

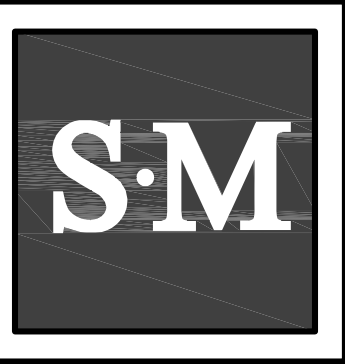
ARCHITECT

HAROLD J SMITH
SMITH AND MOORE ARCHITECTS, INC
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

SURVEYOR

CRAIG WALLACE
WALLACE SURVEYING CORP.
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FLORIDA 33407
(561) 640-4551

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COURTYARD SKYLIGHT
624 ISLAND DRIVE
PALM BEACH, FLORIDA
SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •
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ARC-22-241 ZON-23-002

FINAL SUBMITTAL - 11/04/2022

ARCOM HEARING 12/16/2022
T.C HEARING 01/11/2023

SCOPE OF WORK

- Addition of skylight to enclose the courtyard.

VARIANCES:

- Cubic Content Ratio: 4.14 CCR in lieu of 3.89 CCR allowed.
- Lot Coverage by Building: 26.3% in lieu of 25.0% lot coverage allowed.

624 ISLAND DRIVE
PALM BEACH, FLORIDA

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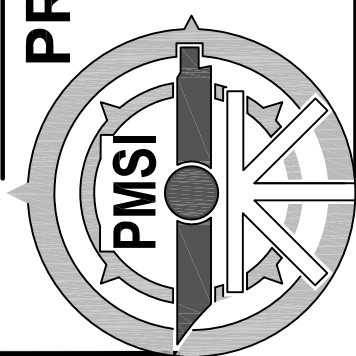
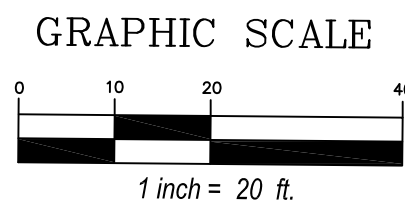
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DANIEL KAHAN
REGISTERED ARCHITECT 94757



NO: 18028
DWG. BY: TJK
SHEET:

A-100

ZON-23-002
A-22-241





Town of Palm Beach

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

Line #	Zoning Legend			
1	Property Address:	624 ISLAND DRIVE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	SINGLE FAMILY		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SQ. FT.	20,929 SQ. FT.	N/C
6	Lot Depth	100 FT.	202 FT.	N/C
7	Lot Width	100 FT.	105 FT.	N/C
8	Lot Coverage (Sq Ft and %)	5,232 SQ.FT. (25%)	5,228 SQ.FT. (24.9%)	5,508 SQ.FT. (26.3%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structues, etc)	N/A	8,264 SQ.FT.	8,544 SQ.FT.
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.89 = 81,413 CU.FT.	3.85 = 80,501 CU.FT.	4.14 = 86,592 CI.FT.
11	*Front Yard Setback (Ft.)	30 FT.	37'-6"	N/C
12	* Side Yard Setback (1st Story) (Ft.)	12.5 FT(N) 12.5 FT (S)	15.3 FT(N) 15.5 FT (S)	N/A
13	* Side Yard Setback (2nd Story) (Ft.)	15 FT(N) 15 FT(S)	20.0 FT(N) 17.2 FT(S)	N/C
14	*Rear Yard Setback (Ft.)	15 FT.	19 FT.	N/C
15	Angle of Vision (Deg.)	100 (DEG.)	93 (DEG.)	N/C
16	Building Height (Ft.)	22 FT.	21'-6"	N/C
17	Overall Building Height (Ft.)	30 FT.	26'-2"	N/C
18	Crown of Road (COR) (NAVD)	N/A	3.53' NAVD	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/C
20	Finished Floor Elev. (FFE)(NAVD)	7.0' NAVD	7.0' NAVD	N/C
21	Zero Datum for point of meas. (NAVD)	7.0' NAVD	7.0' NAVD	N/C
22	FEMA Flood Zone Designation	"AE 6"	"AE 6"	N/C
23	Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	50%	10,485 SQ.FT. (50.1%)	N/C
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	45%	2,564 SQ.FT. (69.8%)	N/C
27	**Native Plant Species %	Please refer to separate landscape legend.		

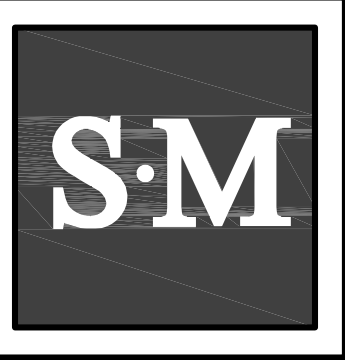
* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as requited by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304



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A-101

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VICINITY LOCATION MAP



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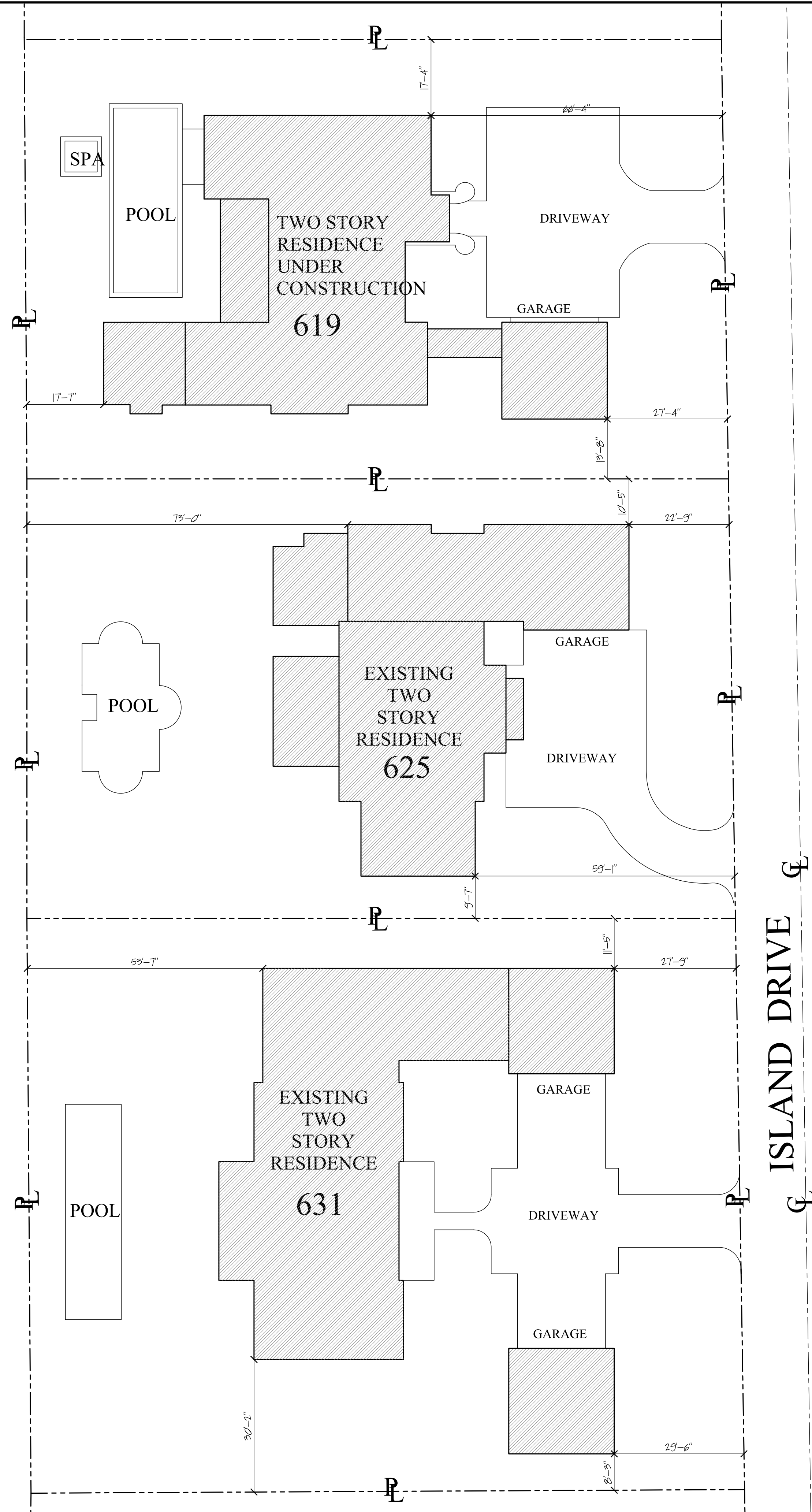


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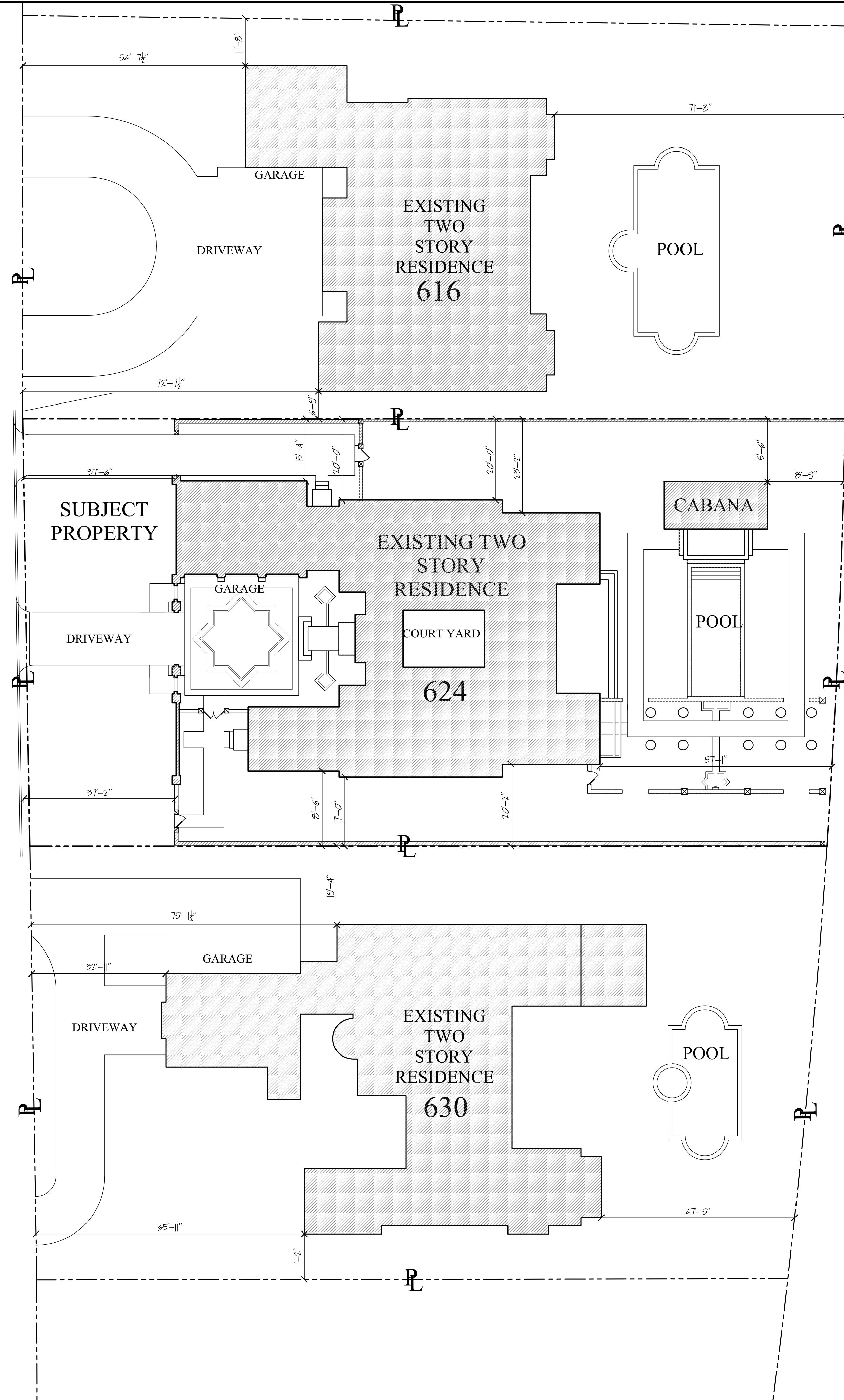
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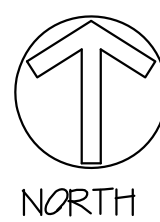
INTRACOASTAL WATERWAY



ISLAND DRIVE



LAKE WORTH LAGOON



SITE PLAN W/ ADJACENT PROPERTIES

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

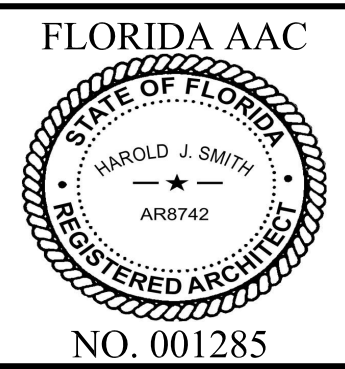


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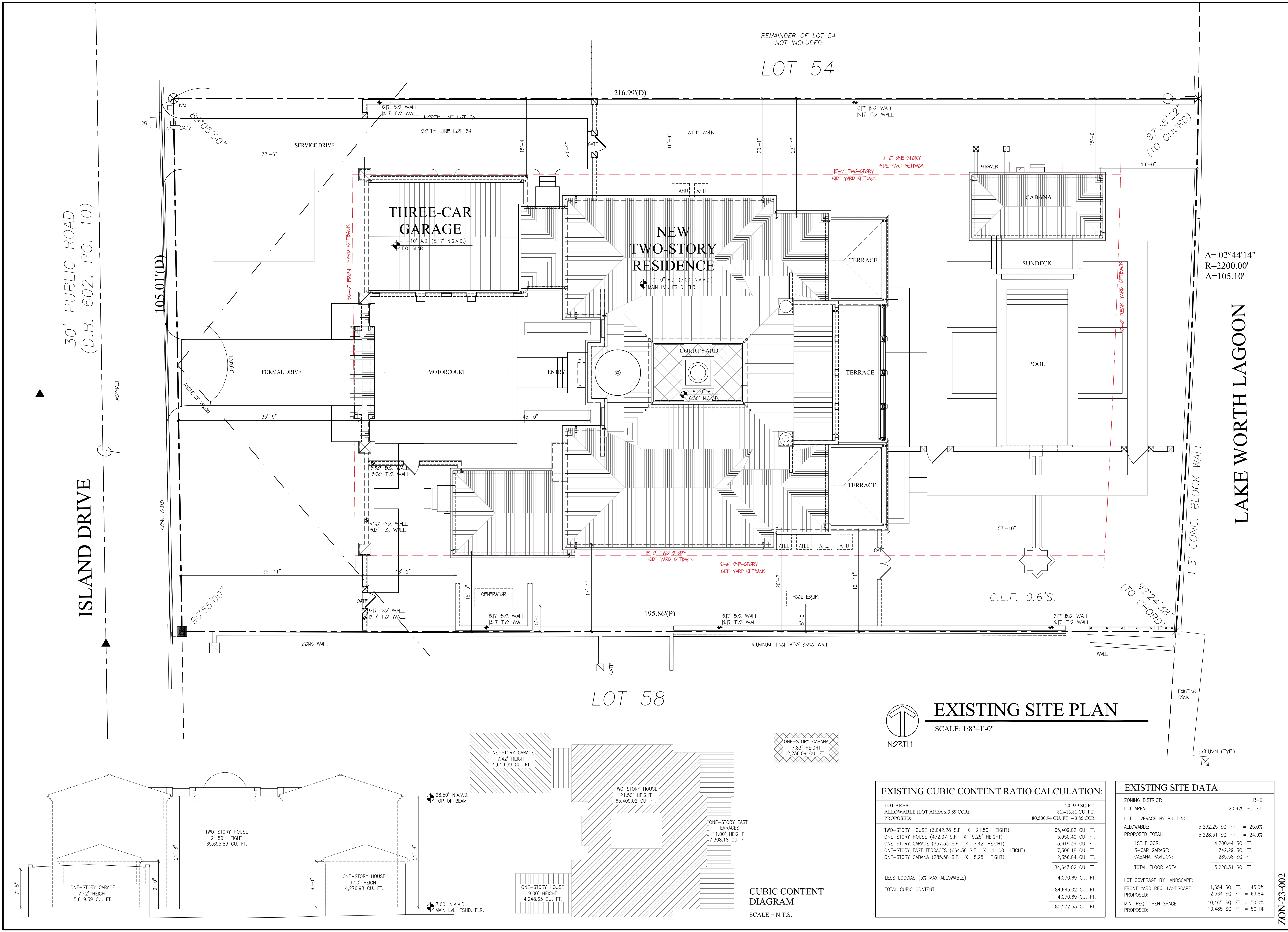
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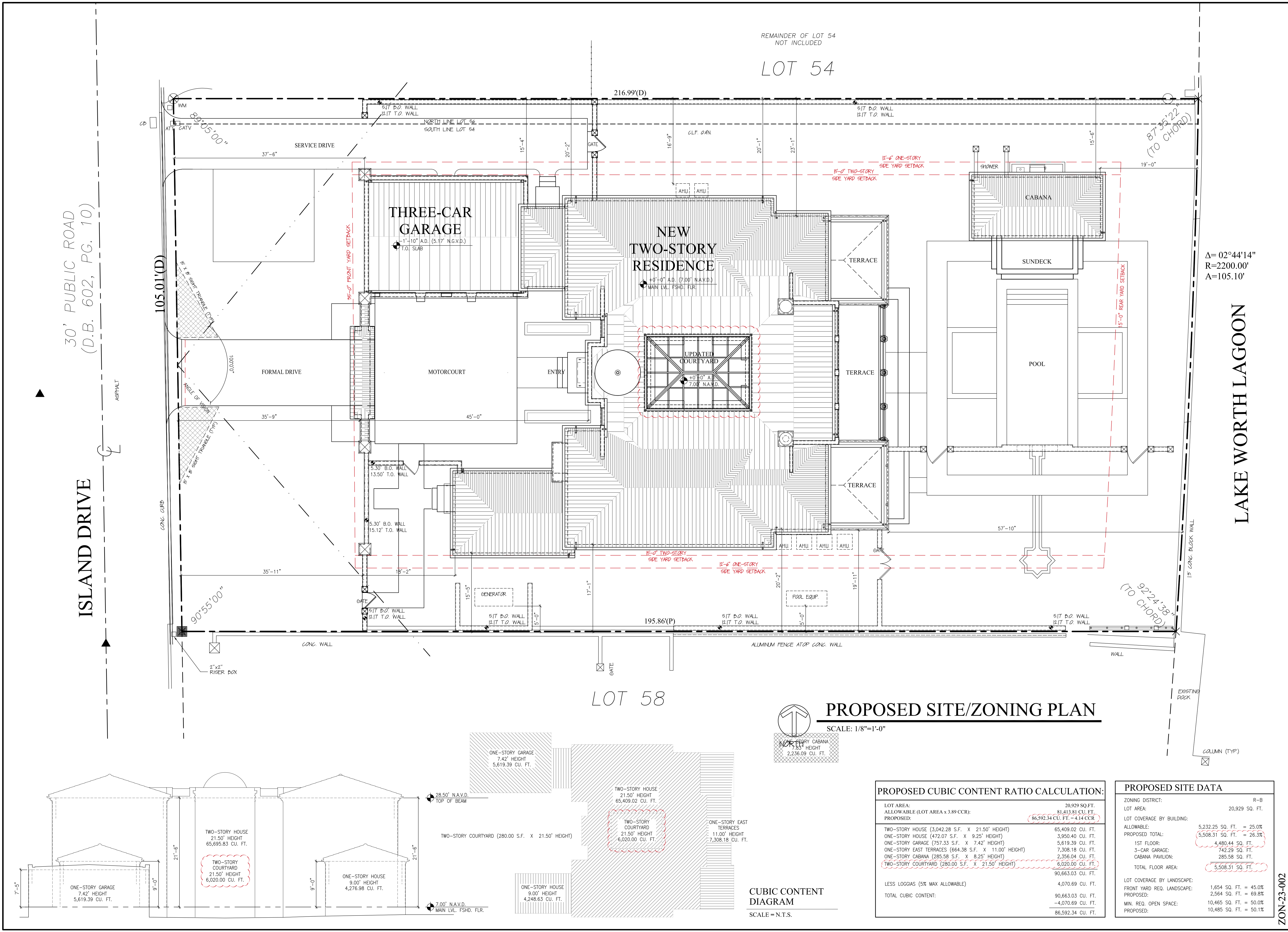
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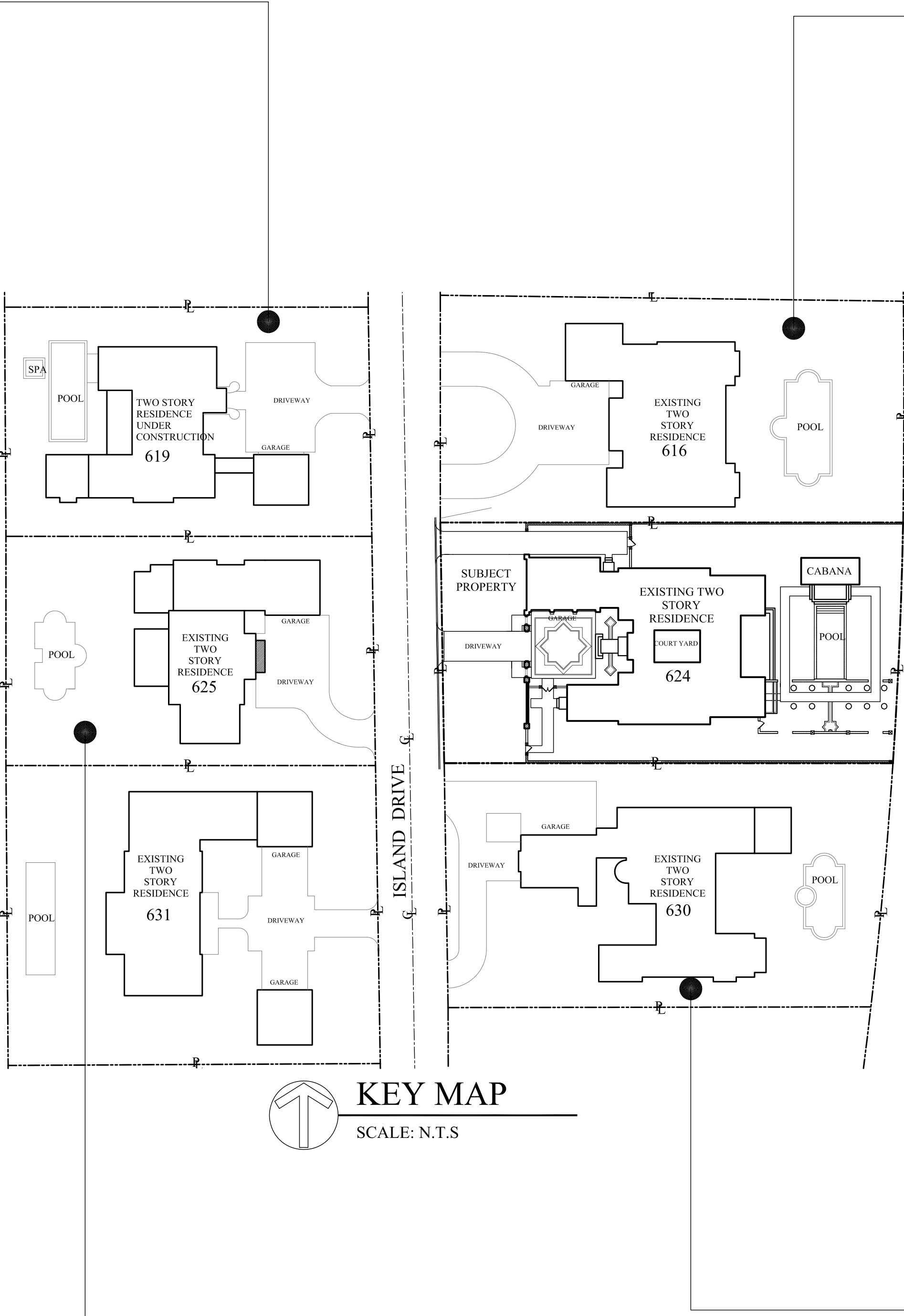
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619 ISLAND DRIVE



625 ISLAND DRIVE



616 ISLAND DRIVE



630 ISLAND DRIVE



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COURTYARD



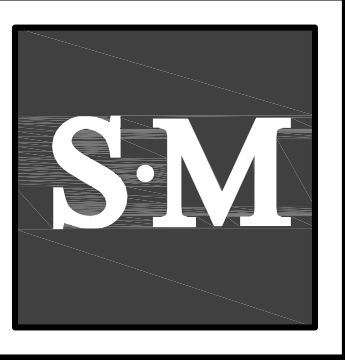
COURTYARD



EAST ELEVATION



WEST ELEVATION



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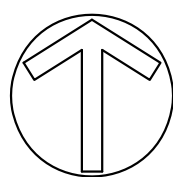
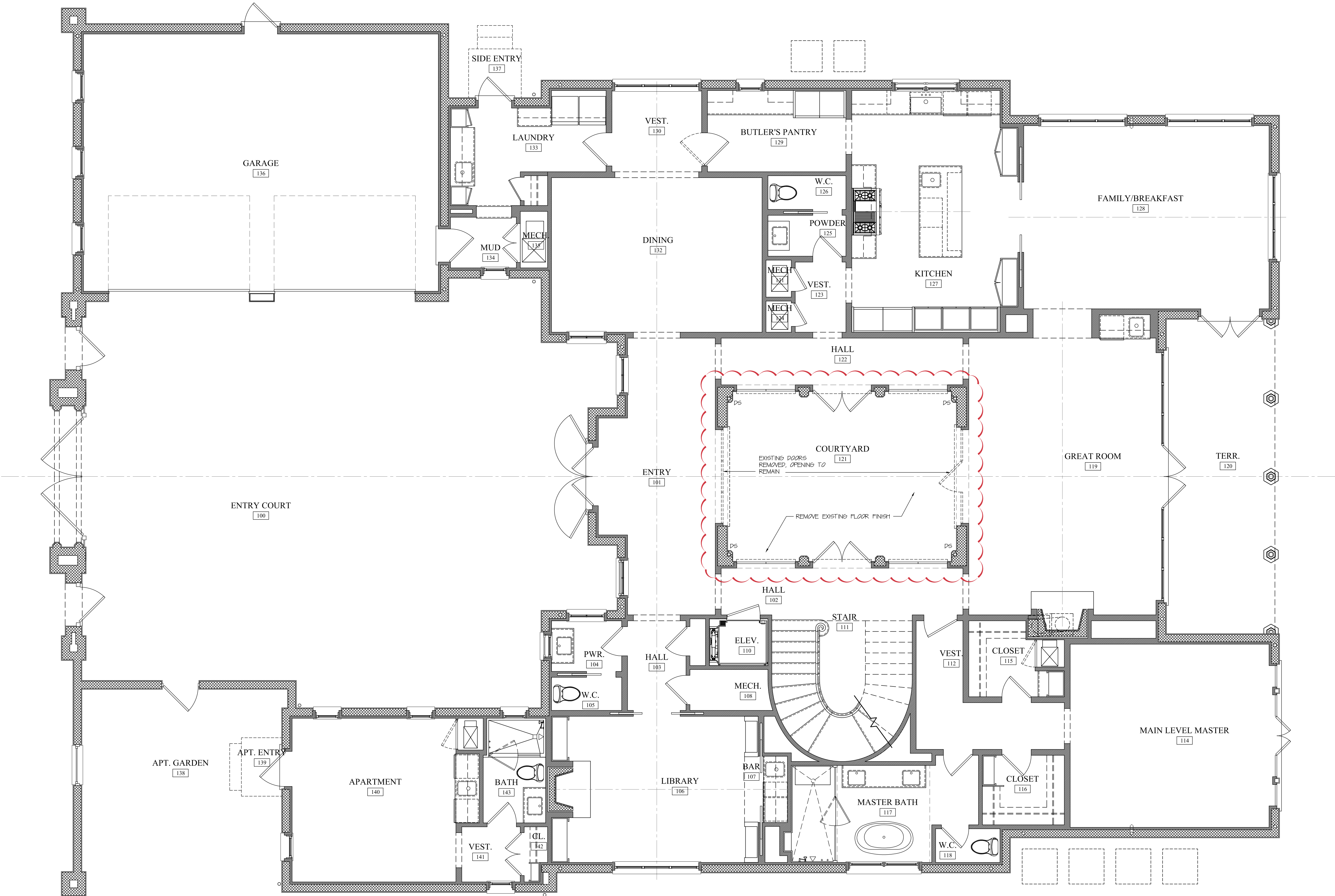


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SHEET:

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MATERIALS REMOVAL MAIN LEVEL FLOOR PLAN

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

WALL LEGEND

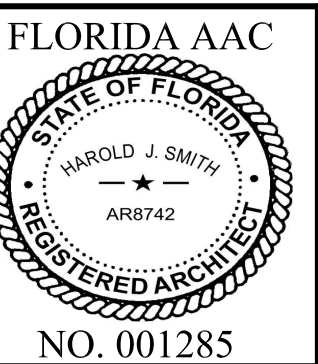
- INDICATES EXISTING EXTERIOR WALLS TO REMAIN
- INDICATES EXISTING INTERIOR PARTITIONS TO REMAIN
- INDICATES EXISTING TO BE REMOVED



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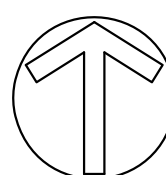
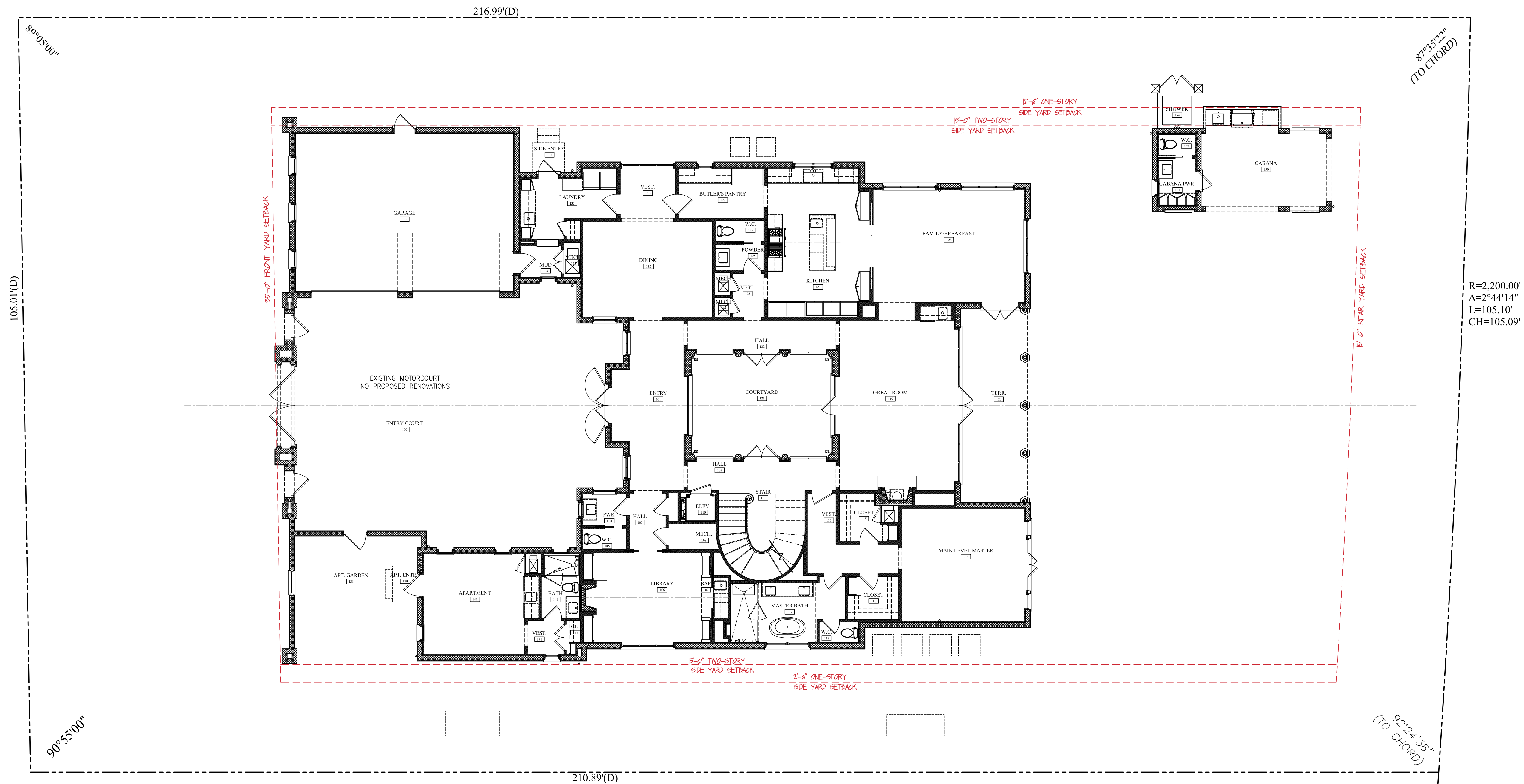
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A-201



REFERENCE MAIN LEVEL FLOOR PLAN-EXISTING

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

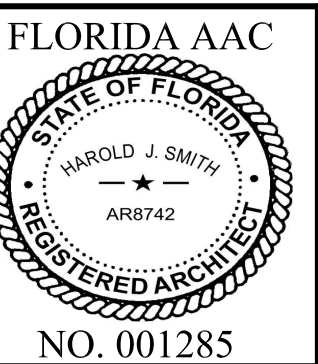
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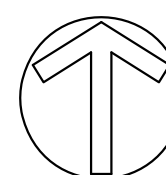
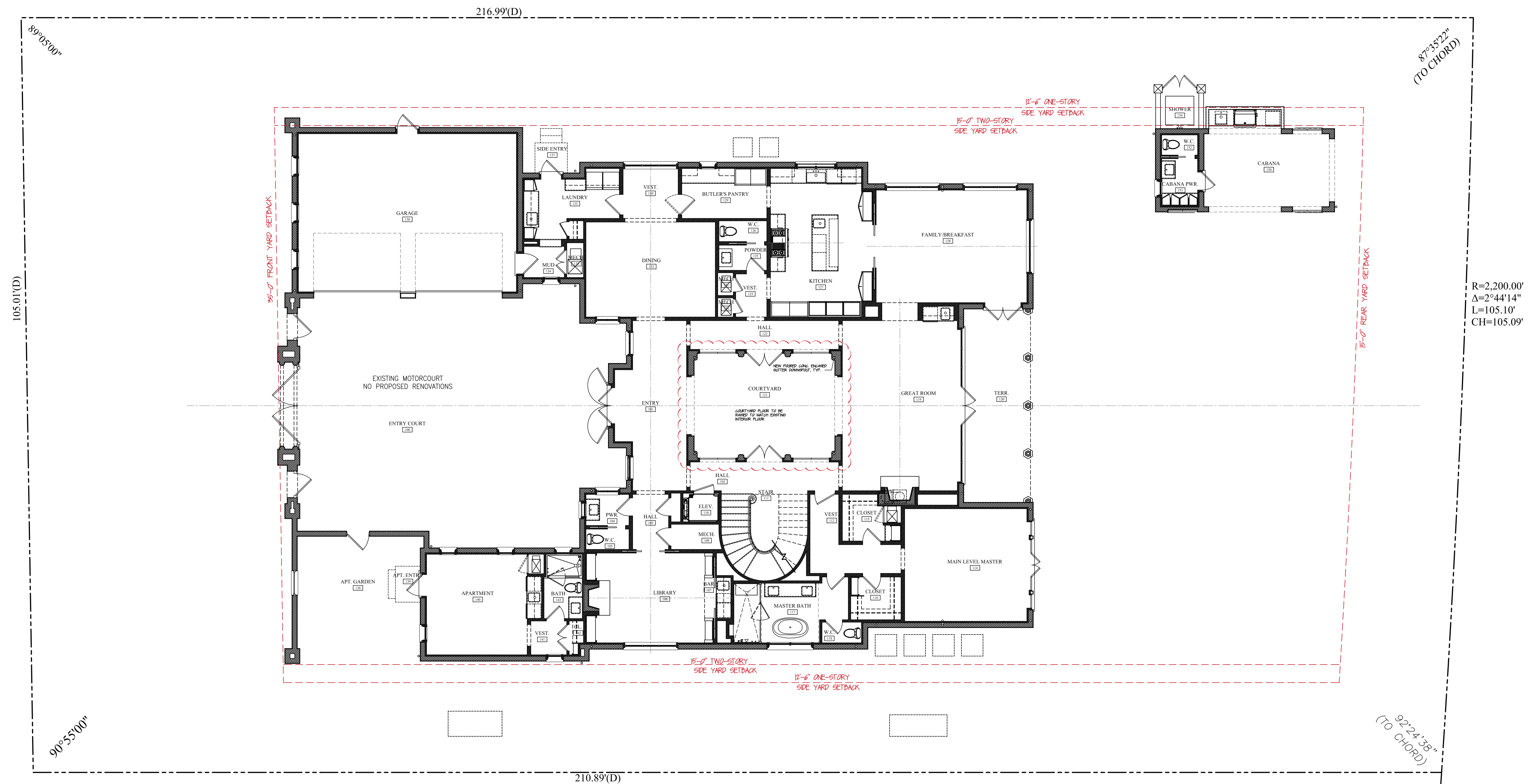
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REFERENCE MAIN LEVEL FLOOR PLAN-PROPOSED

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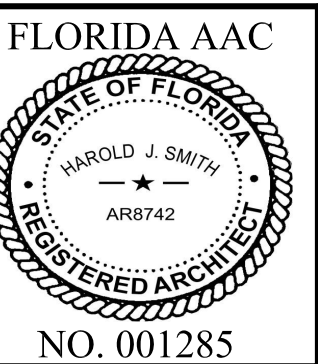
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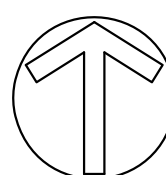
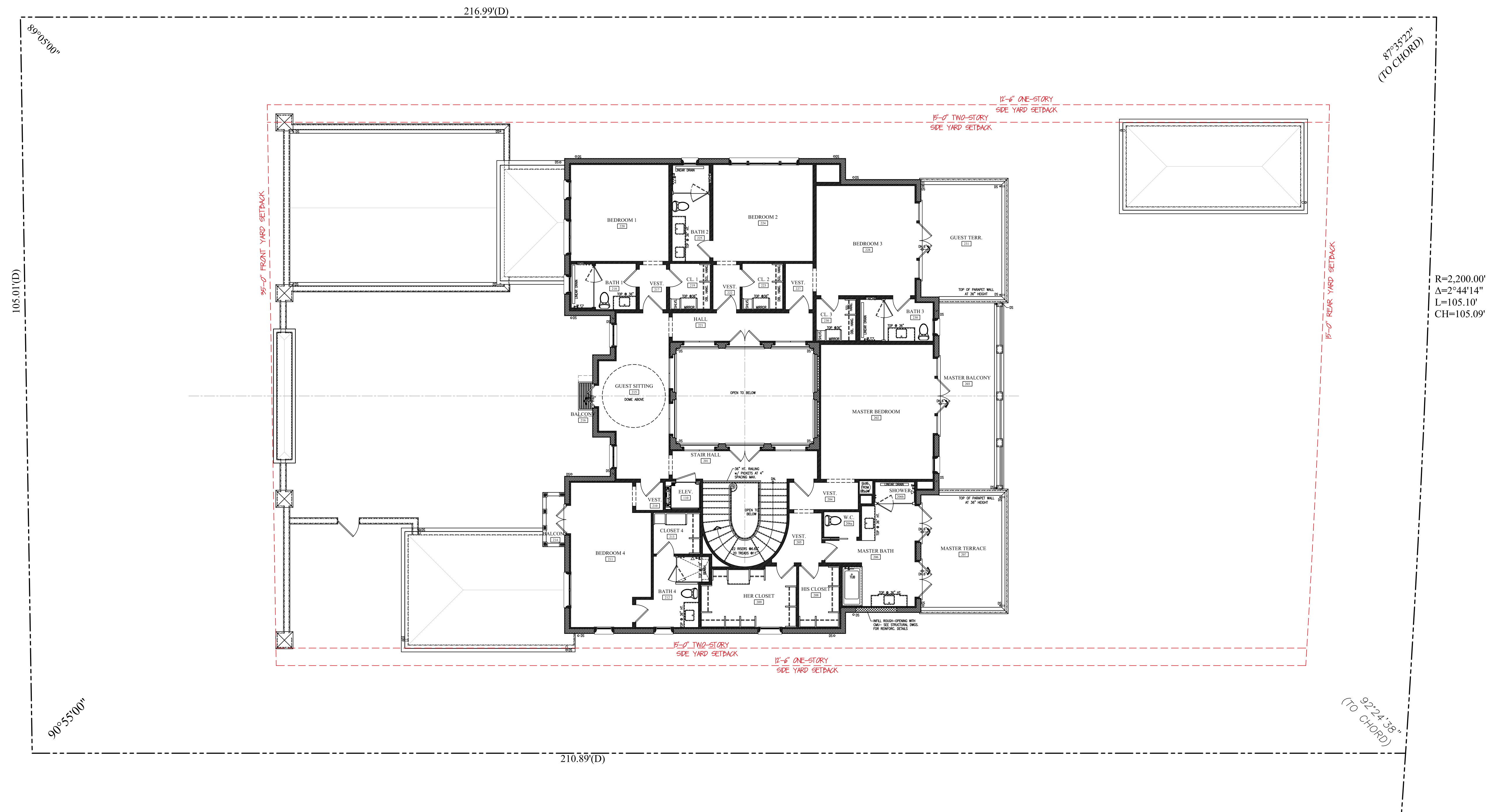
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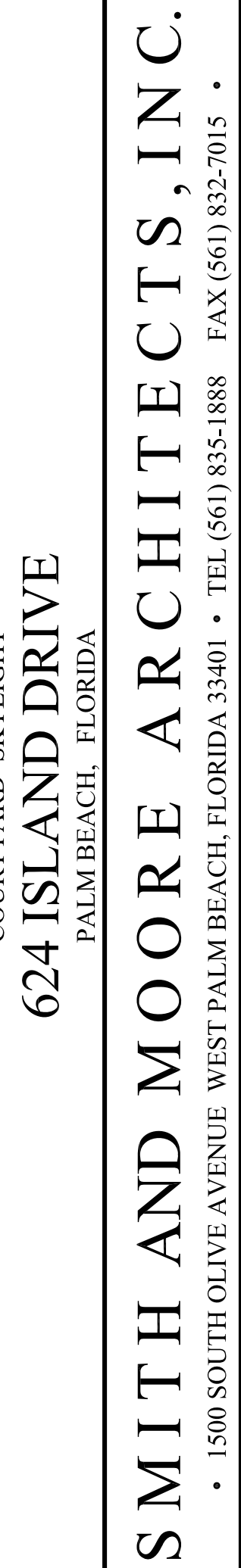
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REFERENCE UPPER LEVEL FLOOR PLAN-EXISTING

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

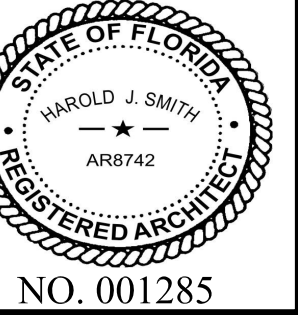
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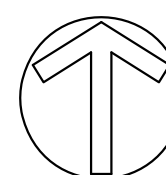
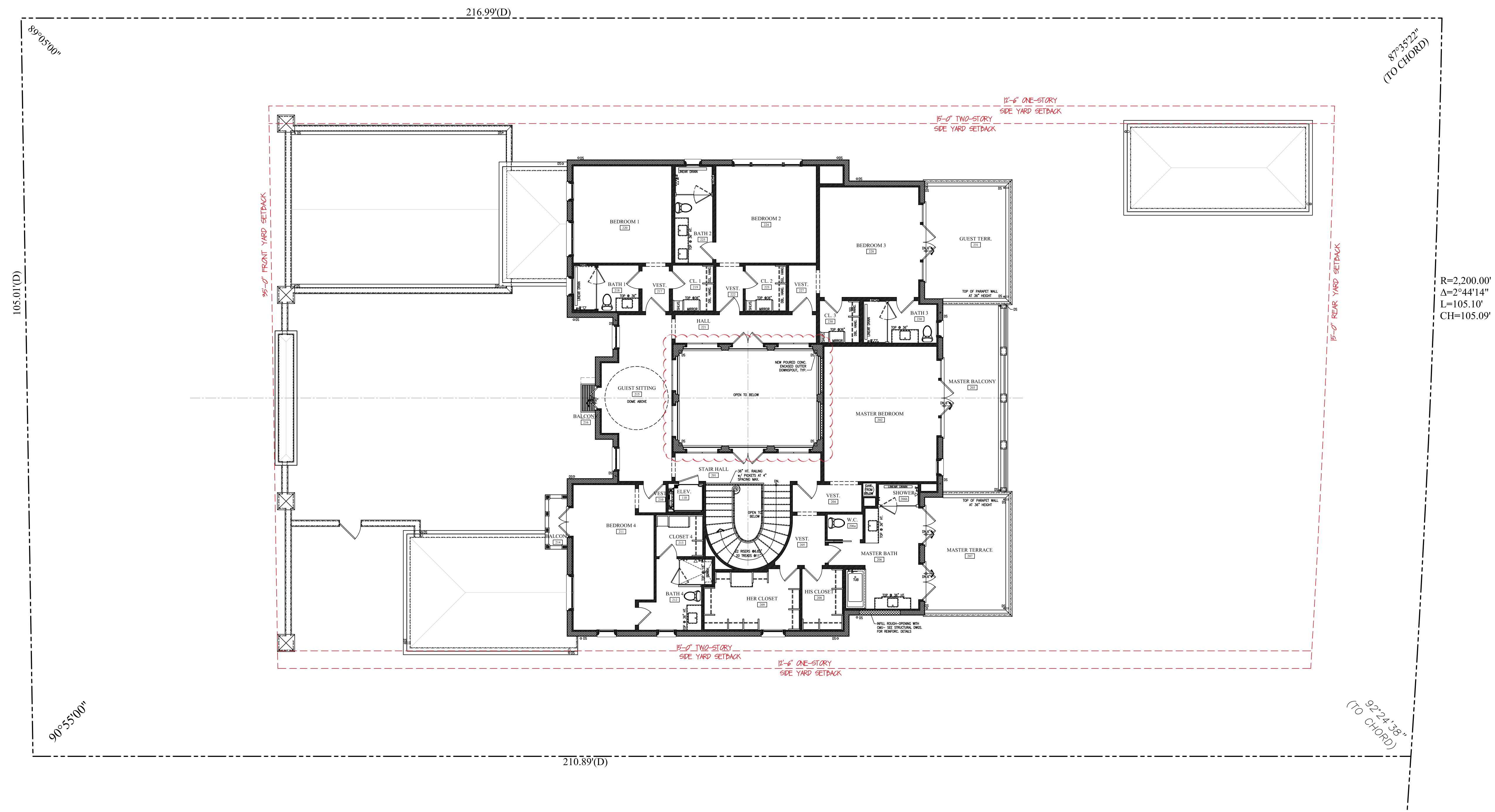
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REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

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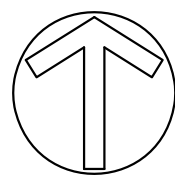
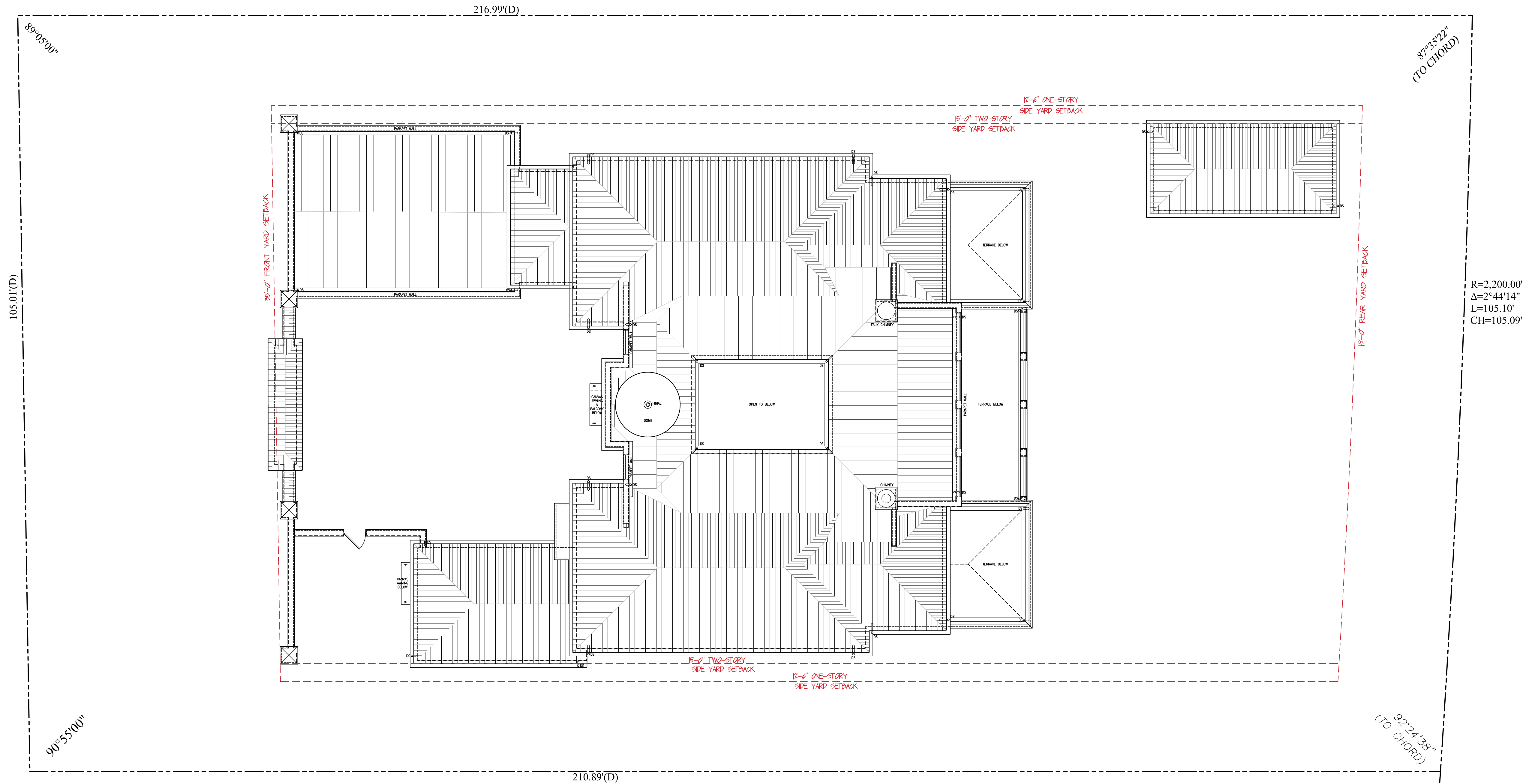


REFERENCE UPPER LEVEL FLOOR PLAN-PROPOSED

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

ZON-23-002
A-22-241

A-22-241



REFERENCE ROOF PLAN-EXISTING

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



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REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

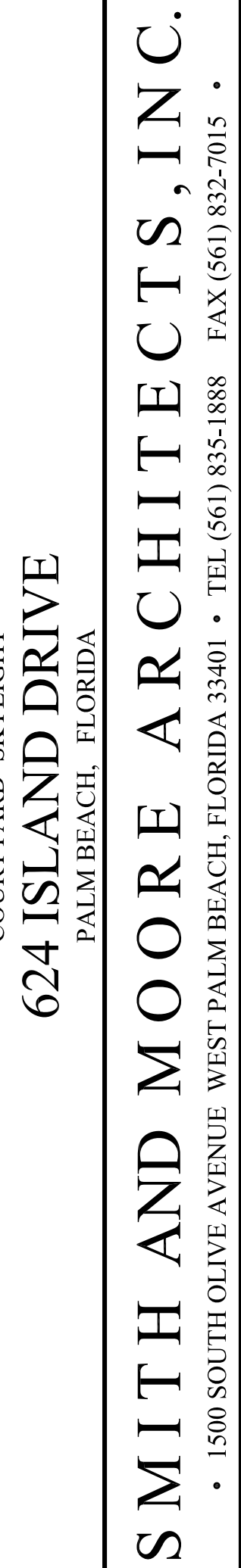
DANIEL KAHAN
REGISTERED ARCHITECT 94757



NO: 18028
DWG. BY: TJK
SHEET:

A-205

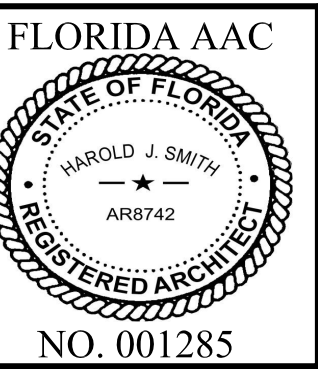
ZON-23-002
A-22-241



624 ISLAND DRIVE
PALM BEACH, FLORIDA

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REGISTERED ARCHITECT 13541

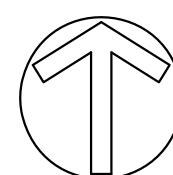
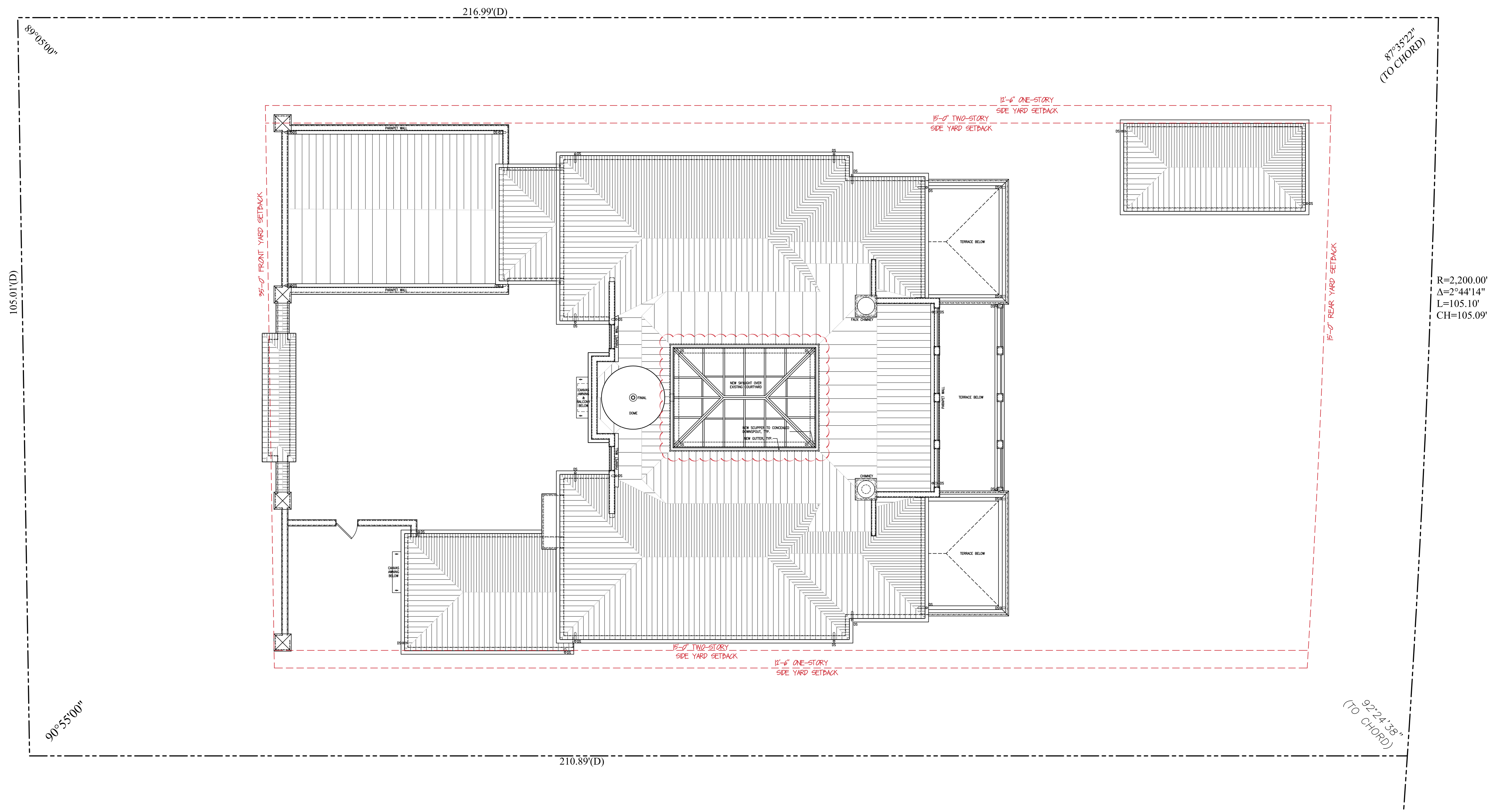
TER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757



NO: 18028
WG. BY: TJK
SHEET:

A-206



REFERENCE ROOF PLAN-PROPOSED

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

ZON-23-002
 A-22-241



COURTYARD SKYLIGHT
624 ISLAND DRIVE
PALM BEACH, FLORIDA

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DANIEL KAHAN
REGISTERED ARCHITECT 94757

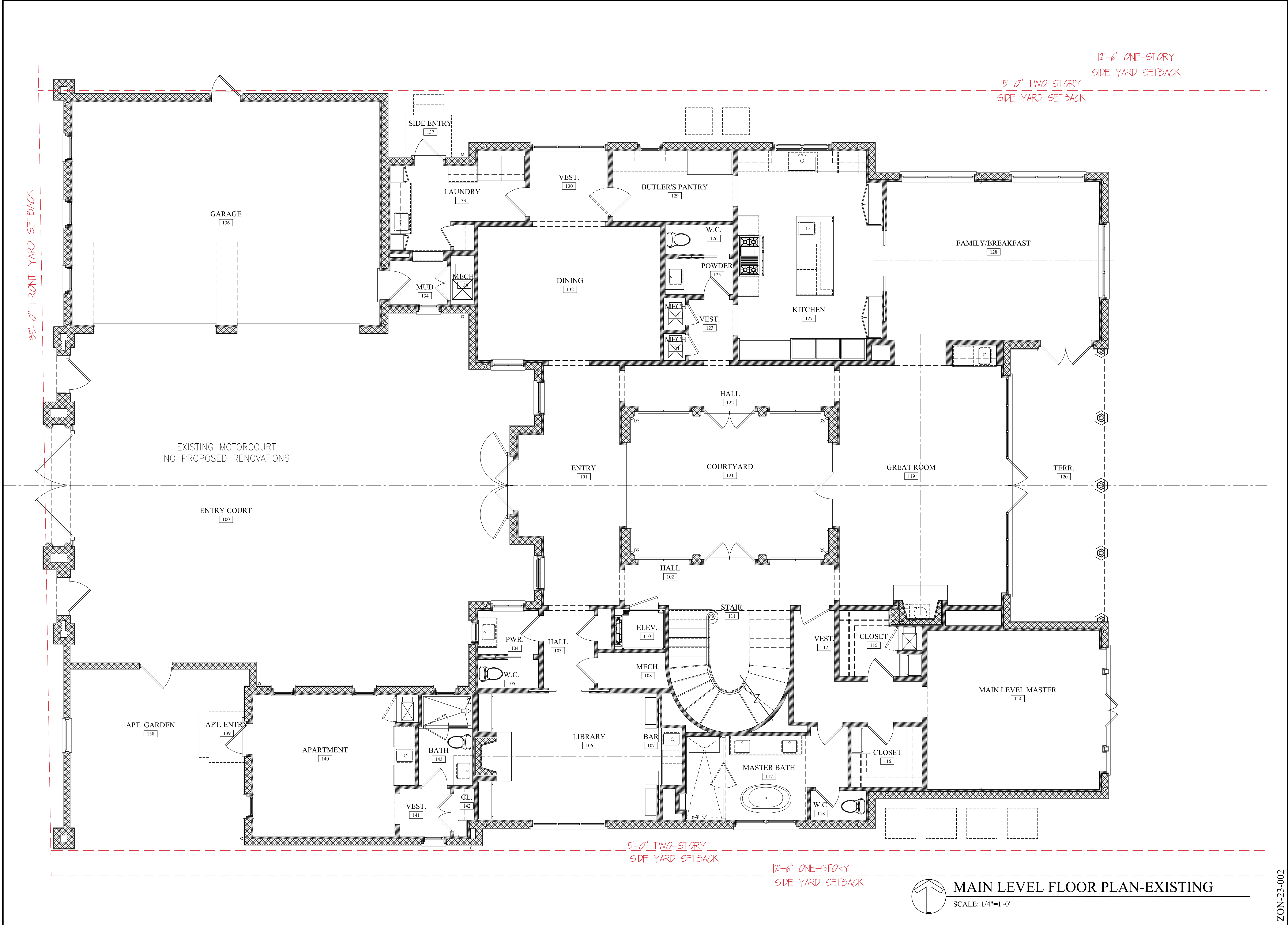


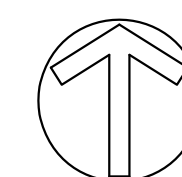
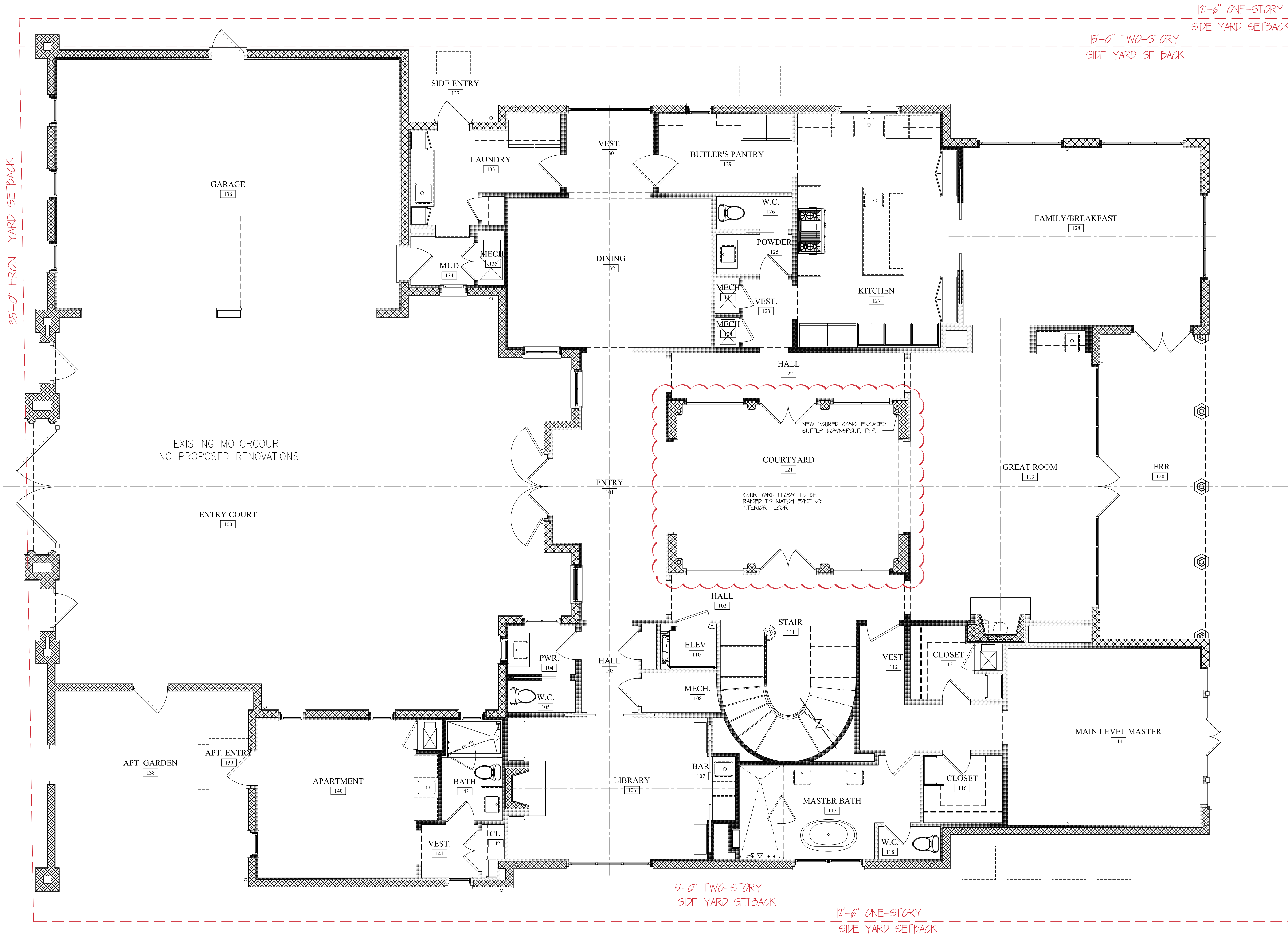
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SHEET:

A-207

ZON-23-002

A-22-241





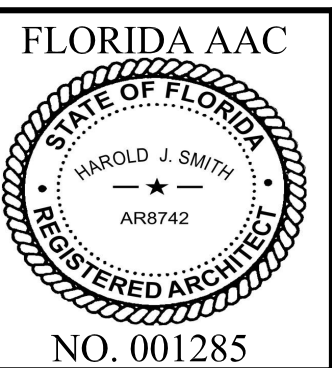
MAIN LEVEL FLOOR PLAN-PROPOSED

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

S·M

COURTYARD SKYLIGHT
624 ISLAND DRIVE
PALM BEACH, FLORIDA

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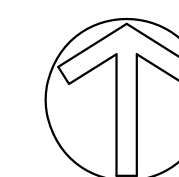
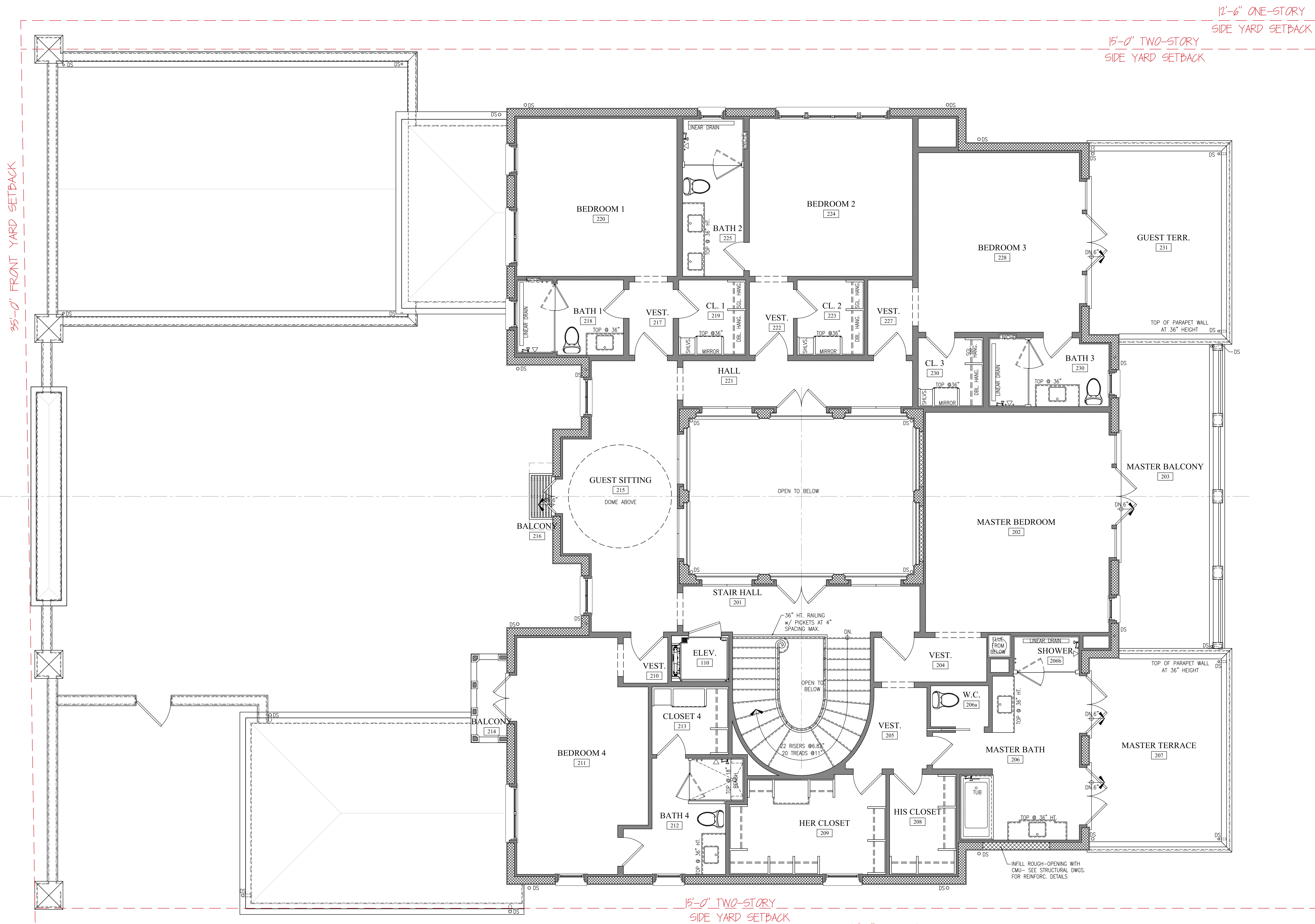
DANIEL KAHAN
REGISTERED ARCHITECT 94757

NO: 18028
DWG. BY: TJK
SHEET:

A-208

ZON-23-002

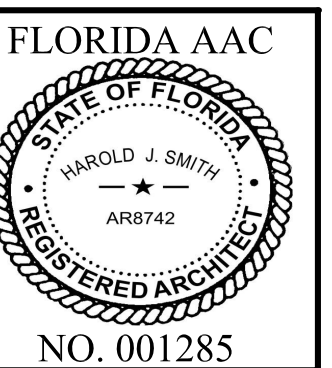
A-22-241



UPPER LEVEL FLOOR PLAN-EXISTING
SCALE: 1/4"=1'-0"

S.M

COURTYARD SKYLIGHT
624 ISLAND DRIVE
PALM BEACH, FLORIDA
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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

NO: 18028
DWG. BY: TJK
SHEET:

A-209

ZON-23-002
A-22-241



COURTYARD SKYLIGHT
624 ISLAND DRIVE
PALM BEACH, FLORIDA

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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

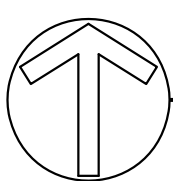
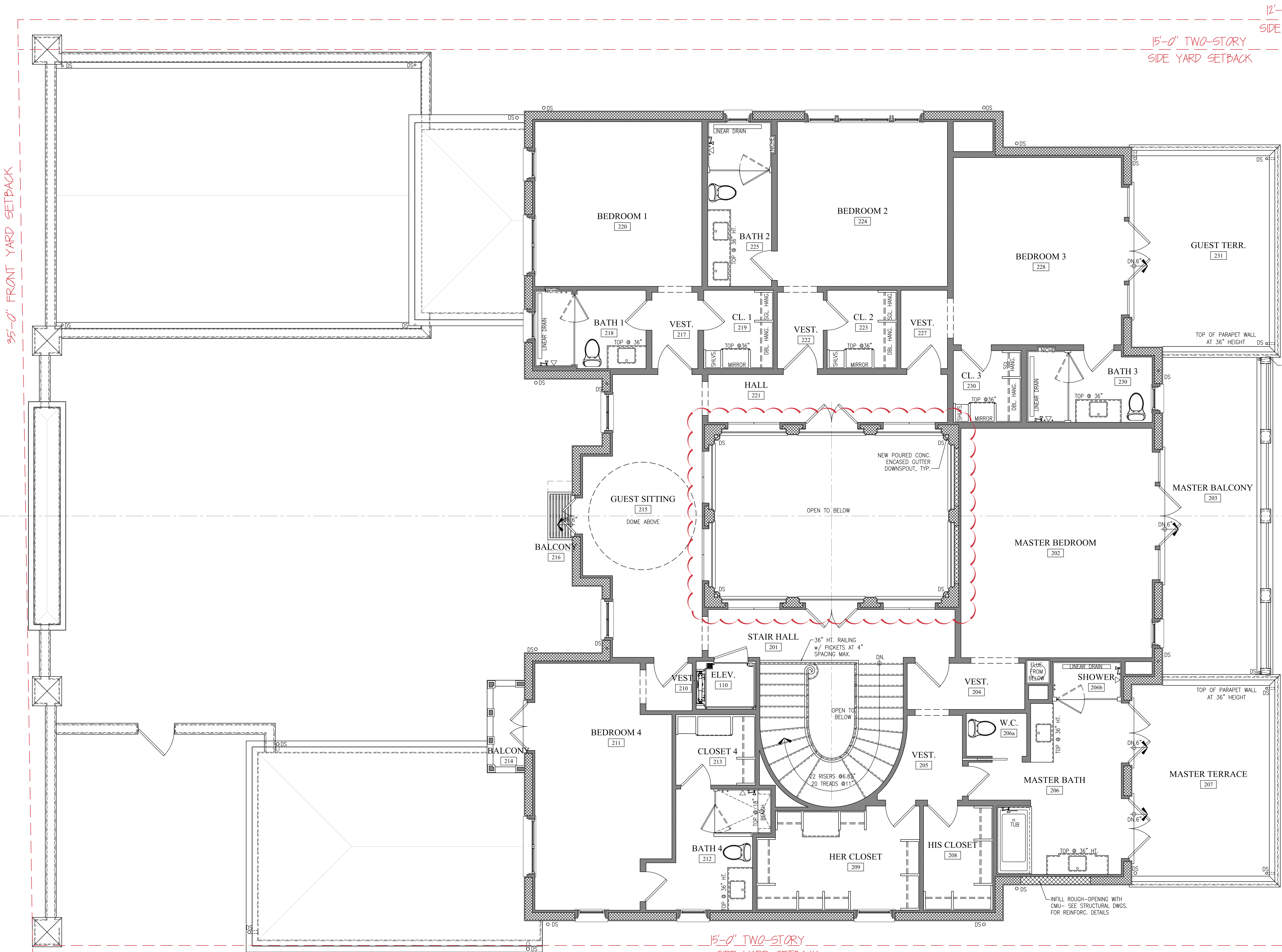
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757



NO: 18028
DWG. BY: TJK
SHEET:

A-210



UPPER LEVEL FLOOR PLAN-PROPOSED

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

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A-22-241



COURTYARD SKYLIGHT
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REGISTERED ARCHITECT 94757

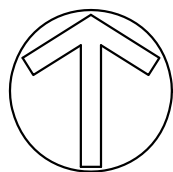
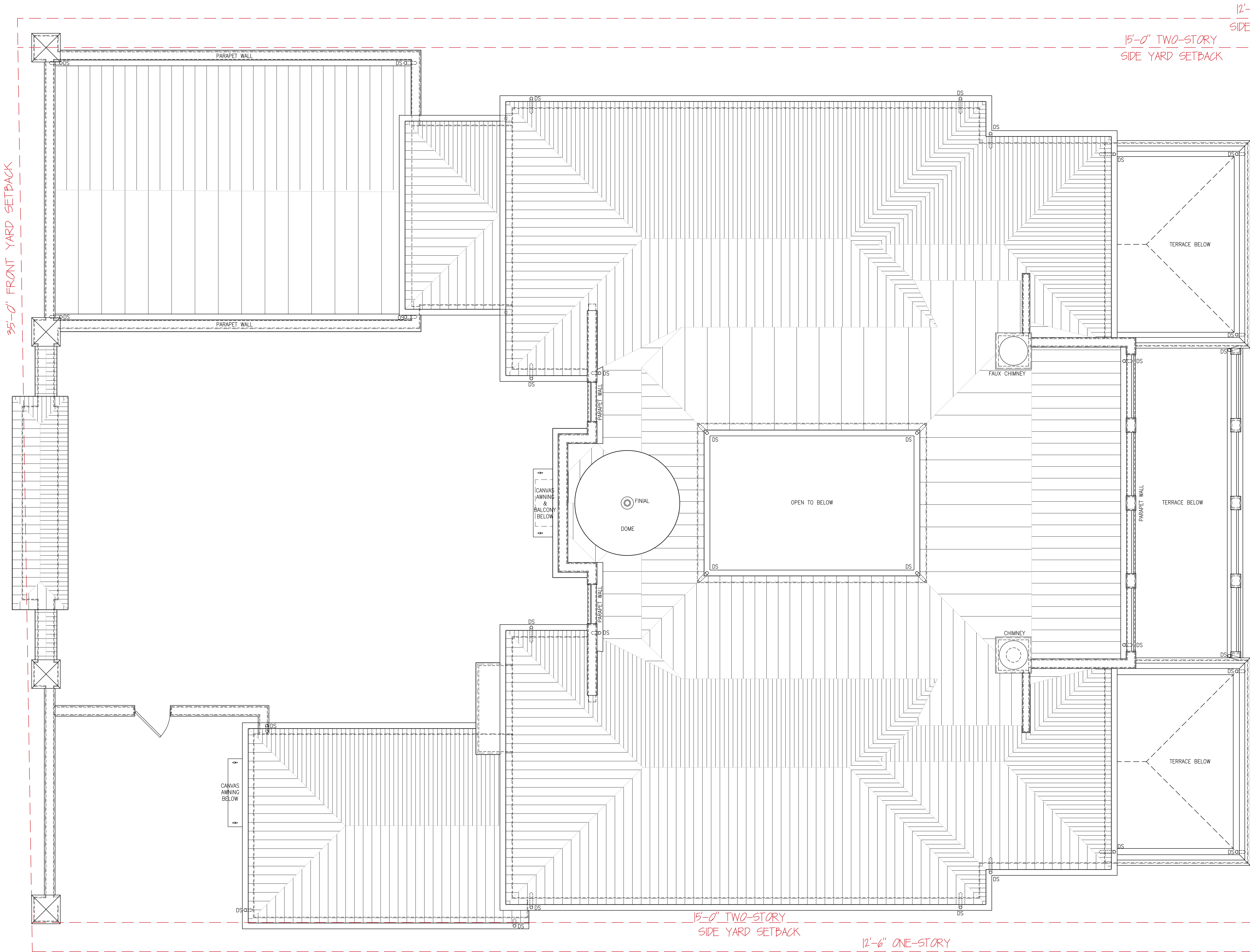


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DWG. BY: TJK
SHEET:

A-211

ZON-23-002

A-22-241



ROOF PLAN-EXISTING

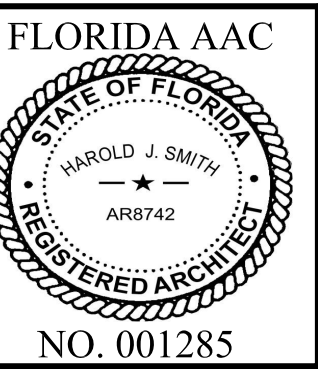
SCALE: 1/4"=1'-0"



624 ISLAND DRIVE
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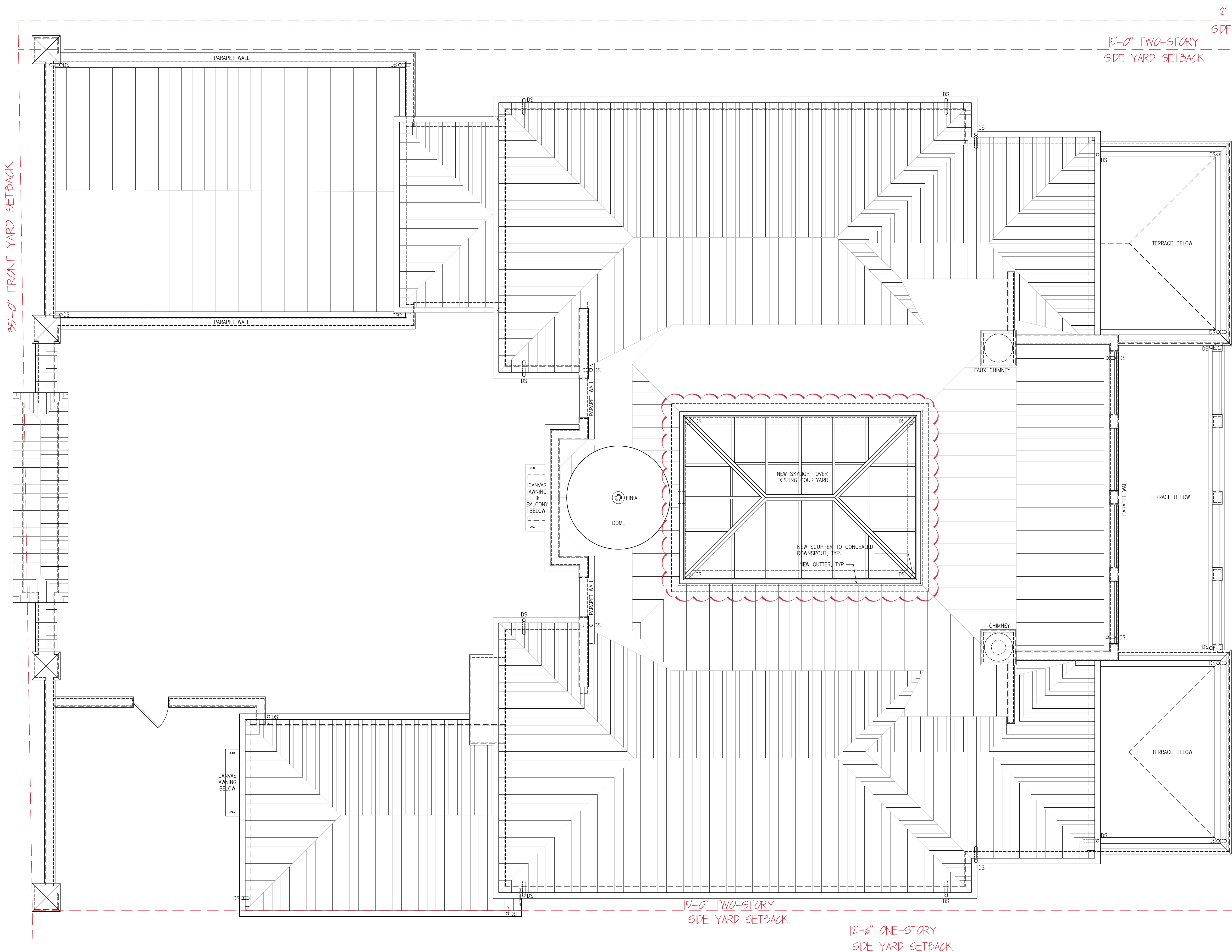
ONATHAN C. MOORE
REGISTERED ARCHITECT 13541

TER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

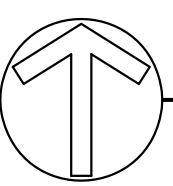
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SHEET:

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ZON-23-002
A-22-241

A-22-241



ROOF PLAN-PROPOSED

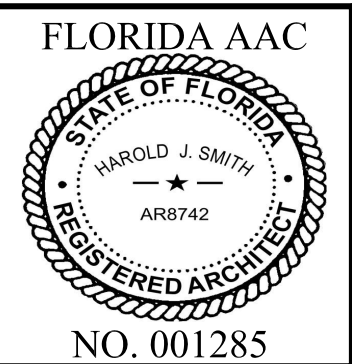
SCALE: 1/4"=1'-0"



COURTYARD SKYLIGHT
622 ISLAND DRIVE
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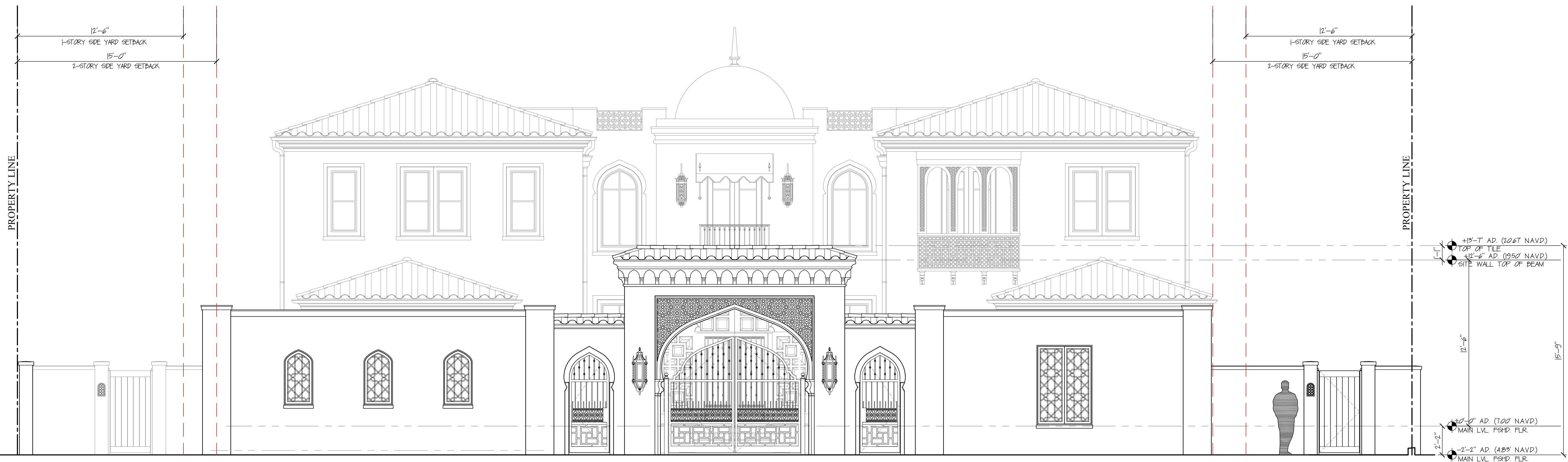
JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

NO: 18028
DWG. BY: TJK
SHEET:

A-300



EXISTING WEST ELEVATION

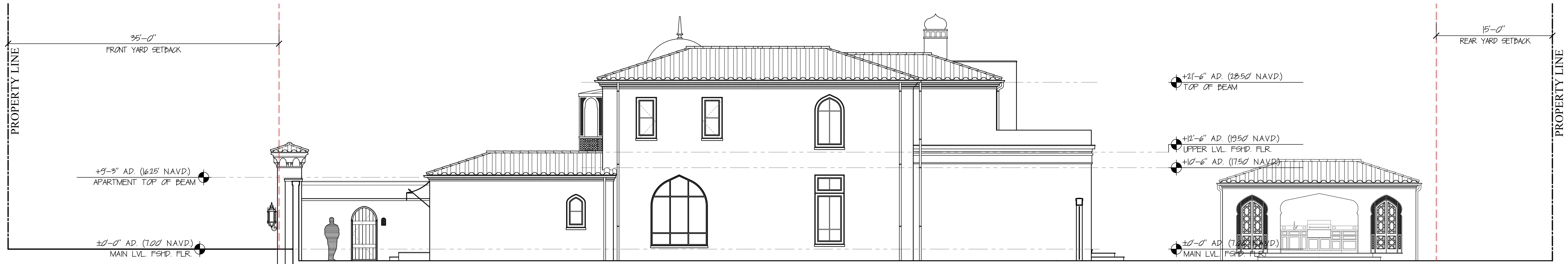
SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION

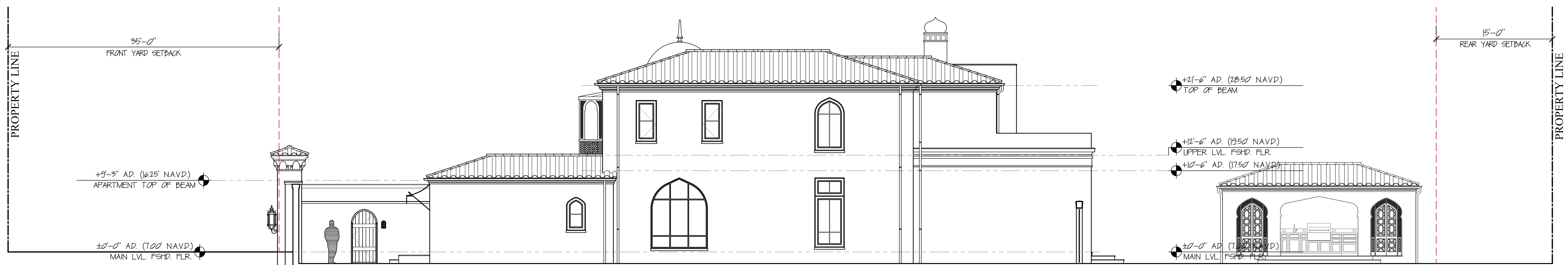
SCALE: 1/4"=1'-0"

ZON-23-002
A-22-241



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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



COURTYARD SKYLIGHT
624 ISLAND DRIVE
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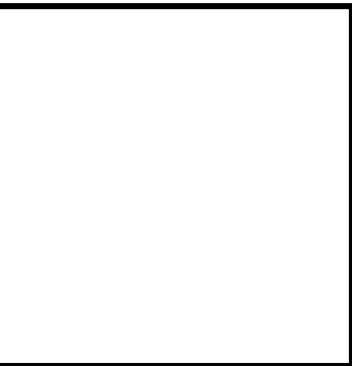


HAROLD J. SMITH
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PETER G. PAPADOPOULOS
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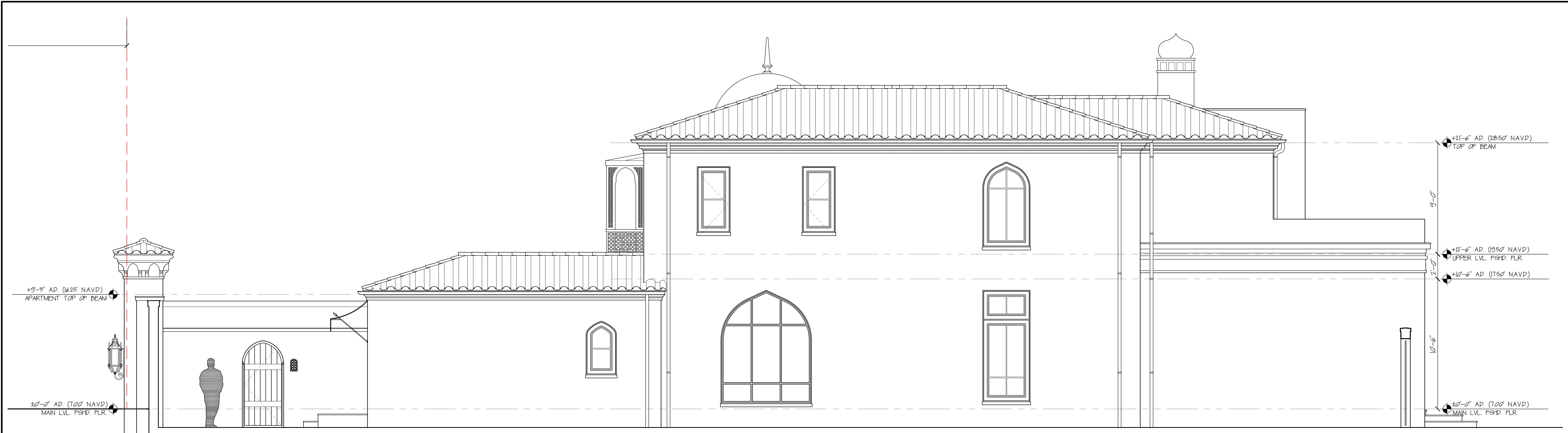


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DWG. BY: TJK
SHEET:

A-301

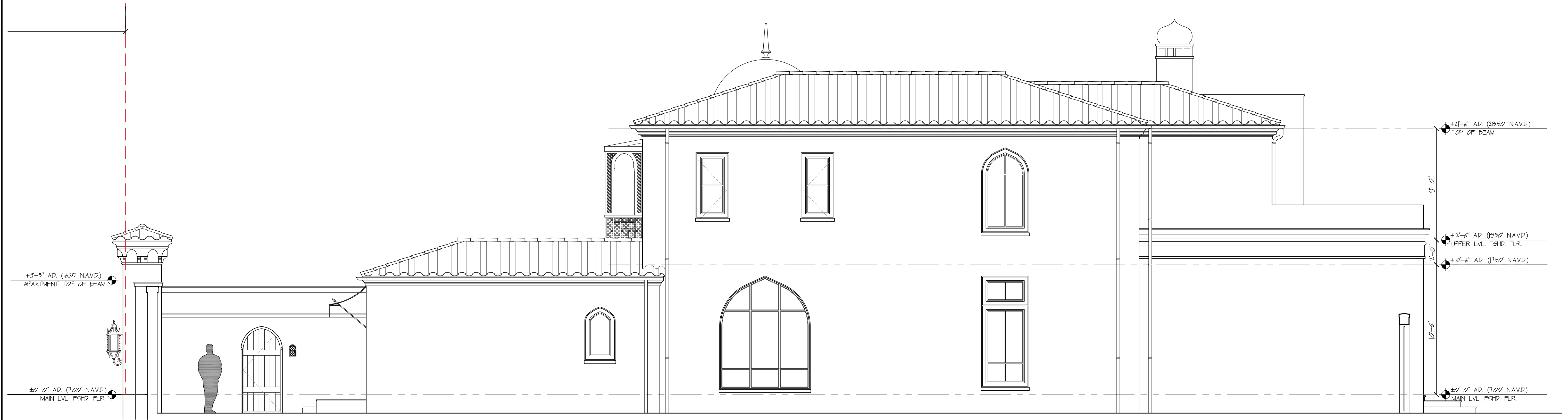
ZON-23-002

A-22-241



EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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



COURTYARD SKYLIGHT
624 ISLAND DRIVE
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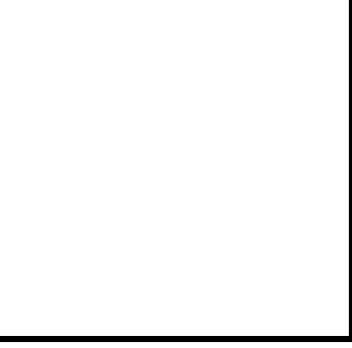


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NO: 18028
DWG. BY: TJK
SHEET:

A-302

ZON-23-002

A-22-241



COURTYARD SKYLIGHT
624 ISLAND DRIVE
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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757



NO: 18028
DWG. BY: TJK
SHEET:

A-303

ZON-23-002
A-22-241



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



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



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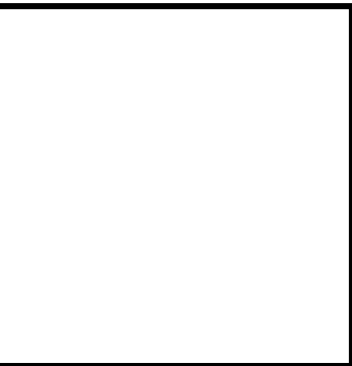


HAROLD J. SMITH
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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

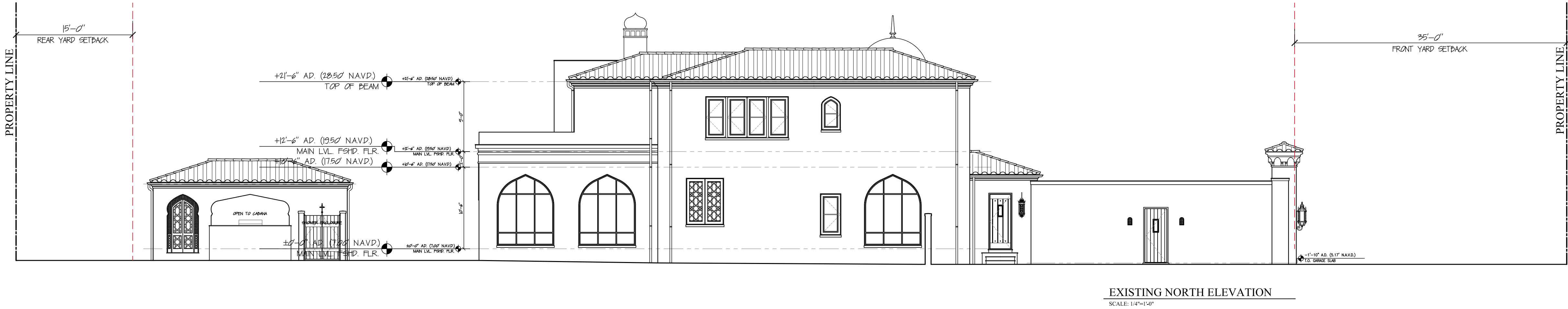
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

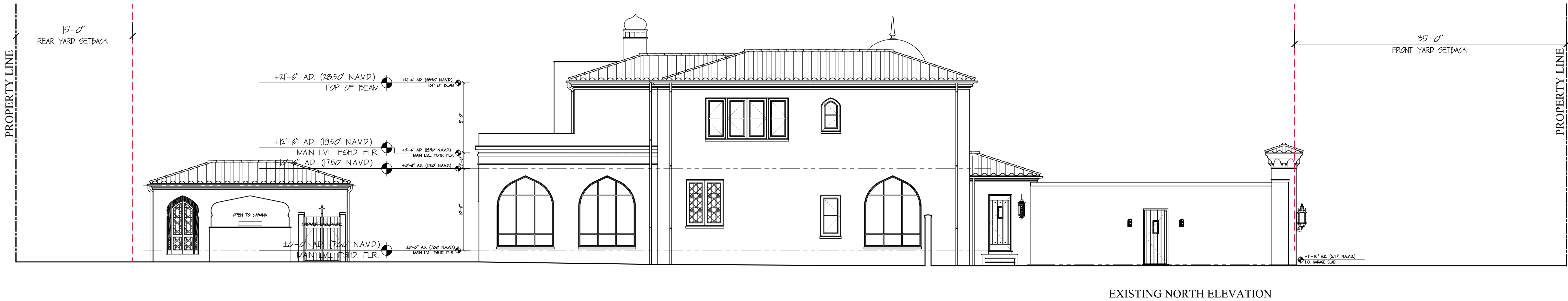


NO: 18028
DWG. BY: TJK
SHEET:

A-304



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



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

ZON-23-002

A-22-241



EXISTING NORTH ELEVATION

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



PROPOSED NORTH ELEVATION

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



COURTYARD SKYLIGHT
624 ISLAND DRIVE
PALM BEACH, FLORIDA

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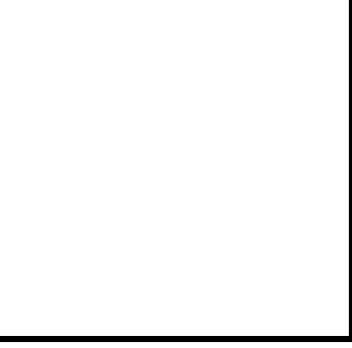


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PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757



NO: 18028
DWG. BY: TJK
SHEET:

A-305

ZON-23-002

A-22-241



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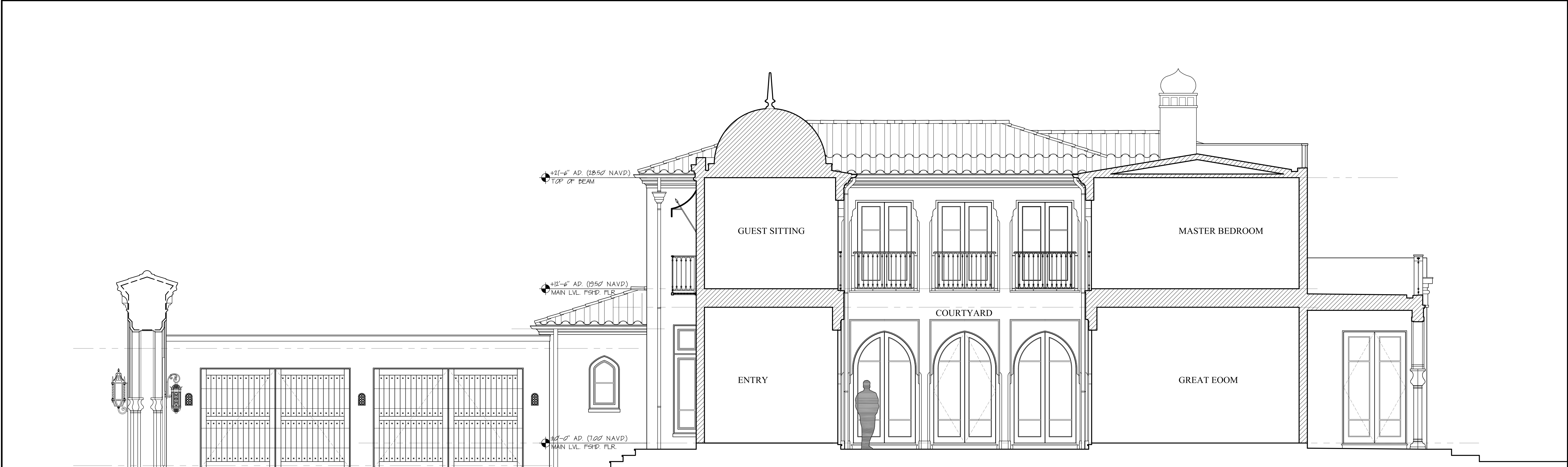


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DWG. BY: TJK
SHEET:

A-306

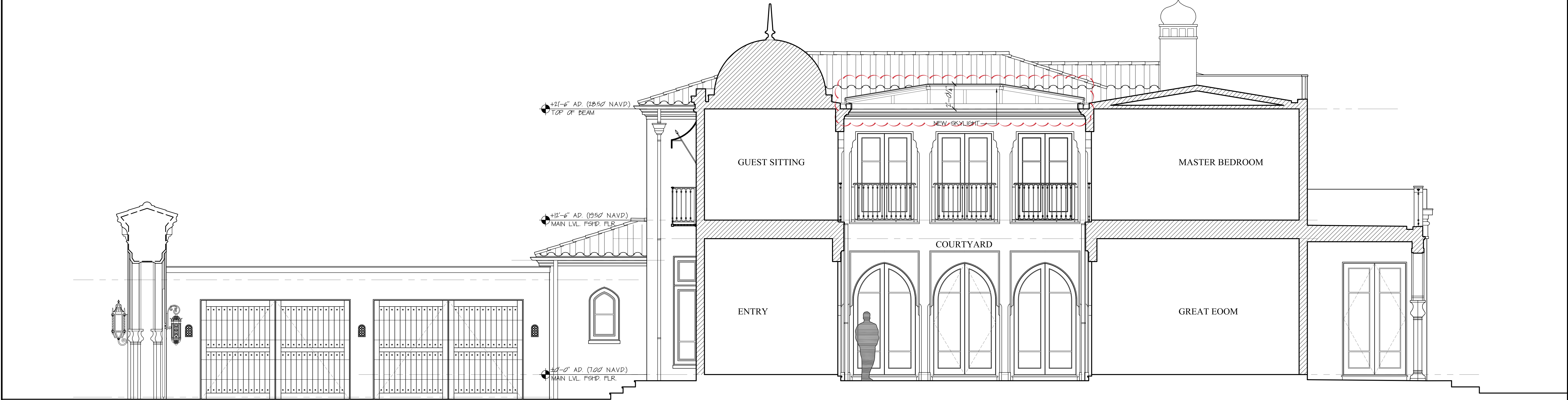
ZON-23-002

A-22-241



EXISTING COURTYARD SECTION DIAGRAM

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



PROPOSED COURTYARD SECTION DIAGRAM

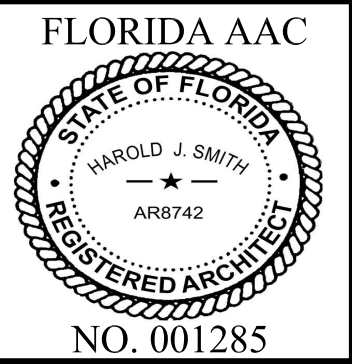
SCALE: 1/4"=1'-0"



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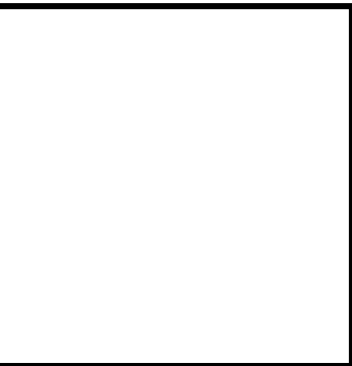


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REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

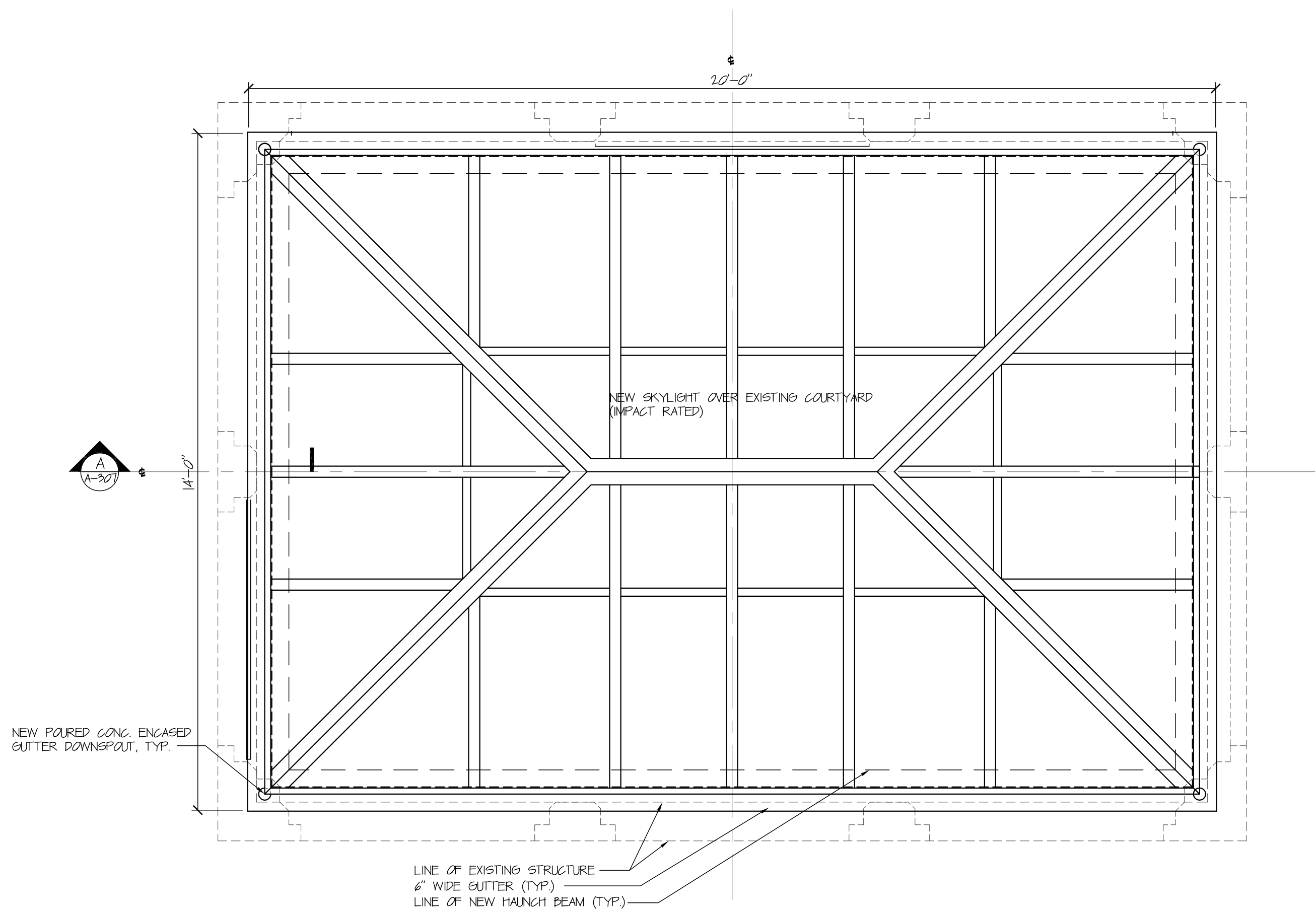
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

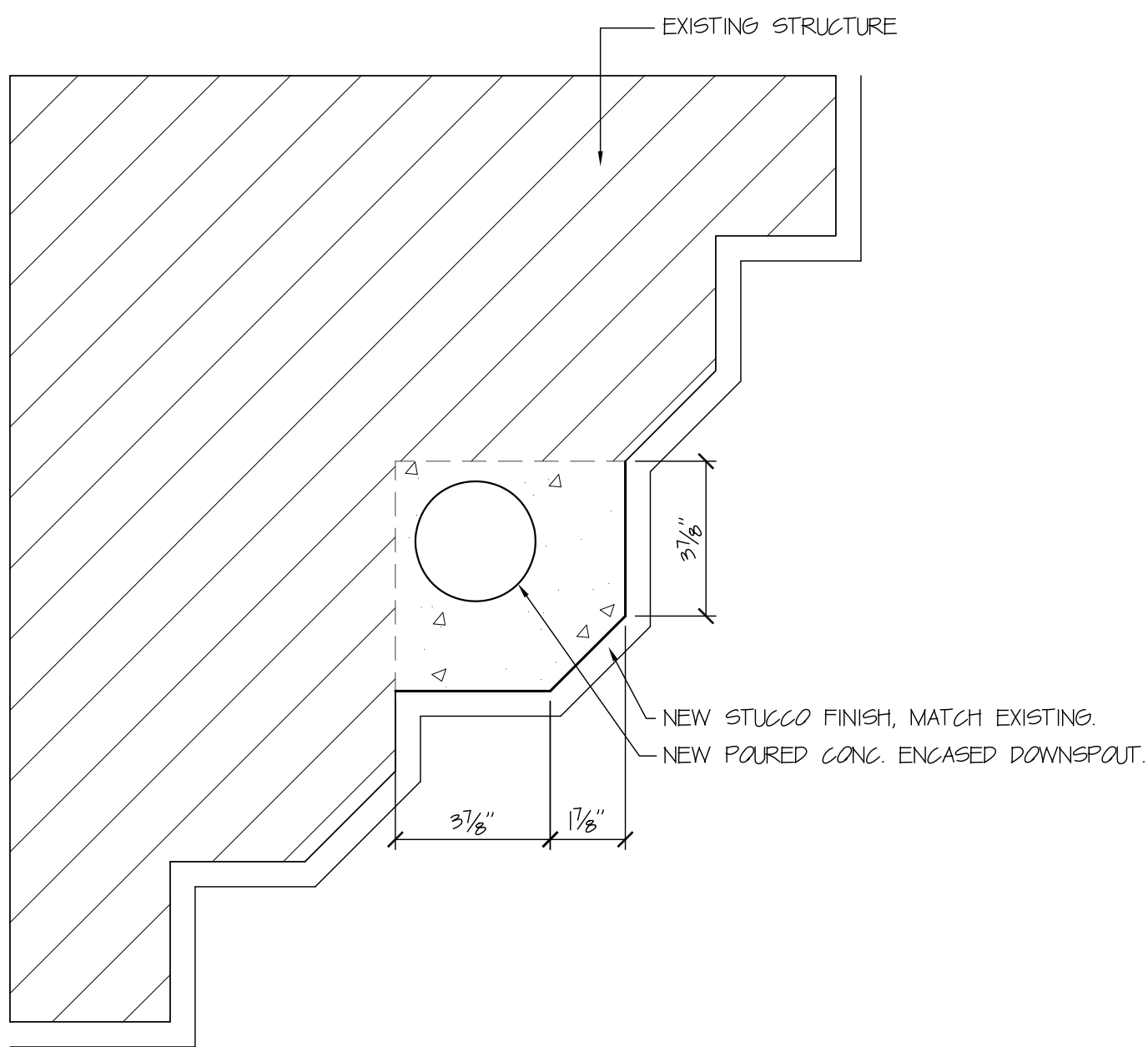


NO: 18028
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SHEET:

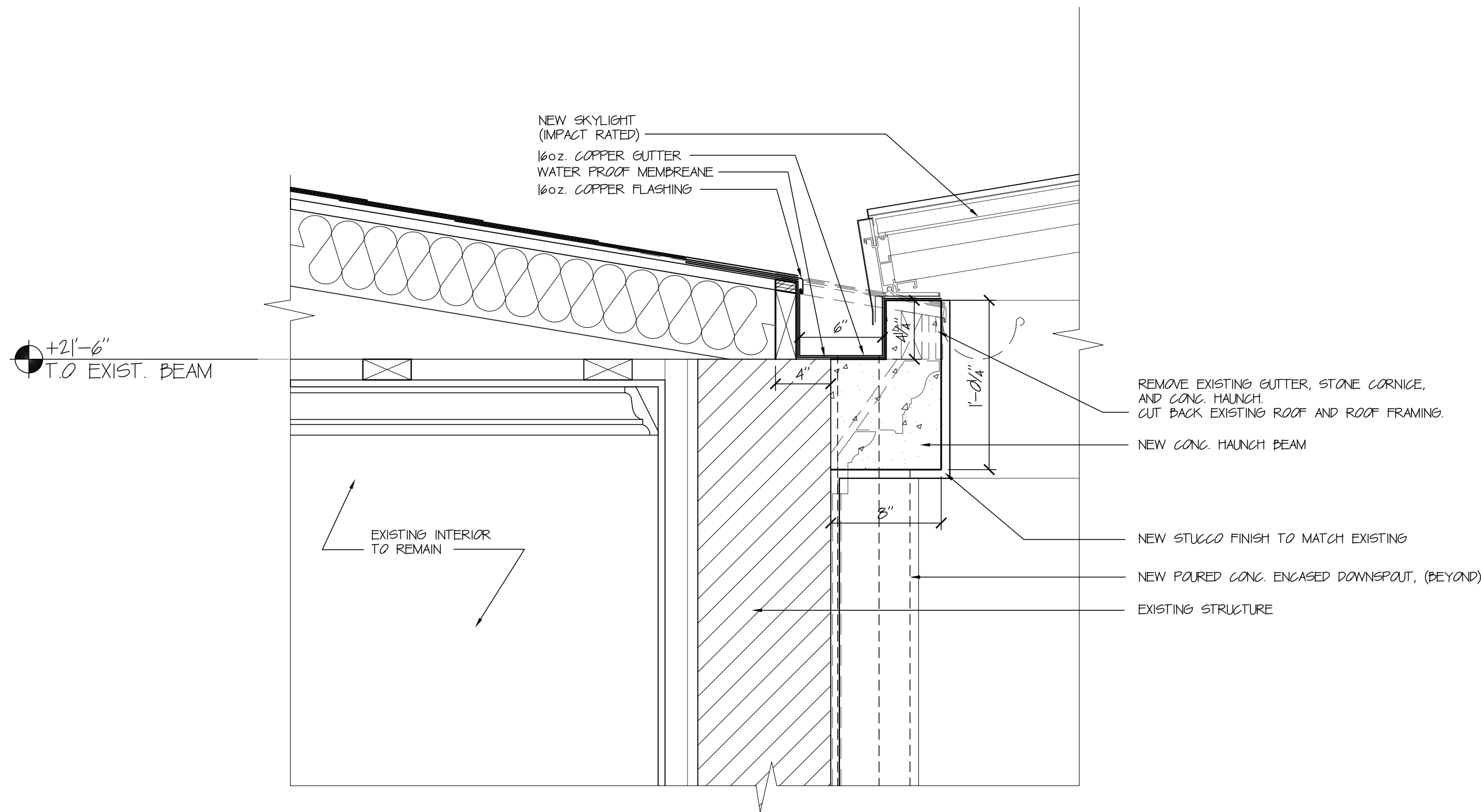
A-307



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



COLUMN DETAIL-TYP.
SCALE: 3"=1'-0"



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

ZON-23-002

A-22-241



ENTRY GATE - PERSPECTIVE



COURTYARD SKYLIGHT
624 ISLAND DRIVE
PALM BEACH, FLORIDA

SMITH AND MOORE ARCHITECTS, INC.
• 1500 SOUTH OLIVE AVENUE WEST PALM BEACH, FLORIDA 33401 • TEL (561) 835-1888 FAX (561) 832-7015 •



HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

NO: 18028
DWG. BY: TJK
SHEET:

A-310

ZON-23-002

A-22-241



ENTRY - PERSPECTIVE



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AERIAL -VIEW FROM NORTHWEST



COURTYARD SKYLIGHT
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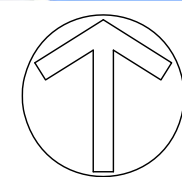
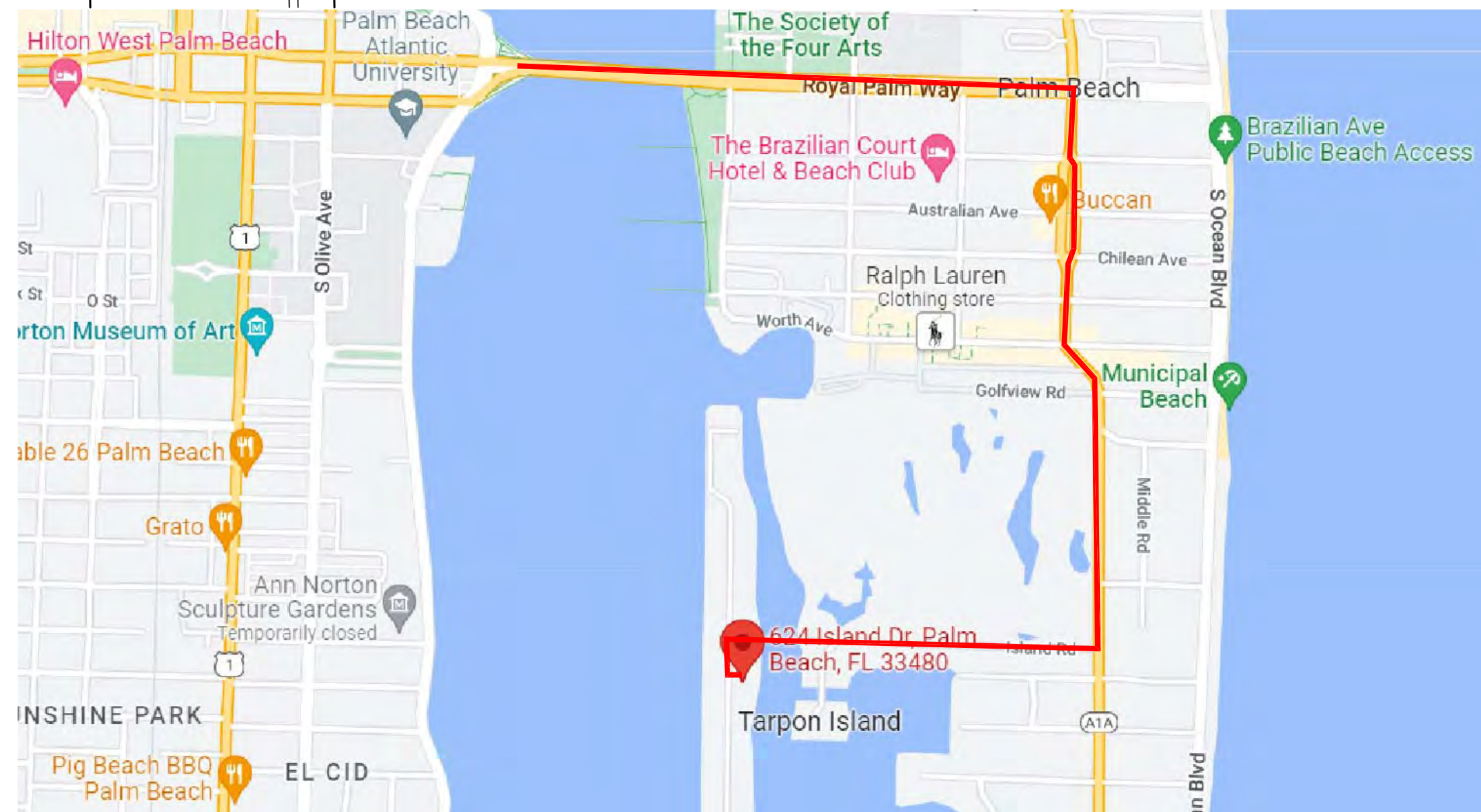
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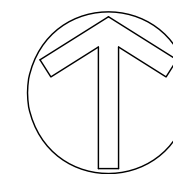
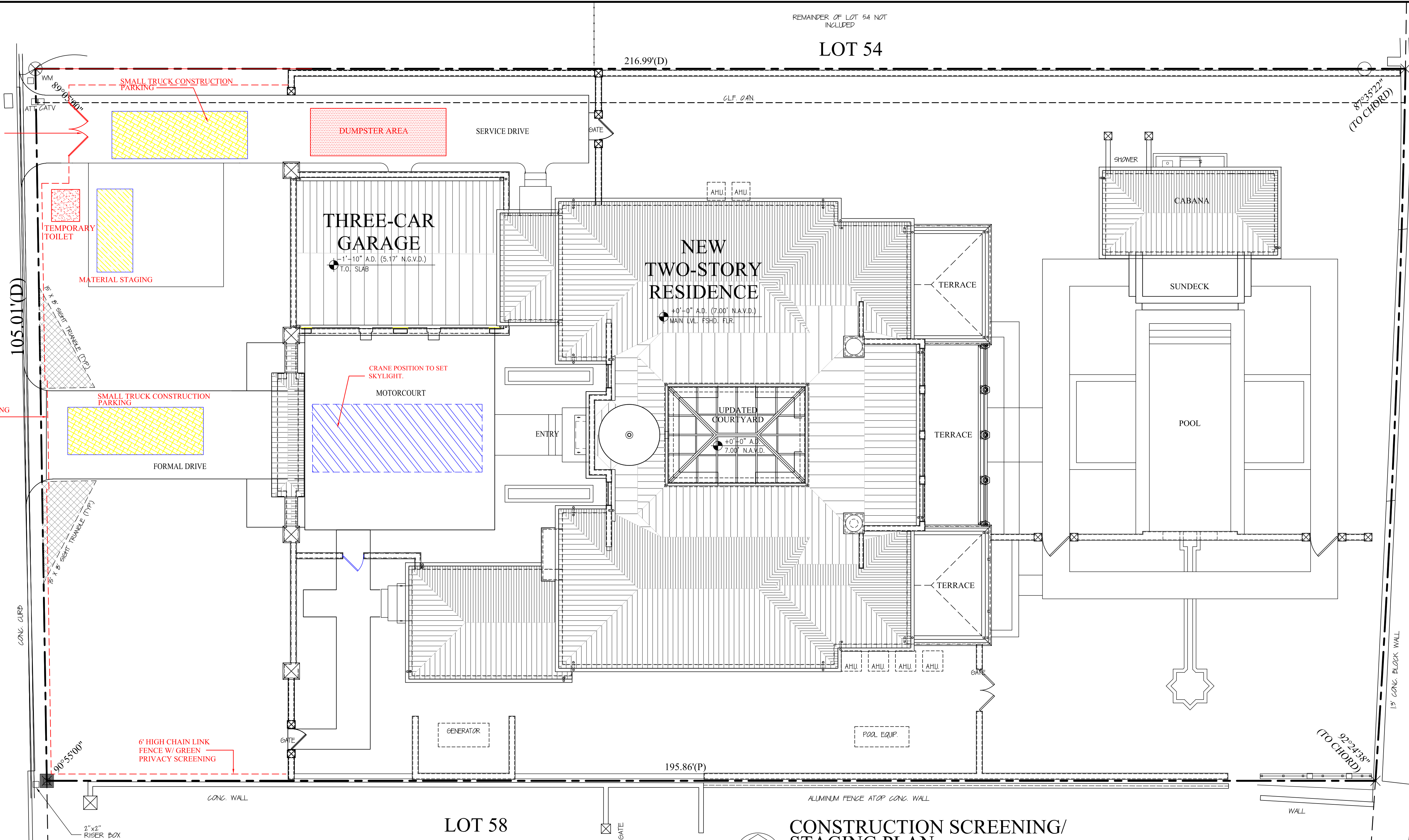
30' PUBLIC ROAD
(D.B. 602, PG. 10)

ISLAND DRIVE



TRUCK ROUTE PLAN

DELIVERIES AND WORKERS WILL BE USING THE ROYAL PALM WAY BRIDGE, TO SOUTH COUNTY ROAD., RIGHT ON SOUTH COUNTY ROAD., TO ISLAND RD., RIGHT ON ISLAND RD., TO ISLAND DR. LEFT ON ISLAND DR., SITE ON THE LEFT.



CONSTRUCTION SCREENING/ STAGING PLAN

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

TRUCK LOGISTICS

- 1) MAXIMUM TRUCK LENGTH 35'.
- 2) TOTAL NUMBER OF DELIVERIES GENERATED BY THE PROJECT 10. (ESTIMATED)
(DEMOLITION, STEEL, ROOFING MATERIAL AND SKYLIGHT)

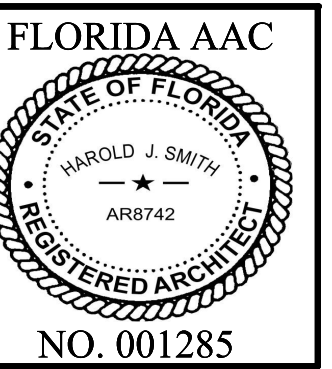
CONSTRUCTION SCHEDULE

MONTH 1	SITE PREP
MONTH 2	INSTALLATION OF SKYLIGHT

S.M

COURTYARD SKYLIGHT
624 ISLAND DRIVE
PALM BEACH, FLORIDA

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