

PROPOSED NEW RESIDENCE AT:

1 1 7 DOLPHIN ROAD

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA

PRESENTATION REV02



DAILEY JANSSEN ARCHITECTS, P.A.
400 CLEMATIS STREET, STE 200, WEST PALM BEACH, FLORIDA, 33401

ARCOM: ARC-24-0074
MEETING DATE: 12.20.2024

PROPOSED NEW RESIDENCE AT:

1 1 7 DOLPHIN ROAD

TOWN OF PALM BEACH

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

DATE: PRESENTATION 01.25.2024

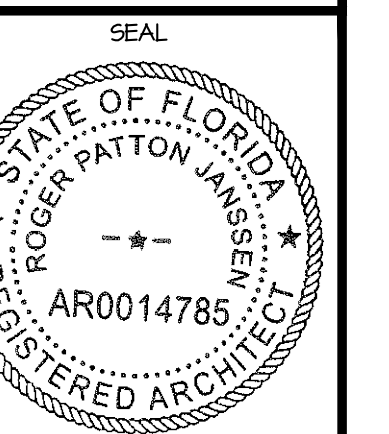
DRAWN: L&J

REVISIONS:

PRESENTATION REV01: 11.22.24

PRESENTATION REV02: 12.20.24

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

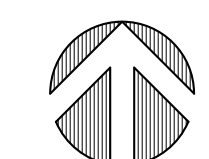
DRAWING NO.

A0.00

JOB NUMBER: 24-114



SCALE: 3/16"=1'-0"



PROPOSED NEW RESIDENCE A1:

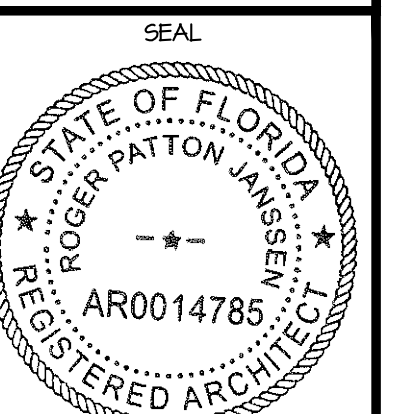
117 DOLPHIN ROAD
FOUNTAIN VALLEY, CALIF. 92708

CHOCOLATE

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-933-4701, LICENSE #AA-C0019174

DATE: PRESENTATION 09.25.2024
DRAWN: LGU
REVISIONS:
PRESENTATION REV01: 11.22.24
PRESENTATION REV02: 12.20.24

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ROGER P. JANSSEN AR-14785

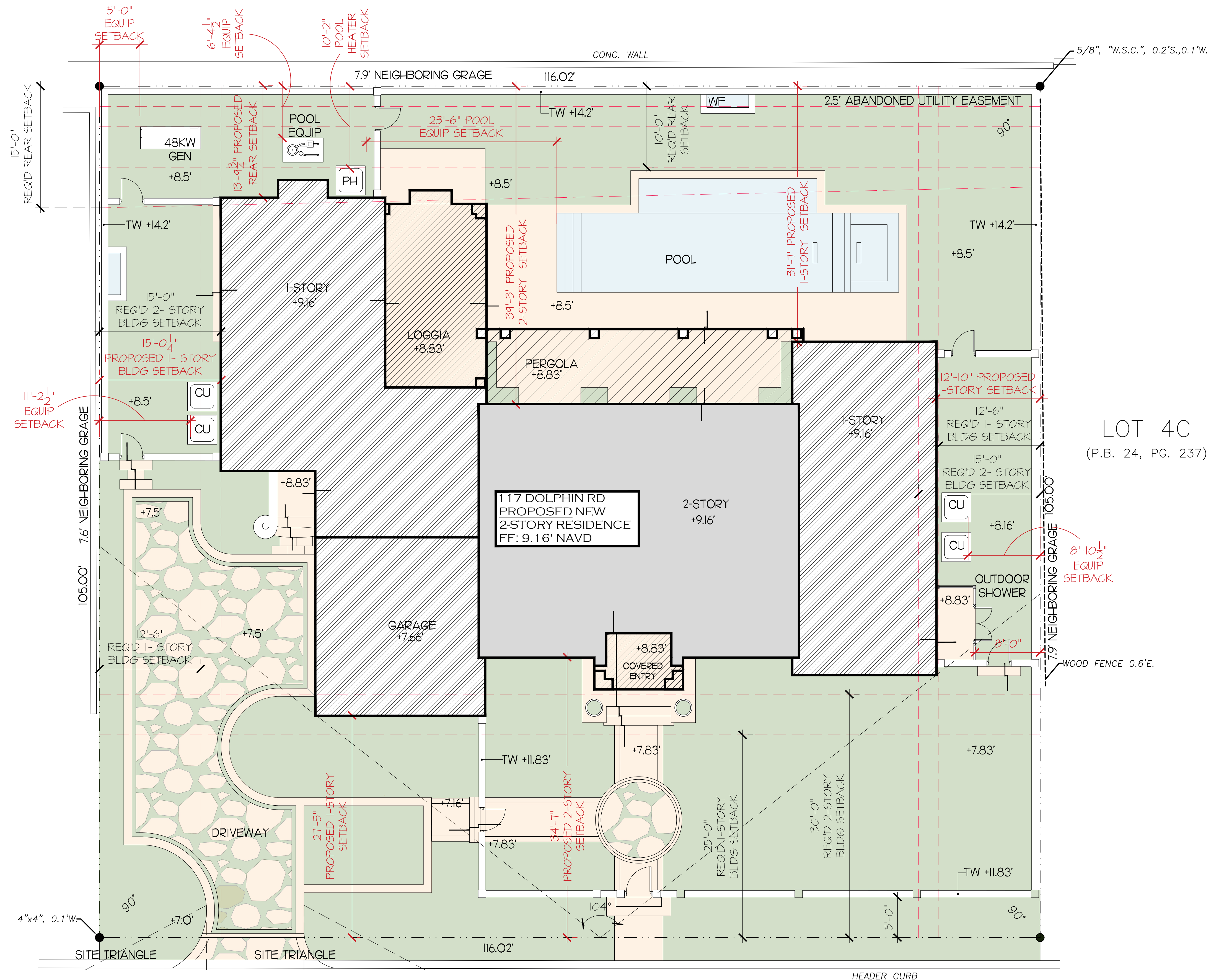
RCOM # ARC-24-0074

DRAWING NO.

SP1.01

PREVIOUS

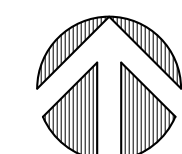
DB NUMBER: 24-114



LOT 4C
(P.B. 24, PG. 237)

CURRENTLY
PROPOSED
SITE PLAN

SCALE: 3/16"=1'-0"

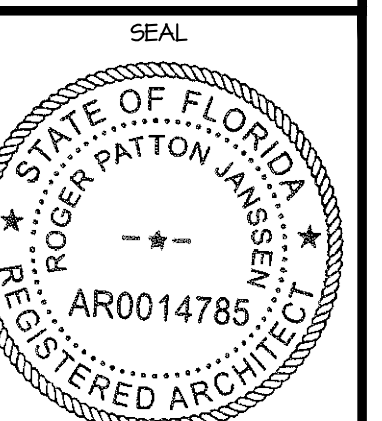


PROPOSED NEW RESIDENCE AT:
117 DOLPHIN ROAD

TOWN OF PALM BEACH
DAILEY JANSSEN ARCHITECTS
PALM BEACH
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4101, LICENSE #AA-C00174

DATE: PRESENTATION 01.25.2024
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REVISIONS:
PRESENTATION REV01: 11.22.24
PRESENTATION REV02: 12.20.24

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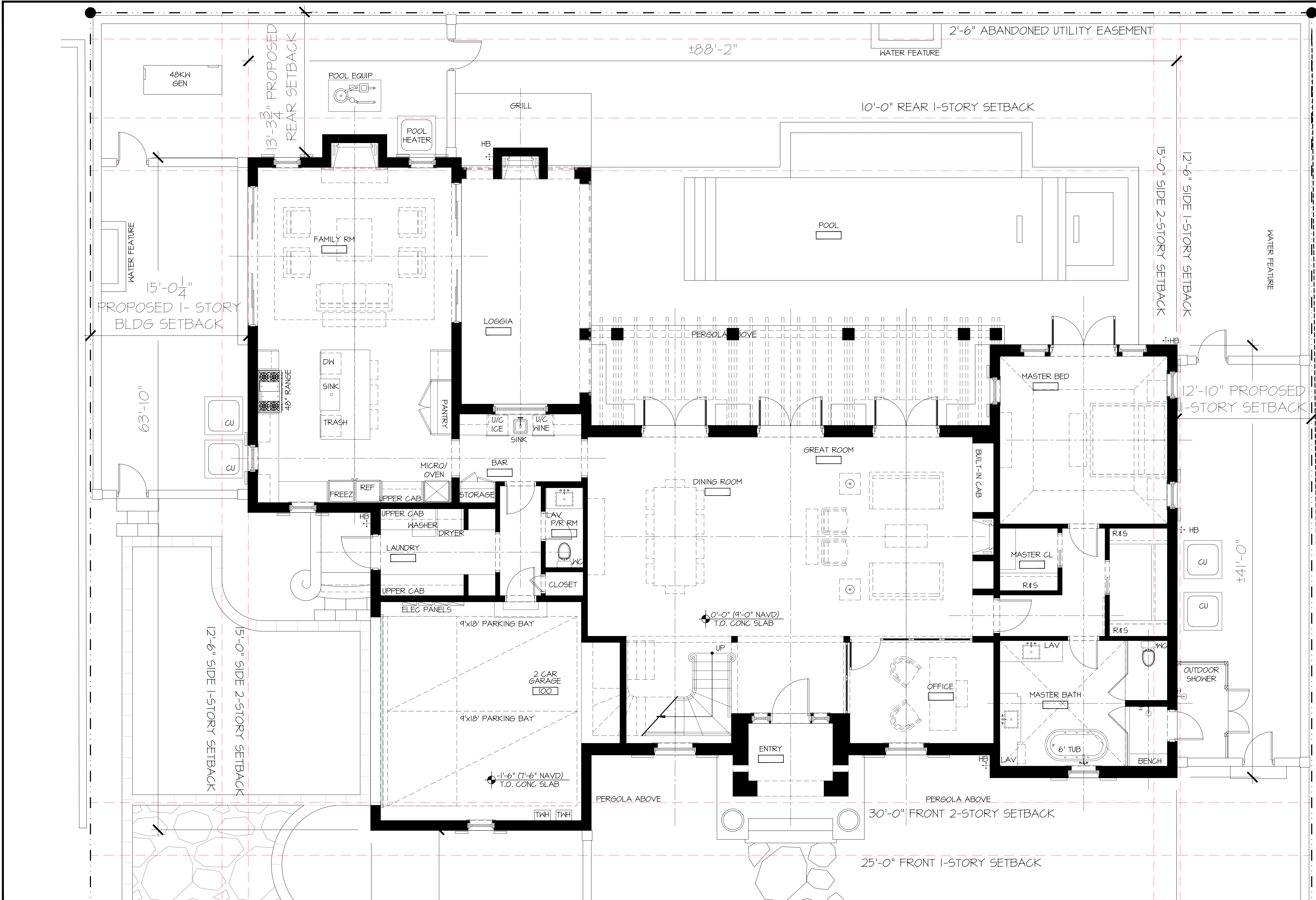
ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

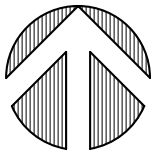
DRAWING NO.

SP1.02
PROPOSED

JOB NUMBER: 24-114



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



PROPOSED NEW RESIDENCE AT:

117 DOLPHIN 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

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SEAL

STATE OF FLORIDA
REGISTERED ARCHITECT
ROGER PATTON JANSSEN
AR0014785

ROGER P. JANSSEN AR-14785
ARCOM # ARC-24-0074

DRAWING NO.

A1.01
PREVIOUS

JOB NUMBER: 24-114

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C0014

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SEAL

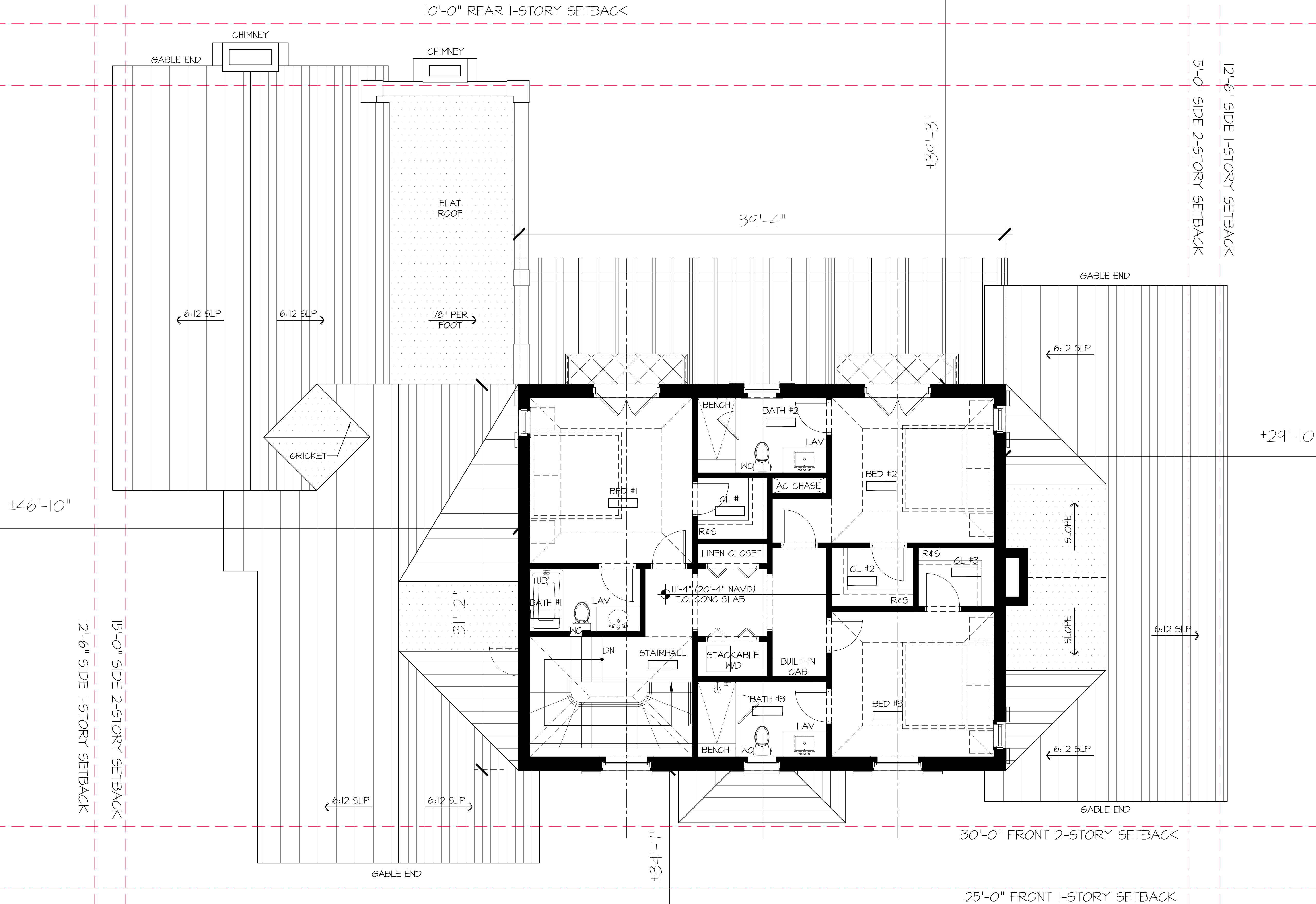
ROGER P. JANSSEN AR-14185

ARCOM # ARC-24-0074

DRAWING NO.

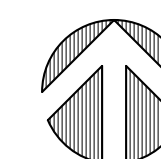
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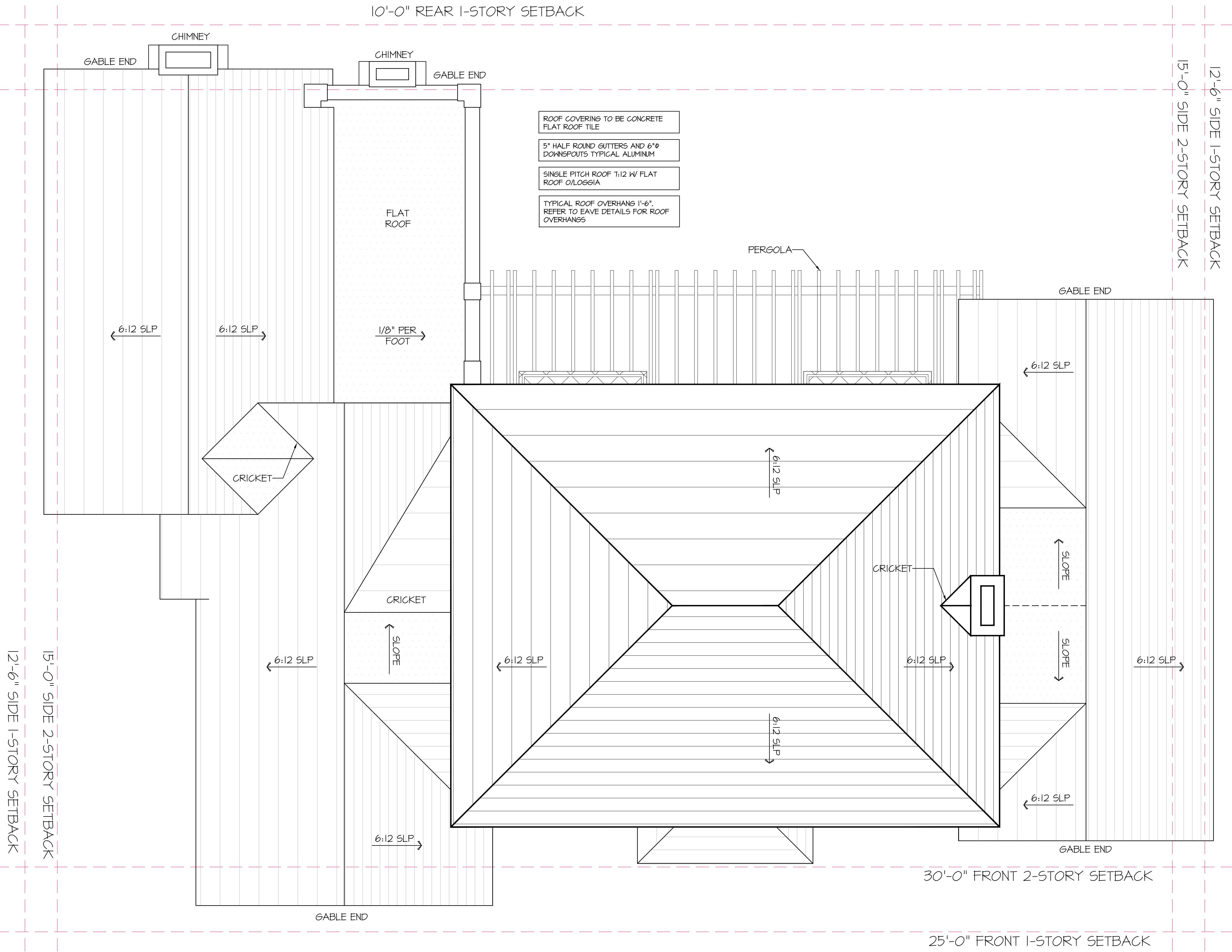
JOB NUMBER: 24-114



CURRENTLY PROPOSED SECOND FLOOR PLAN

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





PROPOSED NEW RESIDENCE AT:
117 DOLPHIN ROAD
PALM BEACH
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-933-4101, LICENSE #AA-C00174

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SEAL

ROGER P. JANSSEN AR-14185
ARCOM # ARC-24-0074
DRAWING NO.

A1.04
CURRENT
JOB NUMBER: 24-114



CURRENTLY PROPOSED SOUTH ELEVATION W/ SITE WALL

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



CURRENTLY PROPOSED SOUTH ELEVATION W/ SITE WALL

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

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: PRESENTATION 04.25.2024

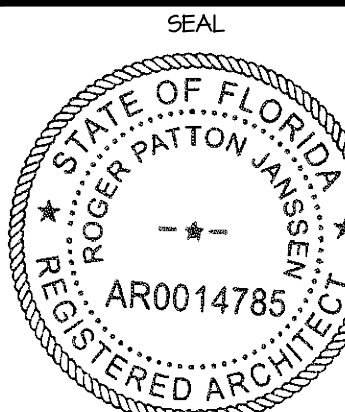
DRAWN: LGU

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

DRAWING NO.

A2.00

JOB NUMBER: 24-114



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



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

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

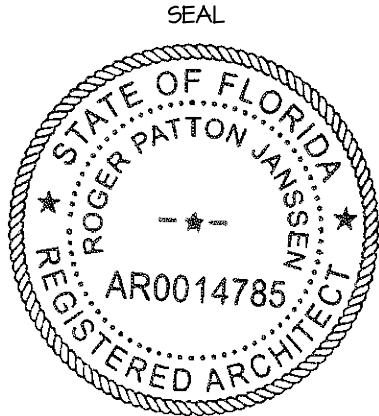
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

DRAWING NO.

R0.1

JOB NUMBER: 24-114



PREVIOUSLY PROPOSED ENTRY PERSPECTIVE
NO LANDSCAPE

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

PALM BEACH

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

DATE: PRESENTATION 04.25.2024

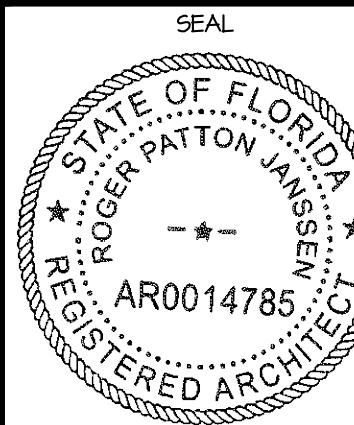
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

DRAWING NO.

R0.5

JOB NUMBER: 24-114



CURRENTLY PROPOSED ENTRY PERSPECTIVE
NO LANDSCAPE

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: PRESENTATION 04.25.2024

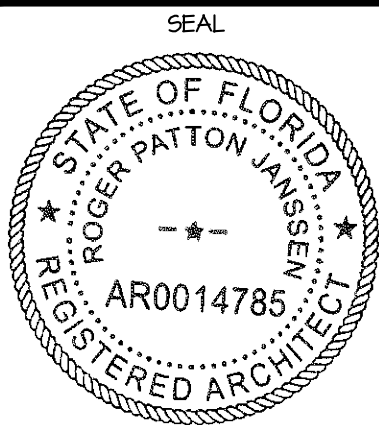
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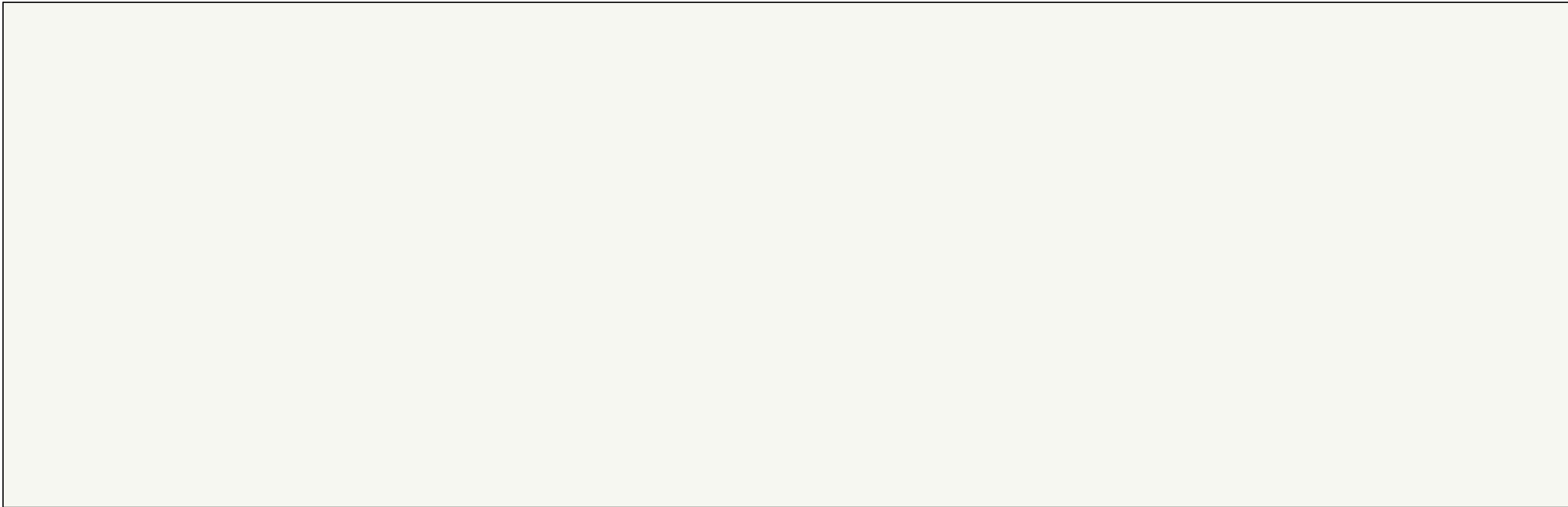
ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

DRAWING NO.

R0.6

JOB NUMBER: 24-114



WHITE STUCCO

- BENJAMIN MOORE OC-65: CHANTILLY LACE



CURRENTLY PROPOSED SHUTTER COLOR

- BENJAMIN MOORE HERB BOUQUET 460



ROOF TILE

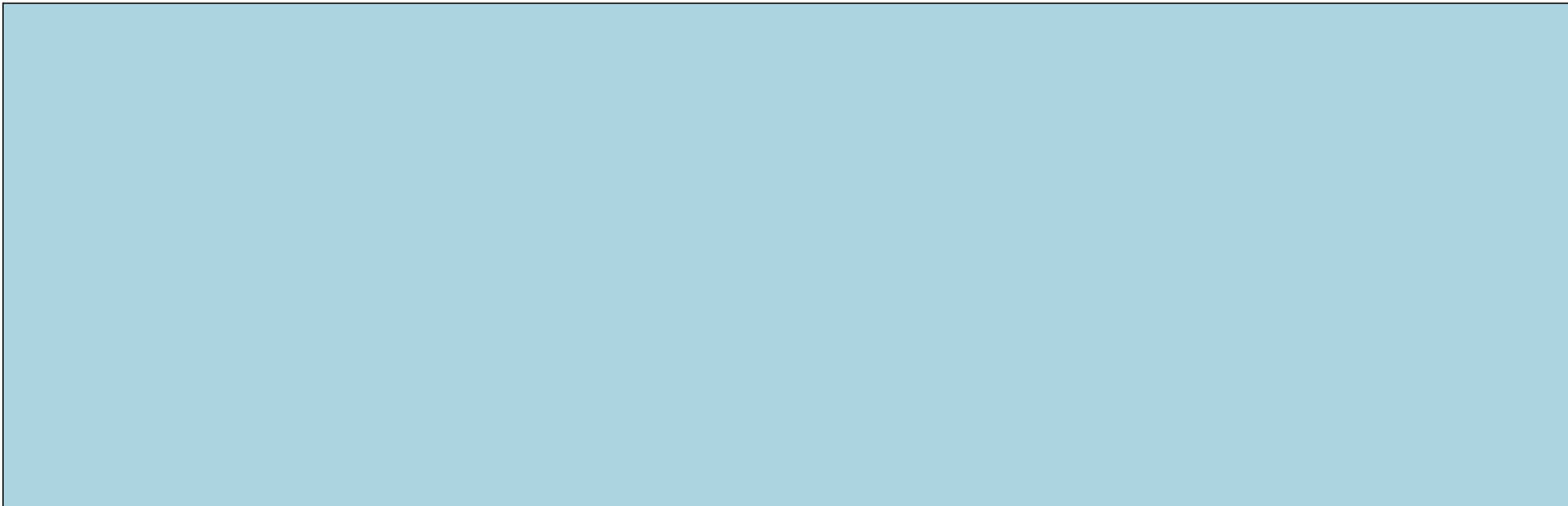
- WHITE CEMENT SLURRY ROOF TILE



HARDSCAPE

- DOMINICAN CORAL

CURRENTLY PROPOSED COLOR PALETTE



PREVIOUSLY PROPOSED SHUTTER COLOR

BENJAMIN MOORE 772

PREVIOUSLY PROPOSED COLOR PALETTE

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

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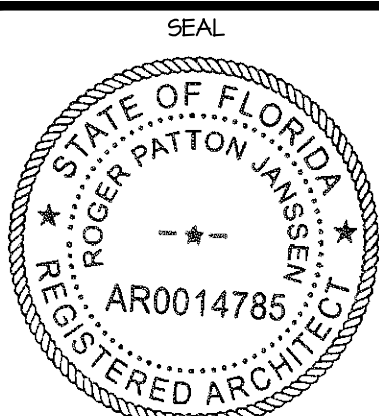
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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

DRAWING NO.

R0.10

JOB NUMBER: 24-114



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



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

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: PRESENTATION 04.25.2024

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SEAL

STATE OF FLORIDA
ROGER PATTON JANSSEN
REGISTERED ARCHITECT
AR0014785

ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

DRAWING NO.

A2.01

JOB NUMBER: 24-114



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



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

PROPOSED NEW RESIDENCE AT:
117 DOLPHIN ROAD
PALM BEACH
TOWN OF PALM BEACH

DATE: PRESENTATION 04.25.2024
DRAWN: L&U
REVISIONS:
PRESENTATION REV01: 11.22.24
PRESENTATION REV02: 12.20.24

DAILEY JANSSEN ARCHITECTS
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SEAL
STATE OF FLORIDA
DAILEY JANSSEN
REGISTERED ARCHITECT
AR-14785

ROGER P. JANSSEN AR-14785
ARCOM # ARC-24-0074
DRAWING NO.
A2.02
JOB NUMBER: 24-114



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



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

PROPOSED NEW RESIDENCE AT:
117 DOLPHIN ROAD
PALM BEACH
TOWN OF PALM BEACH

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

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SEAL
STATE OF FLORIDA
DAILEY JANSSEN
REGISTERED ARCHITECT
AR0014785

ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

DRAWING NO.
A2.03

JOB NUMBER: 24-114



UNCHANGED PREVIOUSLY PROPOSED WEST ELEVATION

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

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: PRESENTATION 04.25.2024

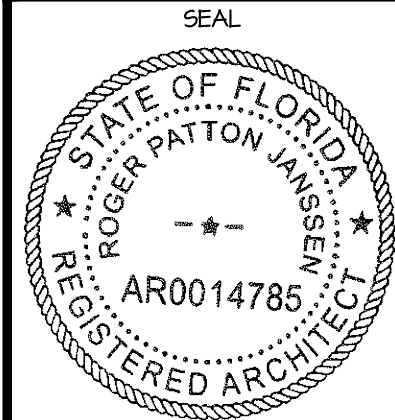
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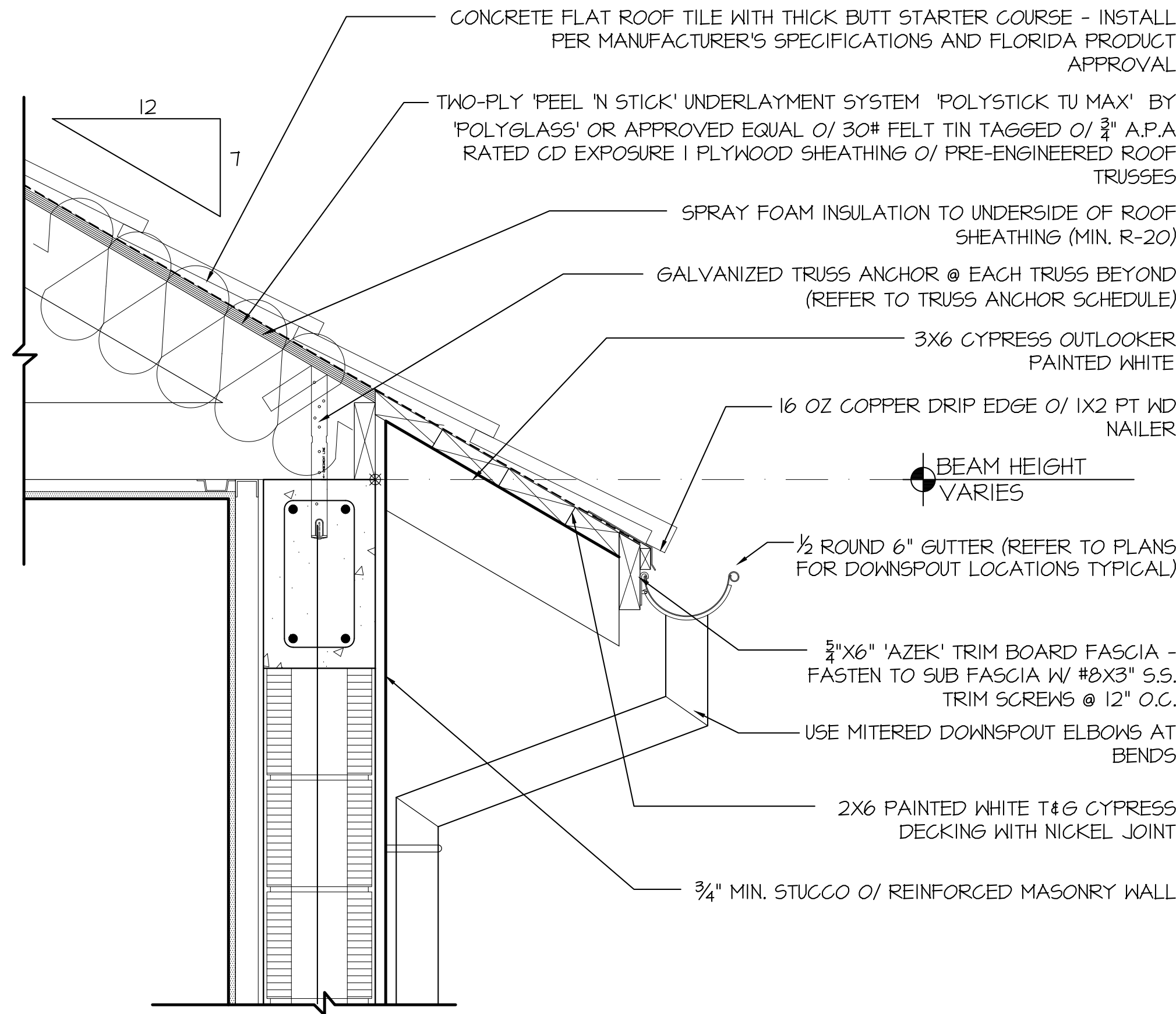
ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

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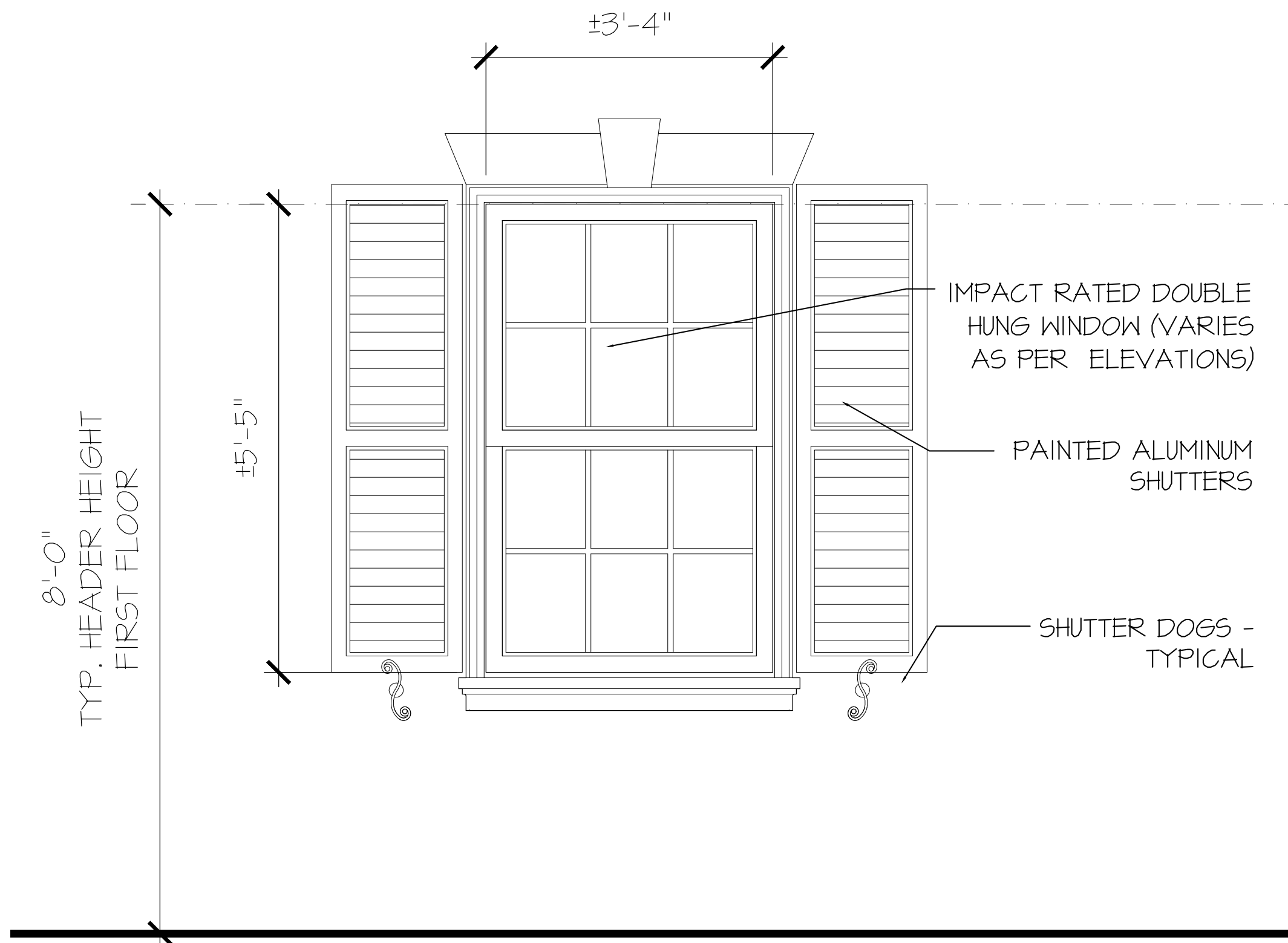
A2.04

JOB NUMBER: 24-114



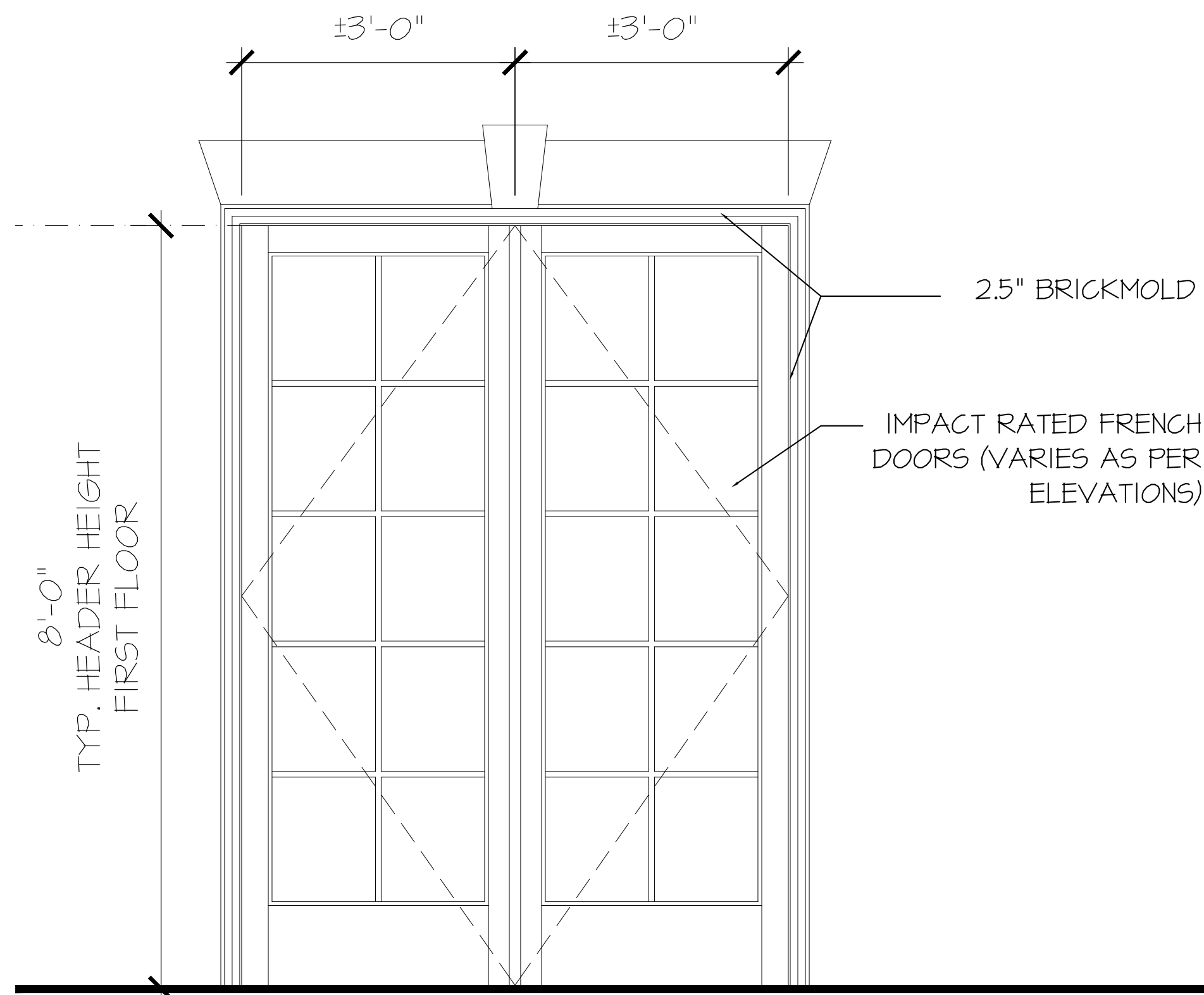
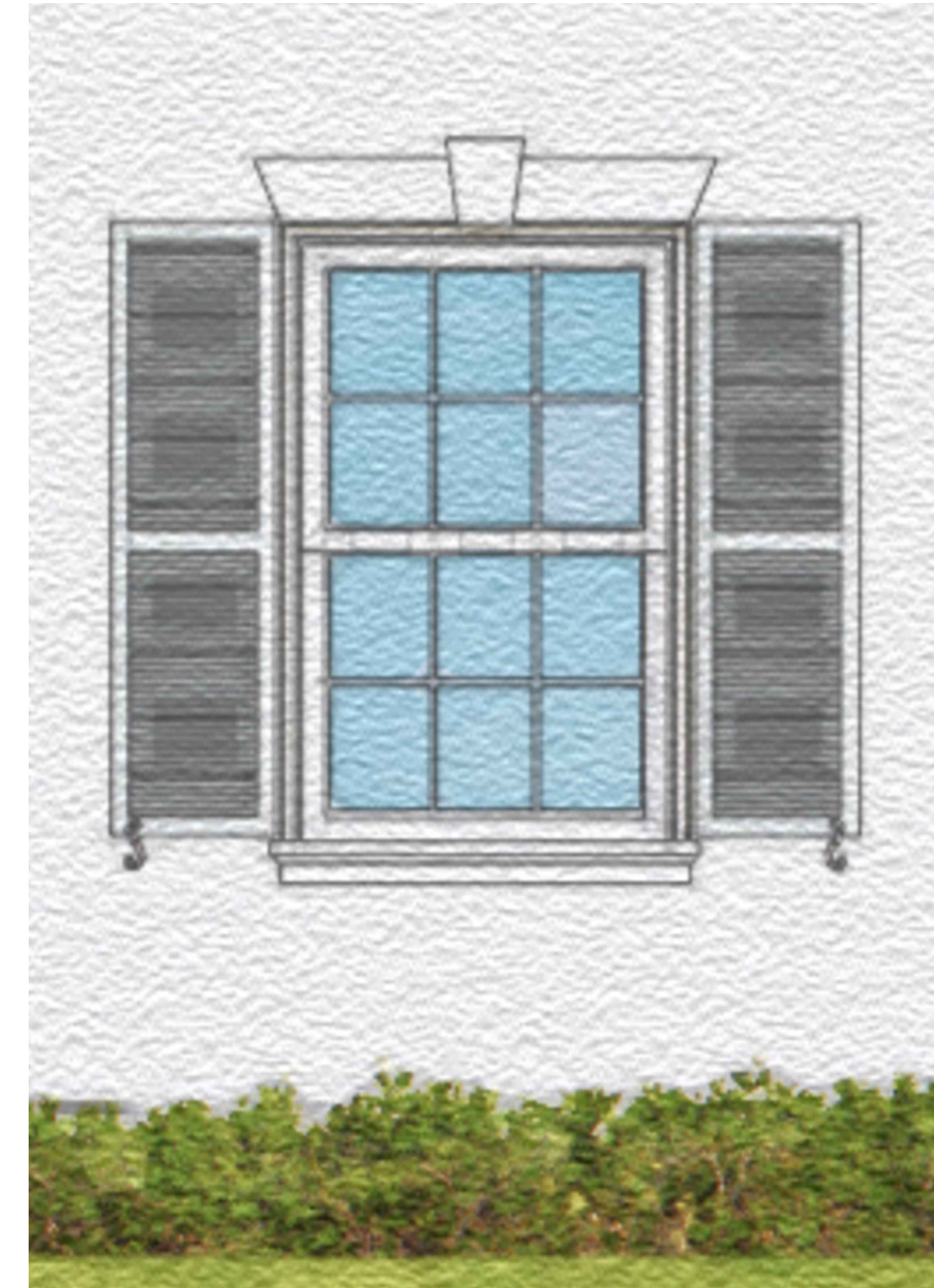
PROPOSED EAVE DETAIL

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



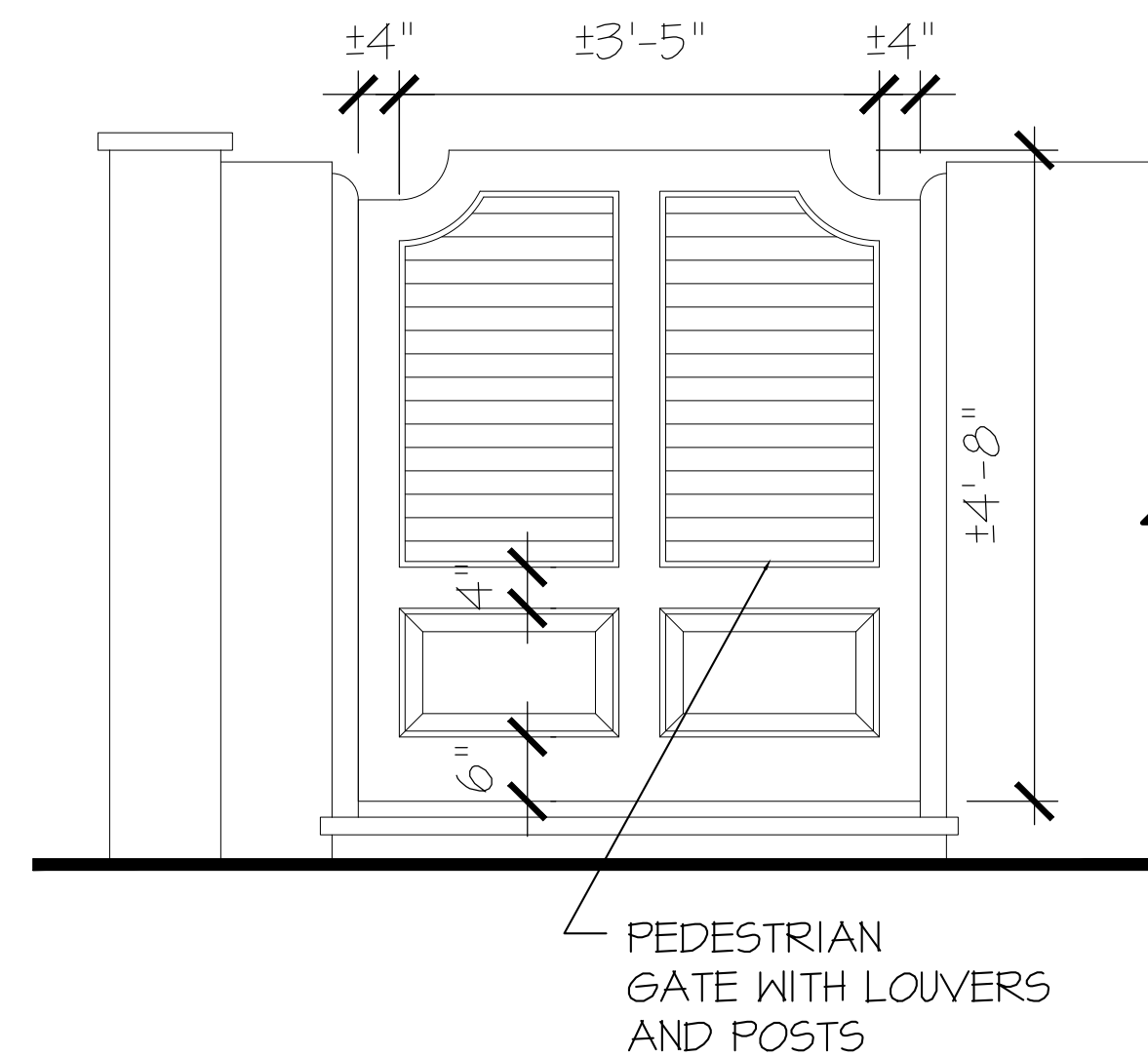
WINDOW DETAIL - UNCHANGED

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



PROPOSED DOOR DETAIL

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



GATE DETAIL - UNCHANGED

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



PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: PRESENTATION 04.25.2024

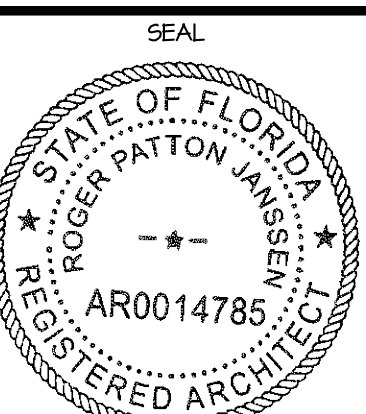
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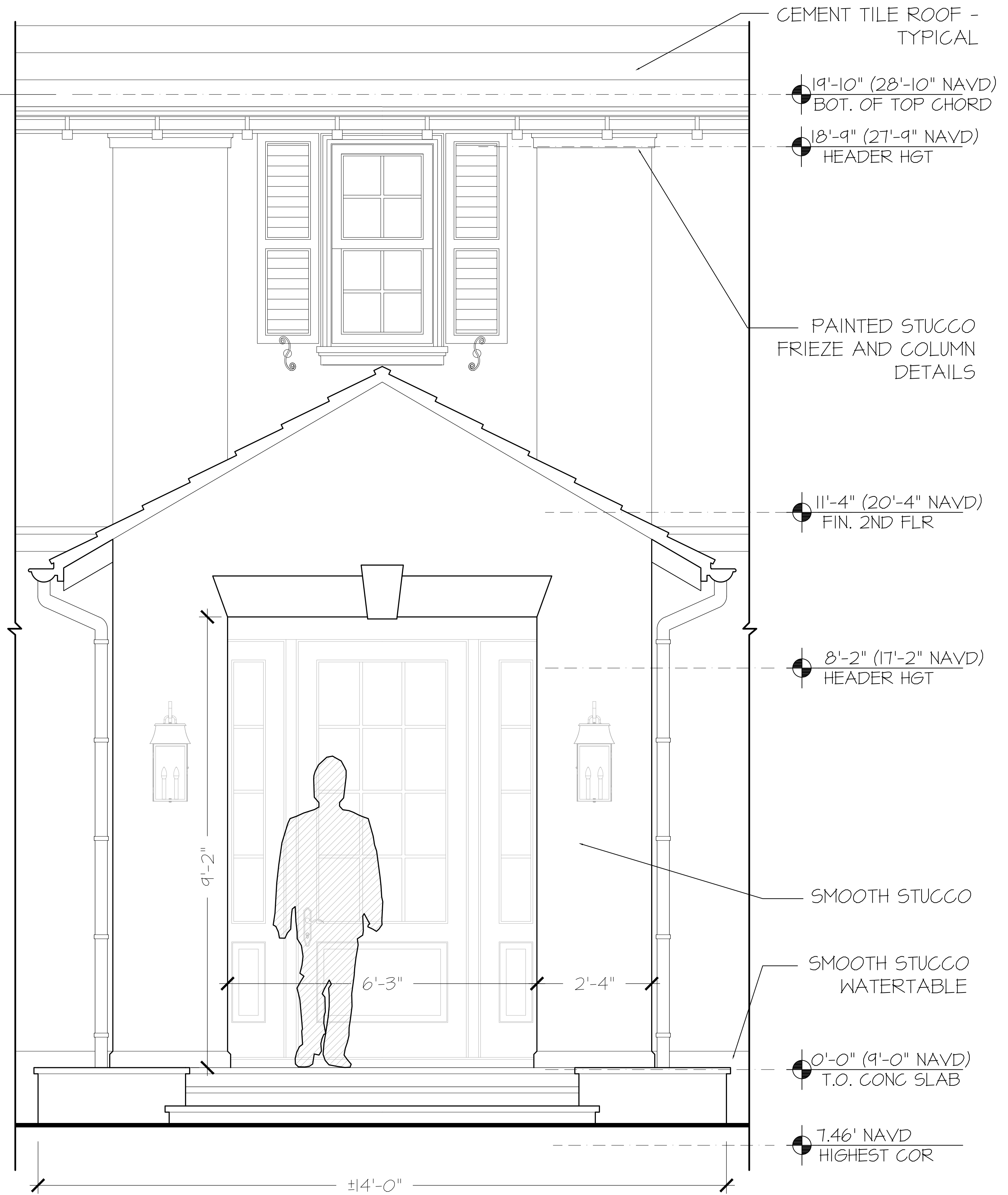
DRAWING NO.

D0.1

JOB NUMBER: 24-114



19'-10" (2-STORY) PROPOSED BUILDING HEIGHT



PREVIOUSLY PROPOSED ENTRY DETAIL

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

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

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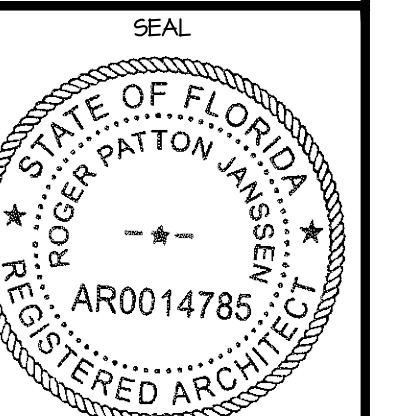
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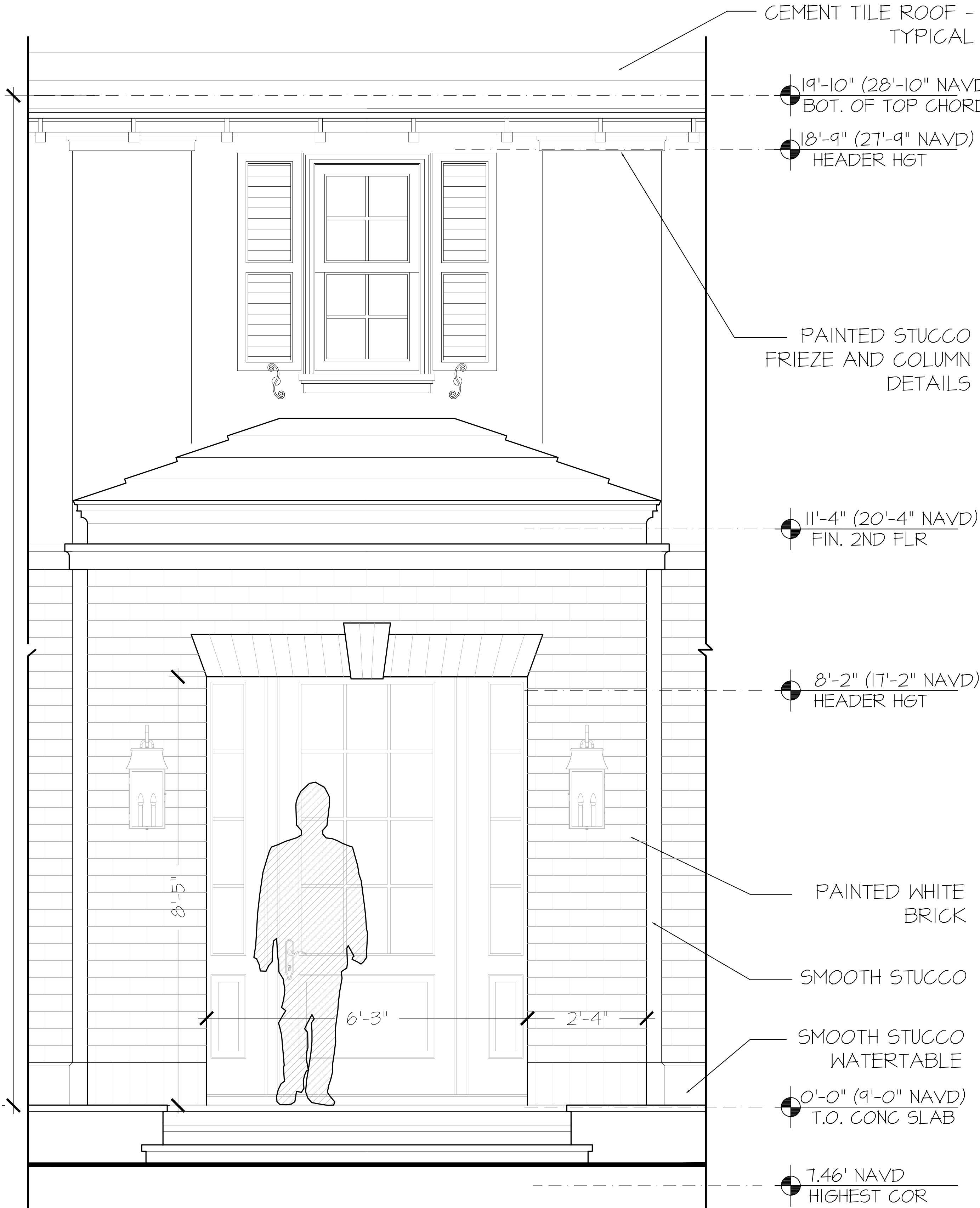
DRAWING NO.

D0.2
COLOR

JOB NUMBER: 24-114



19'-10" (2-STORY) PROPOSED BUILDING HEIGHT



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

PROPOSED NEW RESIDENCE AT:
117 DOLPHIN ROAD
PALM BEACH
TOWN OF PALM BEACH

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

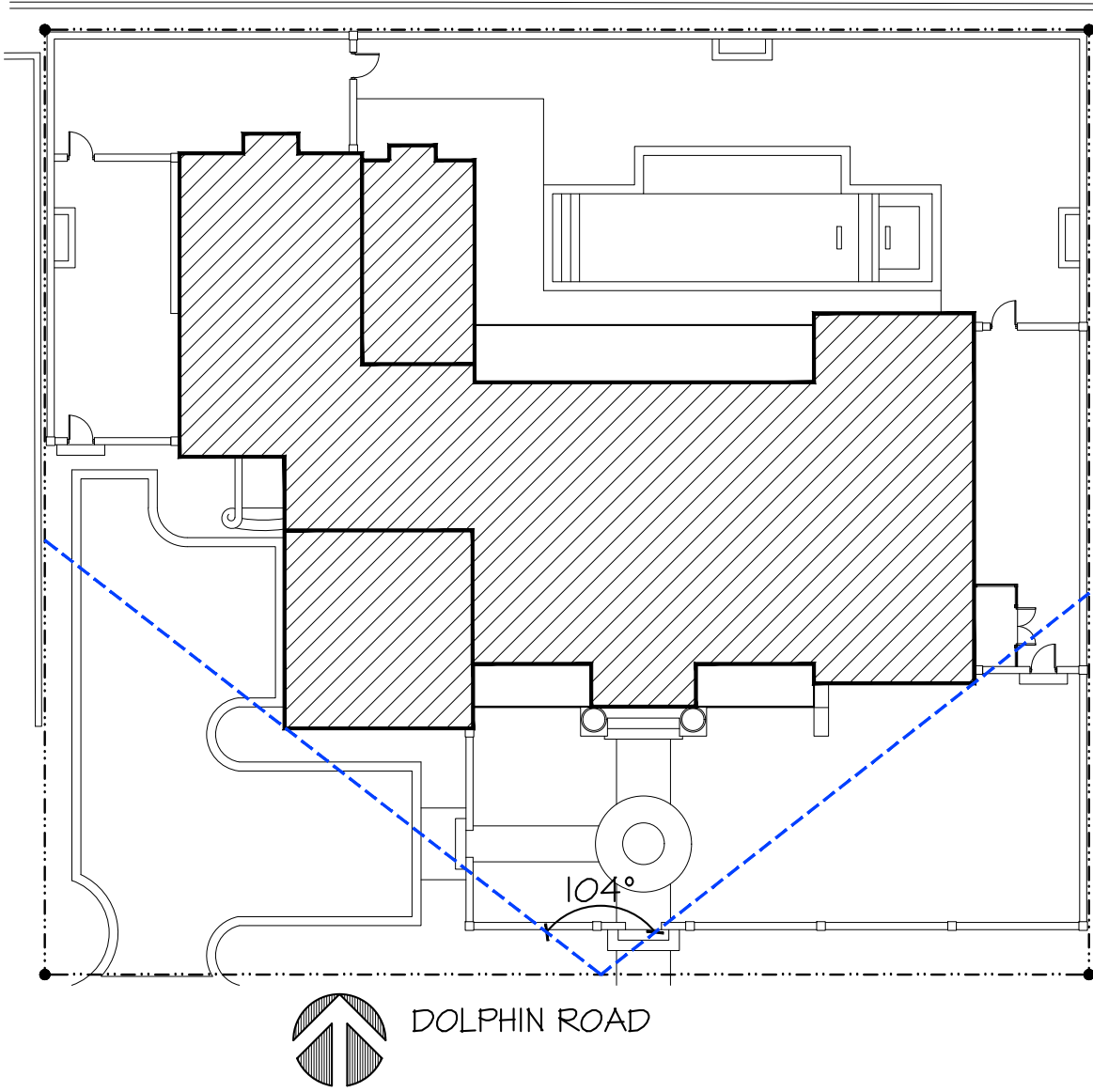
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ARCOM # ARC-24-0074
DRAWING NO.

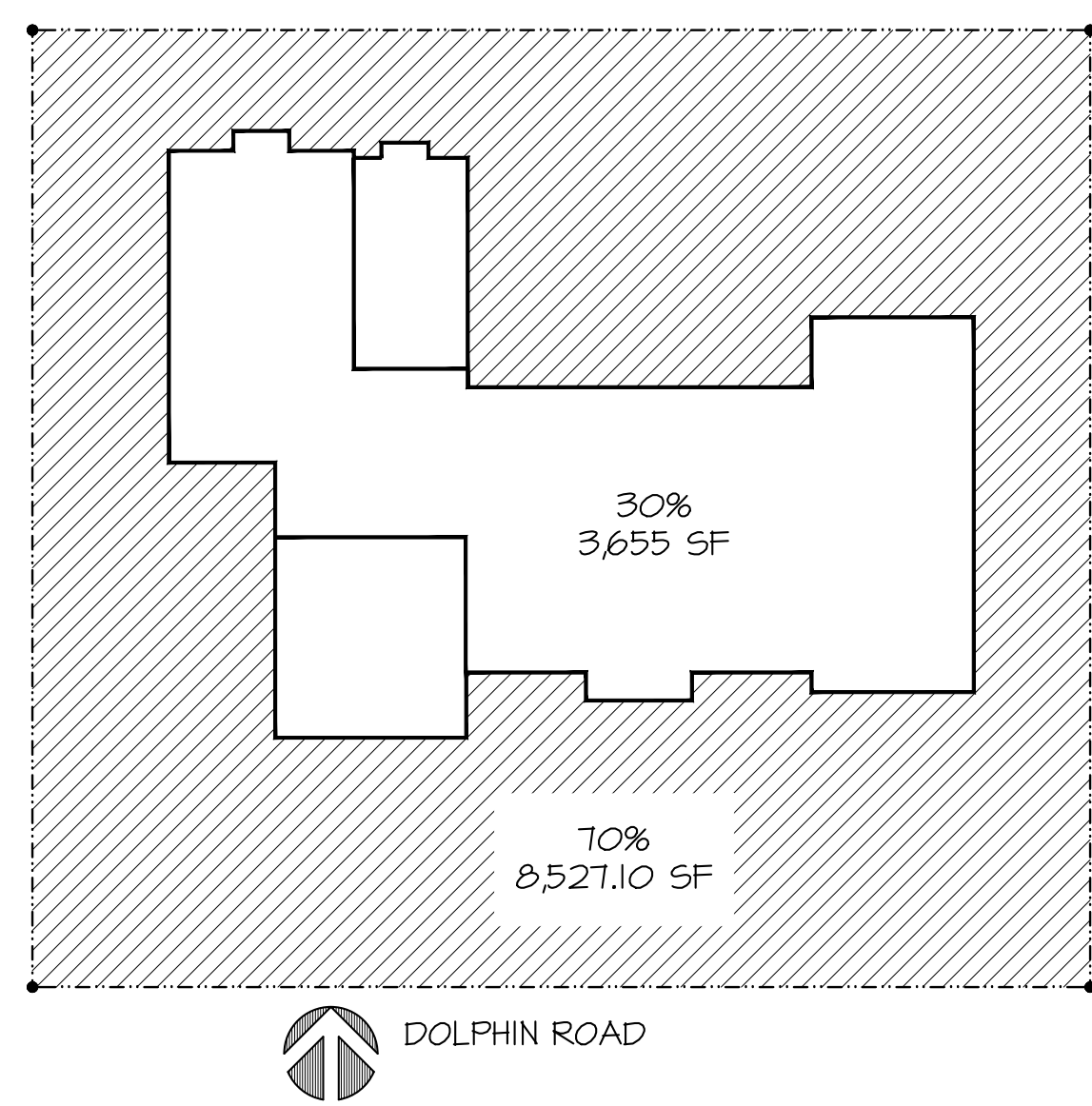
D0.3
COLOR
JOB NUMBER: 24-114

DIAGRAM - ANGLE OF VISION AND SAFE SITE TRIANGLES



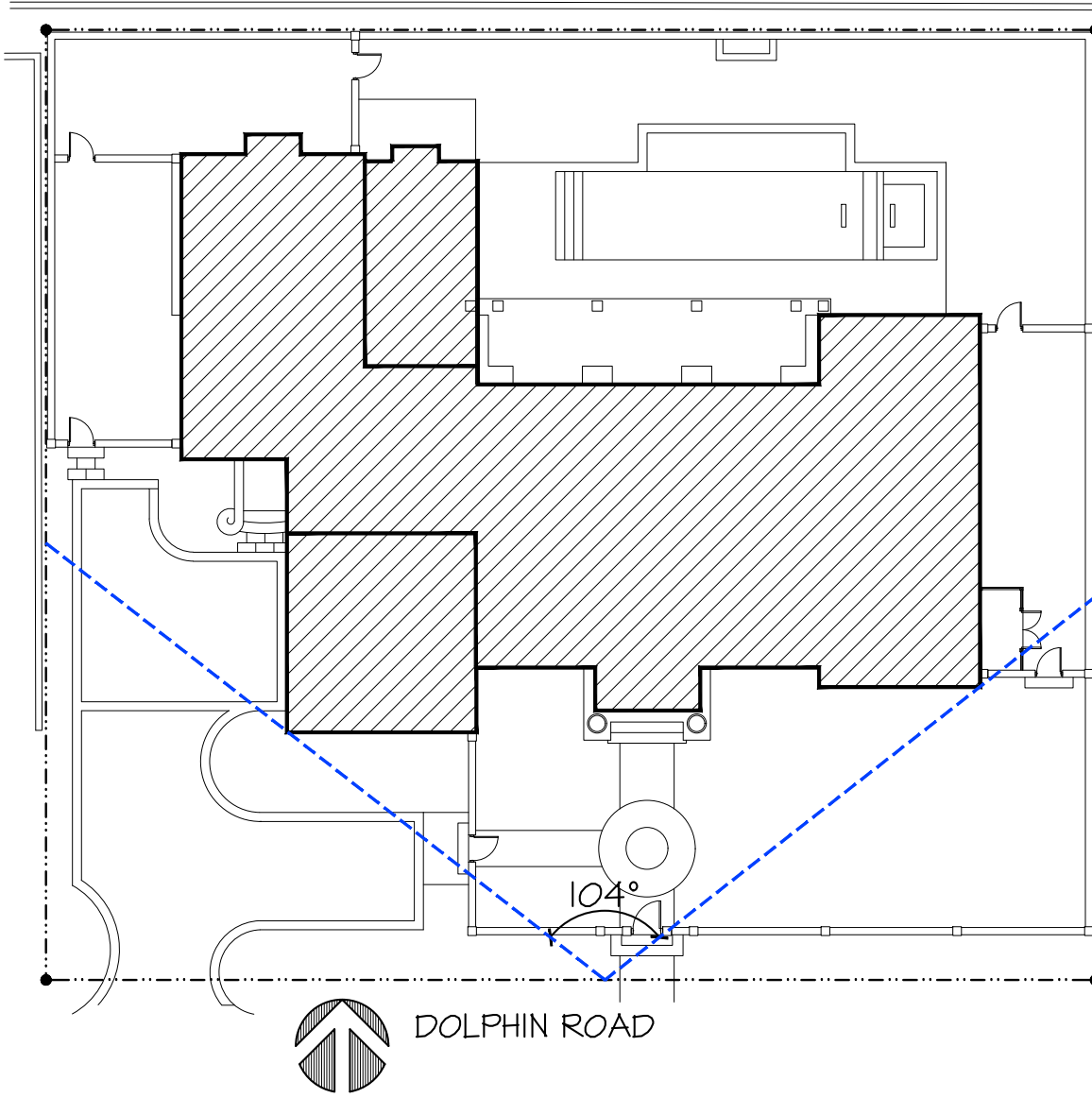
ANGLE OF VISION: 104° = ALLOWABLE (104°)

DIAGRAM - LOT COVERAGE



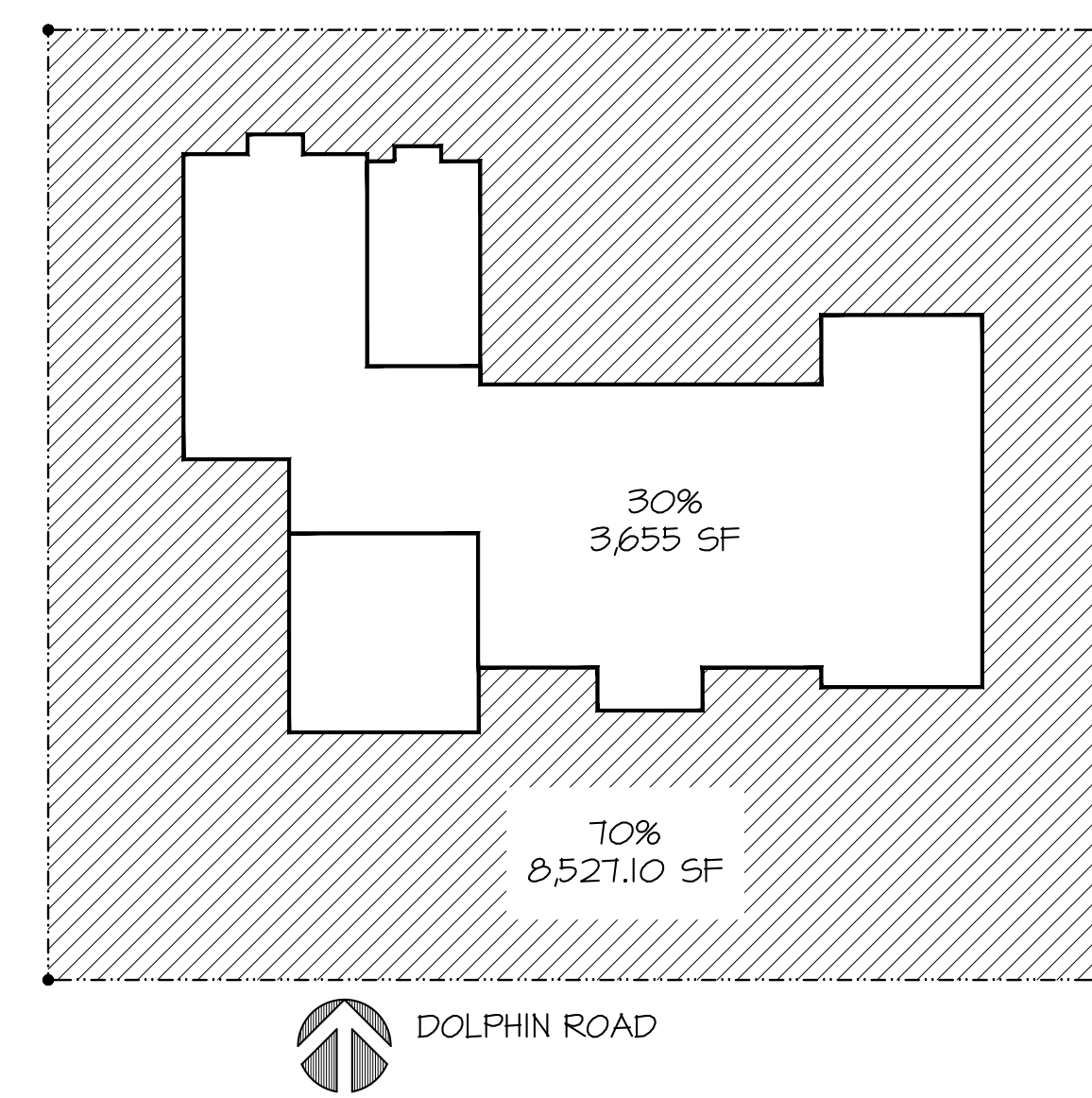
TOTAL PROPOSED LOT COVERAGE/FOOTPRINT: 30 % AT 3,655 S.F.
TOTAL ALLOWED LOT COVERAGE/FOOTPRINT: 30 % AT 3,655 S.F.

DIAGRAM - ANGLE OF VISION AND SAFE SITE TRIANGLES



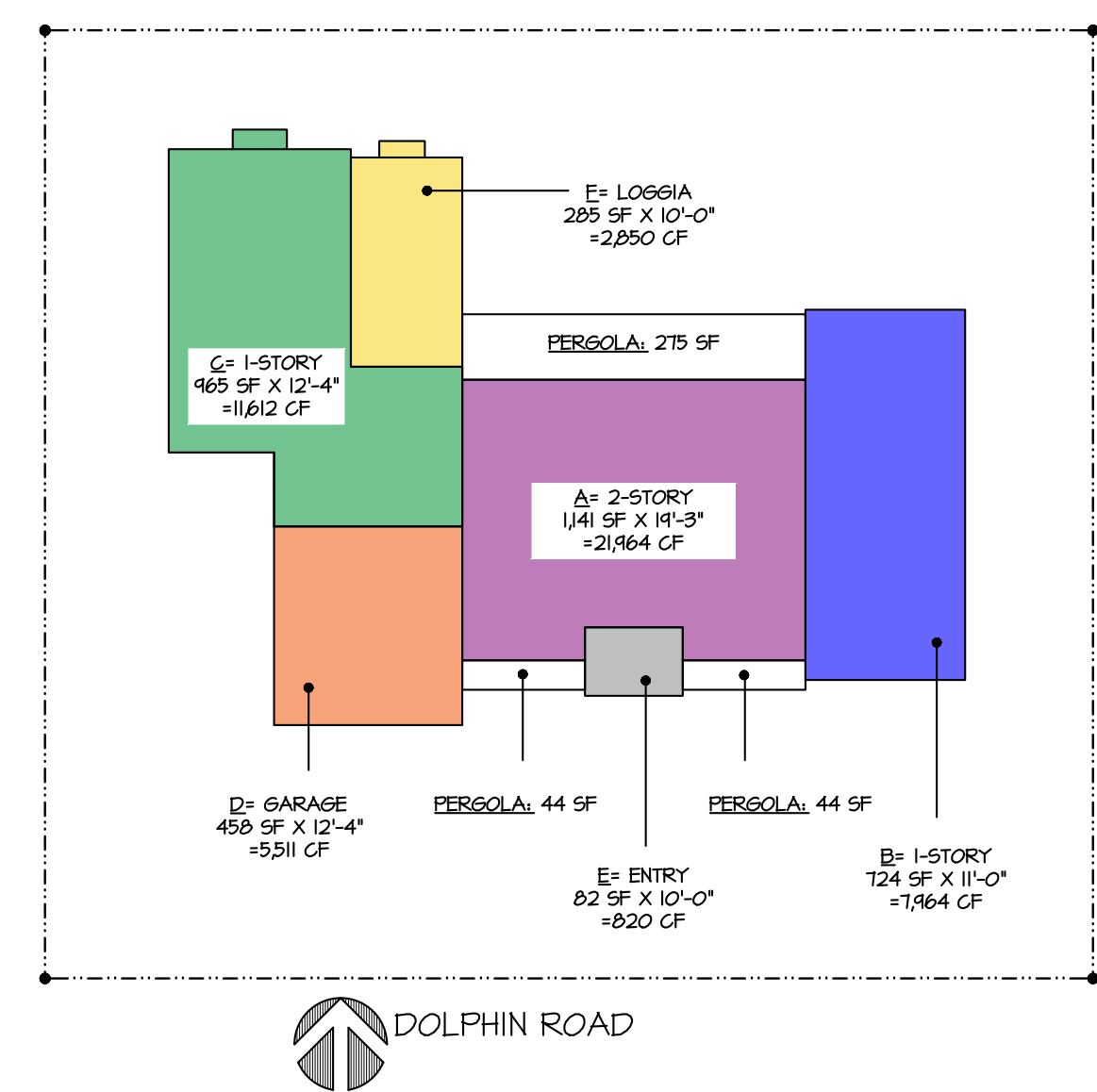
ANGLE OF VISION: 104° = ALLOWABLE (104°)

DIAGRAM - LOT COVERAGE



TOTAL PROPOSED LOT COVERAGE/FOOTPRINT: 30 % AT 3,655 S.F.
TOTAL ALLOWED LOT COVERAGE/FOOTPRINT: 30 % AT 3,655 S.F.

DIAGRAM - CUBIC CONTENT



TOTAL PROPOSED CCR: 48,299 CF
TOTAL ALLOWED CCR: 48,463 CF

AXONOMETRIC - PROPOSED CUBIC CONTENT

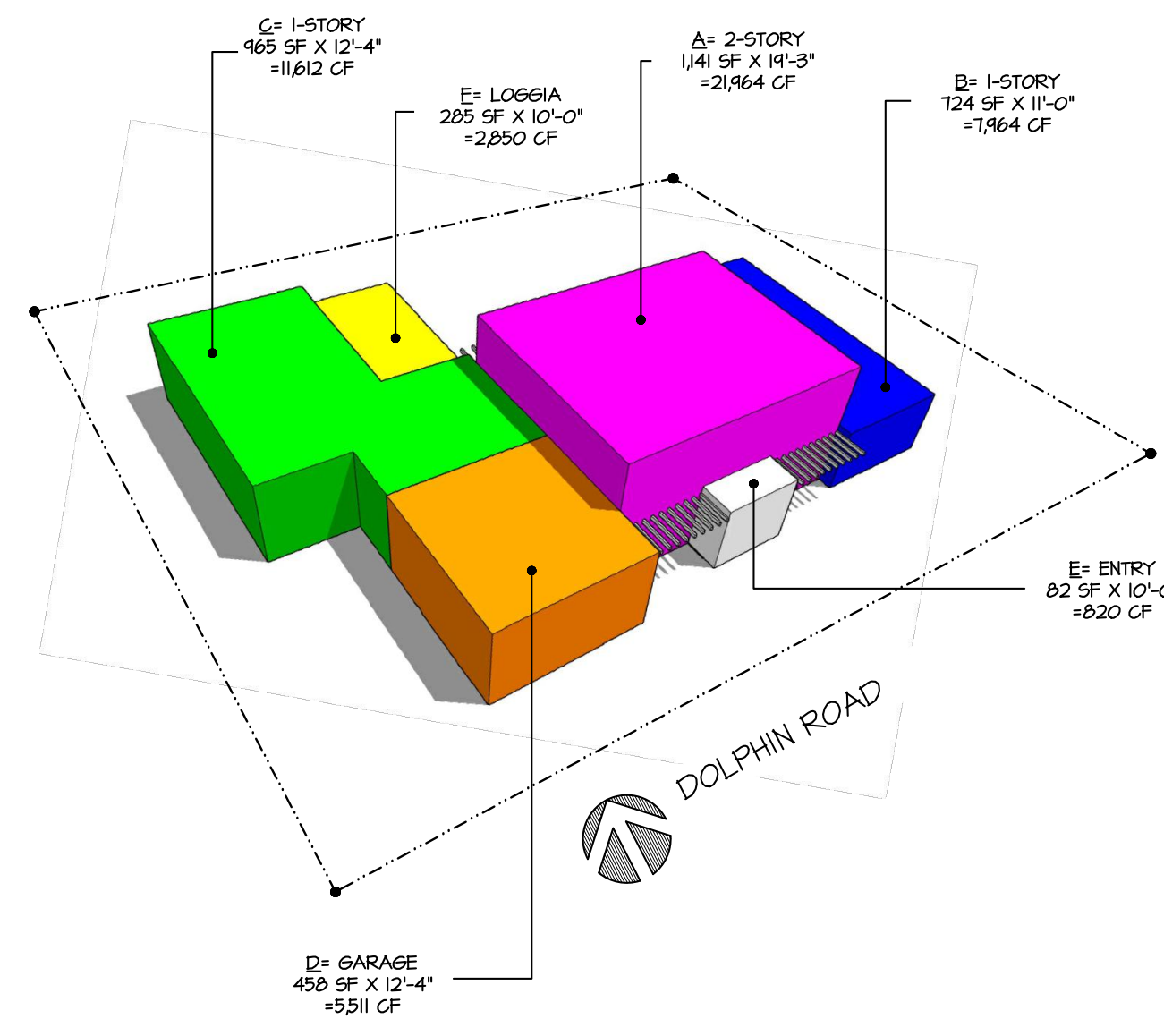
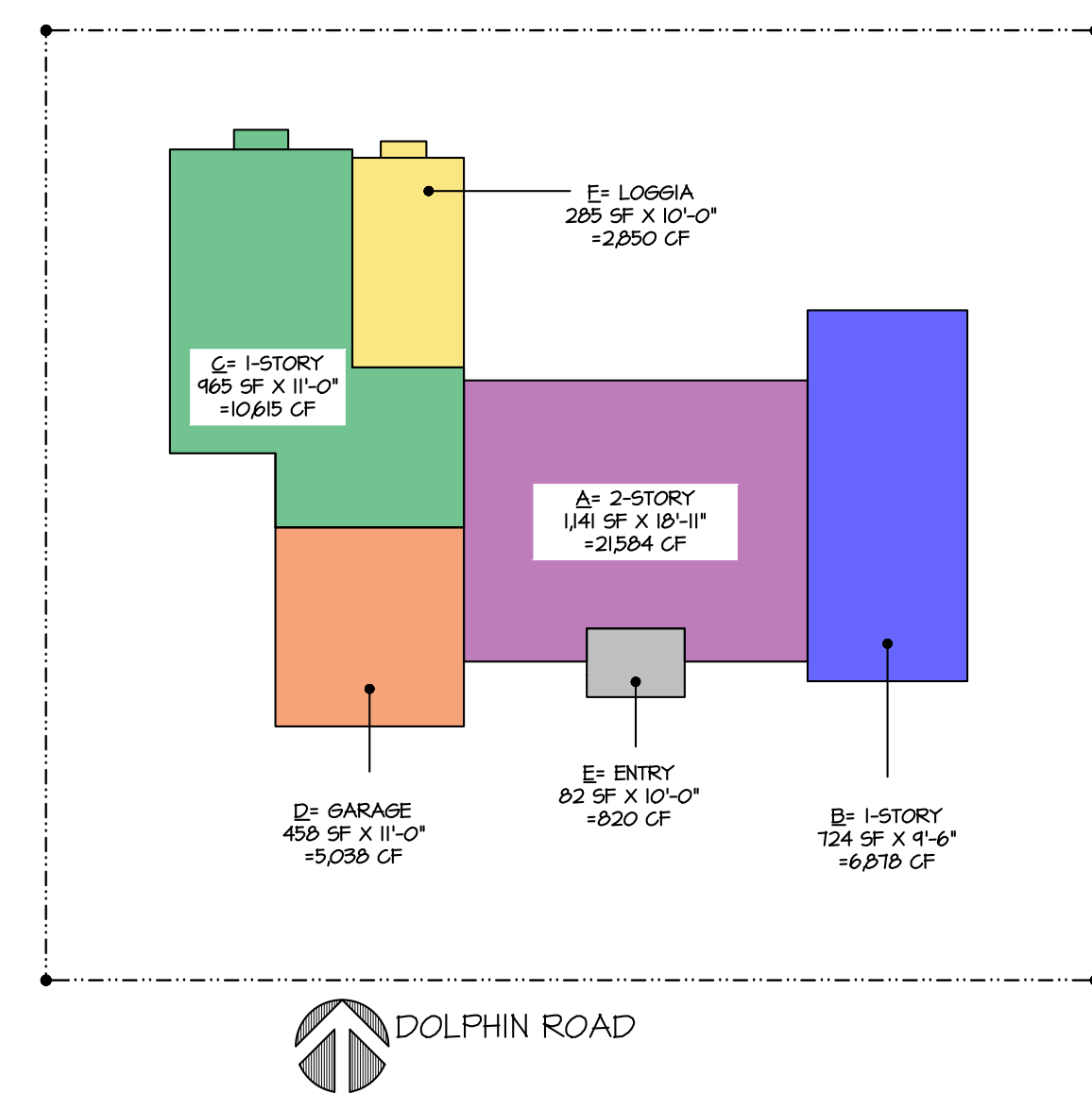
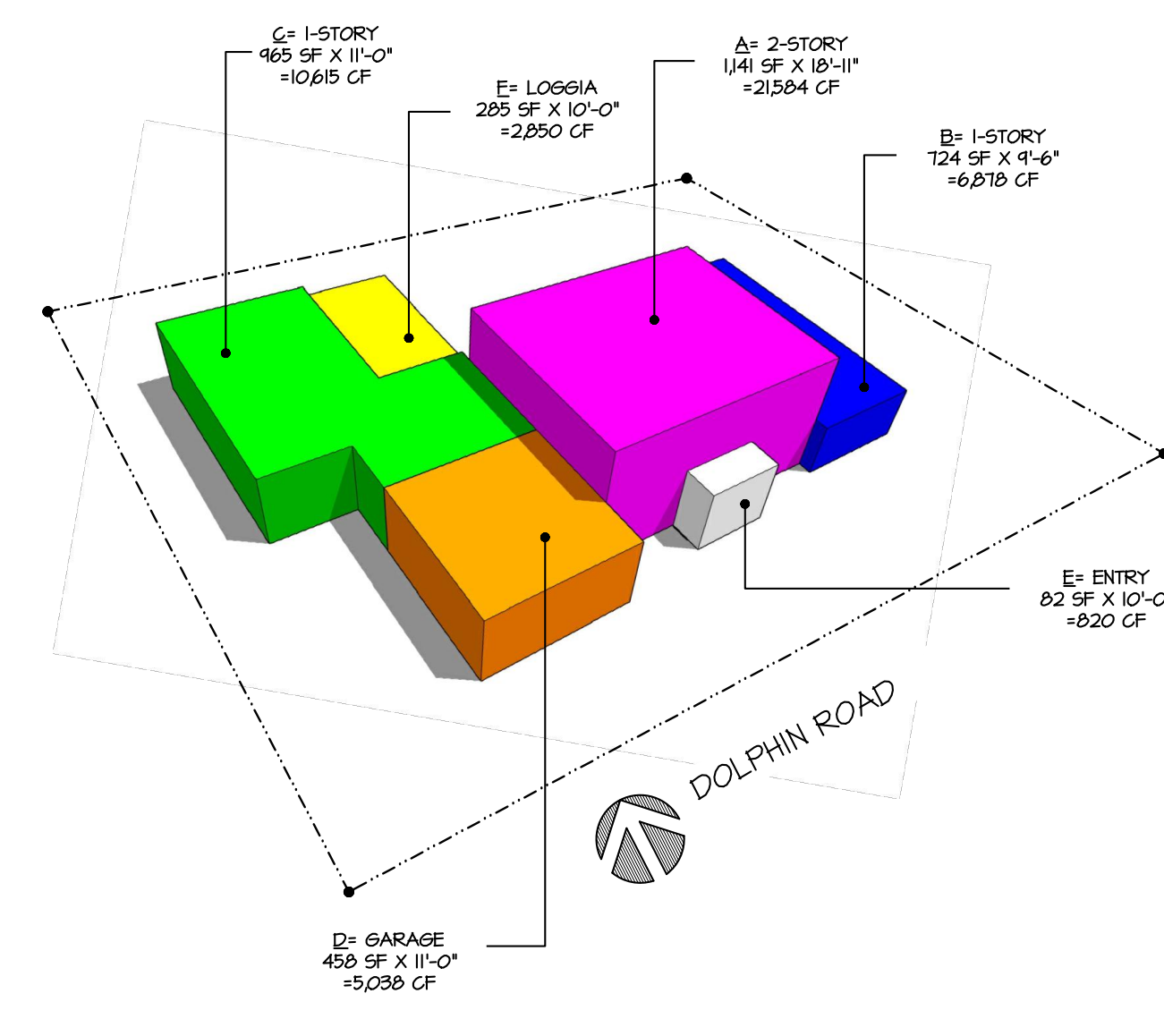


DIAGRAM - CUBIC CONTENT



TOTAL PROPOSED CCR: 45,362 CF
TOTAL ALLOWED CCR: 48,463 CF

AXONOMETRIC - PROPOSED CUBIC CONTENT



CUBIC CONTENT CALCULATIONS

MAX. ALLOWED CCR = 3.50+[(60,000-12,182.10)+50,000]X0.5]= **3.98**

CUBIC CONTENT CALCS (PROPOSED)

	SF	HT	TOTAL
ENCLOSED AREA			
TWO STORY AC (A)	1,141	19'-3"	21964
ONE STORY AC (B)	724	11'-0"	7964
ONE STORY AC (C)	965	12'-4"	11612
GARAGE (D)	458	12'-4"	5511
TOTAL			47052
UNENCLOSED AREA			
FRONT ENTRY (E)	82	10'-0"	820
COVERED LOGGIA (F)	285	10'-0"	2850
TOTAL			3670
CREDIT FOR 5% UNENCLOSED			-2423.13
ADJUSTED TOTAL			1247
TOTAL ALLOWED	48463	>	GRAND TOTAL 48299

LOT SIZE DATA

117 DOLPHIN ROAD LOT = 12,182.10

LOT COVERAGE DATA

	SF
UNDER AIR (A, B, C)	2,830
GARAGE (D)	458
FRONT ENTRY (E)	82
COVERED LOGGIA (H)	285
TOTAL COVERED	3,655
3% ALLOWANCE FOR PERGOLA =	365
PERGOLA	363
TOTAL	3,655
2 STORY MAX COVERAGE 30%	
TOTAL ALLOWED (2-STORY)	3,655
UNDER BY:	0

PREVIOUS SITE DATA

CUBIC CONTENT CALCULATIONS

MAX. ALLOWED CCR = 3.50+[(60,000-12,182.10)+50,000]X0.5]= **3.98**

CUBIC CONTENT CALCS (PROPOSED)

	SF	HT	TOTAL
ENCLOSED AREA			
TWO STORY AC (A)	1,141	18'-11"	21584
ONE STORY AC (B)	724	9'-6"	6878
ONE STORY AC (C)	965	11'-0"	10615
GARAGE (D)	458	11'-0"	5038
TOTAL			44115
UNENCLOSED AREA			
FRONT ENTRY (E)	82	10'-0"	820
COVERED LOGGIA (F)	285	10'-0"	2850
TOTAL			3670
CREDIT FOR 5% UNENCLOSED			-2423.13
ADJUSTED TOTAL			1247
TOTAL ALLOWED	48463	>	GRAND TOTAL 45362

LOT SIZE DATA

117 DOLPHIN ROAD LOT = 12,182.10

LOT COVERAGE DATA

	SF
UNDER AIR (A, B, C)	2,830
GARAGE (D)	458
FRONT ENTRY (E)	82
COVERED LOGGIA (H)	285
TOTAL COVERED	3,655
3% ALLOWANCE FOR PERGOLA =	365
PROPOSED PERGOLA	351
TOTAL	3,655
2 STORY MAX COVERAGE 30%	
TOTAL ALLOWED (2-STORY)	3,655
UNDER BY:	0

PROPOSED SITE DATA

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

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

DATE: PRESENTATION 01.25.2024

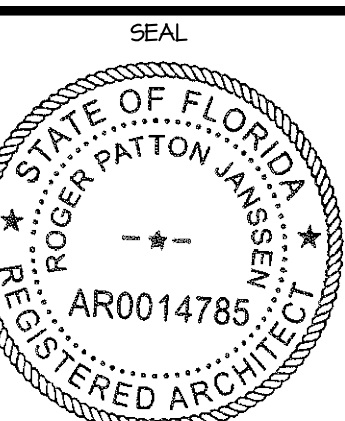
DRAWN: L&U

REVISIONS:

PRESENTATION REV01: 11.22.24

PRESENTATION REV02: 12.20.24

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

DRAWING NO.

SP1.03

JOB NUMBER: 24-114



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

Line #	Zoning Legend			
1	Property Address:	117 Dolphin Road		
2	Zoning District:	RB		
3	Lot Area (sq. ft.):	12,182.10 SF		
4	Lot Width (W) & Depth (D) (ft.):	116.02' x 105'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	Flood Zone "X"		
7	Zero Datum for point of meas. (NAVD)	8.96' NAVD		
8	Crown of Road (COR) (NAVD)	6.9' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,655 SF (30%)		3,655 SF (30%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A		4,796 SF
12	*Front Yard Setback (Ft.)	25'-0"/30'-0"		27'-5" (SOUTH 1-STORY) 34'-7" (SOUTH 2-STORY)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"		15'-0.25" (WEST) 12'-10" (EAST)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"		46'-10" (WEST) 29'-10" (EAST)
15	*Rear Yard Setback (Ft.)	10'-0"/15'-0"		13'-9.75" (SOUTH 1-STORY) 39'-3" (SOUTH 2-STORY)
16	Angle of Vision (Deg.)	104°		104°
17	Building Height (Ft.)	14'-0"/22'-0"		12'-4"/19'-3"
18	Overall Building Height (Ft.)	30'-0"		28'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	(3.98) 48,463 CF		48,299 CF
20	** Max. Fill Added to Site (Ft.)	1.13 SF		10"
21	Finished Floor Elev. (FFE)(NAVD)	8'-2" NAVD		9'-2" NAVD
22	Base Flood Elevation (BFE)(NAVD)	9'-0" NAVD		9'-0" NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	5,481.9 (45%)		5,520.9 (45.3%)
24	Perimeter LOS (Sq Ft and %)	2,010.2 (50%)		2,984.7 (74.2%)
25	Front Yard LOS (Sq Ft and %)	1,136.3 (40%)		1,803.4(63.5%)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill [\(Sec. 134-1600\)](#)

*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

PREVIOUS ZONING LEGEND

REV BF 20230626



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

Line #	Zoning Legend			
1	Property Address:	117 Dolphin Road		
2	Zoning District:	RB		
3	Lot Area (sq. ft.):	12,182.10 SF		
4	Lot Width (W) & Depth (D) (ft.):	116.02' x 105'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	Flood Zone "X"		
7	Zero Datum for point of meas. (NAVD)	8.96' NAVD		
8	Crown of Road (COR) (NAVD)	6.9' NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	3,655 SF (30%)		3,655 SF (30%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A		4,796 SF
12	*Front Yard Setback (Ft.)	25'-0"/30'-0"		27'-5" (SOUTH 1-STORY) 34'-7" (SOUTH 2-STORY)
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"		15'-0.25" (WEST) 12'-10" (EAST)
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"		46'-10" (WEST) 29'-10" (EAST)
15	*Rear Yard Setback (Ft.)	10'-0"/15'-0"		13'-9.75" (SOUTH 1-STORY) 39'-3" (SOUTH 2-STORY)
16	Angle of Vision (Deg.)	104°		104°
17	Building Height (Ft.)	14'-0"/22'-0"		11'-0"/18'-11"
18	Overall Building Height (Ft.)	30'-0"		29'-5"
19	Cubic Content Ratio (CCR) (R-B ONLY)	(3.98) 48,463 CF		45,362 CF
20	** Max. Fill Added to Site (Ft.)	1.13 SF		10"
21	Finished Floor Elev. (FFE)(NAVD)	8'-2" NAVD		9'-2" NAVD
22	Base Flood Elevation (BFE)(NAVD)	9'-0" NAVD		9'-0" NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	5,481.9 (45%)		5,541.8 (45.5%)
24	Perimeter LOS (Sq Ft and %)	2,010.2 (50%)		3,360.6 (83.6%)
25	Front Yard LOS (Sq Ft and %)	1,160.2 (40%)		1,953.5(67.4%)
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill [\(Sec. 134-1600\)](#)

*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

PROPOSED ZONING LEGEND

REV BF 20230626

PROPOSED NEW RESIDENCE AT:

117 DOLPHIN ROAD

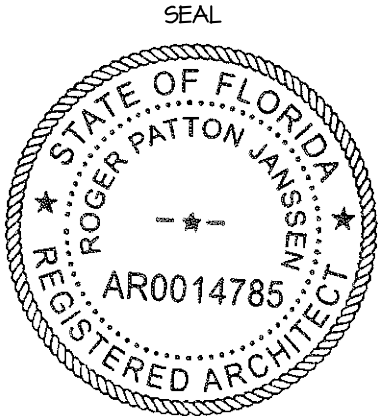
TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4707, LICENSE #AA-C00174

DATE: PRESENTATION 01.25.2024
DRAWN: L&U
REVISIONS:
PRESENTATION REV01: 11.22.24
PRESENTATION REV02: 12.20.24

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-24-0074

DRAWING NO.

SP1.04

JOB NUMBER: 24-114