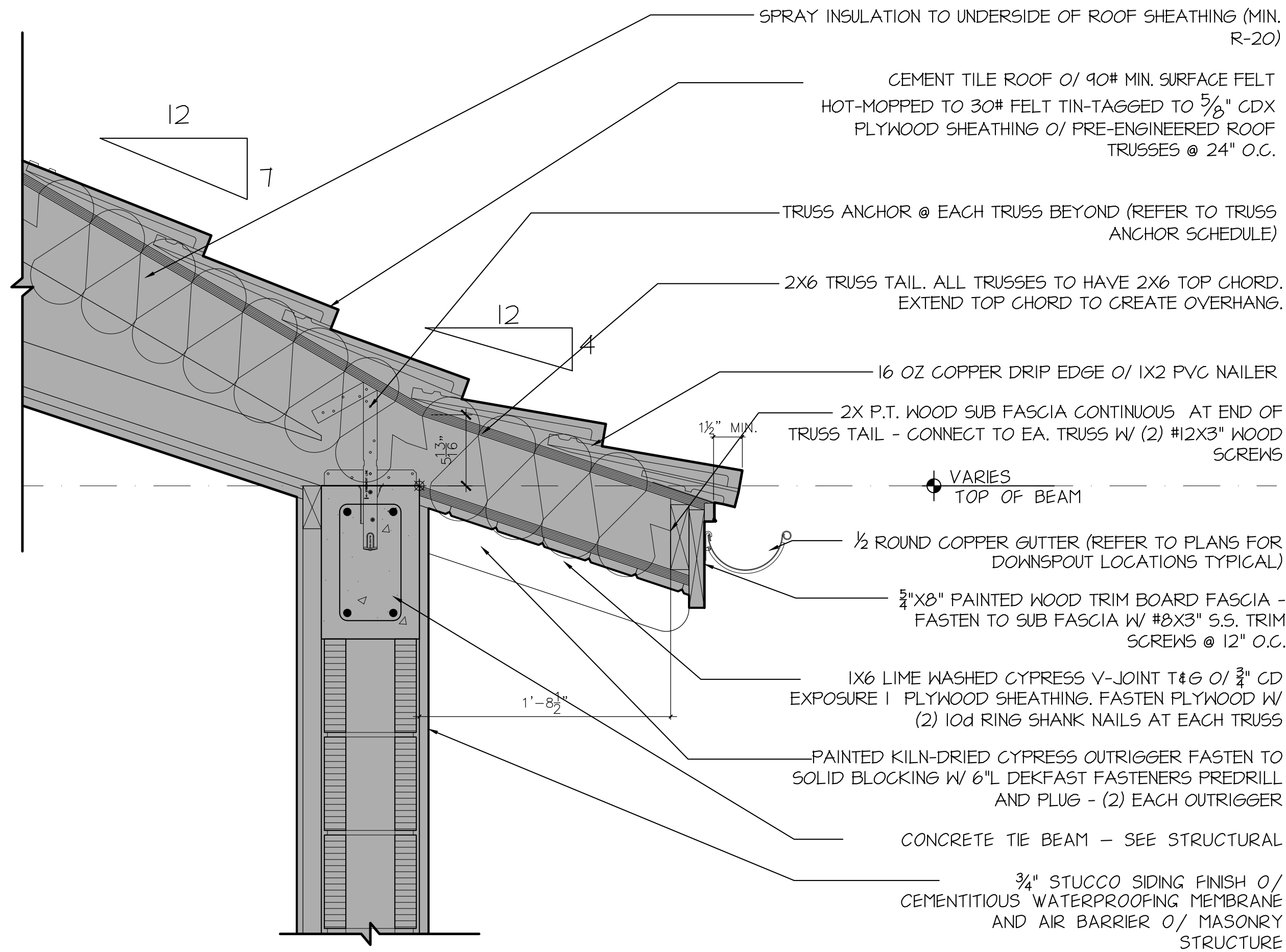
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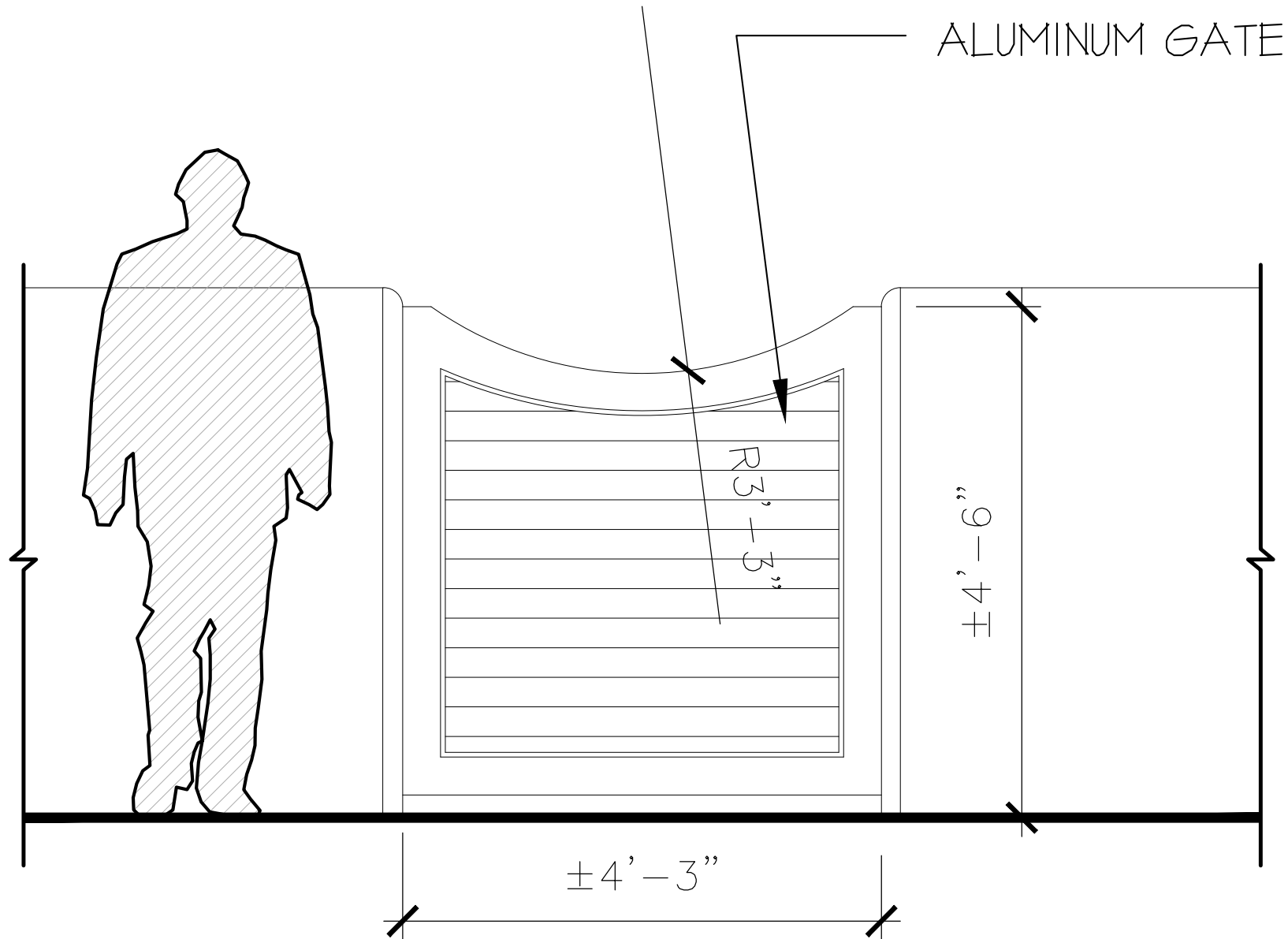
TYPICAL WINDOW DETAILS - FIRST FLOOR
SCALE: 3/4"=1'-0"



TYPICAL WINDOW & DOOR DETAILS - SECOND FLOOR
SCALE: 3/4"=1'-0"



TYPICAL EAVE DETAIL
SCALE: 1-1/2"=1'-0"



TYPICAL GATE DETAIL
SCALE: 3/4"=1'-0"

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PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

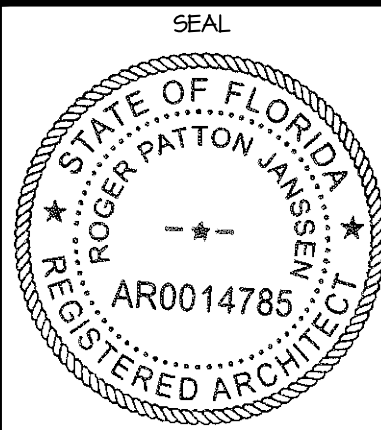
DATE: 07.11.2023

DRAWN: L&J

REVISIONS:

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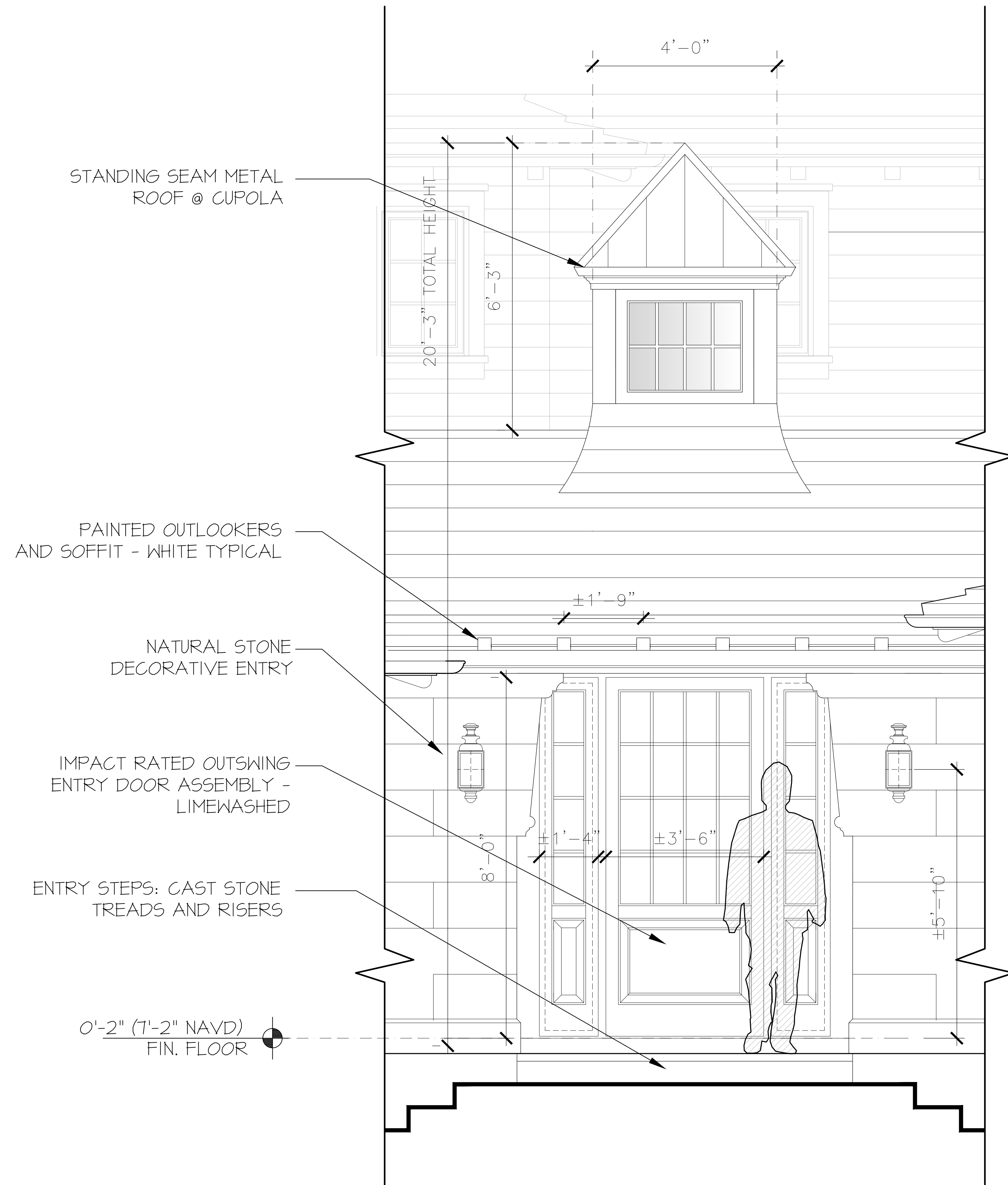
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

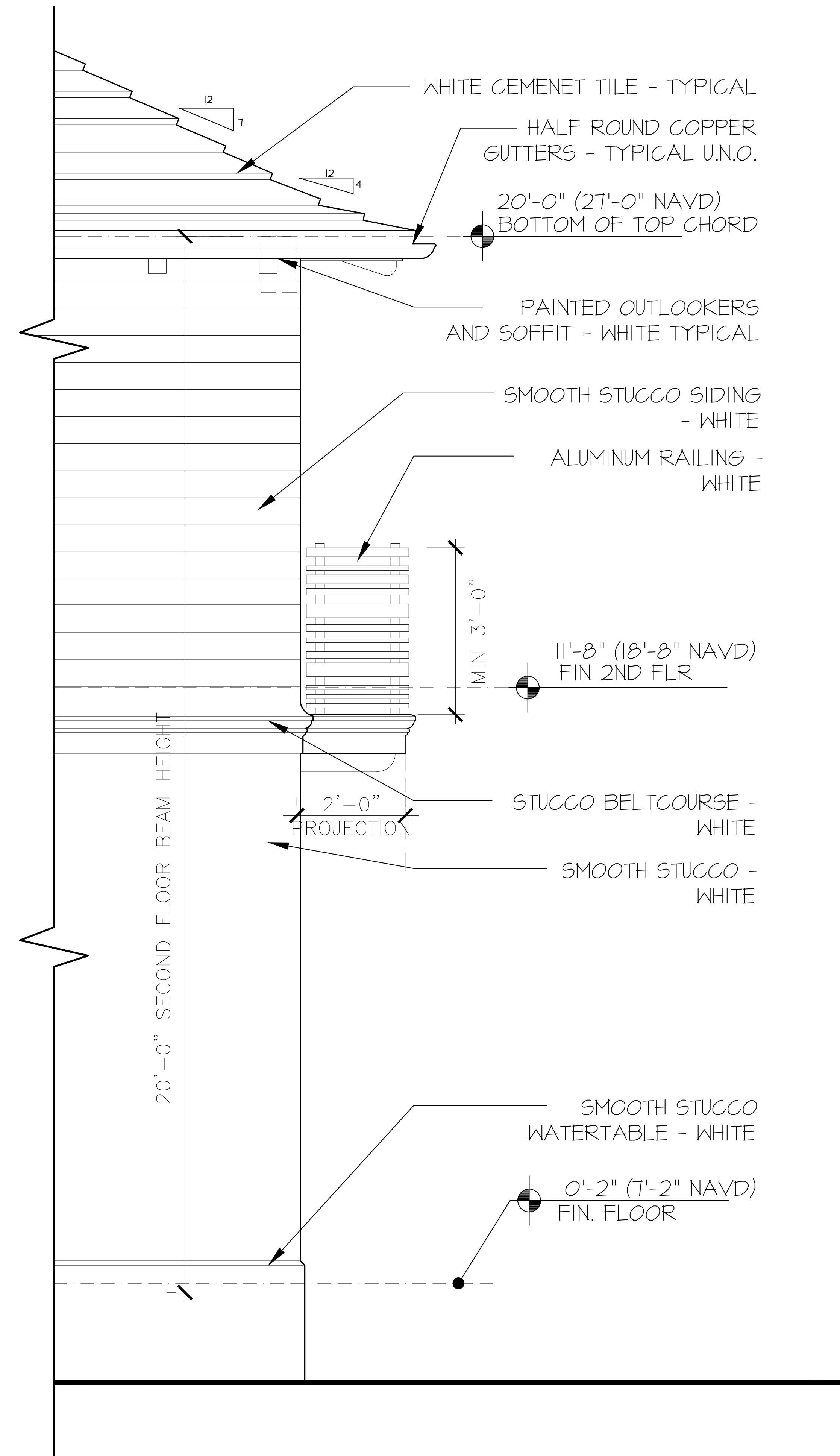
DRAWING NO.

D1.01

JOB NUMBER: 23-109



FRONT ENTRY DETAIL
SCALE: 3/4"=1'-0"



TWO-STORY DETAIL
SCALE: 3/4"=1'-0"

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

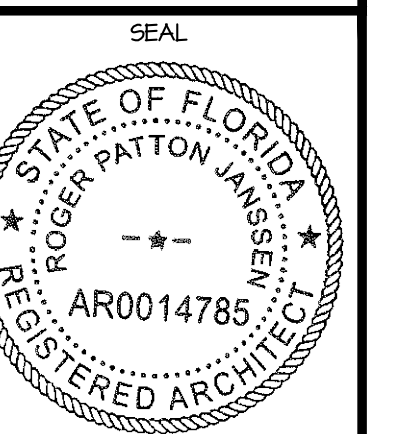
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400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C00174

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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

D1.02

JOB NUMBER: 23-109

WHITE CEMENT TILE - TYPICAL

HALF ROUND COPPER
GUTTERS - TYPICAL U.N.O.

PAINTED OUTLOOKERS
AND SOFFIT - WHITE TYPICAL

IMPACT RATED
GARAGE DOORS

9'-0" (16'-0" NAVD)
GARAGE BM HGT

9'-0"
PROPOSED GARAGE
BEAM HEIGHT

0'-2" (7'-2" NAVD)
FIN. FLOOR

4'-8" NAVD
GRADE

2'-6" NAVD
HIGHEST COR

ONE-STORY (GARAGE) DETAIL

SCALE: 3/4"=1'-0"

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

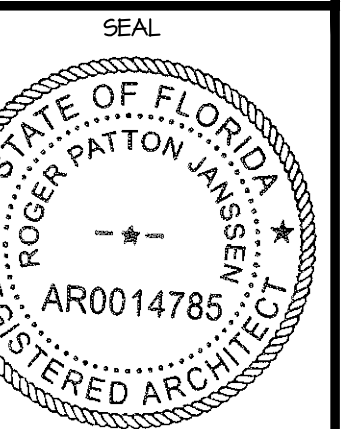
DATE: 07.11.2023

DRAWN: L&J

REVISIONS:

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

D1.03

JOB NUMBER: 23-109