

OCTOBER 11, 2023, OCTOBER 25, 2023  
PRESENTATION  
PROPOSED ADDITIONS AT:  
247 WORTH AVENUE

RECEIVED  
By yfigueroa at 1:46 pm, Oct 06, 2023



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



OCTOBER 11, 2023, OCTOBER 25, 2023  
PRESENTATION  
PROPOSED ADDITIONS AT:  
247 WORTH AVENUE

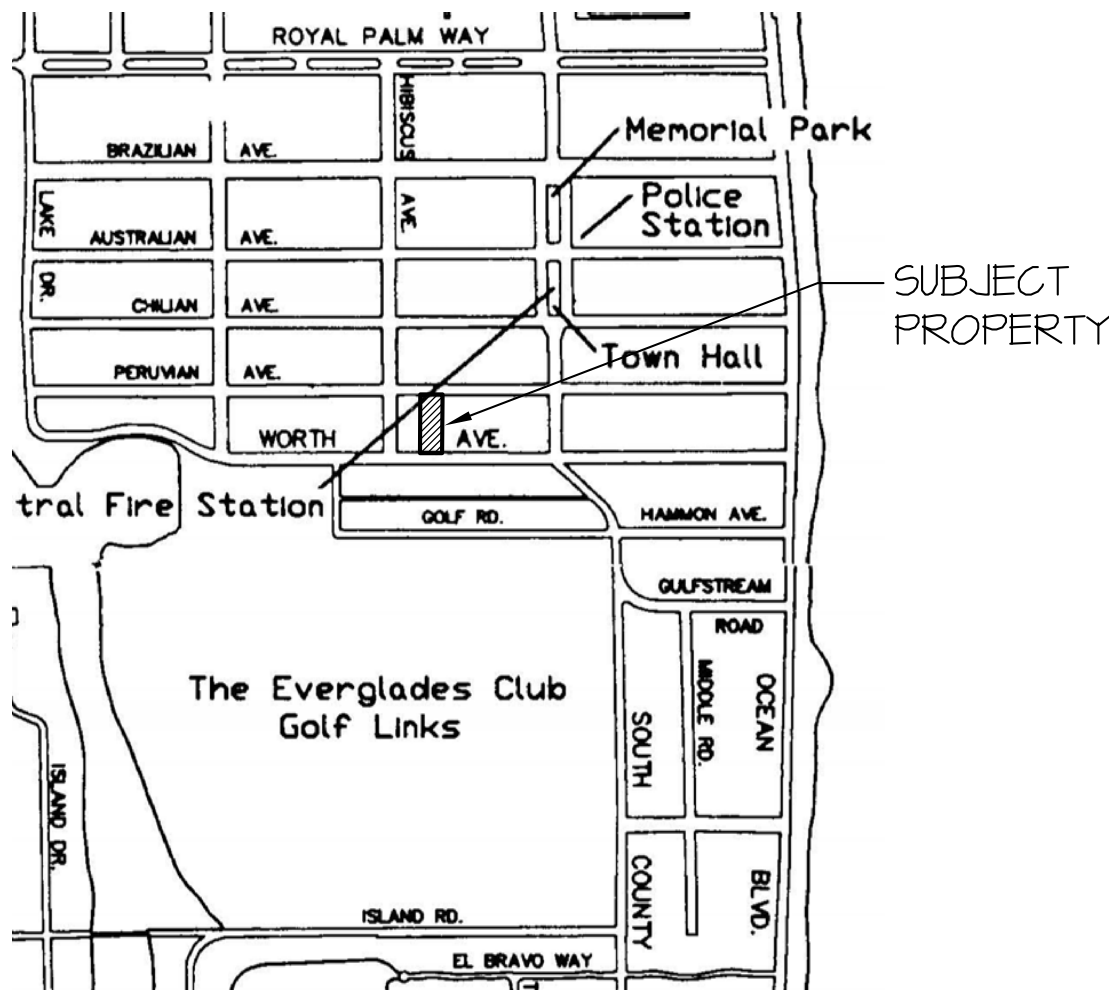
TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

ARC-23-094 ZON-23-072

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CONSULTANTS AND ENGINEERS:

|  |  |   |   |   |  |  |   |
|--|--|---|---|---|--|--|---|
|  |  | SURVEYOR:<br>WALLACE SURVEYING CORP.<br>5553 VILLAGE BLVD.<br>WEST PALM BEACH, FL 33401<br>561.640.4551 | CIVIL ENGINEER:<br>KIMLEY-HORN<br>477 S. ROSEMARY #215<br>WEST PALM BEACH, FL 33401<br>561.840.0848 | LANDSCAPE ARCHITECT:<br>ENVIRONMENT DESIGN GROUP<br>139 N. COUNTY ROAD, SUITE 20B<br>PALM BEACH, FL 33480<br>561-832-4600 | STRUCTURAL ENGINEER:<br>BOTKIN PARSSI & ASSOC.<br>2749 EXCHANGE COURT<br>WEST PALM BEACH, FL 33409<br>561-965-1957 | GENERAL CONTRACTOR:<br>BATTEN CONSTRUCTION, INC.<br>1400 CLARE AVENUE<br>WEST PALM BEACH, FL 33401<br>561.820.0027 | JOB NUMBER:<br>21-172<br>ARCOM FIRST SUBMITTAL:<br>05.11.2023<br>ARCOM SECOND SUBMITTAL:<br>05.30.2023, 06.26.2023, 07.31.2023, 08.28.2023<br>ARCOM FINAL SUBMITTAL:<br>09.12.2023<br>TOWN COUNCIL PRESENTATION:<br>10.11.2023<br>ARCOM PRESENTATION:<br>10.25.2023 |
|--|--|---|---|---|--|--|---|

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS  
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C00174

DATE: 08.28.2023

DRAWN: MJS

REVISIONS:

• 05.11.2023 FIRST SUBMITTAL

• 05.30.2023 SECOND SUBMITTAL

• 06.26.2023 RESUBMIT SECOND SUBMITTAL

• 07.31.2023 RESUBMIT SUBMITTAL

• 08.28.2023 RESUBMIT SUBMITTAL

• 09.12.2023 FINAL SUBMITTAL

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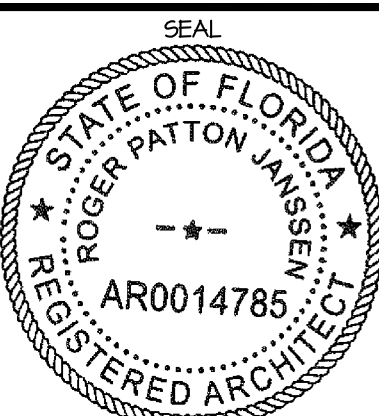
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ARC-23-094 ZON-23-072

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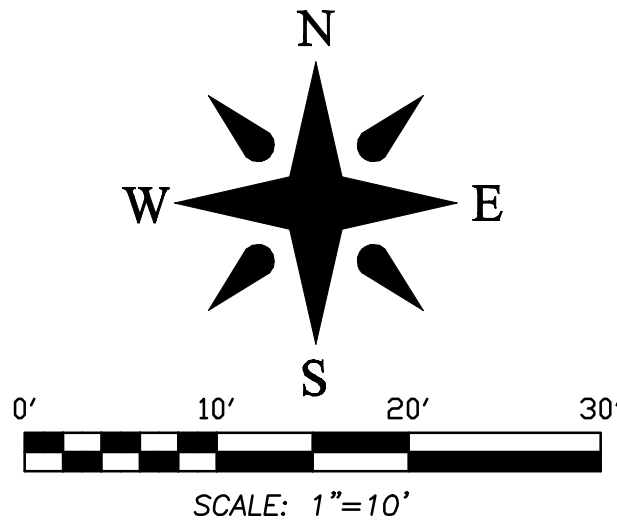
ROGER P. JANSSEN AR-14785

DRAWING NO.

A-0.00

JOB NUMBER: 21-172





#### LEGEND

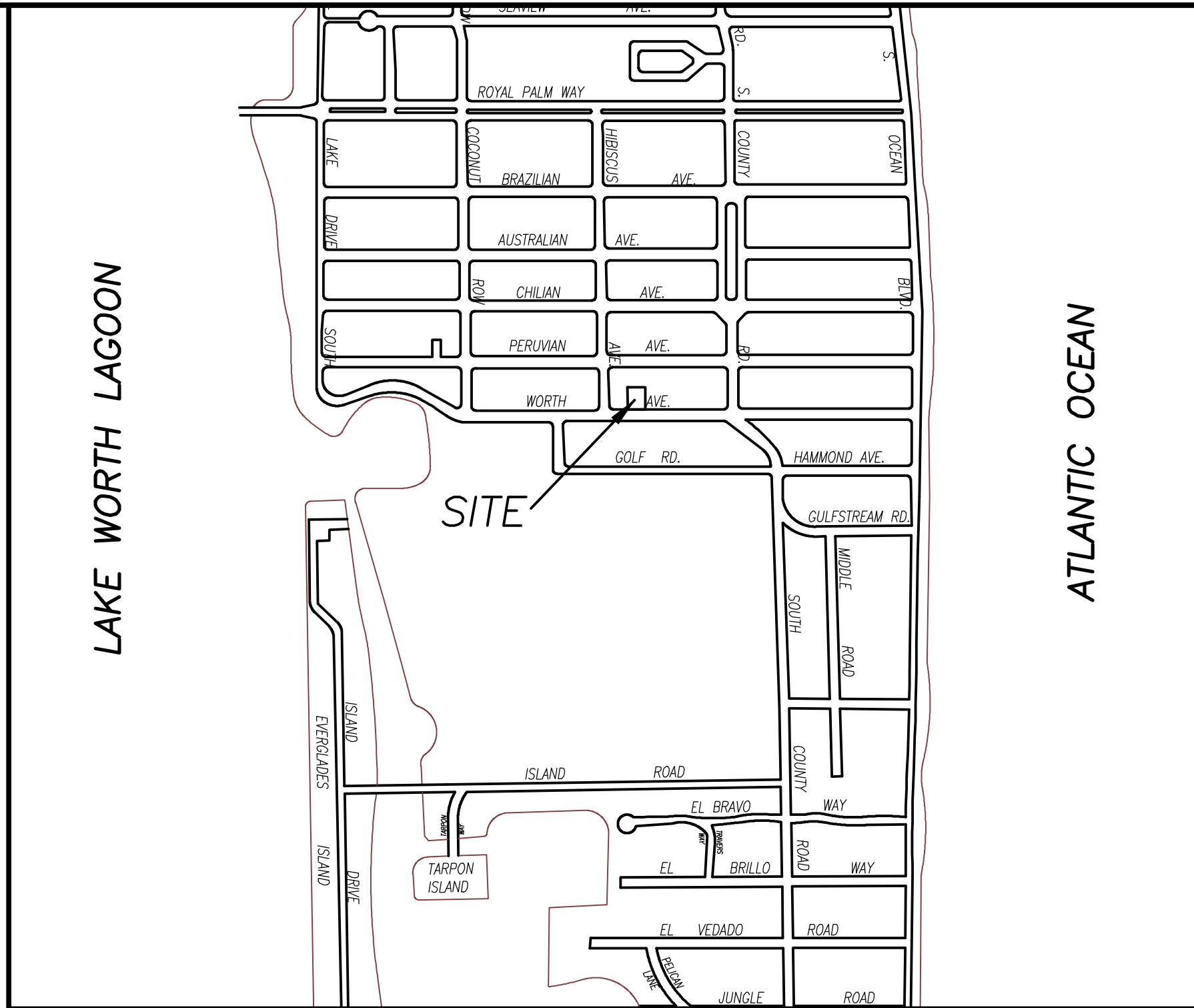
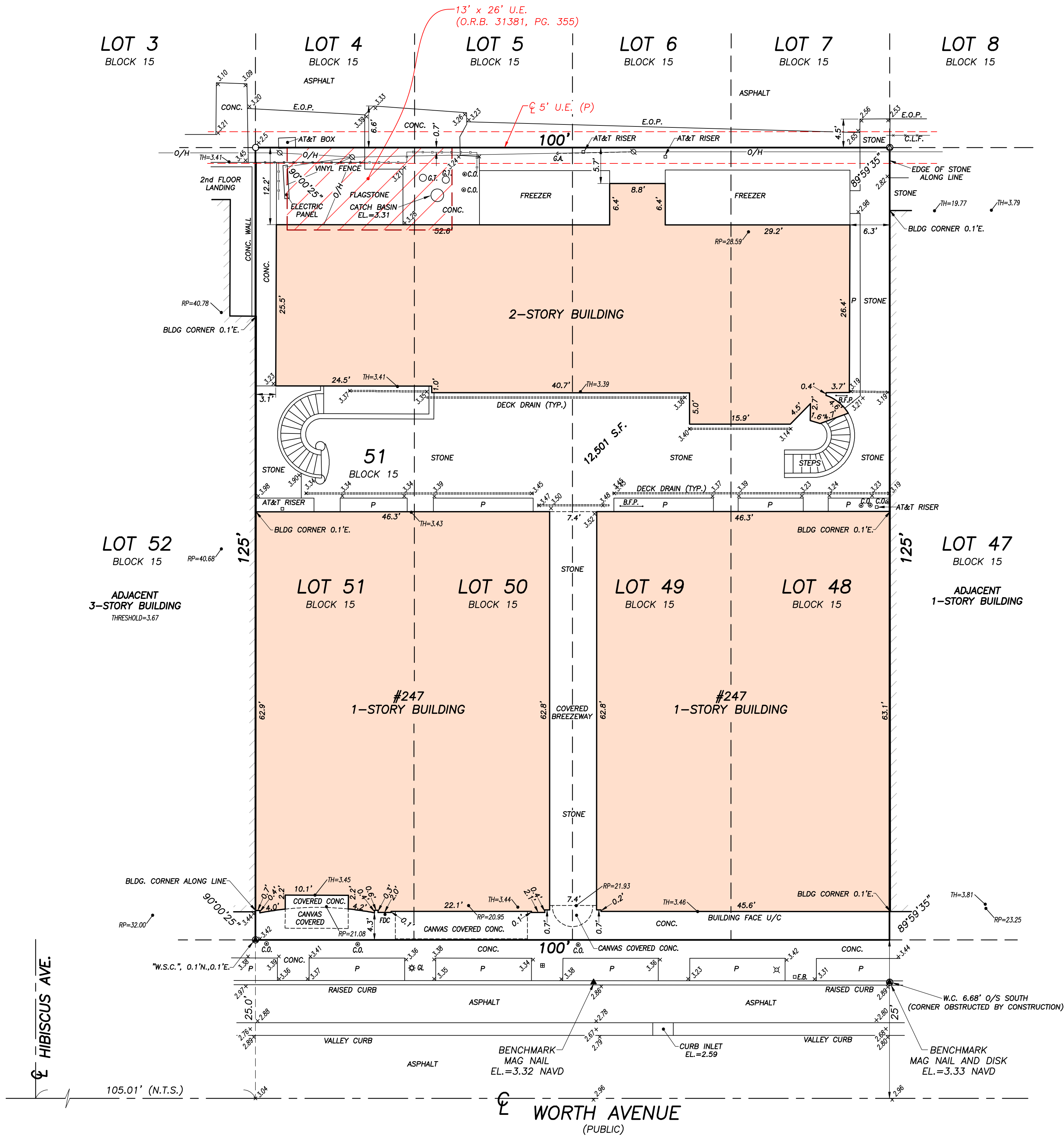
|              |   |
|--------------|---|
| A            | = ARC LENGTH                                      |
| A/C          | = AIR CONDITIONING                                |
| A.E.         | = ACCESS EASEMENT                                 |
| A.K.A.       | = ALSO KNOWN AS                                   |
| B.F.P.       | = BACKFLOW PREVENTER                              |
| BLDG.        | = BUILDING  |
| B.M.         | = BENCHMARK                                       |
| B.O.C.       | = BACK OF CURB                                    |
| B.O.W.       | = BACK OF WALK                                    |
| (C)          | = CALCULATED                                      |
| CATV         | = 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                                |
| CLR.         | = CLEAR   |
| C.O.         | = CLEAN-OUT                                       |
| CONC.        | = CONCRETE  |
| (D)          | = DESCRIPTION DATUM                               |
| D.B.         | = DEED BOOK                                       |
| D.E.         | = DRAINAGE EASEMENT                               |
| E.B.         | = ELECTRIC BOX                                    |
| EL.          | = ELEVATION                                       |
| ENC.         | = ENCROACHMENT                                    |
| E.O.P.       | = EDGE OF PAVEMENT                                |
| E.O.W.       | = EDGE OF WATER                                   |
| F.D.C.       | = FIRE DEPARTMENT CONNECTION                      |
| F.F.         | = FINISH FLOOR                                    |
| FND.         | = FOUND   |
| G.A.         | = GUY ANCHOR                                      |
| GL.          | = GROUND LIGHT                                    |
| G.T.         | = GREASE TRAP                                     |
| 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.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.I.D. | = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT |
| N.T.S.       | = NOT TO SCALE                                    |
| O.A.         | = OVERALL   |
| O/H          | = OVERHEAD UTILITY LINE                           |
| O.R.B.       | = OFFICIAL RECORD BOOK                            |
| O/S          | = OFFSET  |
| P            | = PLANTER   |
| (P)          | = PLAT DATUM                                      |
| P.B.         | = PLAT BOOK                                       |
| P.B.C.       | = PALM BEACH COUNTY                               |
| P.C.         | = POINT OF CURVATURE                              |
| P.C.C.       | = POINT OF COMPOUND CURVATURE                     |
| P.C.P.       | = PERMANENT CONTROL POINT                         |
| PG.          | = 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.V.M.T.     | = PAVEMENT  |
| (R)          | = RADIAL  |
| R            | = RADIUS  |
| RP           | = ROOF PEAK ELEVATION                             |
| R.P.B.       | = ROAD PLAT BOOK                                  |
| R.W.         | = RIGHT OF WAY                                    |
| (S)          | = SURVEY DATUM                                    |
| S.B.         | = SETBACK   |
| SEC.         | = SECTION   |
| S.D.         | = 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.C.       | = TOP OF CURB                                     |
| TWP.         | = TOWNSHIP  |
| TYP.         | = TYPICAL   |
| UC           | = 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                          |
| ±            | = BASELINE  |
| ⊕            | = CENTERLINE                                      |
| Δ            | = CENTRAL ANGLE/Delta                             |
| ■            | = CONCRETE MONUMENT FOUND (AS NOTED)              |
| □            | = CONCRETE MONUMENT SET (LB #4569)                |
| ●            | = ROD & CAP FOUND (AS NOTED)                      |
| ○            | = 6/8" ROD & CAP SET (LB #4569)                   |
| ○            | = IRON PIPE FOUND (AS NOTED)                      |
| ○            | = IRON ROD FOUND (AS NOTED)                       |
| ○            | = NAIL FOUND                                      |
| ○            | = NAIL & DISK FOUND (AS NOTED)                    |
| ○            | = MAG NAIL & DISK SET (LB #4569)                  |
| ○            | = PROPERTY LINE                                   |
| ○            | = UTILITY POLE                                    |
| ○            | = FIRE HYDRANT                                    |
| ○            | = WATER METER                                     |
| ○            | = WATER VALVE                                     |
| ○            | = LIGHT POLE                                      |

#### FLOOD ZONE:

This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C0583F, dated 10/5/2017.

#### NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. 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.
- 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. Certificate of Authorization Number LB4569.
- 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 ties 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'.



VICINITY SKETCH N.T.S.

#### BOUNDARY SURVEY FOR: HOLBROOK REAL ESTATE LLC

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

Holbrook Real Estate LLC

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

#### PROPERTY ADDRESS:

247 Worth Avenue  
Palm Beach FL 33480

#### LEGAL DESCRIPTION:

Lots 48, 49, 50 and 5, Block 15, ROYAL PARK according to the Map or Plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.

#### 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 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 7/28/2023

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

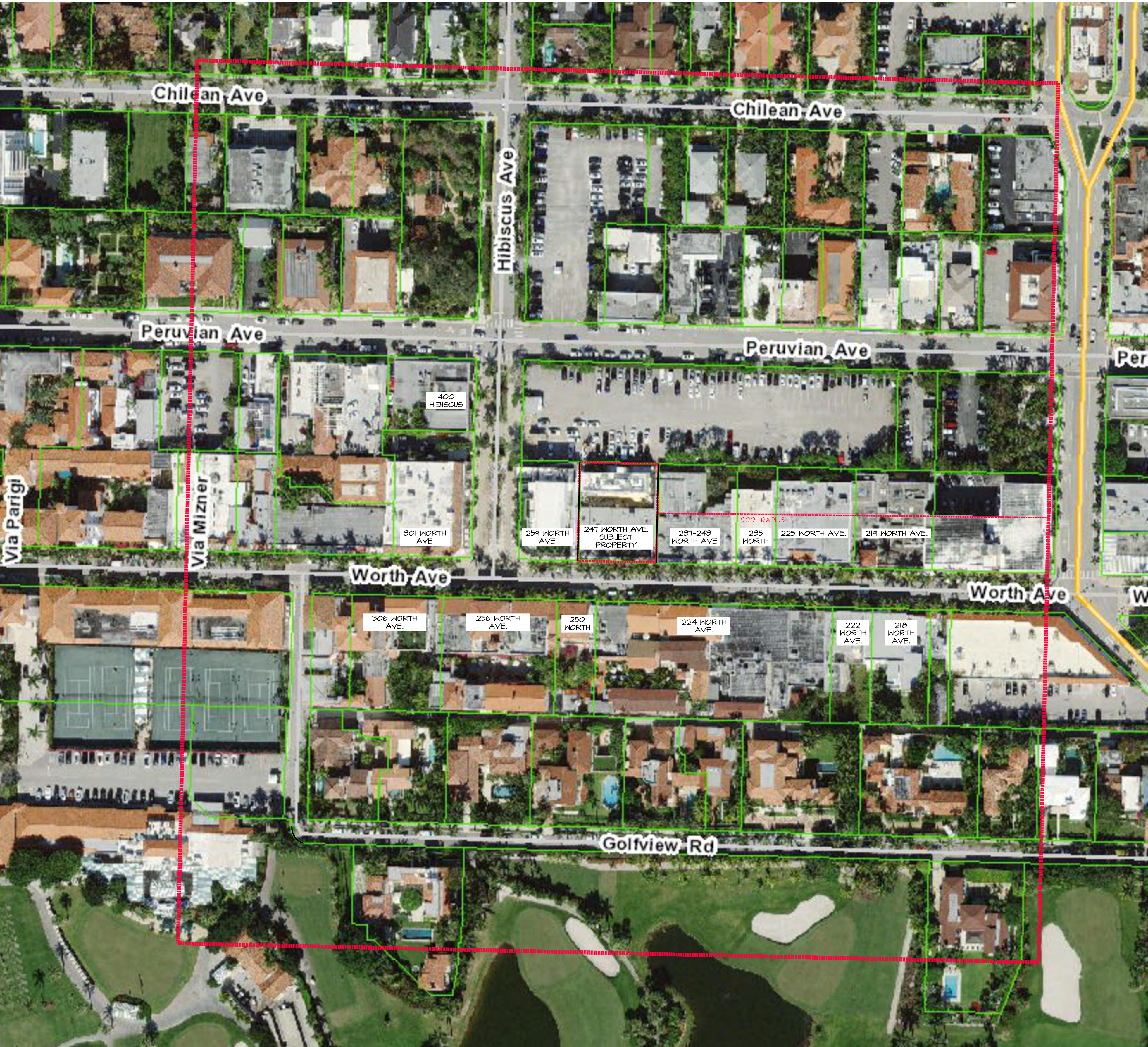
#### BOUNDARY SURVEY FOR:

#### HOLBROOK REAL ESTATE LLC

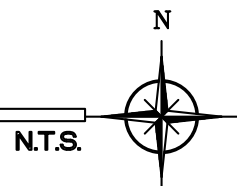


|        |      |         |             |          |           |      |
|--------|------|---------|-------------|----------|-----------|------|
| FIELD  | B.M. | JOB NO. | 23-1257.1   | F.B.     | PB351 PG. | 39   |
| OFFICE | M.B. | DATE    | 7/28/23     | DWG. NO. | 23-1257   |      |
| C'K'D  | C.W. | REF.    | 23-1257.DWG | SHEET    | 1         | OF 1 |





VICINITY AERIAL  
1000' RADIUS



PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001714

DATE: 05.30.2023

DRAWN: MJS

REVISIONS:

• 05.11.2023 FIRST SUBMITTAL

• 05.30.2023 SECOND SUBMITTAL

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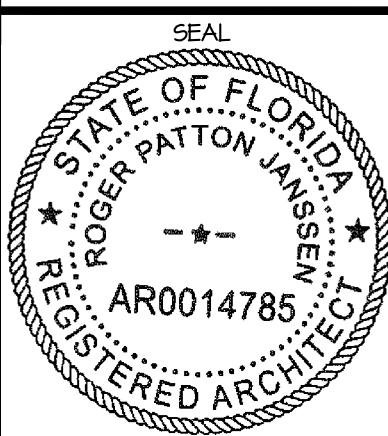
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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.1

JOB NUMBER:

21-112





JOB NUMBER: 21-172

DAILEY JANSSEN ARCHITECTS  
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33404, TEL: 561-833-4707, LICENSE #AA-C009174









### NEIGHBORING PROPERTIES

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY FLORIDA

**DAILEY JANSSEN ARCHITECTS**  
400 CLEMATIS STREET SUITE 200 WEST PALM BEACH FL 33401 TEL: 561-933-4170 FAX: 561-933-4174  
WWW.DAILEYJANSSENARCHITECTS.COM

[illegible]

DATE: 05.30.2023

DRAWN: MJ

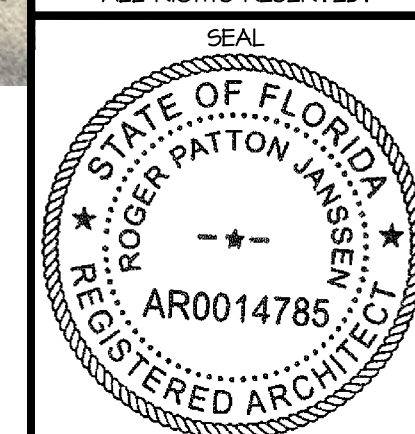
REVISIONS:

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ROGER P. JANSSEN      AR-14785

DRAWING NO.

SP-1.4

JOB NUMBER

21-172





### NEIGHBORING PROPERTIES

247 WORTH AVENUE  
PALM BEACH  
PALM BEACH COUNTY, FLORIDA

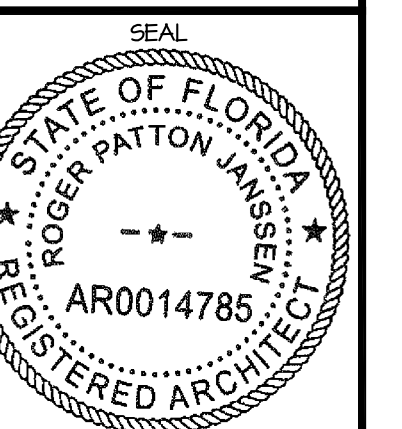
**DAILEY JANSSEN ARCHITECTS**  
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-693-4101, LICENSE #AA-C000174

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|                             |
|-----------------------------|
| DATE: 05.30.2023            |
| NAME: MJS                   |
| VISIONS:                    |
| 05.11.2023 FIRST SUBMITTAL  |
| 05.30.2023 SECOND SUBMITTAL |

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GER P. JANSSEN      AR-14785  
DRAWING NO.

P-1.5

3 NUMBER: 21-172





405 Hibiscus Avenue



400 Hibiscus Avenue



386 Hibiscus Avenue

NEIGHBORING PROPERTIES

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001174

DATE: 05.30.2023

DRAWN: MJS

REVISIONS:

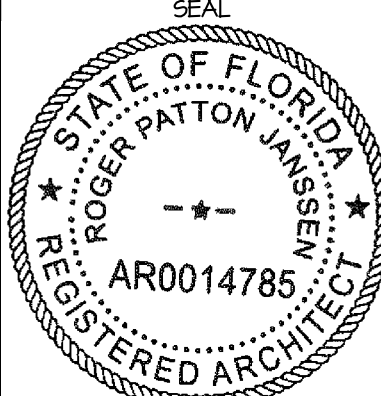
• 05.11.2023 FIRST SUBMITTAL

• 05.30.2023 SECOND SUBMITTAL

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ROGER P. JANSSEN AR-14785  
DRAWING NO.

SP-1.06

JOB NUMBER: 21-112





## NEIGHBORING PROPERTIES

247 WORTH AVENUE

**DAILEY JANSSEN ARCHITECTS**  
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-693-4101, LICENSE #AA-C000174

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TE: 05.30.2023

AWN: MJS

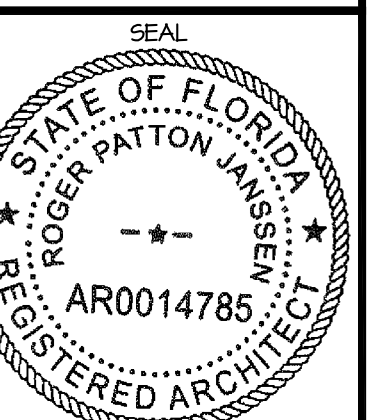
VISIONS:

15.II.2023 FIRST SUBMITTAL

15.30.2023 SECOND SUBMITTAL

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GER P. JANSSEN AR-14785

DRAWING NO.

P-1.7

3 NUMBER:

72 |





235 Peruvian Avenue



231 Peruvian Avenue



225 Peruvian Avenue



311 Peruvian Avenue



249 Peruvian Avenue

NEIGHBORING PROPERTIES

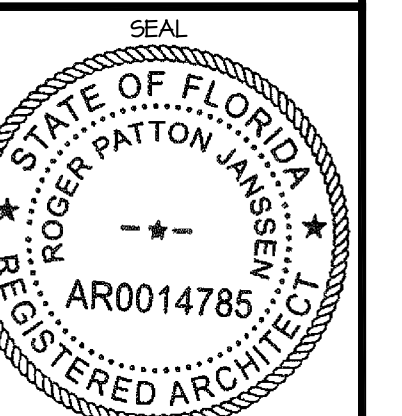
PROPOSED TWO STORY ADDITION AT:  
**247 WORTH AVENUE**  
PALM BEACH

PALM BEACH COUNTY, FLORIDA  
**DAILEY JANSSEN ARCHITECTS**  
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 05.30.2023  
DRAWN: MJS  
REVISIONS:  
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• 05.30.2023 SECOND SUBMITTAL

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ROGER P. JANSSEN AR-14785  
DRAWING NO.

SP-1.8

JOB NUMBER: 21-112





EAST COURTYARD

### EXISTING COURTYARD PHOTOS

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS  
400 CHIMATIS STREET SUITE 200 WEST PALM BEACH FL 33401 TEL: 561-933-4107 FAX: 561-933-4107  
PALM BEACH PALM BEACH COUNTY, FLORIDA

**DALLI JAIN** 331 N. ANGLIS  
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

DATE: 05.30.2023

DRAWN: MJS

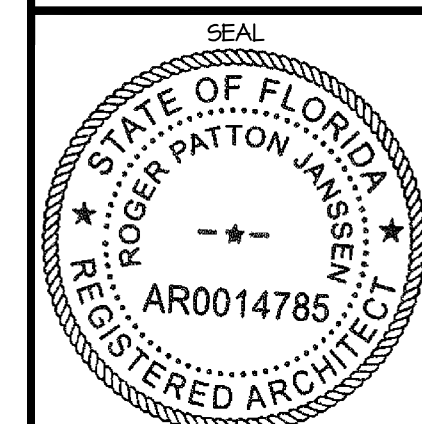
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ROGER P. JANSSEN      AR-14785

DRAWING NO.

SP-1.9

JOB NUMBER:

21-172





405 Hibiscus Avenue Parking Lot  
North Side Tiffany, Le Bilboquet



405 Hibiscus Avenue Parking Lot  
North Side Tiffany 259 Worth



405 Hibiscus Avenue Parking Lot  
North Side Le Bilboquet, 247 Worth

NEIGHBORING PROPERTIES

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 05.30.2023

DRAWN: MJS

REVISIONS:

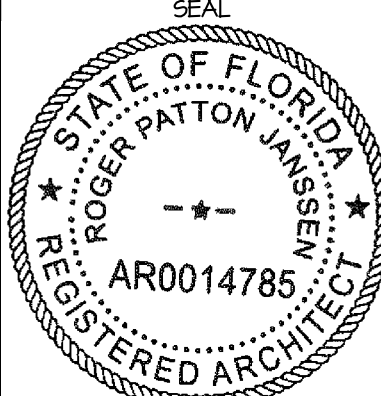
• 05.11.2023 FIRST SUBMITTAL

• 05.30.2023 SECOND SUBMITTAL

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ROGER P. JANSSEN AR-14785  
DRAWING NO.

SP-1.10

JOB NUMBER: 21-112





LE BILBOQUET NORTH EQUIPMENT AREA

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

DATE: 07/31/2023

DRAWN: MJS

REVISIONS:

• 05/11/2023 FIRST SUBMITTAL

• 05/30/2023 SECOND SUBMITTAL

• 06/26/2023 RESUBMIT SECOND SUBMITTAL

• 07/31/2023 RESUBMIT SUBMITTAL

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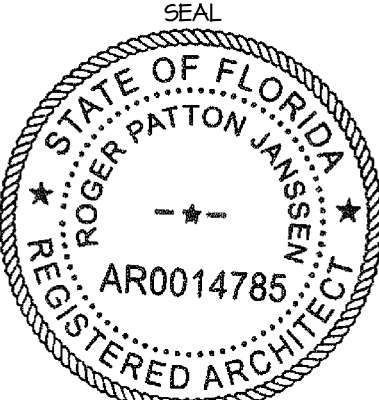
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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.11

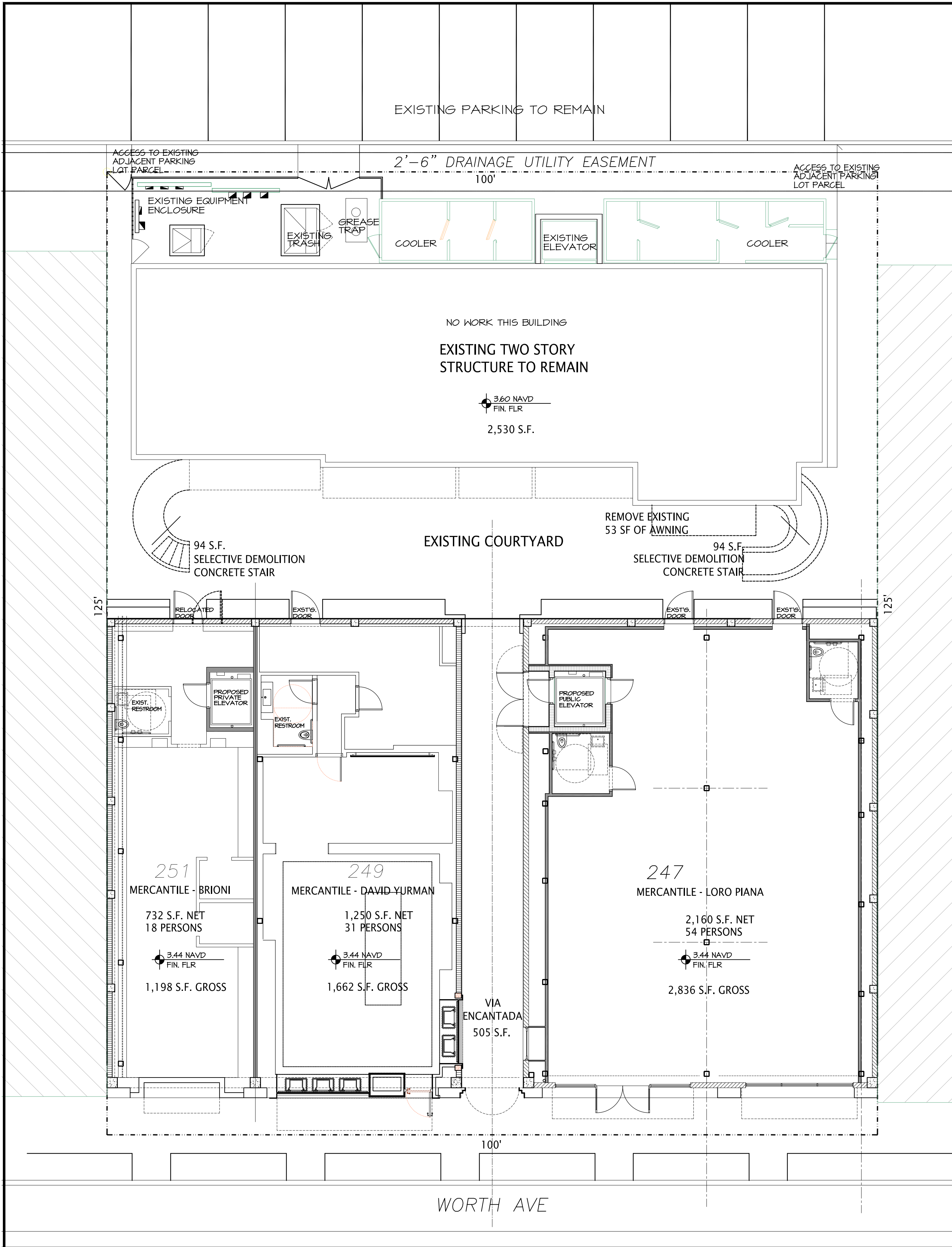
JOB NUMBER:

21-112





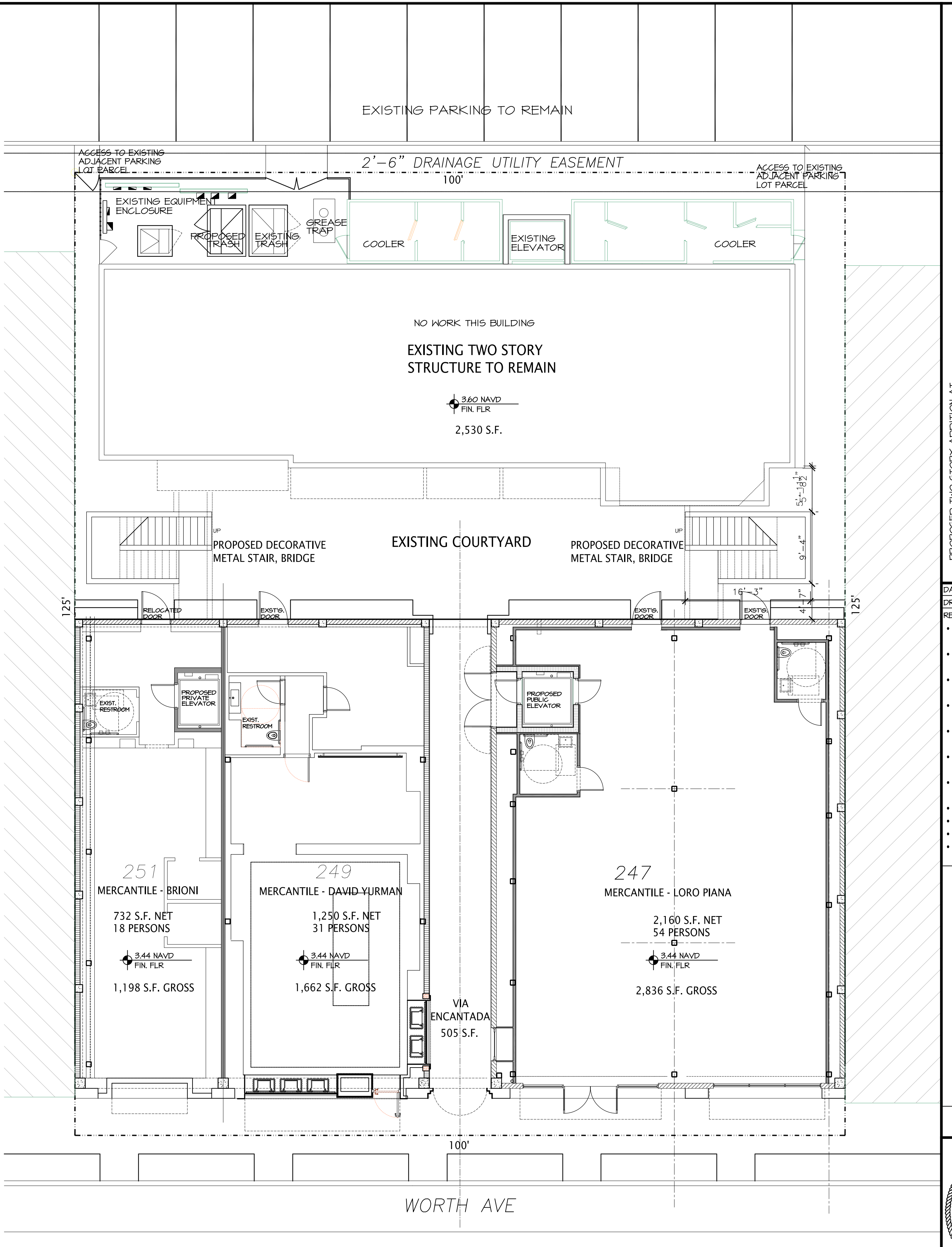




OVERALL EXISTING SITE PLAN

COURTYARD STAIR SELECTIVE DEMOLITION

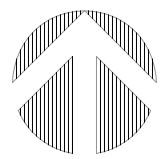
SCALE 1/8" = 1'-0"



OVERALL PROPOSED SITE PLAN

PROPOSED COURTYARD ACCESSIBLE STAIRS

SCALE 1/8" = 1'-0"



PROPOSED TWO STORY ADDITION AT:

# 247 WORTH AVENUE

PALM BEACH

PALM BEACH COUNTY, FLORIDA

## DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001714

DATE: 08.28.2023  
DRAWN: MJS  
REVISIONS:  
• 05.11.2023 FIRST SUBMITTAL  
• 05.30.2023 SECOND SUBMITTAL  
• 06.26.2023 RESUBMIT SECOND SUBMITTAL  
• 07.31.2023 RESUBMIT SUBMITTAL  
• 08.28.2023 RESUBMIT SUBMITTAL

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ROGER P. JANSSEN AR-14785  
DRAWING NO.

SP-1.01

JOB NUMBER: 21-112



**If value is not changing, enter N/C**

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9/3/2023

| Line # | Zoning Legend   |  |   |   |
|--------|---|--|---|---|
| 1      | Property Address:   | 247, 249,251 WORTH AVENUE  |   |   |
| 2      | Zoning District:  | C-WA   |   |   |
| 3      | Structure Type:   | Mixed Use - Mercantile & Residential Frame Second, Third Additions |   |   |
| 4      |   | Required/Allowed   | Existing  | Proposed  |
| 5      | Lot Size (sq ft)  | 4,000 SF   | 12,500  | NC  |
| 6      | Lot Depth   | 90'  | 125'  | NC  |
| 7      | Lot Width   | 30'  | 100'  | NC  |
| 8      | Lot Coverage (Sq Ft and %)  | 4375 SF (35%)  | 1st 9,132 SF 73%<br>2nd 2,423 SF 19.5%          | 1st 9,677 SF 77%<br>2nd 8,634 SF 69%<br>3rd 3,027 SF 24%    |
| 9      | Enclosed Square Footage<br>(Basement, 1st Fl, 2nd Fl., Accessory Structures, etc) | 15,000 SF MAX  | 1st 8,658 SF<br>2nd 2,423 SF<br>Total 11,081 SF | 1st 8,634 sf,2nd 7,457sf<br>3rd 2,111 sf<br>Total 18,202 SF |
| 10     | Cubic Content Ratio (CCR) (R-B ONLY)  | N/A  | N/A   | N/A   |
| 11     | *Front Yard Setback (Ft.)   | 5'   | EXISTING  | Total 16'-5"  |
| 12     | * Side Yard Setback (1st Story) (Ft.)   | 0'   | EXISTING  | EXISTING  |
| 13     | * Side Yard Setback (2nd Story) (Ft.)   | 12"  | NA  | 12"   |
| 14     | *Rear Yard Setback (Ft.)  | 10'  | EXISTING  | 2nd flr. Bldg. 58', Stair 44'                               |
| 15     | Angle of Vision (Deg.)  | N/A  | N/A   | N/A   |
| 16     | Building Height (Ft.)   | 25'  | 16'-1" AFF                                      | 41.0' NAVD  |
| 17     | Overall Building Height (Ft.)   | 35'  | 17'-7" T.O. PARAPET                             | 43.0' NAVD"   |
| 18     | Crown of Road (COR) (NAVD)  | N/A  | 3.0' AVG NAVD                                   | N/C   |
| 19     | Max. Amount of Fill Added to Site (Ft.)   | NA   | NA  | NA  |
| 20     | Finished Floor Elev. (FFE)(NAVD)  | 3.44' NAVD   | 3.44' NAVD                                      | N/C   |
| 21     | Zero Datum for point of meas. (NAVD)  | 7' NAVD  | N/A   | 7' NAVD   |
| 22     | FEMA Flood Zone Designation   | AE 6   | N/C   | N/C   |
| 23     | Base Flood Elevation (BFE)(NAVD)  | 6' NAVD  | N/C   | N/C   |
| 24     | Landscape Open Space (LOS) (Sq Ft and %)  | 3,125 S.F. min 25%   | 503 S.F. 4%                                     | 632 S.F. 5%   |
| 25     | Perimeter LOS (Sq Ft and %)   | N/A  | N/A   | N/A   |
| 26     | Front Yard LOS (Sq Ft and %)  | N/A  | N/A   | N/A   |
| 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

9/3/2023

## ZONING LEGEND

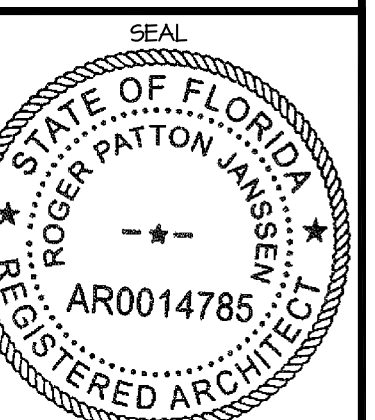
247 WORTH AVENUE

**DAILEY JANSSEN ARCHITECTS**  
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4107, LICENSE #AA-C001974

|                                      |
|--------------------------------------|
| DATE: 08.28.2023                     |
| ADMIN: MJS                           |
| VISIONS:                             |
| 05.11.2023 FIRST SUBMITTAL           |
| 05.30.2023 SECOND SUBMITTAL          |
| 06.26.2023 RESUBMIT SECOND SUBMITTAL |
| 07.31.2023 RESUBMIT SUBMITTAL        |
| 08.28.2023 RESUBMIT SUBMITTAL        |
| 04.12.2023 FINAL SUBMITTAL           |

710-CZ-23-064 ZON-23-072

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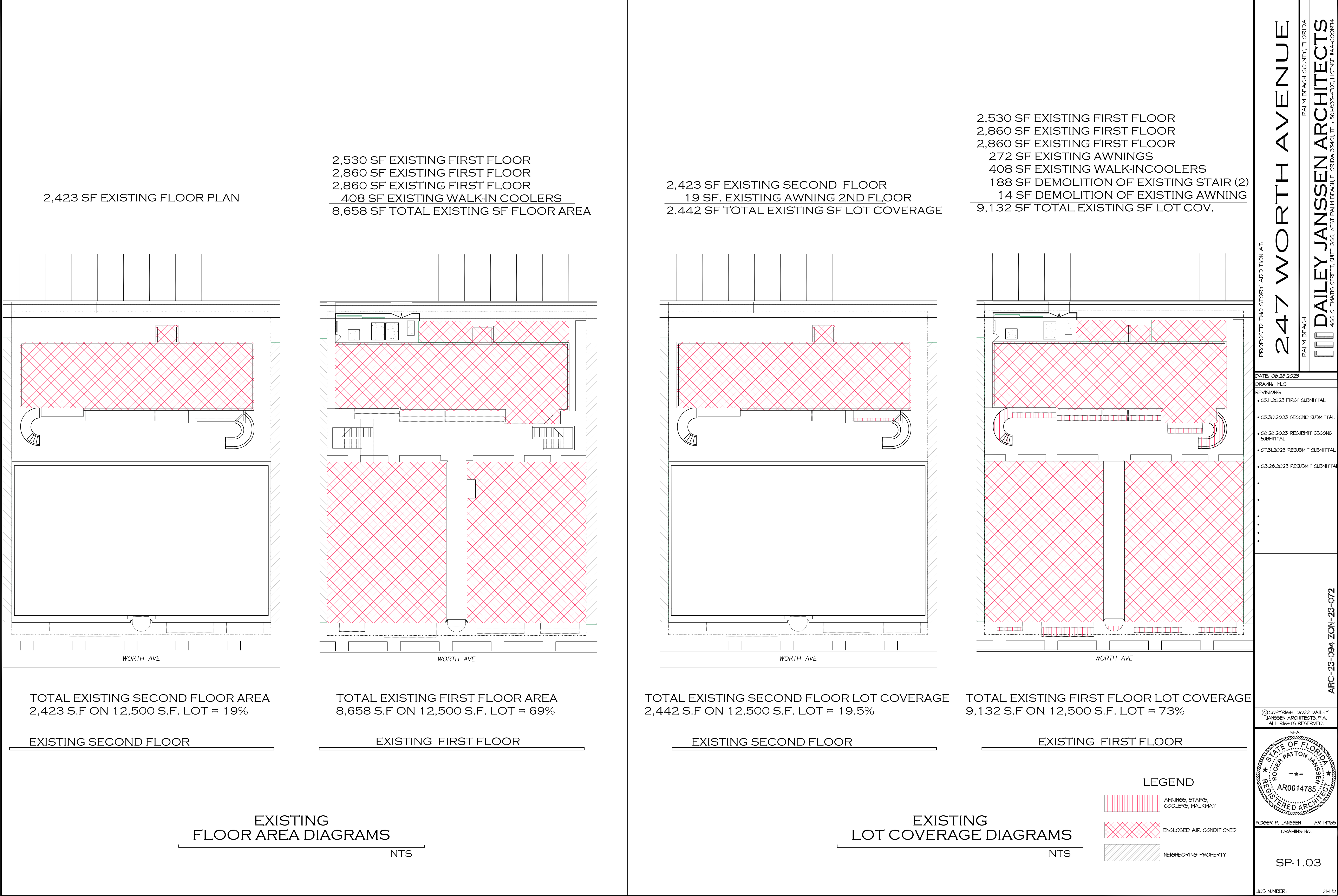


GER P. JANSSEN      AR-14785  
DRAWING NO.

SP-1.02

B NUMBER: 21-172





PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

DATE: 08.28.2023

DRAWN: MJS

REVISIONS:

05.11.2023 FIRST SUBMITTAL

05.30.2023 SECOND SUBMITTAL

06.26.2023 RESUBMIT SECOND SUBMITTAL

07.31.2023 RESUBMIT SUBMITTAL

08.28.2023 RESUBMIT SUBMITTAL

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SEAL

STATE OF FLORIDA

ROGER PATTON JANSSEN

REGISTERED ARCHITECT

AR0014785

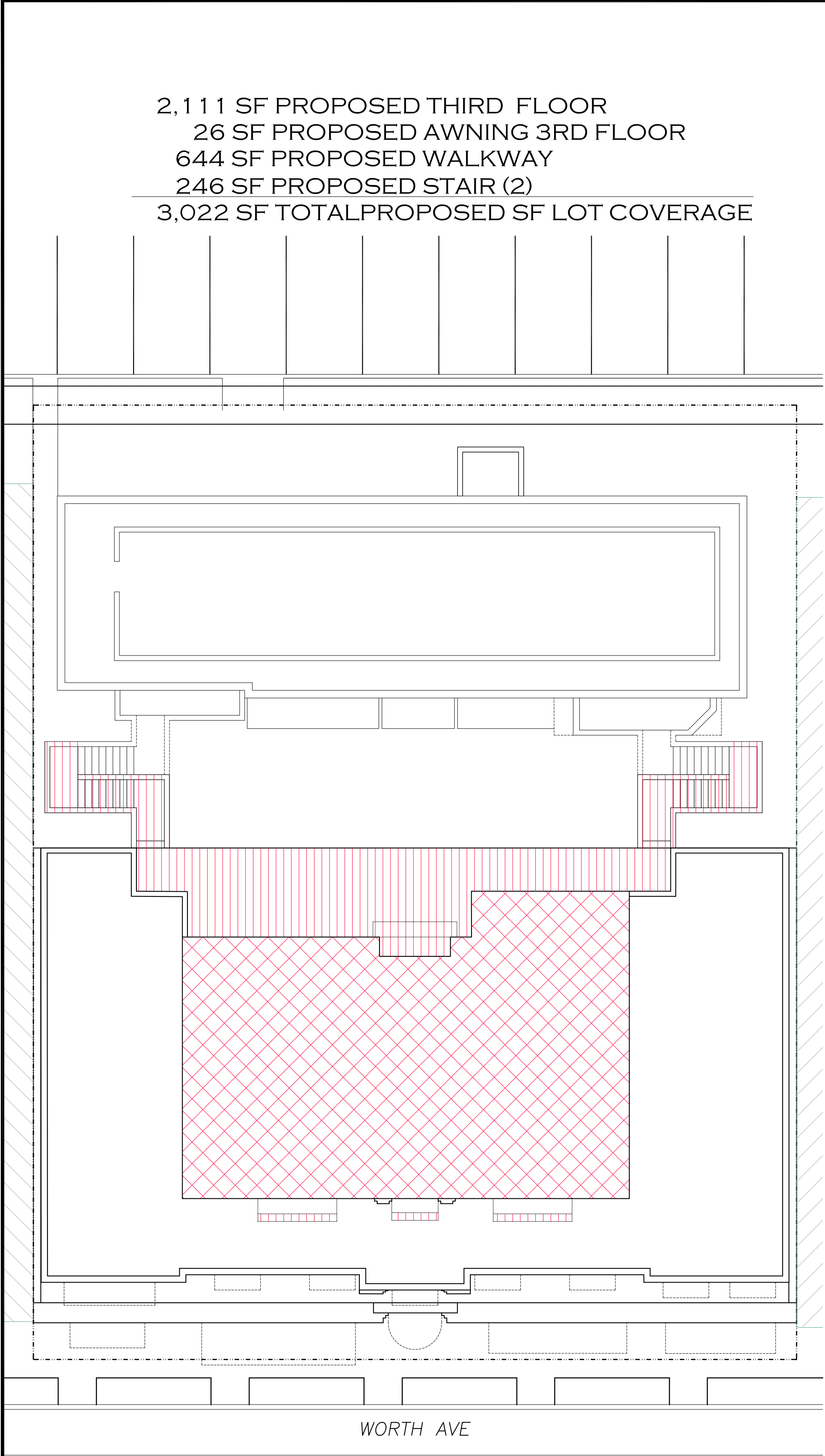
ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.03

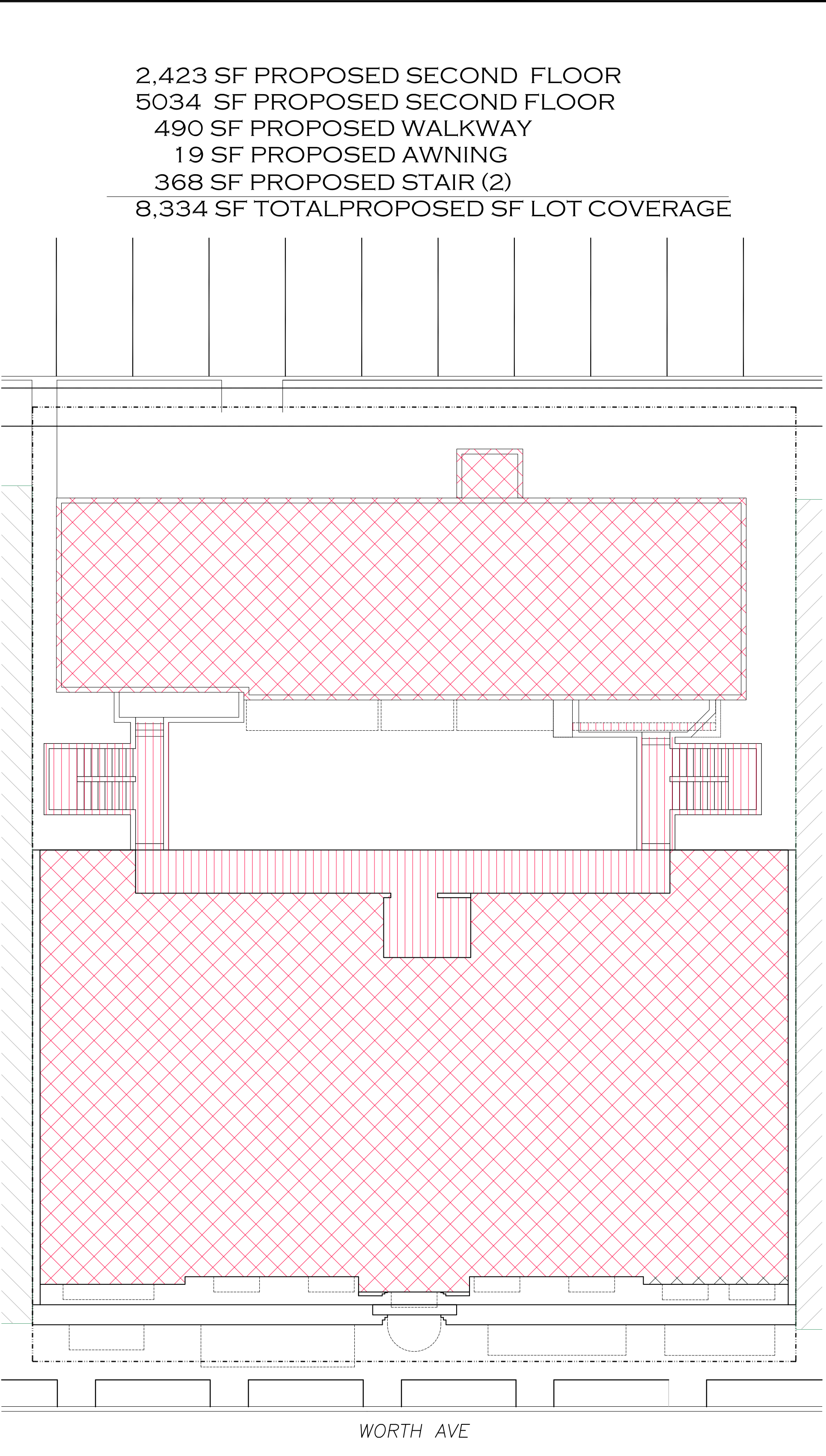
JOB NUMBER: 21-112





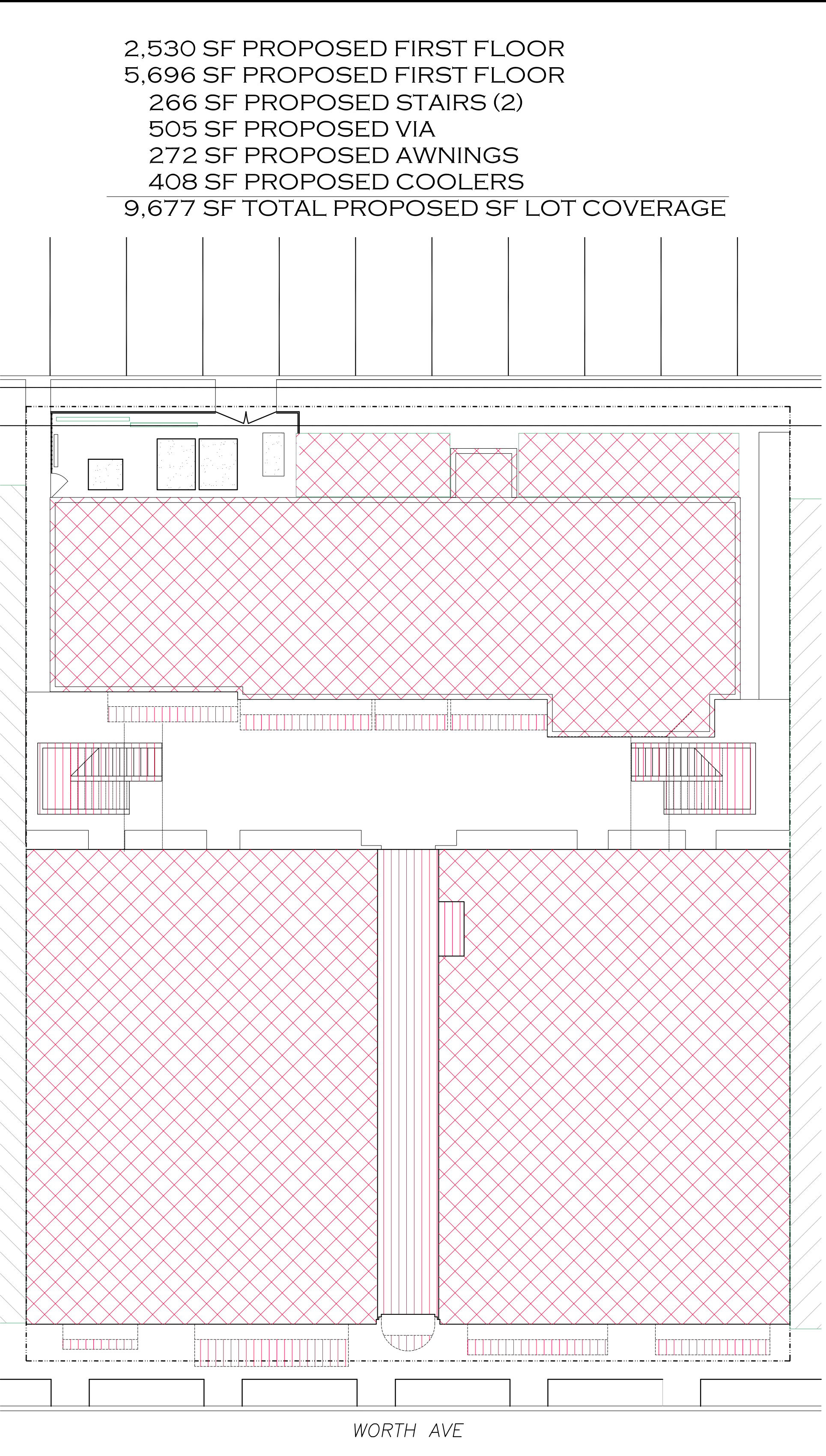
TOTAL PROPOSED THIRD FLOOR LOT COVERAGE  
3,027 S.F ON 12,500 S.F. LOT = 24%

PROPOSED THIRD FLOOR ADDITION



TOTAL PROPOSED SECOND FLOOR LOT COVERAGE  
8,334 S.F ON 12,500 S.F. LOT = 66.5%




PROPOSED SECOND FLOOR ADDITION



TOTAL PROPOSED FIRST FLOOR LOT COVERAGE  
9,677 S.F ON 12,500 S.F. LOT = 77%

PROPOSED FIRST FLOOR

LEGEND

-  AWNINGS, STAIRS, COOLERS, WALKWAY
-  ENCLOSED AIR CONDITIONED
-  NEIGHBORING PROPERTY

PROPOSED  
LOT COVERAGE DIAGRAMS  
NTS

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

DATE: 08.28.2023  
DRAWN: MJS  
REVISIONS:  
• 05.11.2023 FIRST SUBMITTAL  
• 05.30.2023 SECOND SUBMITTAL  
• 06.26.2023 RESUBMIT SECOND SUBMITTAL  
• 07.31.2023 RESUBMIT SUBMITTAL  
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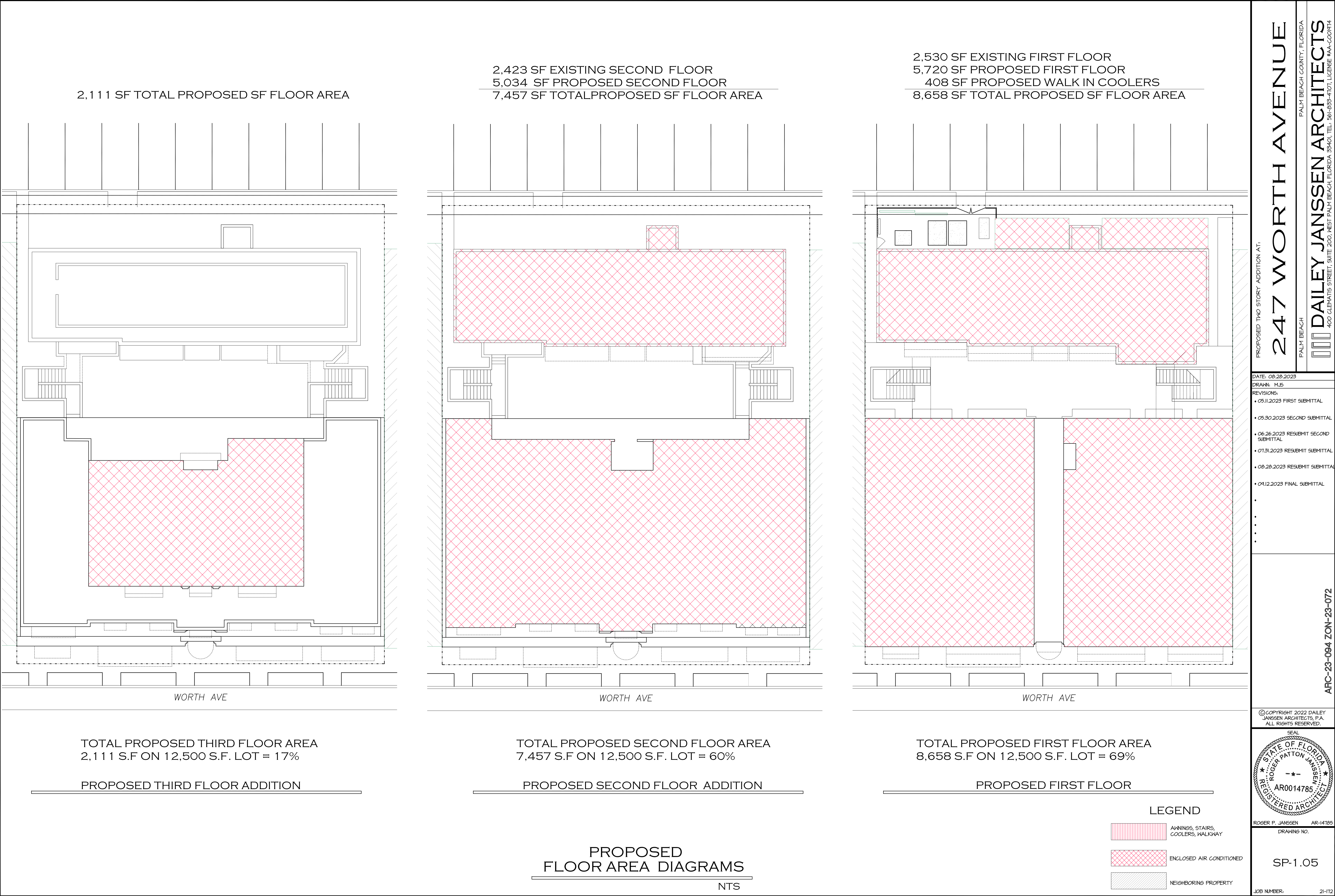
SEAL  
STATE OF FLORIDA  
REGISTERED ARCHITECT  
ROGER PATTON JANSSEN  
AR0014785

ROGER P. JANSSEN AR-14785  
DRAWING NO.

SP-1.04

JOB NUMBER: 21-112





PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C001714

DATE: 08.28.2023

DRAWN: MJS

REVISIONS:

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• 05.30.2023 SECOND SUBMITTAL

• 06.26.2023 RESUBMIT SECOND SUBMITTAL

• 07.31.2023 RESUBMIT SUBMITTAL

• 08.28.2023 RESUBMIT SUBMITTAL

• 09.12.2023 FINAL SUBMITTAL

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SEAL

STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER P. JANSSEN

AR0014785

AR-14785

ROGER P. JANSSEN

AR-14785

DRAWING NO.

SP-1.05

JOB NUMBER:

21-112