

ARCOM FEBRUARY 28, 2024

ARCOM REV.2 PRESENTATION REV. 2

PROPOSED ADDITIONS AT:

247 WORTH AVENUE

TOWN OF PALM BEACH

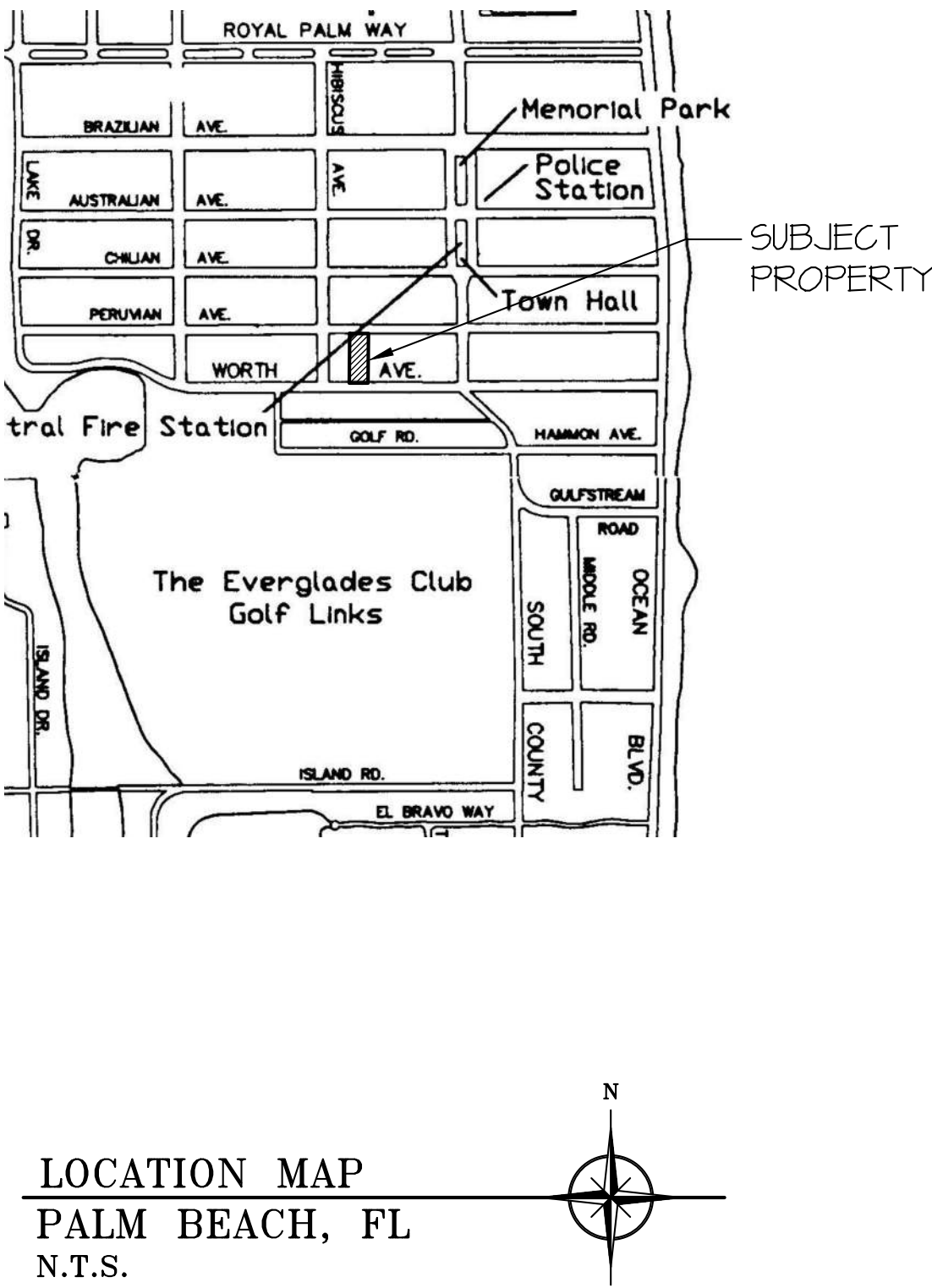
PALM BEACH COUNTY, FLORIDA

ARC-23-094 ZON-23-072

RECEIVED

By yfigueroa at 2:07 pm, Feb 05, 2024

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CONSULTANTS AND ENGINEERS:							
		SURVEYOR: WALLACE SURVEYING CORP. 5553 VILLAGE BLVD. WEST PALM BEACH, FL 33401 561.640.4551	CIVIL ENGINEER: KIMLEY-HORN 477 S. ROSEMARY #215 WEST PALM BEACH, FL 33401 561.840.0848	LANDSCAPE ARCHITECT: ENVIRONMENT DESIGN GROUP 139 N. COUNTY ROAD, SUITE 20B PALM BEACH, FL 33480 561-832-4600	STRUCTURAL ENGINEER: BOTKIN PARSSI & ASSOC. 2749 EXCHANGE COURT WEST PALM BEACH, FL 33409 561-965-1951	GENERAL CONTRACTOR: BATTEN CONSTRUCTION, INC. 1400 CLARE AVENUE WEST PALM BEACH, FL 33401 561.820.0021	JOB NUMBER: 21-112 ARCOM FIRST SUBMITTAL: 05.11.2023 ARCOM SECOND SUBMITTAL: 05.30.2023, 06.26.2023, 07.31.2023, 08.28.2023 ARCOM FINAL SUBMITTAL: 09.12.2023 TOWN COUNCIL PRESENTATION: 10.11.2023, 11.15.2023 ARCOM PRESENTATION: 12.15.2023, 01.24.2024, 02.28.2024

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001174

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
• 10.21.2023 TC STAIR OPTION
• 12.04.2023 ARCOM SUBMITTAL
• 01.24.2024 ARCOM R1
• 02.28.2024 ARCOM R2
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ARC-23-094 ZON-23-072

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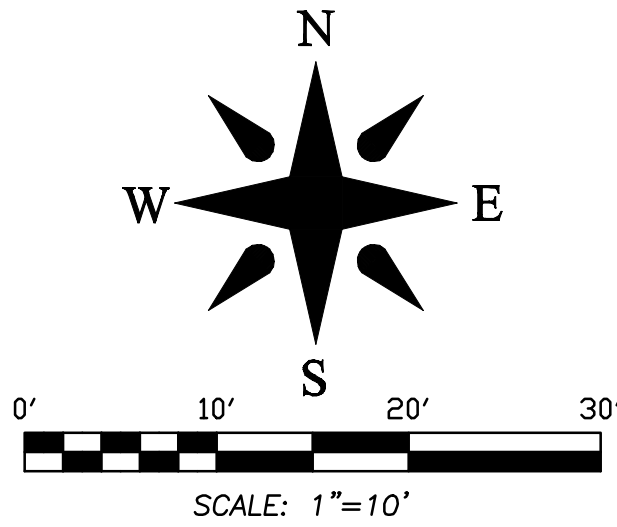
SEAL
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

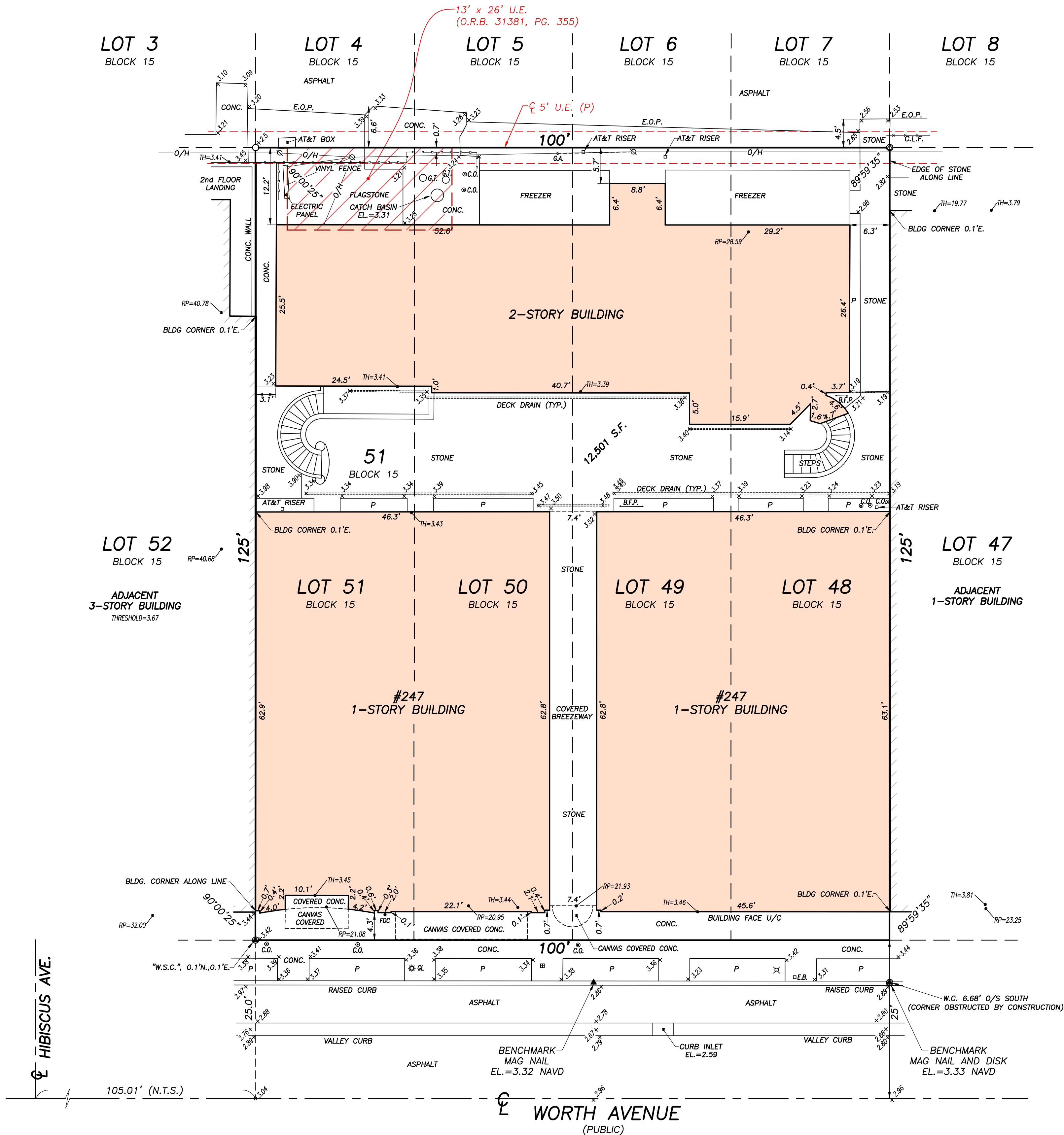
A-0.00

JOB NUMBER: 21-112



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:

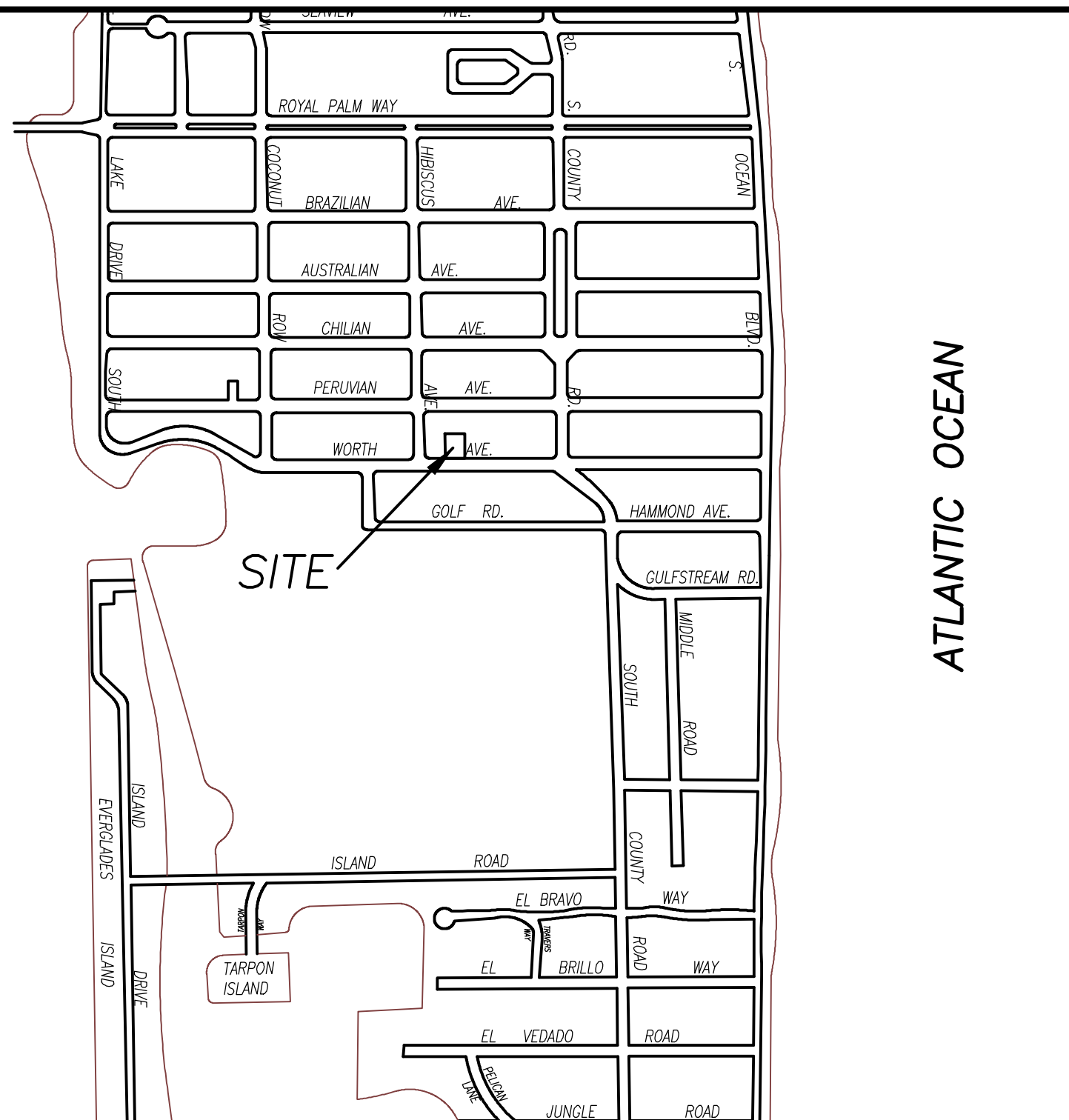
- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, 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'.

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



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:

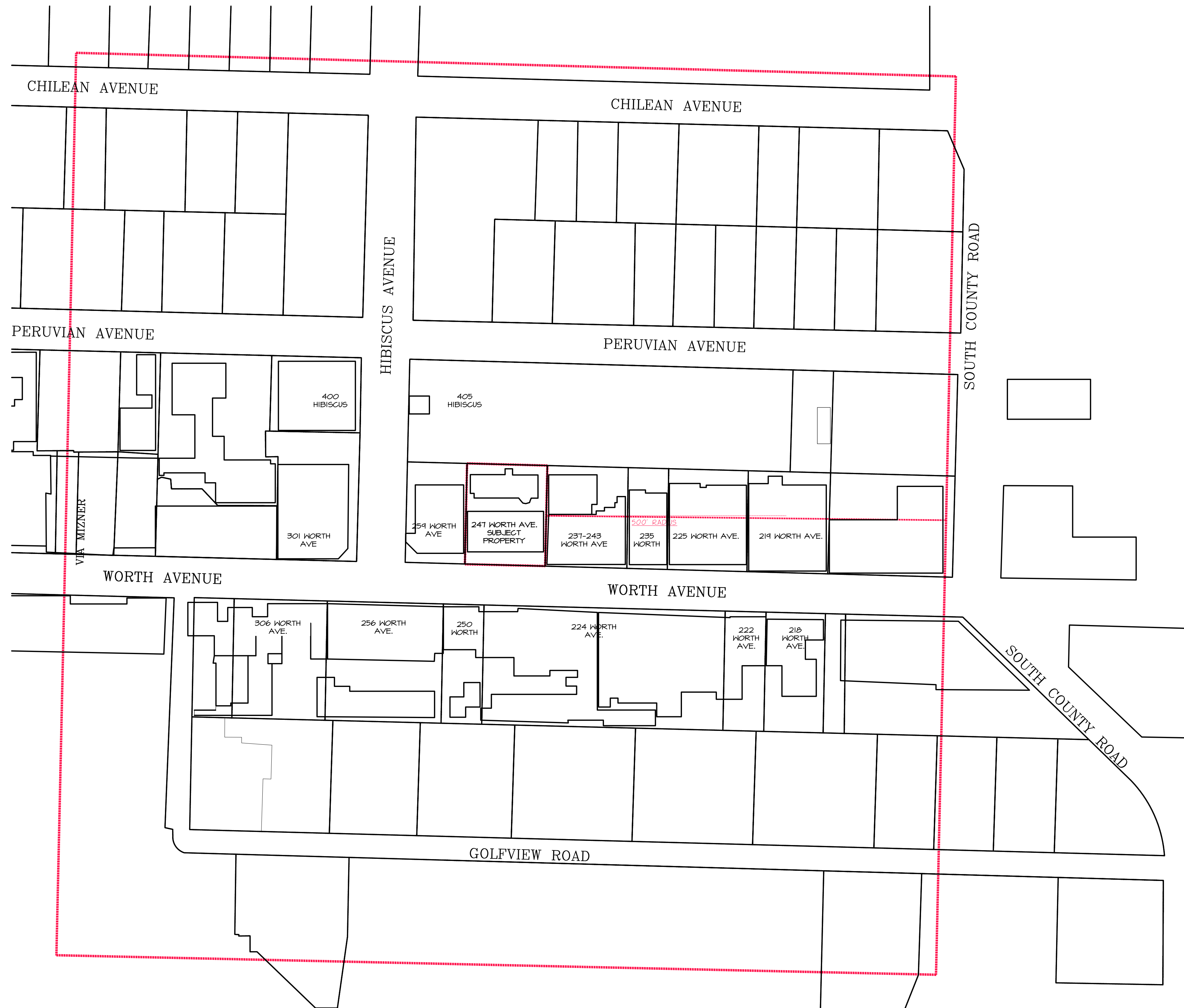
Lots 48, 49, 50 and 5, Block 15, ROYAL PARK according to the Map or Plat thereof, as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY FOR:

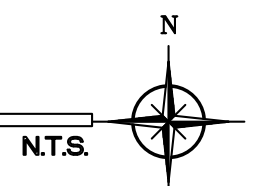
HOLBROOK REAL ESTATE LLC



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



LOCATION MAP
1000' RADIUS



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:

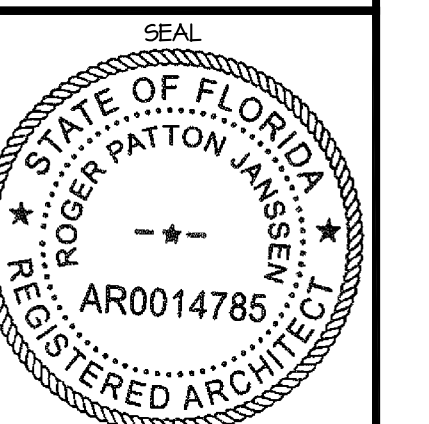
• 05.11.2023 FIRST SUBMITTAL

• 05.30.2023 SECOND SUBMITTAL

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ARC-23-094 ZON-23-072

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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.2

JOB NUMBER: 21-112



259 TIFFANY & CO. 253 TORY BURCH First Floor EL. 3.53' NAVD 251 BRIONI 249 DAVID YURMAN VIA ENCANTADA LE BILBOQUET BEYOND 247 LORO PIANA 243 VALENTINA KOVA

PROPOSED STREETSCAPE
NORTH SCALE: 1/8"=1'-0"



259 WORTH AVENUE 247 WORTH AVENUE - SUBJECT PROPERTY 243 WORTH AVENUE

EXISTING STREETSCAPE
NORTH SCALE: 1/8"=1'-0"



259 WORTH - 3 STORY
NORTH SIDE WORTH AVENUE



247 WORTH
SUBJECT PROPERTY



247 WORTH
SUBJECT PROPERTY



243 WORTH



235 WORTH



225 WORTH



224 WORTH - 1 & 2 STORY
SOUTH SIDE WORTH AVENUE



224 WORTH - 1 & 2 STORY



224 WORTH - 1 & 2 STORY



224 WORTH - 1 & 2 STORY



250 WORTH - 2 STORY



256 WORTH - 2&3 STORY

NEIGHBORING IMAGES

PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

PALM BEACH
DAILEY JANSSEN ARCHITECTS
PALM BEACH COUNTY, FLORIDA
400 GLENATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #A-C009114

DATE: 08.28.2023
DRAWN: MJS
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• 05.11.2023 FIRST SUBMITTAL
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• 06.26.2023 RESUBMIT SECOND SUBMITTAL
• 07.31.2023 RESUBMIT SUBMITTAL
• 08.28.2023 RESUBMIT SUBMITTAL
• 09.12.2023 FINAL SUBMITTAL
• 10.27.2023 TC STAIR OPTION
• 12.04.2023 ARCOM SUBMITTAL
• 01.24.2024 ARCOM RI

ARC-23-094 ZON-23-072

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SEAL
STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER P. JANSSEN
AR-14785
DRAWING NO.
SP-1.3 R
JOB 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 WA-C00914

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
• 10.21.2023 TC STAIR OPTION
• 12.04.2023 ARCOM SUBMITTAL

ARC-23-094 ZON-23-072



259 WORTH - 3 STORY
NORTH SIDE WORTH AVENUE



247 WORTH
SUBJECT PROPERTY



247 WORTH
SUBJECT PROPERTY



243 WORTH



235 WORTH



225 WORTH



224 WORTH - 1 & 2 STORY
SOUTH SIDE WORTH AVENUE



224 WORTH - 1 & 2 STORY



224 WORTH - 1 & 2 STORY



224 WORTH - 1 & 2 STORY



250 WORTH - 2 STORY



256 WORTH - 2&3 STORY

NEIGHBORING IMAGES

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SEAL

STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.3

JOB NUMBER: 21-172



NEIGHBORING PROPERTIES

PROCEED WITH CAUTION AND AT ALL TIMES WEAR YOUR SEATBELT. © 2004 Ford Motor Company

247 WORTH AVENUE

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DAILEY JANSSEN ARCHITECTS

DATE: 05.30.2023

DRAWN: MJ

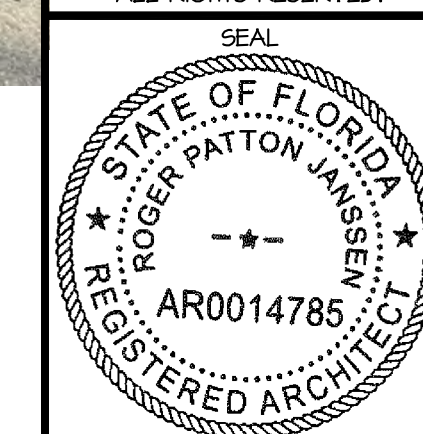
REVISIONS

• 05.II.2023 FIRST SUBMITTAL

• 05.30.2023 SECOND SUBMITTAL

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ROGER P. JANSSEN AR-14785

DRAWING N.

SP-1.4

JOB NUMBER

21-172



NEIGHBORING PROPERTIES

247 WORTH AVENUE

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL. 561-833-4107, LICENSE #AA-C001914

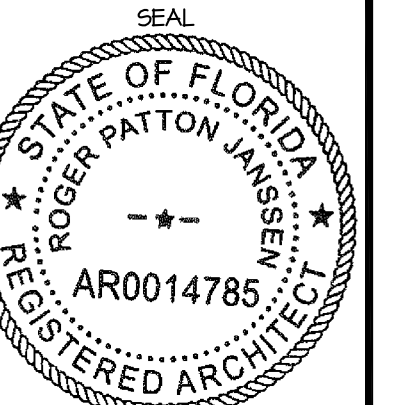
DATE: 05.30.2023
AWN: MJS
VISIONS:
05.11.2023 FIRST SUBMITTAL
05.30.2023 SECOND SUBMITTAL

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GER P. JANSSEN AR-14785
DRAWING NO.

SP-1.5

B NUMBER: 21-172



405 Hibiscus Avenue



400 Hibiscus Avenue



386 Hibiscus 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 33401, TEL: 561-933-4101, LICENSE #AA-C001174

DATE: 05.30.2023

DRAWN: MJS

REVISIONS:

• 05.11.2023 FIRST SUBMITTAL

• 05.30.2023 SECOND SUBMITTAL

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SEAL

STATE OF FLORIDA

ROGER PATTON JANSSEN

REGISTERED ARCHITECT

AR0014785

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

TE: 05.30.2023

AWN: MJS

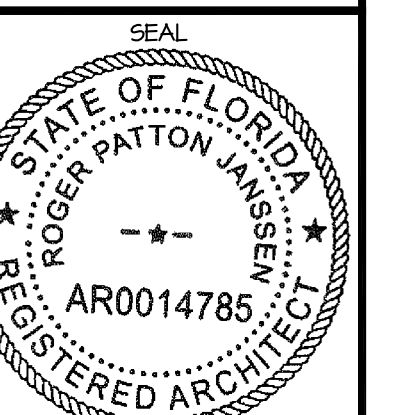
VISIONS:

15.II.2023 FIRST SUBMITTAL

05.30.2023 SECOND SUBMITTAL

310 23 NOV 48 23 01M

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GER P. JANSSEN AR-14785

DRAWING NO.

P-1.7

3 NUMBER: 21-172



235 Peruvian Avenue



231 Peruvian Avenue



225 Peruvian Avenue



311 Peruvian Avenue



249 Peruvian Avenue

NEIGHBORING PROPERTIES

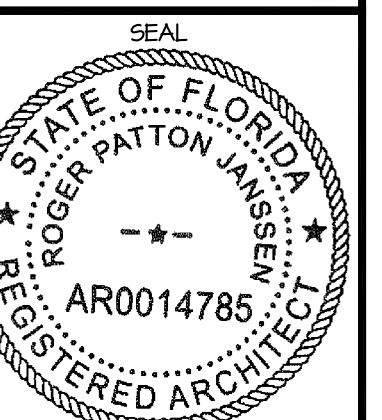
PROPOSED TWO STORY ADDITION AT:
247 WORTH AVENUE
PALM BEACH

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
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SP-1.8

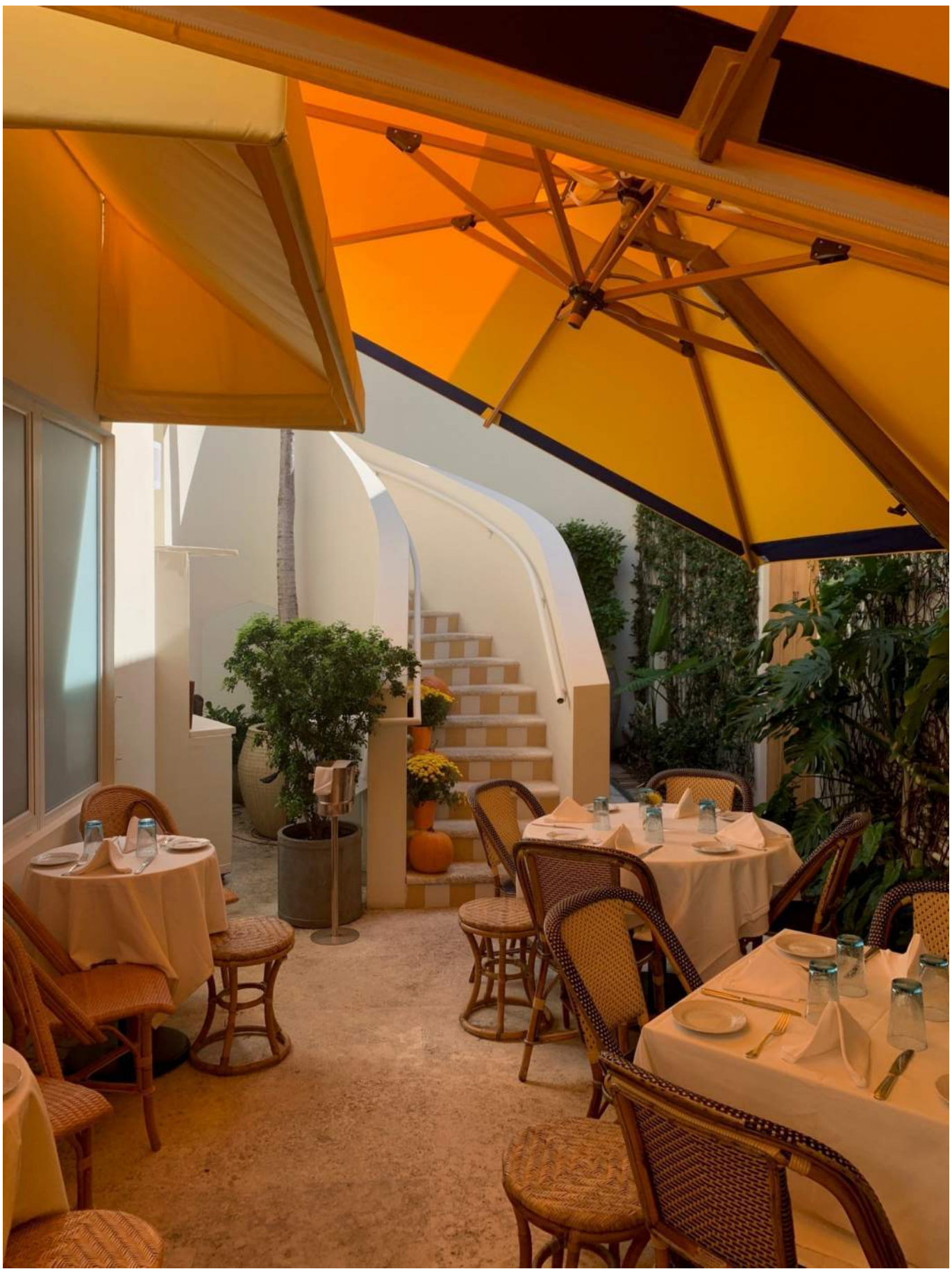
JOB NUMBER: 21-112



LOOKING WEST



LOOKING WEST



LOOKING EAST- EXISTING STAIR TO REMAIN

EXISTING COURTYARD PHOTOS

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

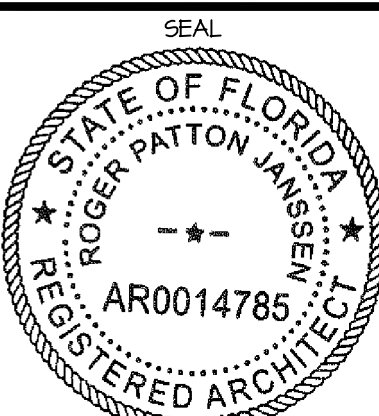
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- 05.11.2023 FIRST SUBMITTAL
- 05.30.2023 SECOND SUBMITTAL
- 06.26.2023 RESUBMIT SECOND SUBMITTAL
- 07.31.2023 RESUBMIT SUBMITTAL
- 08.28.2023 RESUBMIT SUBMITTAL
- 09.12.2023 FINAL SUBMITTAL
- 10.27.2023 TC STAIR OPTION
- 12.04.2023 ARCOM SUBMITTAL
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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.9

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

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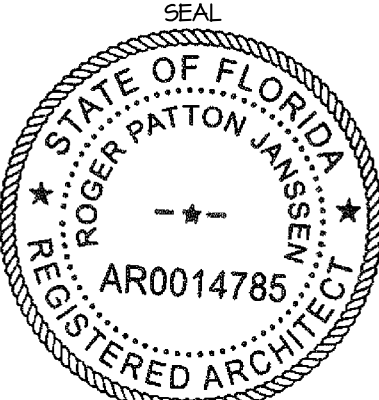
REVISIONS:

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- 05/30/2023 SECOND SUBMITTAL
- 06/26/2023 RESUBMIT SECOND SUBMITTAL
- 07/31/2023 RESUBMIT SUBMITTAL

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ROGER P. JANSSEN AR-14785
DRAWING NO.

SP-1.11

JOB NUMBER: 21-112



405 Hibiscus Avenue Parking Lot
Le Bilboquet, Tiffany

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-C001714

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• 09.12.2023 FINAL SUBMITTAL

• 10.21.2023 TC STAIR OPTION

• 12.04.2023 ARCOM SUBMITTAL

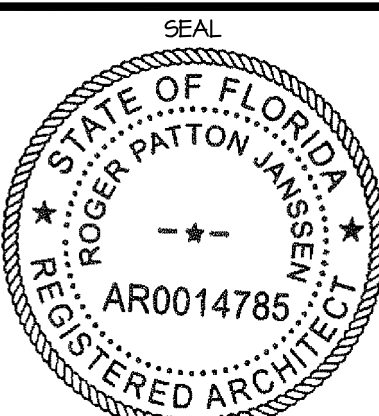
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ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.10

JOB NUMBER:

21-112



205 WORTH AVENUE
1ST FLOOR RETAIL 2ND AND 3RD FLOORS OFFICE



222 WORTH AVENUE
1ST FLOOR RETAIL, 2ND FLOOR OFFICE



256 WORTH AVENUE
1ST FLOOR RETAIL, 2ND AND 3RD FLOORS RESIDENTIAL



306 WORTH AVENUE
1ST FLOOR RETAIL, 2ND AND 3RD FLOORS RESIDENTIAL

WORTH AVENUE MULTI STORY BUILDINGS

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

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ROGER PATTON JANSSEN

AR0014785

ROGER P. JANSSEN

AR-14785

DRAWING NO.

REF 3

JOB NUMBER: 21-112



333-337 WORTH AVENUE
1ST FLOOR RETAIL 2ND AND 3RD FLOORS RESIDENTIAL



337-339 WORTH AVENUE
1ST FLOOR RETAIL, 2ND-FIFTH FLOORS OFFICE AND RESIDENTIAL



344 WORTH AVENUE
1ST FLOOR RETAIL, 2ND AND 3RD FLOORS RESIDENTIAL



353 WORTH AVENUE
1ST FLOOR RETAIL, 2ND AND 3RD FLOORS RESIDENTIAL

WORTH AVENUE MULTI STORY BUILDINGS

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

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• 08.28.2023 RESUBMIT SUBMITTAL

• 09.12.2023 FINAL SUBMITTAL

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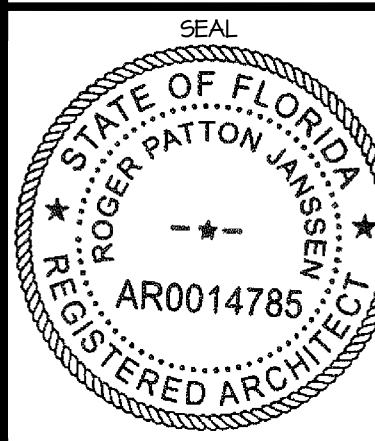
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ROGER P. JANSSEN AR-14785

DRAWING NO.

REF 4

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AERIAL VIEW 200 BLOCK WORTH AVENUE LOOKING EAST
247 WORTH AVENUE ADDITION SUBJECT PROPERTY

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

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• 09.12.2023 FINAL SUBMITTAL

• 10.27.2023 TC STAIR OPTION

• 12.04.2023 ARCOM SUBMITTAL

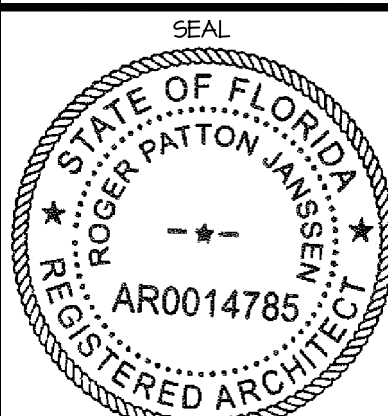
• 01.24.2024 ARCOM RI

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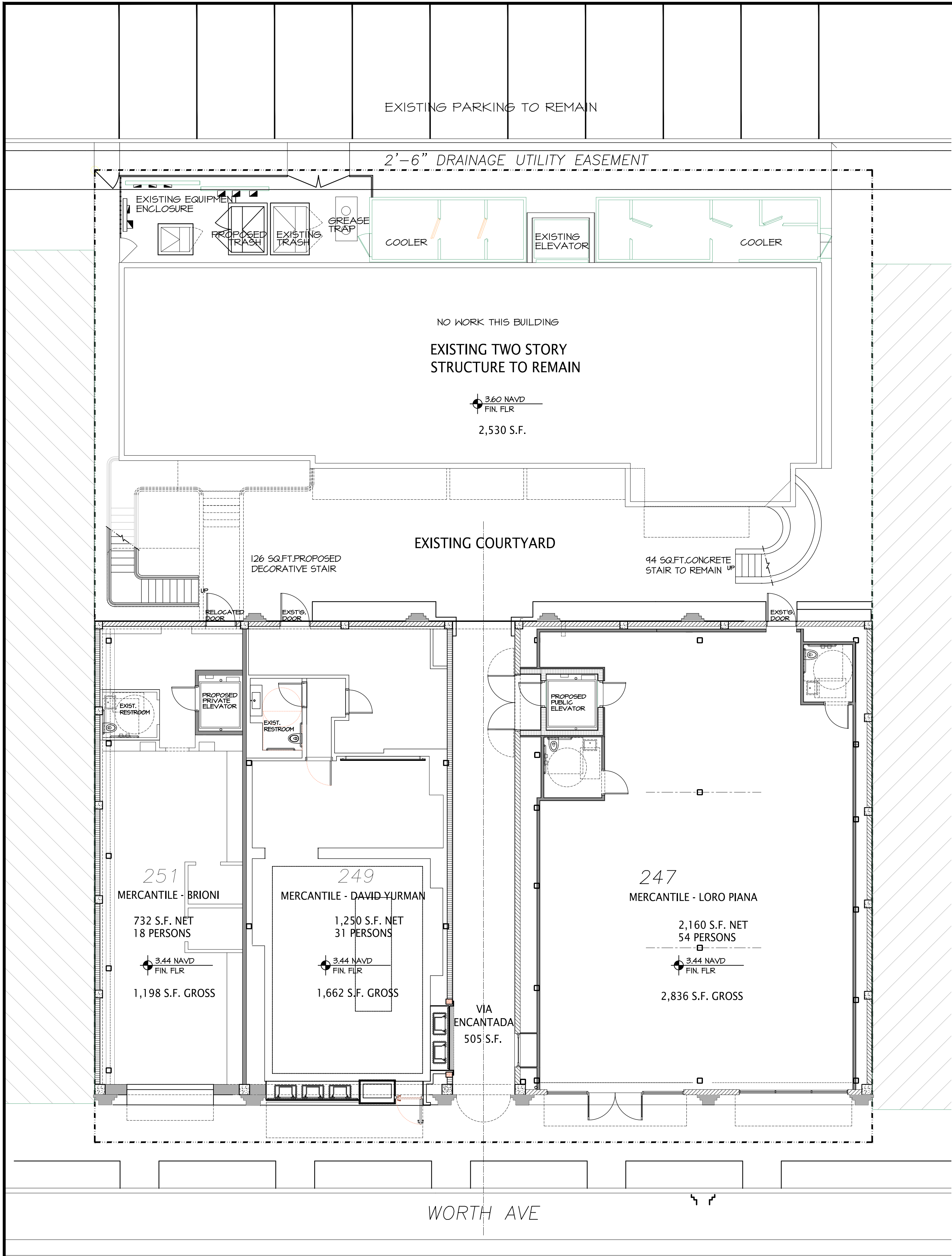


ROGER P. JANSSEN AR-14785

DRAWING NO.

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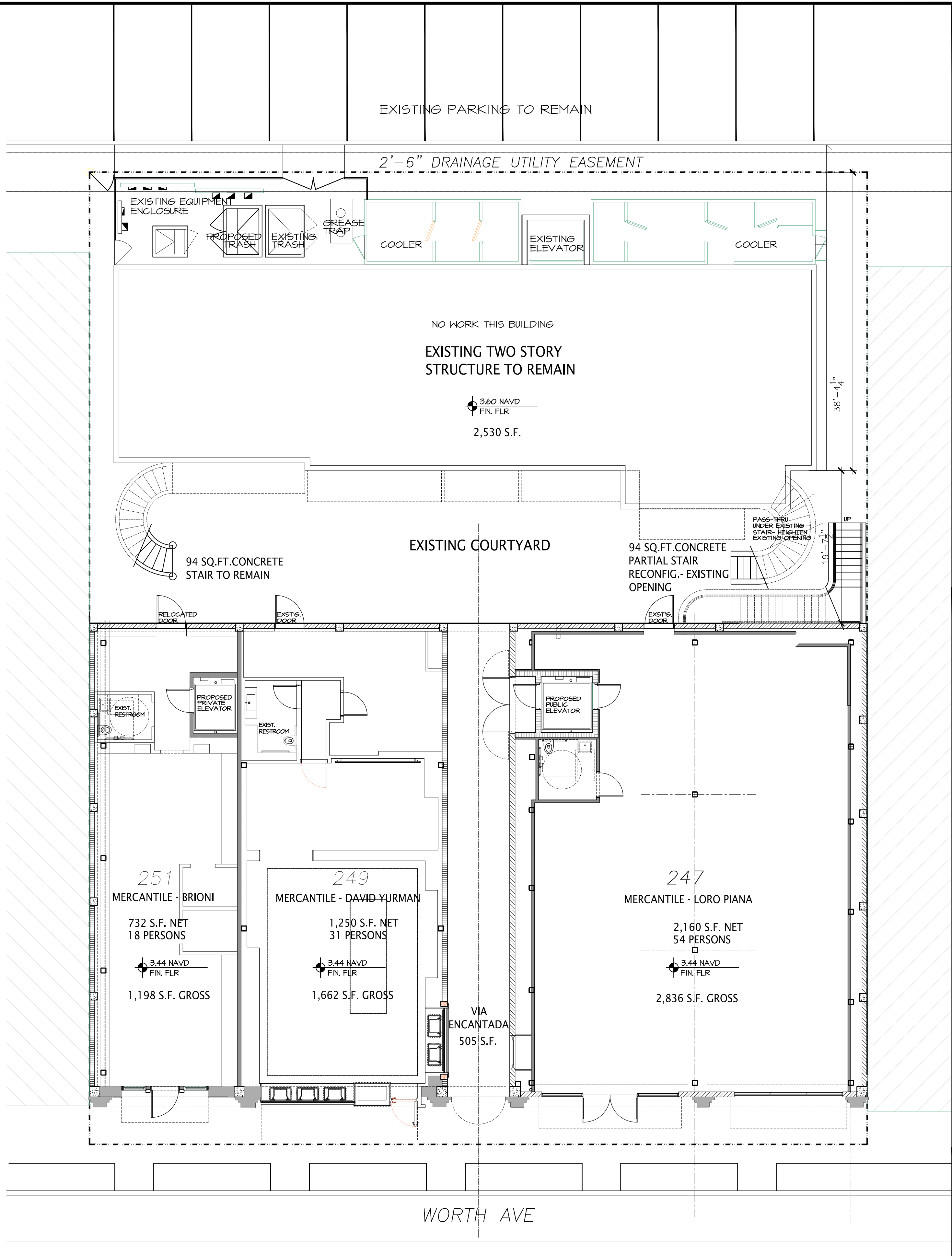
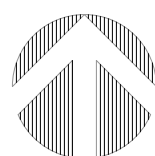
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PREVIOUS OVERALL SITE PLAN

PROPOSED COURTYARD ACCESSIBLE STAIRS

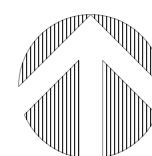
SCALE 1/8" = 1'-0"



PROPOSED OVERALL SITE PLAN

PROPOSED COURTYARD ACCESSIBLE STAIRS

SCALE 1/8" = 1'-0"



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
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• 10.21.2023 TC STAIR OPTION
• 12.04.2023 ARCOM SUBMITTAL
• 01.24.2024 ARCOM R1
• 02.28.2024 ARCOM R2
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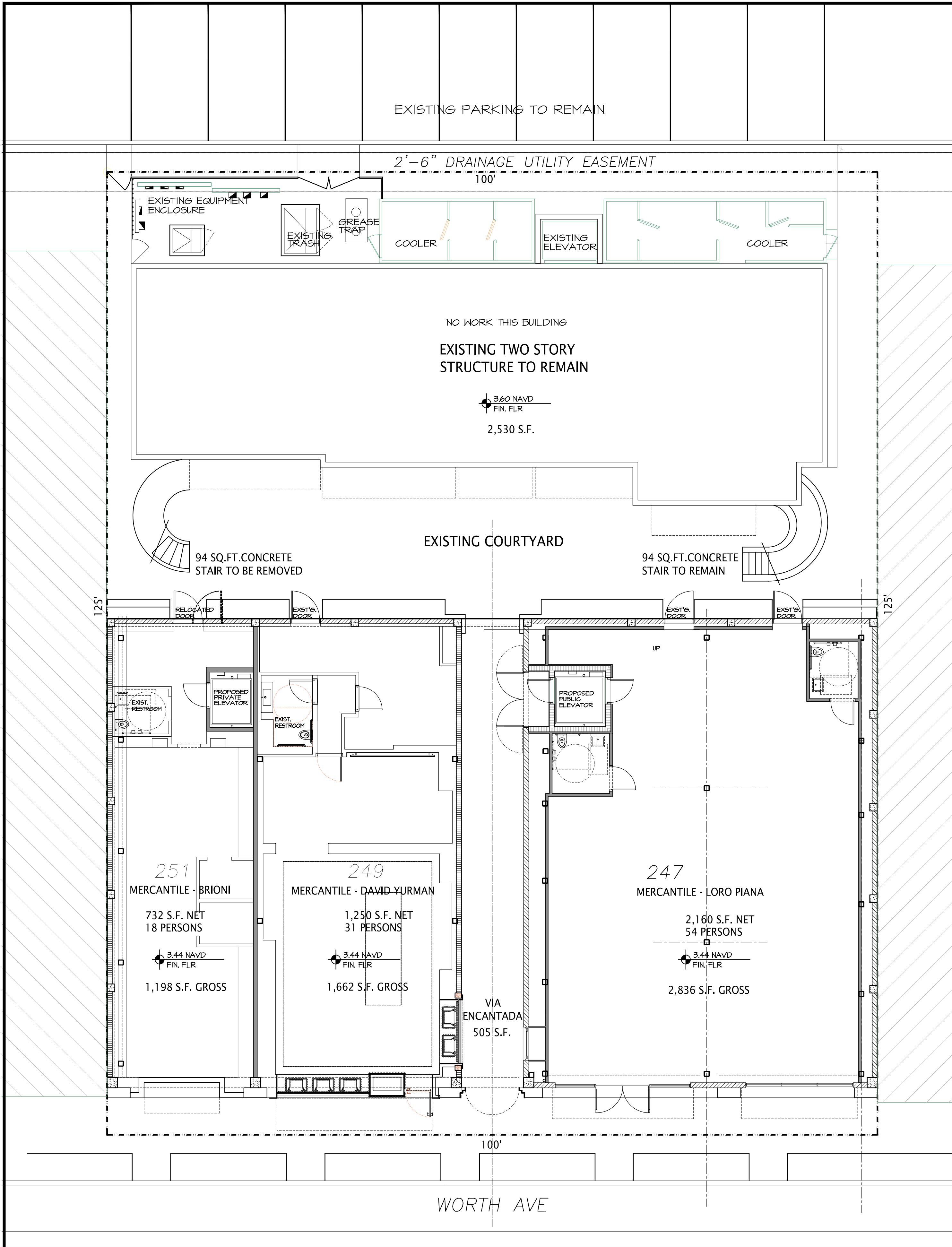
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REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785
DRAWING NO.

SP-1.01 R

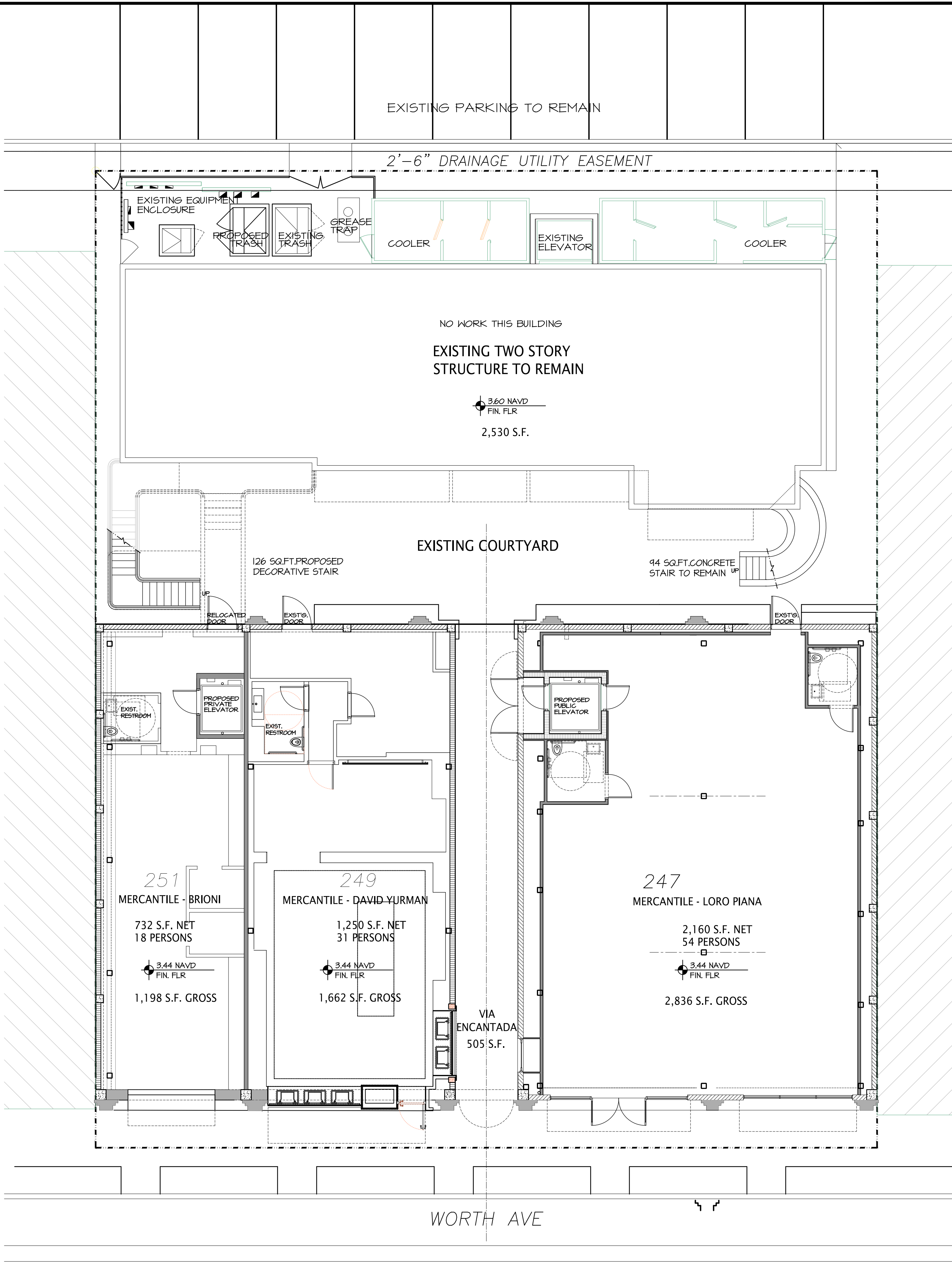
JOB NUMBER: 21-112



OVERALL EXISTING SITE PLAN

COURTYARD STAIR SELECTIVE DEMOLITION

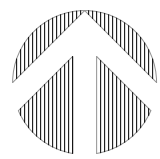
SCALE 1/8" = 1'-0"



PROPOSED OVERALL 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

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- 09.12.2023 FINAL SUBMITTAL
- 10.21.2023 TC STAIR OPTION
- 12.04.2023 ARCOM SUBMITTAL
- 01.24.2024 ARCOM RI
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REGISTERED ARCHITECT

ROGER PATTON JANSSEN

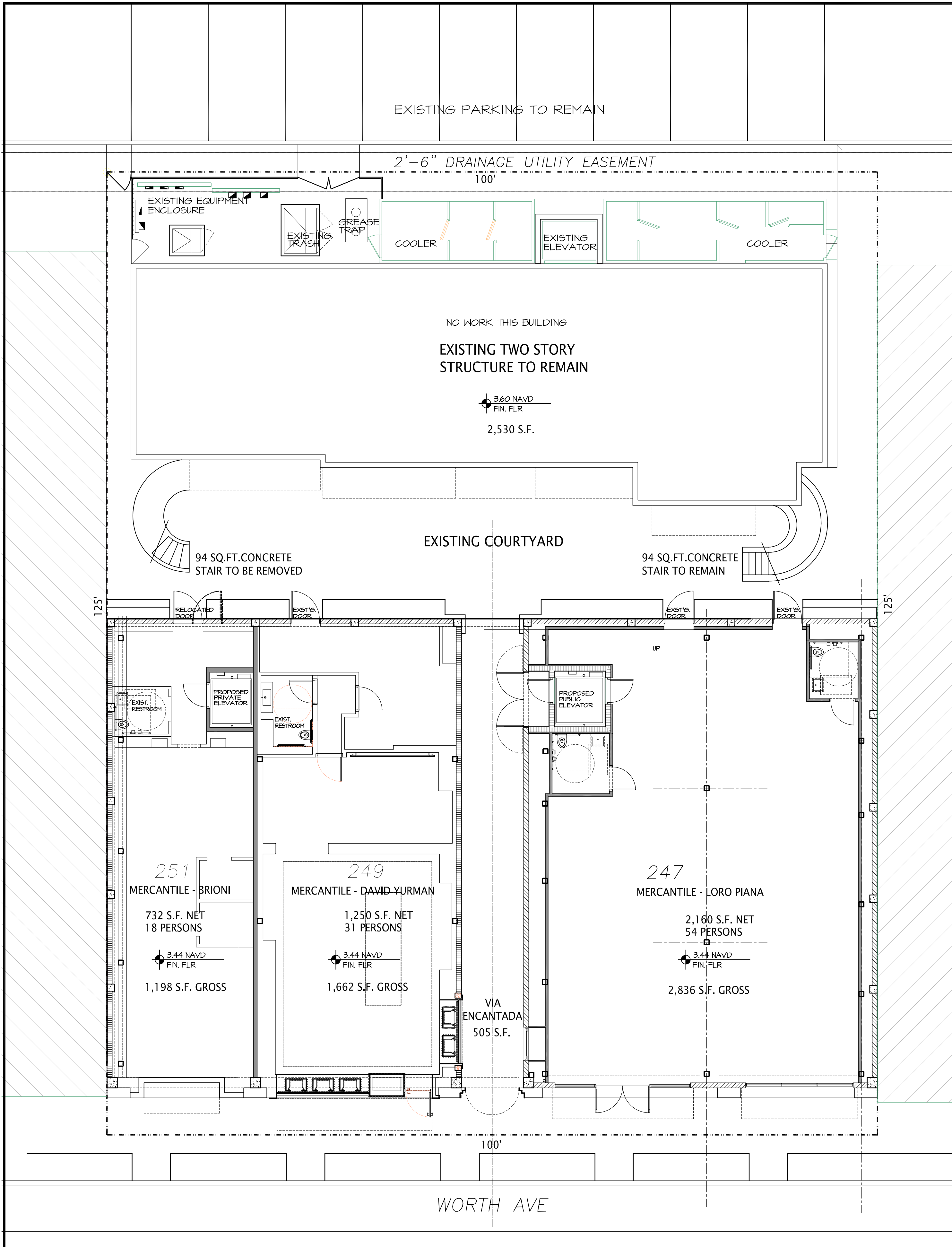
AR0014785

ROGER P. JANSSEN AR-14785

DRAWING NO.

SP-1.01 R

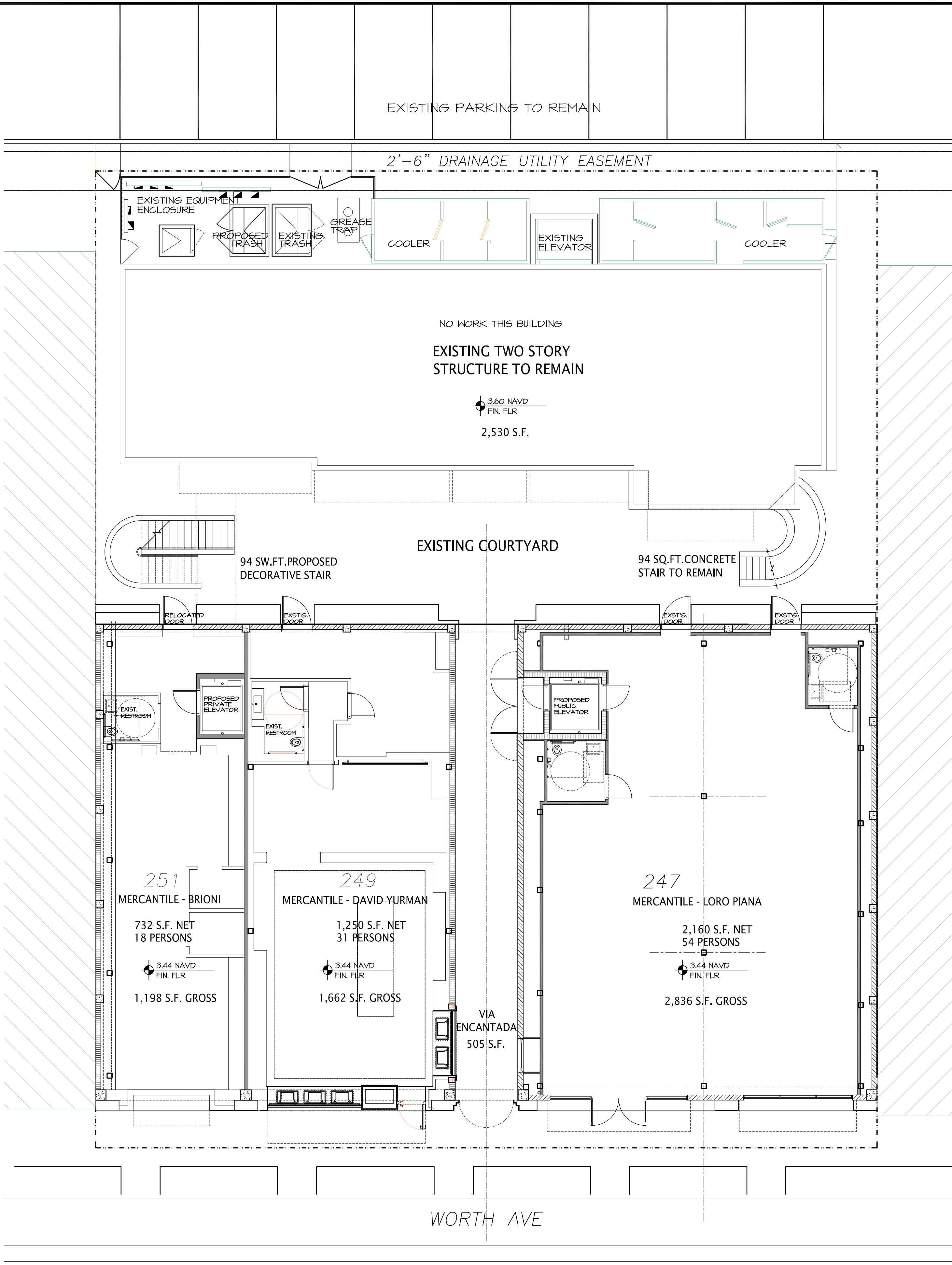
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OVERALL EXISTING SITE PLAN

COURTYARD STAIR SELECTIVE DEMOLITION

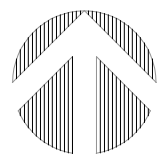
SCALE 1/8" = 1'-0"



OVERALL **PREVIOUS** SITE PLAN

PROPOSED COURTYARD ACCESSIBLE STAIRS

SCALE 1/8" = 1'-0"



PROPOSED TWO STORY ADDITION AT:

247 WORTH AVENUE

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: 08.28.2023
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• 06.26.2023 RESUBMIT SECOND SUBMITTAL
• 07.31.2023 RESUBMIT SUBMITTAL
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• 09.12.2023 FINAL SUBMITTAL
• 10.27.2023 TC STAIR OPTION
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SEAL
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ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785
DRAWING NO.

SP-1.01

JOB NUMBER: 21-112

If value is not changing, enter N/C

2/4/2024

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

If value is not applicable, enter N/A

2/4/2024

ZONING LEGEND

247 WORTH AVENUE

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

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

DATE: 08.28.2023

DRAWN: MJ

REVISIONS

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• 05.30.2023 SECOND SUBMITTAL

- 06.26.2023 RESUBMIT SECOND

SUBMITTAL

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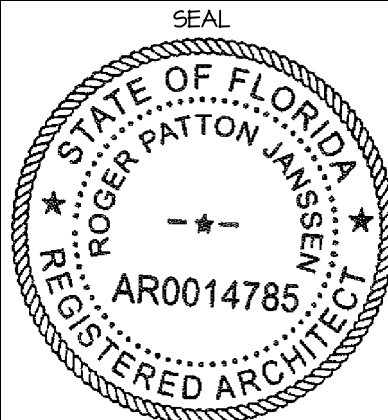
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•01.24.2024 ARCOM RI

•02.28.2024 ARCOM R2

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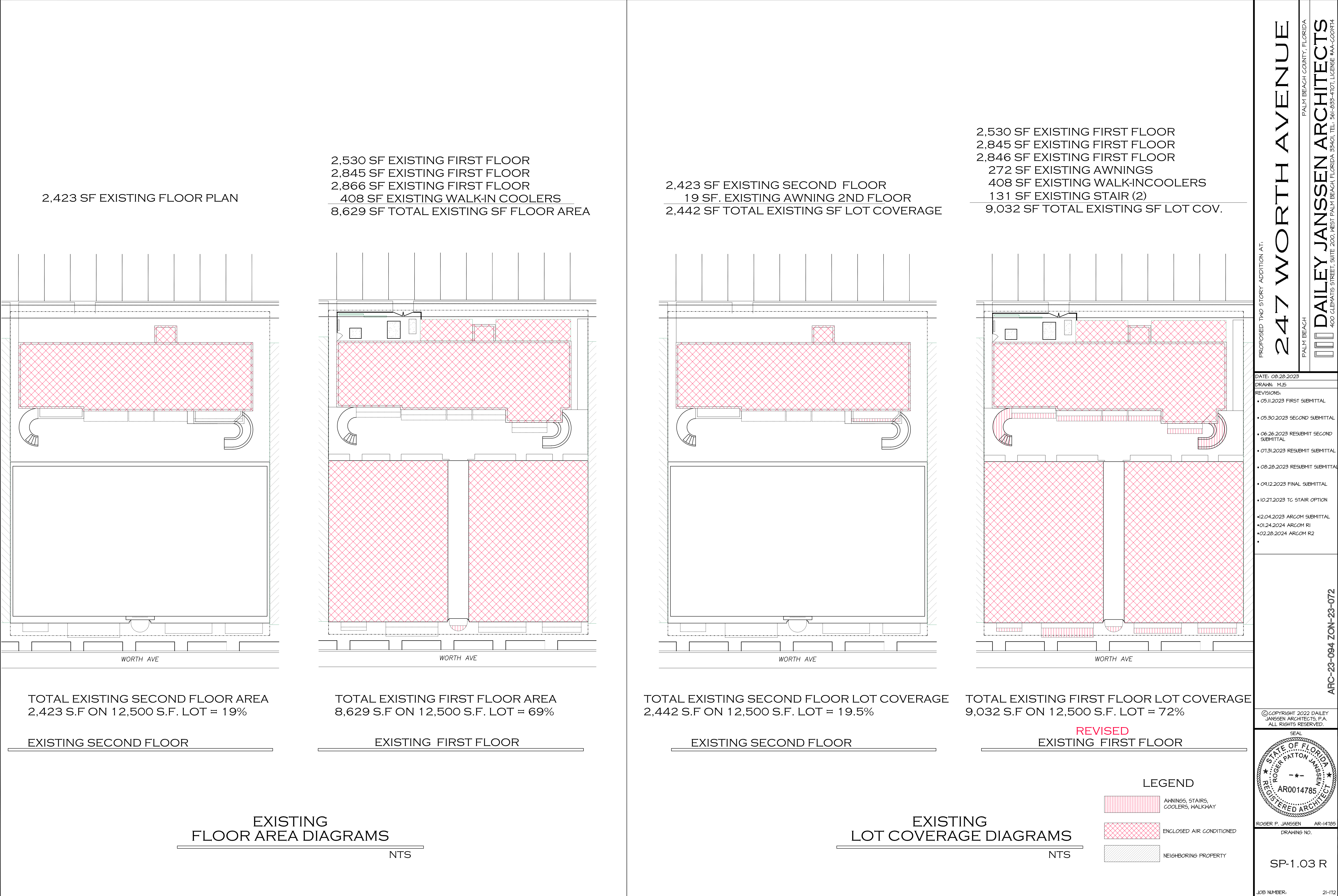
ROGER P. JANSSEN AR-1478

DRAWING NO.

SP-1.02 R

JOB NUMBER

21-17.



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

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STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER PATTON JANSSEN

AR0014785

ROGER P. JANSSEN AR-14785

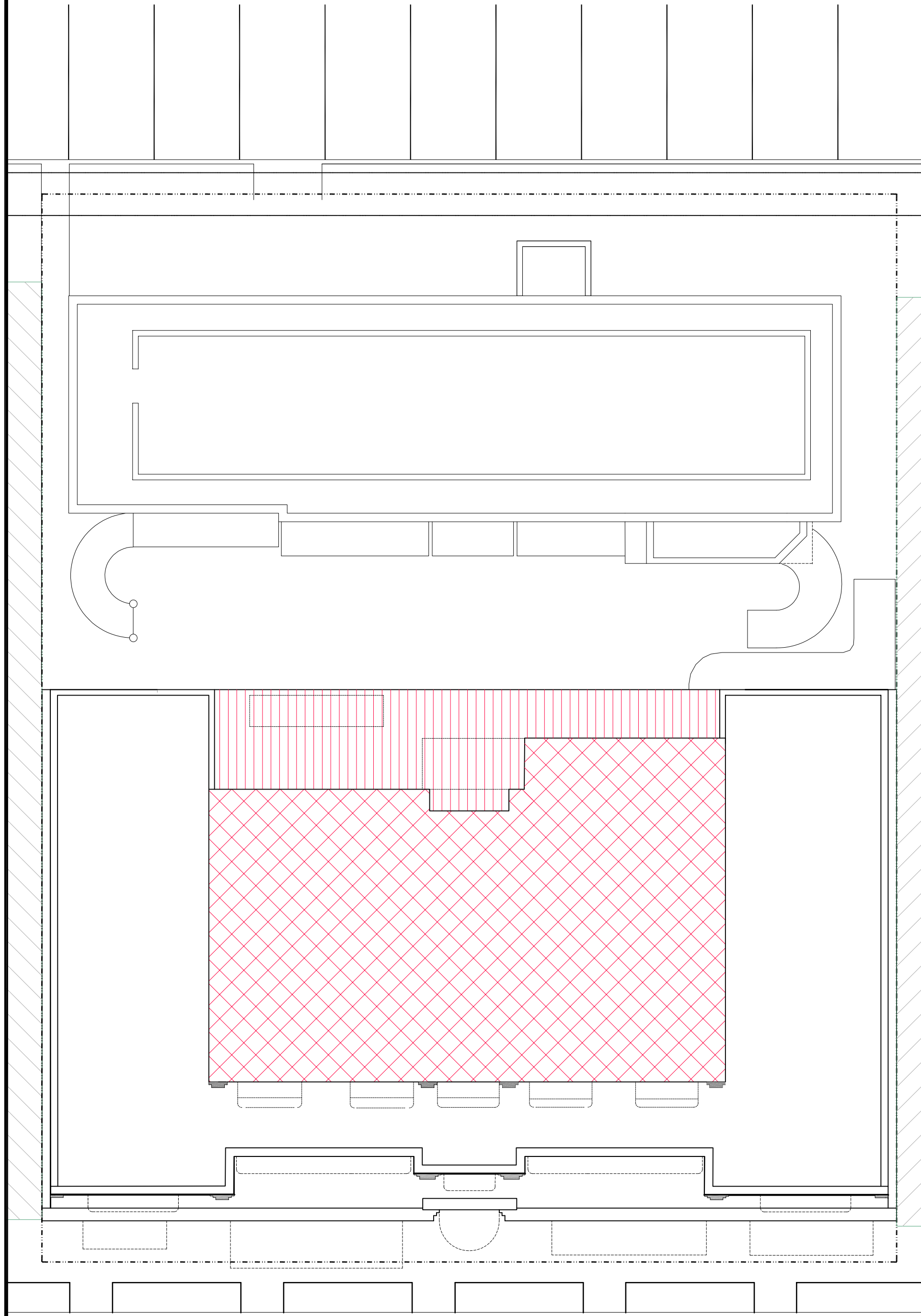
DRAWING NO.

SP-1.03 R

JOB NUMBER: 21-112

2,190 SF PROPOSED THIRD FLOOR
95 SF PROPOSED EYEBROW 3RD FLOOR
577 SF PROPOSED WALKWAY

2,862 SF TOTAL PROPOSED SF LOT COVERAGE

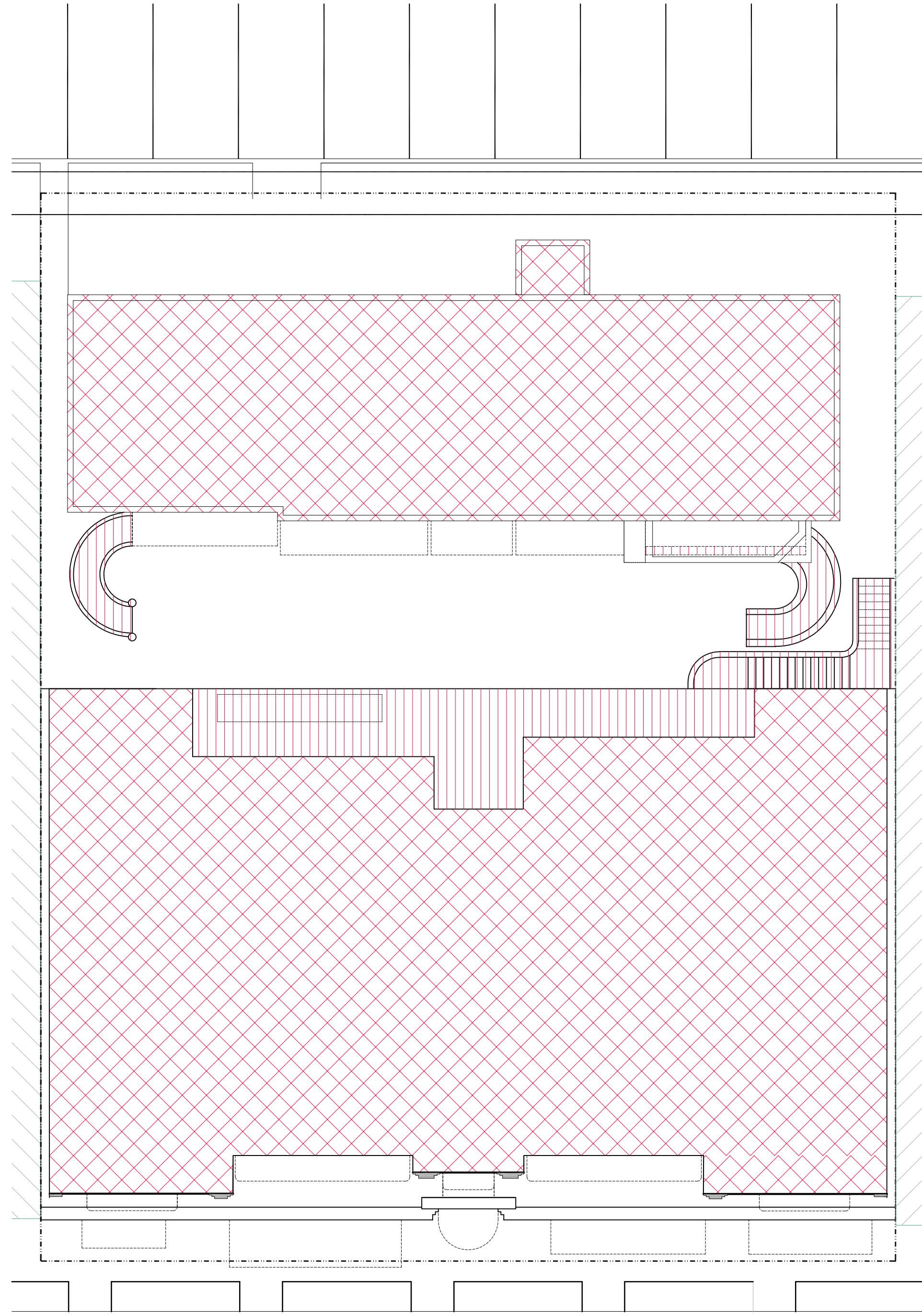


WORTH AVE

TOTAL PROPOSED THIRD FLOOR LOT COVERAGE
2,862 S.F ON 12,500 S.F. LOT = 23%

PROPOSED THIRD FLOOR ADDITION

2,423 SF PROPOSED SECOND FLOOR
5041 SF PROPOSED SECOND FLOOR
523 SF PROPOSED WALKWAY
19 SF PROPOSED AWNING
274 SF PROPOSED STAIR (4)
8,280 SF TOTALPROPOSED SF LOT COVERAGE

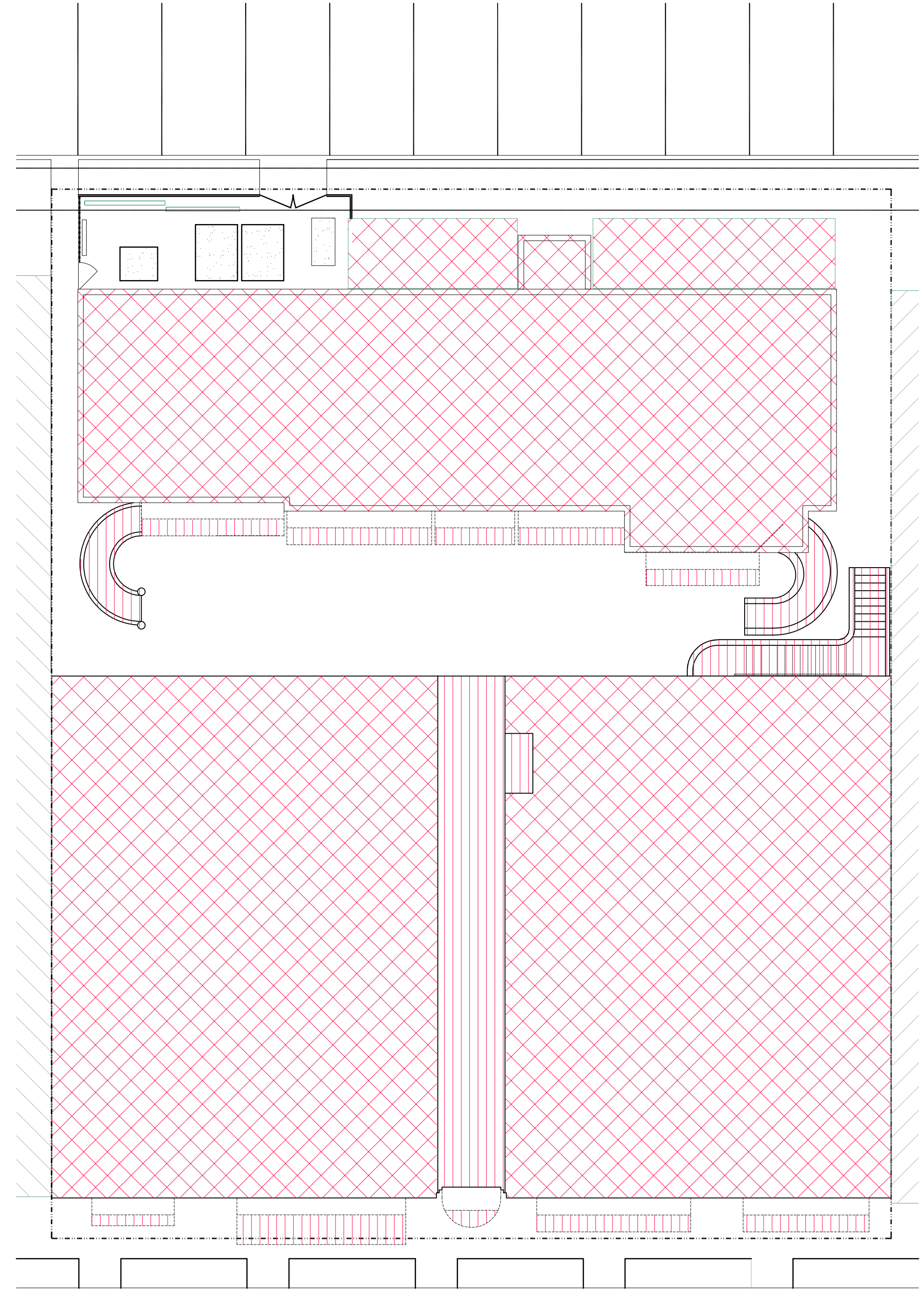


WORTH AVE

TOTAL PROPOSED SECOND FLOOR LOT COVERAGE
8,280 S.F ON 12,500 S.F. LOT = 66%

PROPOSED SECOND FLOOR ADDITION

2,530 SF PROPOSED FIRST FLOOR
5,691 SF PROPOSED FIRST FLOOR
274 SF EXISTING PROPOSED STAIRS (4)
505 SF PROPOSED VIA
272 SF PROPOSED AWNINGS
408 SF PROPOSED COOLERS
9,680 SF TOTAL PROPOSED SF LOT COVERAGE



WORTH AVE

TOTAL PROPOSED FIRST FLOOR LOT COVERAGE
9,680 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

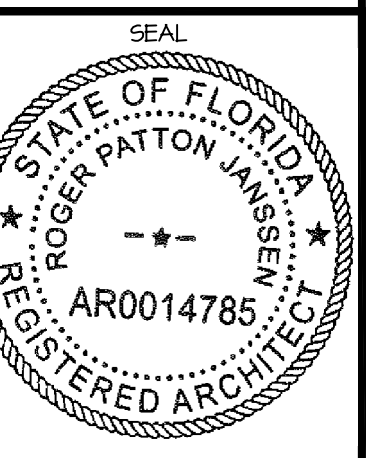
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400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4101, LICENSE #AA-C00174

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ARC-23-094 ZON-23-072

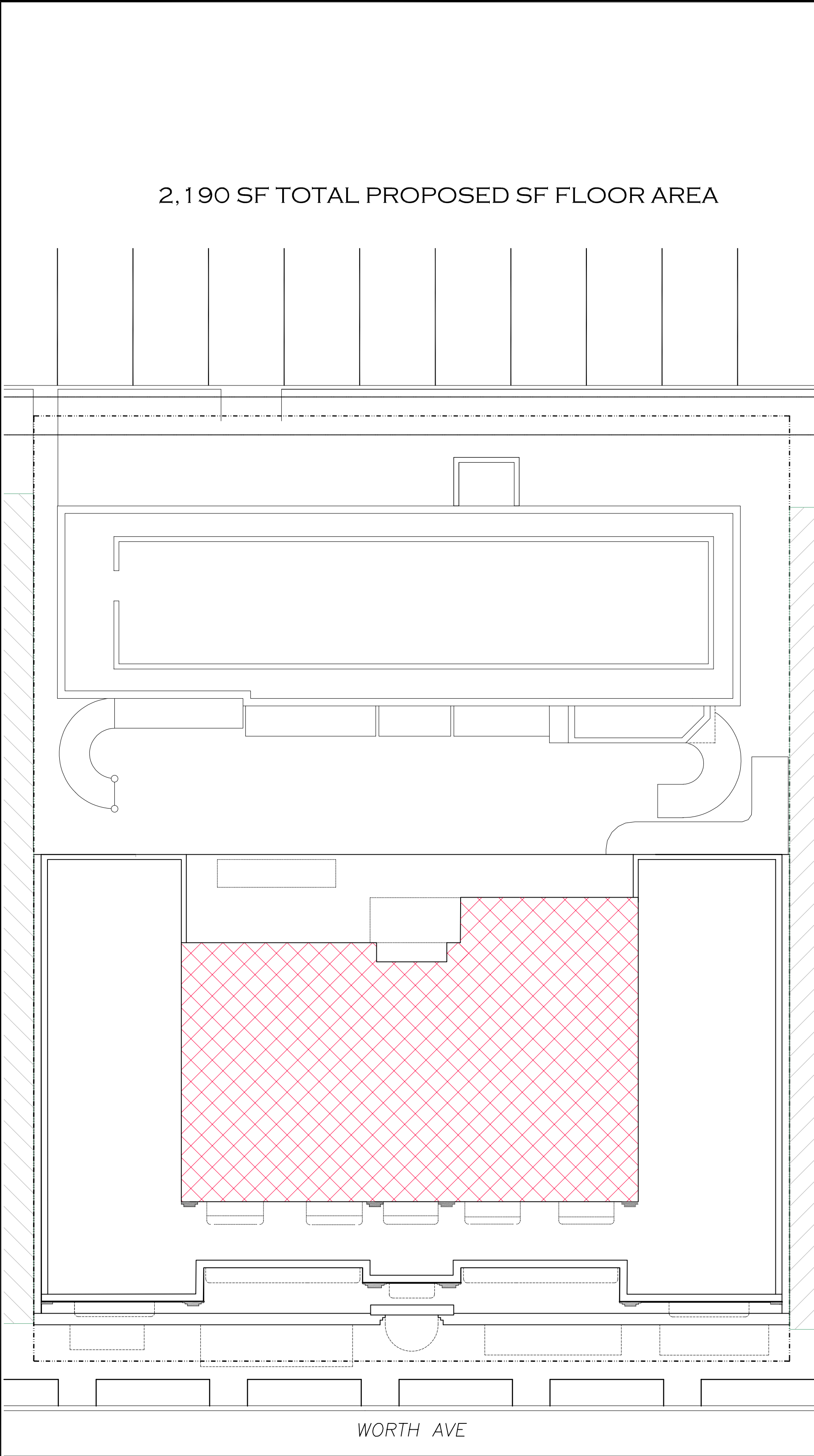
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ROGER P. JANSSEN AR-14785
DRAWING NO.

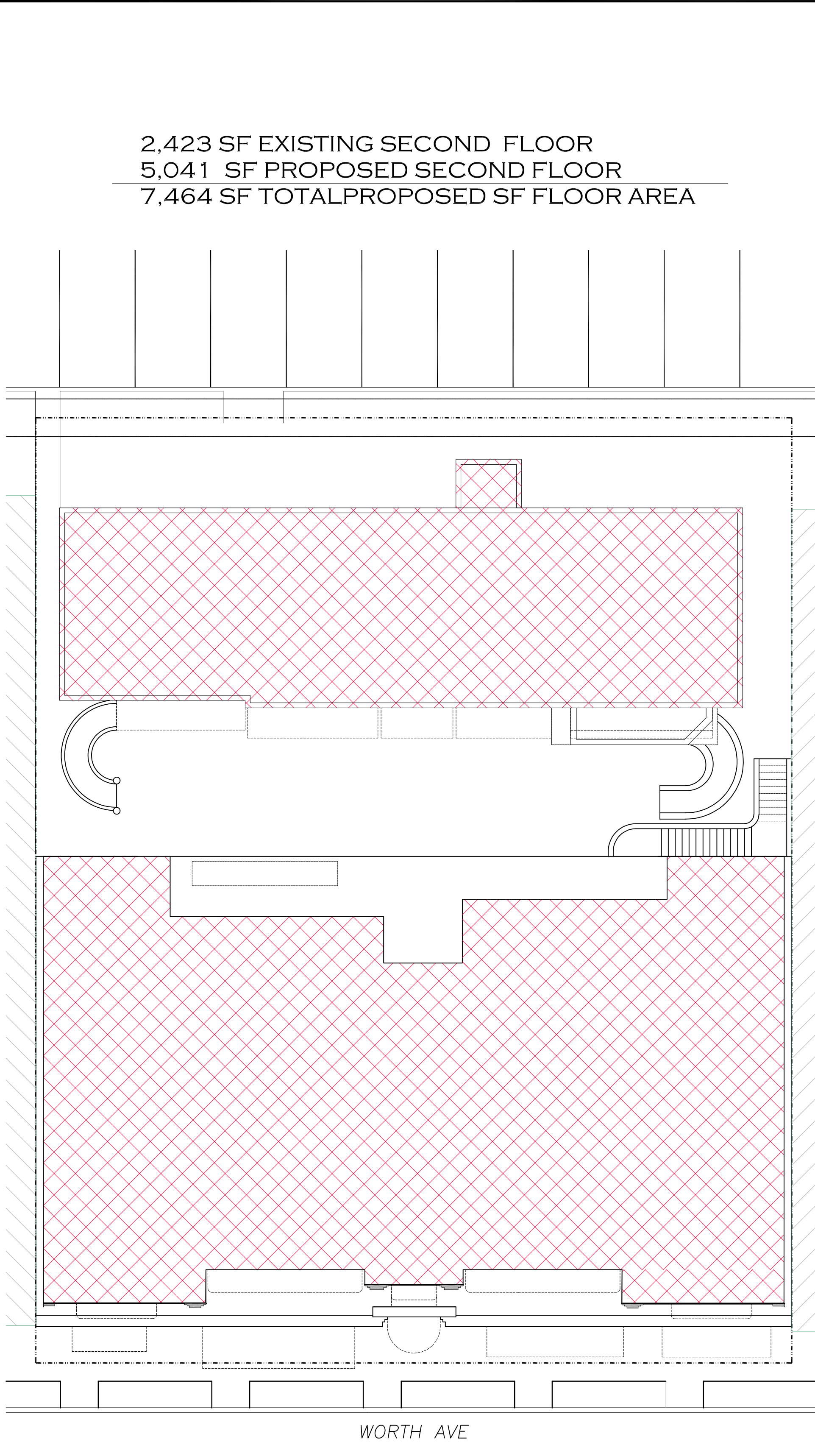
SP-1.04 R

JOB NUMBER: 21-112



TOTAL PROPOSED THIRD FLOOR AREA
2,190 S.F ON 12,500 S.F. LOT = 17%

PROPOSED THIRD FLOOR ADDITION

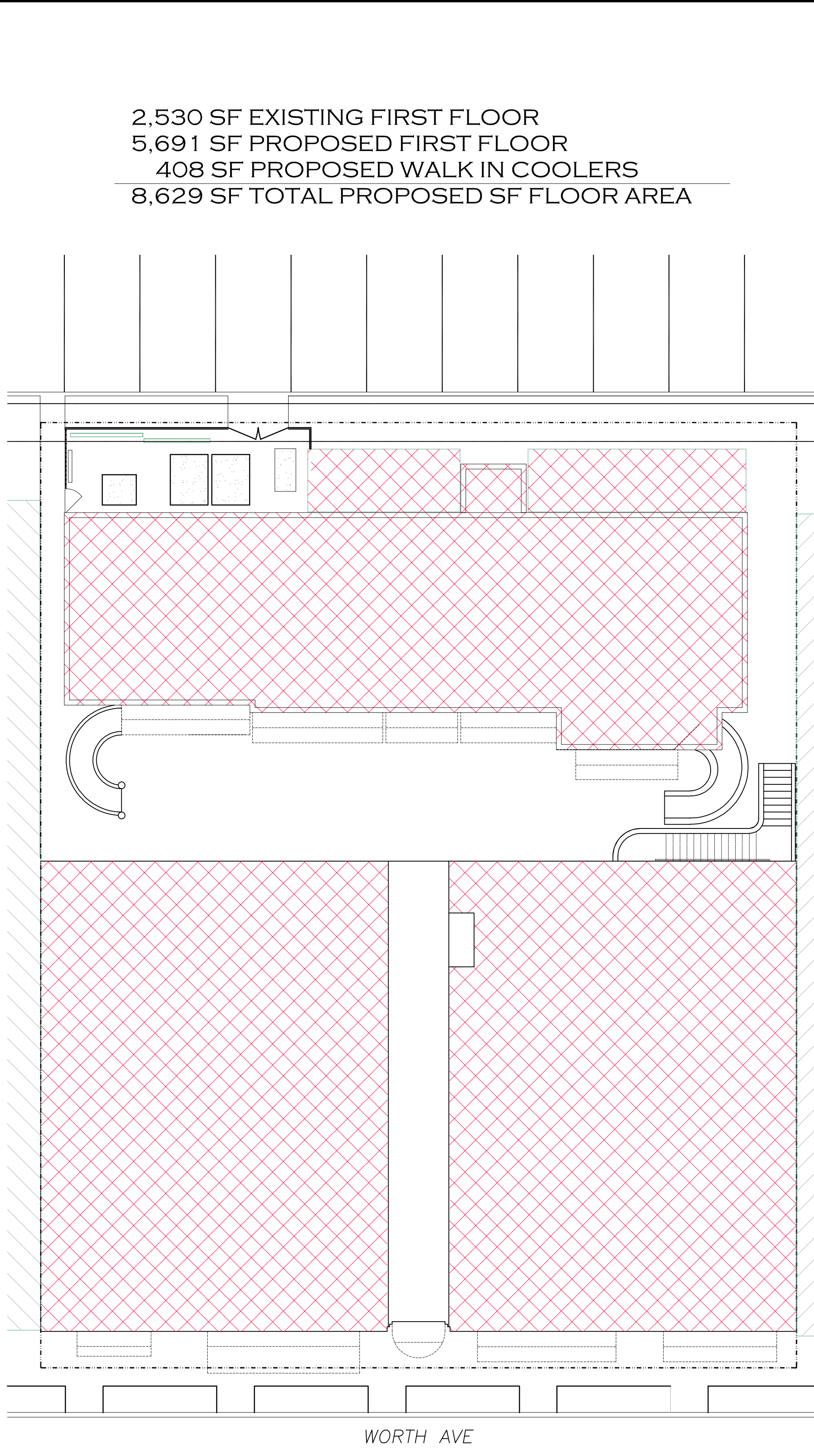


TOTAL PROPOSED SECOND FLOOR AREA
7,464 S.F ON 12,500 S.F. LOT = 60%

PROPOSED SECOND FLOOR ADDITION

PROPOSED
FLOOR AREA DIAGRAMS

NTS



TOTAL PROPOSED FIRST FLOOR AREA
8,629 S.F ON 12,500 S.F. LOT = 69%

PROPOSED FIRST FLOOR

LEGEND

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

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
• 09.12.2023 FINAL SUBMITTAL
• 10.21.2023 TC STAIR OPTION
• 12.04.2023 ARCOM SUBMITTAL
• 01.24.2024 ARCOM R1
• 02.28.2024 ARCOM R2
•

ARC-23-094 ZON-23-072

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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 R

JOB NUMBER: 21-112



ACROSS FROM 247 ADDITION 224 WORTH



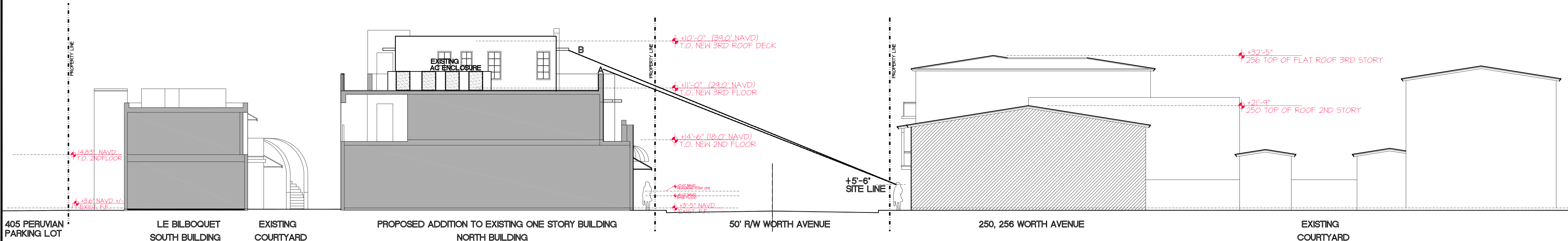
250 WORTH



256 WORTH



AERIAL VIEW



SITE LINE DIAGRAM

SCALE 3/32"=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-C00174

DATE: 08.28.2023

DRAWN: MJS

REVISIONS:

- 05.11.2023 FIRST SUBMITTAL
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- 09.12.2023 FINAL SUBMITTAL
- 10.21.2023 TC STAIR OPTION
- 12.04.2023 ARCOM SUBMITTAL
- 01.24.2024 ARCOM RI
-
-

ARC-23-094 ZON-23-072

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SEAL

STATE OF FLORIDA

REGISTERED ARCHITECT

ROGER P. JANSSEN AR-14785

ROGER P. JANSSEN AR-14785

DRAWING NO.

REF-1 **R2**

JOB NUMBER: 21-112