

PROPOSED NEW CONSTRUCTION AT:

206 CARIBBEAN ROAD

RECEIVED
By yfigueroa at 2:14 pm, Nov 06, 2023

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

PRESENTATION SUBMITTAL REV02

ARC-23-090
11.20.2023

ZON-23-068
12.13.2023



CONSULTANTS AND ENGINEERS:							
GENERAL CONTRACTOR:	MEP ENGINEER:	STRUCTURAL ENGINEER:	GEOTECHNICAL ENGINEER:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT:	SURVEYOR:	JOB NUMBER: PRESENTATION SUBMITTAL REV01: PRESENTATION SUBMITTAL REV02:
			ARDAMAN AND ASSOCIATES 2200 N. FLORIDA MANGO ROAD #101 WEST PALM BEACH, FL, 33409 561.687.8200	CIVIL ENGINEERING CONSULTING, INC 8195 WHITE ROCK CIRCLE BOYNTON BEACH, FLORIDA, 33436 561-847-0398	ENVIRONMENTAL DESIGN GROUP THE PARAMOUNT BUILDING 139 N. COUNTY ROAD - SUITE 20-B PALM BEACH FLORIDA, 33480	WALLACE SURVEYING CORP. 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561-640-4551	23-109 09.06.23 11.06.23

PROPOSED RESIDENCE AT:

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

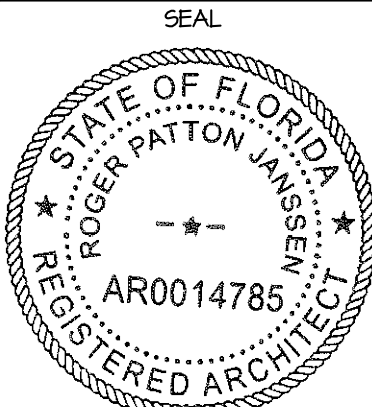
DATE: 07.11.2023

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REVISIONS:

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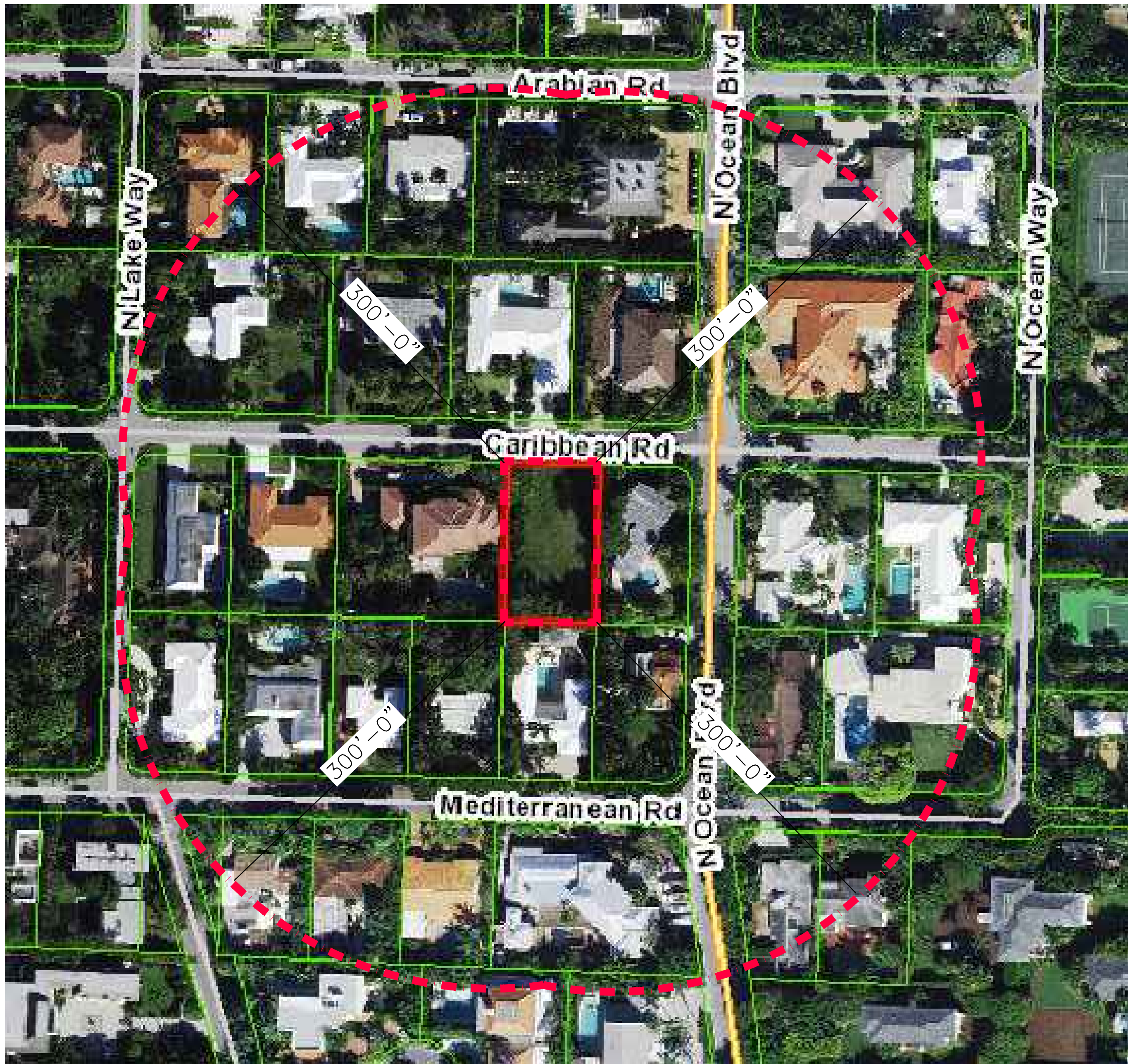
ROGER P. JANSSEN AR-14785

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

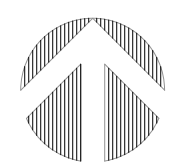
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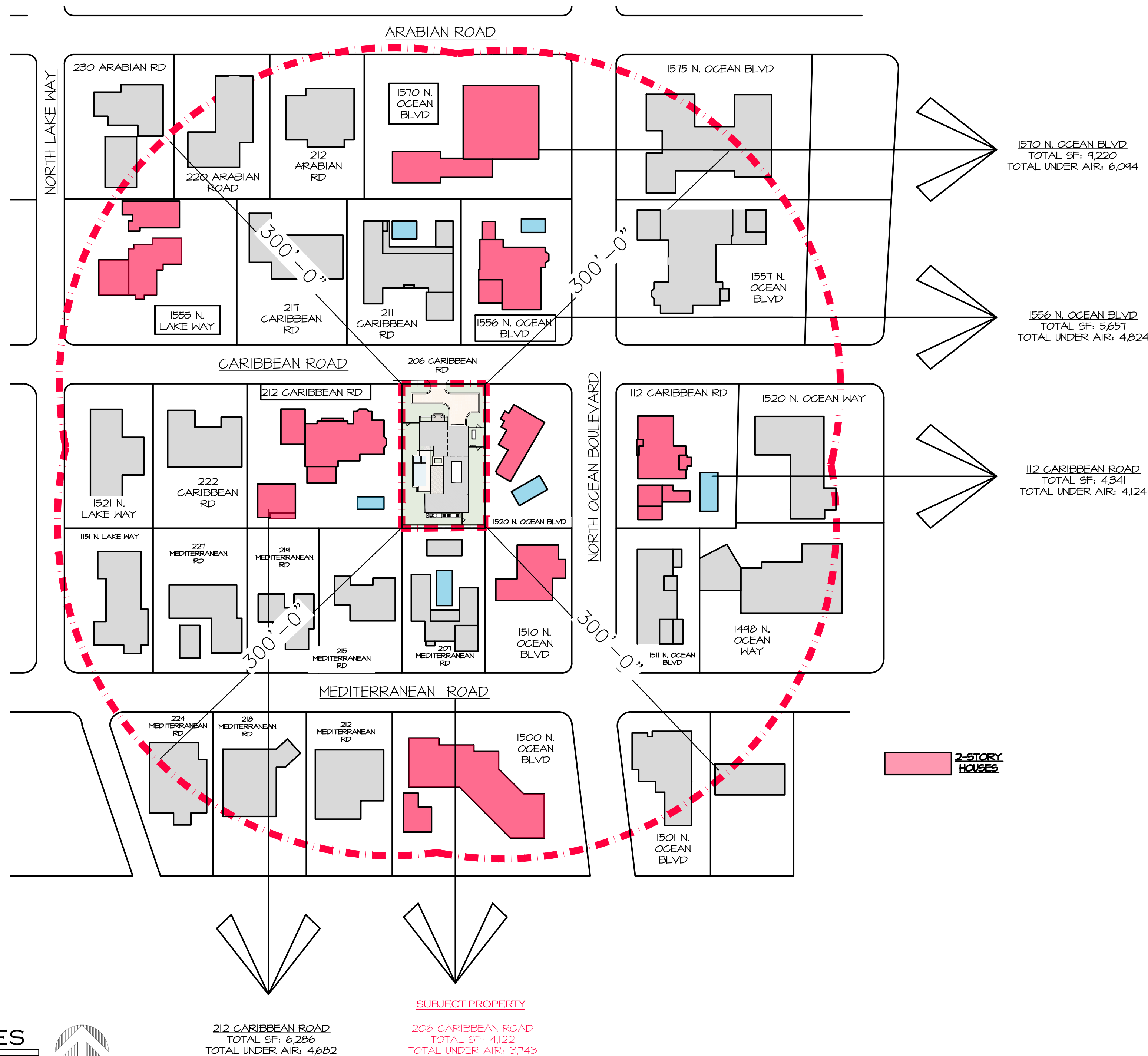
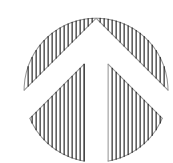
JOB NUMBER: 23-109



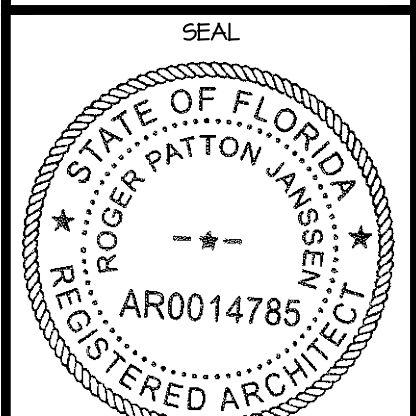
RADIUS MAP
NTS

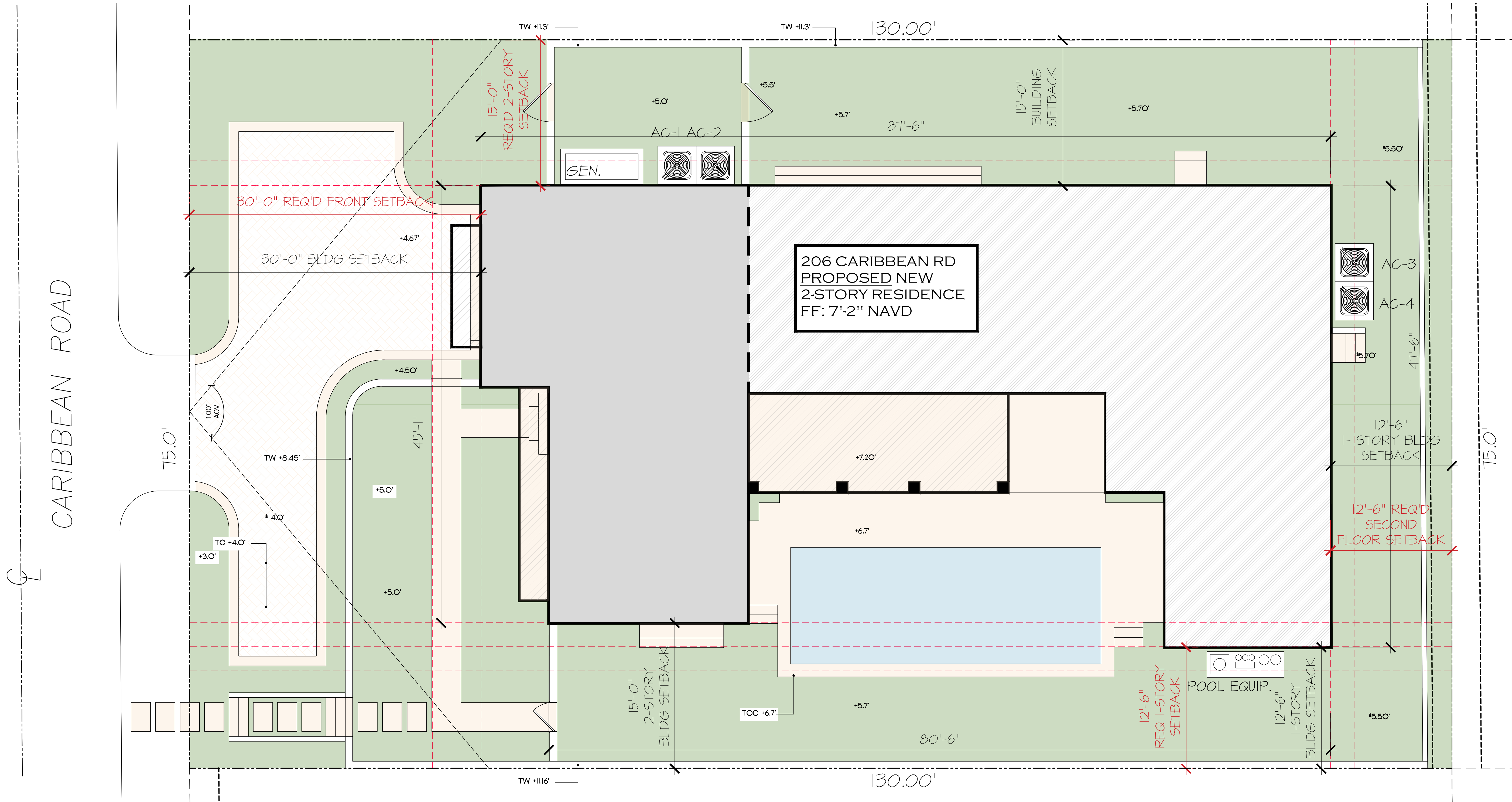


NEIGHBORING PROPERTIES
NTS



CARIBBEAN ROAD STREETScape
FACING SOUTH





SITE PLAN - PREVIOUS
SCALE: 3/16"=1'-0"

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

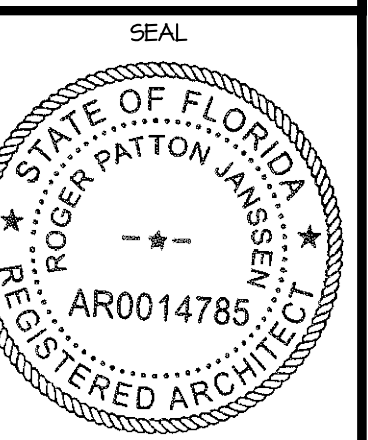
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-533-4101, LICENSE #AA-C001714

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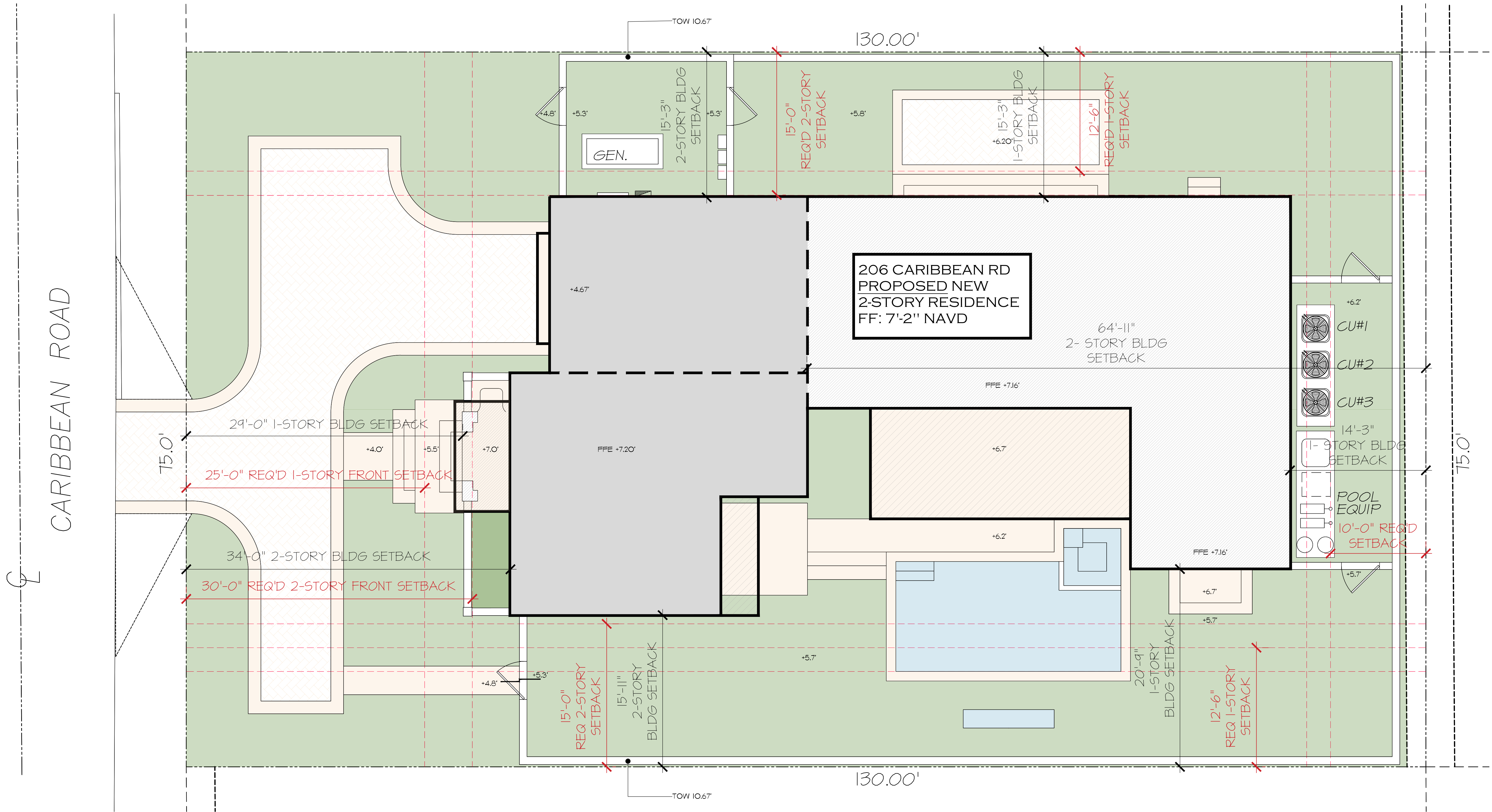
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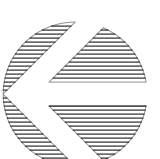
DRAWING NO.

SP1.01
PREVIOUS

JOB NUMBER: 23-104



SITE PLAN - PROPOSED
SCALE: 3/16"=1'-0"



PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

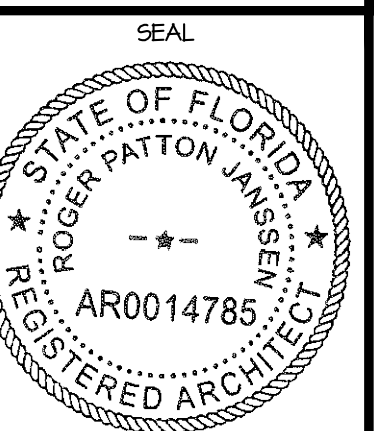
PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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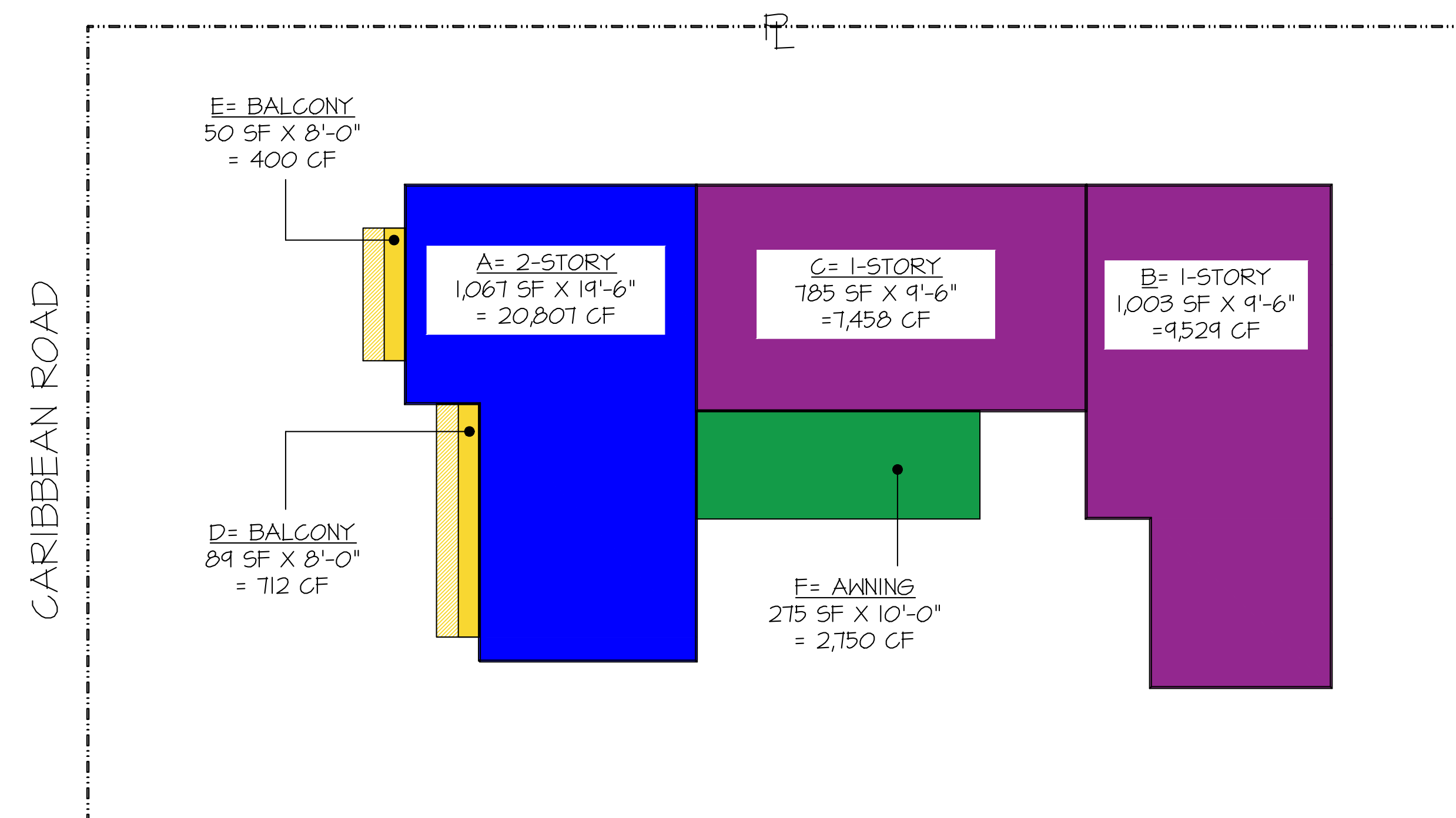
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ARCOM # ARC-23-090
TC # ZON-23-068

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SP1.01
PROPOSED

JOB NUMBER: 23-104

DIAGRAM - PREVIOUS CUBIC CONTENT



TOTAL PROPOSED CCR: 38,905 CF
TOTAL ALLOWED CCR: 39,244 CF

AXONOMETRIC - PREVIOUS CUBIC CONTENT

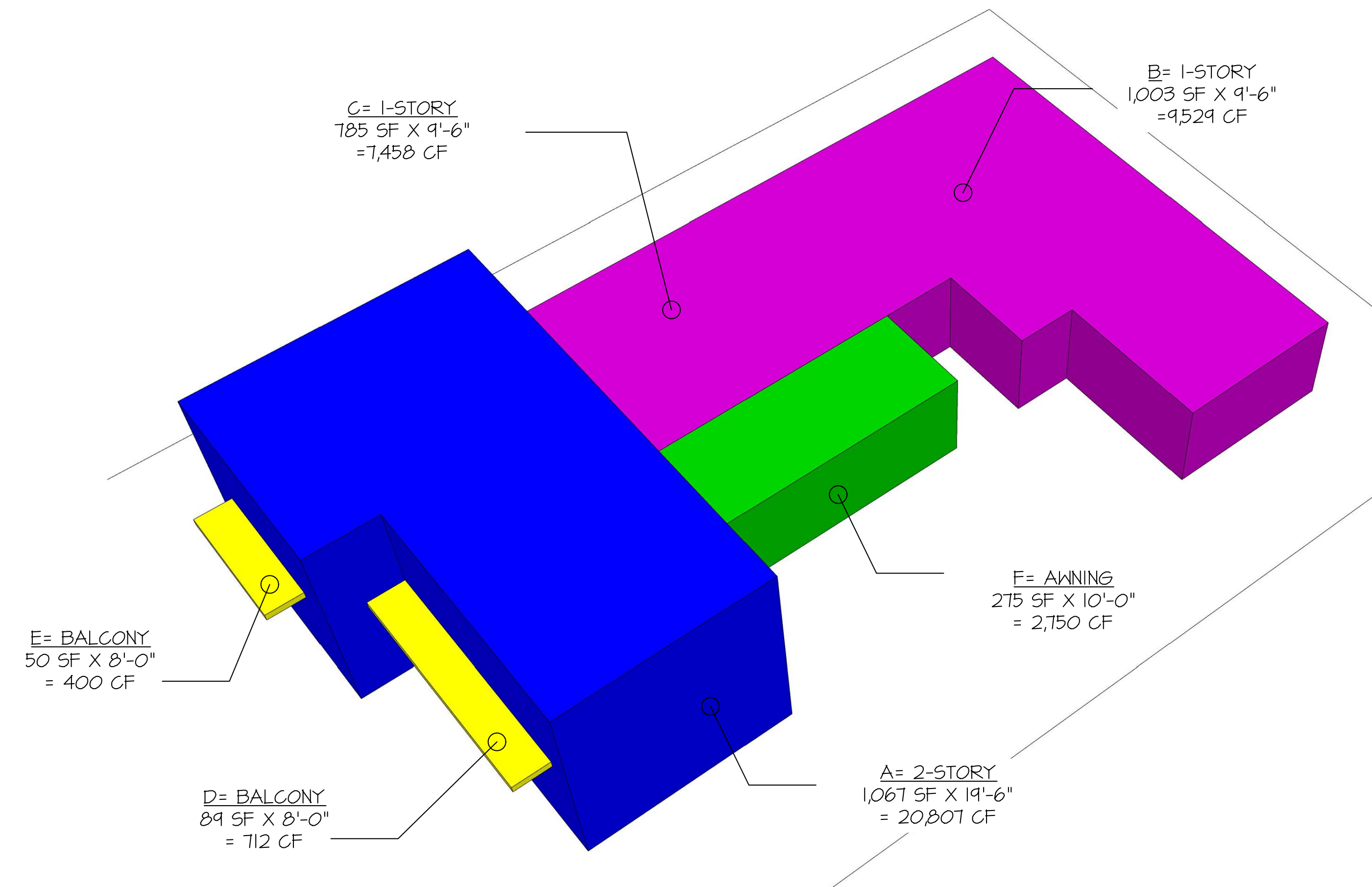
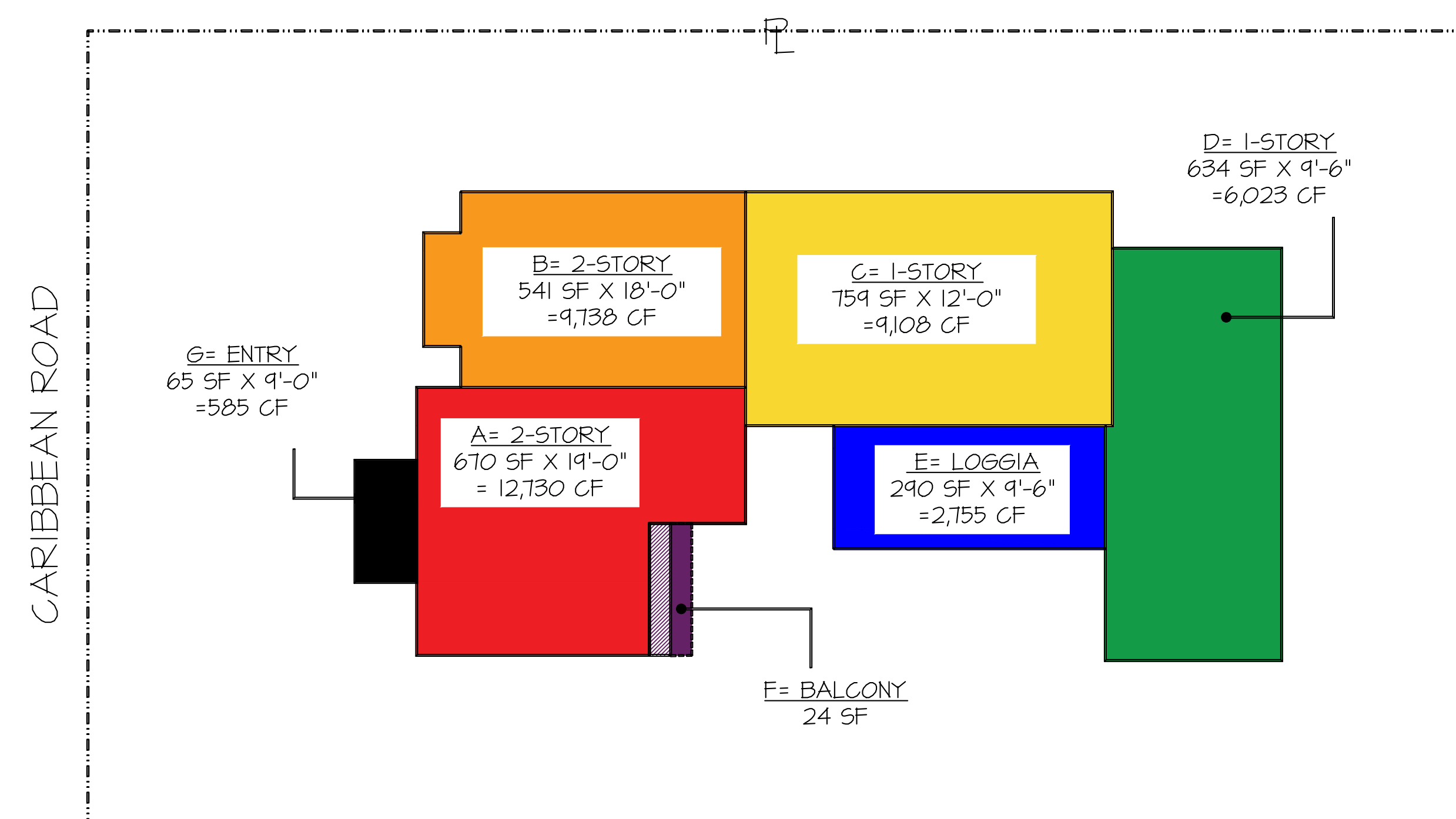
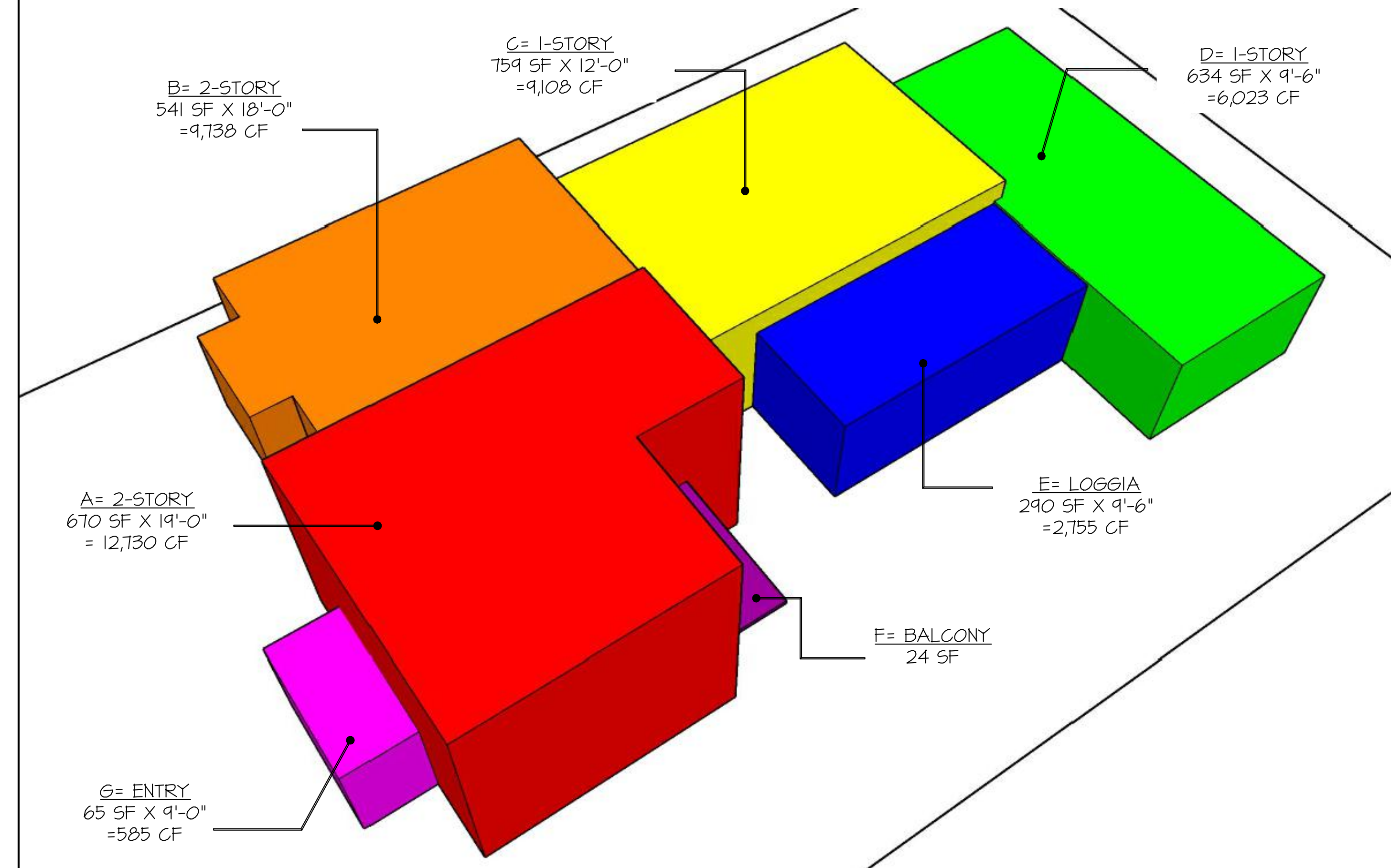


DIAGRAM - CURRENTLY PROPOSED CUBIC CONTENT



TOTAL PROPOSED CCR: 38,988 CF
TOTAL ALLOWED CCR: 39,024 CF

AXONOMETRIC - CURRENTLY PROPOSED CUBIC CONTENT



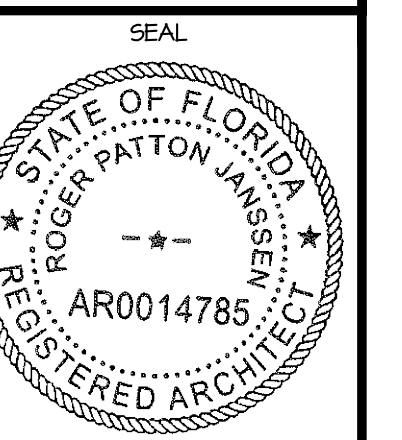
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206 CARIBBEAN ROAD
PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001714

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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

SP1.02

JOB NUMBER: 23-109

CUBIC CONTENT CALCULATIONS				LOT COVERAGE DATA		
MAX. ALLOWED CCR =		4+[(10,000-9,750)/10,000]	4.0025	232 LA PUERTA WAY	LOT = 9,750	SF
CUBIC CONTENT CALCS (PROPOSED)				LOT COVERAGE		
		SF	HT	TOTAL		SF
ENCLOSED AREA						
TWO STORY AC (A)		670	19	12,730		
TWO STORY AC (B)		541	18	9,738		
ONE STORY AC (C)		759	12	9,108		
ONE STORY AC (D)		634	9.5	6,023		
TOTAL ENCLOSED				37,599		
UNENCLOSED AREA						
LOGGIA (E)		290	9.5	2,755		
ENTRY (G)		65	9	585		
AWNING		293	9	2637		
(Pergola CCR does not contribute to CCR of unenclosed areas)						
TOTAL UNENCLOSED				3,340		
CREDIT FOR 5% UNENCLOSED				(1,951)		
				1389		
ADJUSTED TOTAL				1,389		
MAX ALLOWABLE 2-STORY		39,024	>	GRAND TOTAL		38,988

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	(29.9%) 2,923 SF
9	Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Accessory Structures, etc)	N/A	N/A	3,629 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	39,024 CF	N/A	38,988 CF
11	*Front Yard Setback (Ft.)	25'-0"/30'-0"	N/A	29'-0"/34'-0"
12	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	15'-3"/20'-9"
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-3"/15'-11"
14	*Rear Yard Setback (Ft.)	10'-0"/15'-0"	N/A	14'-3"/64'-11"
15	Angle of Vision (Deg.)	100°	N/A	67°
16	Building Height (Ft.)	14'-0"/22'-0"	N/A	12'-0"/19'-3"
17	Overall Building Height (Ft.)	30'-0"	N/A	27'-3"
18	Crown of Road (COR) (NAVD)	N/A	2.5 NAVD	N/C
19	Max. Amount of Fill Added to Site (Ft.)	1'-6" MAX.	N/A	1 -6" 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 required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

SITE DATA - PROPOSED

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

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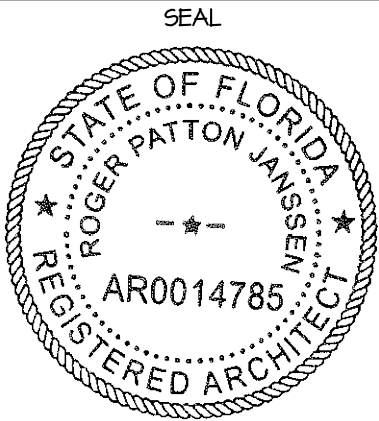
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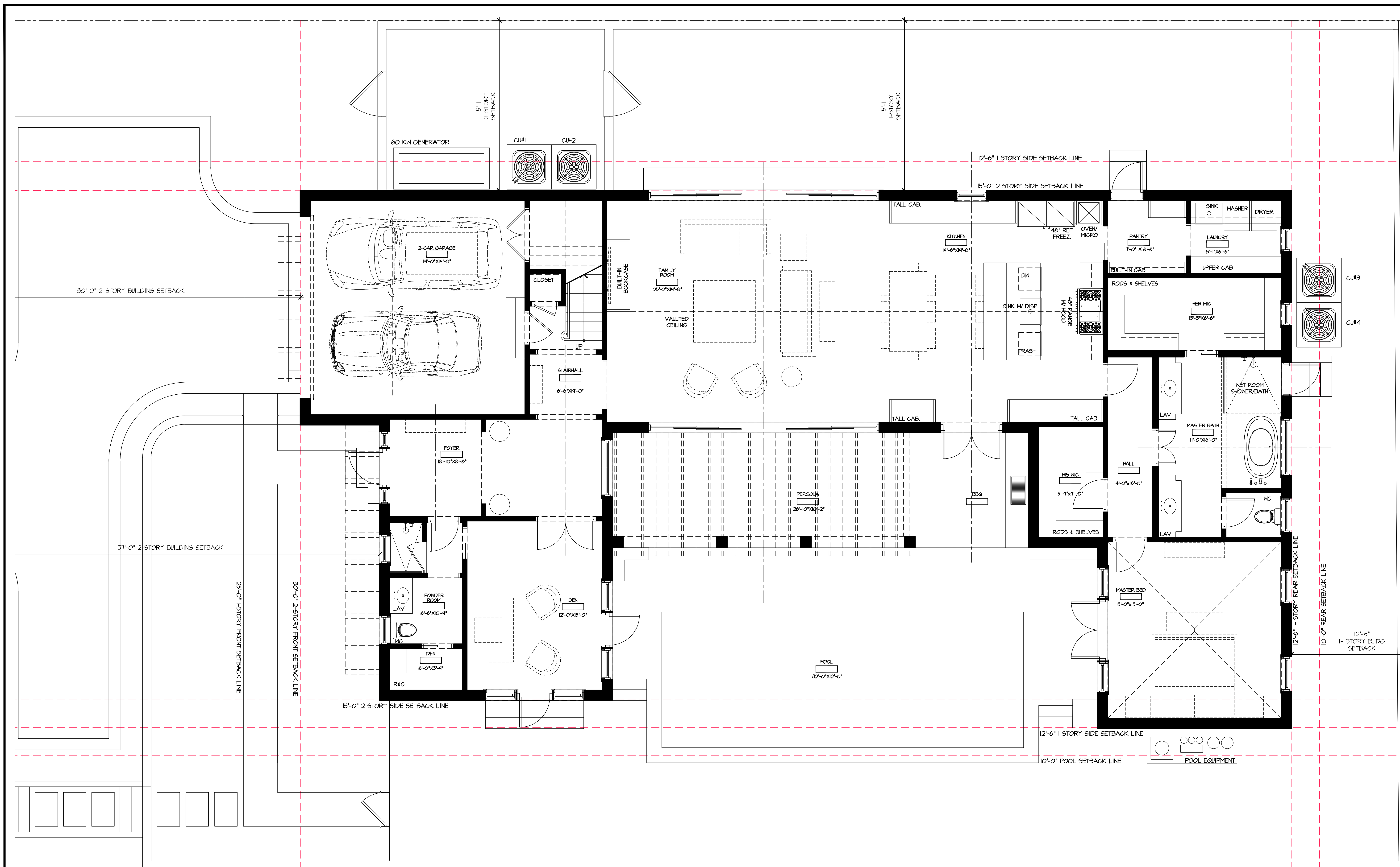
ROGER P. JANSSEN AR-14785

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

DRAWING NO.

SP1.03

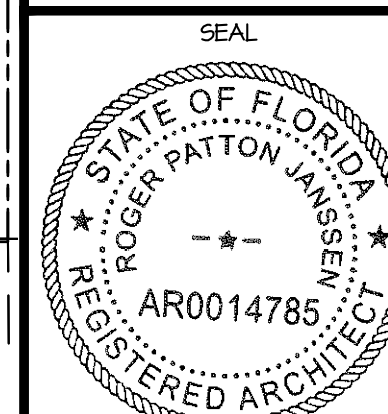
JOB NUMBER: 23-104



PROPOSED RESIDENCE AT:

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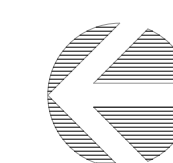
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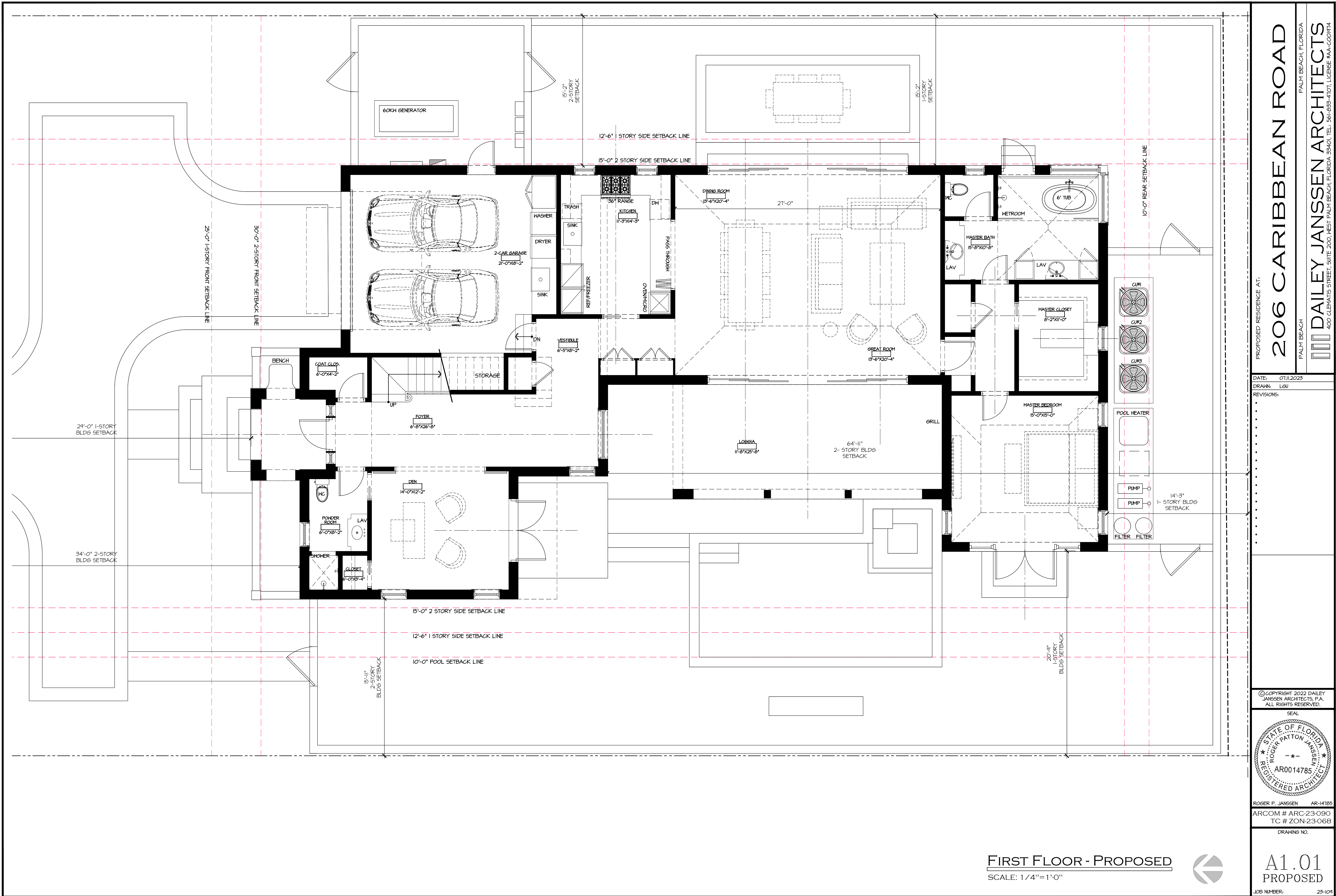
A1.01
PREVIOUS

JOB NUMBER: 23-106

FIRST FLOOR - PREVIOUSLY PROPOSED

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





PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

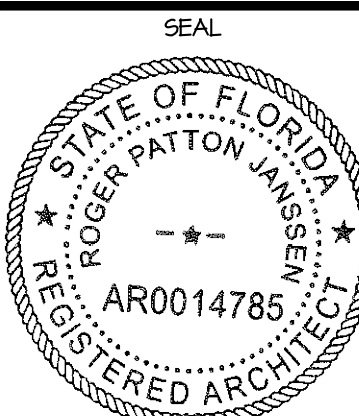
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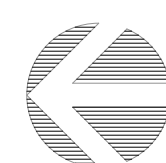
ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
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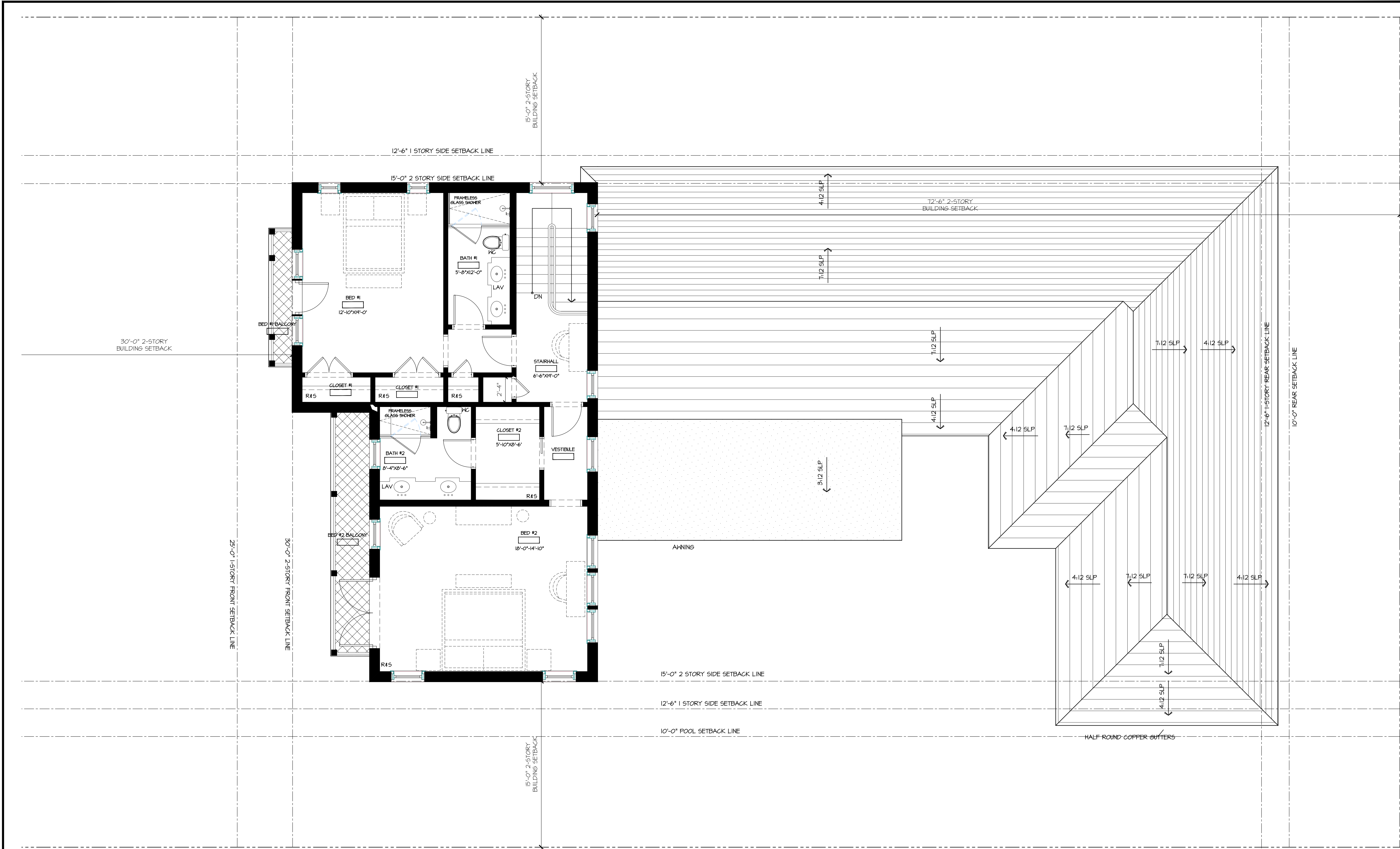
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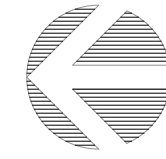
JOB NUMBER: 23-109

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





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

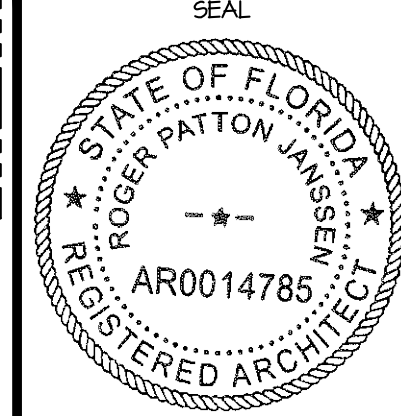


PROPOSED RESIDENCE AT:

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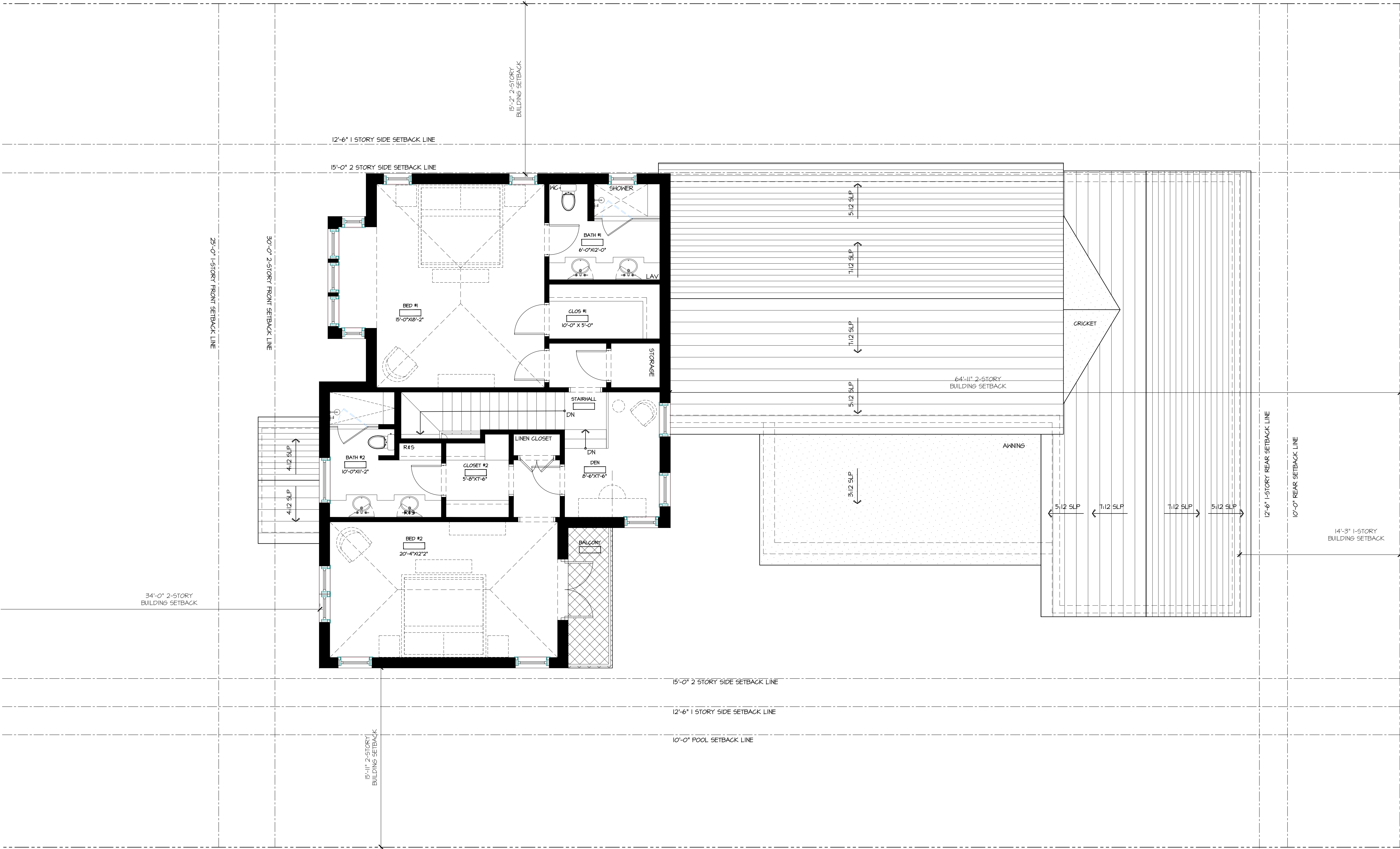


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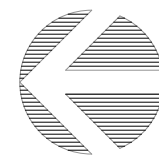
A1.02
PREVIOUS

JOB NUMBER: 23-104

206 CARIBBEAN ROAD
PALM BEACH, FLORIDA
DAILEY JANSSEN ARCHITECTS
PALM BEACH, FLORIDA
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4707, LICENSE #AA-C001914



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



PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

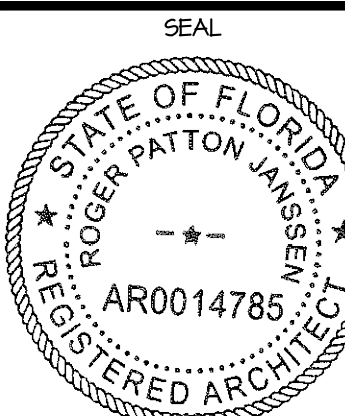
PALM BEACH, FLORIDA

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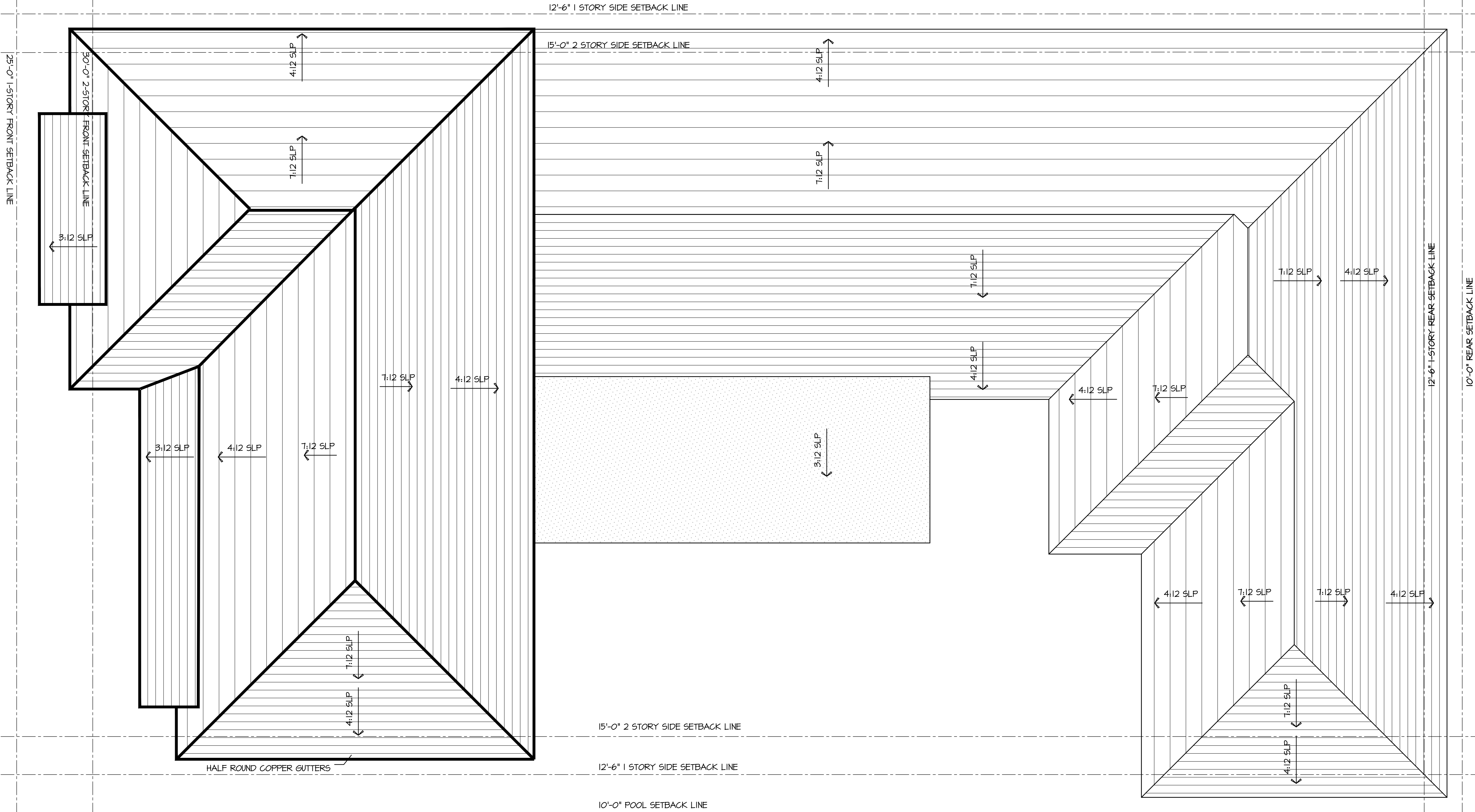
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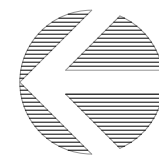
JOB NUMBER: 23-104

- 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/ 3:12 SHEDS
- TYPICAL ROOF OVERHANGS 1'-6". REFER TO EAVE DETAILS FOR ROOF OVERHANGS



ROOF PLAN - PREVIOUSLY PROPOSED

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



PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

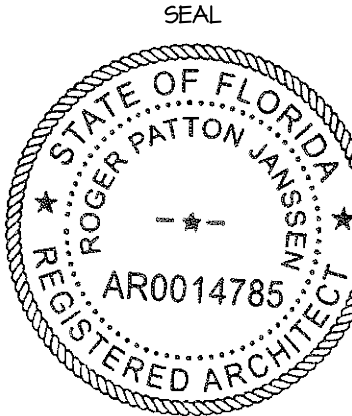
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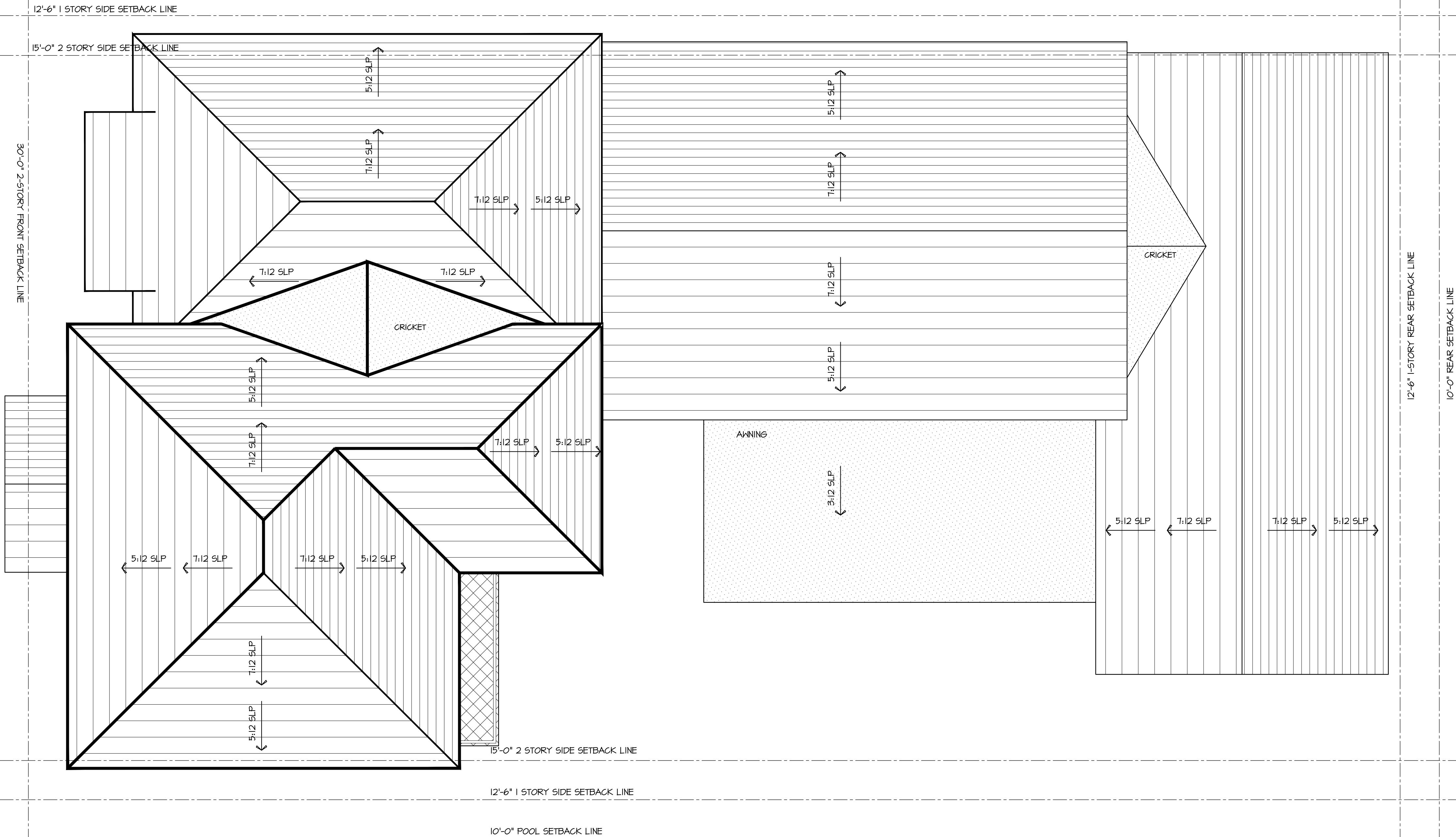
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PREVIOUS

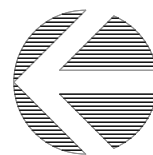
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- ROOF COVERING TO BE WHITE CEMENT TILE
- 5" HALF ROUND GUTTERS AND 6"Ø DOWNSPOUTS TYPICAL COPPER
- SINGLE PITCH ROOF 7:12 & 5:12 MAIN ROOF PITCHES W/ 3:12 SHEDS
- TYPICAL ROOF OVERHANG 1'-6". REFER TO EAVE DETAILS FOR ROOF OVERHANGS



ROOF PLAN - PROPOSED

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



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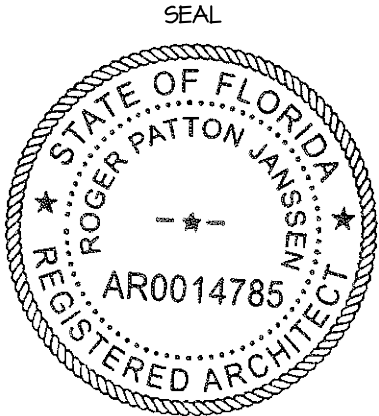
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NORTH ELEVATION - PREVIOUS
SCALE: 1/4"=1'-0"



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

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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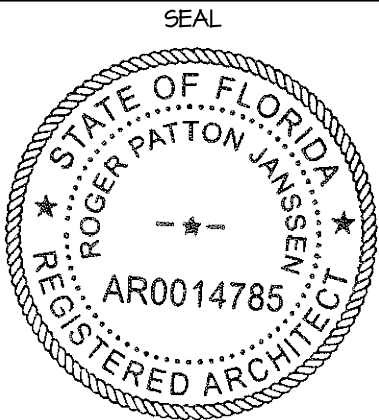
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R2.01

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WEST ELEVATION - PREVIOUS

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



WEST ELEVATION - CURRENTLY PROPOSED

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

PROPOSED RESIDENCE AT:

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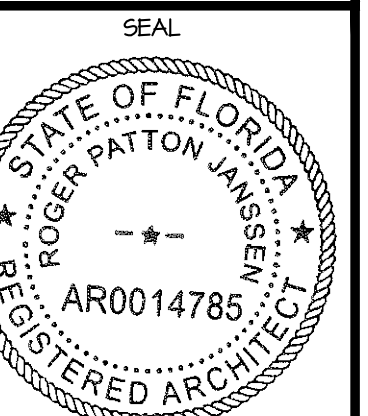
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DRAWING NO.

R2.02

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SOUTH ELEVATION - PREVIOUS

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



SOUTH ELEVATION - CURRENTLY PROPOSED

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

PROPOSED RESIDENCE AT:

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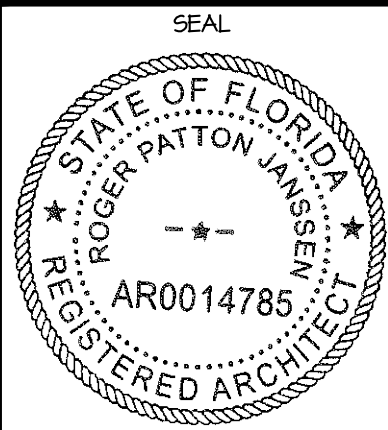
DATE: 07.11.2023

DRAWN: L&J

REVISIONS:

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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

R2.03

JOB NUMBER: 23-104



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



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

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

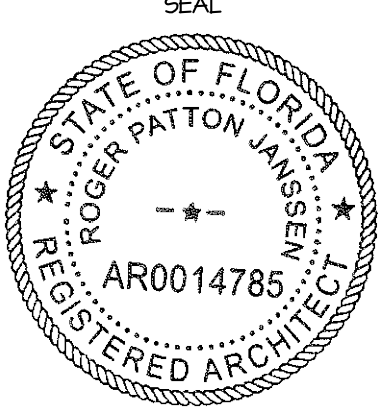
DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 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.

R2.04

JOB NUMBER: 23-109



ENTRY PERSPECTIVE - PREVIOUS

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



ENTRY PERSPECTIVE - 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: 561-833-4101, LICENSE #AA-C001914

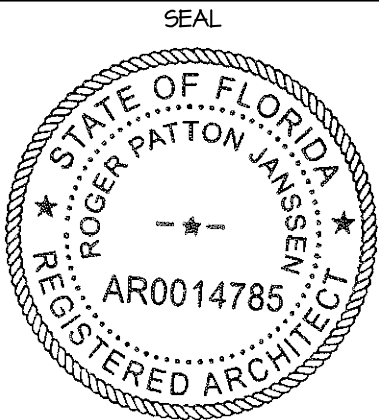
DATE: 07.11.2023

DRAWN: L&J

REVISIONS:

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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

R2.05

JOB NUMBER: 23-104



POOL PERSPECTIVE - PREVIOUS

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



POOL PERSPECTIVE - 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: 561-833-4101, LICENSE #AA-C00174

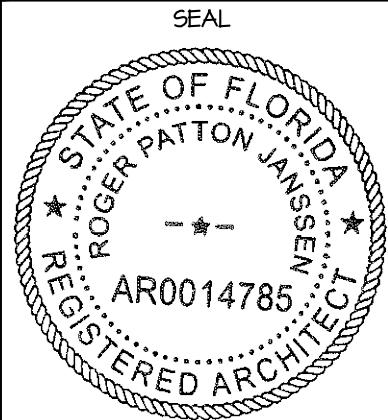
DATE: 07.11.2023

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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

R2.06

JOB NUMBER:

23-109



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206 CARIBBEAN ROAD

THE

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

TE: 07.11.2023

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
— ★ —
AR0014785
REGISTERED ARCHITECT

GER P. JANSSEN AR-14785

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

DRAWING NO.

2.01

3 NUMBER: 23-109



WEST ELEVATION - PREVIOUS

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



WEST ELEVATION - CURRENTLY PROPOSED

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

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

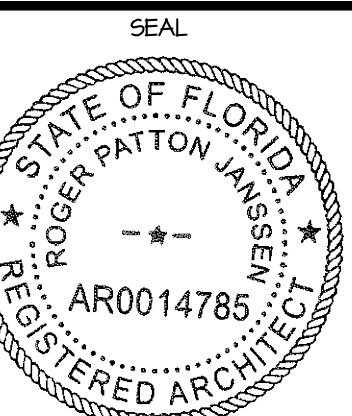
PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

DATE: 07.11.2023
DRAWN: L6J
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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

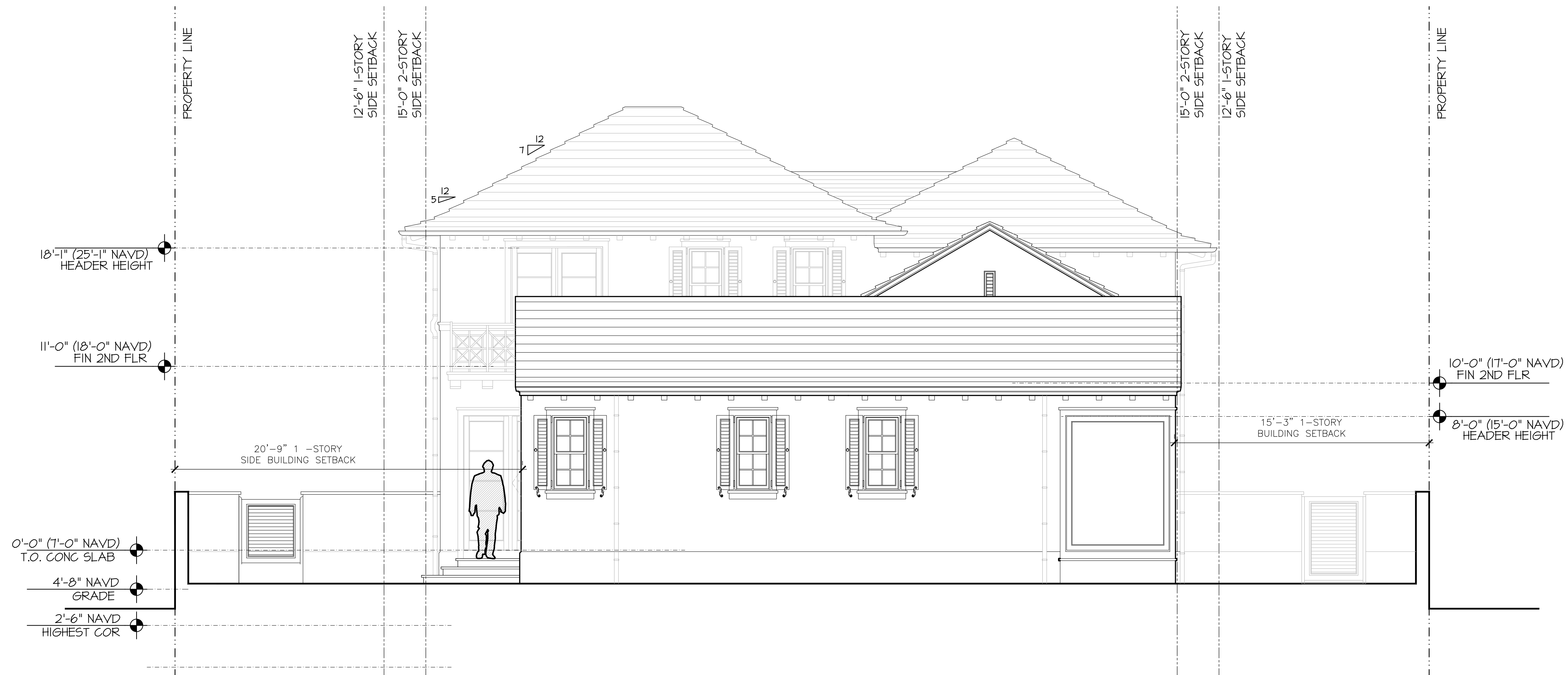
A2.02

JOB NUMBER: 23-109



SOUTH ELEVATION - PREVIOUS

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



SOUTH ELEVATION - CURRENTLY PROPOSED

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

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

DAILEY JANSSEN ARCHITECTS

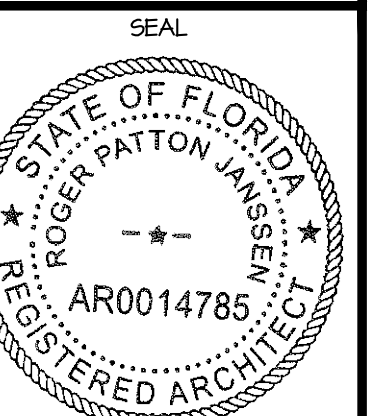
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00174

DATE: 07.11.2023

DRAWN: L&J

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ROGER P. JANSSEN AR-14785

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

DRAWING NO.

JOB NUMBER: 23-104

A2.03



EAST ELEVATION - PREVIOUS

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



EAST ELEVATION - CURRENTLY PROPOSED

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

PROPOSED RESIDENCE AT:

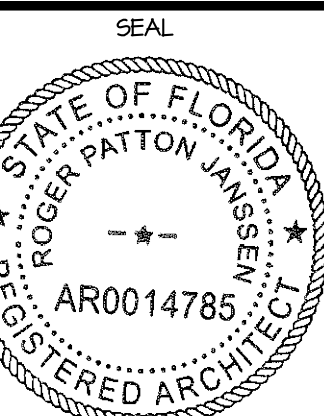
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ROGER P. JANSEN AR-14785

ARCOM # ARC-23-090

TC # ZON-23-068

DRAWING NO.

A2.04

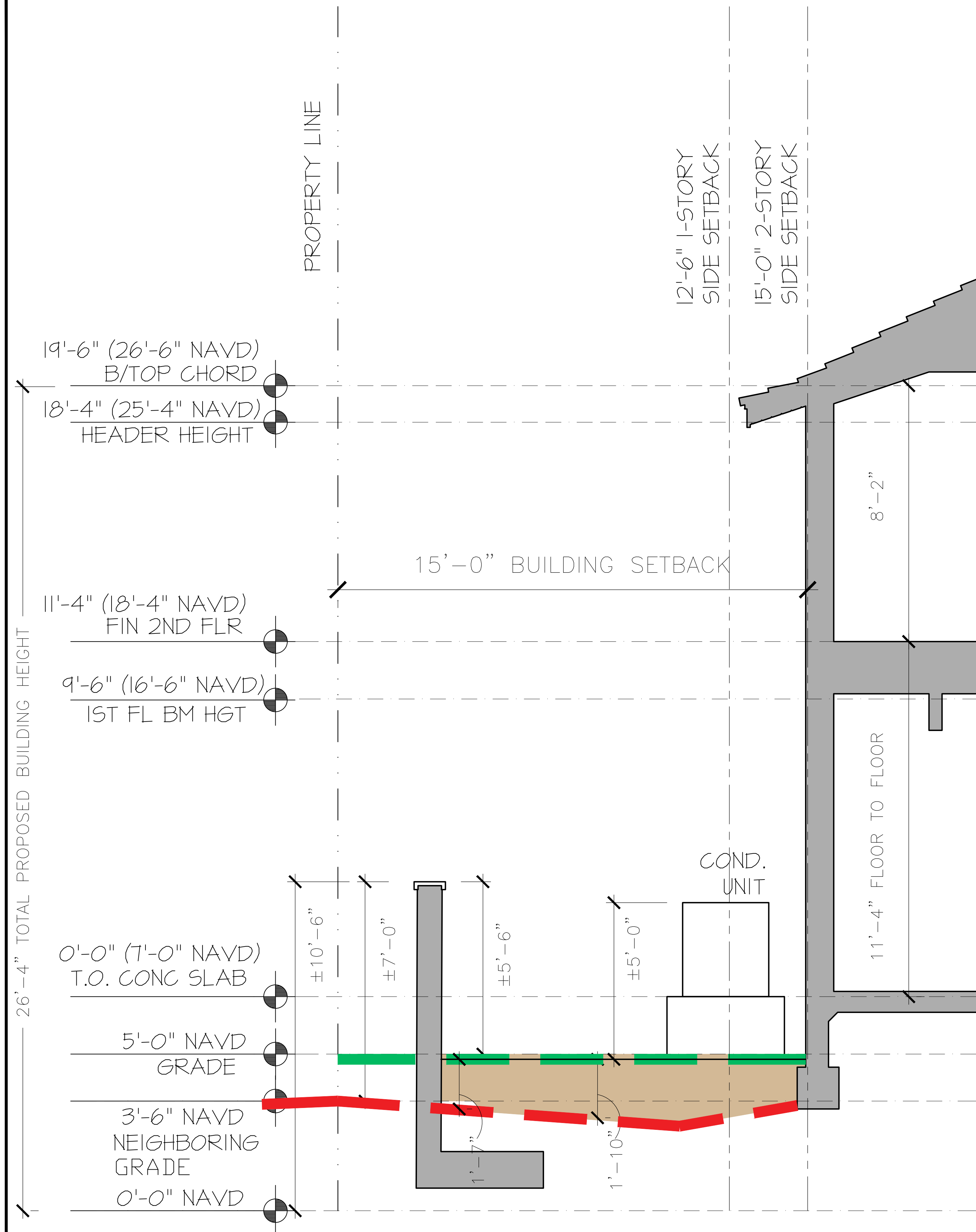
JOB NUMBER: 23-109

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

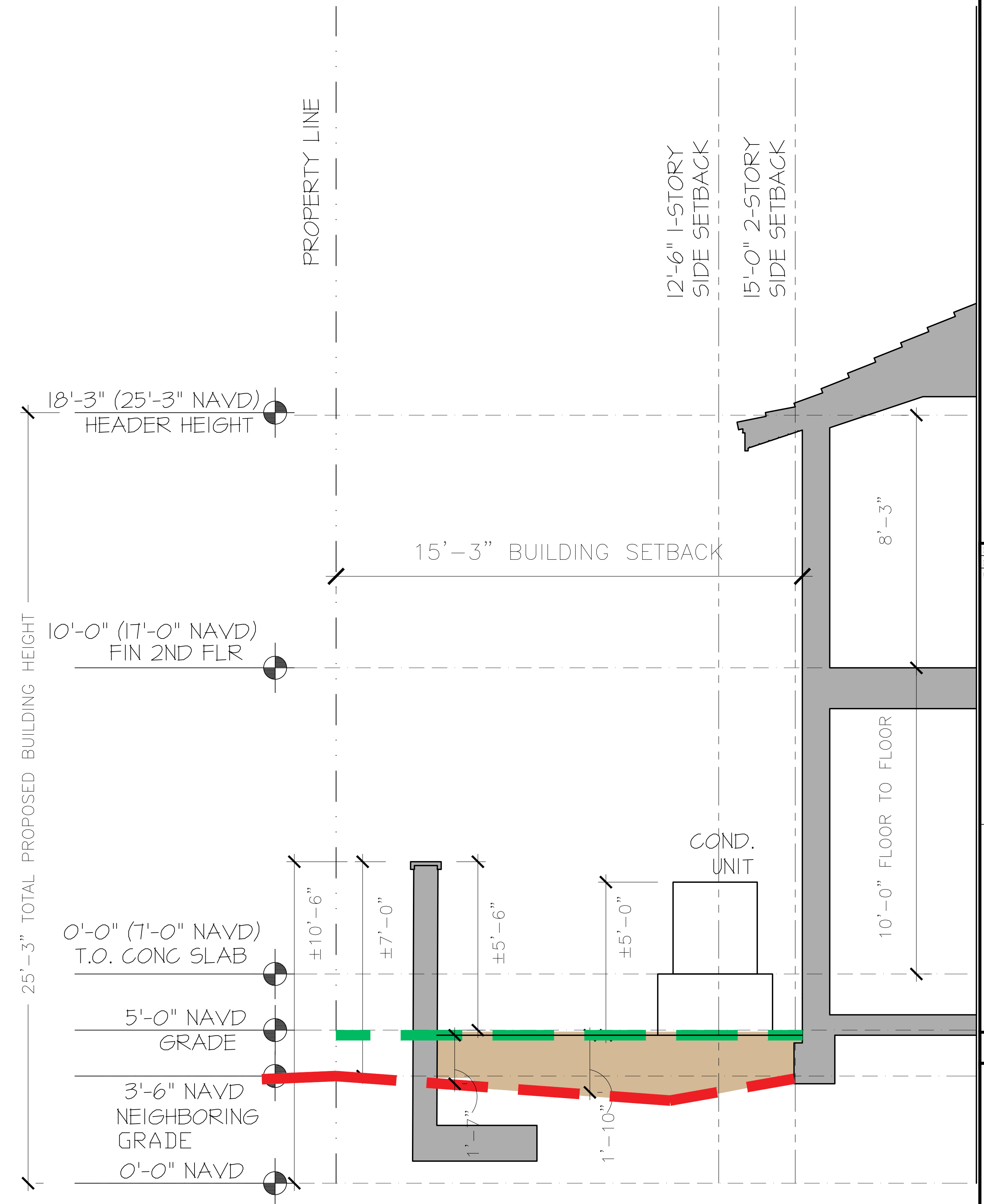
DAILEY JANSEN ARCHITECTS

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



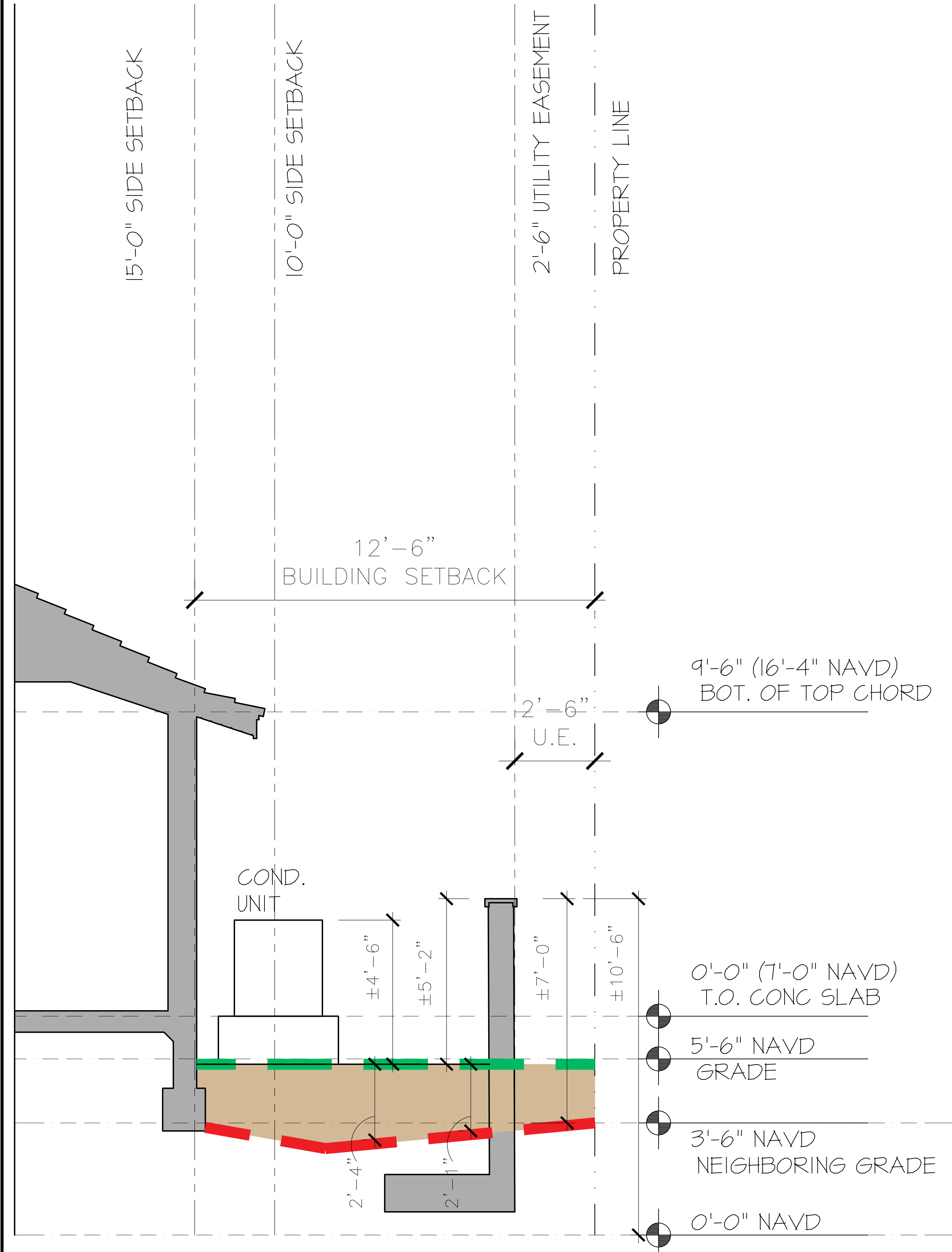
BUILDING SECTION - PREVIOUS

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

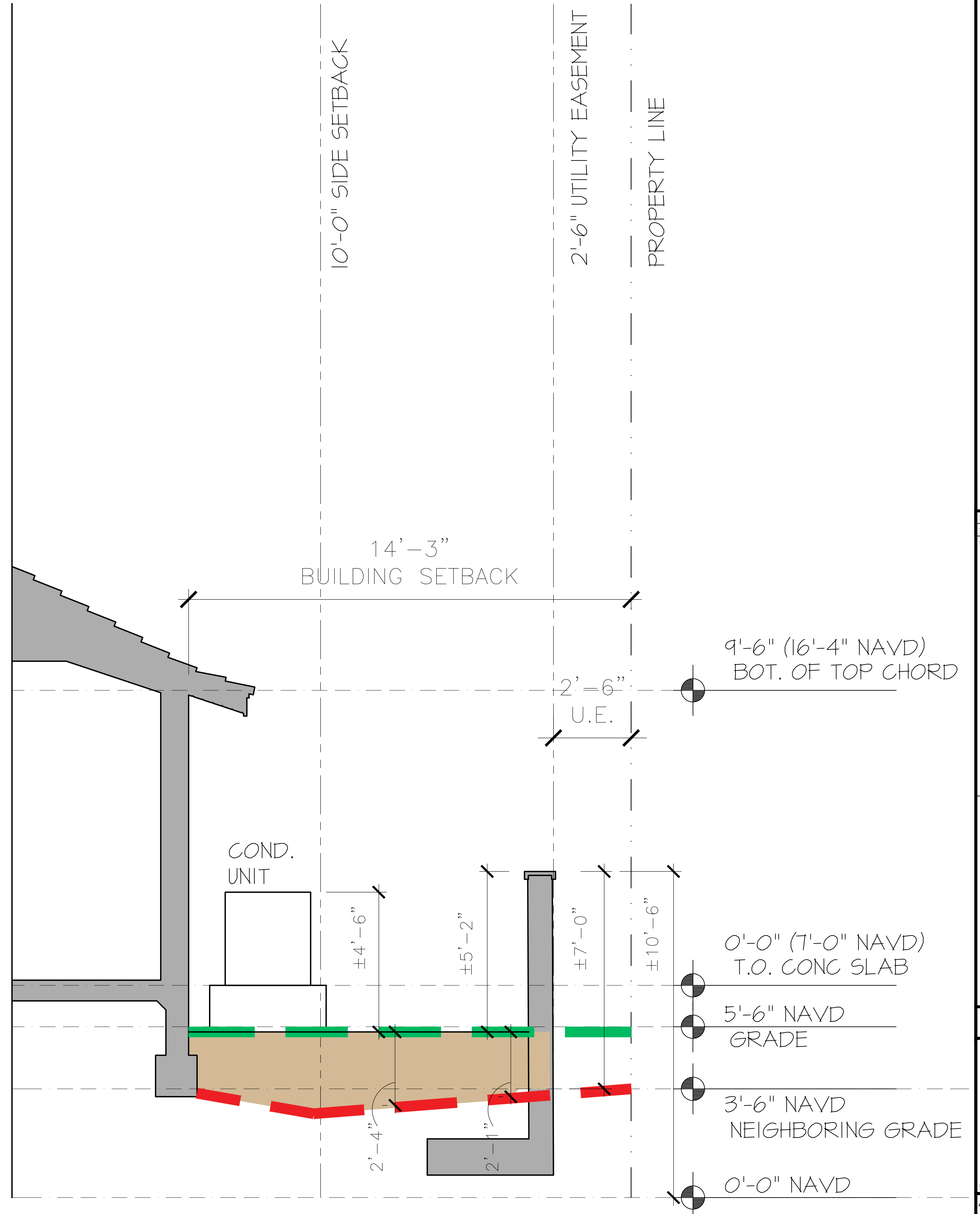


BUILDING SECTION - PROPOSED

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



BUILDING SECTION - PREVIOUS
SCALE: 1/4"=1'-0"



BUILDING SECTION - PROPOSED
SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD

PALM BEACH, FLORIDA

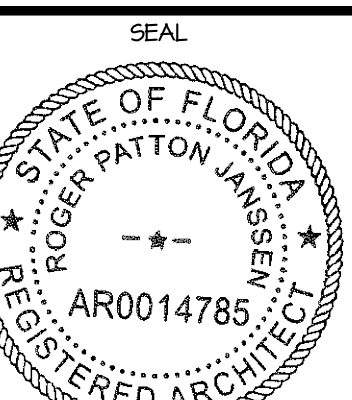
DAILEY JANSSEN ARCHITECTS

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

DATE: 07.11.2023
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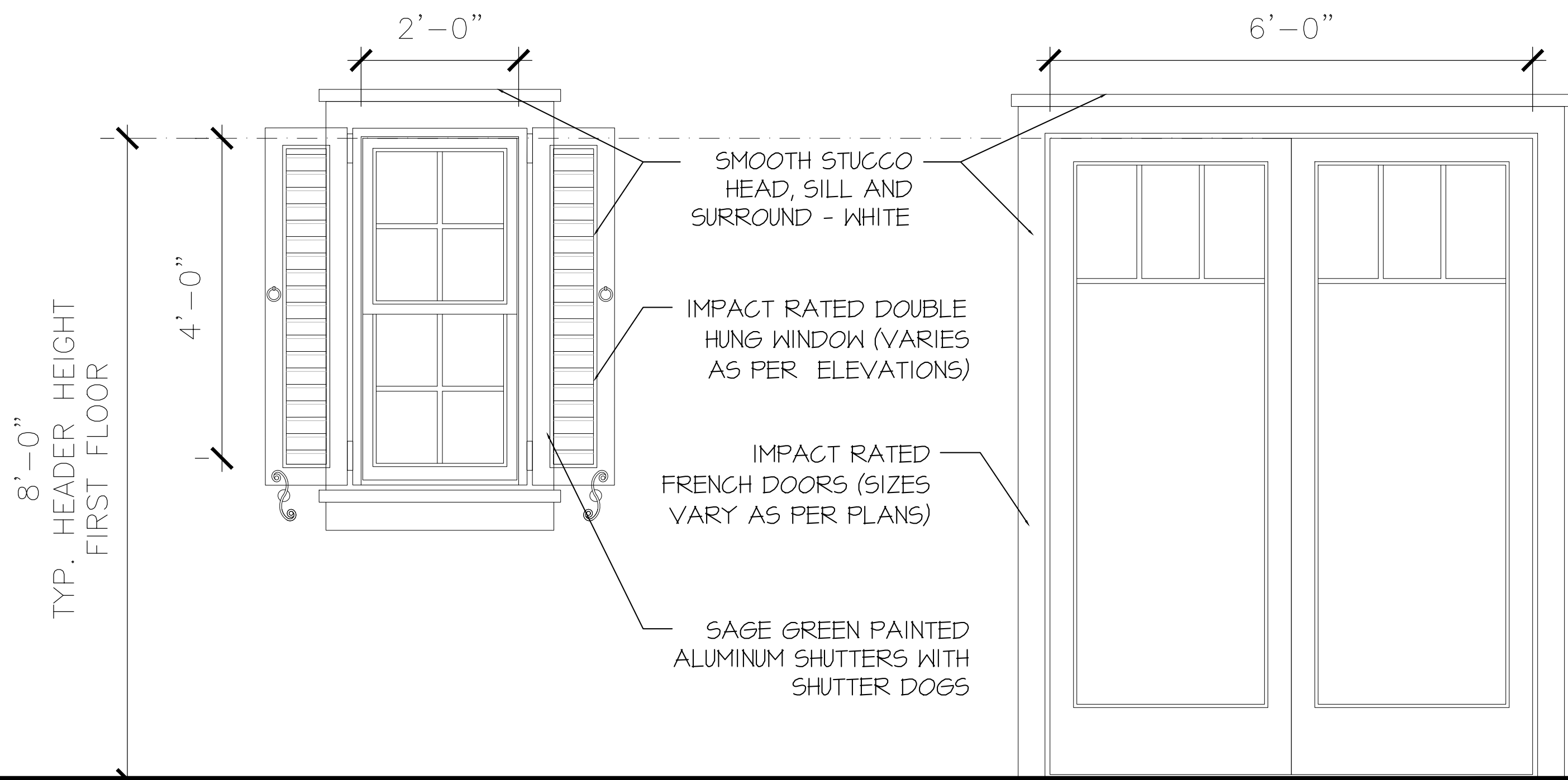


ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
TC # ZON-23-068

DRAWING NO.

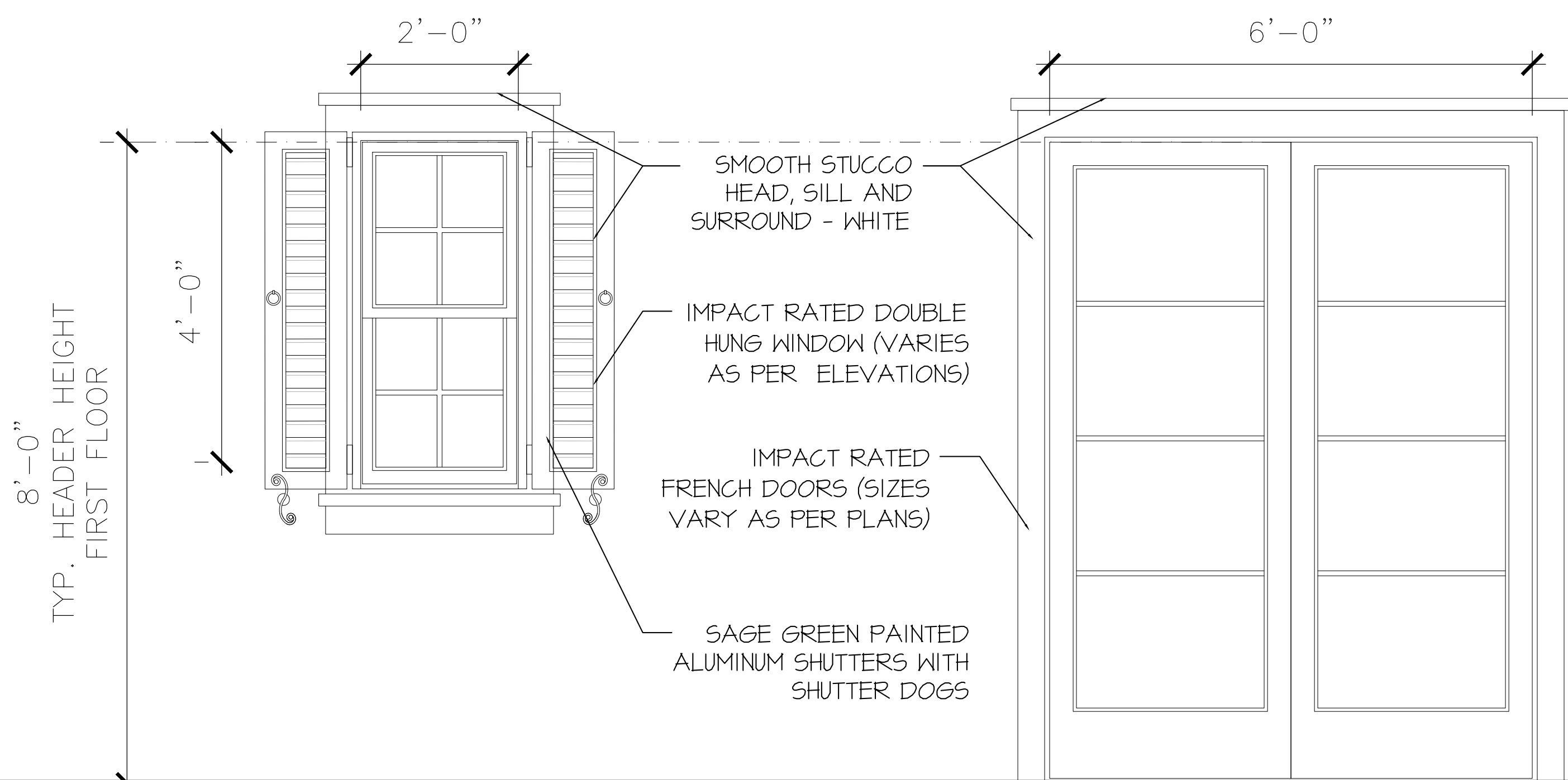
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JOB NUMBER: 23-109



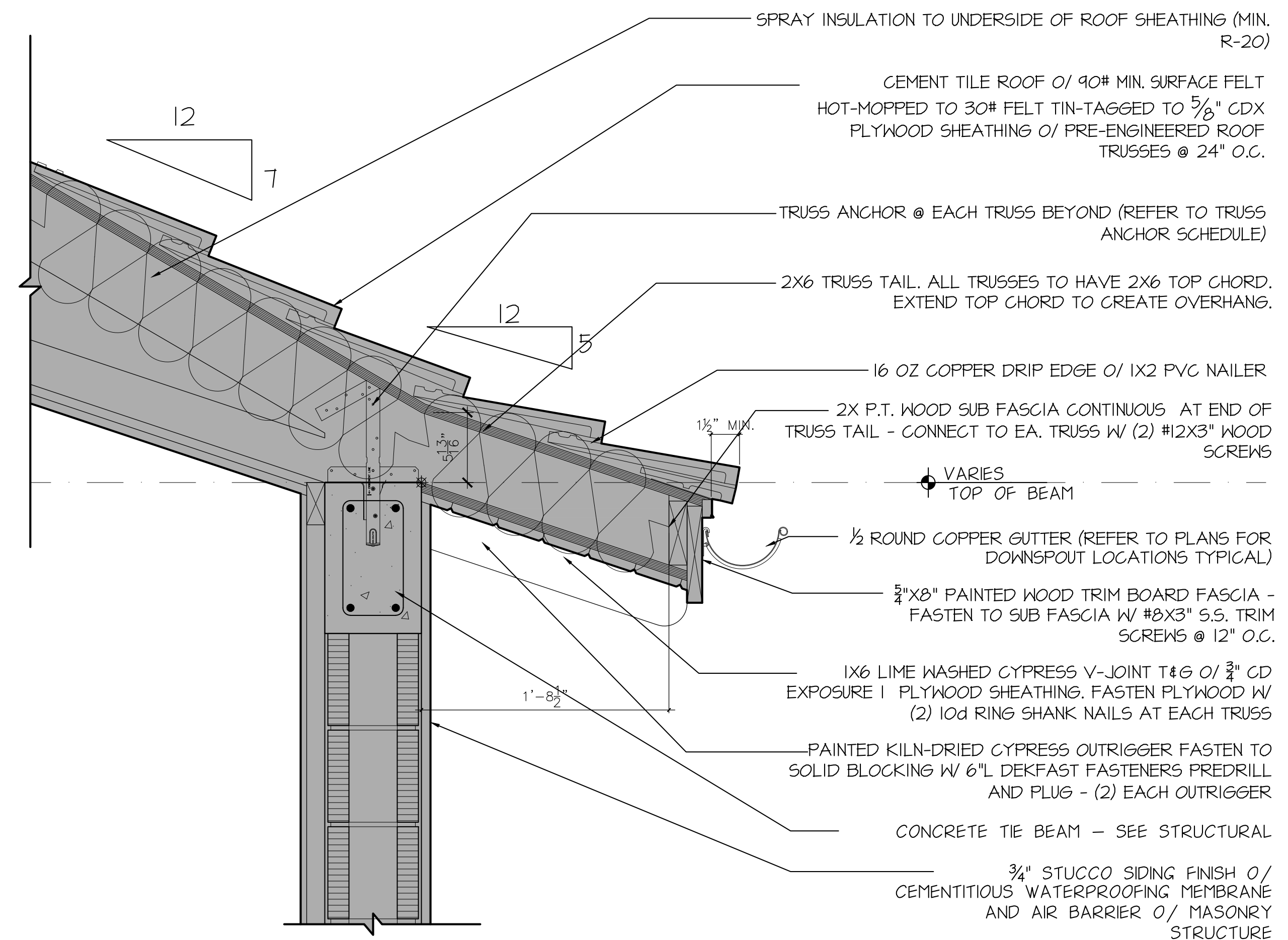
TYPICAL WINDOW & DOOR DETAILS - PREVIOUS

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



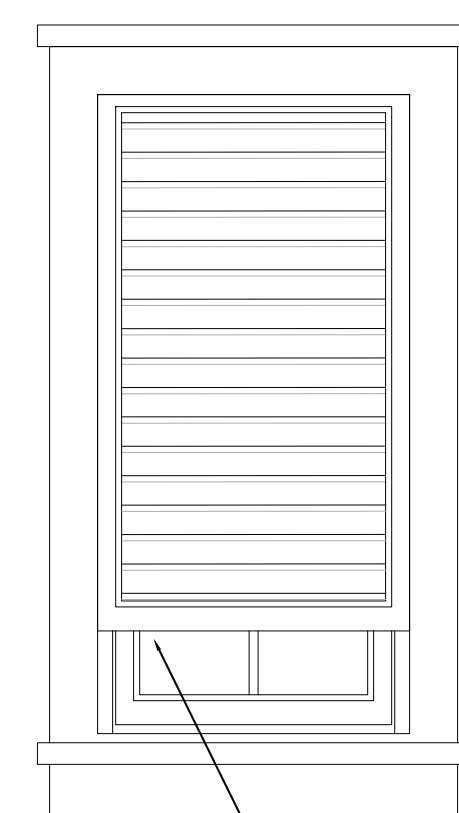
TYPICAL WINDOW & DOOR DETAILS - PROPOSED

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



TYPICAL EAVE DETAIL - UNCHANGED

SCALE: 1 1/2"=1'-0"



SAGE GREEN PAINTED
ALUMINUM BAHAMA
SHUTTERS

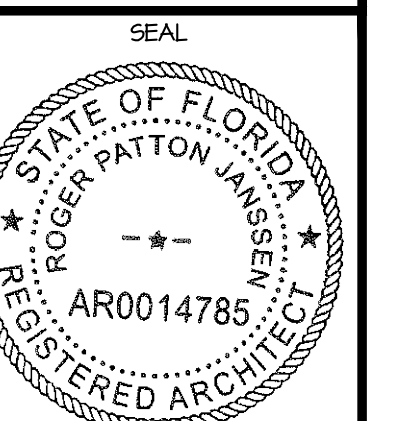
PROPOSED RESIDENCE AT:

206 CARIBBEAN ROAD
PALM BEACH, FLORIDA

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

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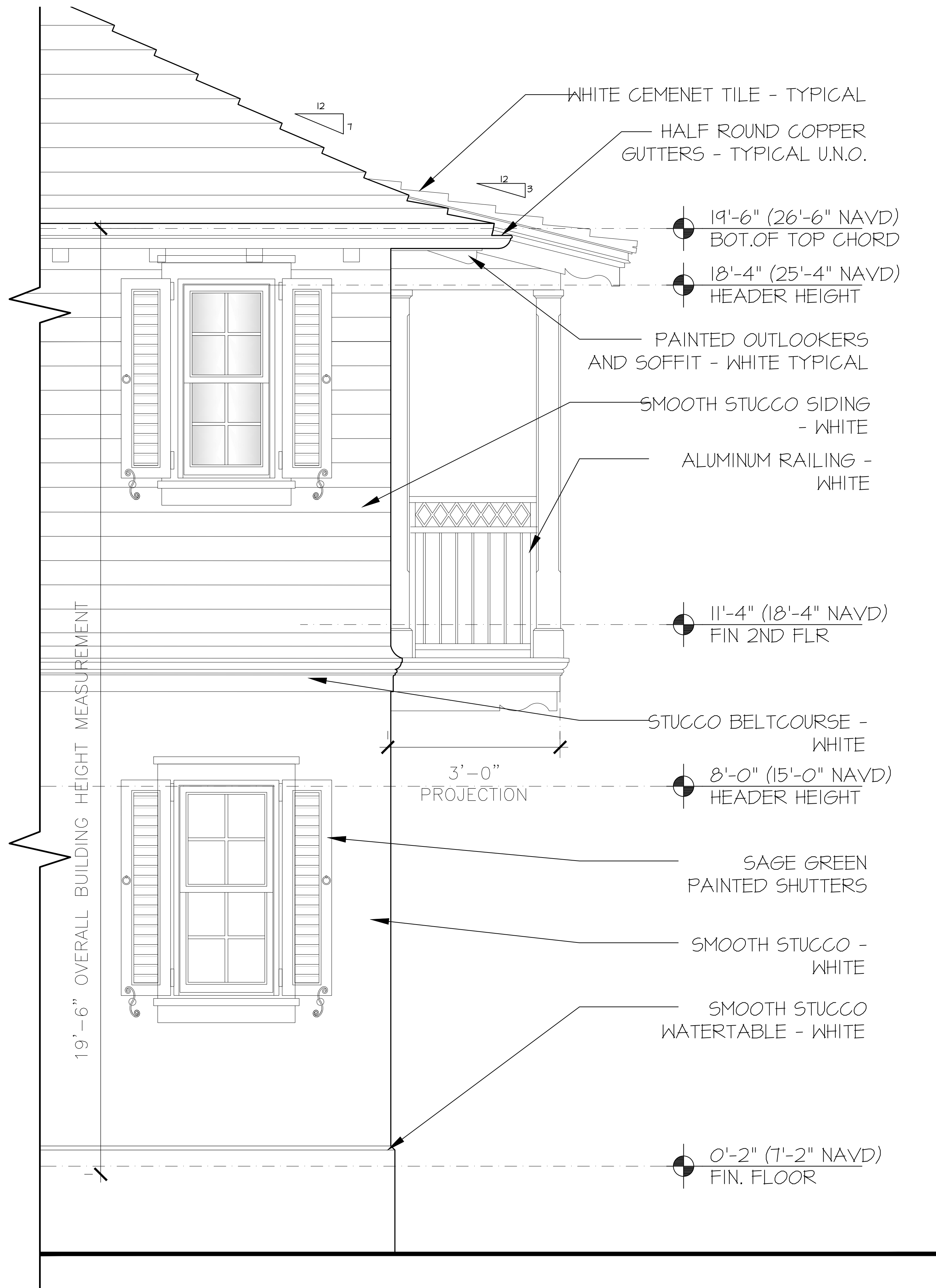


ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-090
TC # ZON-23-068

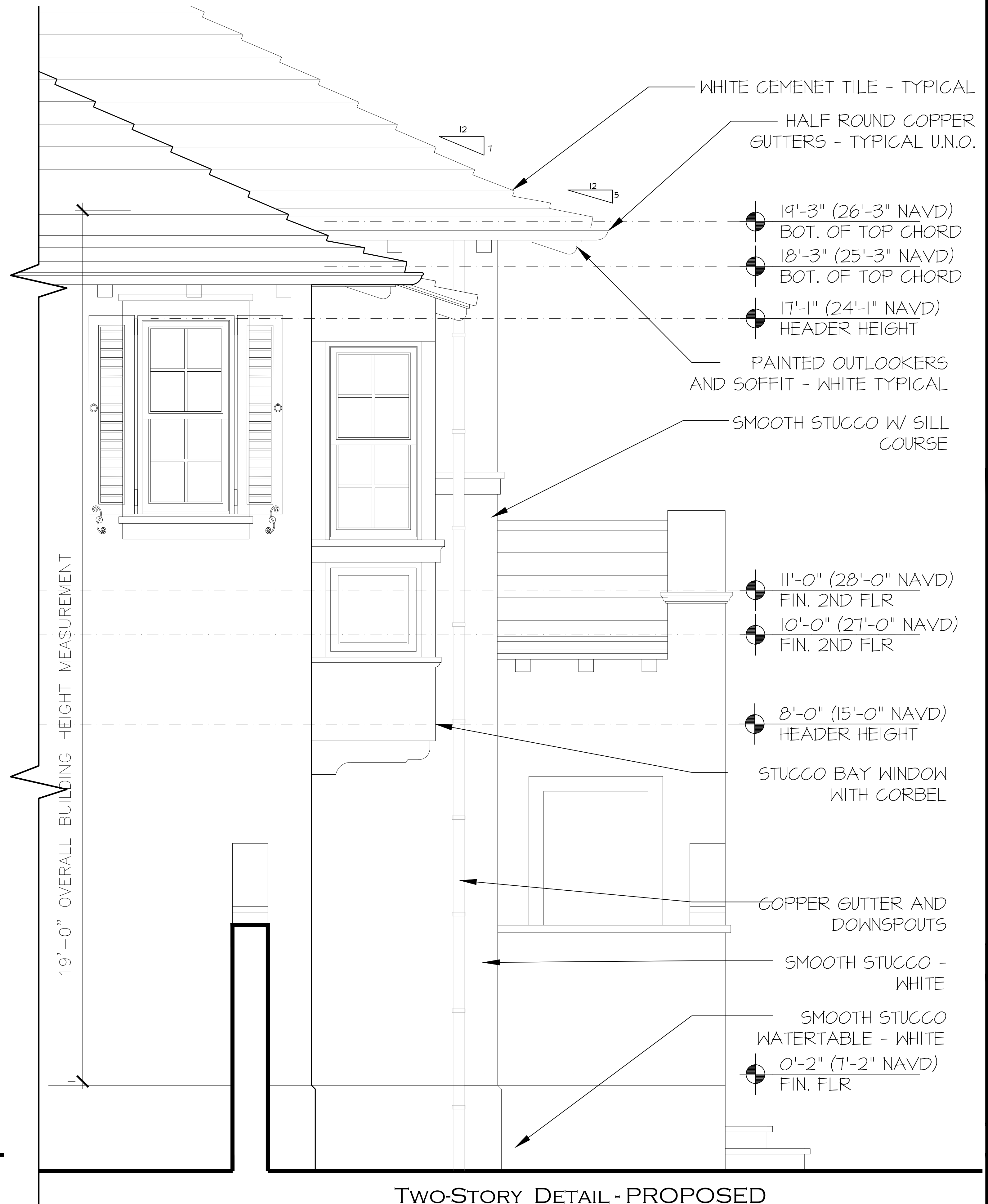
DRAWING NO.

D1.01

JOB NUMBER: 23-109



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



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

PROPOSED RESIDENCE AT:

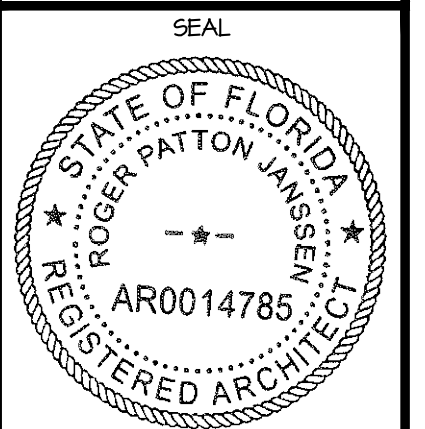
206 CARIBBEAN ROAD
PALM BEACH, FLORIDA

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

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DRAWING NO.

D1.02

JOB NUMBER: 23-109