

576 ISLAND DR. PALM BEACH, FL 33480

CASE NUMBER:	23-020
FINAL SUBMITTAL:	JANUARY 12, 2023
INITIAL HEARING DATE:	FEBRUARY 22, 2023
REVISED SUBMITTAL:	APRIL 10, 2023
SECOND HEARING DATE:	APRIL 26, 2023

RECEIVED

By yfigueroa at 11:53 am, Apr 10, 2023

SCOPE OF WORK:

1. SELECT EXTERIOR MODIFICATIONS TO FRONT FACADE (WEST ELEVATION) TO INCLUDE:
 - NEW ENTRY DOOR WITH SIDELITES
 - REPLACE DOUBLE DOOR AT SECOND LEVEL BALCONY
 - REPLACE RAILING AND ADD PIERS
2. SELECT EXTERIOR MODIFICATIONS TO REAR FACADE (EAST ELEVATION) TO INCLUDE:
 - REPLACE (3) SLIDING GLASS DOORS WITH NEW POCKETING DOORS
 - NEW OPEN TERRACE AT SECOND LEVEL ABOVE REAR LOGGIA. ADD RAILING AND PIERS.
 - REMOVE (4) WINDOWS AND REPLACE WITH (2) DOUBLE FRENCH DOORS AT NEW SECOND LEVEL TERRACE
3. ADD (2) WINDOWS IN MASTER BEDROOM CLOSET.
4. REPLACE WINDOW WITH DOOR IN MASTER BATH.
5. ADD TRIPLE SASH WINDOW IN DINING ROOM.

PROJECT TEAM

ARCHITECT:

ROY & POSEY
2417 SOUTH DIXIE HIGHWAY
WEST PALM BEACH, FL 33401
OFFICE PHONE: (561) 659-5683
OFFICE FAX: (561) 282-0838
CONTACT: HILLARY MCCLAIN

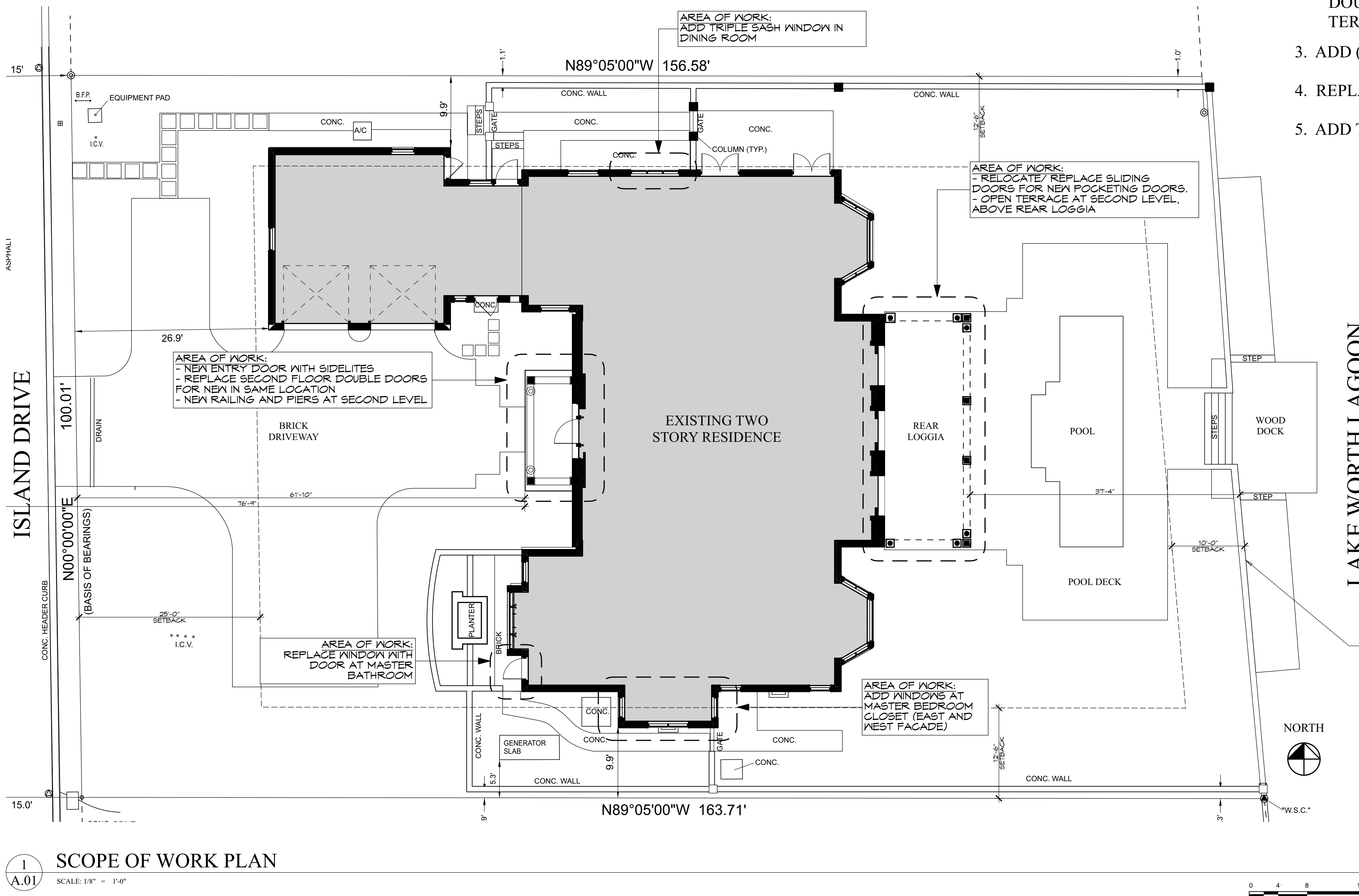
A.01	GENERAL INFORMATION / SCOPE OF WORK
A.02	LOCATION MAP
A.03	CONTEXT PHOTOS
A.04	CONTEXT PHOTOS
A.05	CONTEXT PHOTOS
A.06	SITE PLAN/ GENERAL INFORMATION
A.07	ZONING DIAGRAMS
A.08	DEMOLITION FLOOR PLAN
A.09	PROPOSED FLOOR PLAN
A.10	DEMOLITION SECOND FLOOR PLAN
A.11	PROPOSED SECOND FLOOR PLAN
A.12	WEST BUILDING ELEVATIONS
A.13	EAST BUILDING ELEVATIONS
A.14	SOUTH BUILDING ELEVATIONS
A.15	NORTH BUILDING ELEVATIONS
A.16	WEST BUILDING ELEVATIONS - COLOR
A.17	EAST BUILDING ELEVATIONS - COLOR
A.18	SOUTH BUILDING ELEVATIONS - COLOR
A.19	NORTH BUILDING ELEVATIONS - COLOR
A.20	DOOR, WINDOW, AND RAILING DETAILS
A.21	PERSPECTIVE VIEWS - COLOR
A.22	STREETSCAPE - PLAN AND ELEVATIONS
A.23	CONSTRUCTION LOGISTICS
A.24	CONSTRUCTION SCREENING PLAN
A.25	SURVEY

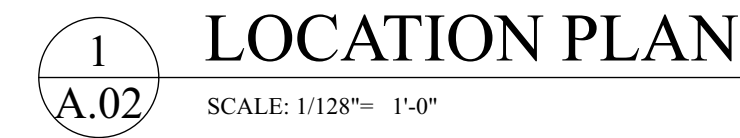
DATE:	4/7/23
SCALE:	AS NOTED
DRAWN:	SMR
DOB:	
SHEET	
PERMIT	DATE

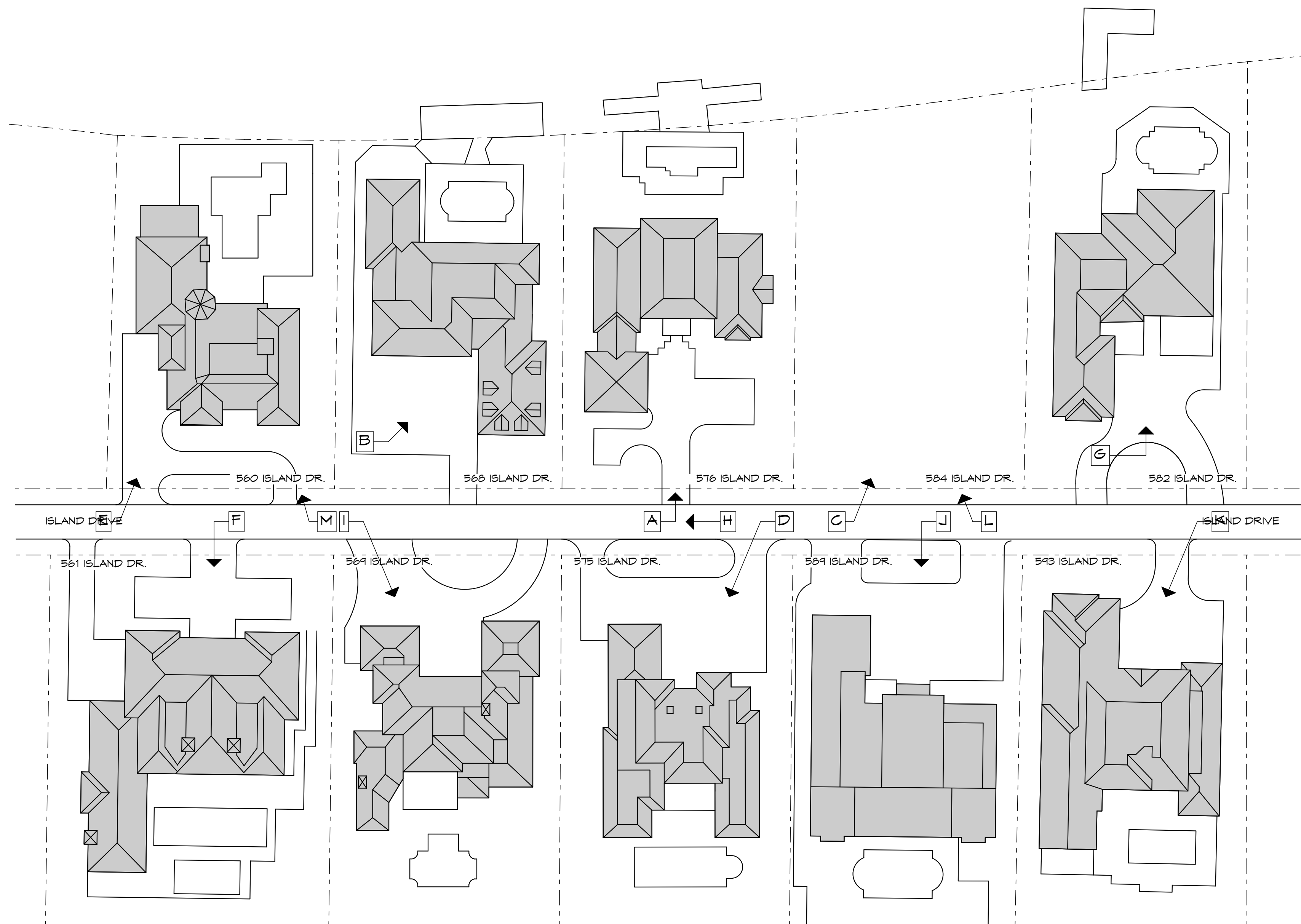
A.01

Plotted On: 4/7/23

GENERAL INFORMATION / SCOPE OF WORK



[illegible]



A large, white, two-story house with a covered front porch and a two-car garage, surrounded by landscaping and a paved driveway. The house features a light-colored brick or stucco exterior and a dark roof. The front porch is ornate with white railings and is partially covered by a large, flowering vine. The driveway is paved with large, light-colored tiles and has a circular decorative element in the center. The house is surrounded by lush greenery, including palm trees and other tropical plants. The sky is clear and blue.

B - 568 ISLAND DRIVE



C - 584 ISLAND DRIVE

A large, two-story house with a light-colored exterior and a grey tiled roof. The house features a prominent stone driveway leading to a garage. A silver SUV is parked in the driveway. The house is surrounded by lush greenery, including a large ivy-covered wall on the left and a palm tree on the right. A white pillar with a black lantern-style light fixture and a house number '575' stands on the right side of the driveway. A small sign on a post near the pillar reads 'NO ADVERTISING'.

D - 575 ISLAND DRIVE

1 SITE STREETSCAPE PLAN
A.03 SCALE: 1/32" = 1'-0"

SCALE: 1/32" = 1'-0"



A - 576 ISLAND DRIVE



ROY & POSEY

ARCHITECTURE
LANDSCAPE
INTERIORS

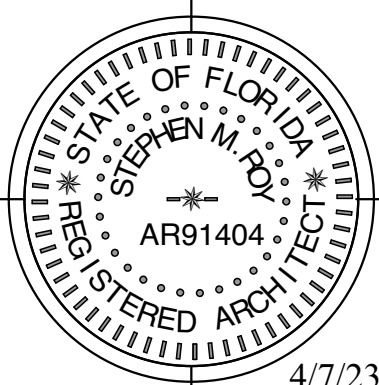
10101 HWY 1 | WEST PALM BEACH, FLORIDA 33411 | 561.833.8800
WWW.ROYPOSEY.COM

2417 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683 |
WWW.BONDOSEY.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



4/7/23

SELECTIVE MODIFICATIONS TO:

576 ISLAND DR.
PALM BEACH, FL 33480

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
----	-----------	------

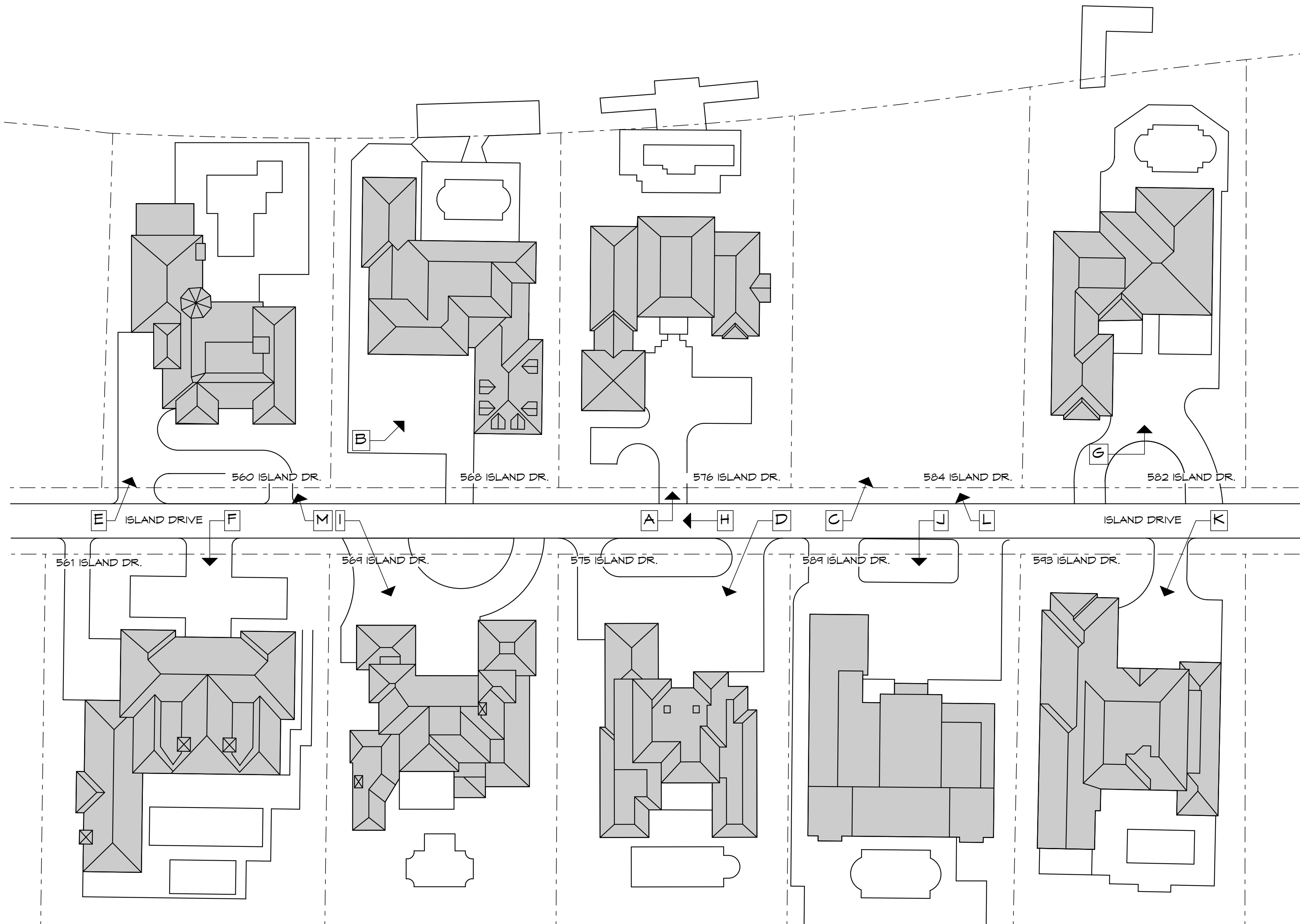
[illegible]

DATE:	4/7/23
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A.03

Plotted On: 4/7/23

CONTEXT PHOTOS



1
A.05 SITE STREETSCAPE PLAN
SCALE: 1/32" = 1'-0"



L - 584 ISLAND DRIVE



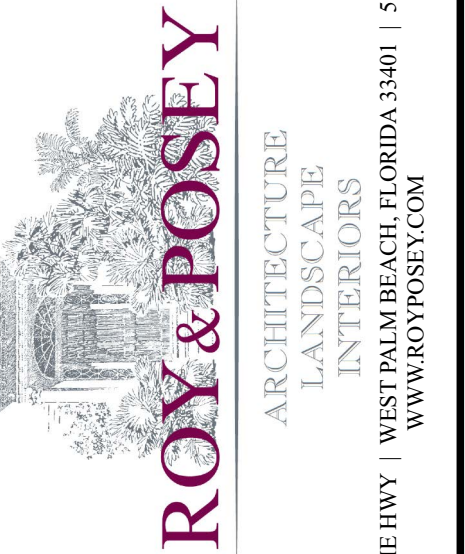
J - 589 ISLAND DRIVE



K - 593 ISLAND DRIVE



M - 560 ISLAND DRIVE

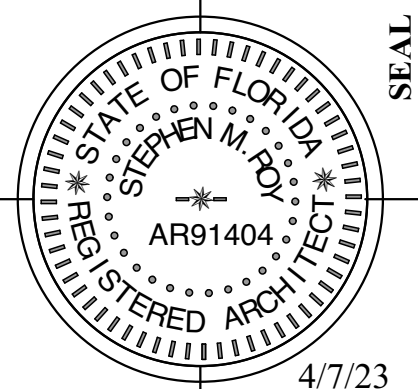


WWW.ROYPOSEY.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT.

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
R91404

ROY & POSEY LICENSE: AA0003396



SELECTIVE MODIFICATIONS 10.

370 ISLAND DR.
PALM BEACH, FL 33480

1" ACTUAL

THE ABOVE DIMENSION DOES NOT
MEASURE ONE INCH (1") EXACTLY.
THIS DRAWING WILL HAVE BEEN
ENLARGED OR REDUCED,
AFFECTING ALL LABELED SCALES.

Y	REVISIONS	DATE
---	-----------	------

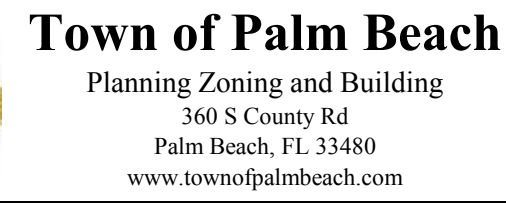
[illegible]

DATE:	4/7/23
SCALE:	AS NOTED
DRAWN:	SMR
DOB:	
SHEET	
PERMIT	DATE

A.05

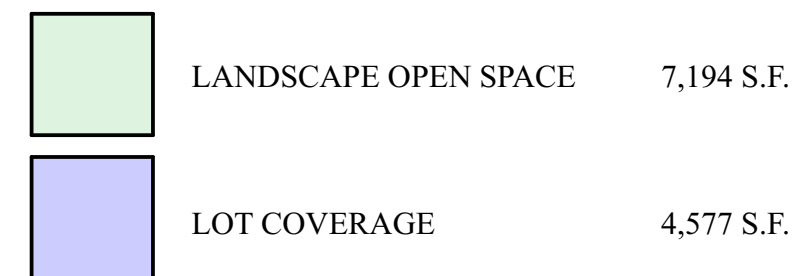
Plotted On: 4/7/23

CONTEXT PHOTOS



Line #	Zoning Legend			
1	Property Address:	576 ISLAND DRIVE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	TYPE 5B - CBS STUCCO		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 (MIN.)	15,973	N/C
6	Lot Depth	100 (MIN.)	163.71 FT	N/C
7	Lot Width	100 (MIN.)	100.01 FT	N/C
8	Lot Coverage (Sq Ft and %)	3,000 SF (30%)	4,577 SF (28.6%)	N/C
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)		6,271 SF	N/C
10	Cubic Content Ratio (CCR) (R-B Only)	3.94 (63,040 CF)	N/C	N/C
11	*Front Yard Setback (Ft.)	25 FT (W)	26'-11"	N/C
12	* Side Yard Setback (1st Story) (Ft.)	12-1/2 FT (N,S)	9'-11"	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	15 FT (N,S)	9'-11"	N/C
14	*Rear Yard Setback (Ft.)	10 FT (E)	46'-3"	N/C
15	Angle of Vision (Deg.)	100°	99°	N/C
16	Building Height (Ft.)	2 STORY - 22 FT	21'-7"	N/C
17	Overall Building Height (Ft.)	30 FT	29'-6"	N/C
18	Crown of Road (COR) (NAVD)	N/C	N/C	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	7 FT	7.62 FT	N/C
21	Zero Datum for point of meas. (NAVD)	7 FT	7 FT	N/C
22	FEMA Flood Zone Designation	AE	AE	N/C
23	Base Flood Elevation (BFE)(NAVD)	6 FT	6 FT	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	7,188 SF (45%)	7,194 SF (45%)	N/C
25	Perimeter LOS (Sq Ft and %)	N/C	N/C	N/C
26	Front Yard LOS (Sq Ft and %)	998 SF (40%)	1,666 (67%)	N/C
27	**Native Plant Species %	N/C	N/C	N/C

* 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



AREA CALCULATIONS:

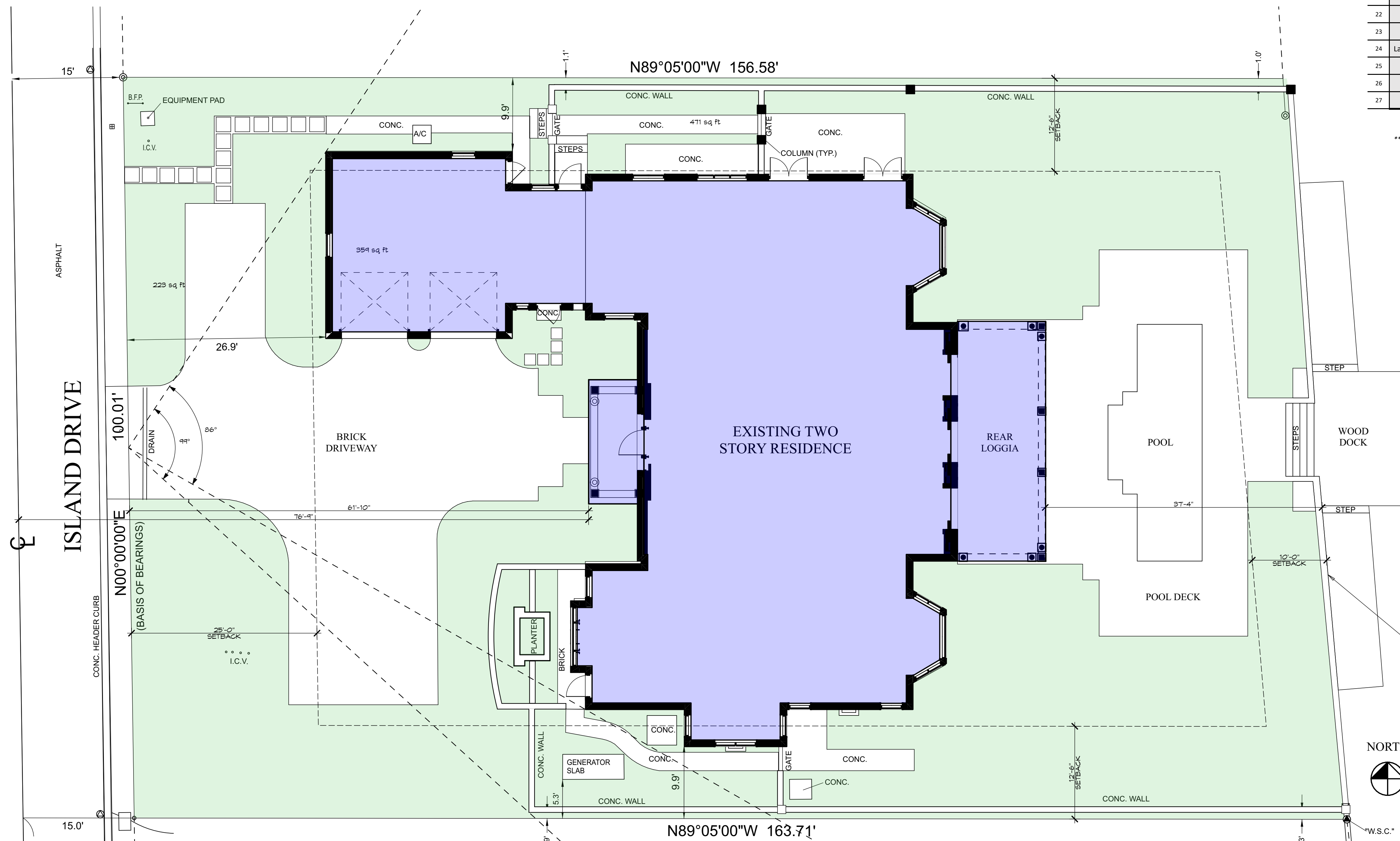
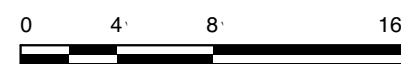
OVERALL SITE AREA	15,973 S.F.
LOT COVERAGE:	
MAIN HOUSE	4,096 S.F.
ENTRY STRUCTURE	98 S.F.
REAR LOGGIA	383 S.F.
TOTAL	4,577 S.F.

HARDSCAPE:	
WALKWAYS	600 S.F.
EQUIPMENT AREA	131 S.F.
POOL	326 S.F.
POOL DECK	957 S.F.
DRIVEWAY	1,966 S.F.
SITE WALLS	222 S.F.
TOTAL:	4,202 S.F.

LANDSCAPE OPEN SPACE: 7,194 S.F. > 7,188 S.F. (45%)

LAKE WORTH LAGOON

$\Delta = 02^{\circ}36'52''$
 $A = 100.39'$
 $R = 2200.00'$
 $C.B. = N04^{\circ}04'22''W$



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



ROY & POSEY

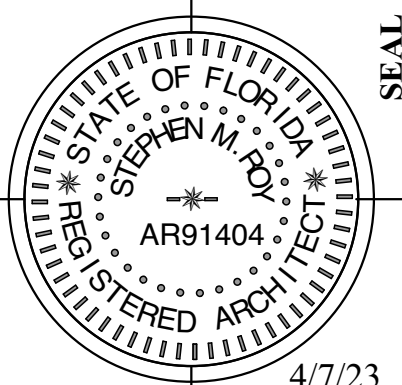
ARCHITECTURE
LANDSCAPE
INTERIORS

1E HWY | WEST PALM BEACH, FLORIDA 33401 | 561.833.8888
WWW.ROYPOSEY.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



SELECTIVE MODIFICATIONS TO:

576 ISLAND DR.
PALM BEACH, FL 33480

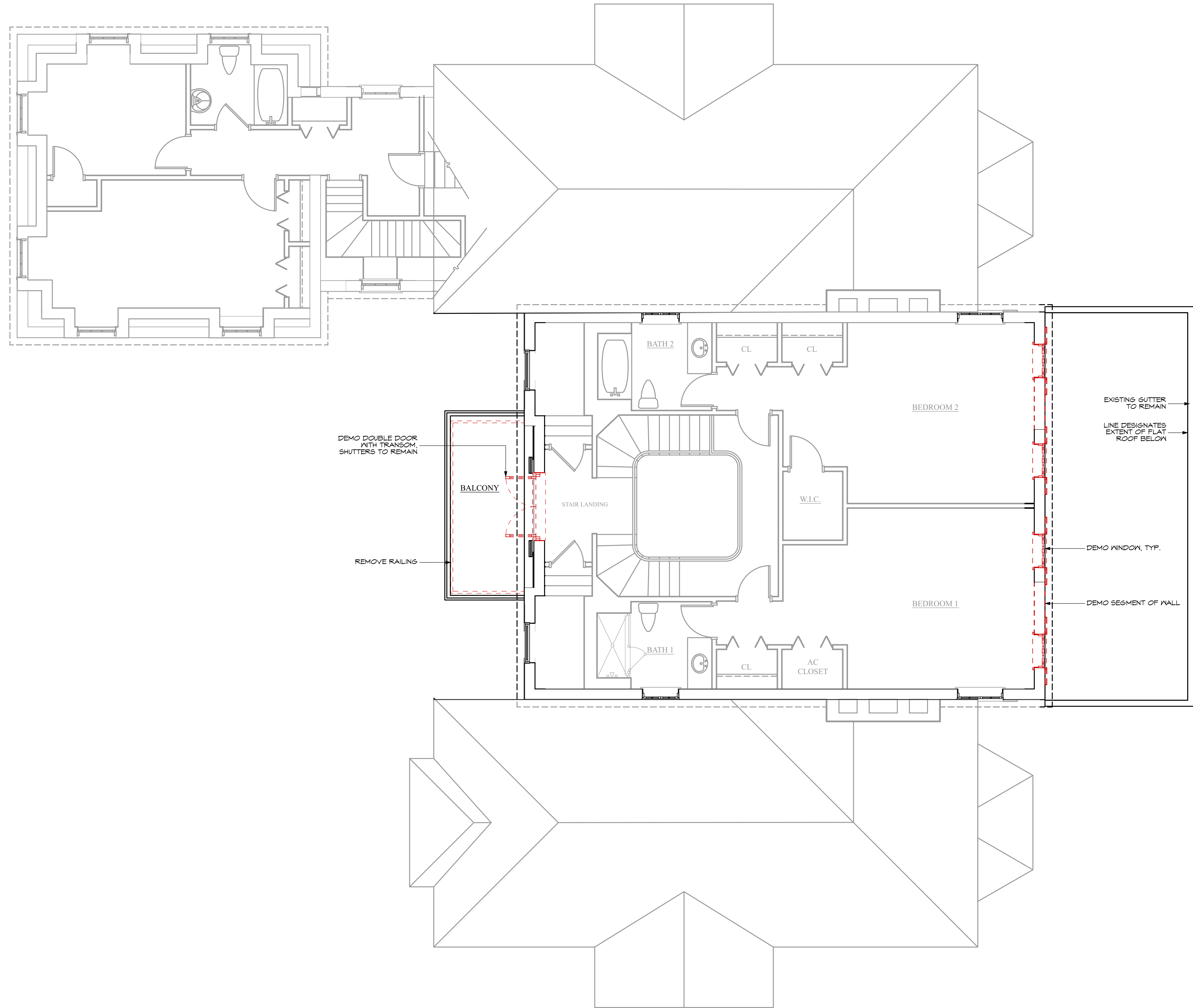
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
DATE:	4/7/23	
SCALE:	AS NOTED	
DRAWN:	SMR	
JOB:		
SHEET		
PERMIT	DATE	

A.07

Plotted On: 4/7/23

ZONING DIAGRAMS



SECOND FLOOR DEMOLITION PLAN

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



ROY & POSEY

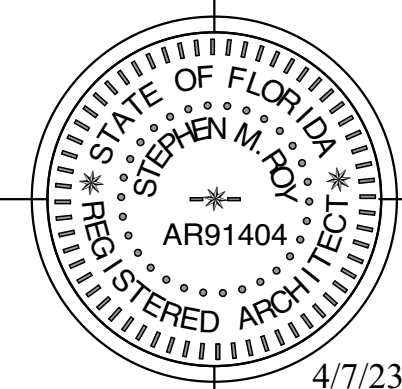
ARCHITECTURE
LANDSCAPE
INTERIORS

1E HWY 1 | WEST PALM BEACH, FLORIDA 33401 | 561.833.8888
WWW.ROYPOSEY.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



SELECTIVE MODIFICATIONS TO:

576 ISLAND DR.
PALM BEACH, FL 33480

IF THE ABOVE DIMENSION DOES NOT
MEASURE ONE INCH (1") EXACTLY,
THIS DRAWING WILL HAVE BEEN
ENLARGED OR REDUCED,
AFFECTING ALL LABELED SCALES.

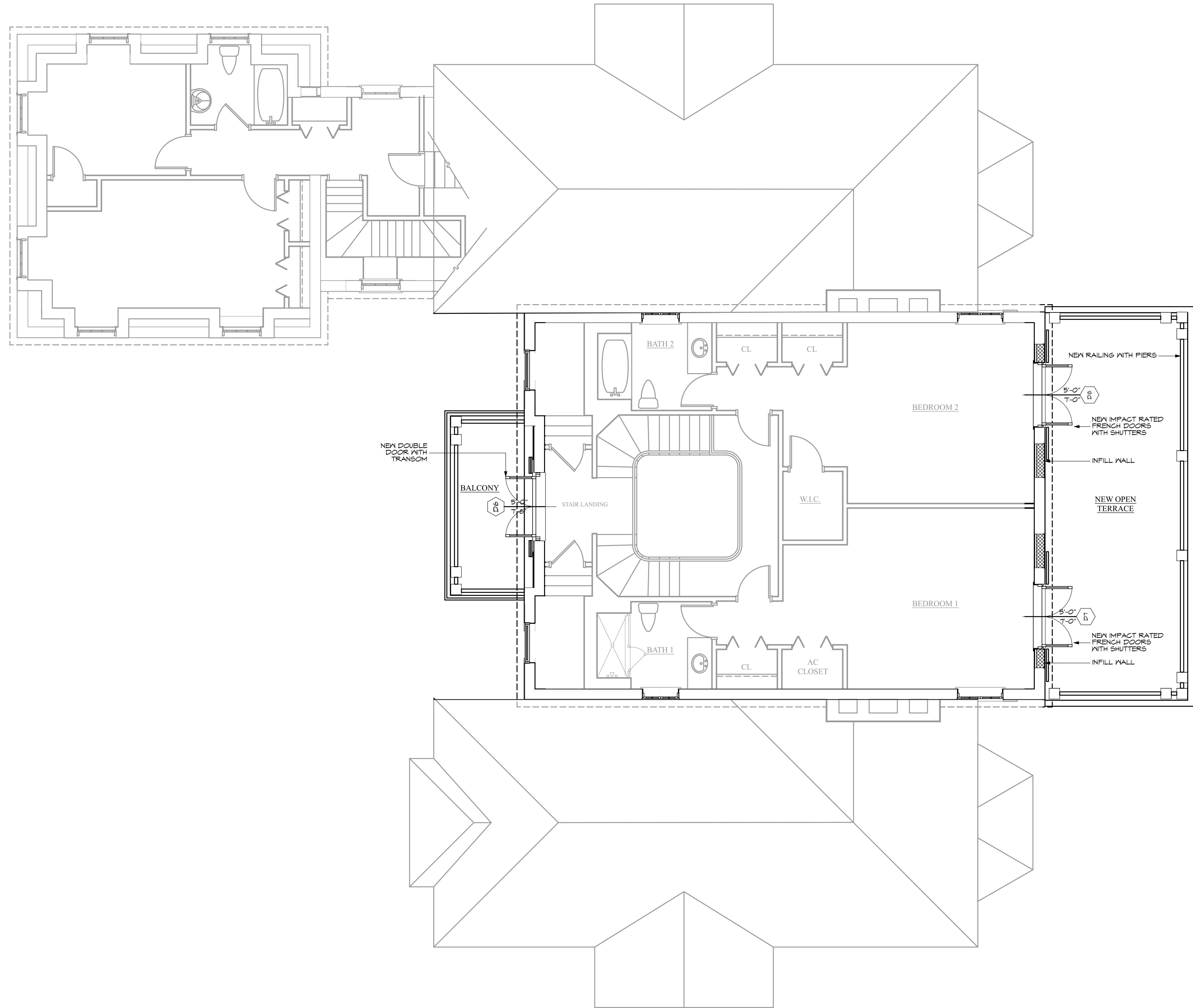
[illegible]

DATE:	4/7/23
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A.10

Plotted On: 4/7/23

DEMOLITION SECOND FLOOR PLAN



1
A.11

SECOND FLOOR PLAN - PROPOSED

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



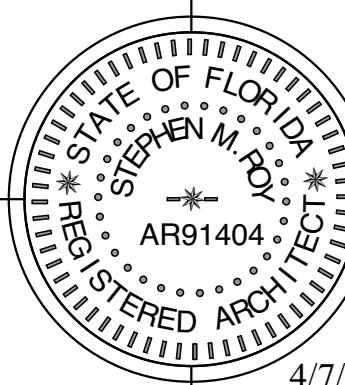
ROY & POSEY

INTERIORS
2417 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683
WWW.ROYPOSEY.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



4/7/23

SELECTIVE MODIFICATIONS TO:

576 ISLAND DR.
PALM BEACH, FL 33480



IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

[illegible]

DATE:	4/7/23
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

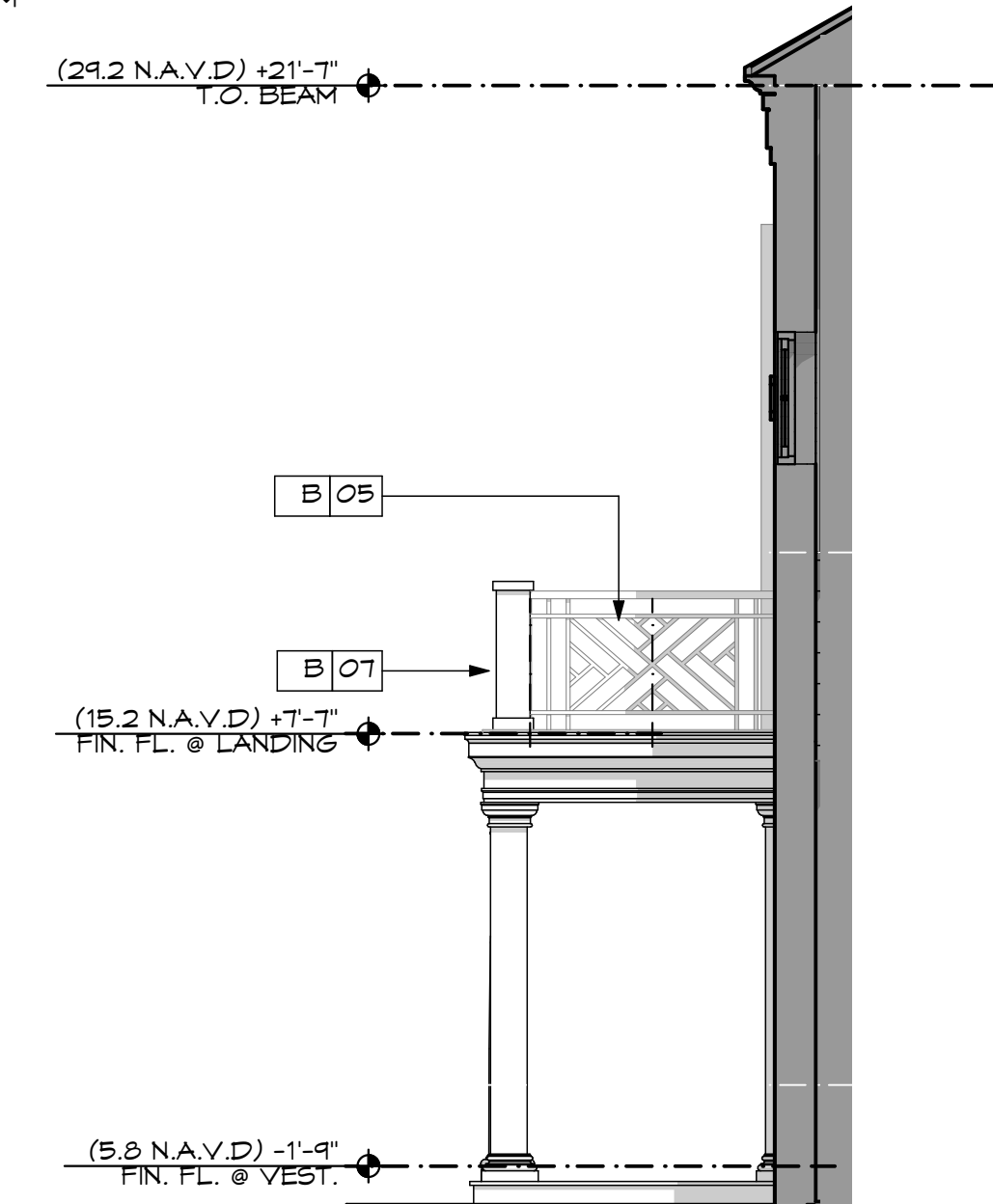
A.11

Plotted On: 4/7/23

PROPOSED SECOND FLOOR PLAN



- | | | |
|-------------------------------------|----------|--|
| ☐ | A | SMOOTH SAND FINISH
(BENJAMIN MOORE PM1 - SUPER WHITE) |
| ☐ | B | WHITE |
| ☐ | C | BENJAMIN MOORE AF-490 - TRANQUILITY |
| ☒ | D | MOHOGANY - PAINT GRADE FINISH
(BENJAMIN MOORE PM1 - SUPER WHITE) |
| ☐ | E | MOHOGANY - PAINT GRADE FINISH
(BENJAMIN MOORE AF-490 - TRANQUILITY) |



4/7/23

576 ISLAND DR.
PALM BEACH, FL 33480

Plotted On: 4/7/23

WEST BUILDING ELEVATIONS

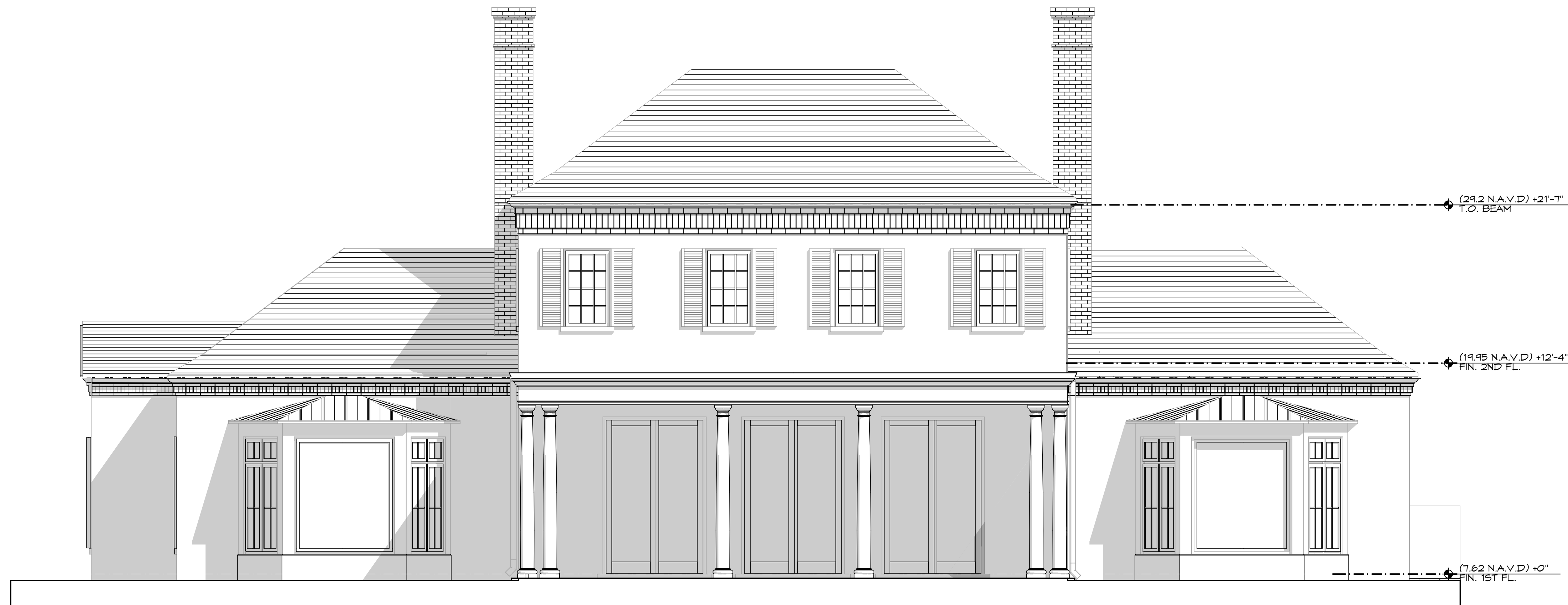
PROPOSED MATERIALS AND FINISHES

- 01 STUCCO
- 02 WINDOW
- 03 SHUTTER - ALUMINUM
- 04 STUCCO WINDOW SILL
- 05 ALUMINUM RAILING
- 06 STUCCO MOULDING
- 07 COMPOSITE PIER
- 08 ENTRY DOOR W/ SIDELITES
- 09 DOUBLE FRENCH DOORS
- 10 DOUBLE FRENCH DOORS W/ TRANSOM
- 11 DOOR
- 12 COMPOSITE COLUMN
- 13 POCKETING DOOR SYSTEM

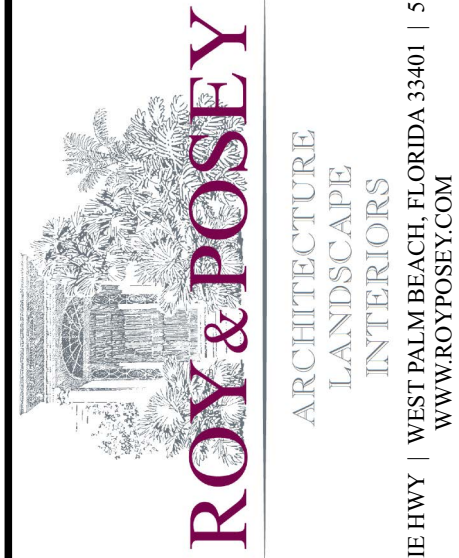
- ☐ A SMOOTH SAND FINISH (BENJAMIN MOORE FM1 - SUPER WHITE)
- ☐ B WHITE
- ☒ C BENJAMIN MOORE AF-490 - TRANQUILITY
- ☒ D MOHOGANY - PAINT GRADE FINISH (BENJAMIN MOORE FM1 - SUPER WHITE)
- ☐ E MOHOGANY - PAINT GRADE FINISH (BENJAMIN MOORE AF-490 - TRANQUILITY)



1 EAST ELEVATION PROPOSED
A.13 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION EXISTING
A.13 SCALE: 1/4" = 1'-0"

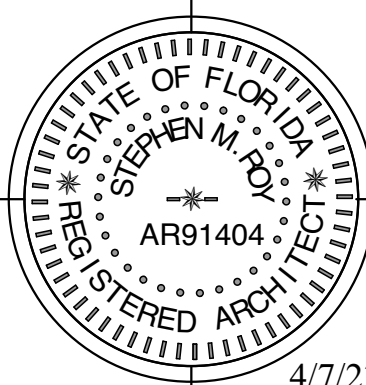


2417 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683
WWW.BONDOSEY.COM

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



4/7/23

SELECTIVE MODIFICATIONS TO:

576 ISLAND DR.
PALM BEACH, FL 33480

← 1" ACTUAL →

IF THE ABOVE DIMENSION DOES NOT
MEASURE ONE INCH (1") EXACTLY,
THIS DRAWING WILL HAVE BEEN
ENLARGED OR REDUCED,
AFFECTING ALL LABELED SCALES.

[illegible]

DATE:	4/7/23
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A.13

Plotted On: 4/7/23

EAST BUILDING ELEVATIONS



1 SOUTH ELEVATION PROPOSED
A.14 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION EXISTING
A.14 SCALE: 1/4" = 1'-0"

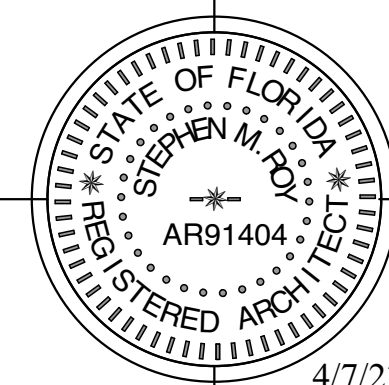
PROPOSED MATERIALS AND FINISHES

- | | | | |
|----|--------------------------------|---|--|
| 01 | STUCCO | A | SMOOTH SAND FINISH
(BENJAMIN MOORE FM1 - SUPER WHITE) |
| 02 | WINDOW | B | WHITE |
| 03 | SHUTTER - ALUMINUM | C | BENJAMIN MOORE AF-490 - TRANQUILITY |
| 04 | STUCCO WINDOW SILL | D | MOHOGANY - PAINT GRADE FINISH
(BENJAMIN MOORE FM1 - SUPER WHITE) |
| 05 | ALUMINUM RAILING | E | MOHOGANY - PAINT GRADE FINISH
(BENJAMIN MOORE AF-490 - TRANQUILITY) |
| 06 | STUCCO MOULDING | | |
| 07 | COMPOSITE PIER | | |
| 08 | ENTRY DOOR W/ SIDELITES | | |
| 09 | DOUBLE FRENCH DOORS | | |
| 10 | DOUBLE FRENCH DOORS W/ TRANSOM | | |
| 11 | DOOR | | |
| 12 | COMPOSITE COLUMN | | |
| 13 | POCKETING DOOR SYSTEM | | |

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



SELECTIVE MODIFICATIONS TO:

576 ISLAND DR.
PALM BEACH, FL 33480

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

[illegible]

DATE:	4/7/23
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A.14

Plotted On: 4/7/21

SOUTH BUILDING ELEVATIONS



1 NORTH ELEVATION PROPOSED
A.15 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION EXISTING
A.15 SCALE: 1/4" = 1'-0"

PROPOSED MATERIALS AND FINISHES

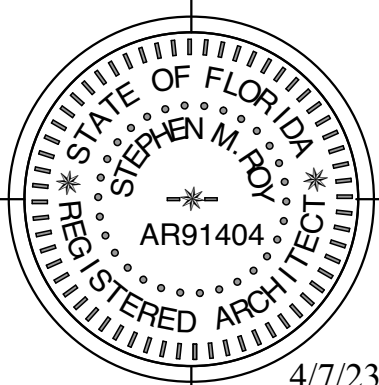
- 01 STUCCO
- 02 WINDOW
- 03 SHUTTER - ALUMINUM
- 04 STUCCO WINDOW SILL
- 05 ALUMINUM RAILING
- 06 STUCCO MOULDING
- 07 COMPOSITE PIER
- 08 ENTRY DOOR W/ SIDELITES
- 09 DOUBLE FRENCH DOORS
- 10 DOUBLE FRENCH DOORS W/ TRANSOM
- 11 DOOR
- 12 COMPOSITE COLUMN
- 13 POCKETING DOOR SYSTEM

- | | |
|-------------------------------------|--|
| ☐ | SMOOTH SAND FINISH
(BENJAMIN MOORE PM1 - SUPER WHITE) |
| ☐ | WHITE |
| ☒ | BENJAMIN MOORE AF-490 - TRANQUILITY |
| ☐ | MOHOGANY - PAINT GRADE FINISH
(BENJAMIN MOORE PM1 - SUPER WHITE) |
| ☐ | MOHOGANY - PAINT GRADE FINISH
(BENJAMIN MOORE AF-490 - TRANQUILITY) |

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



4/7/23

SELECTIVE MODIFICATIONS TO:

576 ISLAND DR.
PALM BEACH, FL 33480



IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

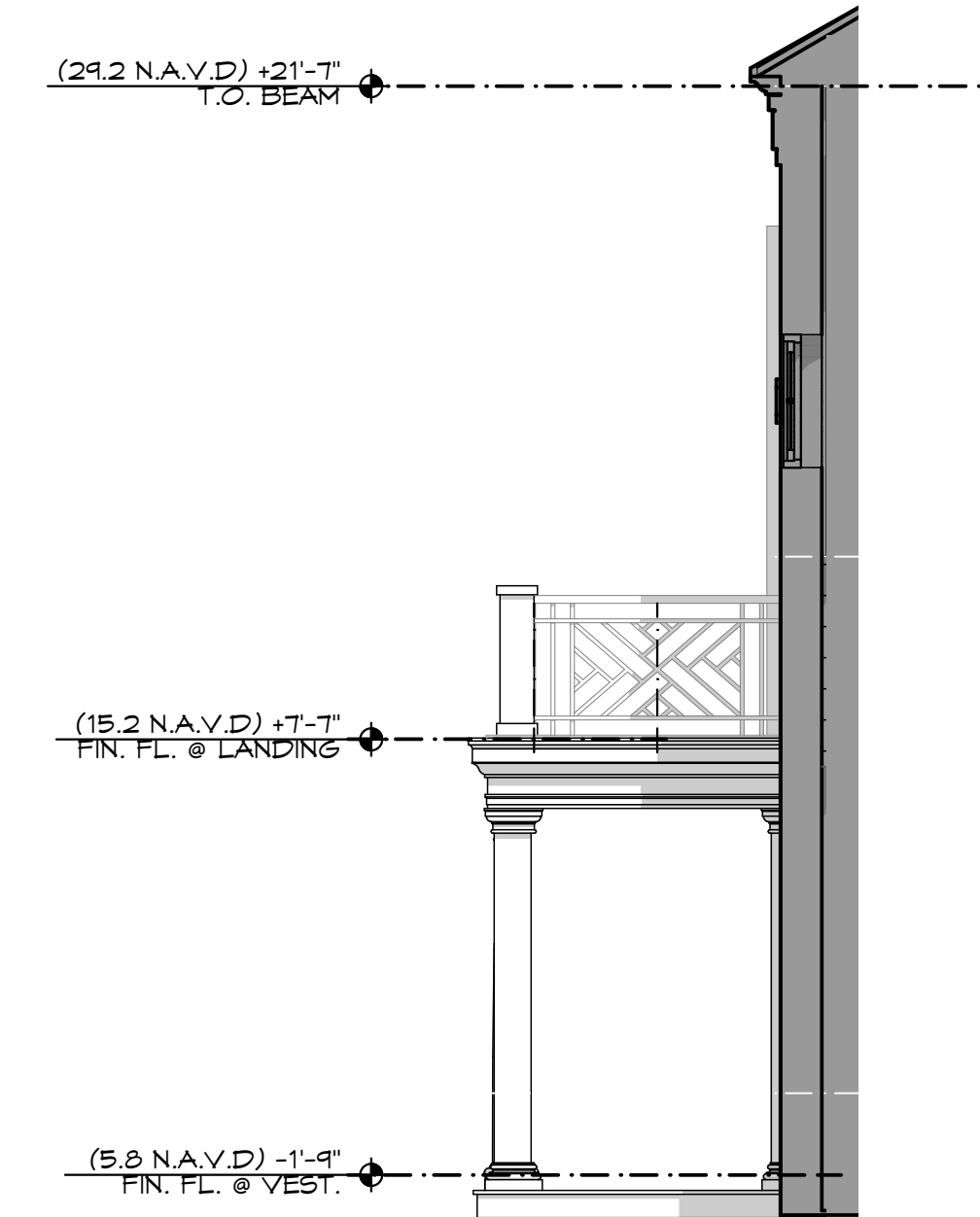
[illegible]

DATE:	4/7/23
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

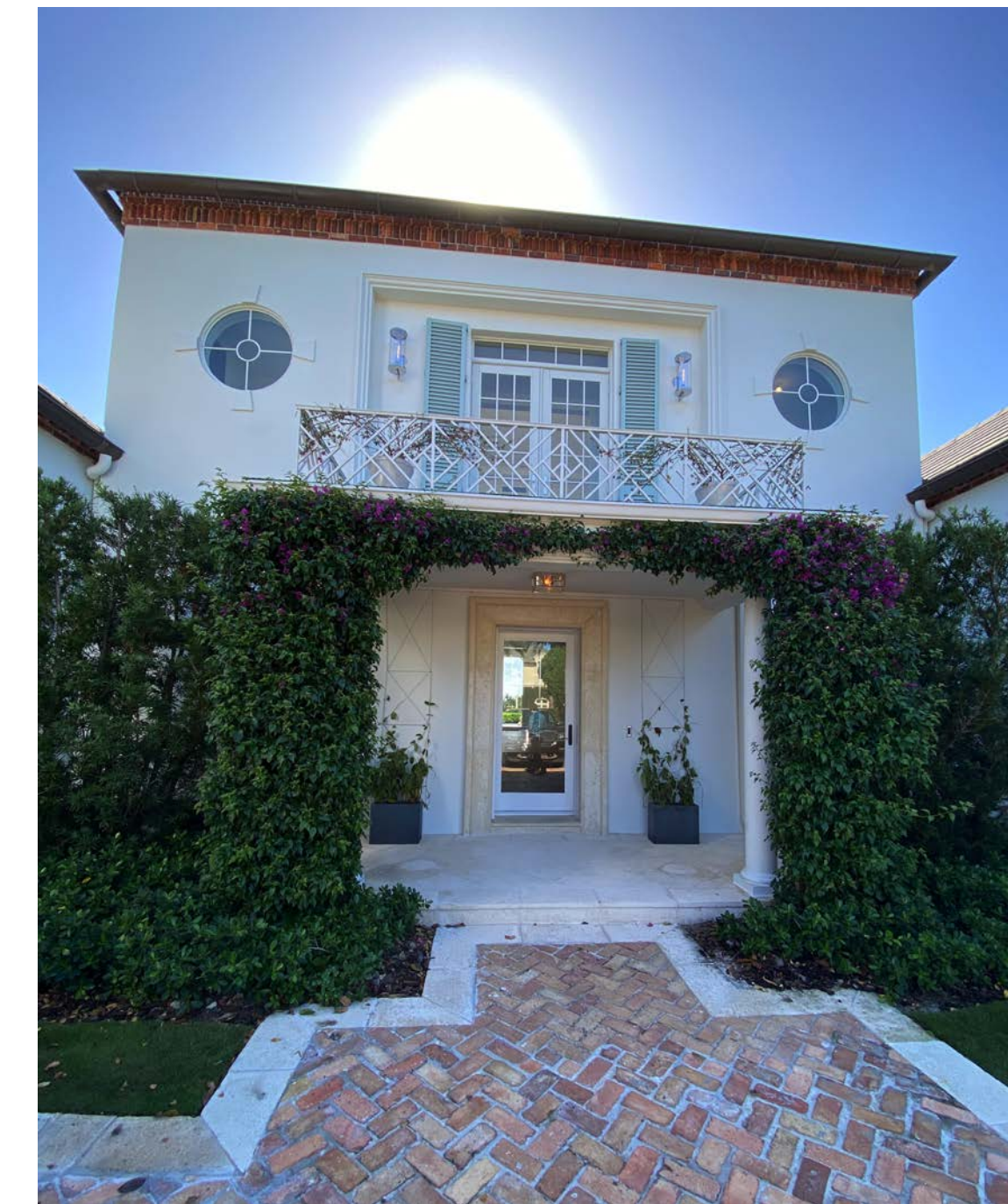
A.15

Plotted On: 4/7/20

NORTH BUILDING ELEVATIONS



2 SIDE ELEVATION AT ENTRY
A.16 SCALE: 1/4" = 1'-0"



FRONT ENTRY (EXISTING)



2417 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683 |
WWW.ROYPOSEY.COM

ROY & POSEY LICENSE: AA0003396



576 ISLAND DR.
PALM BEACH, FL 33480

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DATE:	4/7/23
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

Plotted On: 4/7/23

EAST BUILDING ELEVATIONS - COLOR



4/7/2

4/7/23

576 ISLAND DR.
PALM BEACH, FL 33480

← 1" ACTUAL →

BY	REVISIONS	DATE
----	-----------	------

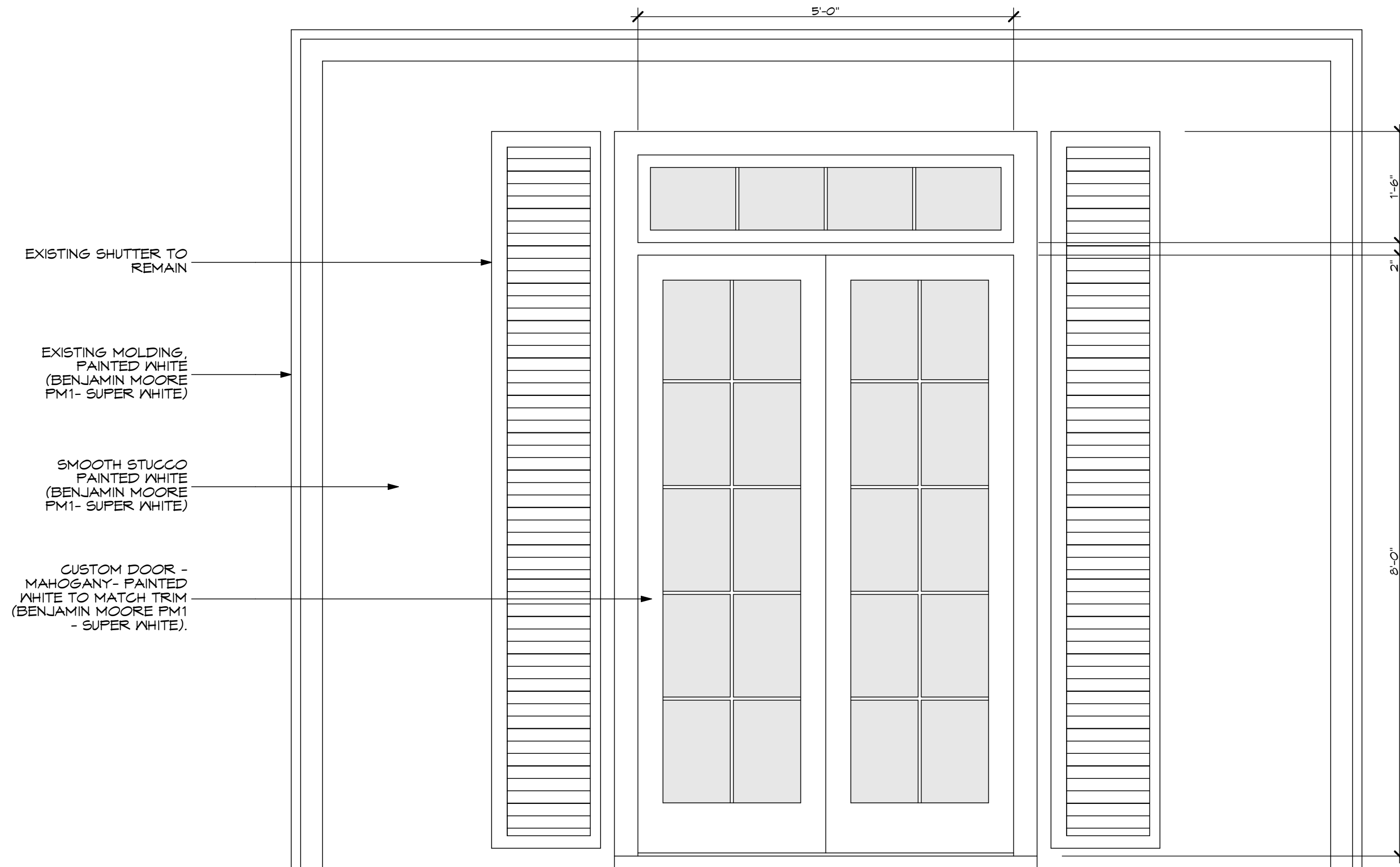
[illegible]

DATE:	4/7/23
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

Plotted On: 4/7/23

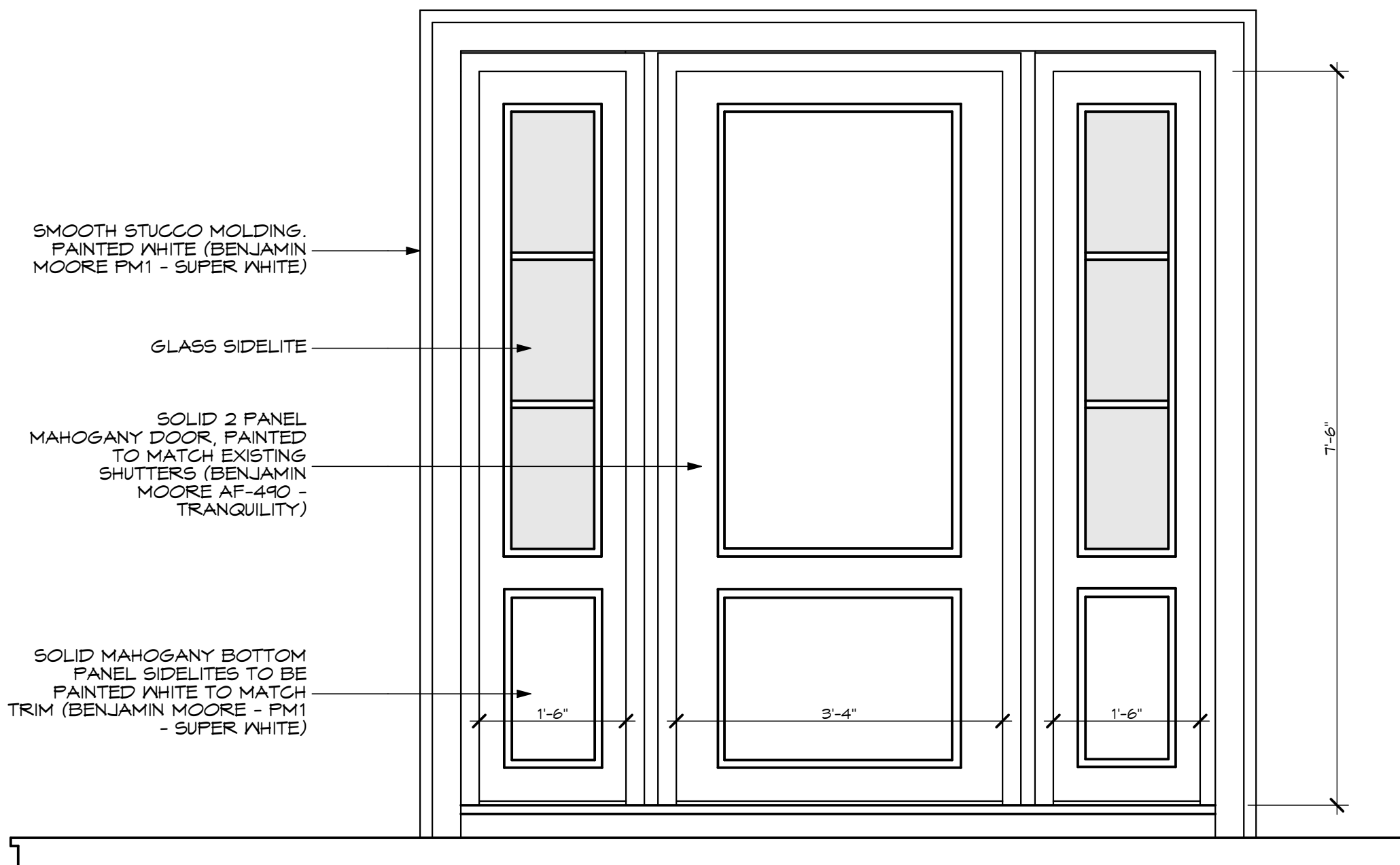
SOUTH BUILDING ELEVATIONS - COLOR





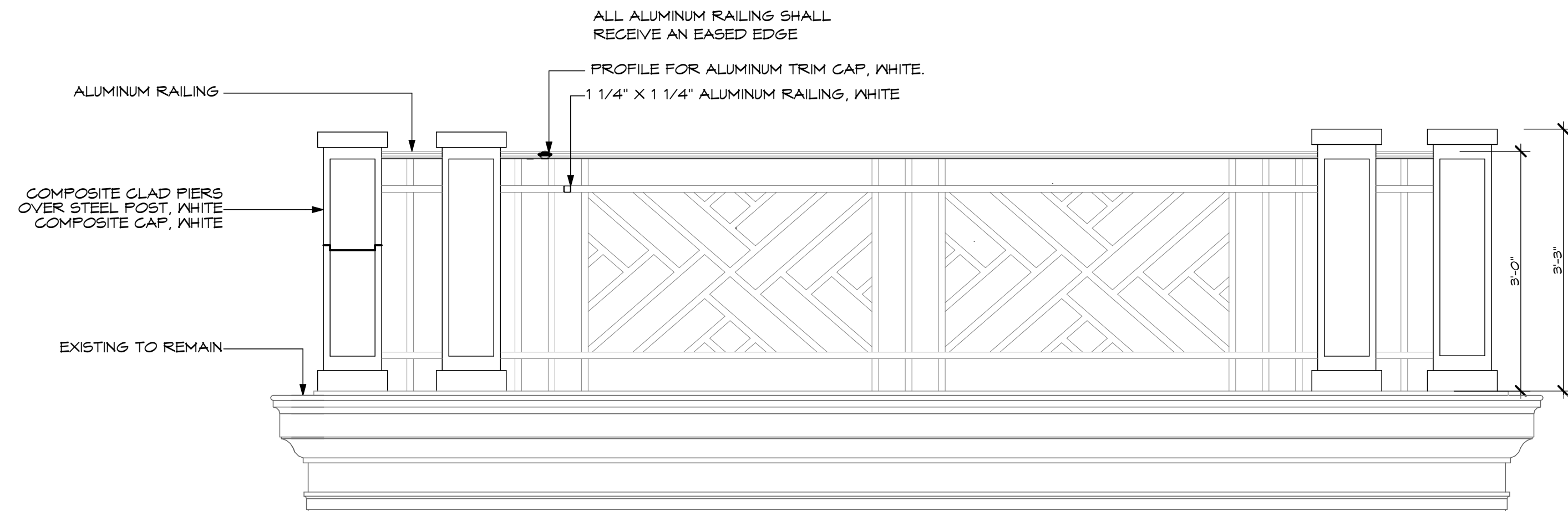
1 BALCONY DOOR DETAIL

A.20 SCALE: 3/4" = 1'-0"

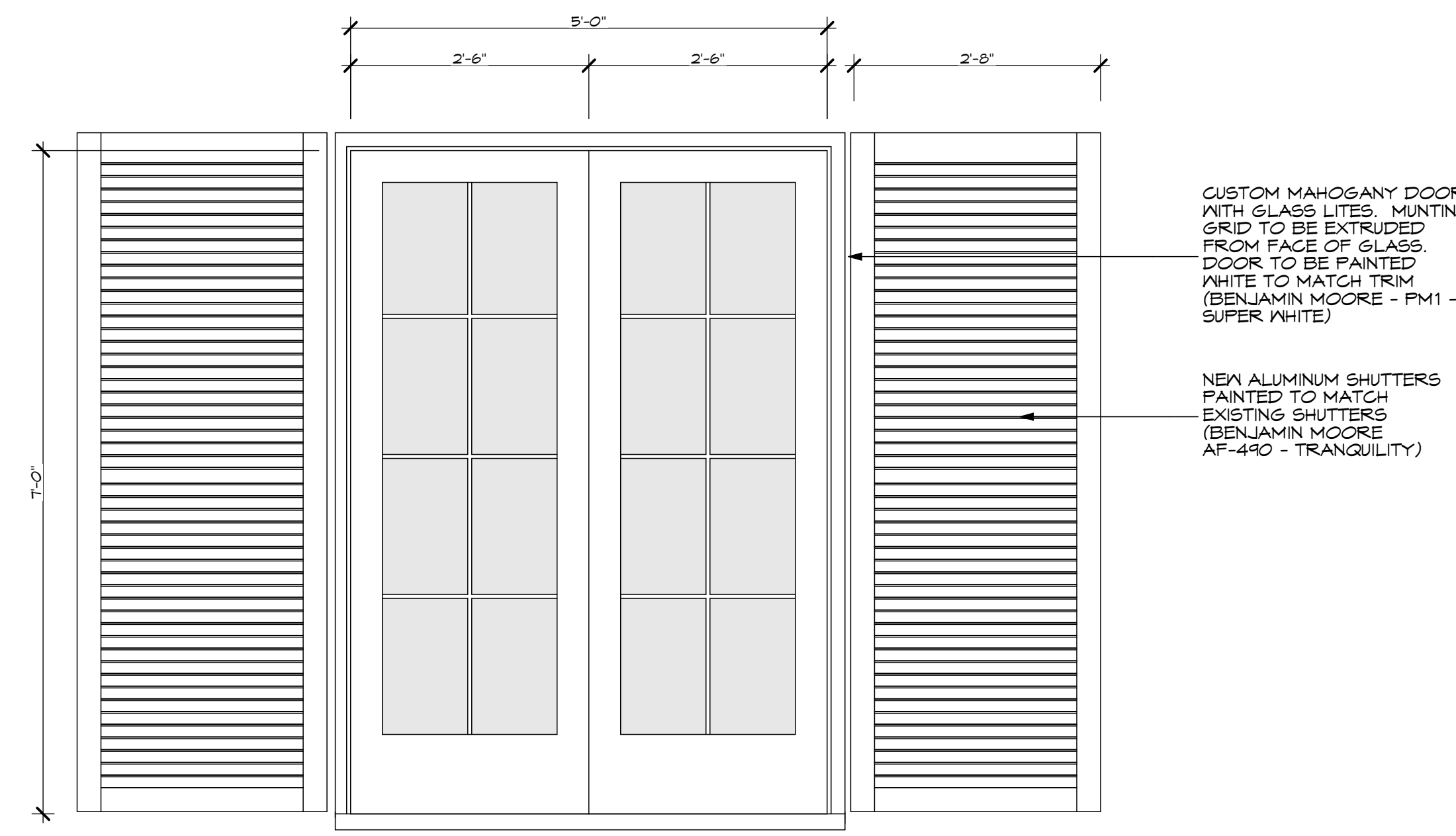


3 ENTRY DOOR DETAIL

A.20 SCALE: 3/4" = 1'-0"



2 RAILING AND PIER DETAIL (AT ENTRY BALCONY)
A.20 SCALE: 3/4" = 1'-0"



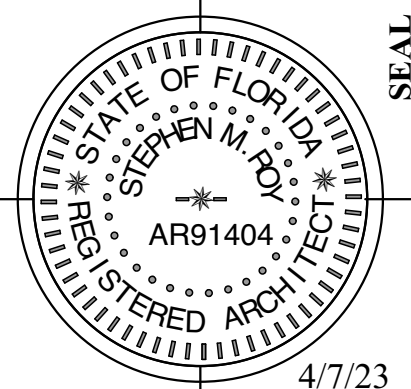
4 TERRACE DOOR DETAIL

A.20 SCALE: 3/4" = 1'-0"

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



SEAL

4/7/23

SELECTIVE MODIFICATIONS TO:

576 ISLAND DR.
PALM BEACH, FL 33480



IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

[illegible]

DATE:	4/7/23
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A.20

Plotted On: 4/7/23

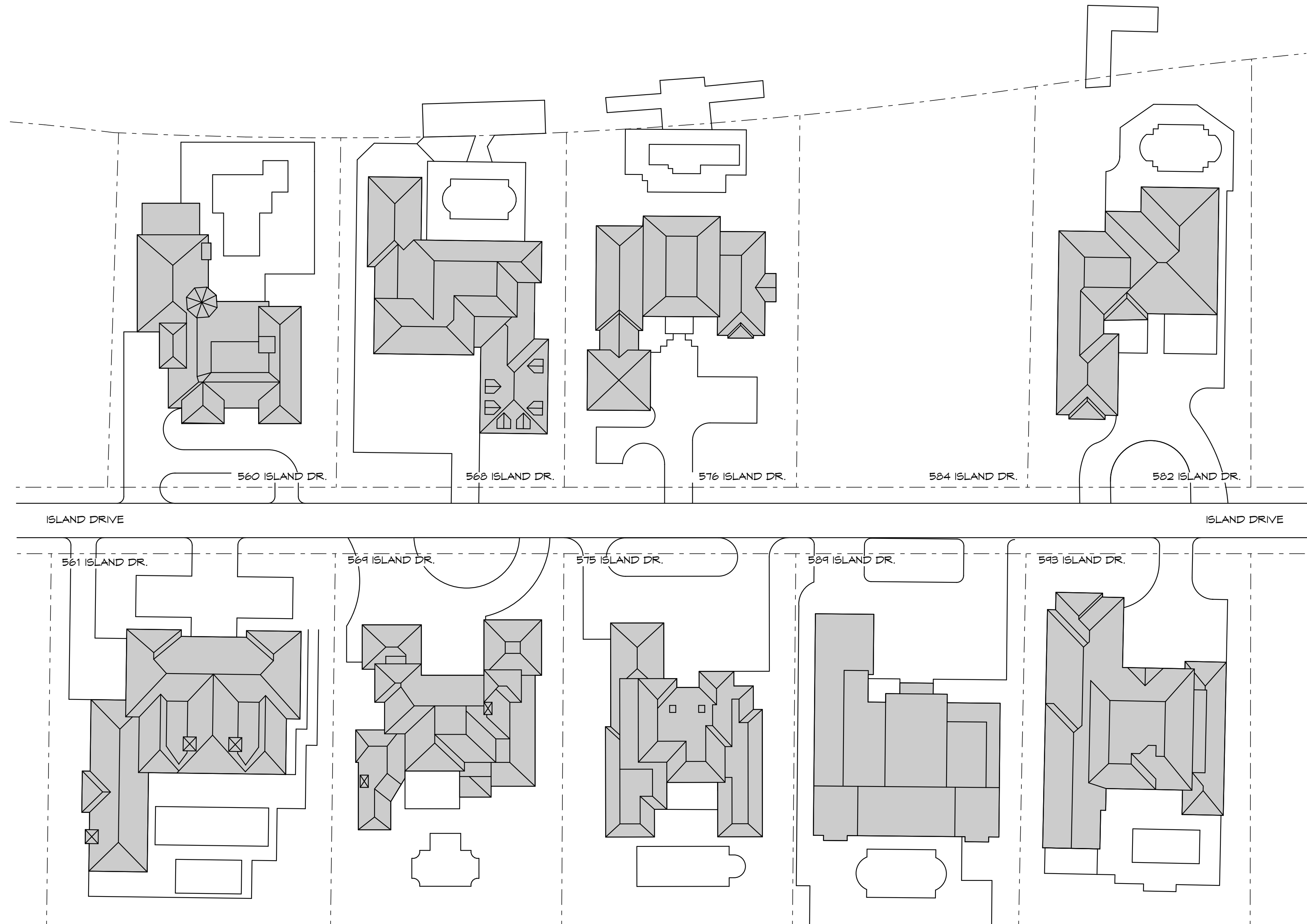
DOOR, WINDOW, AND RAILING DETAILS



4/7/2.

Plotted On: 4/7/23

PERSPECTIVE VIEWS - COLOR



1
A.22 SITE STREETScape PLAN
SCALE: 1/32" = 1'-0"



2 MOULDING PROFILES AT ENTRY DOOR
A.22 SCALE: 1/16" = 1'-0"

[illegible]



MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY
(ESTIMATED) - 5 (DEMOLITION, WINDOW AND DOOR, ETC.)

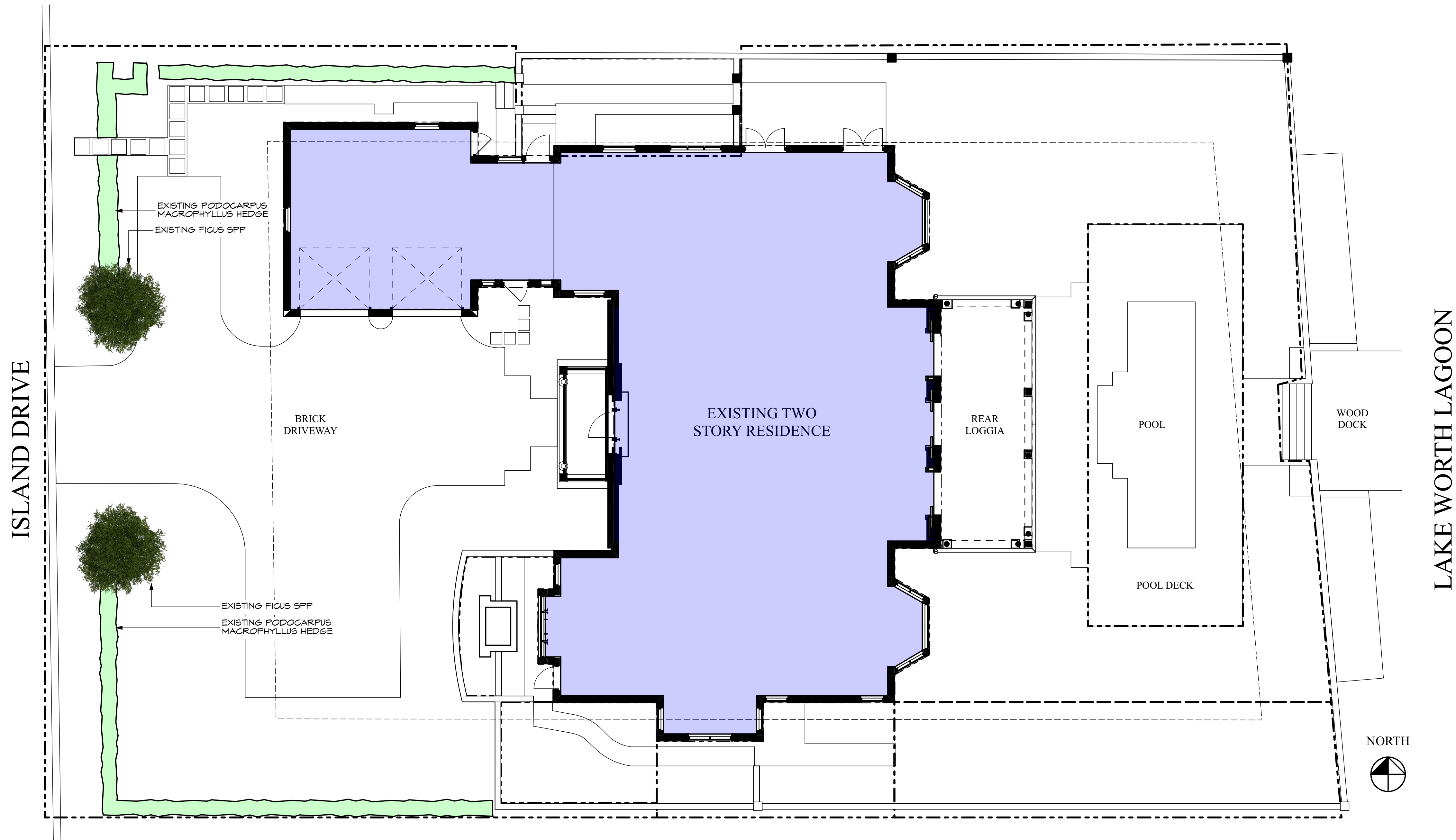
SCALE: 1:3072

DATE:	4/7/23
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

Plotted On: 4/7/23



EXISTING LANDSCAPING IS SUFFICIENT
TO SCREEN NEIGHBORS DURING THE
CONSTRUCTION PERIOD



1
A.24

CONSTRUCTION SCREENING PLAN

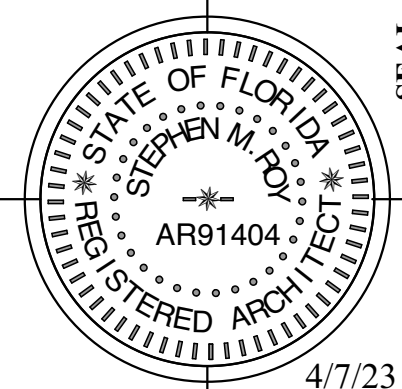
SCALE: 1/8" = 1'-0"

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

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT. THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396



4/7/23

SELECTIVE MODIFICATIONS TO:

576 ISLAND DR.
PALM BEACH, FL 33480

← 1" ACTUAL →

IF THE ABOVE DIMENSION DOES NOT
MEASURE ONE INCH (1") EXACTLY,
THIS DRAWING WILL HAVE BEEN
ENLARGED OR REDUCED,
AFFECTING ALL LABELED SCALES.

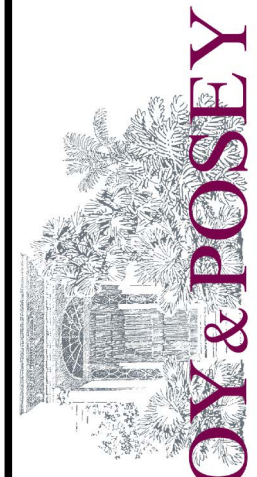
[illegible]

DATE:	4/7/23
SCALE:	AS NOTED
DRAWN:	SMR
JOB:	
SHEET	
PERMIT	DATE

A.24

Plotted On: 4/7/23

CONSTRUCTION SCREENING PLAN



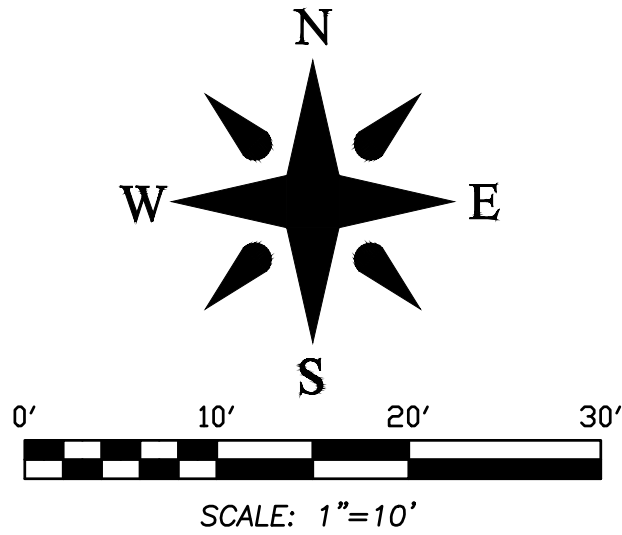
ROY & POSEY

ARCHITECTURE
LANDSCAPE

INTERIORS
2417 SOUTH DIXIE HWY | WEST PALM BEACH, FLORIDA 33401 | 561.659.5683
WWW.DYNDACEY.COM

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.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
G.M. = GAS METER
I.C.V. = IRRIGATION CONTROL VALVE
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.D. = OUTSIDE DIAMETER
O/H = OVERHEAD UTILITY LINE
O.R.B. = OFFICIAL RECORD BOOK
O/S = OFFSET
(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
RGE. = RANGE
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.C. = TOP OF COLUMN
TOW. = TOP OF WALL ELEVATION
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C = 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
B. = BASELINE
C. = CENTERLINE
Δ = CENTRAL ANGLE/Delta
■ = CONCRETE MONUMENT FOUND (AS NOTED)
▣ = CONCRETE MONUMENT SET (LB #4569)
● = ROD & CAP FOUND (AS NOTED)
○ = #5 ROD & CAP SET (LB #4569)
○ = IRON PIPE FOUND (AS NOTED)
○ = IRON ROD FOUND (AS NOTED)
▲ = PARKER-KALON NAIL FOUND
▲ = PARKER-KALON NAIL & DISK FOUND (AS NOTED)
▲ = PARKER-KALON NAIL & DISK SET (LB #4569)
○ = PROPERTY LINE
○ = UTILITY POLE
○ = FIRE HYDRANT
○ = WATER METER
○ = WATER VALVE
○ = LIGHT POLE
○ = PINE TREE
○ = SABAL PALM



BENCHMARK:
MAG NAIL AND DISK
EL.=3.09

EAST SHORELINE OF LONE CABBAGE ISLAND CIRCA 1926

DRIVEWAY AGGREGMENT
(O.R.B. 7559, PG. 1468)

BENCHMARK:
MAG NAIL AND DISK
EL.=2.79

ISLAND DRIVE
(PUBLIC)

ISLAND ROAD

42

N89°05'00"W 156.58'

#576

2-STORY RESIDENCE
LIVING ROOM FLOOR EL.=7.62
KITCHEN FLOOR EL.=7.64
CRAWL SPACE DIRT EL.=6.0
FRONT DOOR=5.8
GARAGE FLOOR=4.4

46

N89°05'00"W 163.71'

44
15,976 S.F.

LAKE WORTH LAGOON

LAKE WORTH LAGOON

ATLANTIC OCEAN

VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
576 ISLAND DRIVE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

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

576 Island Drive, LLC, a Florida limited liability company
Fryd Mortgage, LLC, a Florida limited liability company ISAOA/ATIMA
Old Republic National Title Insurance Company
Jones Foster P.A.
Kochman & Ziska PLLC

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

PROPERTY ADDRESS:
576 Island Drive
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 44, as shown on Plat No. 3 EVERGLADES ISLAND DEVELOPMENT on file and of record in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida in Plat Book 23, Page 120.

TITLE COMMITMENT REVIEW						
CLIENT: 576 Island Drive LLC, a Florida limited liability company		COMMITMENT NO. : 1043067	DATE: March 12, 2021			
REVIEWED BY: Craig Wallace		JOB NO. : 96-1095.5				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-4	N/A	Standard Exceptions				•
5	ORB 31522 PG 859	Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that contain Notice of Commencement recorded June 24, 2020 (FCH INFORMATIONAL PURPOSES ONLY). This exception may be removed upon compliance with the related requirement set forth in S-1.				•
6	PB 23 PG 120	All matters contained on the Plat of Everglades Island Development Plat No. 3	•			
7	ORB 7559 PG 1488	Agreement with the Town of Palm Beach regarding Sundek driveway in road right-of-way.	•			
8	N/A	Riparian and littoral rights are not insured.				•
9	N/A	The right of the United States Government, in the interest of navigation and commerce, to regulate any portion of the Land that was formerly submerged by navigable waters. (Article 1st is filed)	•			
10	N/A	Any portion of the Land lying seaward of the mean high water line of Lake Worth, and lands accreted thereto.	•			
11	PB 18 PG 31 DB 581 PG 251 PB 18 PG 35	All matters contained on the Plat of Lone Cabbage Island Development, as affected by Change of Name of Subdivision to Everglades Island, and on the Plat of Revised Plat Showing Island Road Development. (As to Access).				•
12	N/A	Commitment exception #3 is hereby deleted in its entirety.				

FLOOD ZONE:
This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

- NOTES:
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1043067, issued by Old Republic National Title Insurance Company, dated March 12, 2021. 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: 11/17/2022

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

REVISIONS
11/17/22 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS B.M.B. 96-1095.7 PB337/79
12/20/21 SPOT ELEVATIONS J.O.S.W. 96-1095.6 PB323/70
07/12/20 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS B.M.B. 96-1095.2 PB297/32
10/20/20 TIE-IN GENERATOR PAD J.O.S.W. 96-1095.4 PB300/34
03/18/21 SURVEY AND TIE-IN UPDATE JPCW 96-1095.5

BOUNDARY SURVEY FOR:
576 ISLAND DRIVE, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

			
FIELD:	J.P.	JOB NO:	96-1095.1
OFFICE:	M.B.	DATE:	4/26/12
CYD:	C.W.	REF:	96-1095-2.DWG
F.B.:	PB138 PG. 24	DWG. NO.:	96-1095-2
SHEET:	1	OF:	1