

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

ARC-22-241

ZON-23-002

DROP-OFF SET - 03/14/2023

ARCOM HEARING 04/26/2023

T.C HEARING 05/10/2023

VARIANCES

SCOPE OF WORK

- Addition of clerestory windows and roof to enclose the courtyard.

- Lot Coverage by Building: 26.3% in lieu of 25.0% allowed.
- Cubic Content Ratio: 4.21 CCR in lieu of 3.89 CCR allowed.
- Building Height: 27'-2" in lieu of 22'-0" allowed.
- Overall Building Height: 30'-9" in lieu of 30'-0" allowed.

624 ISLAND DRIVE
PALM BEACH, FLORIDA

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COURTYARD RENOVATION
624 ISLAND DRIVE
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FLORIDA AAC

NO. 001285

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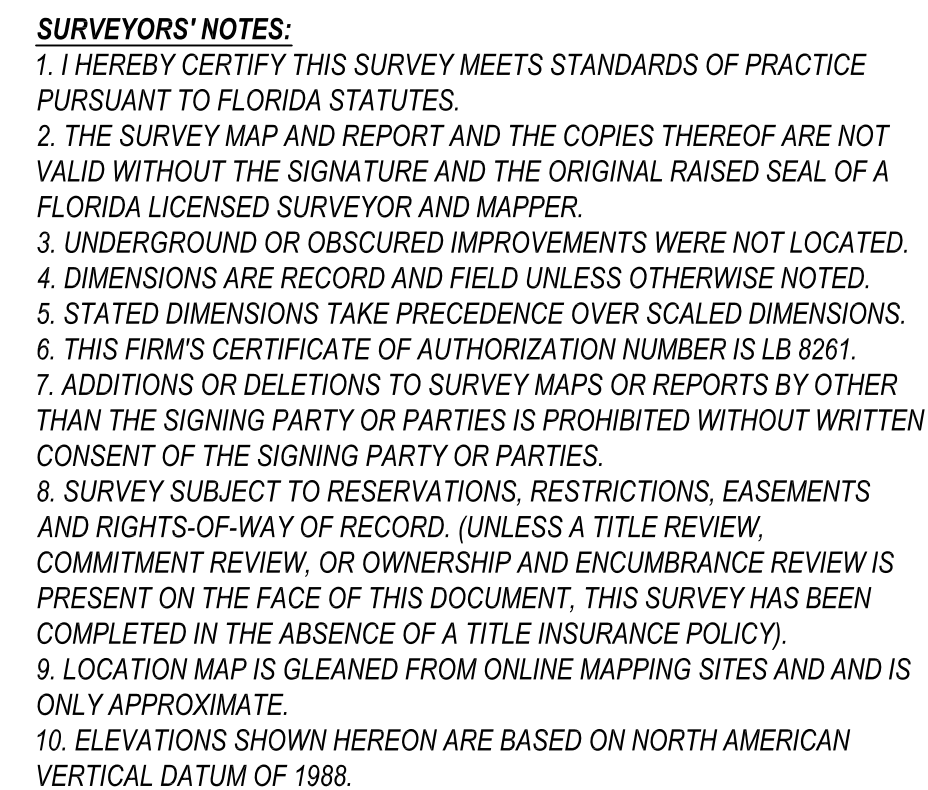
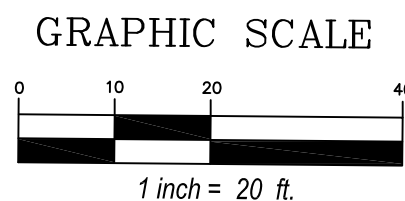
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DANIEL KAHAN
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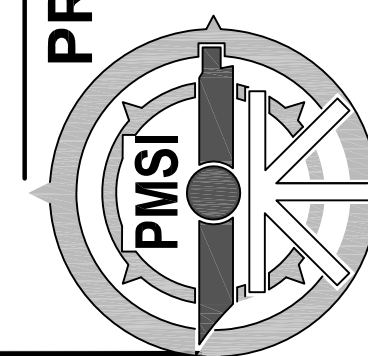
SECOND SUBMITTAL 2023-02-27

NO: 18028
DWG. BY: AJL
SHEET:

A-1.00



**INCIPAL MERIDIAN
SURVEYING, Inc.**
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764





Town of Palm Beach

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

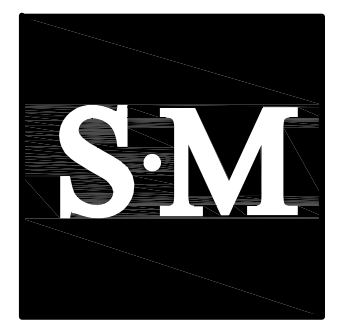
Line #	Zoning Legend			
1	Property Address:	624 ISLAND DRIVE		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	RENOVATION TO EXISTING COURTYARD		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	MIN. 10,000 sq ft	20,929 sq ft	N/C
6	Lot Depth	100 feet	202 feet	N/C
7	Lot Width	100 feet	105 feet	N/C
8	Lot Coverage (Sq Ft and %)	5,232 sq ft (25.0%)	5,228 sq ft (24.9%)	5,508 sq ft (26.3%)
9	Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Accessory Structure, 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.f.t.	4.21 = 88,180 cu. ft.
11	*Front Yard Setback (Ft.)	30 Ft.	37 ft 6 in	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/C
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 feet	19 feet	N/C
15	Angle of Vision (Deg.)	100 degrees	93 degrees	N/C
16	Building Height (Ft.)	22 feet	21 feet 6 inches	27 feet 2 inches
17	Overall Building Height (Ft.)	30 feet	26 feet 2 inches	30 feet 9 inches
18	Crown of Road (COR) (NAVD)	3.53' NAVD	3.53' NAVD	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	7.00 ft NAVD	7.00 ft NAVD	N/C
21	Zero Datum for pt. of Meas. (NAVD)	7.00 ft NAVD	7.00 ft NAVD	N/C
22	FEMA Flood ZOne Designation	"AE 6"	"AE 6"	N/C
23	Base Flood Elevation (BFE)(NAVD)	7 ft NAVD	7 ft NAVD	N/C
24	Landscape Open Space (LOS)	10,465 sq ft (50.0%)	11,810 sq ft (53.3%)	N/C
25	Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
26	Front Yard LOS (Sq Ft and %)	1,654 sq ft (45.0%)	2,564 sq ft (69.8%)	N/C
27	**Native Plant Species %	Please refer to separate landscape legend.		

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

** Provide Native Plant Species calculations per
category as required by Ord 24-2021 on
separate table

If value is not applicable, enter N/A

If value is not changing, enter N/C



COURTYARD RENOVATION
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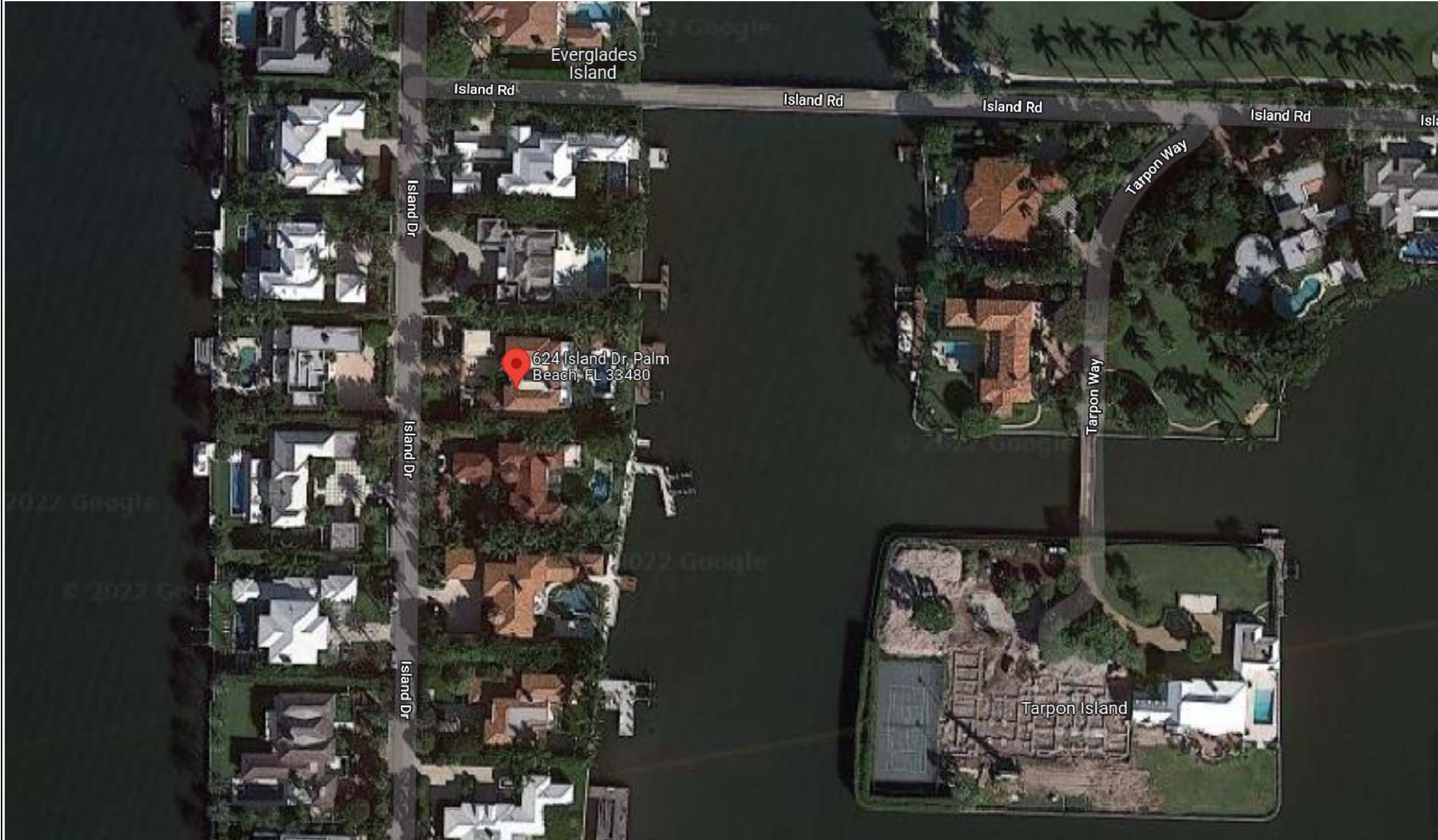
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DANIEL KAHAN
REGISTERED ARCHITECT 94757

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A-1.01



VICINITY LOCATION MAP



COURTYARD SKYLIGHT
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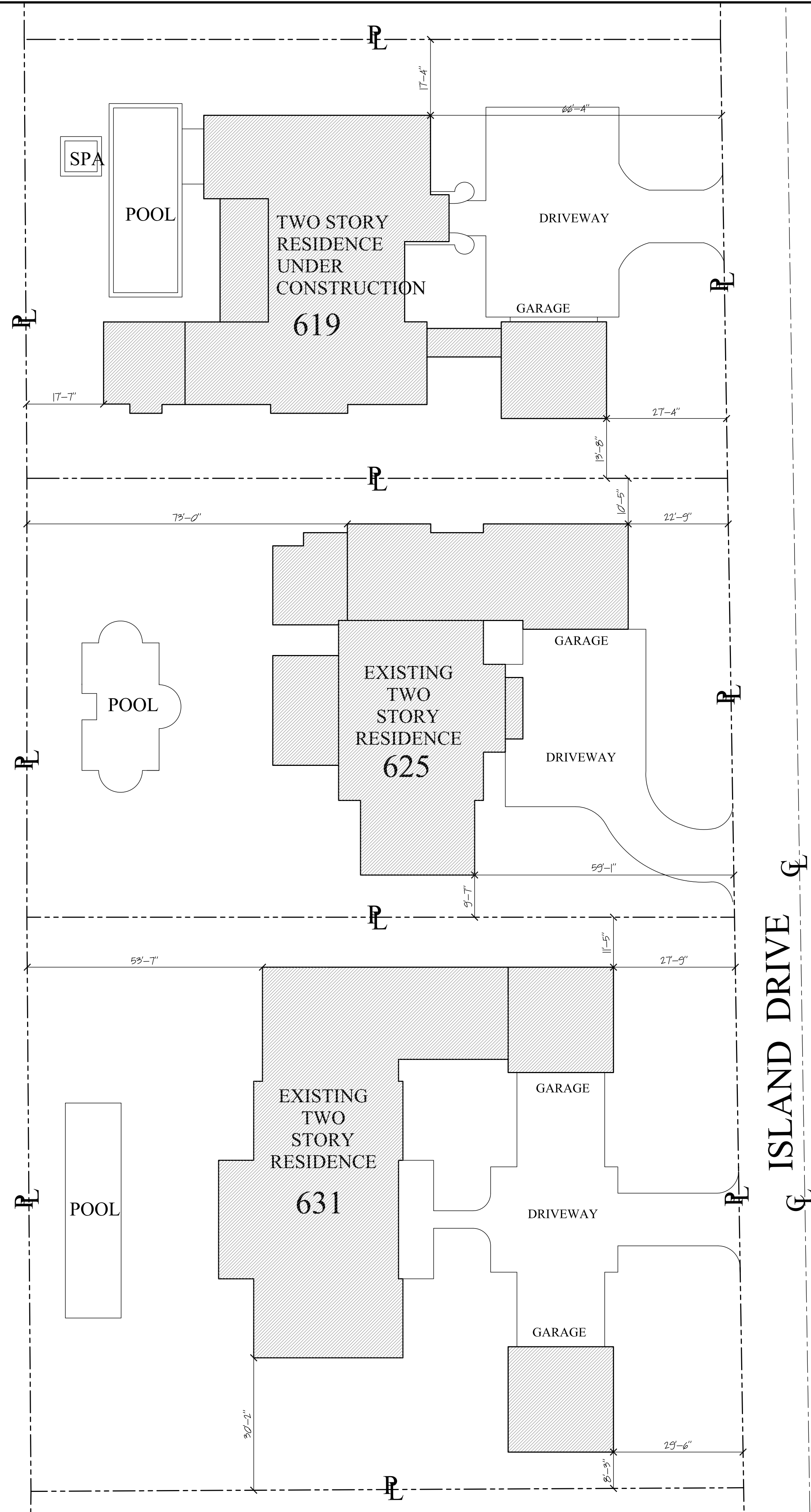


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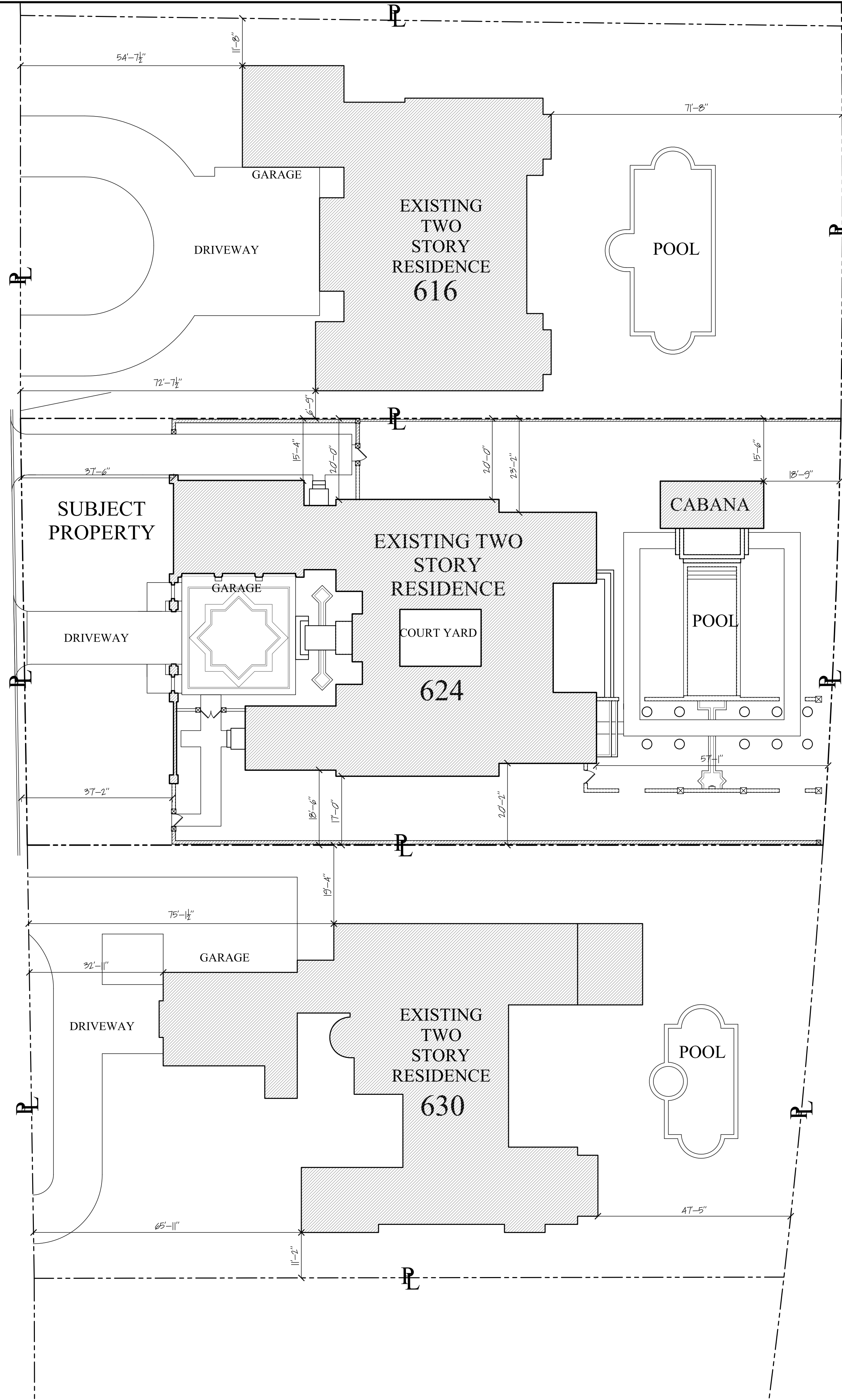
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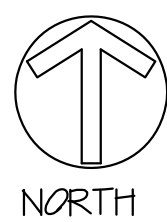
INTRACOASTAL WATERWAY



ISLAND DRIVE



LAKE WORTH LAGOON



SITE PLAN W/ ADJACENT PROPERTIES

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



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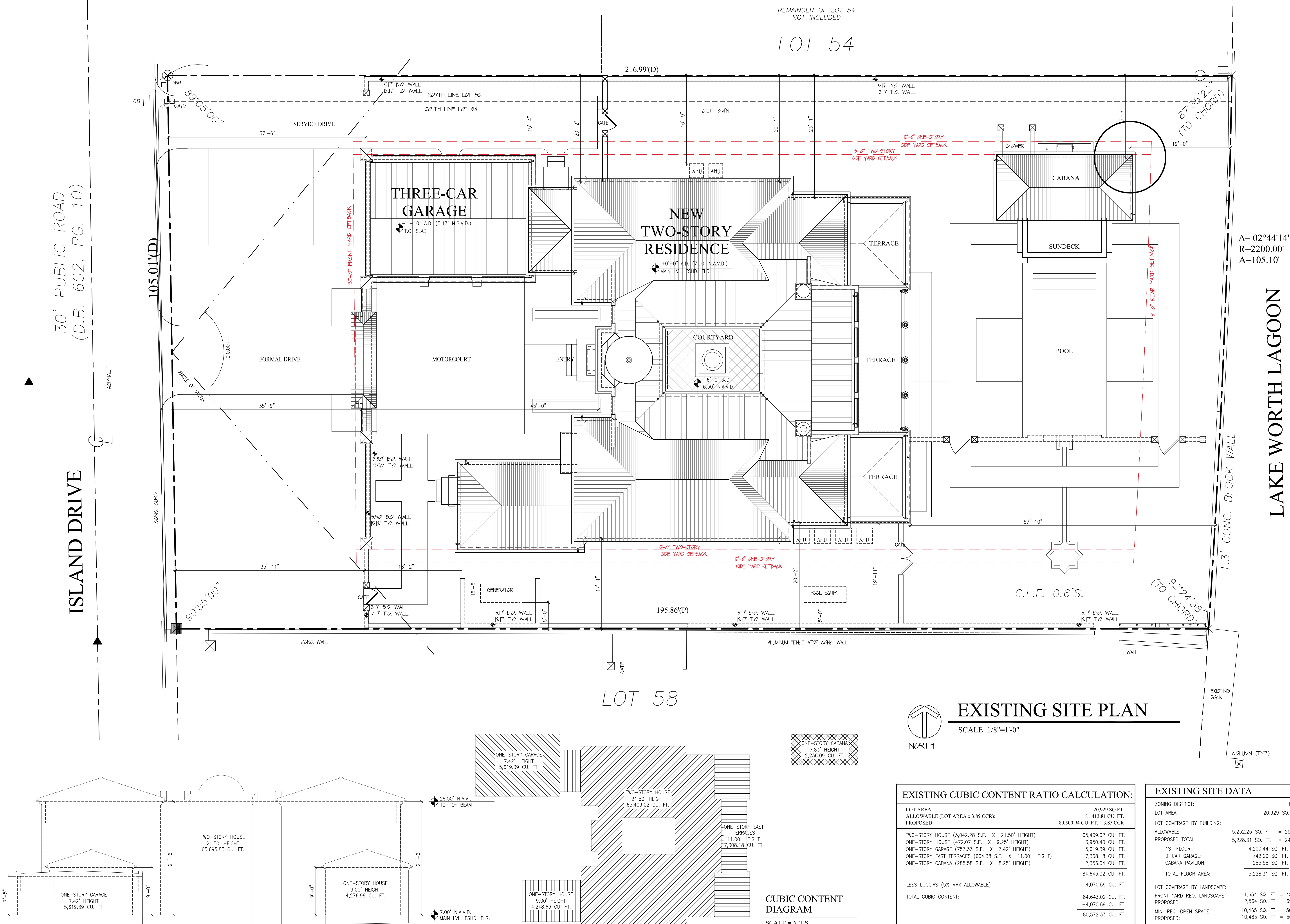
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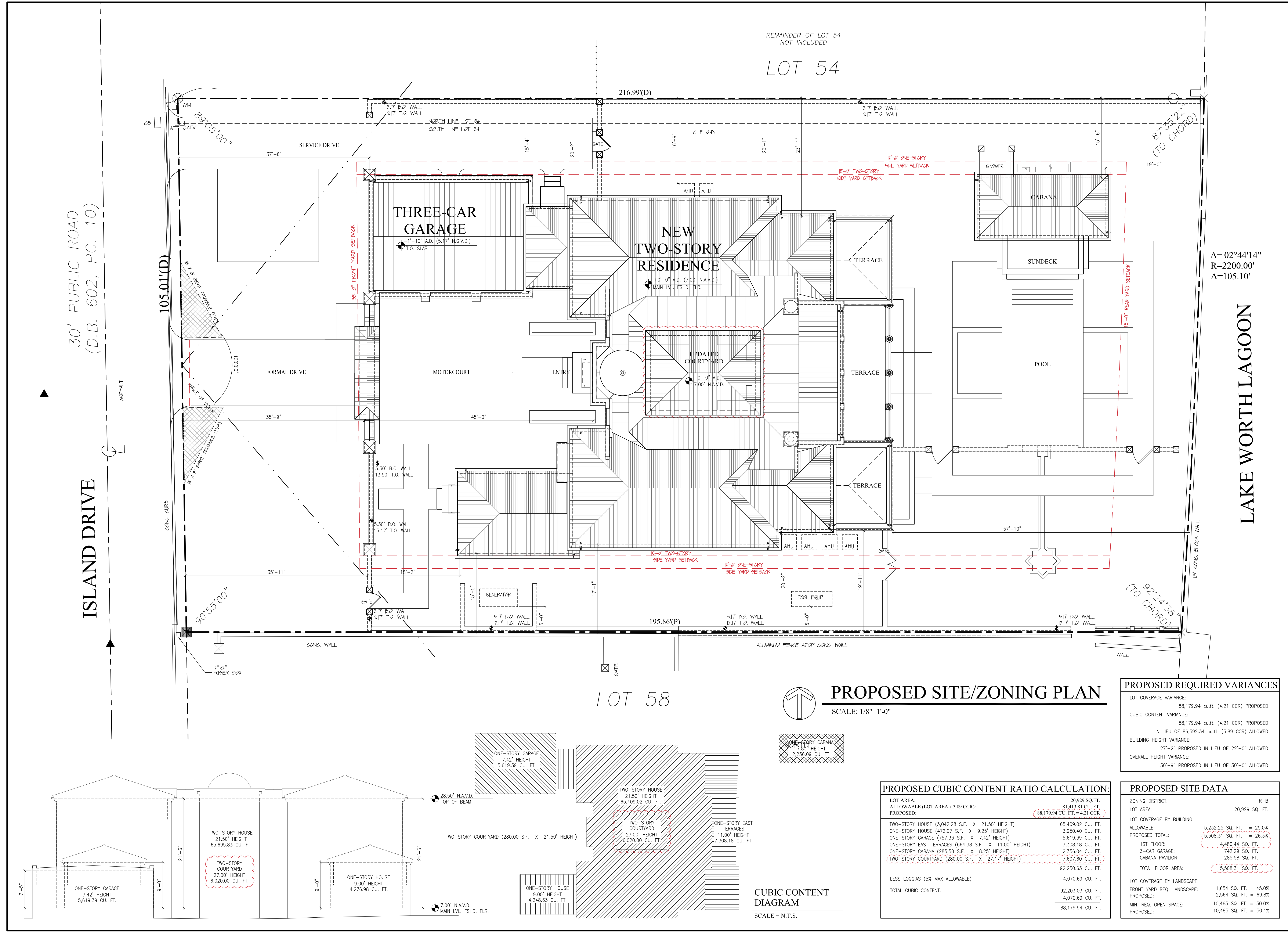
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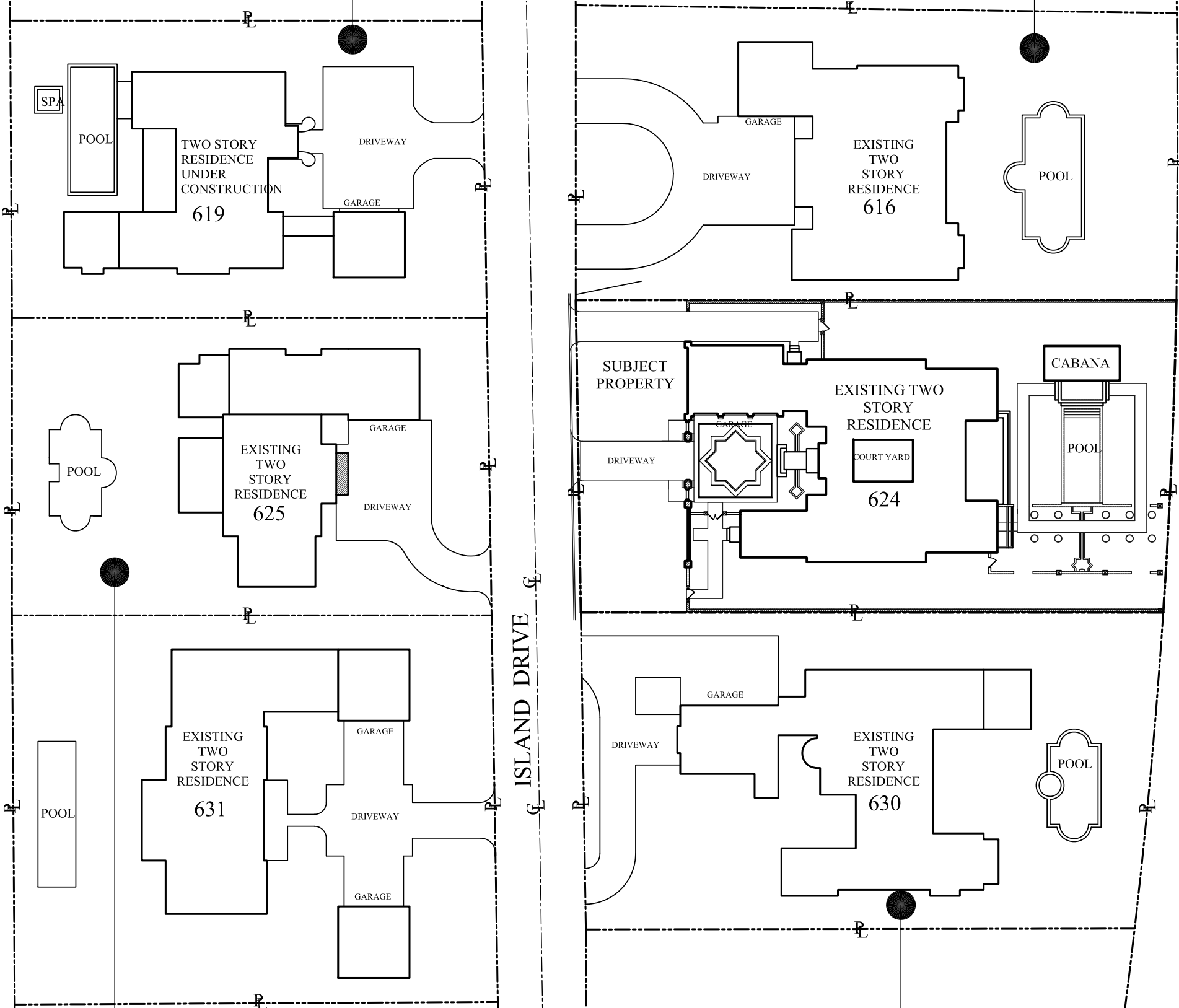
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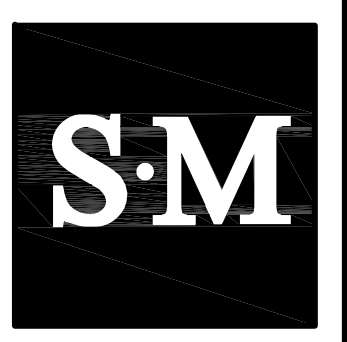
616 ISLAND DRIVE



625 ISLAND DRIVE



630 ISLAND DRIVE



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COURTYARD



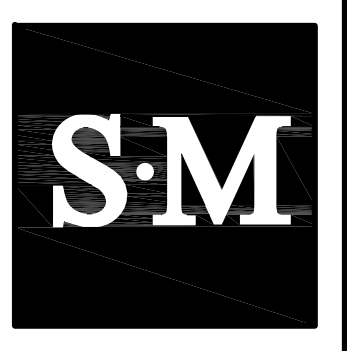
COURTYARD



EAST ELEVATION



WEST ELEVATION



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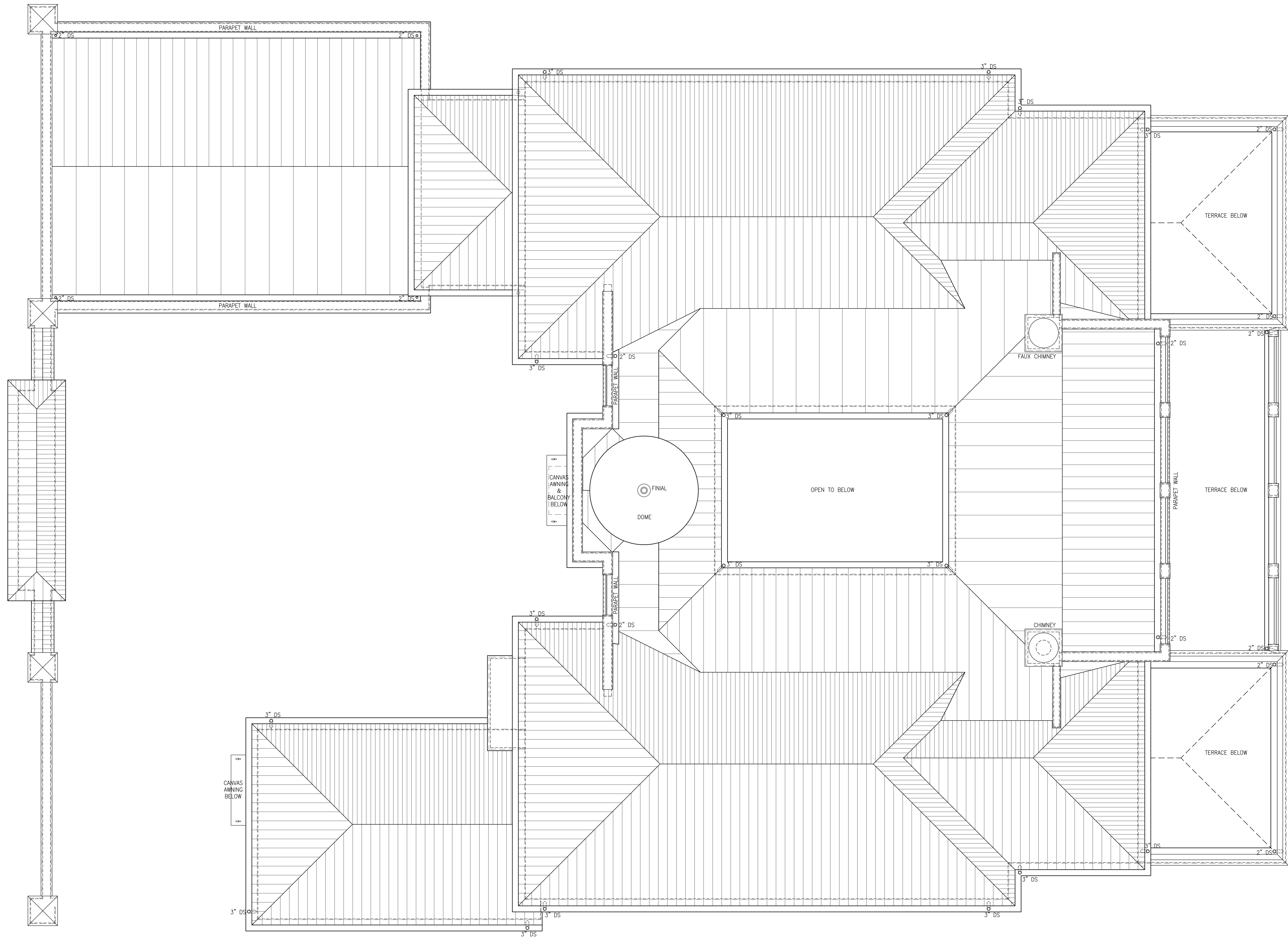
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A-1.10.P-2



1 EXISTING ROOF PLAN
A-2.10 SCALE: 1/4" = 1'-0"

S·M

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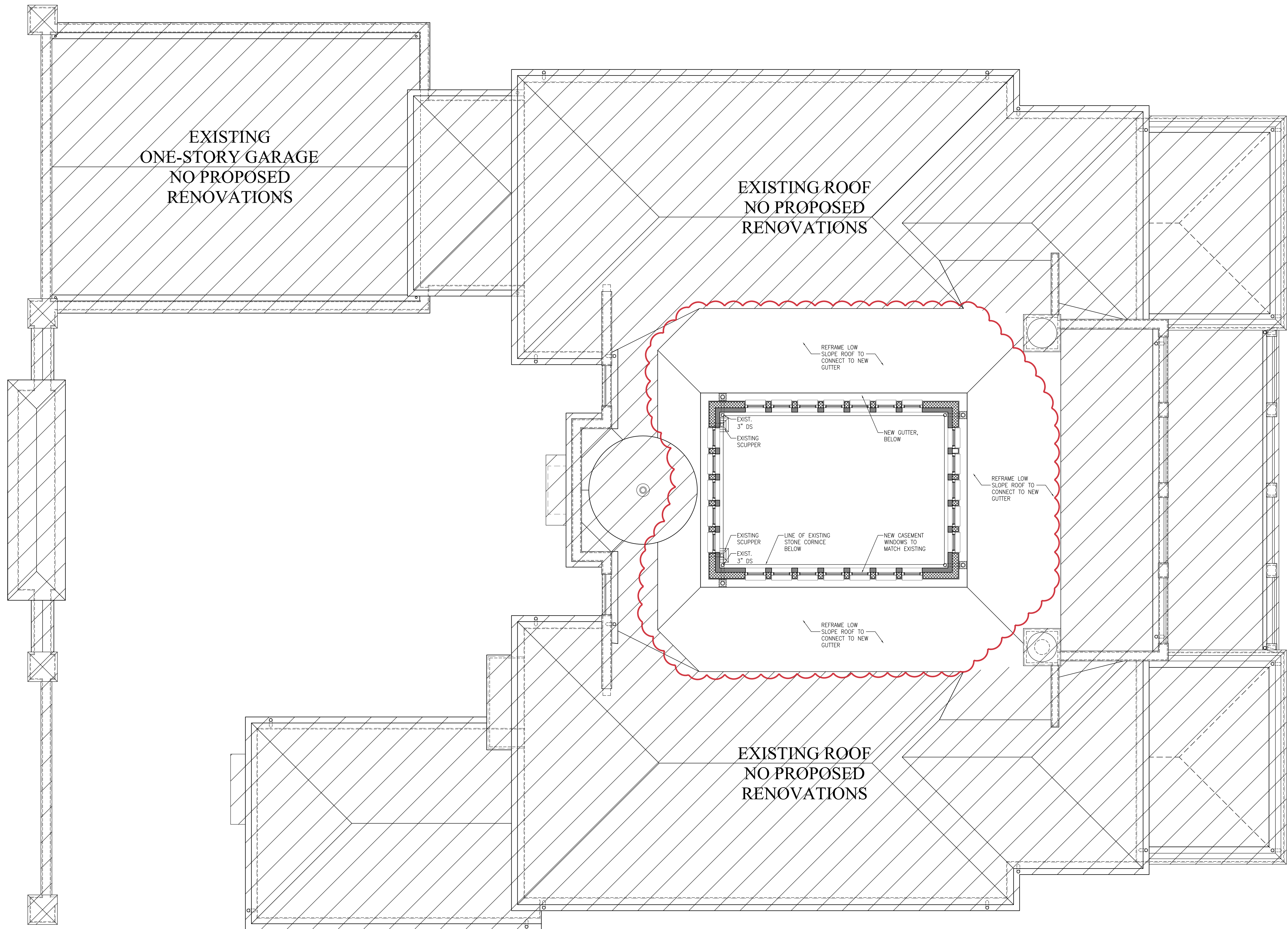
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SHEET:

A-2.10



1
A-2.11

PROPOSED CLERESTORY PLAN
SCALE: 1/4" = 1'-0"

S·M

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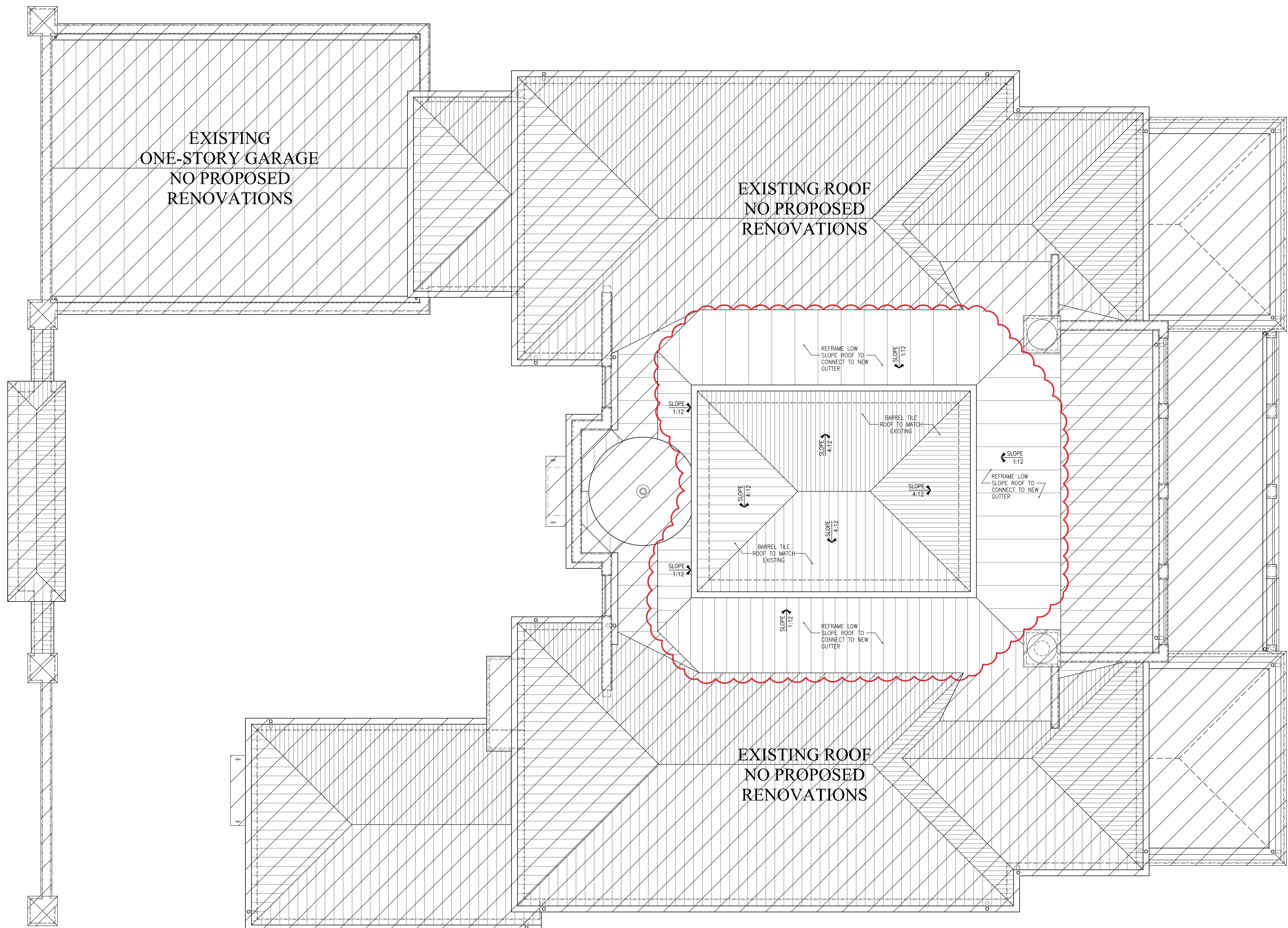
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A-2.12



1
A-2.12

PROPOSED ROOF PLAN

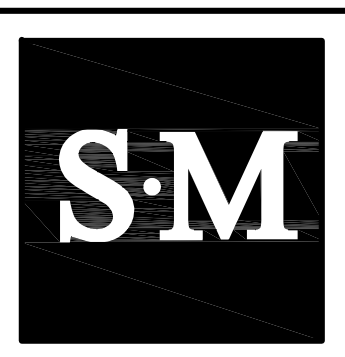
SCALE: 1/4" = 1'-0"



1
A-3.00
EXISTING/PREVIOUS ELEVATION – NORTH
SCALE: 1/4" = 1'-0"



2
A-3.00
PROPOSED ELEVATION – NORTH
SCALE: 1/4" = 1'-0"



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1 EXISTING/PREVIOUS ELEVATION – WEST
SCALE: 1/4" = 1'-0"



2 PROPOSED ELEVATION – WEST
SCALE: 1/4" = 1'-0"

S·M

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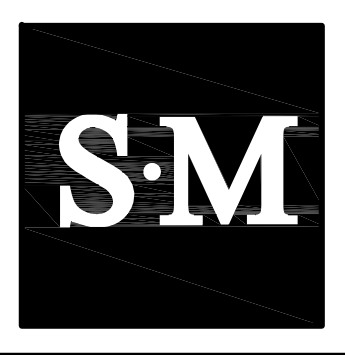
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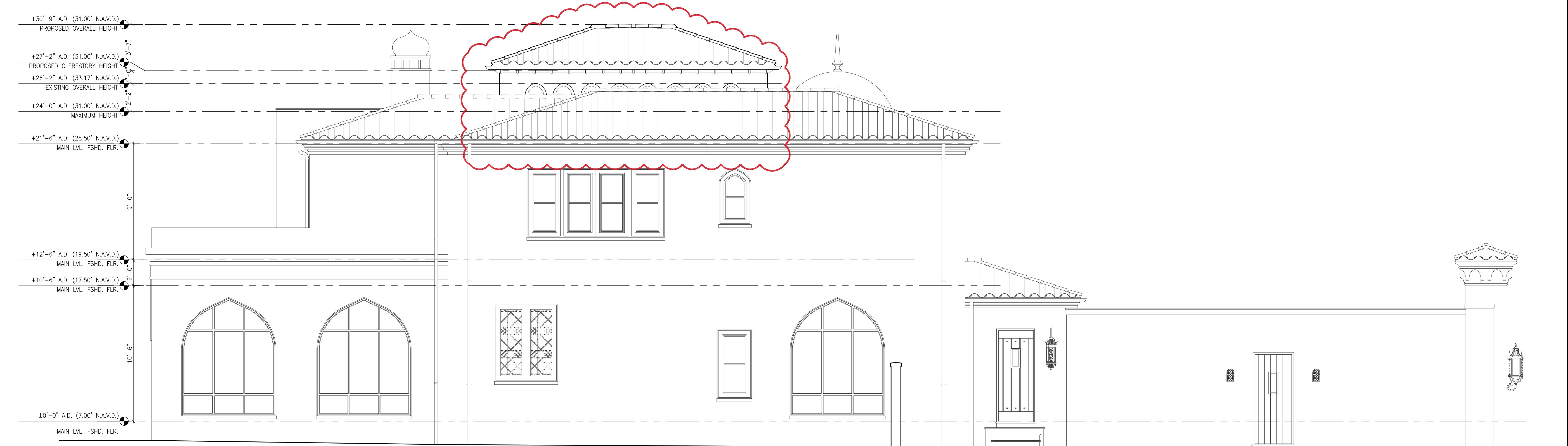
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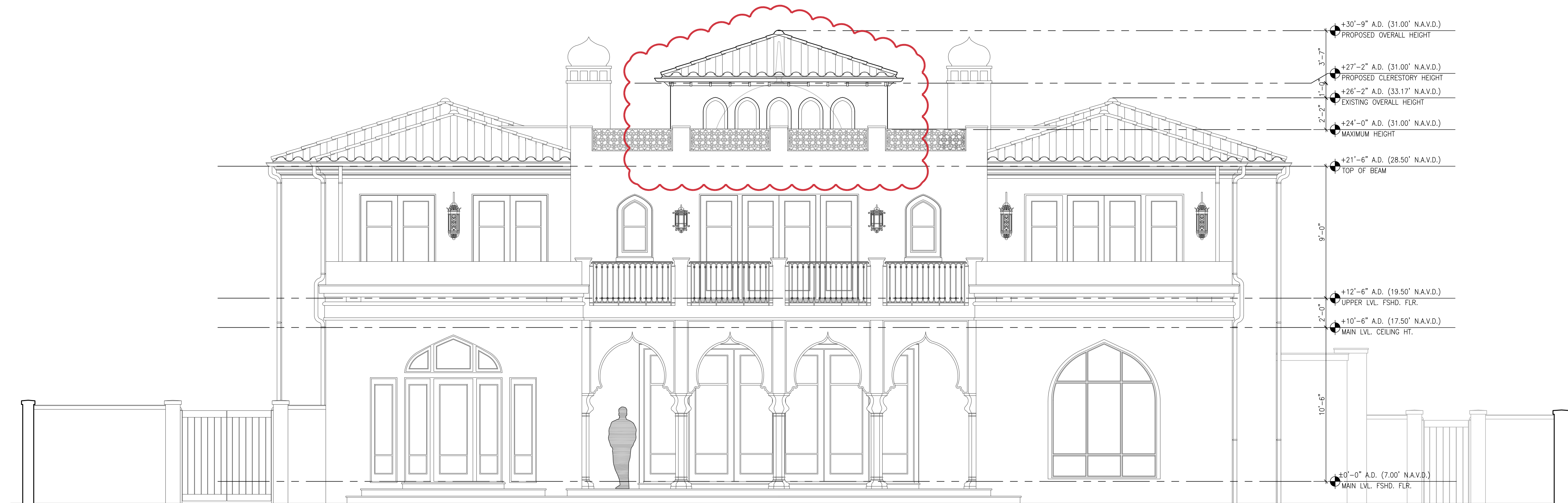
1
A-3.02
EXISTING/PREVIOUS COURTYARD ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



2
A-3.02
PROPOSED COURTYARD ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



1 EXISTING/PREVIOUS COURTYARD ELEVATION – EAST
A-3.03 SCALE: 1/4" = 1'-0"



2 PROPOSED COURTYARD ELEVATION – EAST
A-3.03 SCALE: 1/4" = 1'-0"



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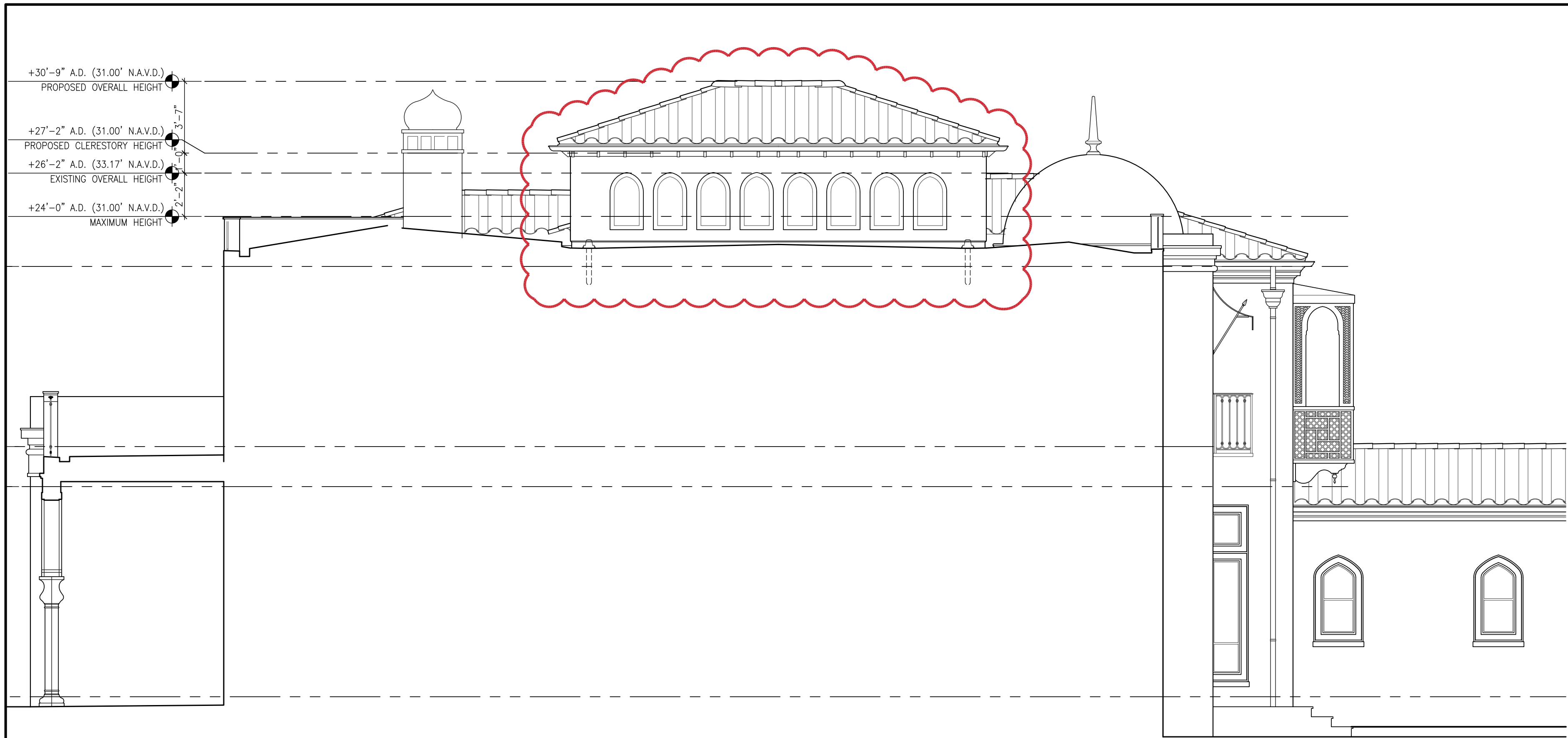
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

SECOND SUBMITTAL 2023-02-27

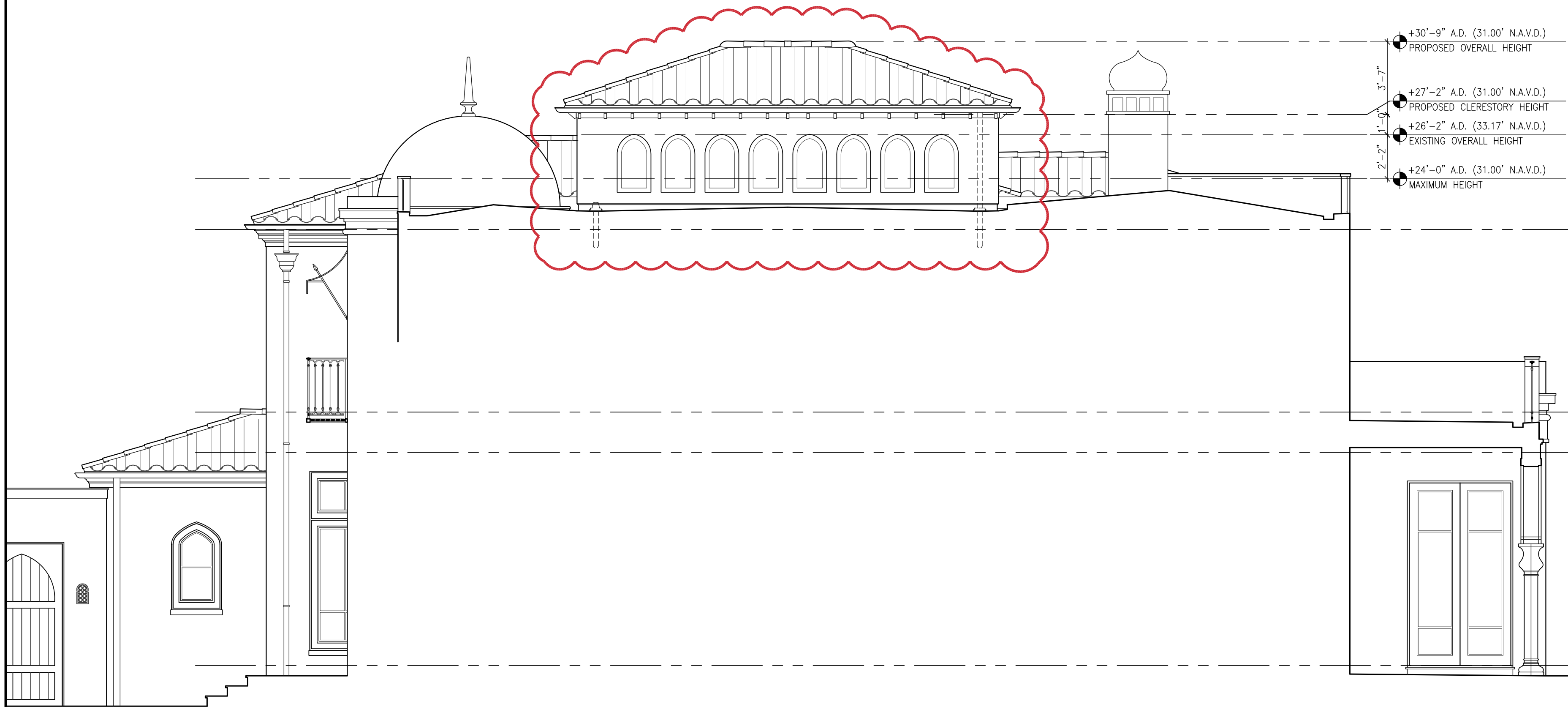
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DWG. BY: AJL
SHEET:

A-3.03



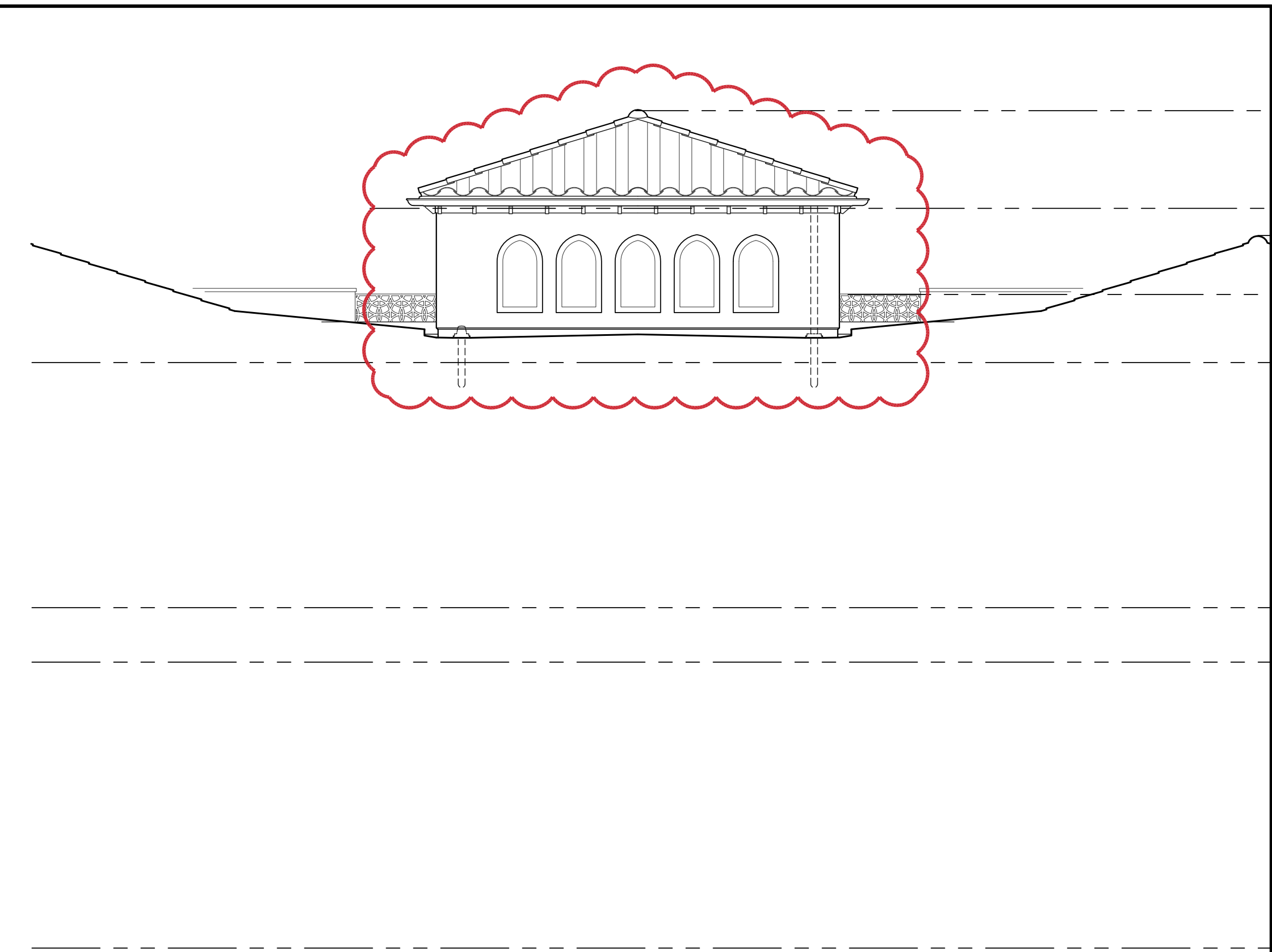
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A-3.04

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



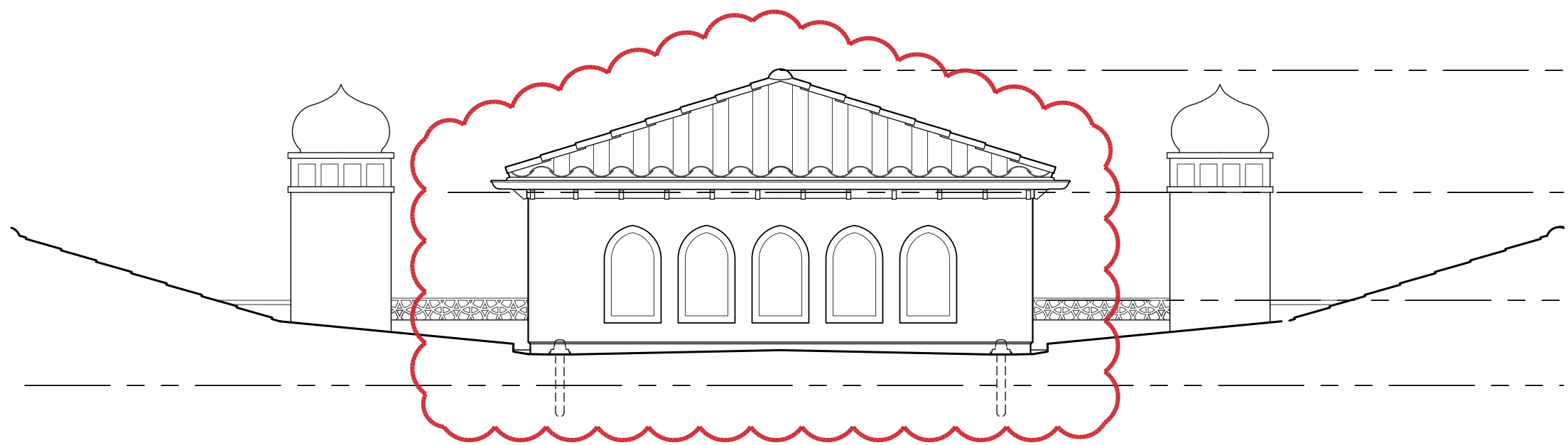
2
A-3.02

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



2
A-3.04

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



2
A-3.02

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

S·M

COURTYARD RENOVATION
624 ISLAND DRIVE
PALM BEACH, FLORIDA

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FLORIDA AAC

NO. 001285

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REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

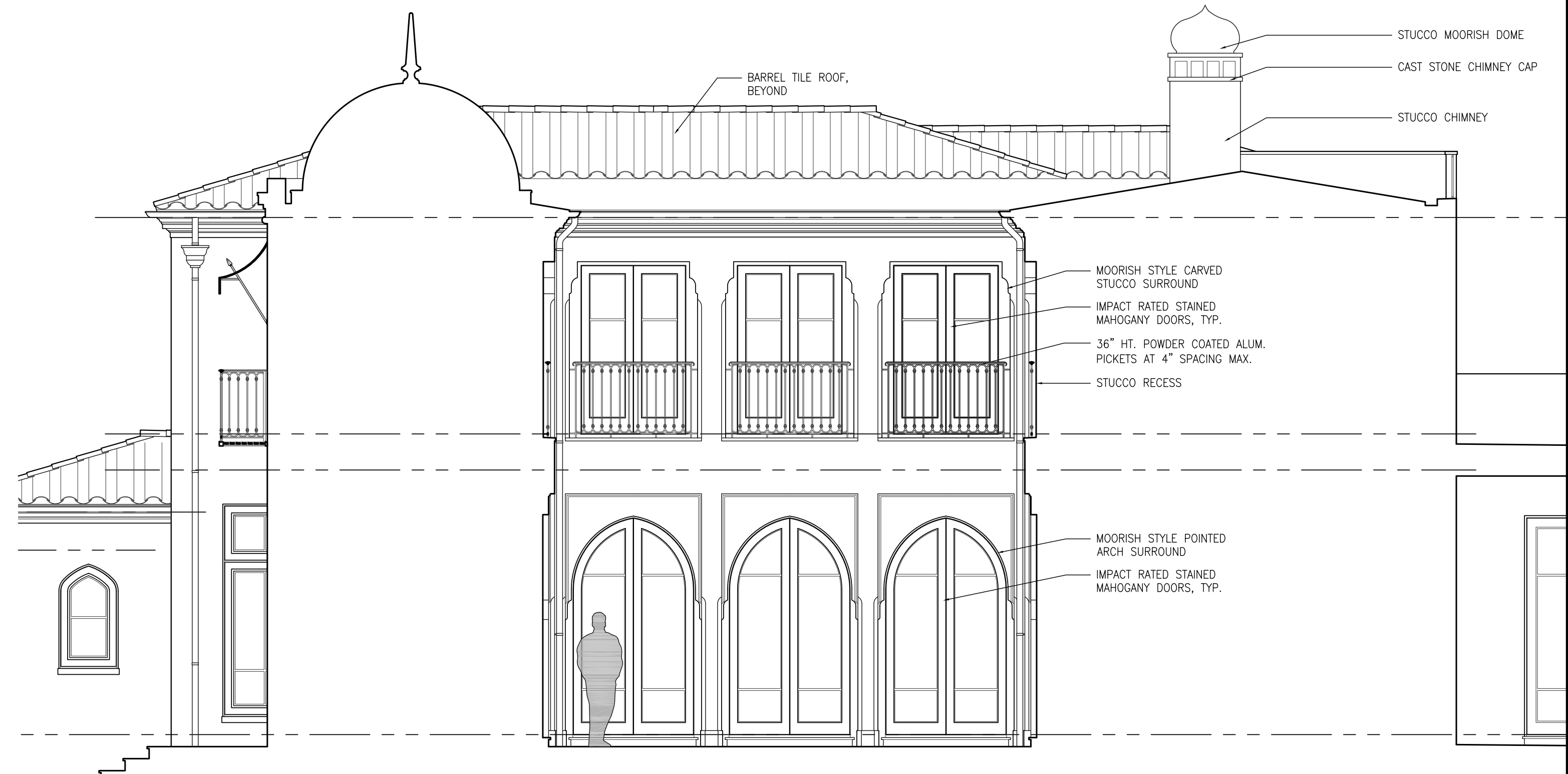
SECOND SUBMITTAL 2023-02-27

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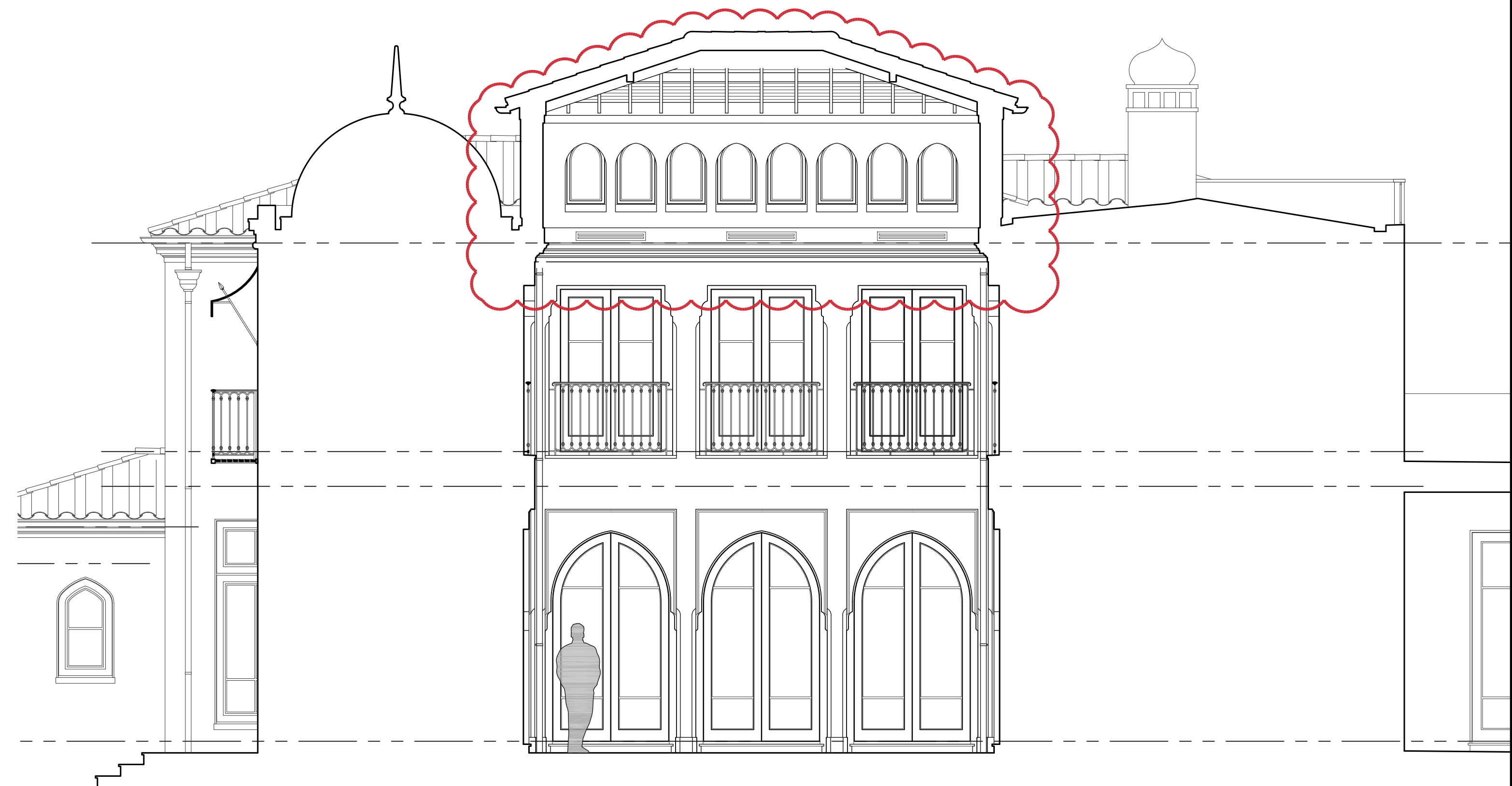
A-3.04



2 PREVIOUS COURTYARD ELEVATION – NORTH
A-3.05 SCALE: 1/4" = 1'-0"



1 EXISTING COURTYARD ELEVATION – NORTH
A-3.05 SCALE: 1/4" = 1'-0"



3 PROPOSED COURTYARD ELEVATION – NORTH
A-3.05 SCALE: 1/4" = 1'-0"



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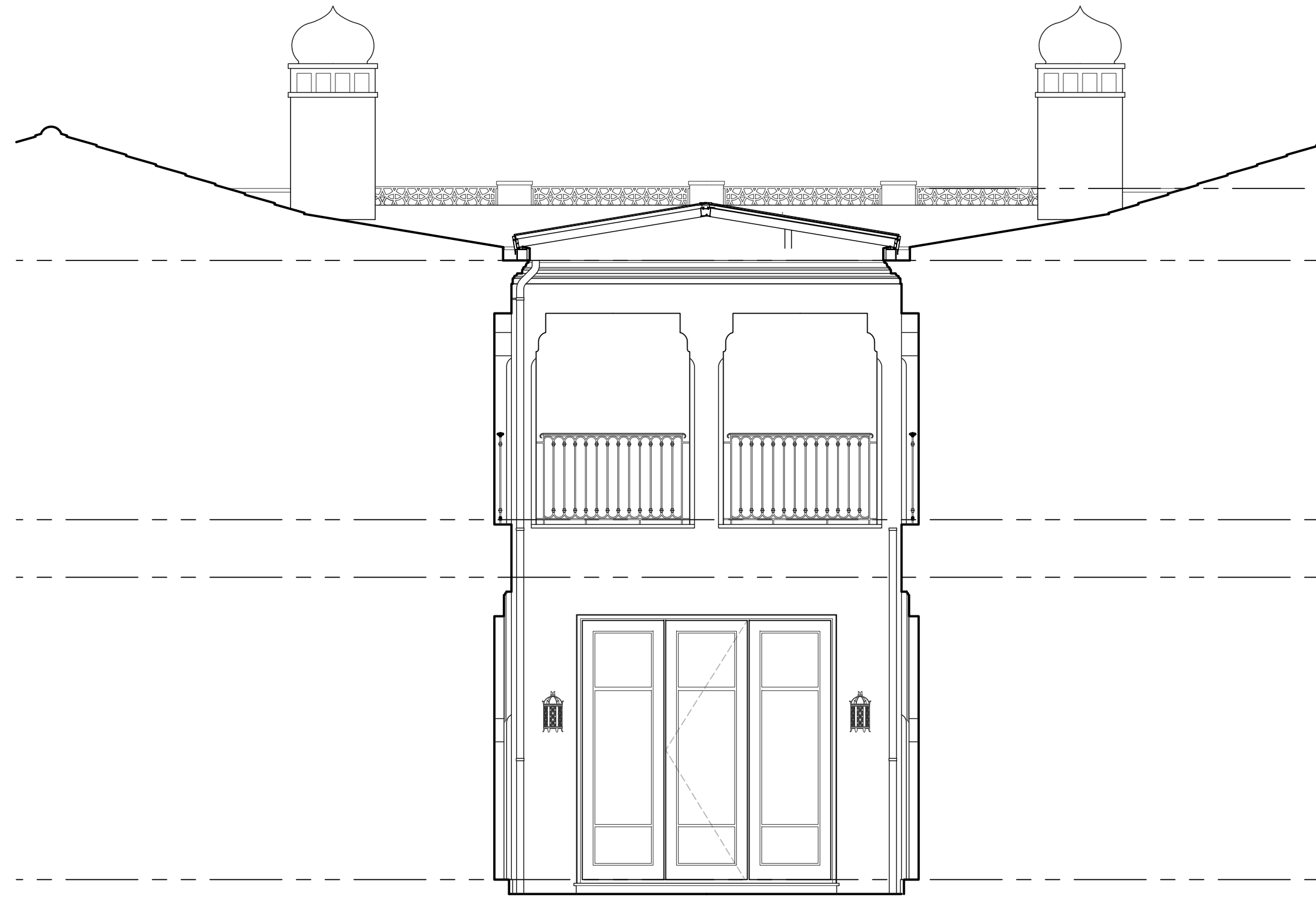
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

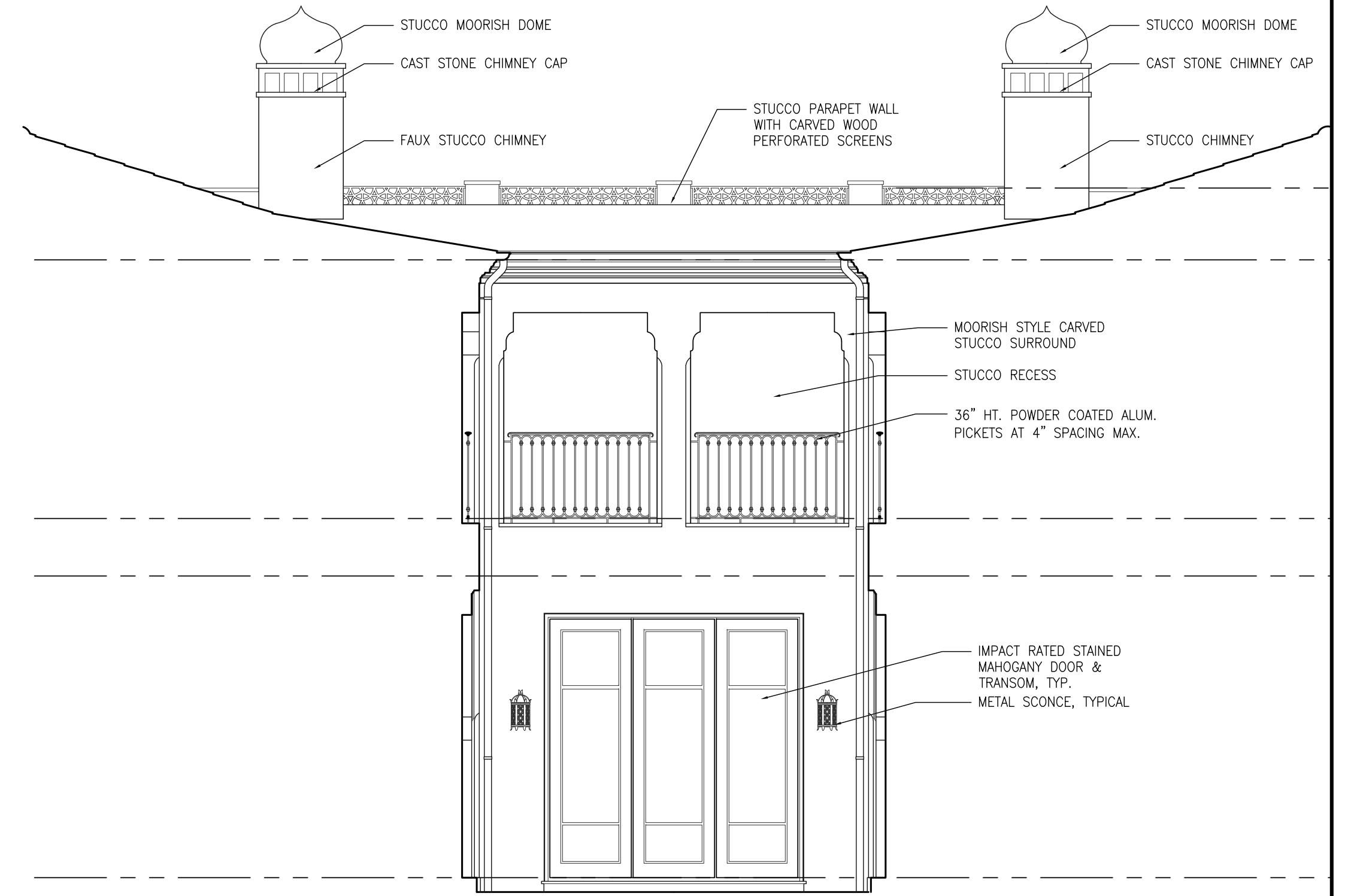
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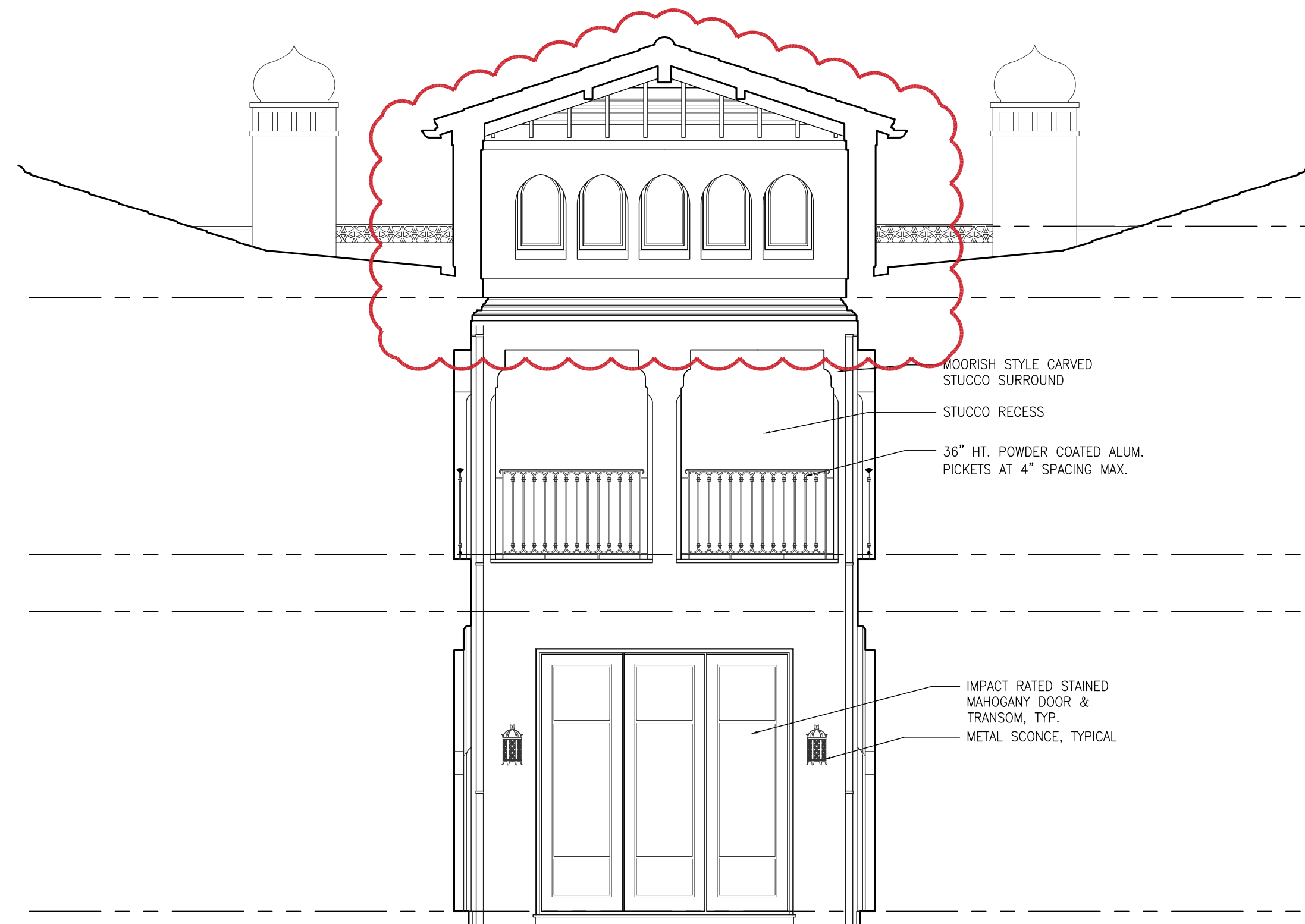
A-3.05



2 PREVIOUS COURTYARD ELEVATION – WEST
A-3.06 SCALE: 1/4" = 1'-0"



1 EXISTING COURTYARD ELEVATION – WEST
A-3.06 SCALE: 1/4" = 1'-0"



3 PROPOSED COURTYARD ELEVATION – WEST
A-3.06 SCALE: 1/4" = 1'-0"



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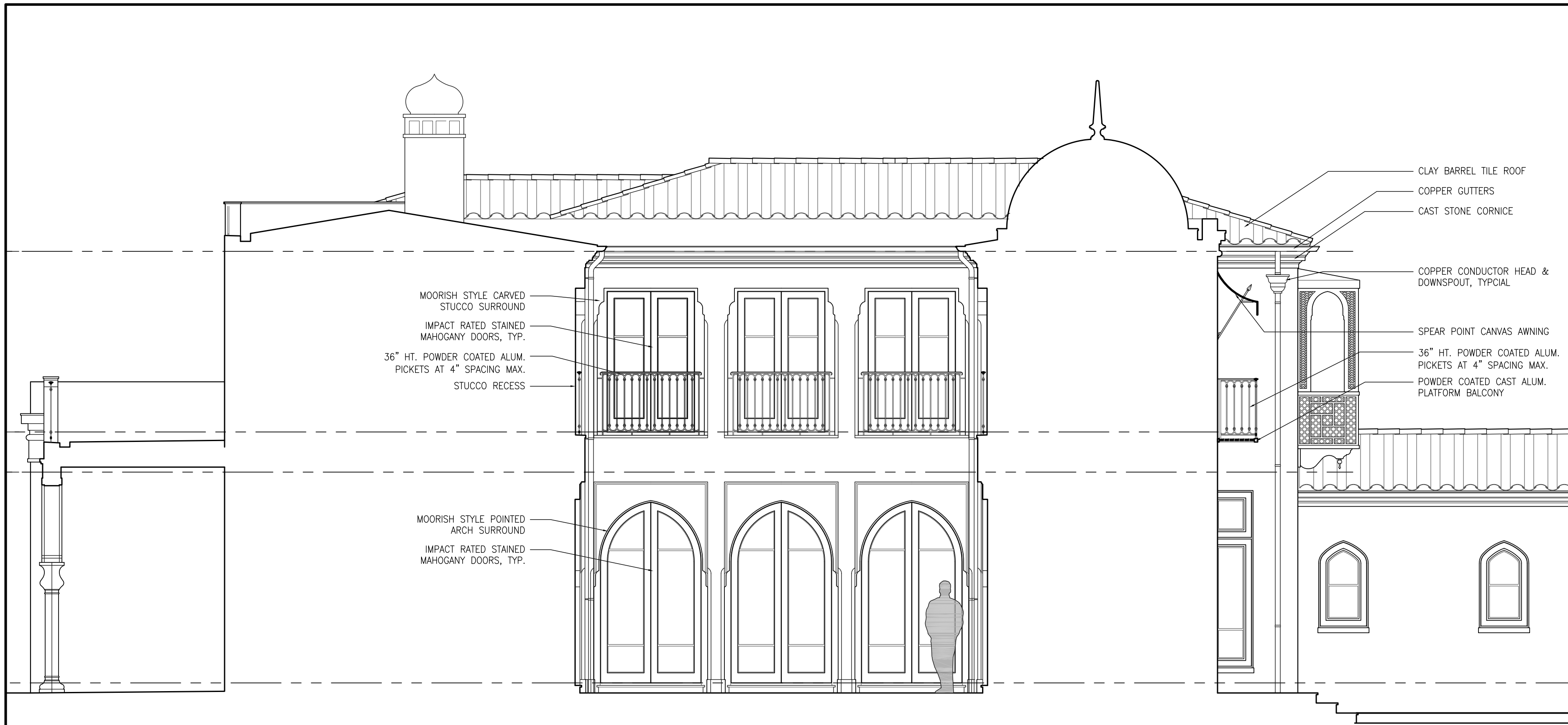
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

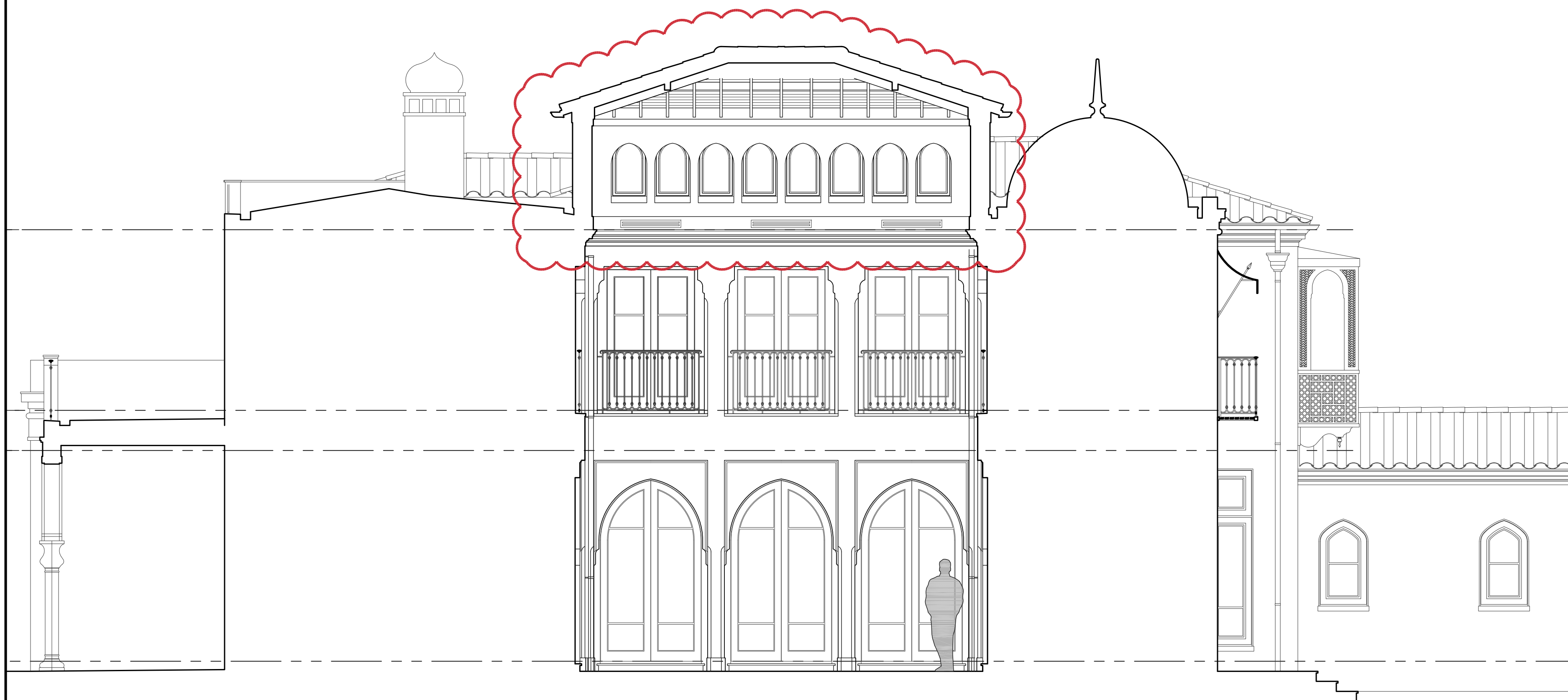
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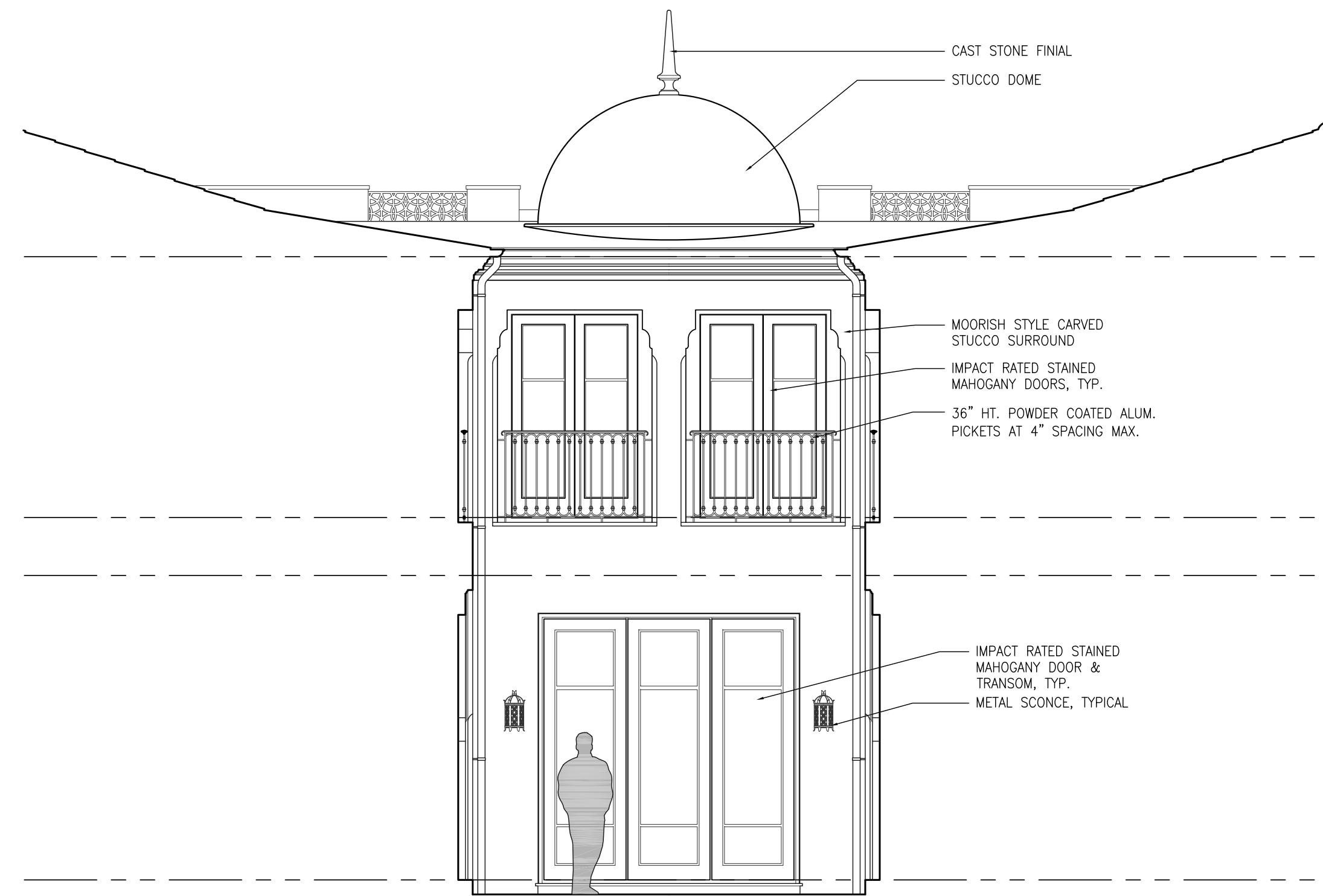
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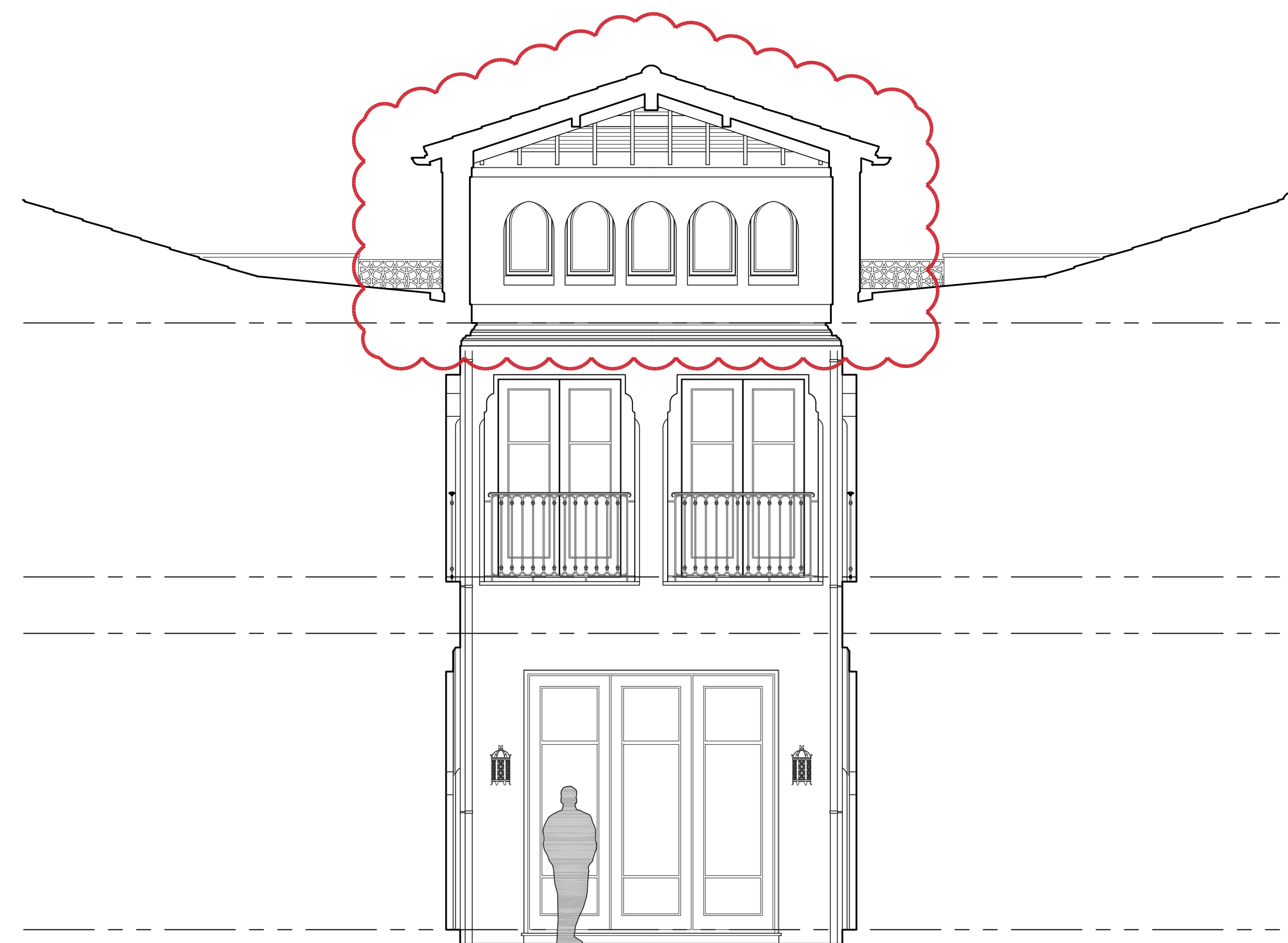
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A-3.07
EXISTING COURTYARD ELEVATION – SOUTH
SCALE: 1/4" = 1'-0"



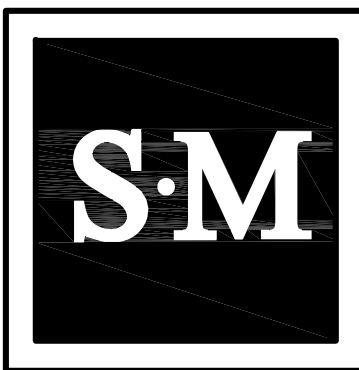
2
A-3.07
PROPOSED COURTYARD ELEVATION – SOUTH
SCALE: 1/4" = 1'-0"



1
A-3.07
EXISTING COURTYARD ELEVATION – EAST
SCALE: 1/4" = 1'-0"



2
A-3.07
PROPOSED COURTYARD ELEVATION – EAST
SCALE: 1/4" = 1'-0"



COURTYARD RENOVATION
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REGISTERED ARCHITECT 94757

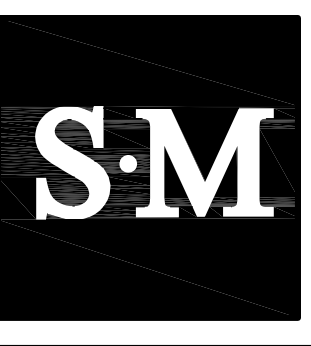
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NO: 18028
DWG. BY: AJL
SHEET:

A-3.07



1
A-3.10
EXISTING AERIAL RENDERING
SCALE: NOT TO SCALE



COURTYARD RENOVATION
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SHEET:

A-3.10



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NO: 18028
DWG. BY: AJL
SHEET:

A-3.11



1
A-3.11
PROPOSED AERIAL RENDERING
SCALE: NOT TO SCALE



COURTYARD RENOVATION
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NO: 18028
DWG. BY: AJL
SHEET:

A-3.12



COURTYARD RENOVATION
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NO: 18028
DWG. BY: AJL
SHEET:

A-3.13



PERSPECTIVE - ENTRY
SCALE: NOT TO SCALE



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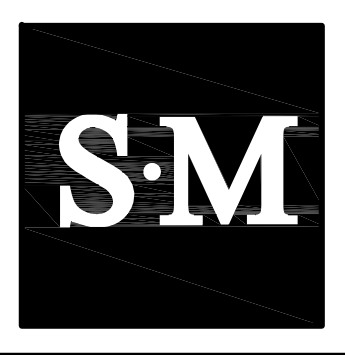
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

SECOND SUBMITTAL 2023-02-27

NO: 18028
DWG. BY: AJL
SHEET:

A-3.14



COURTYARD RENOVATION
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HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
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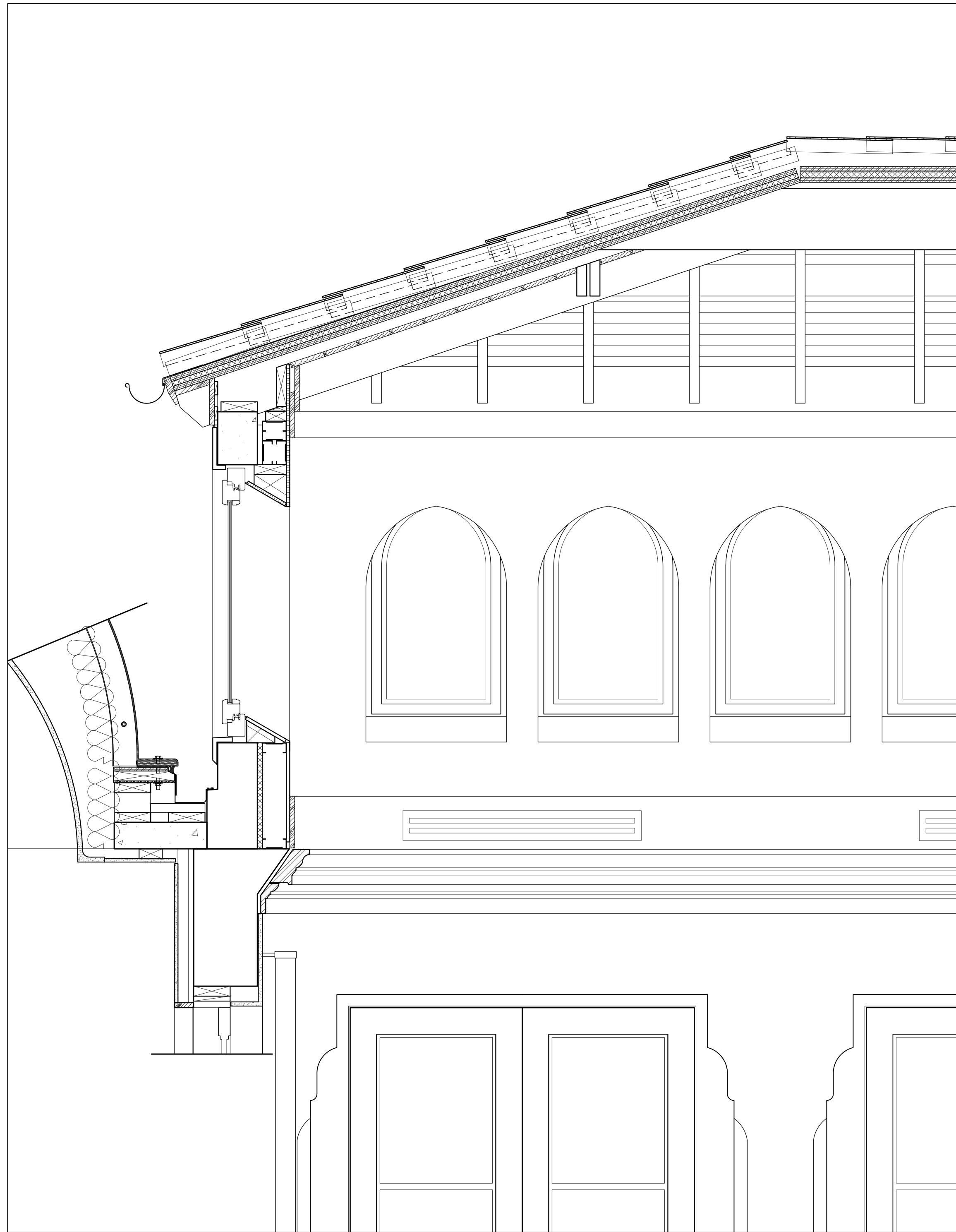
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

SECOND SUBMITTAL 2023-02-27

NO: 18028
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SHEET:

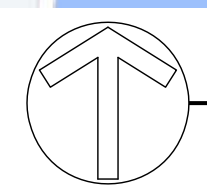
A-4.00



2 ENLARGED DETAILS LOOKING NORTH
A-4.00 SCALE: 1" = 1'-0"



1 ENLARGED DETAILS LOOKING WEST
A-4.00 SCALE: 1" = 1'-0"



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.

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

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

MONTH 1	SITE PREP
MONTH 2	INSTALLATION OF SKYLIGHT