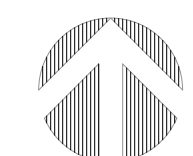




SITE PLAN - EXISTING
SCALE: 1/8"=1'-0"



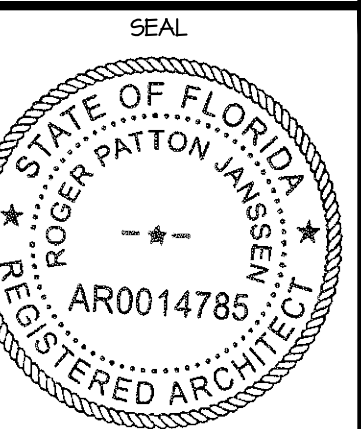
292 ORANGE GROVE ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4701, LICENSE #AA-C0019174

TE:	04-24-2023
AWN:	MLM
VISIONS:	
	04-24-23 PRE-APP
	05-11-23 FIRST SUBMITTAL
	05-30-23 SECOND SUBMITTAL
	07-11-23 FINAL DROP OFF
	08-18-23 PRESENTATION
	09-05-23 FINAL DROP OFF REVOL

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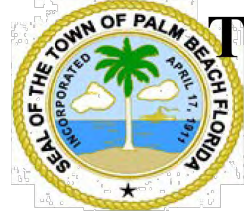
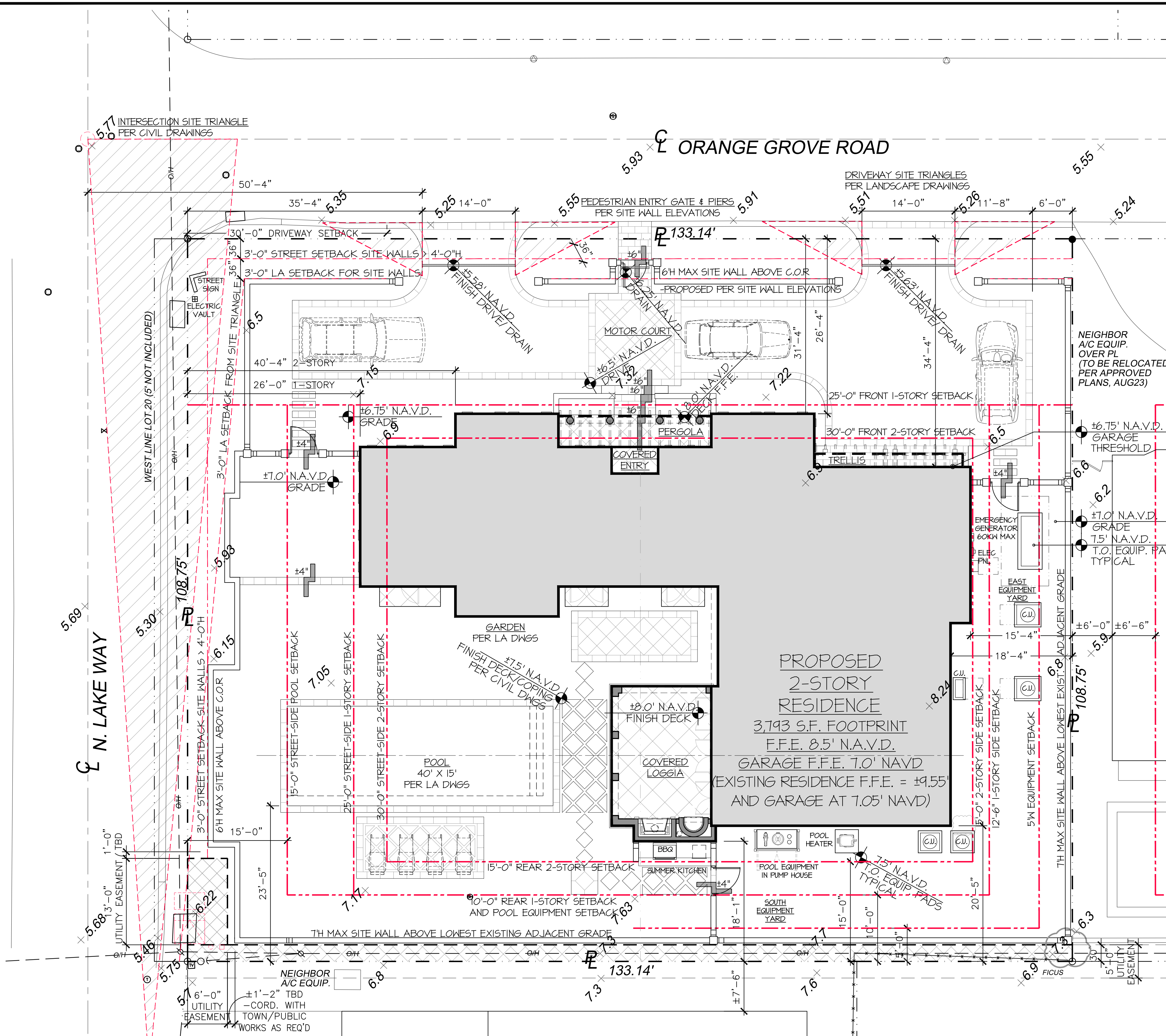


GER P. JANSSEN AR-14785
RCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

SP-1.00

3 NUMBER: 22-147



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

Zoning Legend				ARCOM SEP23	
1	Property Address: 292 ORANGE GROVE ROAD				
2	Zoning District: R-B				
3	Structure Type: SINGLE-FAMILY RESIDENCE				
4		Required/Allowed	Existing	Proposed	REVISIONS
5	Lot Size (sq ft)	10,000 SF	14,479 SF	N/C	
6	Lot Depth	100'	108.75'	N/C	
7	Lot Width	100'	133.14'	N/C	
8	Lot Coverage (Sq Ft and %)	4,344 SF (30%)	N/A	3,724SF (25.7%)	- 69 SF
9	Enclosed Square Footage (1st & 2nd Fl, Basement, Accs, Structure, etc)	N/A	N/A	5,850 SF	- 66 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	57,337 CF/3.96%	N/A	* 54,490 CF/4.03%	* 1,070 CF OR .07% OVER
11	*Front Yard Setback (Ft.)	25'-0"/30'-0"	N/A	26'-4"/31'-4" N	
12	*Side Yard Setback (1st Story) (Ft.)	12'-6" (25'-0"ST)	N/A	15'-4" E (26'-0" W)	
13	*Side Yard Setback (2nd Story) (Ft.)	15'-0" (30'-0"ST)	N/A	15'-4" E (40'-4" W)	
14	*Rear Yard Setback (Ft.)	10'-0"/15'-0"	N/A	18'-1"/20'-5" S	- 1'-4"
15	Angle of Vision (Deg.)	100	N/A	73	- 1 DEG
16	Building Height (Ft.)	22'-0"	N/A	20'-8 3/8"	
17	Overall Building Height (Ft.)	30'-0"	N/A	27'-11 7/8"	
18	Crown of Road (COR) (NAVD)	N/A	5.76' (AVG)	N/C	
19	Max. Amount of Fill Added to Site (Ft.)	8.5'+5.9'/2=1.3'	N/A	1.3'	
20	Finished Floor Elev. (F.F.E.) (NAVD)	N/A	9.6' NAVD	8.5' NAVD	
21	Zero Datum for point of meas. (NAVD)	7.26'	N/A	7.26'	
22	FEMA Flood Zone Designation	N/A	X	N/C	
23	Base Flood Elevation (BFE) (NAVD)	N/A	N/A	N/A	
24	Landscape Open Space (LOS) (Sq Ft and %)	6,516 SF/45%	6,876 SF/47.5%	6,887 SF/47.6%	+ 335 SF
25	Perimeter LOS (Sq Ft and %)	3,256 (50%)	3,824SF/86.2%	3,359 SF/75%	
26	Front Yard LOS (Sq Ft and %)	1,331.4 (40%)	1,876SF/56.4%	1,337 SF/40.2%	
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 required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

(1) VARIANCE REQUEST FOR CUBIC CONTENT RATIO OF 4.03 IN LIEU OF 3.96. SITE SPECIFIC HARDSHIP (DETAILED PER LETTER OF INTENT AND CCR DIAGRAM)

REV BF 20220616

- 1,757 CF OR .12%

ZERO DATUM

BUILDING HEIGHT PER CORNER LOT:
N. LAKE WAY (5.68' NAVD) + (5.69' NAVD)
= 11.37 / 2 = 5.68' NAVD
ORANGE GROVE RD (5.93' NAVD) + (5.71' NAVD)
= 11.7 / 2 = 5.85' NAVD
5.68 + 5.85 = 11.53 / 2 = 5.76' + 18"
= 7.26' NAVD ZERO DATUM

KEY

0.0' NAVD PROPOSED
+ 0.00 EXISTING

**CURRENTLY PROPOSED
SITE PLAN**

SCALE: 1/8"=1'-0"



PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

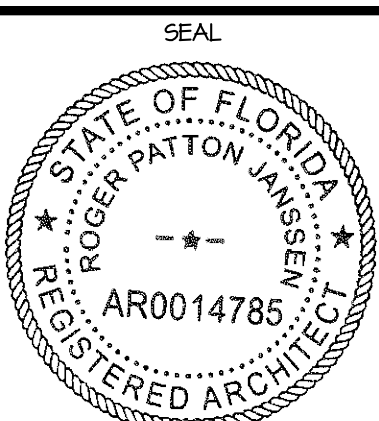
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C001914

DATE: 04-24-2023
DRAWN: MLM

REVISIONS:

- 04-24-23 PRE-APP
- 05-11-23 FIRST SUBMITTAL
- 05-30-23 SECOND SUBMITTAL
- 07-11-23 FINAL DROP OFF
- 08-18-23 PRESENTATION
- 04-05-23 FINAL DROP OFF REVOL

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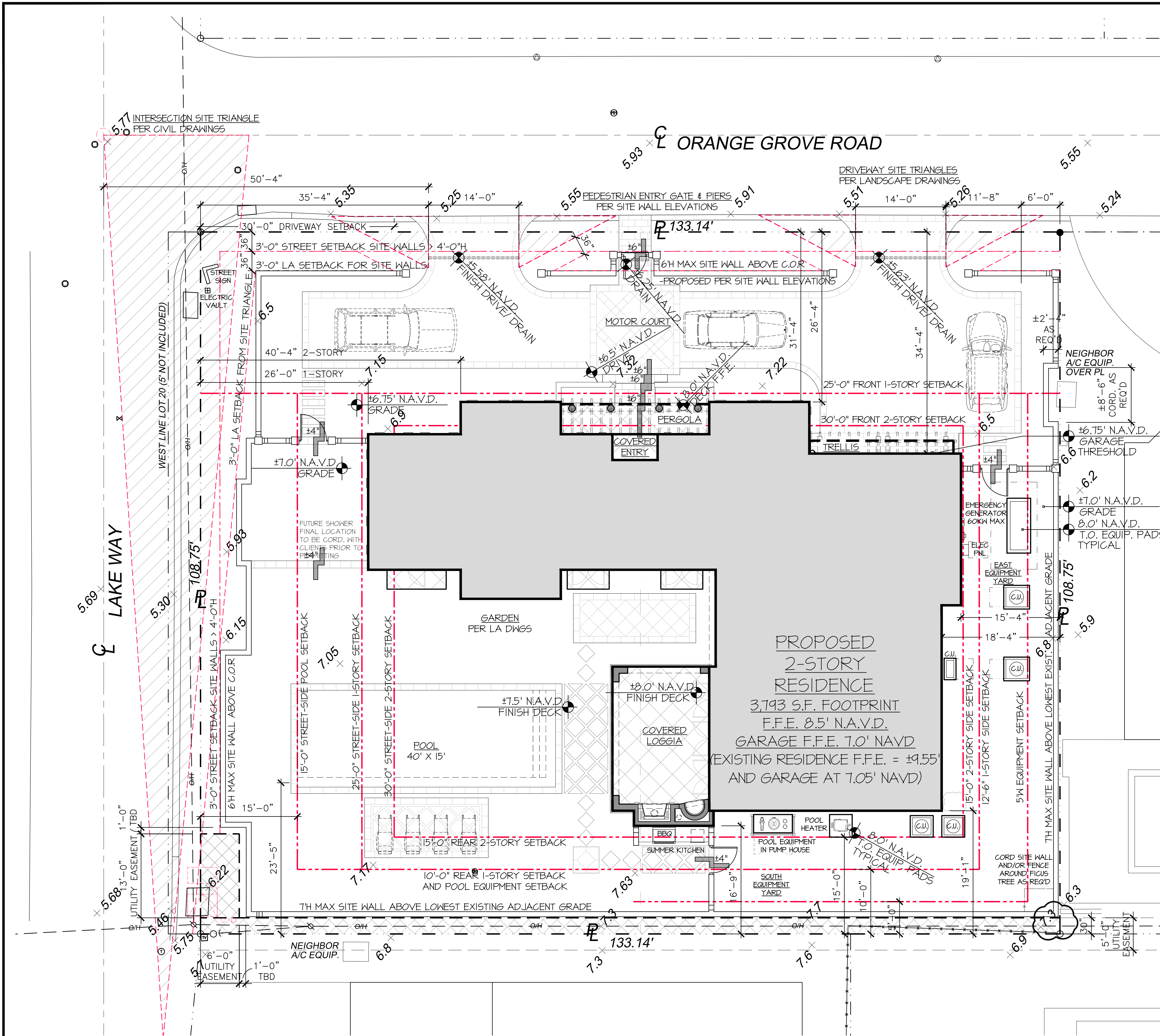
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

SP-1.01

JOB NUMBER: 22-147



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

Zoning Legend			
1	Property Address:	292 ORANGE GROVE ROAD	
2	Zoning District:	R-B	
3	Structure Type:	SINGLE-FAMILY RESIDENCE	
4		Required/Allowed	Existing Proposed
5	Lot Size (sq ft)	10,000 SF	14,479 SF N/C
6	Lot Depth	100'	108.75' N/C
7	Lot Width	100'	133.14' N/C
8	Lot Coverage (Sq Ft and %)	4,344 SF (30%)	N/A 3,793 SF (26.2%)
9	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A 5,916 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	57,337 CF/3.96%	N/A * 60,165 CF/4.15%
11	*Front Yard Setback (Ft.)	25'-0"/30'-0"	N/A 26'-4"/31'-4" N
12	*Side Yard Setback (1st Story) (Ft.)	12'-6" (25'-0"ST)	N/A 15'-4" E (26'-0" W)
13	*Side Yard Setback (2nd Story) (Ft.)	15'-0" (30'-0"ST)	N/A 15'-4" E (40'-4" W)
14	*Rear Yard Setback (Ft.)	10'-0"/15'-0"	N/A 16'-9"/19'-1" S
15	Angle of Vision (Deg.)	100	N/A 74
16	Building Height (Ft.)	22'-0"	N/A 20'-8 3/8"
17	Overall Building Height (Ft.)	30'-0"	N/A 27'-2 7/8"
18	Crown of Road (COR) (NAVD)	N/A	5.76' (AVG) N/C
19	Max. Amount of Fill Added to Site (Ft.)	8.5'+5.9'/2=1.3'	N/A 1.3'
20	Finished Floor Elev. (F.F.E.)(NAVD)	N/A	9.6' NAVD 8.5' NAVD
21	Zero Datum for point of meas. (NAVD)	7.26'	N/A 7.26'
22	FEMA Flood Zone Designation	N/A	X N/C
23	Base Flood Elevation (BFE)(NAVD)	N/A	N/A N/A
24	Landscape Open Space (LOS) (Sq Ft and %)	6,516 SF/45%	6,876 SF/47.5% 6,552 SF/45.3%
25	Perimeter LOS (Sq Ft and %)	3,256 (50%)	3,824SF/86.2% 3,359 SF/75%
26	Front Yard LOS (Sq Ft and %)	1,331.4 (40%)	1,876SF/56.4% 1,337 SF/40.2%
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 required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

* (1) VARIANCE REQUEST FOR CUBIC CONTENT RATIO OF 4.15 IN LIEU OF 3.96. SITE SPECIFIC HARDSHIP (DETAILED PER LETTER OF INTENT AND CCR DIAGRAM)

REV BF 20220616

ZERO DATUM

BUILDING HEIGHT PER CORNER LOT:
N. LAKE WAY (5.68' NAVD) + (5.69' NAVD)
= 11.37 / 2 = 5.68' NAVD
ORANGE GROVE RD (5.93' NAVD) + (5.71' NAVD)
= 11.7 / 2 = 5.85' NAVD
5.68 + 5.85 = 11.53 / 2 = 5.76' + 18"
= 7.26' NAVD ZERO DATUM

KEY

0.0' NAVD PROPOSED
+ 0.00 EXISTING

PREVIOUSLY PROPOSED
SITE PLAN

SCALE: 1/8"=1'-0"



PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

PALM BEACH COUNTY, FLORIDA

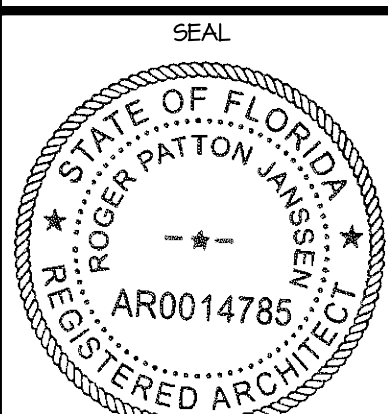
DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C001478

DATE: 04-24-2023
DRAWN: MLM

REVISIONS:
• 04-24-23 PRE-APP
• 05-11-23 FIRST SUBMITTAL
• 05-30-23 SECOND SUBMITTAL
• 07-11-23 FINAL DROP OFF
• 08-18-23 PRESENTATION

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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-088
T.C. # ZON-23-086

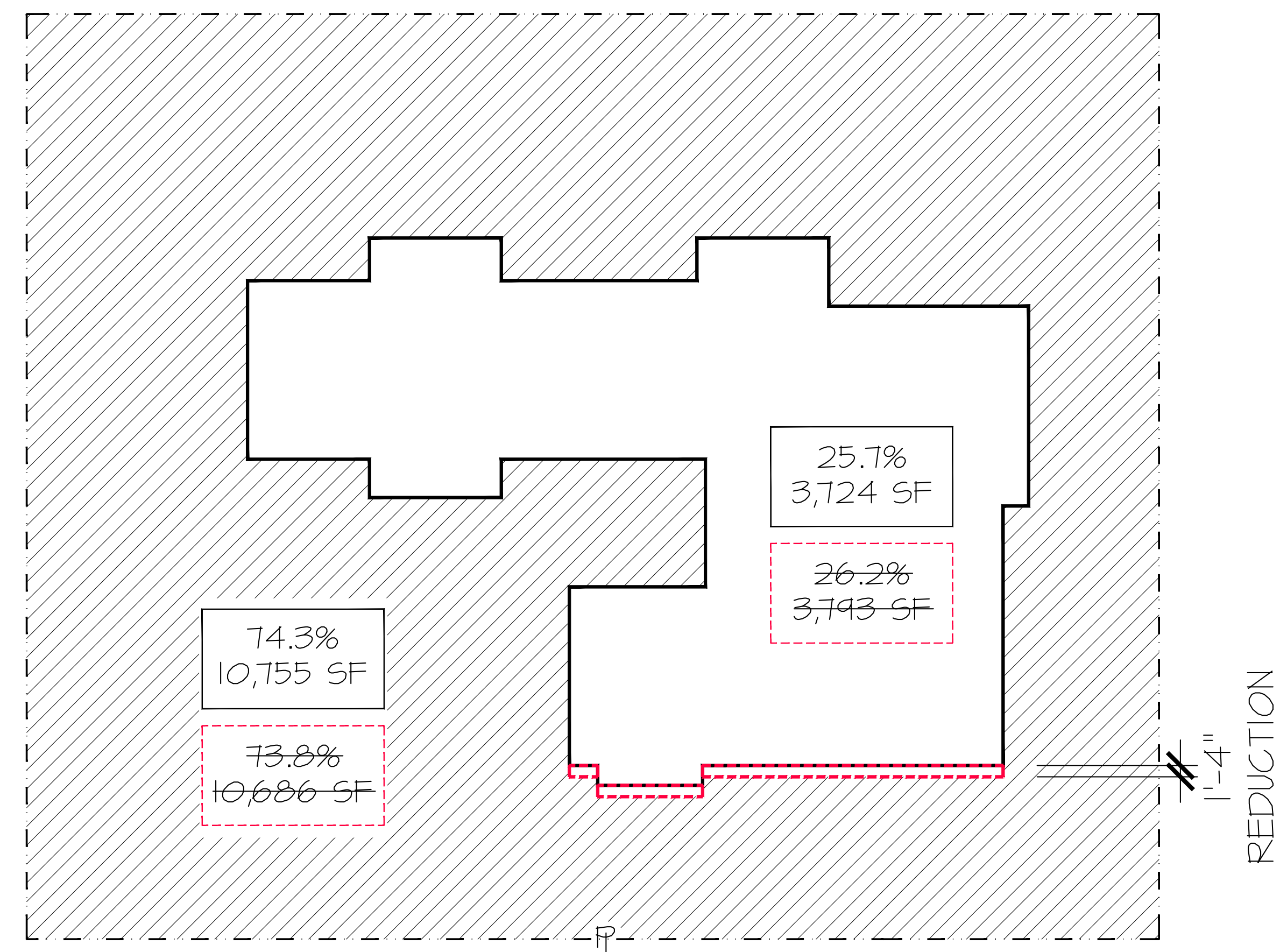
DRAWING NO.

SP-1.01A

JOB NUMBER: 22-147

DIAGRAM - LOT COVERAGE

TOTAL PROPOSED LOT COVERAGE/FOOTPRINT: 25.7% AT 3,724 S.F.
TOTAL ALLOWED LOT COVERAGE/FOOTPRINT: 30 % AT 4,344 S.F.



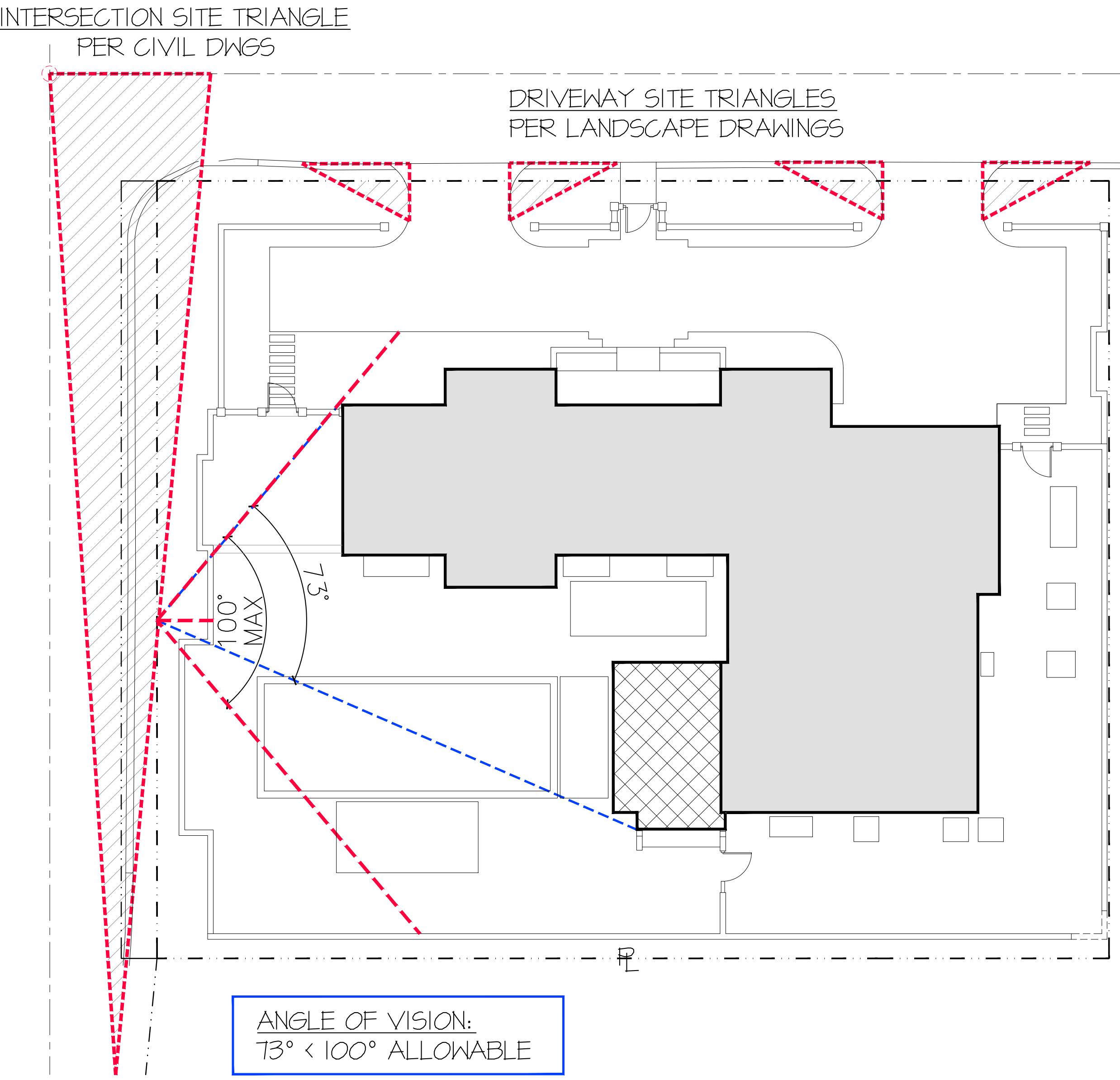
LOT SIZE: 14,479 SQUARE FEET

FOOTPRINT:
REDUCTION OF 69 SF

PROPOSED SQUARE FOOT DATA

RESIDENCE AREA CALCULATIONS:	SQUARE FOOTAGE:
AREA:	
FIRST FLOOR (AC):	2,849 S.F. 2,801 S.F.
SECOND FLOOR (AC):	2,545 S.F. 2,497 S.F.
TOTAL:	5,394 S.F. 5,298 S.F.
GARAGES:	
2 CAR GARAGE:	552 S.F.
PATIOS/ TERRACES (UNENCLOSED):	
FIRST FLOOR COVERED ENTRY:	28 S.F.
FIRST FLOOR COVERED LOGGIA:	364 S.F.
TOTAL:	392 S.F.
TRELLIS/ PERGOLA STRUCTURES:	142 S.F.
GRAND TOTAL ENCLOSED SPACE:	5,916 S.F. 5,850 S.F.
WITH COVERED UNENCLOSED SPACE:	6,308 S.F. 6,242 S.F.
2ND FLOOR UNCOVERED SPACE (BALCONY & TERRACE):	405 S.F. 385 S.F.
BUILDING FOOTPRINT:	26.2% AT 3,793 S.F. 25.7% AT 3,724 S.F.
2-STORY ALLOWABLE LOT COVERAGE/ BUILDING FOOTPRINT:	30% AT 4,344 SF

DIAGRAM - ANGLE OF VISION AND SAFE SITE TRIANGLES



ANGLE OF VISION:
73° < 100° ALLOWABLE
REDUCTION: 1°

ZONING DIAGRAMS
N.T.S.



PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

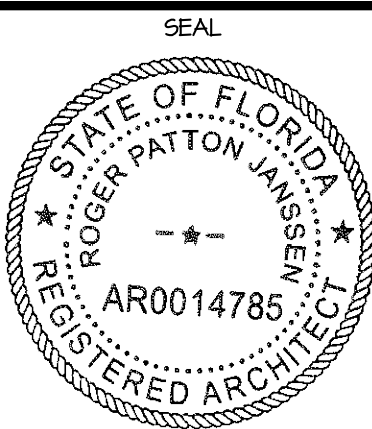
PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C00174

DATE: 04-24-2023
DRAWN: MLM
REVISIONS:
• 04-24-23 PRE-APP
• 05-11-23 FIRST SUBMITTAL
• 05-30-23 SECOND SUBMITTAL
• 07-11-23 FINAL DROP OFF
• 08-18-23 PRESENTATION
• 04-05-23 FINAL DROP OFF REVISED

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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

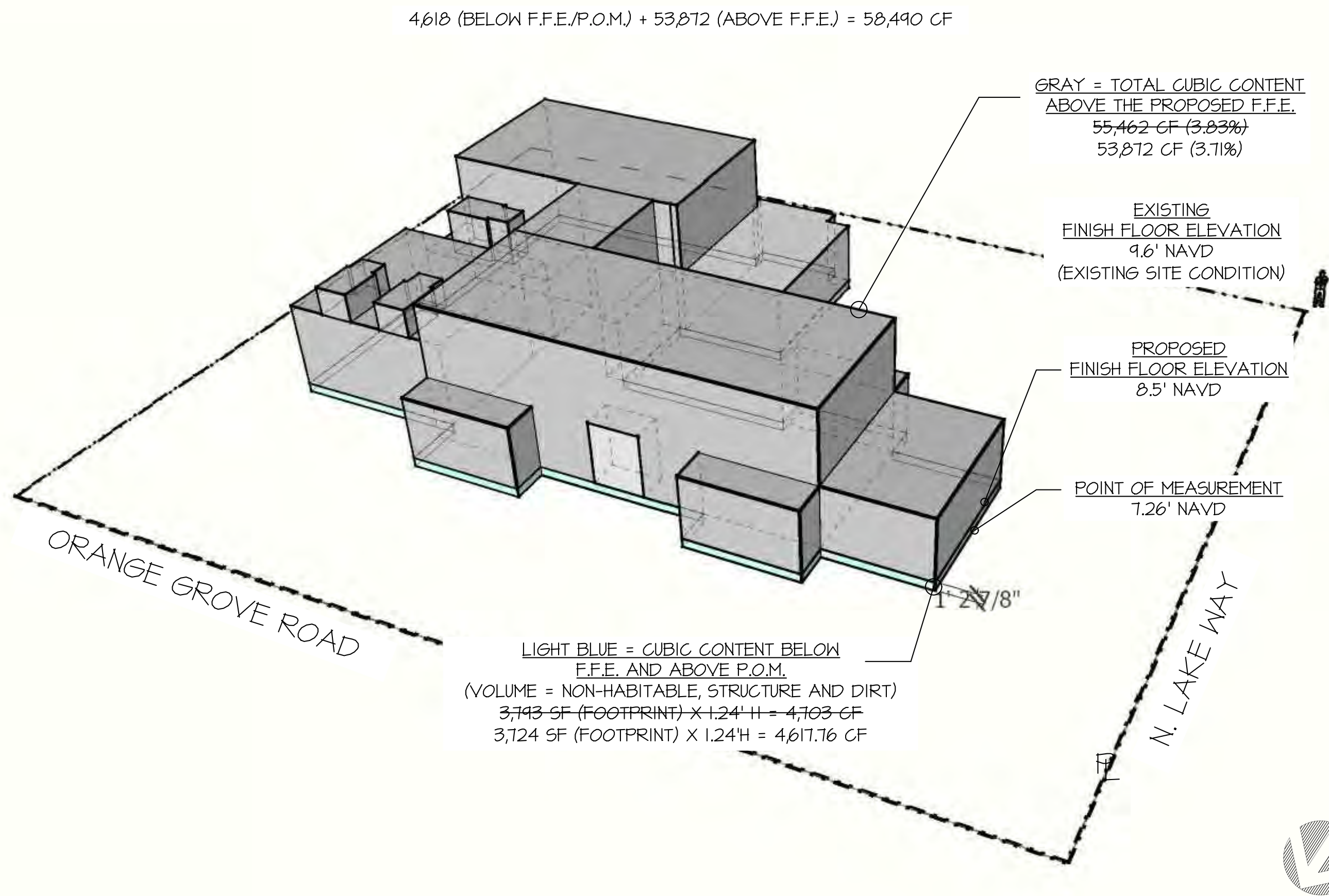
SP-1.02

JOB NUMBER: 22-147

AXONOMETRIC 2 - PROPOSED TOTAL CUBIC CONTENT WITH VARIANCE REQUEST

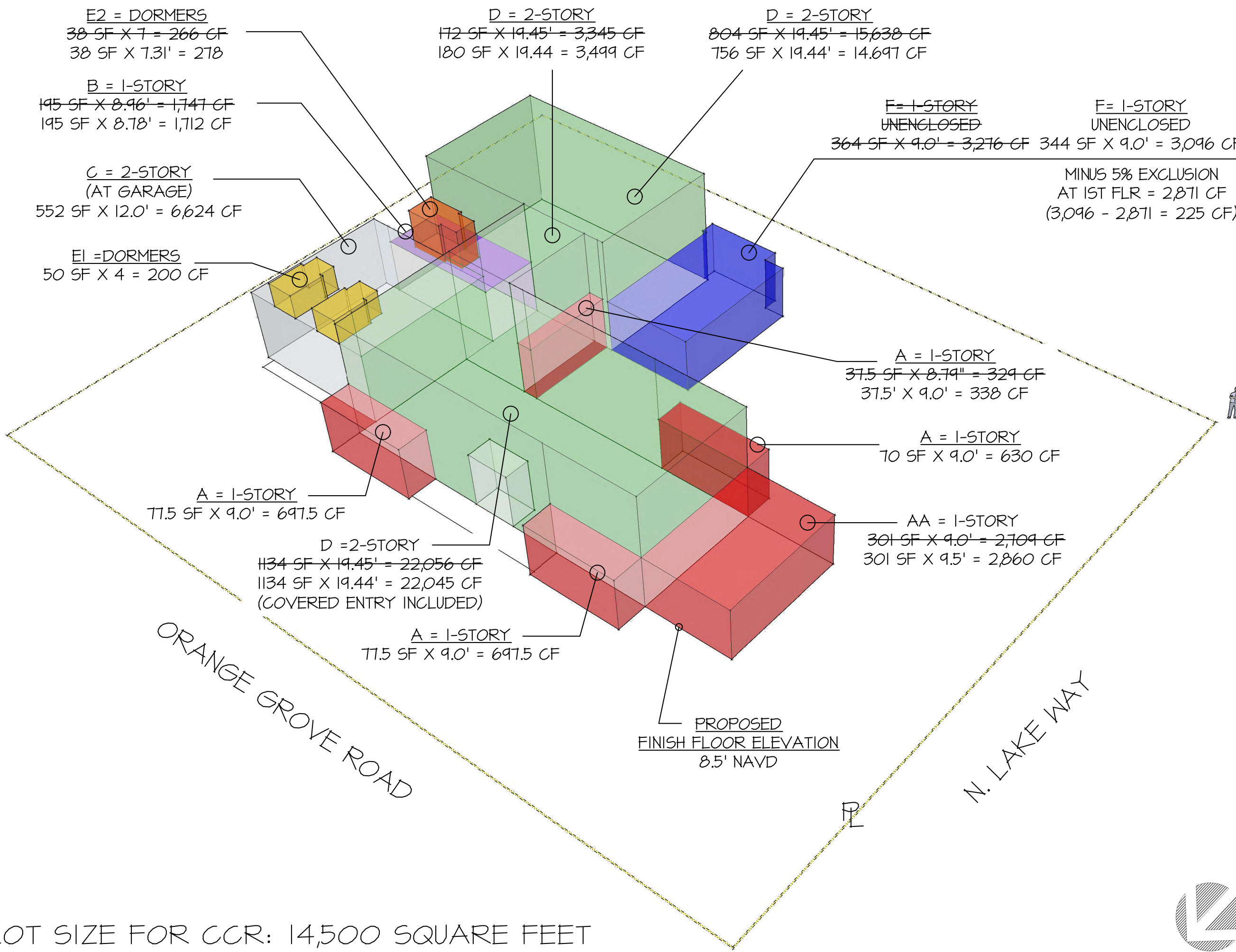
TOTAL PROPOSED CUBIC CONTENT: 60,165 CF OR 4.15%
58,490 CF OR 4.03%
MAX ALLOWABLE CUBIC CONTENT: 57,420 CF OR 3.96%
VARIANCE REQUEST FOR OVERAGE: 2,828 CF OR 0.19%
1,070 CF OR 0.07%

REVISED WITH
REDUCTION OF:
1,757 CF OR .12%



AXONOMETRIC 1 - PROPOSED CUBIC CONTENT ABOVE PROPOSED F.F.E.

PROPOSED CUBIC CONTENT: 55,462 CF OR 3.83%
53,872 CF OR 3.71%
MAX ALLOWABLE CUBIC CONTENT: 57,420 CF OR 3.96%



VARIANCE (HARDSHIP DUE TO THE EXISTING SITE CONDITIONS)

VARIANCES 134-201
SECTION 134-893 (B) (13) : REQUEST A VARIANCE TO CONSTRUCT A RESIDENCE IN THE R-B ZONING DISTRICT WITH A CUBIC CONTENT RATIO OF 4.15 4.03 IN LIEU OF THE 3.96 MAXIMUM ALLOWED.

1) THE PROPERTY IS LOCATED IN THE R-B ZONING DISTRICT AND IS A CORNER LOT. TAKING THE TOWN'S POINT OF MEASUREMENT FROM AVERAGING THE CROWNS OF THE ROADS IS LOWER THAN THE NATURAL GRADE AND EXISTING RESIDENCE FINISHED FLOOR ELEVATION, WHICH NECESSITATES THE NEED FOR A CCR VARIANCE.

2) THE APPLICANT WAS NOT THE CAUSE OF THE SPECIAL CONDITIONS OF THE PROPERTY OR RESIDENCE. THE GRADE OF THE PROPERTY IS A NATURAL OCCURRENCE.

3) THE GRANTING OF THE VARIANCE WILL NOT CONFER ON THE APPLICANT A SPECIAL PRIVILEGE THAT IS DENIED TO THE NEIGHBORING PROPERTIES AS THE PROPOSED FINISHED FLOOR IS LOWER THAN THE EXISTING FFE.

4) THE HARDSHIP, WHICH RUNS WITH THE LAND, IS THAT THE GRADE OF THE PROPERTY AND EXISTING FFE IS HIGHER THAN THE TOWN'S POINT OF MEASUREMENT CALCULATION WHICH WOULD COUNT DIRT IN THE CCR CALCULATION NOT ACTUAL HOUSE VOLUME.

5) THE VARIANCE REQUESTED IS THE MINIMUM NECESSARY TO MAKE REASONABLE USE OF THE LAND CONSIDERING THE EXISTING FFE AND NATURAL GRADE OF THE SURROUNDING PROPERTY.

6) THE GRANTING OF THE VARIANCE WILL NOT BE INJURIOUS TO THE NEIGHBORHOOD.

EXISTING SITE CONDITONS VS. PROPOSED

PROPOSED F.F.E. = 8.5' NAVD -7.26' ZERO DATUM = 1.24' DIFFERENCE (IF F.F.E. WAS THE P.O.M. NO VARIANCE WOULD BE REQUIRED)

EXISTING FINISH FLOOR = 9.6' NAVD
PROPOSED FINISH FLOOR IS 1.1' LOWER THAN THE EXISTING F.F.E.
THE PROP. ZERO DATUM IS 2.34' LOWER THAN THE EXIST. F.F.E.

CUBIC CONTENT RATIO PER DIAGRAM/AXO 2

LOT SIZE FOR CCR:	14,479 SF	AREA-SQ. FT.	HEIGHT	VOLUME-CUBIC FEET
1- TOTAL PROPOSED ABV F.F.E.:	PER DIAGRAM 1			53,872 CF (3.71)
2- FOOTPRINT X CCR BELOW F.F.E.:	3,724 SF	1'-2 7/8"		4,618 CF
TOTAL PROPOSED CCR:	60,165 CF (4.15)			58,490 CF (4.03)
MAX ALLOWABLE CCR:				-57,420 CF (3.96)
VARIANCE REQUEST/OVERAGE:	2,828 CF (0.19)			1,070 CF (0.07)

(1) VARIANCE REQUEST FOR CUBIC CONTENT TO EXCEED THE ALLOWABLE C.C.R. BY 2,828 CF OVER OR 60,165 CF AT 4.15% IN LIEU OF 57,337 C.F. AT 3.96% MAX ALLOWABLE

CUBIC CONTENT RATIO PER DIAGRAM/AXO 1 (ABOVE 8.5')

LOT SIZE FOR CCR:	14,479 SF	AREA-SQ. FT.	HEIGHT	VOLUME-CUBIC FEET
A- ENCLOSED 1-STORY:	192.5 SF	9.0'		1,732.5 CF
AA- ENCLOSED 1-STORY:	301 SF	9.5'		2,859.5 CF
B- ENCLOSED 1-STORY:	195 SF	8.78'		1,712.1 CF
C- ENCLOSED 2-STORY (GARAGE):	552 SF	12.0'		6,624 CF
D- ENCLOSED 2-STORY:	2,070 SF	19.44'		40,240.8 CF
E1- DORMERS:	50 SF	4.0'		200 CF
E2- DORMER:	38 SF	7.31'		271.78 CF
ENCLOSED TOTAL:				53,646.68 CF
F- UNENCLOSED:	344 SF	9.0'		3,096 CF
MINUS 5% EXCLUSION AT 1ST FLR:				2,871 CF
UNENCLOSED TOTAL:				225 CF
G- TRELLIS/ PERGOLA:	142 SF	9'-0"		N/A
PERGOLA 3%:	434 SF			(289 REMAINING)
TOTAL PROPOSED:				53,872 CF (3.71)

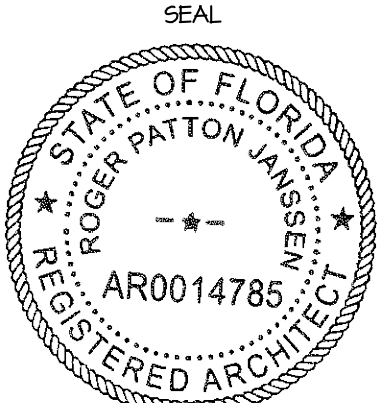
PER R-B SECT. 134-893 13B= LOT SIZE TO BE ROUNDED TO NEAREST 100'
MAX. ALLOWABLE CCR = $3.50 + ((60,000-14,500) / 50,000) \times .5$ = 3.96
= 57,337 C.F. 57,420 C.F.
UNENCLOSED LOGGIAS ON 1ST FLR (5%) EXCLUSION TO CCR = 2,871 C.F.
PERGOLA /AWNING ALLOWABLE (3%) ALLOWABLE BEYOND FOOTPRINT = 434 S.F.

ZONING DIAGRAMS

N.T.S. CUBIC CONTENT & VARIANCE

DATE: 04-24-2023
DRAWN: MLM
REVISIONS:
• 04-24-23 PRE-APP
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• 04-05-23 FINAL DROP OFF REVOL

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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-088
T.C. # ZON-23-086

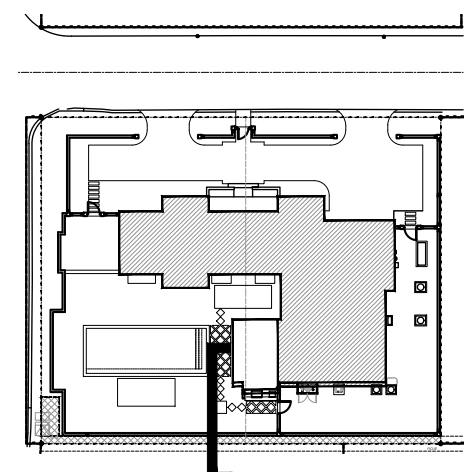
DRAWING NO.

SP-1.03

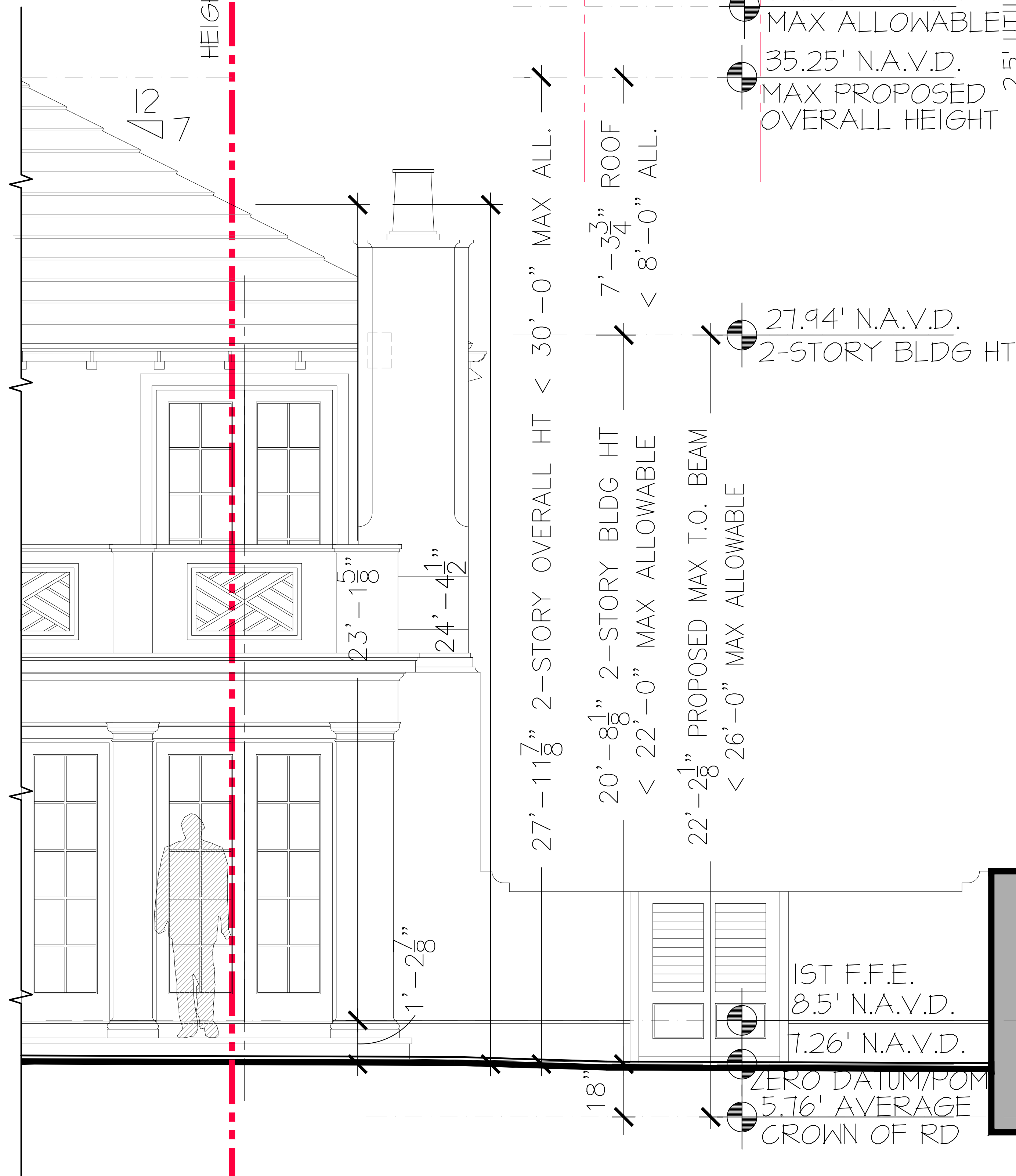
JOB NUMBER: 22-147

PROPOSED RESIDENCE AT:
292 ORANGE GROVE ROAD
PALM BEACH COUNTY, FLORIDA
TOWN OF PALM BEACH
DAILEY JANSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-C001914

KEY PLAN
N.T.S.



25'-0" REAR
HEIGHT PLANE SETBACK



- PROPOSED -
292 ORANGE GROVE ROAD
SUBJECT PROPERTY

DIAGRAM - REAR HEIGHT PLANE
N.T.S. R-B DISTRICT

PROPERTY LINE

2.5' UTILITY EASEMENT AND
REAR SITE WALL SETBACK

36.66' N.A.V.D.
MAX ALLOWABLE

31.16' N.A.V.D.
MAX ALLOWABLE

28.66' N.A.V.D.
MAX ALLOWABLE

EXISTING 1ST F.F.E.
±7.89' N.A.V.D.

ZERO DATUM
1ST F.F.E. (P.O.M.)
±6.66' N.A.V.D.

± 5.16' N.A.V.D.
CROWN OF ROAD

10'-0" REAR
1-STORY SETBACK

15'-0" REAR
2-STORY SETBACK

8'-0" PITCH ROOF
22'-0" MAX ALLOWABLE 2-STORY BLDG. HT.
30'-0" MAX ALLOWABLE OVERALL 2-STORY HEIGHT

29'-4"

25'-0" REAR
HT PLANE SETBACK

- ALLOWABLE -
1065 N LAKE WAY
SOUTH NEIGHBORING PROPERTY

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

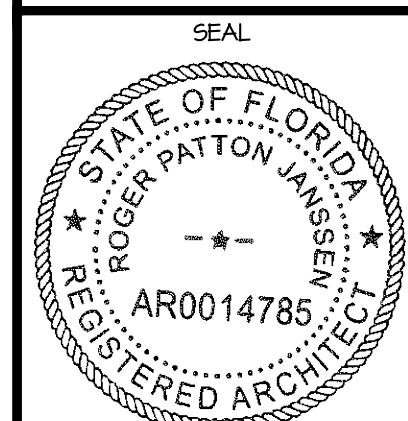
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C00174

DATE: 04-24-2023
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ROGER P. JANSSEN AR-14785

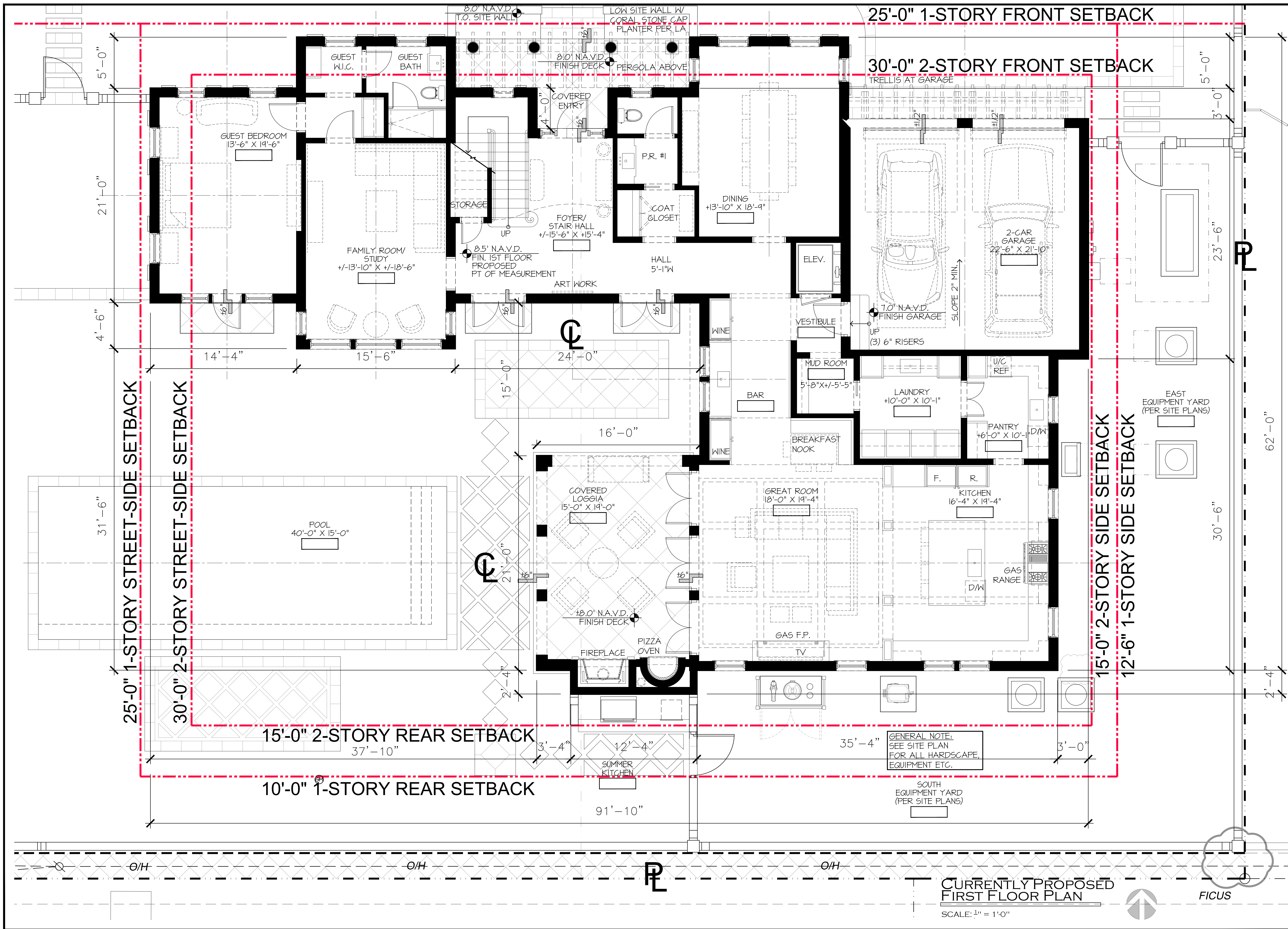
ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

SP-1.04

JOB NUMBER:

22-141



PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C0014

DATE: 04-24-2023
DRAWN: MLM

REVISIONS:

- 04-24-23 PRE-APP
- 05-11-23 FIRST SUBMITTAL
- 05-30-23 SECOND SUBMITTAL
- 07-11-23 FINAL DROP OFF
- 08-18-23 PRESENTATION
- 04-05-23 FINAL DROP OFF REV01

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SEAL

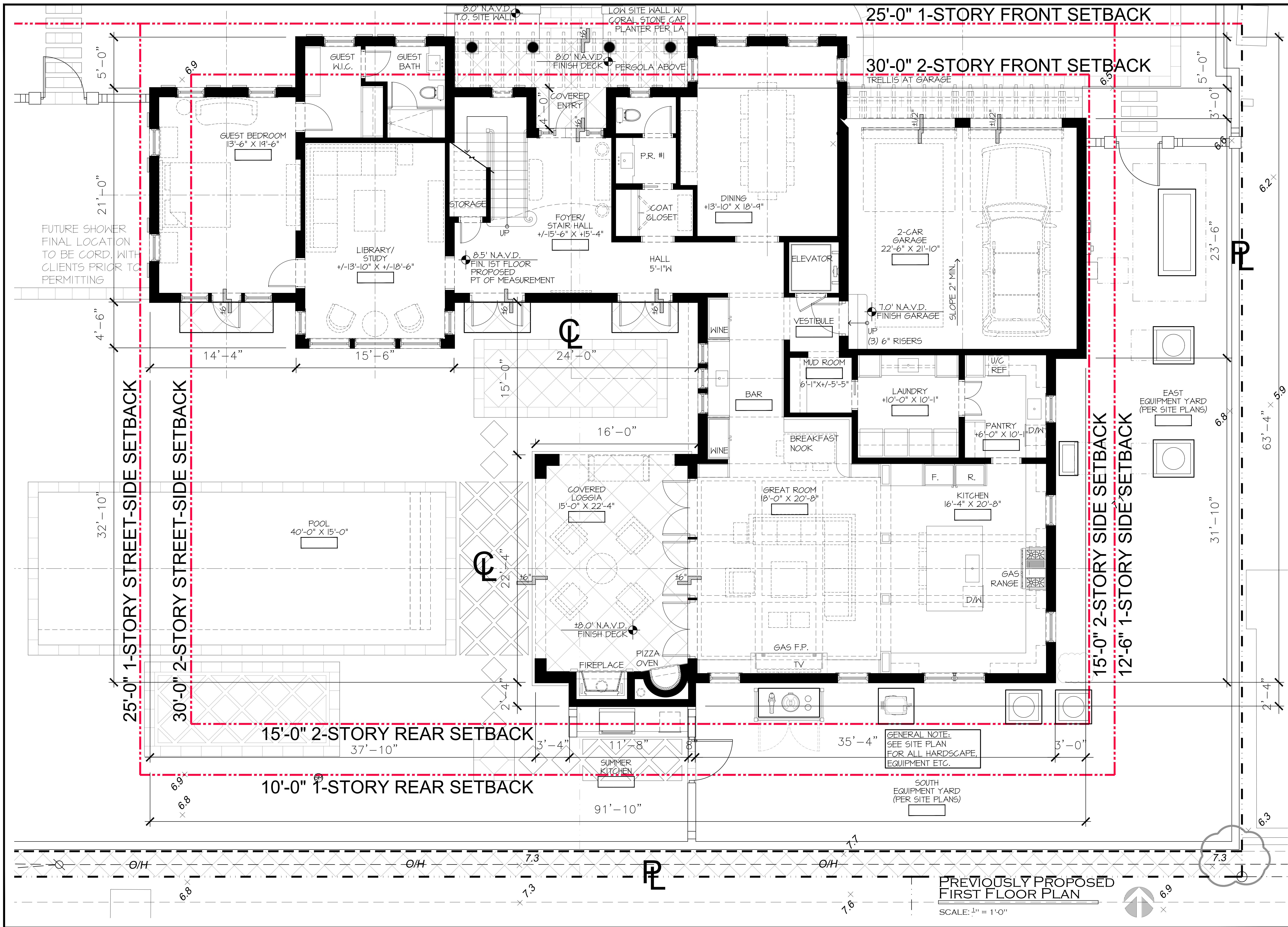
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

A-1.01

JOB NUMBER: 22-147



PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

PALM BEACH COUNTY, FLORIDA

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C0014

DATE: 04-24-2023

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SEAL

STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

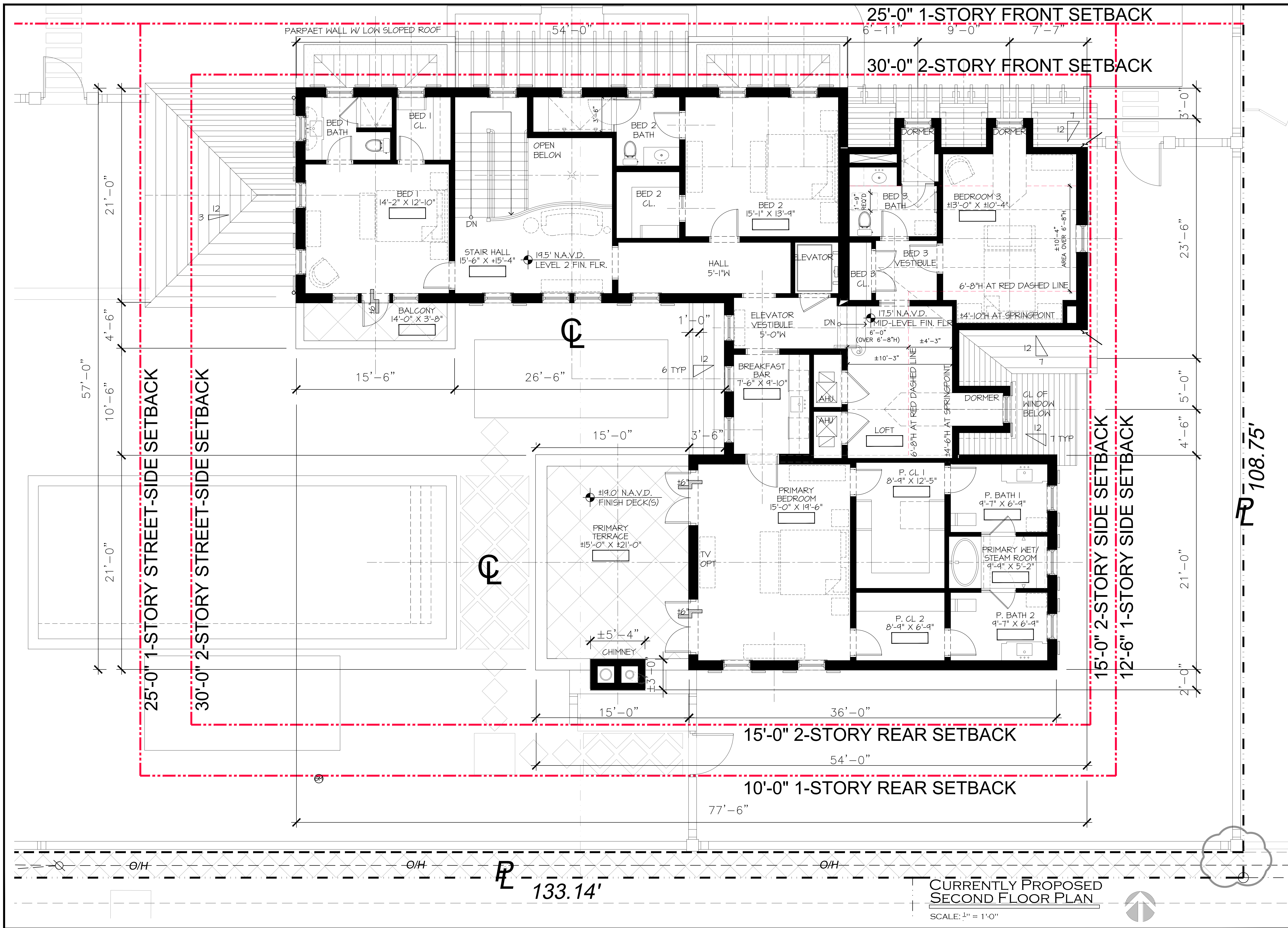
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T.C. # ZON-23-086

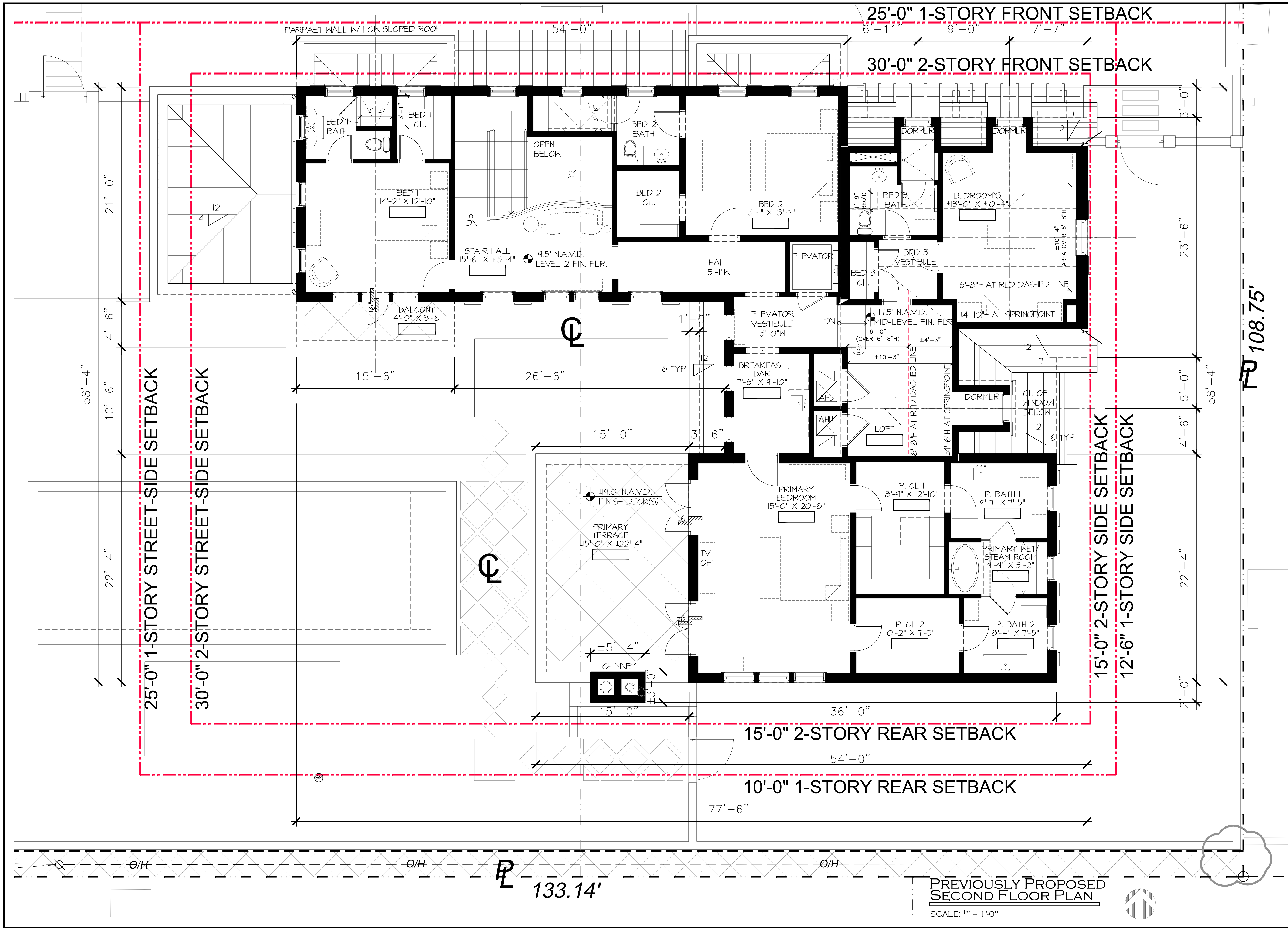
DRAWING NO.

A-1.01A

JOB NUMBER: 22-147



PROPOSED RESIDENCE AT:	
292 ORANGE GROVE ROAD	
PALM BEACH COUNTY, FLORIDA	
TOWN OF PALM BEACH	
DAILEY JANSSEN ARCHITECTS	
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001914	
DATE: 04-24-2023	
DRAWN: MLM	
REVISIONS:	
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• 05-30-23 SECOND SUBMITTAL	
• 07-11-23 FINAL DROP OFF	
• 08-18-23 PRESENTATION	
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STATE OF FLORIDA REGISTERED ARCHITECT ROGER PATTON JANSSEN AR0014785	
ROGER P. JANSSEN AR-14785	
ARCOM # ARC-23-088 T.C. # ZON-23-086	
DRAWING NO.	
A-1.02	
JOB NUMBER: 22-141	



PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C001914

DATE: 04-24-2023

DRAWN: MLM

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STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785

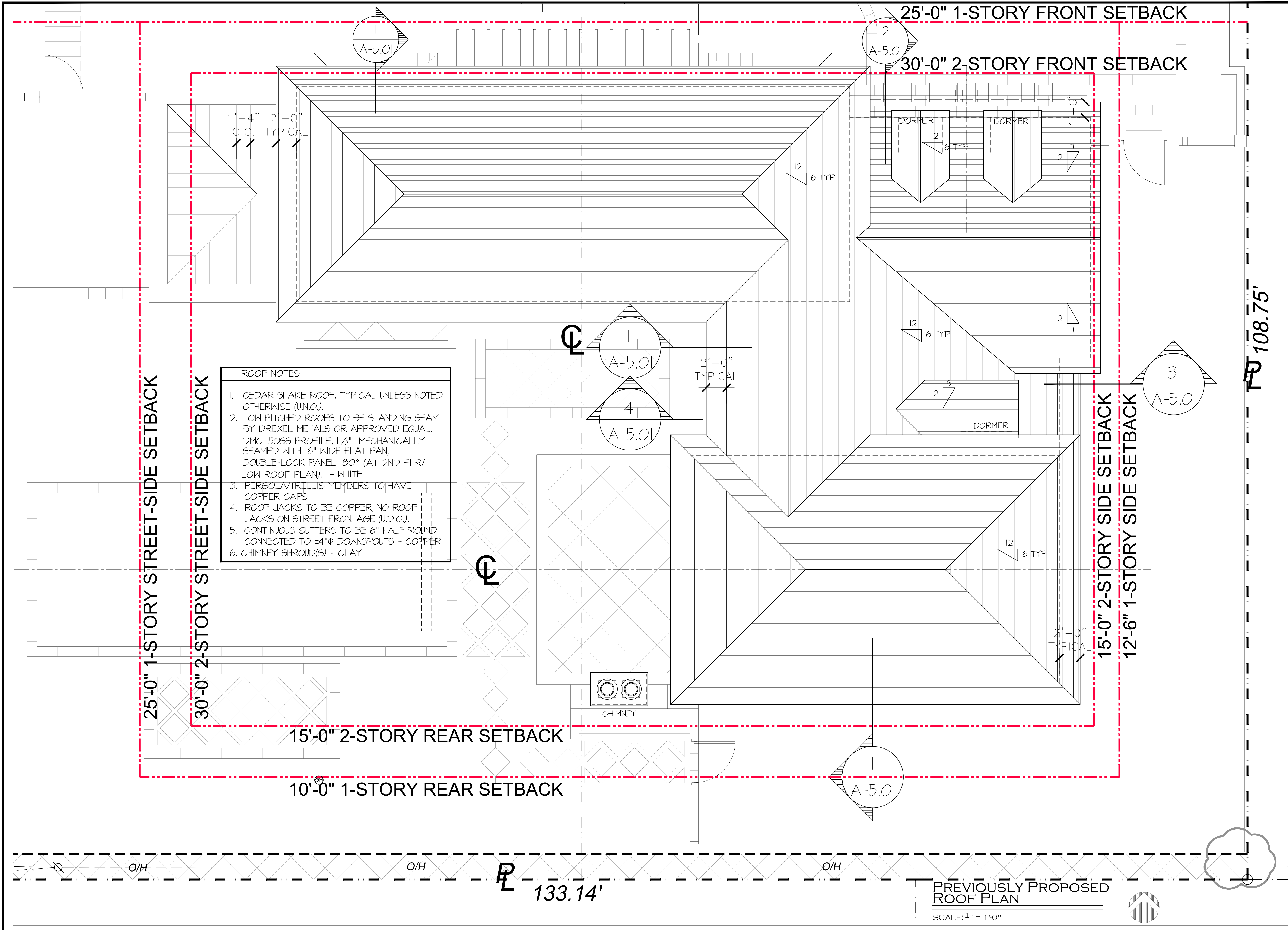
ARCOM # ARC-23-088

T.C. # ZON-23-086

DRAWING NO.

A-1.02A

JOB NUMBER: 22-141



- ROOF NOTES
1. CEDAR SHAKE ROOF, TYPICAL UNLESS NOTED OTHERWISE (U.N.O.).
 2. LOW PITCHED ROOFS TO BE STANDING SEAM BY DREXEL METALS OR APPROVED EQUAL. DMC 150SS PROFILE, 1 1/2" MECHANICALLY SEALED WITH 16" WIDE FLAT PAN, DOUBLE-LOCK PANEL 180° (AT 2ND FLR/ LOW ROOF PLAN). - WHITE
 3. PERGOLA/TRELLIS MEMBERS TO HAVE COPPER CAPS
 4. ROOF JACKS TO BE COPPER, NO ROOF JACKS ON STREET FRONTAGE (U.D.O.).
 5. CONTINUOUS GUTTERS TO BE 6" HALF ROUND CONNECTED TO 1/4"Ø DOWNSPOUTS - COPPER
 6. CHIMNEY SHROUD(S) - CLAY

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

PALM BEACH COUNTY, FLORIDA

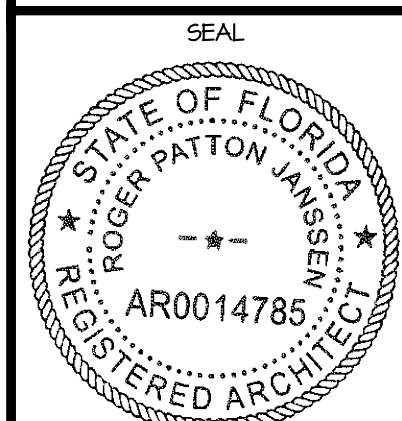
DAILEY JANSSEN ARCHITECTS

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

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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

A-1.03A

JOB NUMBER: 22-141



PREVIOUSLY PROPOSED PERSPECTIVE WITHOUT LANDSCAPE
MOTOR COURT AND ENTRY ELEVATION



CURRENTLY PROPOSED PERSPECTIVE WITH OUT LANDSCAPE
MOTOR COURT AND ENTRY ELEVATION

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

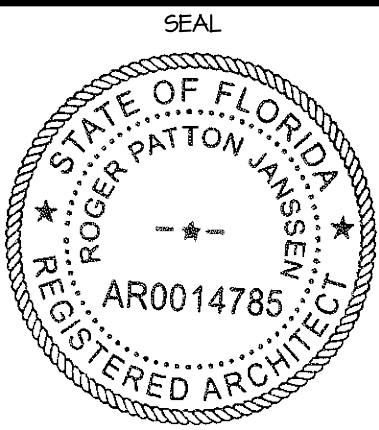
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-088
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DRAWING NO.

A-2.1A

JOB NUMBER: 22-147



PREVIOUSLY PROPOSED PERSPECTIVE WITH LANDSCAPE
MOTOR COURT AND ENTRY ELEVATION



CURRENTLY PROPOSED PERSPECTIVE WITH LANDSCAPE
MOTOR COURT AND ENTRY ELEVATION

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

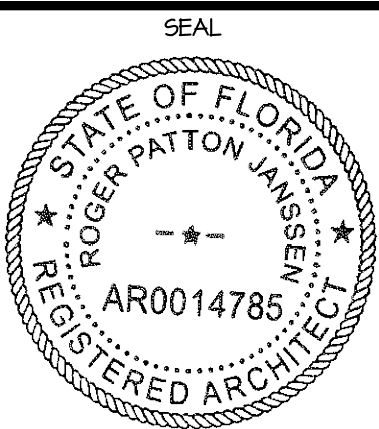
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T.C. # ZON-23-086

DRAWING NO.

A-2.1 B

JOB NUMBER: 22-147



PREVIOUSLY PROPOSED PERSPECTIVE WITHOUT LANDSCAPE
VIEW OF BACK YARD FROM STREETSIDE



CURRENTLY PROPOSED PERSPECTIVE WITHOUT LANDSCAPE
VIEW OF BACK YARD FROM STREETSIDE

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, 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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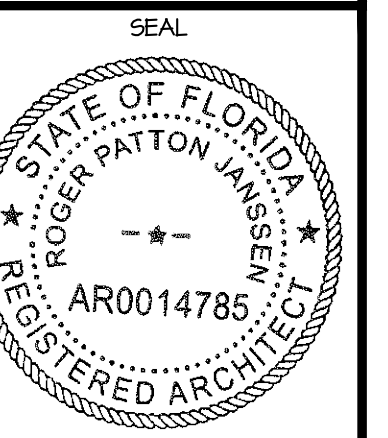
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

A-2.2A

JOB NUMBER: 22-147



PREVIOUSLY PROPOSED PERSPECTIVE WITH LANDSCAPE
VIEW OF BACK YARD FROM STREETSIDE



CURRENTLY PROPOSED PERSPECTIVE WITH LANDSCAPE
VIEW OF BACK YARD FROM STREETSIDE

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

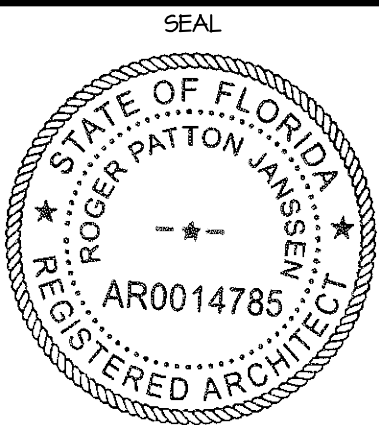
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-088
T.C. # ZON-23-086

DRAWING NO.

A-2.2.

JOB NUMBER: 22-147



EXAMPLE IMAGE

- COLONIAL SHUTTERS
POWDER COATED ALUMINUM
WHITE (BLACK HARDWARE)
- DOUBLE-HUNG WINDOWS
ALUMINUM CLAD WOOD - WHITE



EXAMPLE IMAGE - 303 MADDOCK WAY

- ENTRY DOOR - LIME WASH CYPRESS
- ROOF - CEDAR SHAKE



TYPICAL ROOF

- CEDAR SHAKE
- COPPER GUTTERS & DOWNSPOUTS



LOW SLOPE ROOF

- STANDING SEAM (FLAT PAN)
-
- SHUTTERS & PEDESTRIAN GATES TO MATCH
(AND ALL STUCCO TRIMWORK)



POOL COPING

- POOL COPING SIMILAR
CORAL STONE



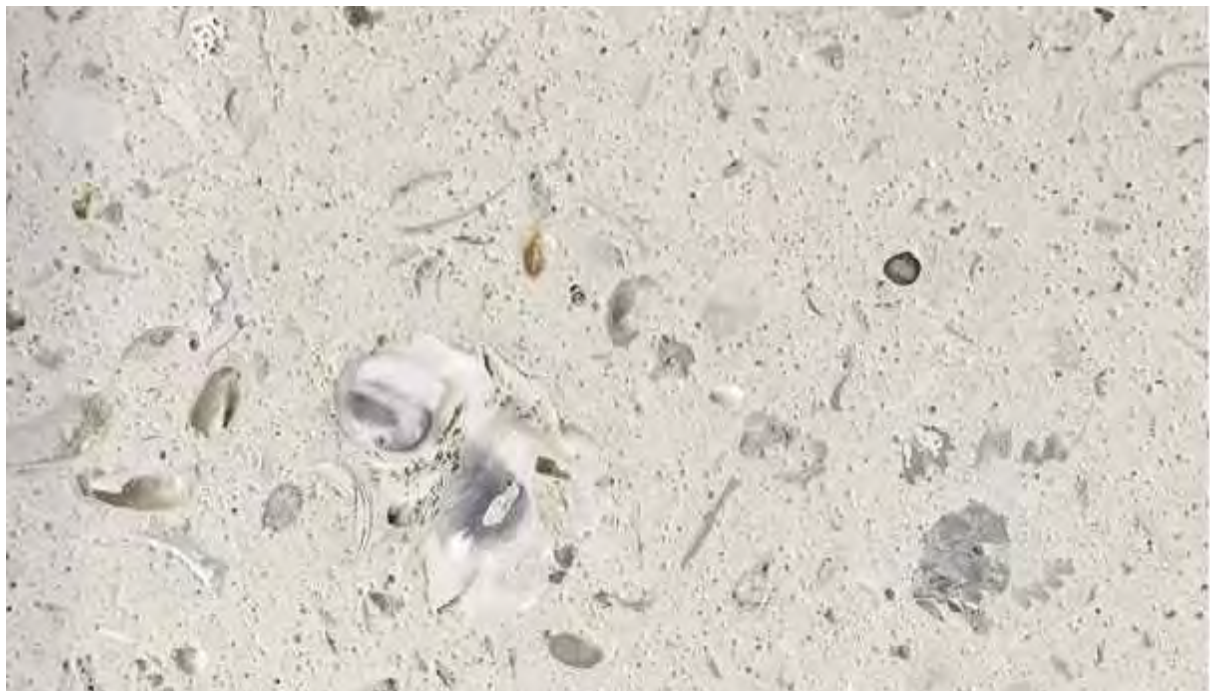
OFF-WHITE

- GLACIER WHITE OC-37
BY BENJAMIN MOORE
OFF-WHITE COLLECTION



HARDSCAPE

- CORAL STONE
DRIVEWAY BORDER AND DETAILING
POOL COPING AND REAR HARDSCAPE



HARDSCAPE

- TABBY CONCRETE
DRIVEWAY BODY

MATERIALS

- SHAKE ROOF TILE
- CEDAR
- HALF ROUND GUTTERS AND DOWNSPOUTS
- COPPER
- SMOOTH STUCCO FINISH AT BODY & SITE WALLS
- PAINTED OFF-WHITE
- STUCCO TRIM WORK (SMOOTH)
- PAINTED WHITE
- STUCCO FINISH AT PARAPET/GUARDRAIL WALLS
AND POWDER COATED ALUMINUM GUARD DETAIL
- WHITE
- IMPACT RATED ENTRY DOOR ASSEMBLY
- LIMEWASH CYPRESS DOOR
- WHITE SIDELITES AND TRANSOM
- IMPACT RATED FRENCH DOORS (& ASSEMBLIES)
- ALUMINUM CLAD WOOD
- WHITE
- IMPACT RATED DOUBLE-HUNG WINDOWS
- ALUMINUM CLAD WOOD
- WHITE
- IMPACT RATED OVERHEAD GARAGE DOORS
- CLADDING PAINTED WHITE
- COLONIAL SHUTTERS (NON-IMPACT)
- POWDER COATED ALUMINUM
- WHITE
- BLACK HINGES AND SHUTTER DOGS
- PEDESTRIAN ENTRY GATE
- POWDER COATED ALUMINUM
- WHITE
- PEDESTRIAN GATES (TYPICAL)
- POWDER COATED ALUMINUM
- WHITE

PROPOSED RESIDENCE AT:

292 ORANGE GROVE ROAD

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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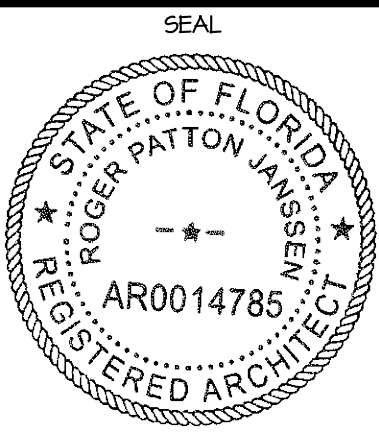
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DRAWING NO.

M-1.01

JOB NUMBER:

22-147