

" FINAL SUBMITTAL "

2273 IBIS ISLE ROAD, E PALM BEACH, FL 33480

SUBMITTAL DATE: JULY 12, 2024
#ARC -24 - 0025
ARCOM HEARING DATE: AUGUST 28, 2024

CONSULTANTS

ARCHITECT

B1 ARCHITECT
139 NORTH COUNTY ROAD, STE 18C
PALM BEACH, FL 33480

CONTACT: GREGORY BONNER
T 561.312.3453

LANDSCAPE ARCHITECT

ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD, STE 20B
PALM BEACH, FL 33480

CONTACT: DUSTIN MIZELL
T 561.832.4600

CIVIL ENGINEER

GRUBER CONSULTING ENGINEERS
247 MERCER AVENUE
WEST PALM BEACH, FL 33401

CONTACT: CHAD GRUBER
561.312.2041

SURVEYING

WALLACE SURVEYING
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407

CONTACT: JAMES D. PEDEN, JR.
561.640.4551

DRAWING INDEX

CIVIL

C-1 CONCEPTUAL SITE AND DRAINAGE PLAN

ARCHITECTURAL

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LANDSCAPE

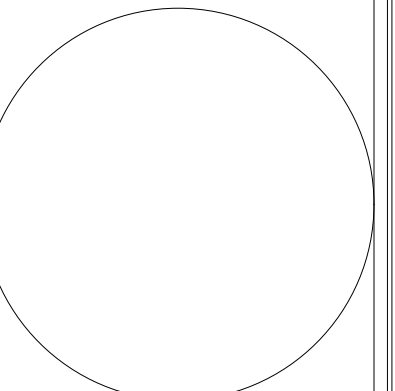
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SCOPE OF WORK

CONSTRUCTION OF NEW TWO STORY SINGLE FAMILY
RESIDENCE WITH RELATED LANDSCAPE AND
HARDSCAPE IMPROVEMENTS

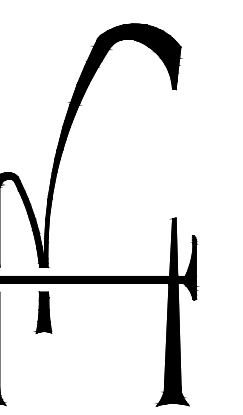
NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
2273 IBIS ISLE ROAD, E
PALM BEACH, FL 33480

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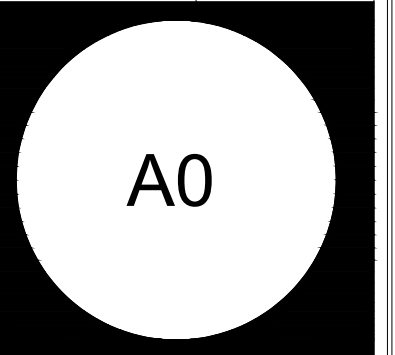


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139 NORTH COUNTY ROAD STE: 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

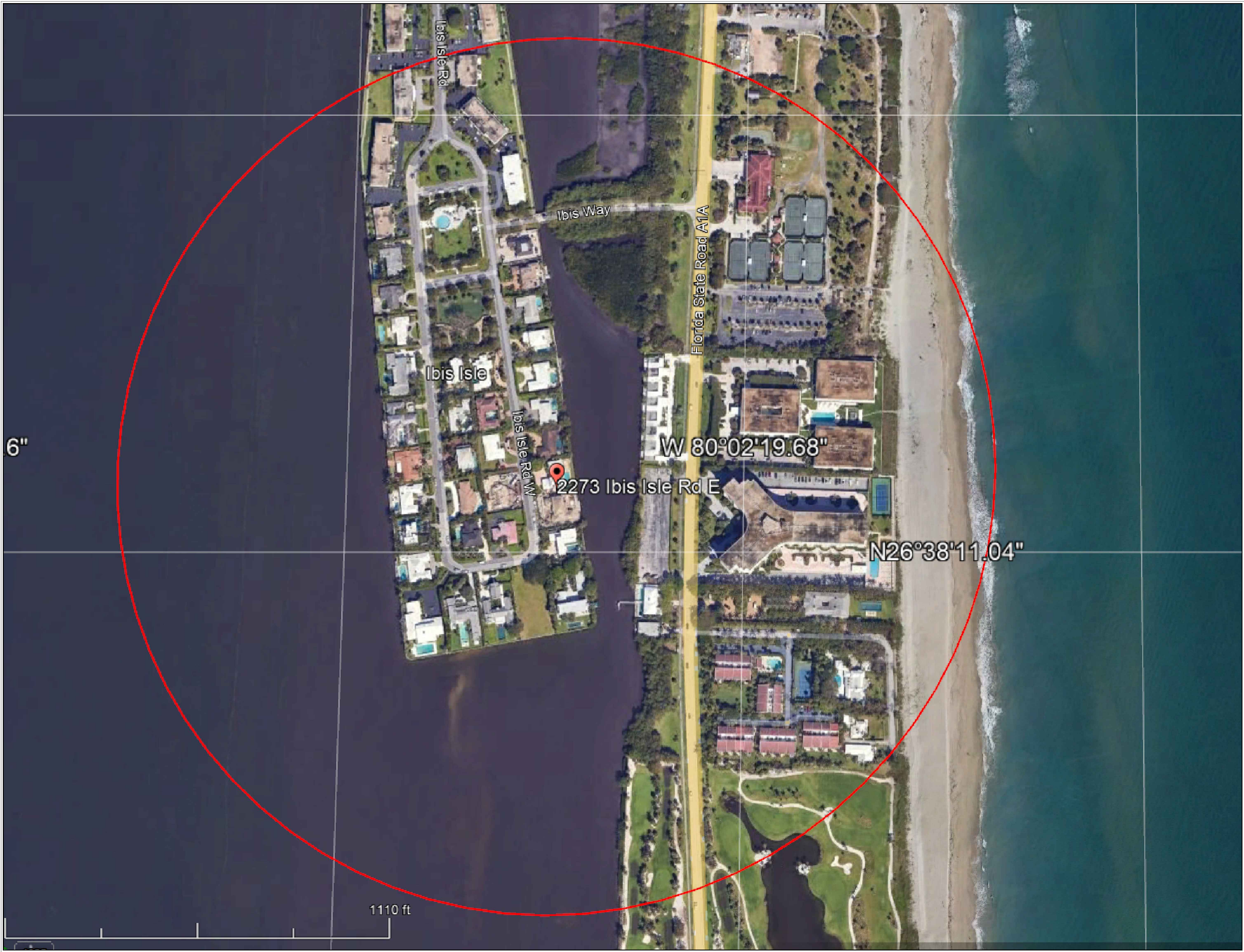


JOB NO. 2273IBIS
PLOT DATE 07.12.24
SCALE AS NOTED
DRAWN BY mmc

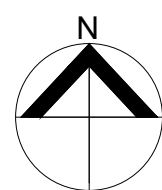


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1 VICINITY LOCATION MAP
SCALE: 1/128" = 1'-0"

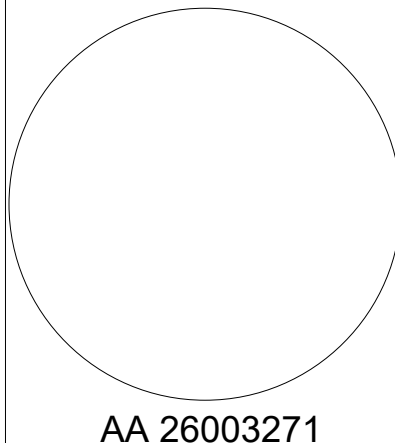


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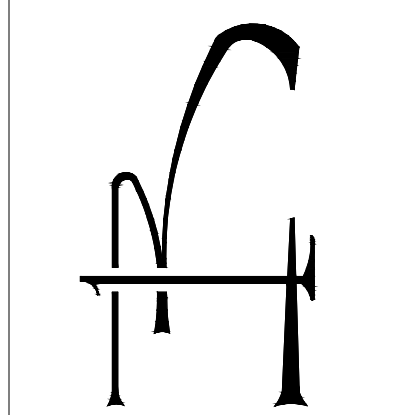
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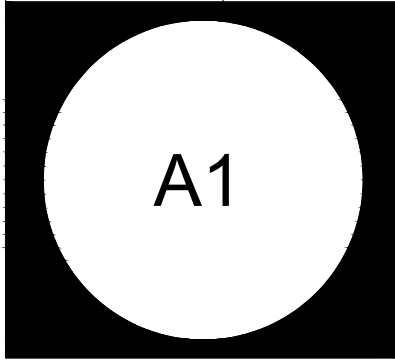
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B1 ARCHITECT
139 NORTH COUNTY ROAD STE. 18C
PALM BEACH FLORIDA 33480
(561) 312-3453



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SUBJECT PROPERTY

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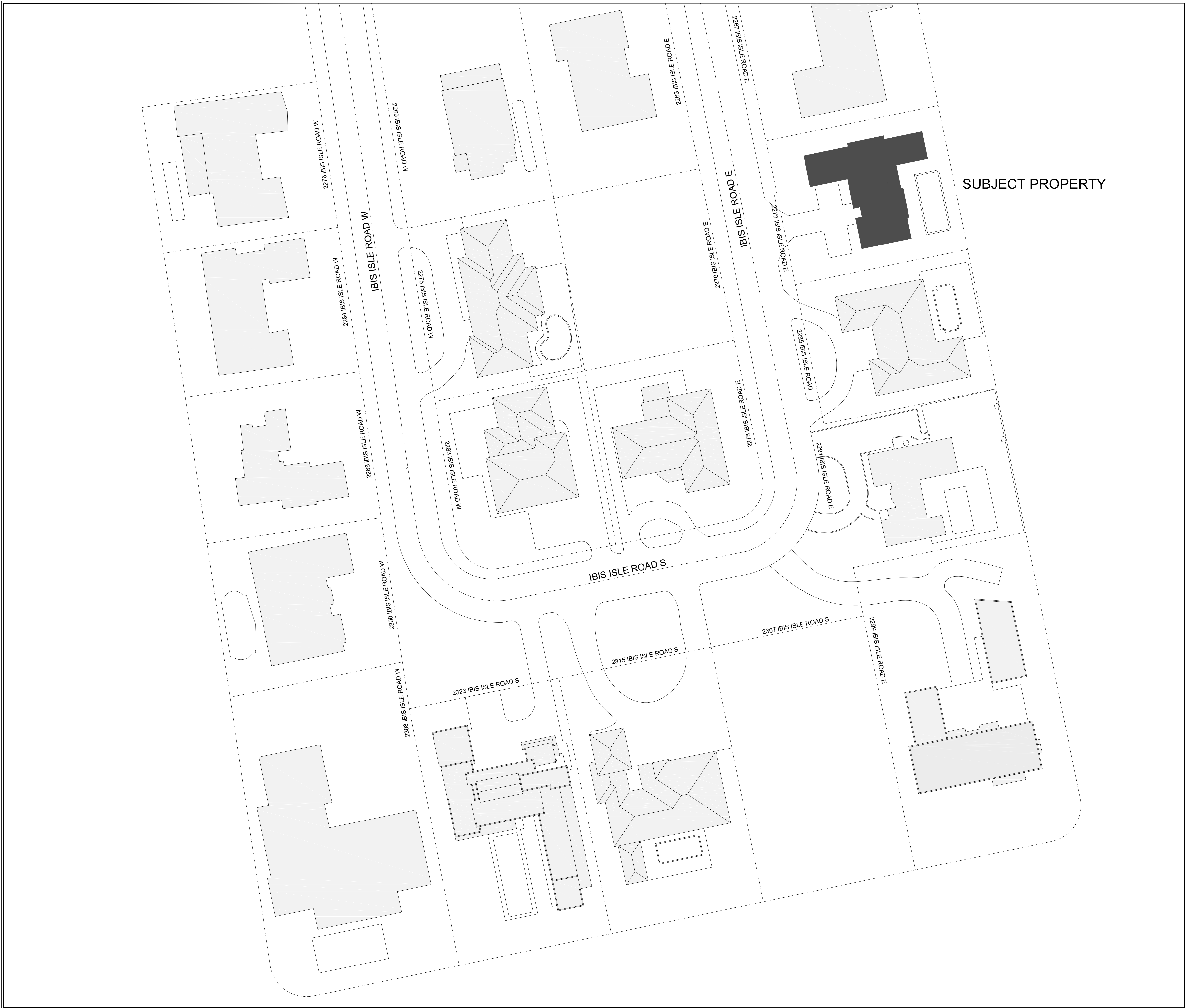
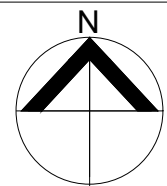
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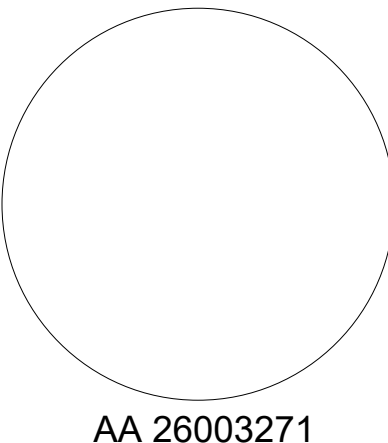


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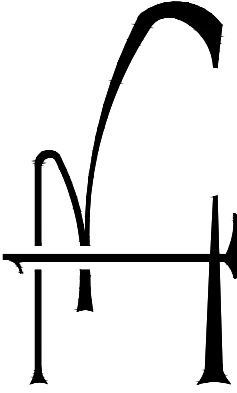
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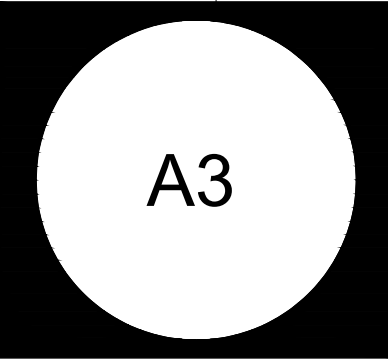
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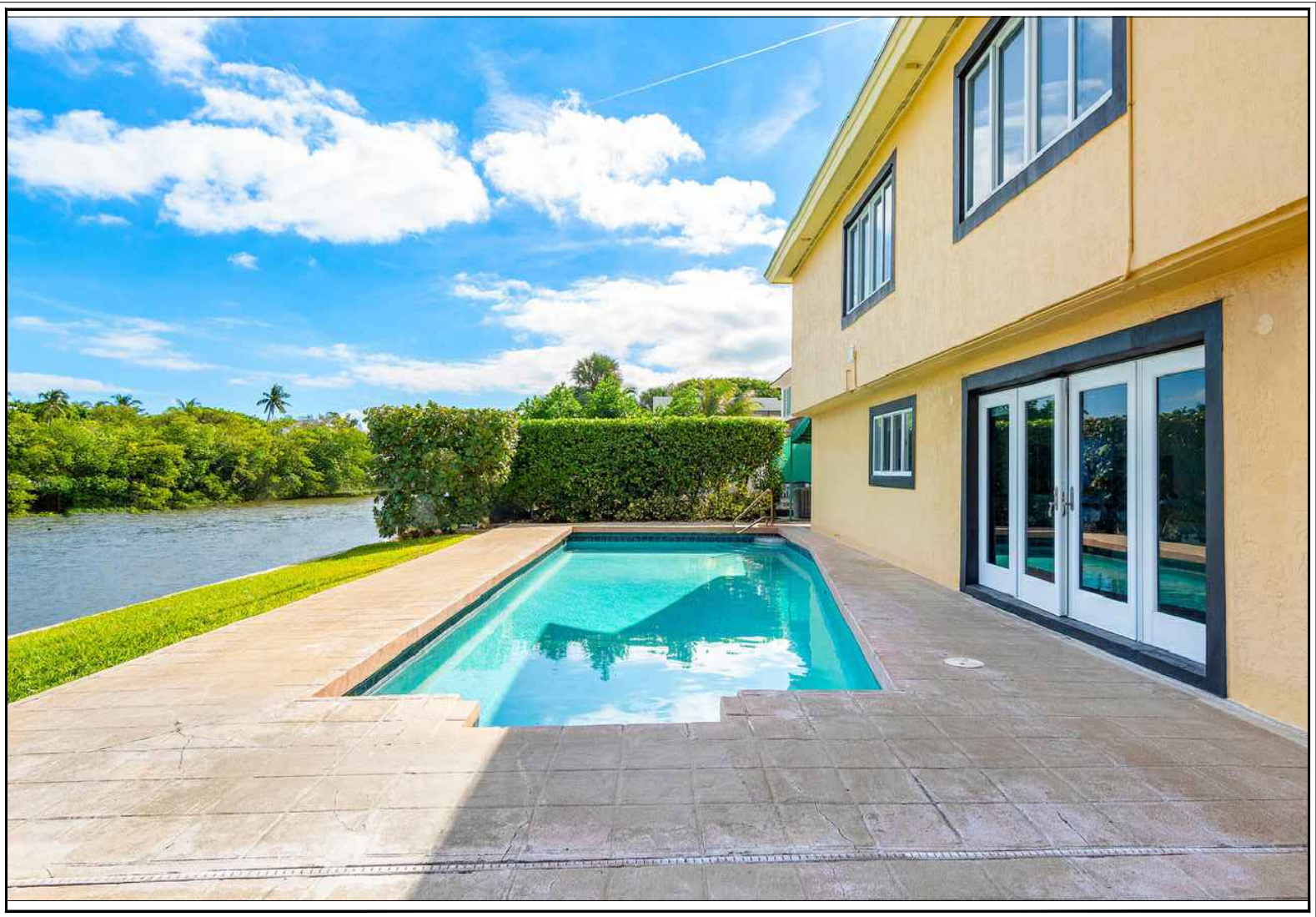




FRONT ELEVATION



FRONT ELEVATION



REAR VIEW



FRONT ELEVATION



FRONT ELEVATION



REAR VIEW



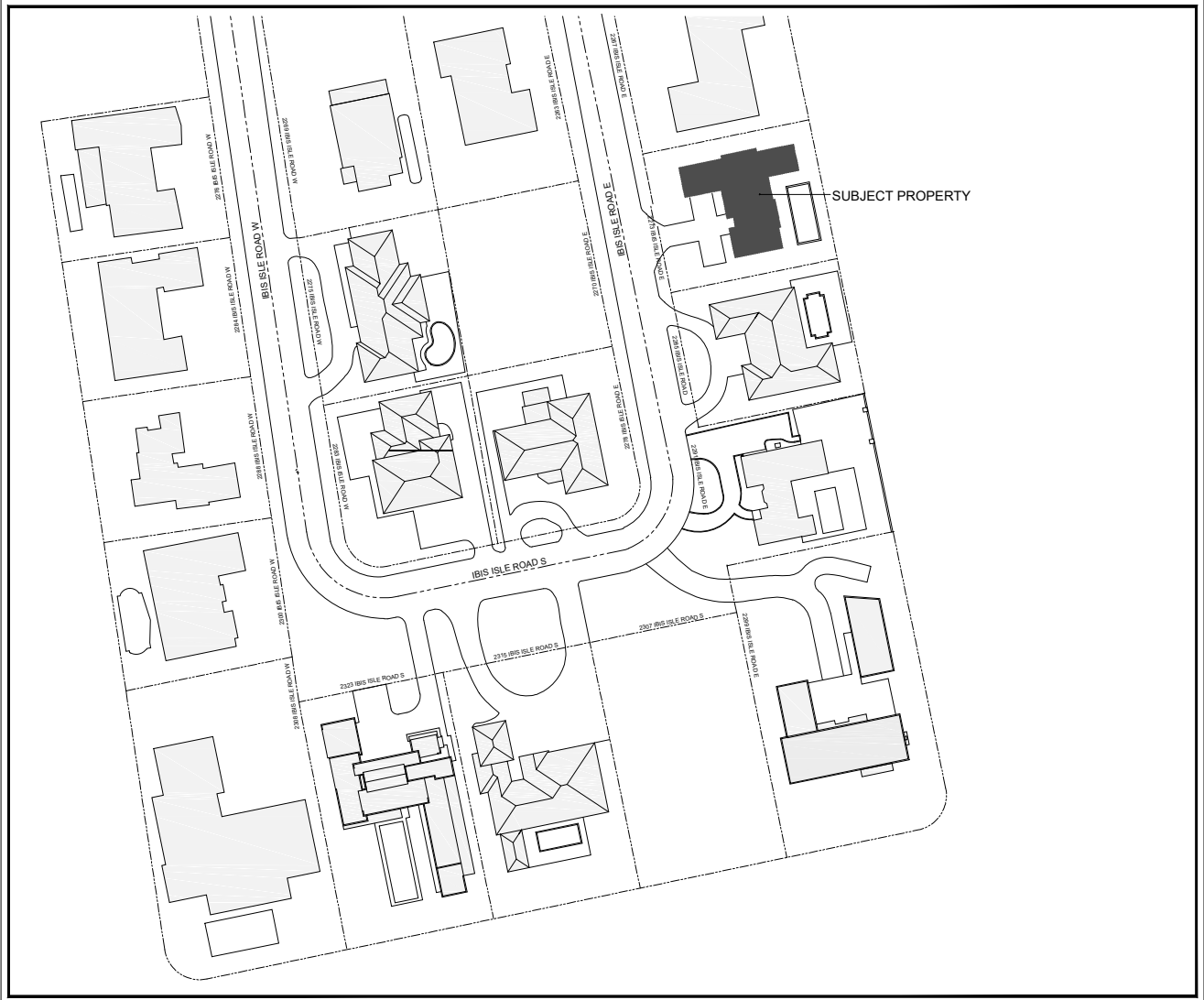
FRONT SIDE YARD



SOUTH SIDE YARD



FRONT YARD



KEY PLAN

EXISTING CONDITIONS

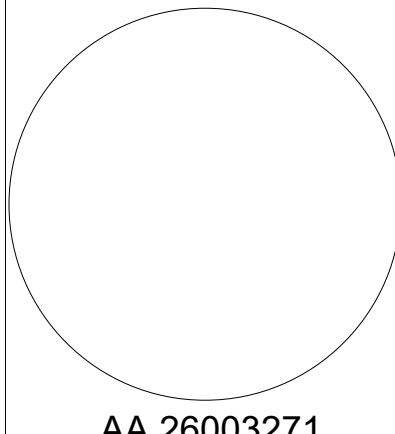
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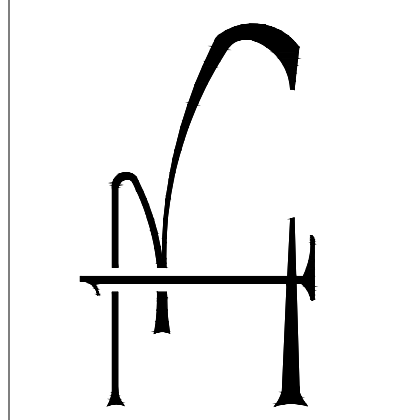
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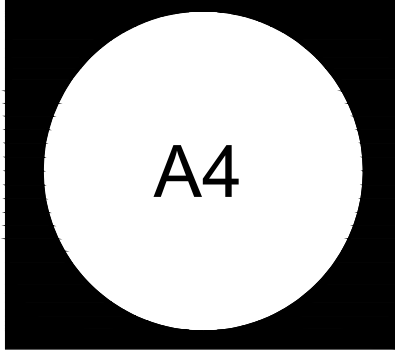


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ARCOM # ARC-24-0025



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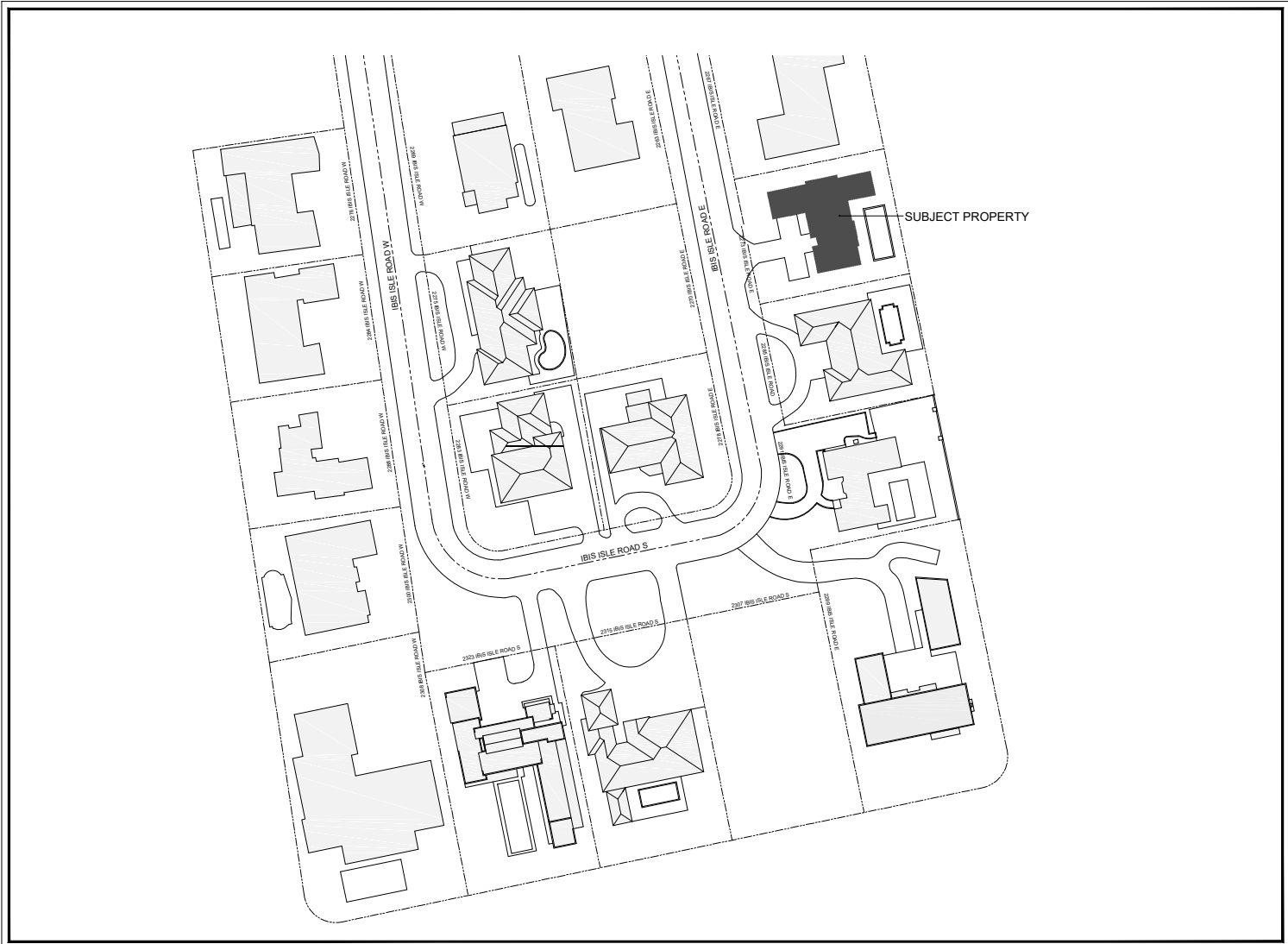
2285 IBIS ISLE ROAD E



2291 IBIS ISLE ROAD E



2299 IBIS ISLE ROAD E



KEY PLAN



2267 IBIS ISLE ROAD E



IBIS ISLE ROAD E



IBIS ISLE ROAD E

SURROUNDING PROPERTIES

2273 IBIS ISLE ROAD



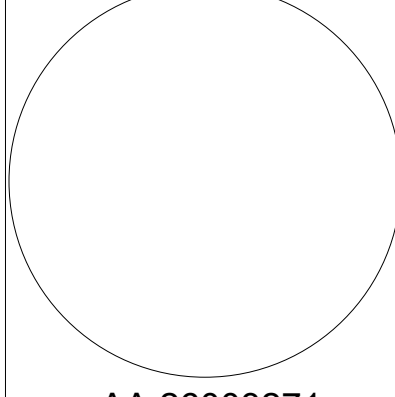
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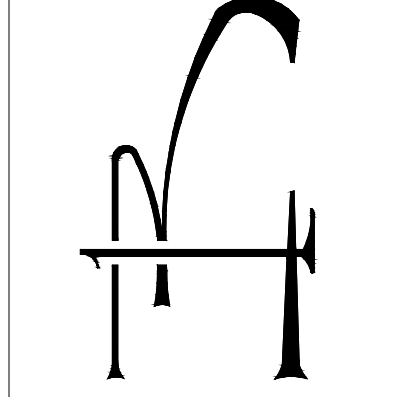
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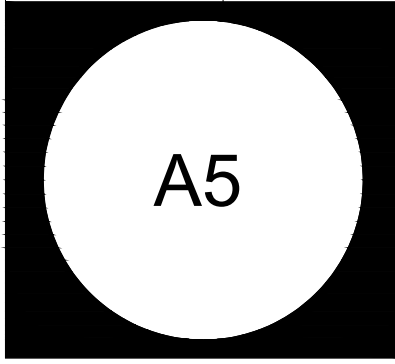


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SUBJECT PROPERTY



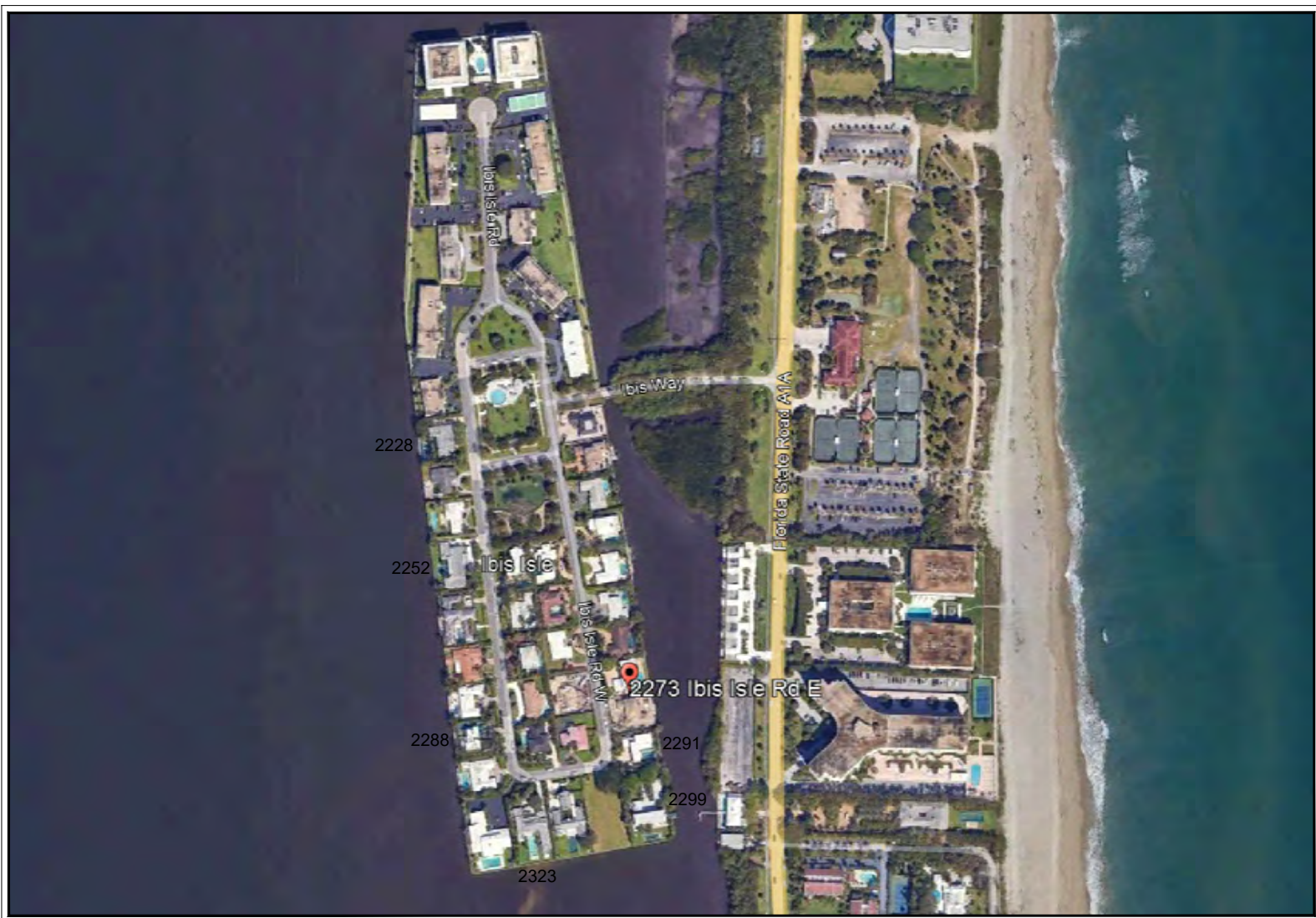
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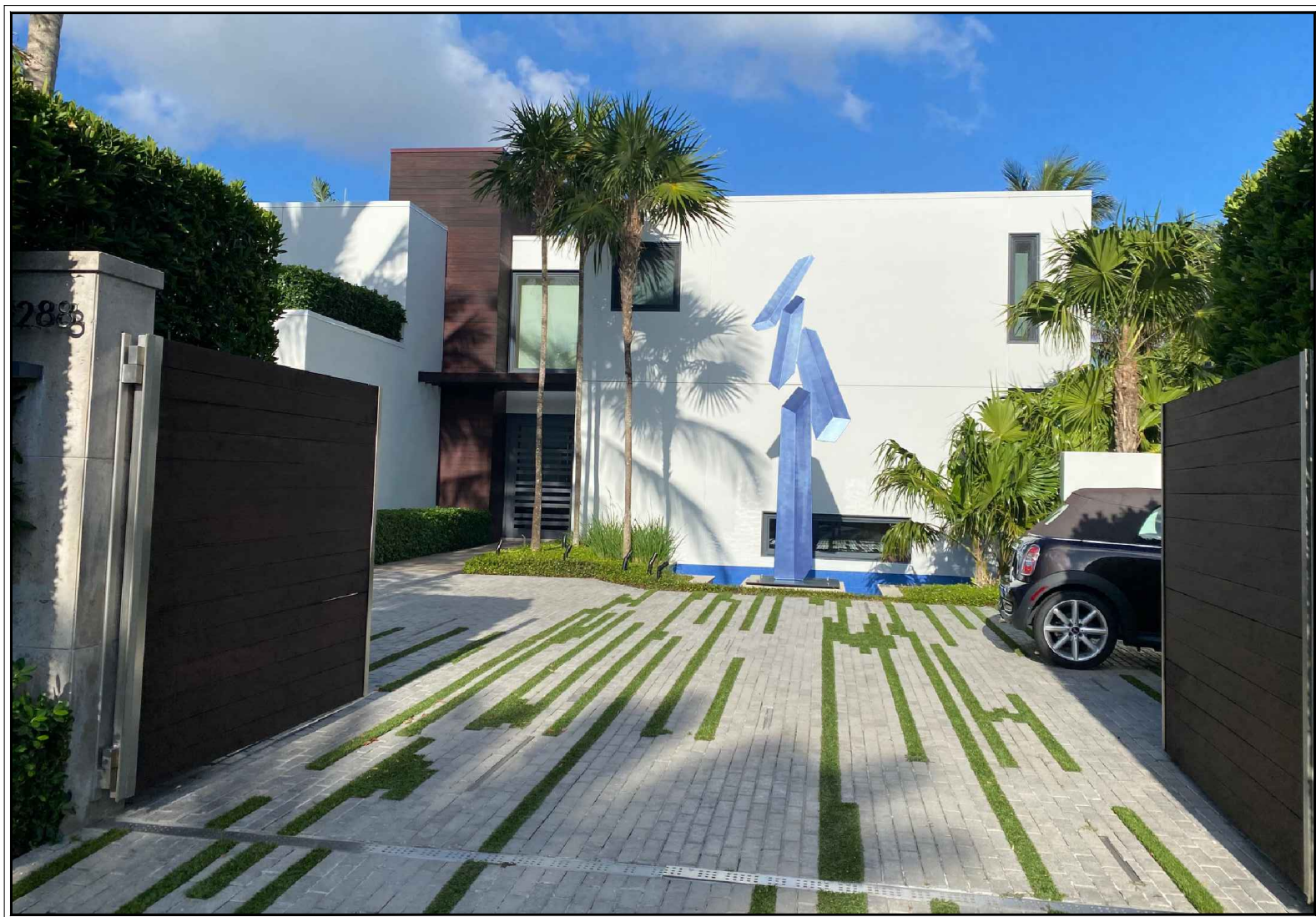
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2323 IBIS ISLE ROAD S



KEY PLAN



2288 IBIS ISLE ROAD W



2252 IBIS ISLE ROAD W



2228 IBIS ISLE ROAD W

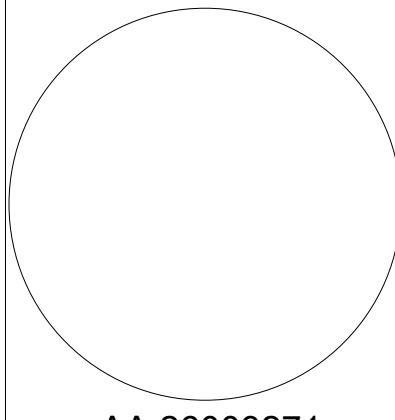
SURROUNDING PROPERTIES - PER SEC. 18-205 (ITEM NO. 5 & 6)
SIMILAR ARCHITECTURAL STYLES = 7 OF 33 (21.2%)

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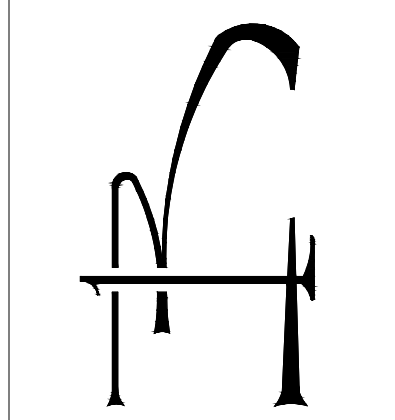
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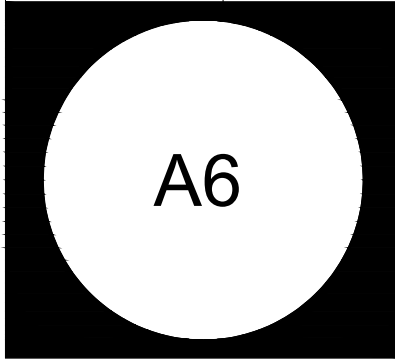


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IBIS ISLE ROAD LOOKING EAST



IBIS ISLE ROAD LOOKING SOUTH



IBIS ISLE ROAD LOOKING NORTH



IBIS ISLE ROAD LOOKING WEST



IBIS ISLE ROAD LOOKING WEST

STREET SCAPE

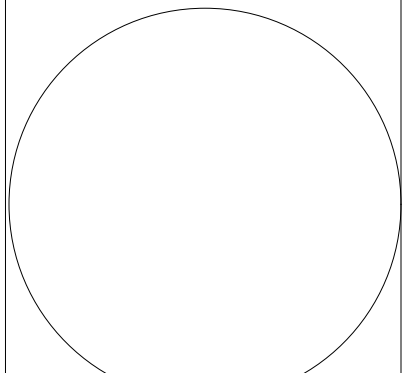
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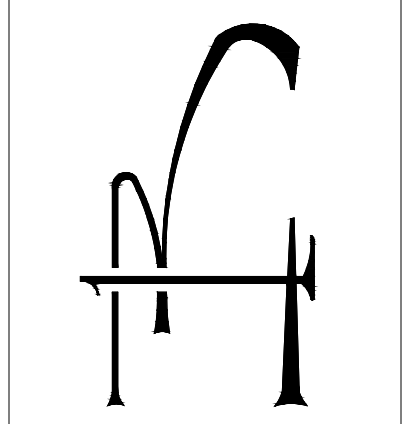
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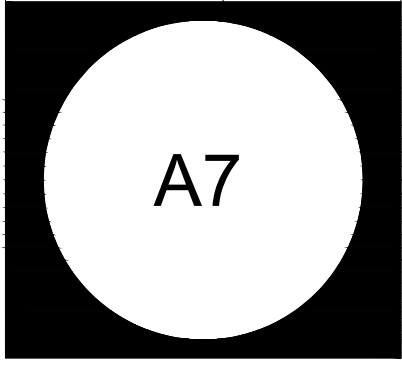


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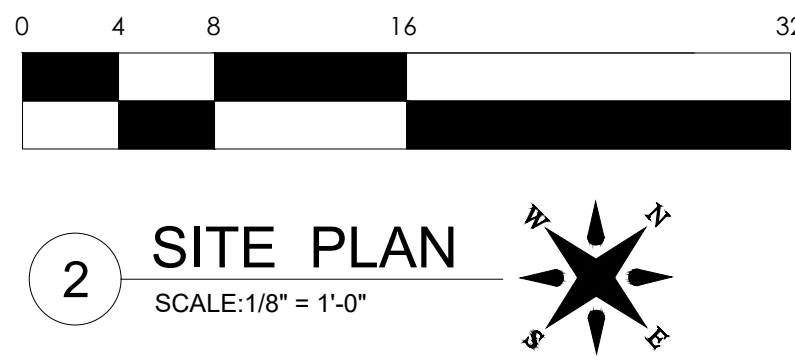
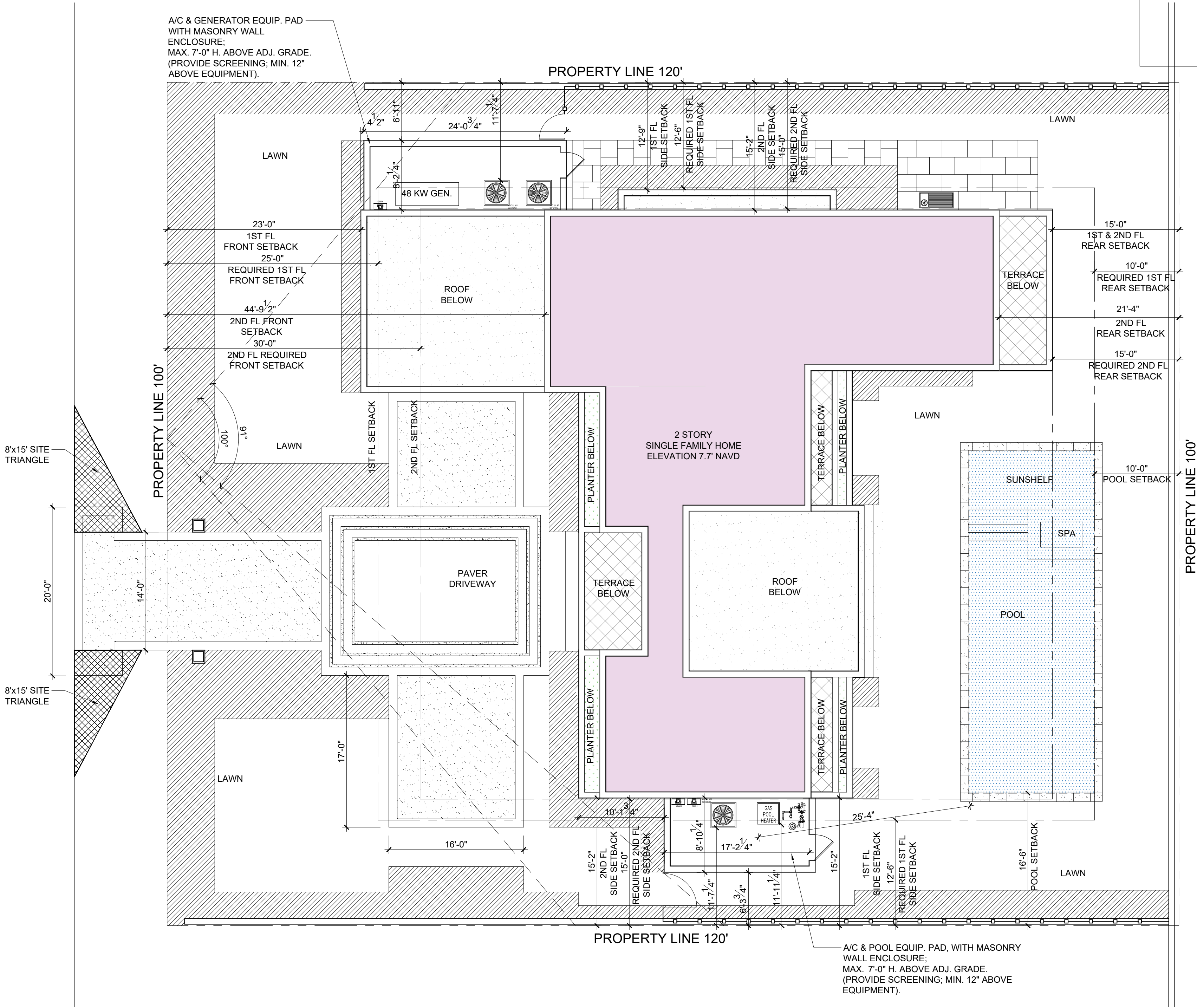
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| PROPERTY ADDRESS: 2273 IBIS ISLE ROAD E PALM BEACH, FL 33480 | LEGAL DESCRIPTION LOT 41, IBIS ISLE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 84, OF THE PUBLIC RECORDS OF PALM COUNTY, FLORIDA |
| LAND USE EXISTING/PROPOSED USE R-B—LOW DENSITY RESIDENTIAL (50-PALM BEACH) PARCEL CONTROL NUMBER 50-43-44-15-01-000-0410 | |
| PROJECT SCOPE: NEW TWO STORY SINGLE FAMILY RESIDENCE | |
| APPLICABLE CODES 1. FLORIDA BUILDING CODE RESIDENTIAL 2023, 8TH EDITION 2. FLORIDA BUILDING CODE EXISTING BUILDING, 2023, 8TH EDITION. 3. FLORIDA BUILDING CODE, 2023, 8TH EDITION. 4. FLORIDA BUILDING CODE, ACCESSIBILITY, 2023, 8TH EDITION. 5. FLORIDA FIRE PREVENTION CODE 2023, 8TH EDITION. 6. NFPA 101 LIFE SAFETY CODE, 2023, 8th EDITION. 7. FLORIDA BUILDING CODE ENERGY CONSERVATION 2023, 8TH EDITION. 9. FLORIDA MECHANICAL CODE 2023, 8th EDITION. 9. FLORIDA PLUMBING CODE 2023, 8th EDITION. 9. FLORIDA FUEL AND GAS 2023, 8th EDITION. | |

| ZONING DATA | REQUIRED | PROVIDED | SITE DATA * SITE | EXISTING |
|--------------------------|---------------------|-----------------------|---|-------------------------------|
| FLOOD ZONE | "X" | | | 0.2755 ACRES 12,000 SQ.FT. |
| MIN. FLOOD ELEVATION | 0.0' N.A.V.D. | 7.6' N.A.V.D. | AREA CALCULATIONS | |
| BUILDING LOT COVERAGE | 3,600 SQ. FT. (30%) | 3,355 SQ. FT (27.96%) | MAIN HOUSE (A/C) | |
| BUILDING HEIGHT (A.F.F.) | 25'-0" MAX. | 20'-10" | FIRST FLOOR | 2,509 SQ. FT. |
| FRONT SETBACK: | | | SECOND FLOOR | 1,960 SQ. FT. |
| 1ST FLOOR | 25'-0" | 23'-0" | TOTAL A/C | 4,469 SQ. FT. |
| 2ND FLOOR | 30'-0" | 44'-9 1/2" | | |
| REAR SETBACK: | | | GARAGE (NON A/C) | 484 SQ. FT. |
| 1ST FLOOR | 10'-0" | 15'-0" | COVERED TERRACES | 362 SQ.FT. |
| 2ND FLOOR | 15'-0" | 15'-0" | TOTAL (NON A/C) | 846 SQ. FT. |
| SIDE SETBACK: | | | TOTAL | 5,315 SQ. FT. |
| 1ST FLOOR | 12'-6" | 12'-9" (N) 15'-2" (S) | | |
| 2ND FLOOR | 15'-0" | 15'-2" (N) 15'-2" (S) | | |
| POOL SETBACK: | 10'-0" | 10'-0" | *REFER TO LANDSCAPE PLANS FOR SITE CALCULATIONS | |
| GREEN SPACE | 5,400 SQ.FT. (45%) | 5,941SQ. FT. (49.51%) | | |

1 ZONING DATA

SCALE: N.T.S.

IBIS ISLE ROAD



2 SITE PLAN

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



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: | 2273 Ibis Isle Road, E. Palm Beach, FL 33480 | |
| 2 | Zoning District: | RB Residential District | |
| 3 | Lot Area (sq. ft.): | 12,000 | |
| 4 | Lot Width (W) & Depth (D) (ft.): | 100' x 120' | |
| 5 | Structure Type: | Single-Family | |
| 6 | FEMA Flood Zone Designation: | "X" | |
| 7 | Zero Datum for point of meas. (NAVD) | +7.60' NAVD (Used as datum +0'-0") | |
| 8 | Crown of Road (COR) (NAVD) | +6.10' NAVD | |
| 9 | | REQ'D / PERMITTED | EXISTING |
| 10 | Lot Coverage (Sq Ft and %) | 3,600 SQ. FT (30%) | 3,395 SQ. FT. (27.96%) |
| 11 | Enclosed Square Footage (1st & 2nd Fl., Basement, Pava, Structure, etc.) | | 4,953SQ. FT. |
| 12 | *Front Yard Setback (Ft.) | 25' (1st) /30' (2nd) | 23'(1st) /44.79' (2nd) |
| 13 | * Side Yard Setback (1st Story) (Ft.) | 12.5' | 12.75'(N) /15.16' (S) |
| 14 | * Side Yard Setback (2nd Story) (Ft.) | 15' | 15.16' (N) / 15.16'(S) |
| 15 | *Rear Yard Setback (Ft.) | 10' (1st) / 15' (2nd) | 15' (1st) / 15'(2nd) |
| 16 | Angle of Vision (Deg.) | 100 Degrees | 91 Degrees |
| 17 | Building Height (Ft.) | 22'-0" | 18'-10" |
| 18 | Overall Building Height (Ft.) | 25'-0" | 20'-10" |
| 19 | Cubic Content Ratio (CCR) (R-B ONLY) | 47,760/3.98 CCR | 47,696/3.97 CCR |
| 20 | ** Max. Fill Added to Site (Ft.) | 21.42" | 0.08" |
| 21 | Finished Floor Elev. (FFE)(NAVD) | +0.0' NAVD | +7.60' NAVD |
| 22 | Base Flood Elevation (BFE)(NAVD) | + 0.0' NAVD | +0.0' NAVD |
| 23 | Landscape Open Space (LOS) (Sq Ft and %) | 5,400 SQ.FT.(45%) | 5,857 SQ. FT. (48.8%) |
| 24 | Perimeter LOS (Sq Ft and %) | 2,700 SQ.FT.(50%) | 3,561 SQ. FT. (89.03%) |
| 25 | Front Yard LOS (Sq Ft and %) | 1,000 SQ.FT.(40%) | 1,995 SQ. FT. (83.2%) |
| 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 (See 226-1000)
*** 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.
REV BY 20230616

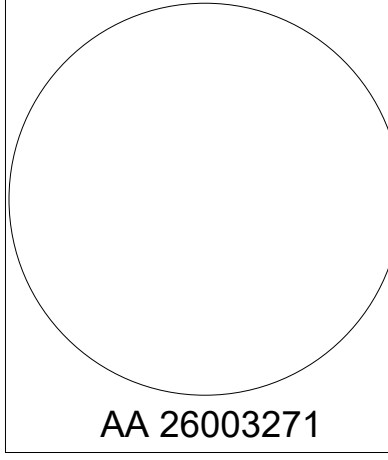
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| ARCOM | 08.28.2024 |

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NEW SINGLE FAMILY RESIDENCE : PRIVATE RESIDENCE

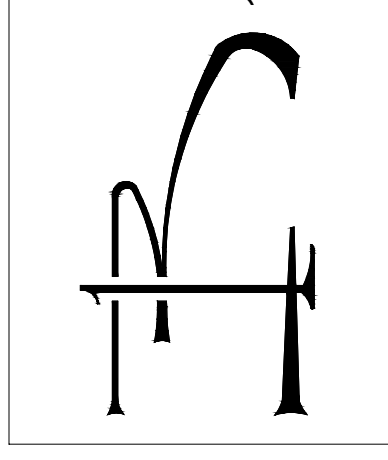
2273 IBIS ISLE ROAD, E
PALM BEACH, FL 33480

GREGORY BONNER, AIA

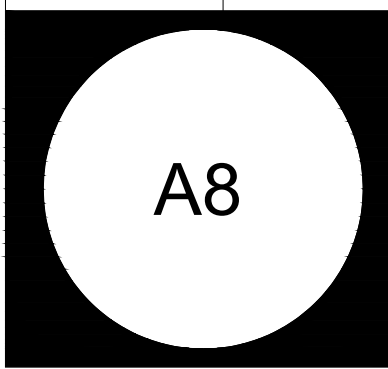


AA 26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD STE. 18C
PALM BEACH FLORIDA 33480
(561) 312-3453



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| JOB NO. | 2273IBIS |
| PLOT DATE | 07.12.24 |
| SCALE | AS NOTED |
| DRAWN BY | mmc |

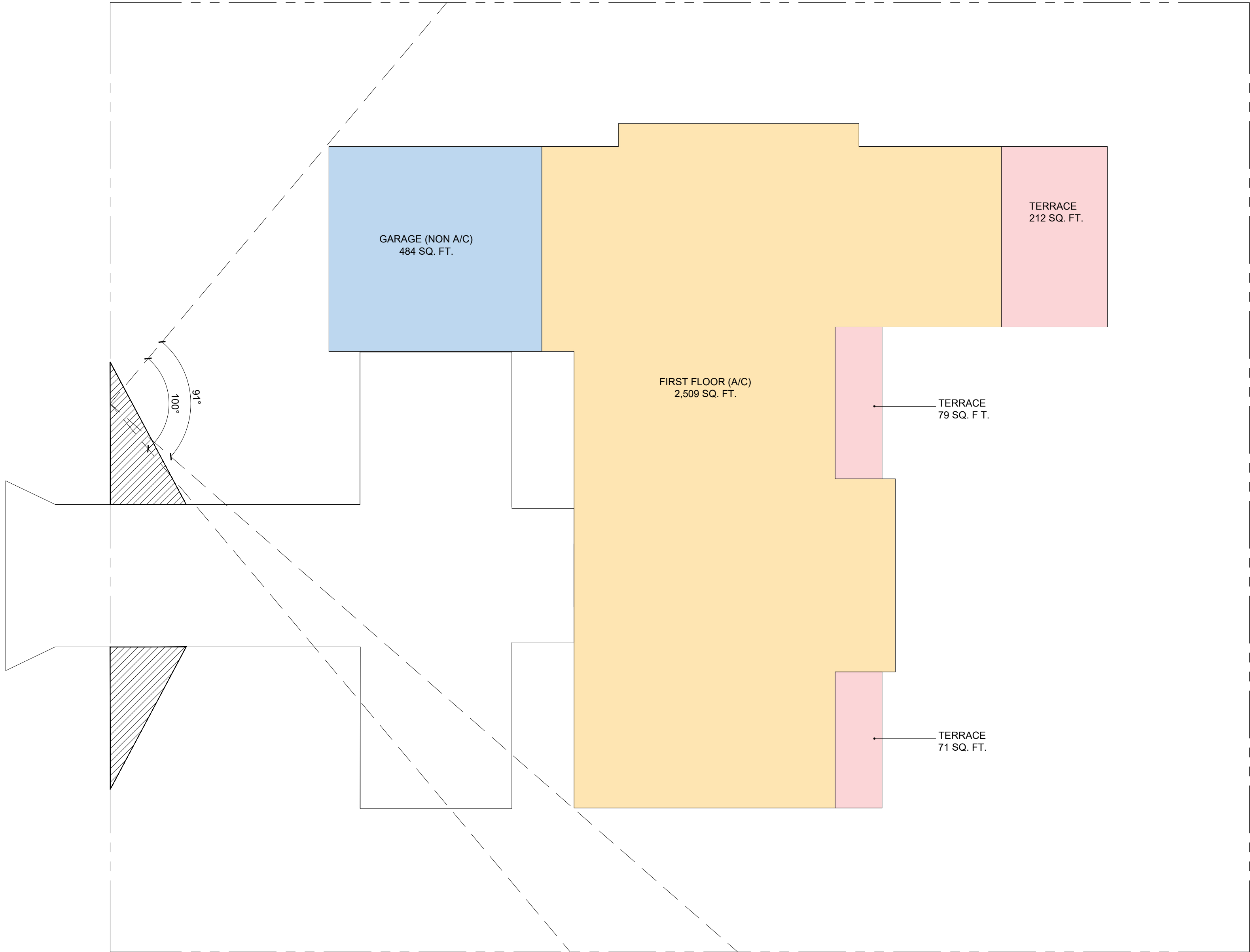


ARCOM # ARC-24-0025

| ZONING DATA | REQUIRED | PROVIDED | SITE DATA * SITE | EXISTING |
|--|---------------------|--|--|---|
| FLOOD ZONE | "X" | | | 0.2755 ACRES 12,000 SQ.FT. |
| MIN. FLOOD ELEVATION | 0.0' N.A.V.D. | 7.6' N.A.V.D. | | |
| BUILDING LOT COVERAGE | 3,600 SQ. FT. (30%) | 3,355 SQ. FT (27.96%) | AREA CALCULATIONS | |
| BUILDING HEIGHT (A.F.F.) | 25'-0" MAX. | 20'-10" | MAIN HOUSE (A/C) FIRST FLOOR SECOND FLOOR TOTAL A/C | 2,509 SQ. FT. 1,960 SQ. FT. 4,469 SQ. FT. |
| FRONT SETBACK: 1ST FLOOR 2ND FLOOR | 25'-0" 30'-0" | 23'-0" 44'-9 1/2" | GARAGE (NON A/C) COVERED TERRACES TOTAL (NON A/C) | 484 SQ. FT. 362 SQ.FT. 846 SQ. FT. |
| REAR SETBACK: 1ST FLOOR 2ND FLOOR | 10'-0" 15'-0" | 15'-0" 15'-0" | TOTAL | 5,315 SQ. FT. |
| SIDE SETBACK: 1ST FLOOR 2ND FLOOR | 12'-6" 15'-0" | 12'-9" (N) 15'-2" (S) 15'-2" (N) 15'-2" (S) | *REFER TO LANDSCAPE PLANS FOR SITE CALCULATIONS | |
| POOL SETBACK: | 10'-0" | 10'-0" | | |
| GREEN SPACE | 5,400 SQ.FT. (45%) | 5,941SQ. FT. (49.51%) | | |

1 ZONING LEGEND

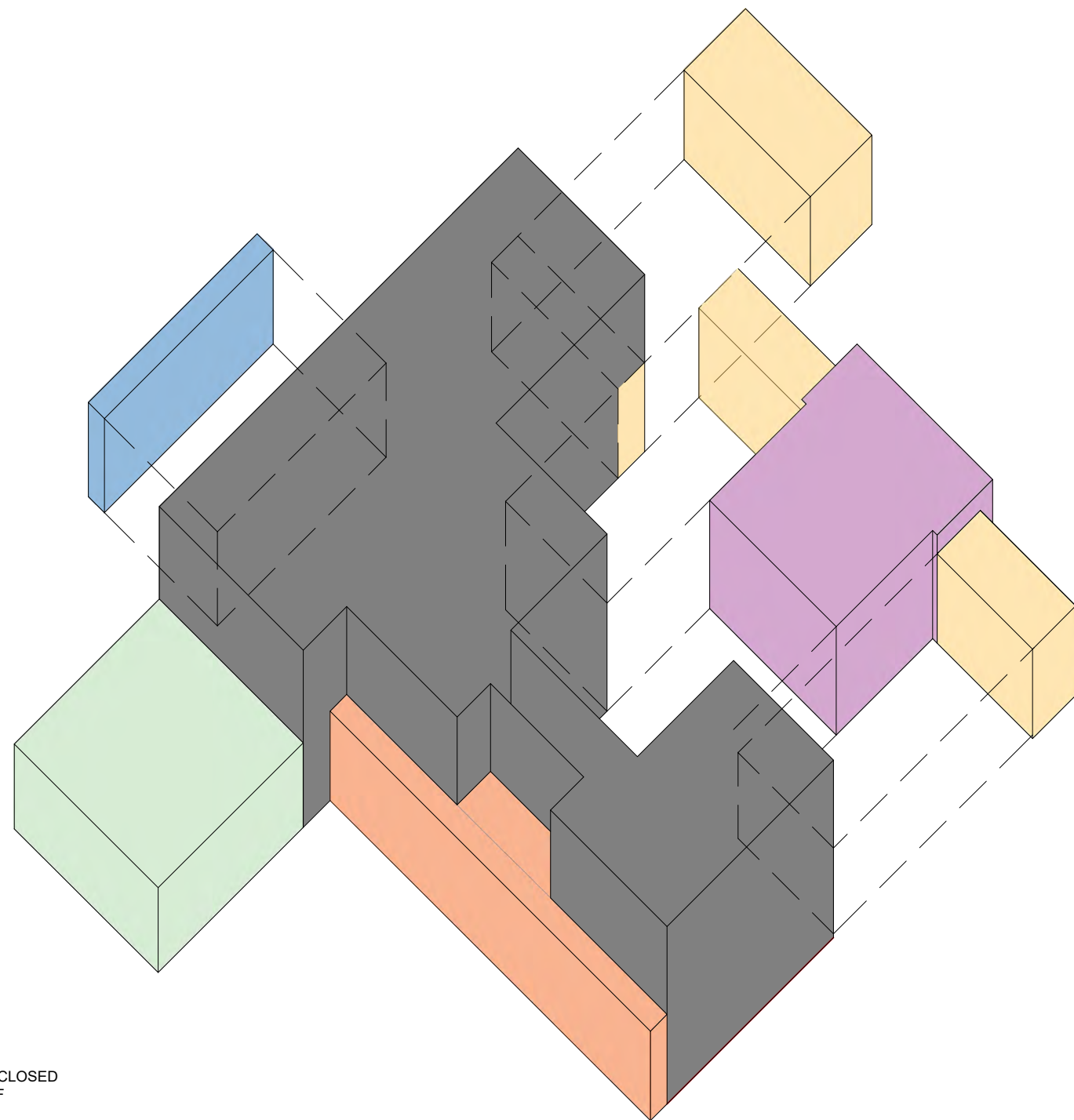
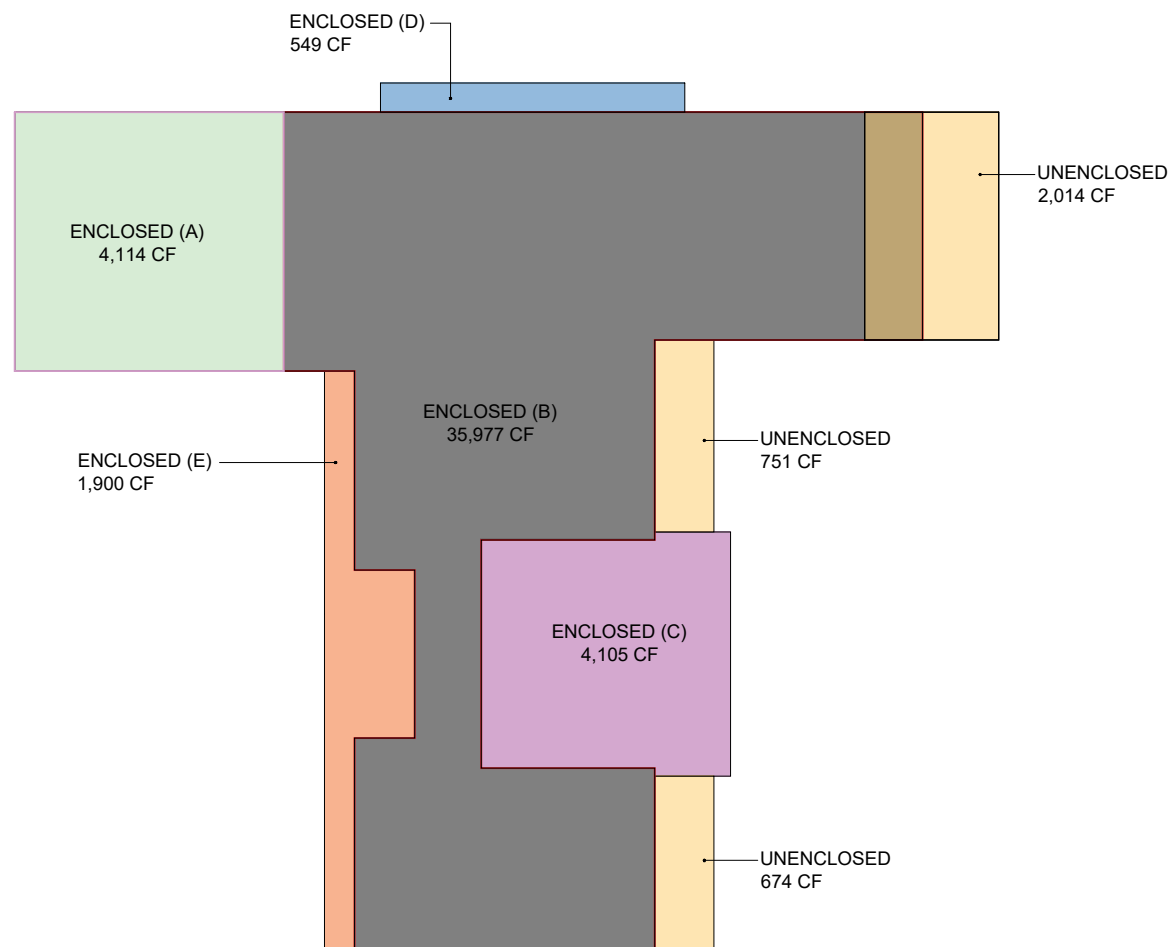
SCALE: N.T.S.



2 LOT COVERAGE DIAGRAM

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

| CUBIC CONTENT RATIO DATA FOR R-B DISTRICT | | | |
|--|--------------|----------------|-------------------|
| LOT SIZE = 12,000 SQ. FT. | SQ. FT. AREA | HEIGHT IN FEET | CUBIC FEET VOLUME |
| FIRST FLOOR | | | |
| ENCLOSED (A) | 484 | 8'-6" | 4,114 |
| ENCLOSED (B) | 1,867 | 10'-0" | 18,670 |
| ENCLOSED (C) | 391 | 10'-6" | 4,105 |
| ENCLOSED (D) | 61 | 9'-0" | 549 |
| ENCLOSED (E) | 190 | 10'-0" | 1,900 |
| UNENCLOSED | 362 | 9'-6" | 3,439 |
| SECOND FLOOR | | | |
| ENCLOSED (B) | 1,960 | 8'-10" | 17,307 |
| MAX. ALLOWABLE CCR = 3.5+[(60,000-12,000)/50,000]x0.5 = 3.98 MAX OR 47,760 CUBIC FEET | | | |
| TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 5% OR 2,388 CF MAX | | | |
| PROPOSED TOTAL CCR = (ENCLOSED) 46,645 CF + (UNENCLOSED) 3,439 CF = 50,084CF | | | |
| PROPOSED TOTAL CCR = 50,084 CF - 2,388 CF (UNENCLOSED AREA CREDIT) = 47,696 CF OR 3.97 | | | |



UNENCLOSED
212 CF
2,014

3 CUBIC CONTENT

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

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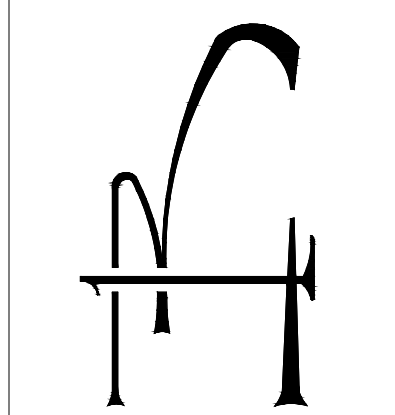
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NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
2273 IBIS ISLE ROAD, E
PALM BEACH, FL 33480

GREGORY BONNER, AIA

AA 26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD STE. 18C
PALM BEACH FLORIDA 33480
(561) 312-3453



| | |
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| JOB NO. | 2273IBIS |
| PLOT DATE | 07.12.24 |
| SCALE | AS NOTED |
| DRAWN BY | mmc |


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ARCOM # ARC-24-0025



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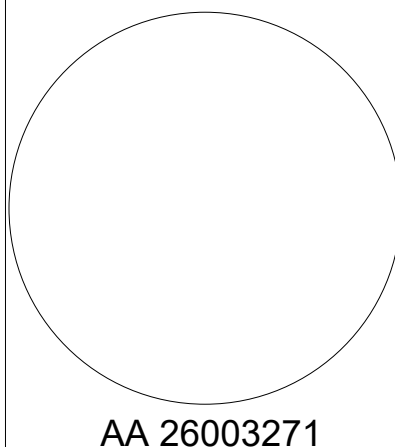
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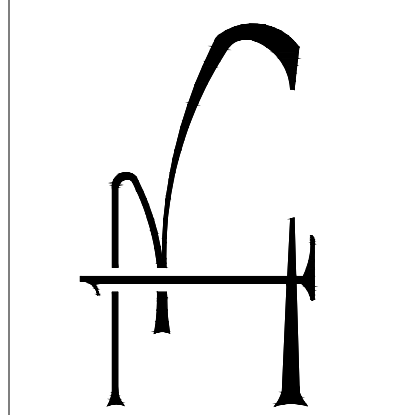
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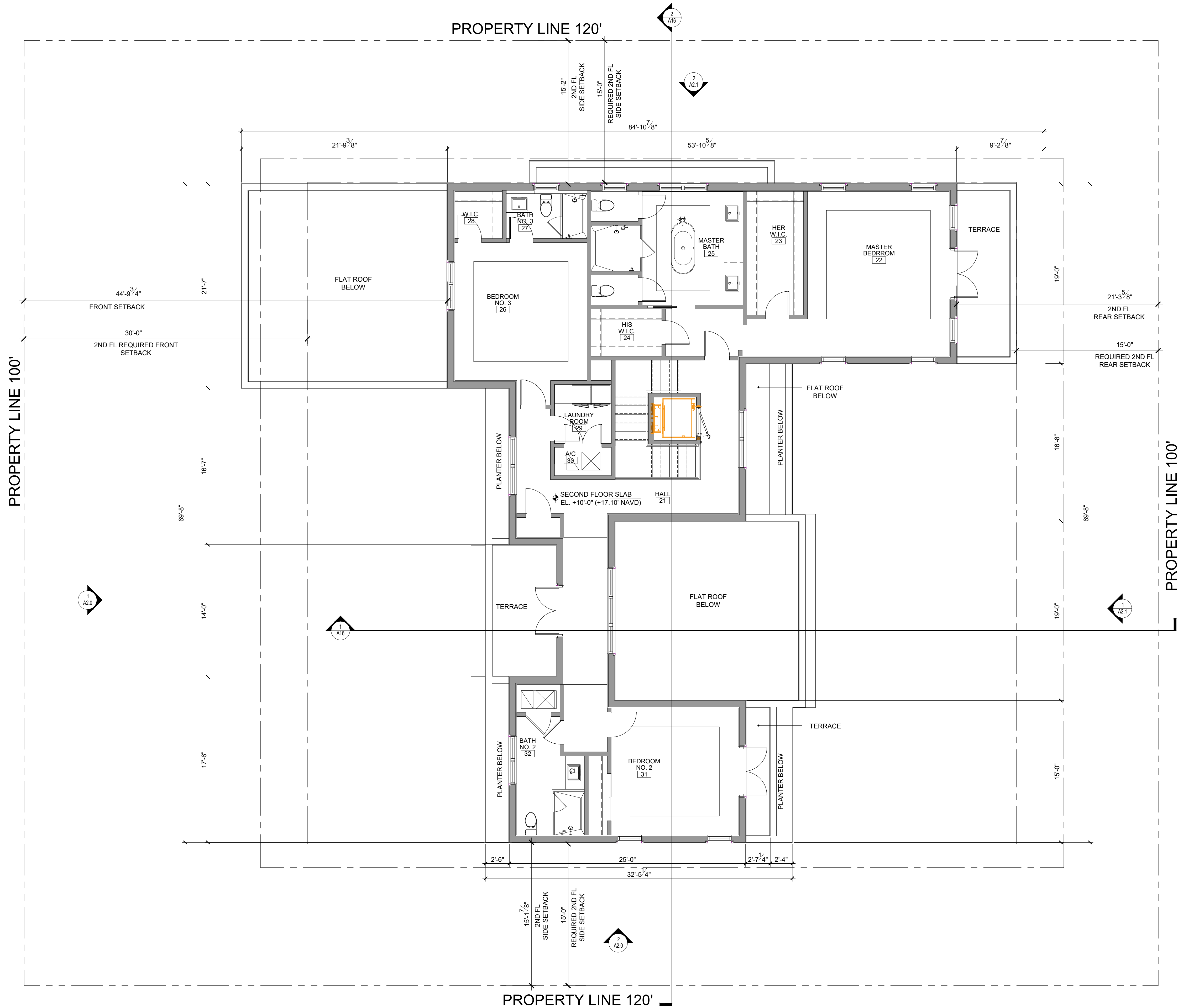
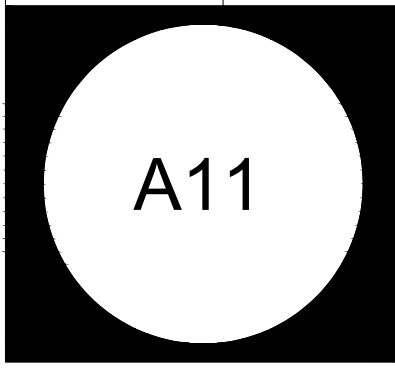
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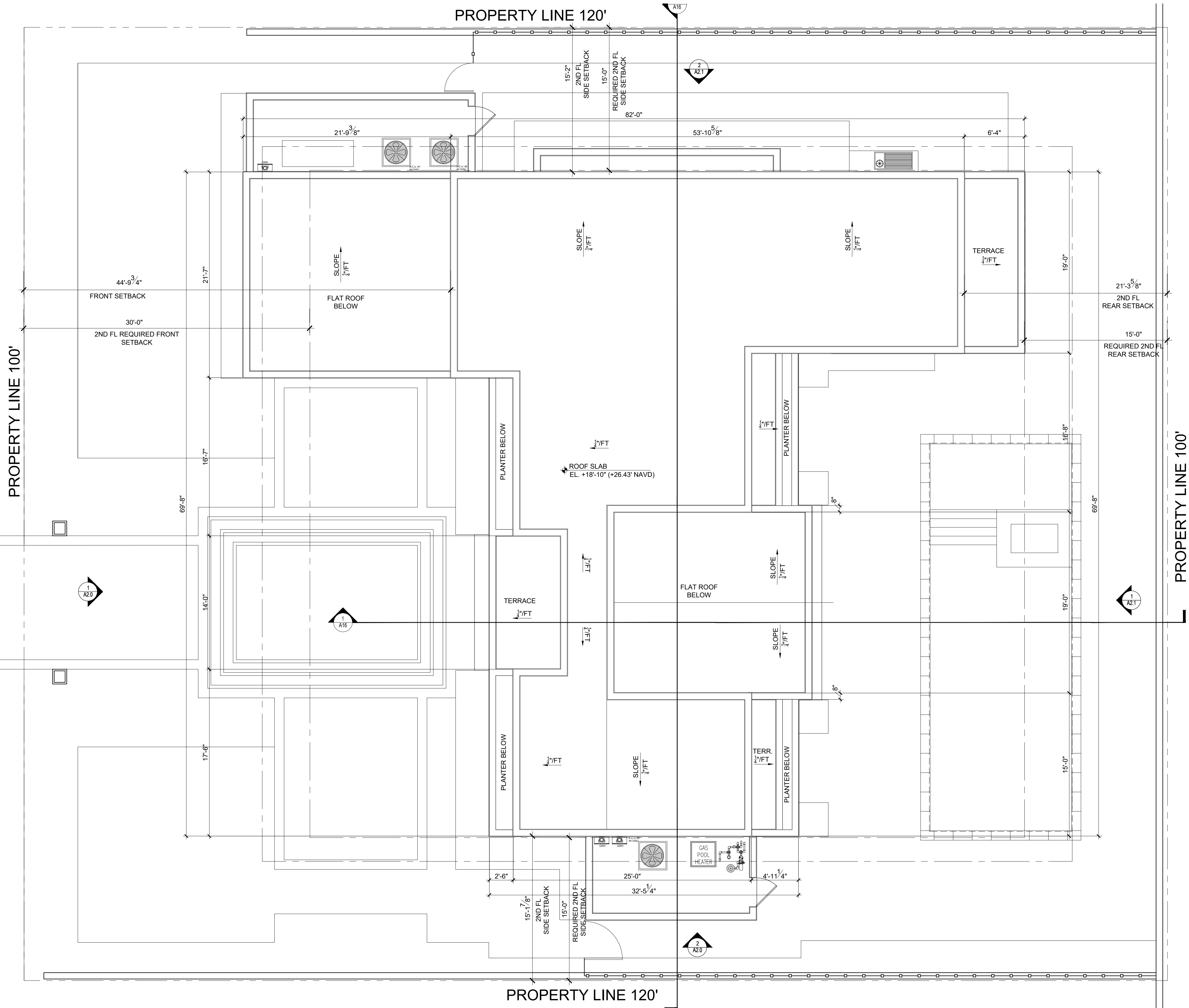
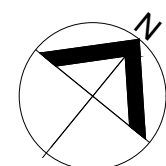
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| JOB NO. | 2273IBIS |
| PLOT DATE | 07.12.24 |
| SCALE | AS NOTED |
| DRAWN BY | mmc |



1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

ARCOM # ARC-24-0025

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



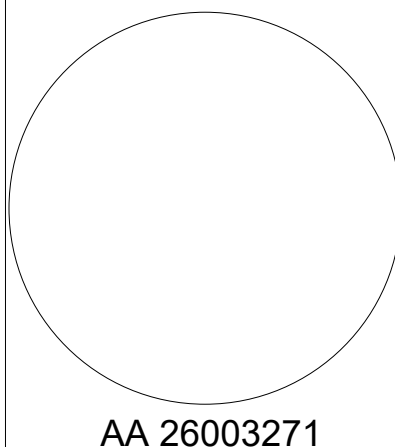
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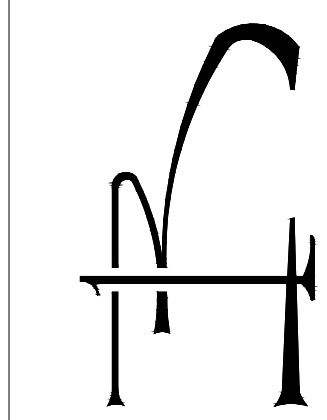
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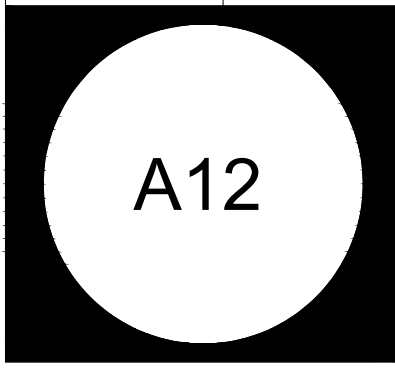
GREGORY BONNER, AIA



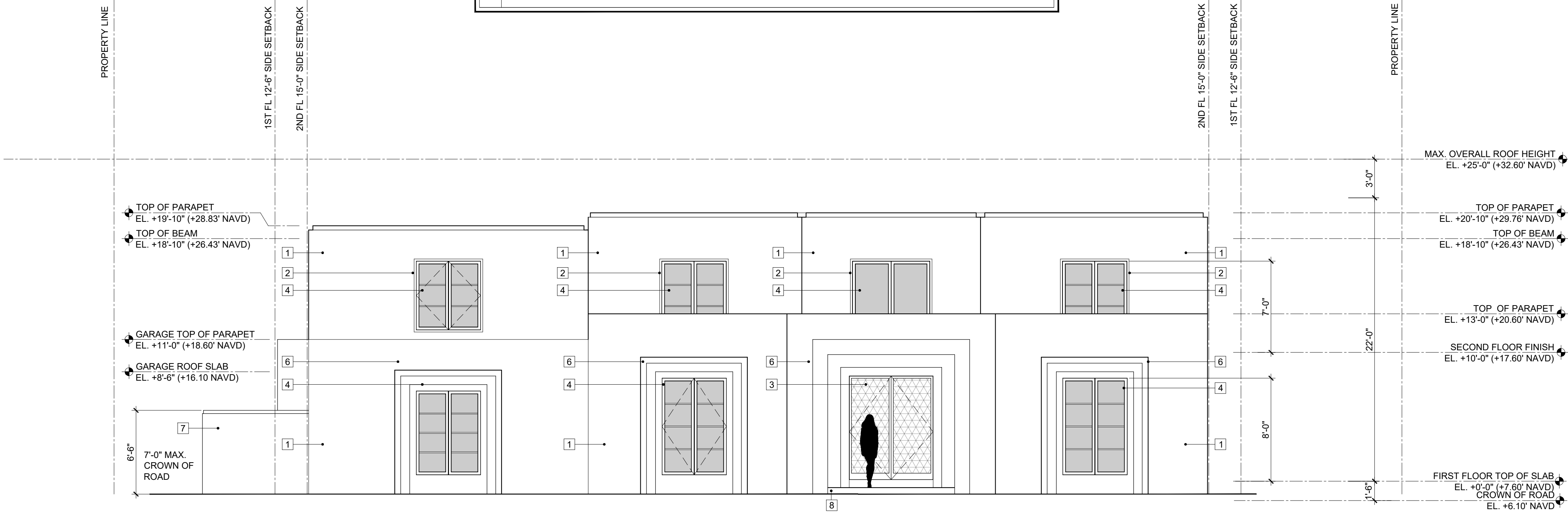
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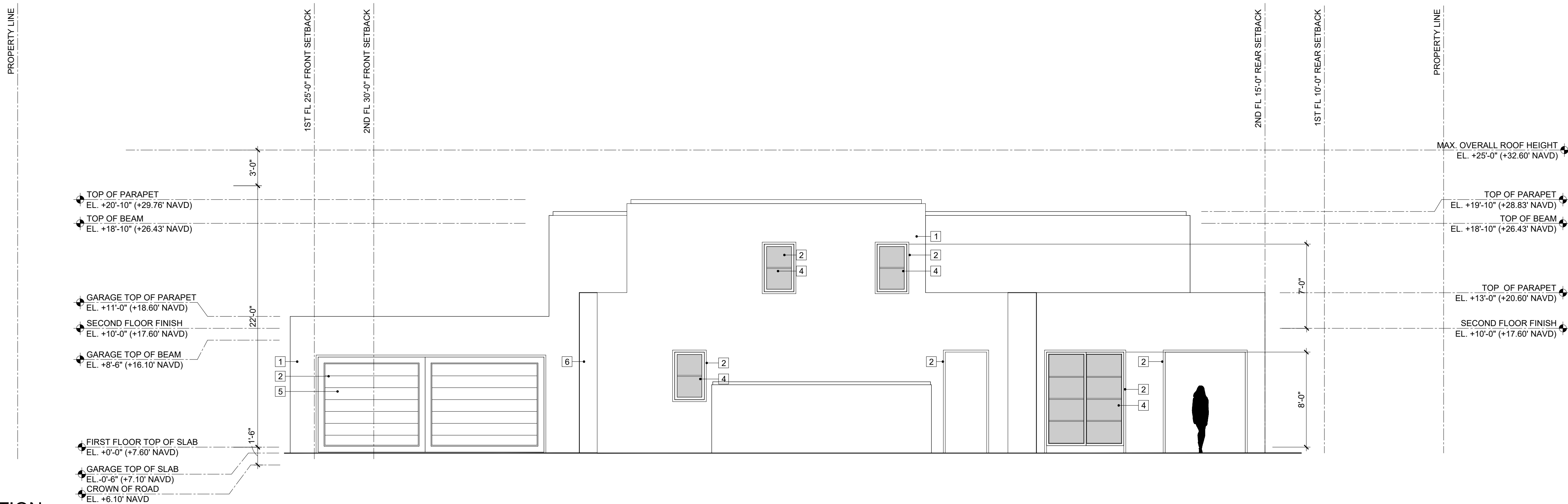
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| PLOT DATE | 07.12.24 |
| SCALE | AS NOTED |
| DRAWN BY | mmc |



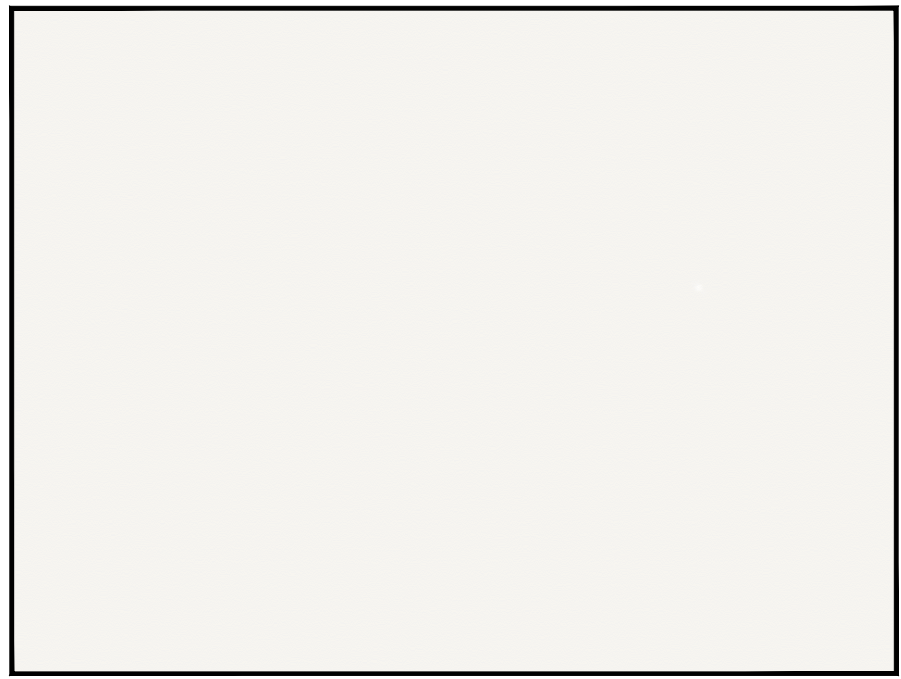
| NO. | LEGEND |
|-----|--|
| 1 | 3/8" SMOOTH STUCCO, 3-COAT SYSTEM, PAINTED WHITE- SW 7005 "PURE WHITE"; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL. |
| 2 | 2" STUCCO REVEAL; 3/8" SMOOTH STUCCO, 3-COAT SYSTEM, TRIM PAINTED WHITE- SW 7005 "PURE WHITE"; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL. |
| 3 | IMPACT RATED, MIAMI DADE COUNTY APPROVED ENTRY DOOR WITH SOLARBAN 60 CLEAR LAMINATED GLASS; WITH DECORATIVE BLACK ALUMINUM GRILL AND BLACK FINISH FRAME, TYP. |
| 4 | IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS WITH SOLARBAN 60 CLEAR LAMINATED GLASS; "BLACK" FINISH FRAME, TYP. |
| 5 | IMPACT RATED, MIAMI DADE COUNTY APPROVED, ALUMINUM GARAGE DOOR PAINTED WHITE- SW 7005 "PURE WHITE"; |
| 6 | 3/8" SMOOTH STUCCO BAND, 3-COAT SYSTEM, PAINTED WHITE- SW 7005 "PURE WHITE"; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL. |
| 7 | 3/8" FLOAT STUCCO, SITE WALL (NOT TO EXCEED 7'-0" FROM NEIGHBORING PROPERTY); SW 7005 "PURE WHITE"; WITH ALUMINUM GATE PAINTED WHITE- SW 7005 "PURE WHITE"; |
| 8 | POURED IN PLACE WHITE PORTLAND CEMENT AT ENTRY STAIRS AND STOOP. |



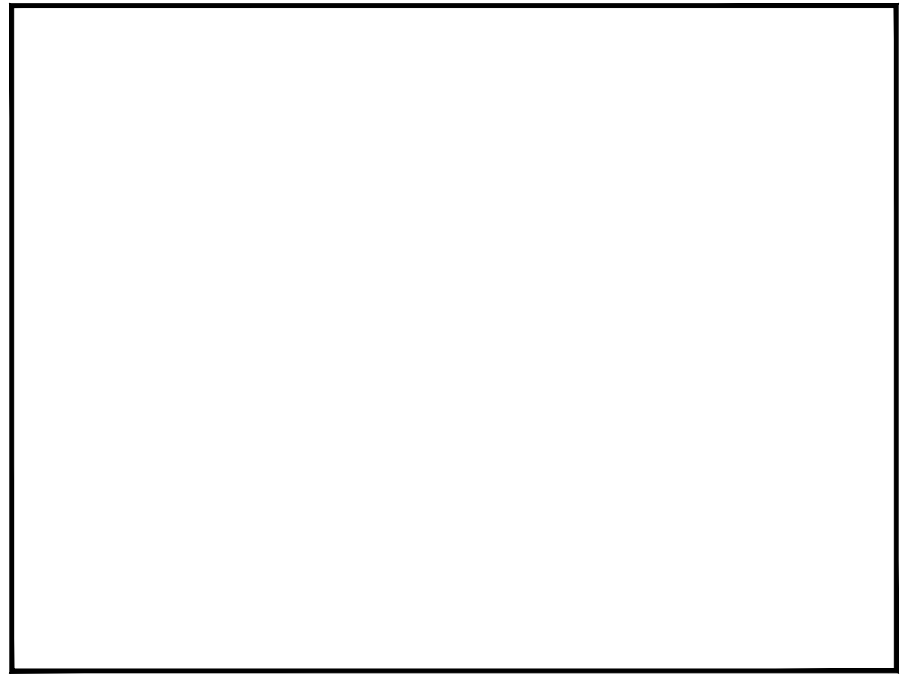
1 WEST ELEVATION
SCALE: 3/16 = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16 = 1'-0"



3 EXTERIOR WALL COLOR
HIGH REFLECTIVE WHITE BY SHERWIN WILLIAMS



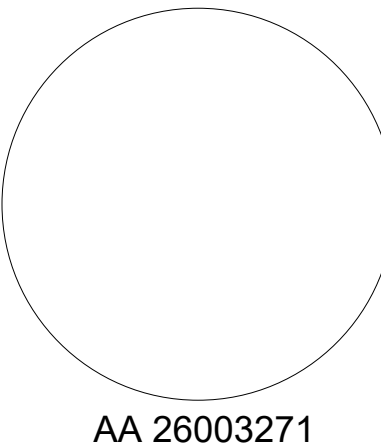
4 WINDOW AND DOOR FRAME
BLACK FINISH

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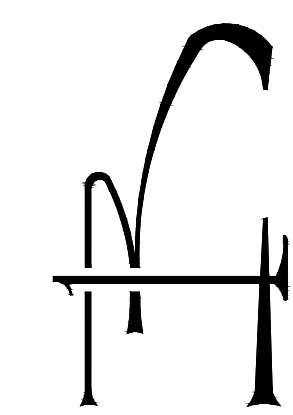
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2273 IBIS ISLE ROAD, E
PALM BEACH, FL 33480

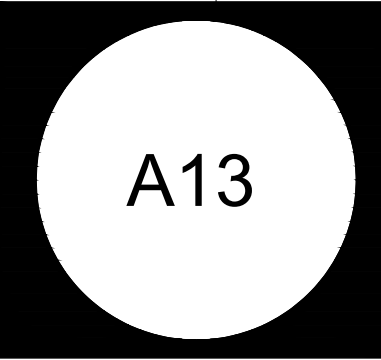
GREGORY BONNER, AIA



B1 ARCHITECT
139 NORTH COUNTY ROAD STE. 18C
PALM BEACH FLORIDA 33480
(561) 312-3453

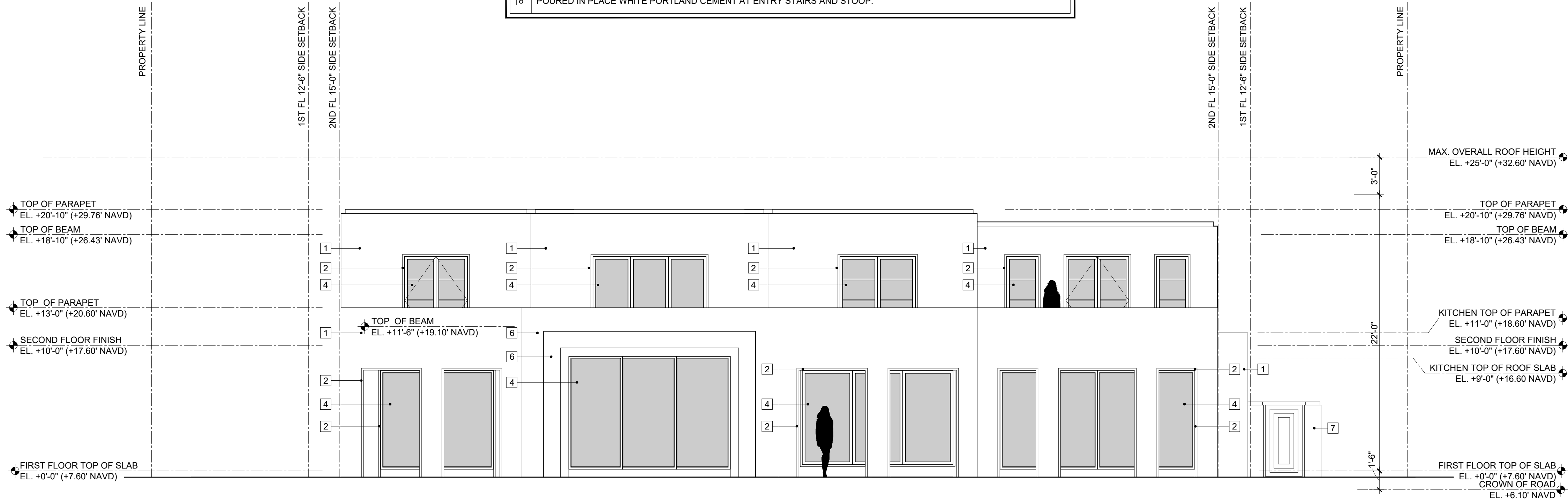


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| JOB NO. | 2273IBIS |
| PLOT DATE | 07.12.24 |
| SCALE | AS NOTED |
| DRAWN BY | mmc |

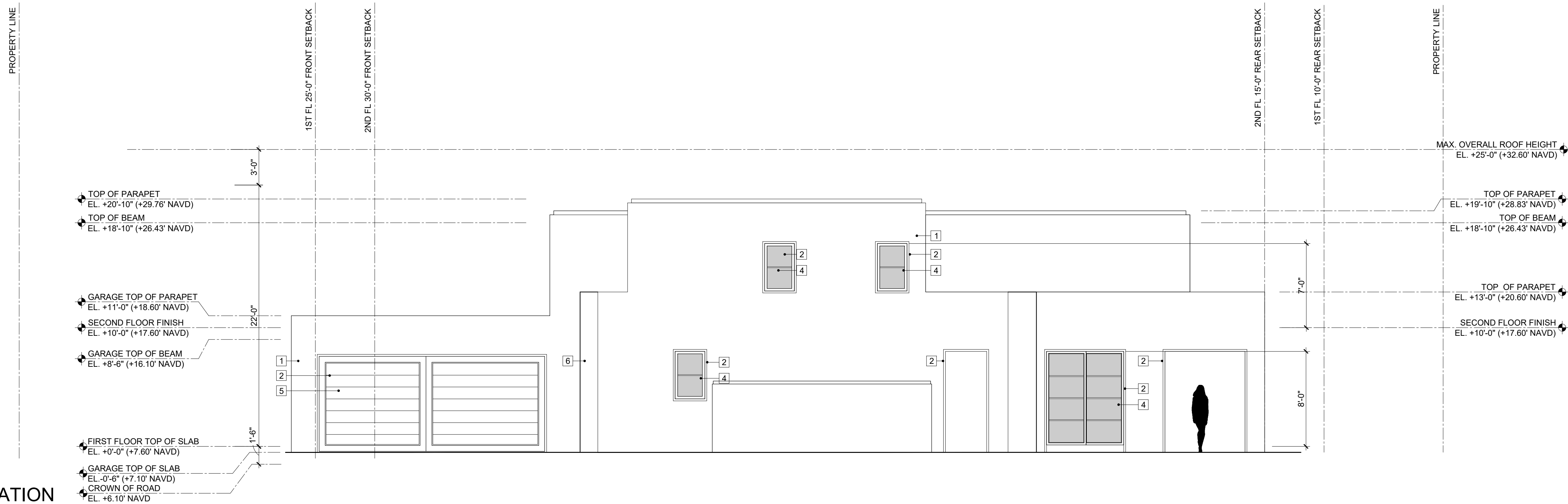


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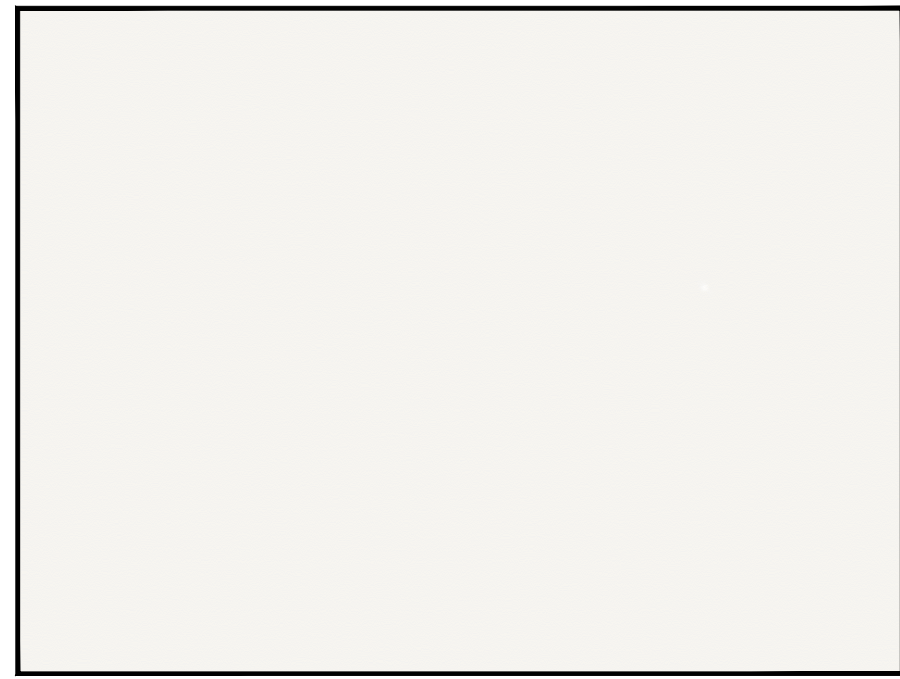
| NO | LEGEND |
|----|--|
| 1 | 3/8" SMOOTH STUCCO, 3-COAT SYSTEM, PAINTED WHITE- SW 7005 "PURE WHITE"; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL. |
| 2 | 2" STUCCO REVEAL, 3/8" SMOOTH STUCCO, 3-COAT SYSTEM, TRIM PAINTED WHITE- SW 7005 "PURE WHITE"; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL. |
| 3 | IMPACT RATED, MIAMI DADE COUNTY APPROVED ENTRY DOOR WITH SOLARBAN 60 CLEAR LAMINATED GLASS; WITH DECORATIVE BLACK ALUMINUM GRILL AND BLACK FINISH FRAME, TYP. |
| 4 | IMPACT RATED, MIAMI DADE COUNTY APPROVED WINDOWS AND DOORS WITH SOLARBAN 60 CLEAR LAMINATED GLASS; "BLACK" FINISH FRAME, TYP. |
| 5 | IMPACT RATED, MIAMI DADE COUNTY APPROVED, ALUMINUM GARAGE DOOR PAINTED WHITE- SW 7005 "PURE WHITE"; |
| 6 | 3/8" SMOOTH STUCCO BAND, 3-COAT SYSTEM, PAINTED WHITE- SW 7005 "PURE WHITE"; WITH WATERPROOFING EQUAL TO THEROSEAL" MASTERSEAL 583" OR APPROVED EQUAL. |
| 7 | 3/8" FLOAT STUCCO, SITE WALL (NOT TO EXCEED 7'-0" FROM NEIGHBORING PROPERTY); SW 7005 "PURE WHITE"; WITH ALUMINUM GATE PAINTED WHITE- SW 7005 "PURE WHITE"; |
| 8 | POURED IN PLACE WHITE PORTLAND CEMENT AT ENTRY STAIRS AND STOOP. |



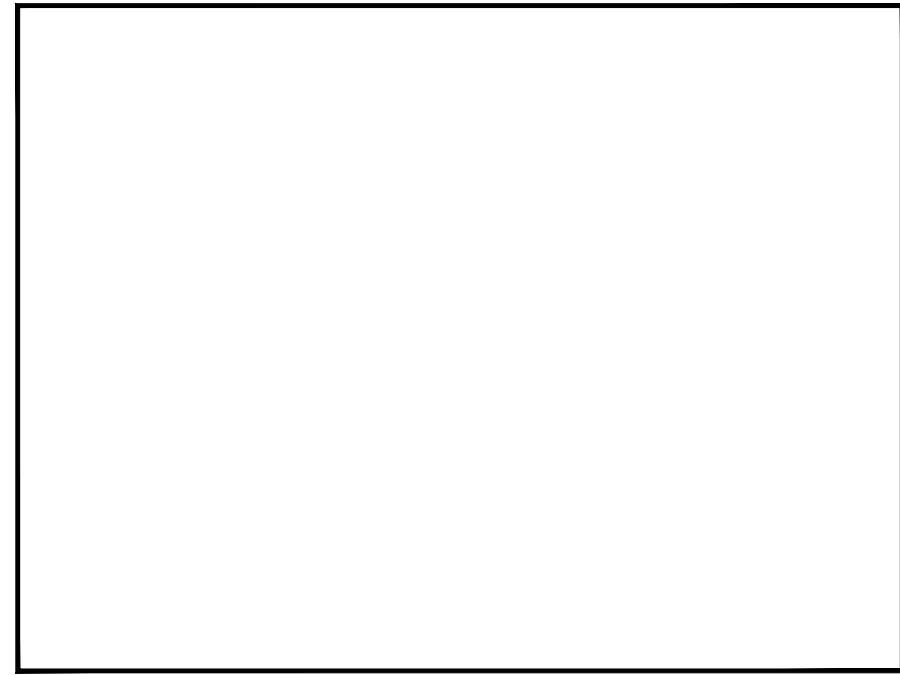
1 EAST ELEVATION
SCALE: 3/16 = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16 = 1'-0"



3 EXTERIOR WALL COLOR
HIGH REFLECTIVE WHITE BY SHERWIN WILLIAMS



4 WINDOW AND DOOR FRAME
BLACK FINISH

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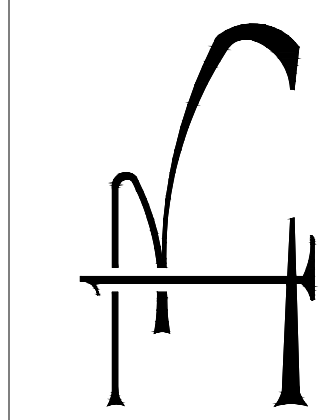
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NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
2273 IBIS ISLE ROAD, E
PALM BEACH, FL 33480

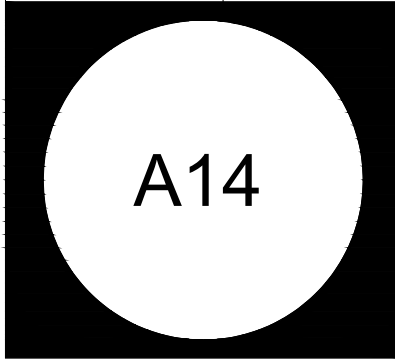
GREGORY BONNER, AIA

AA 26003271

B1 ARCHITECT
139 NORTH COUNTY ROAD STE. 18C
PALM BEACH FLORIDA 33480
(561) 312-3453



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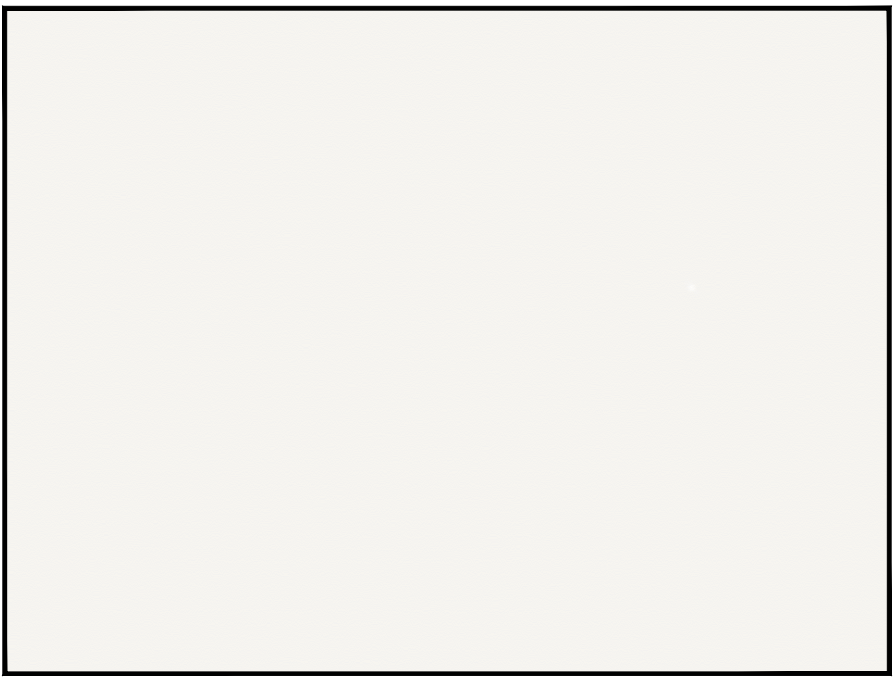
ARCOM # ARC-24-0025



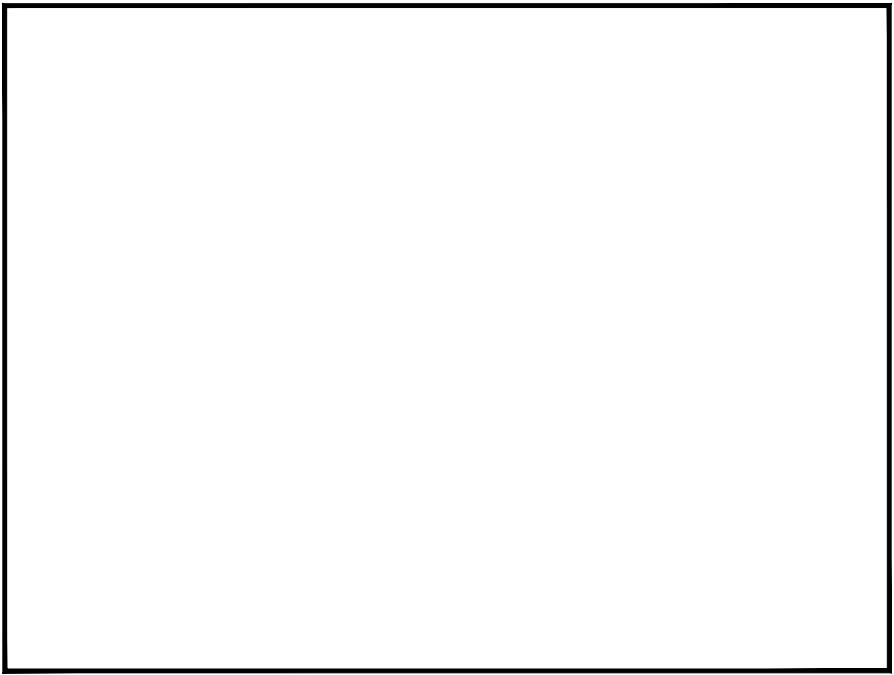
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



3 EXTERIOR WALL COLOR
HIGH REFLECTIVE WHITE BY SHERWIN WILLIAMS



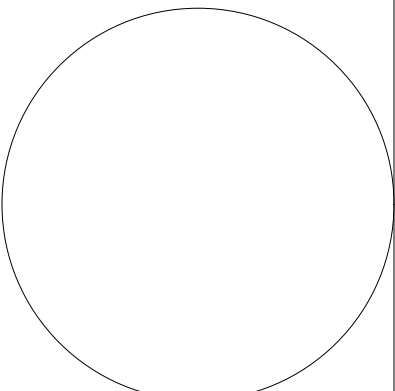
4 WINDOW AND DOOR FRAME
BLACK FINISH

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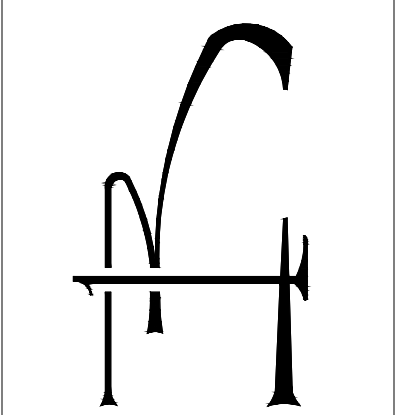
NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
2273 IBIS ISLE ROAD, E
PALM BEACH, FL 33480

GREGORY BONNER, AIA

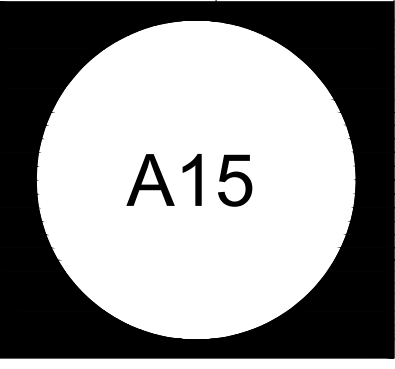


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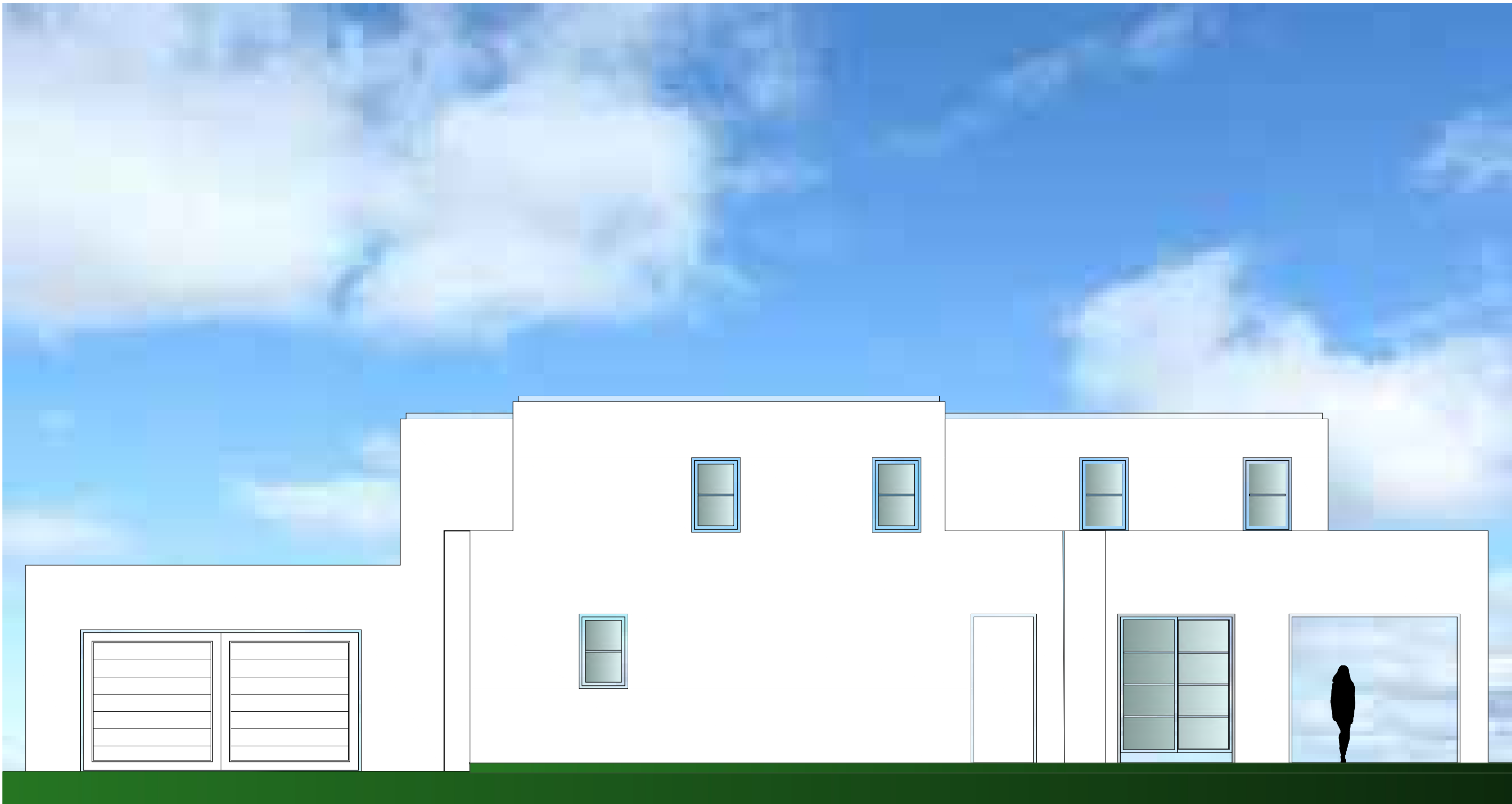
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| DRAWN BY | mmc |



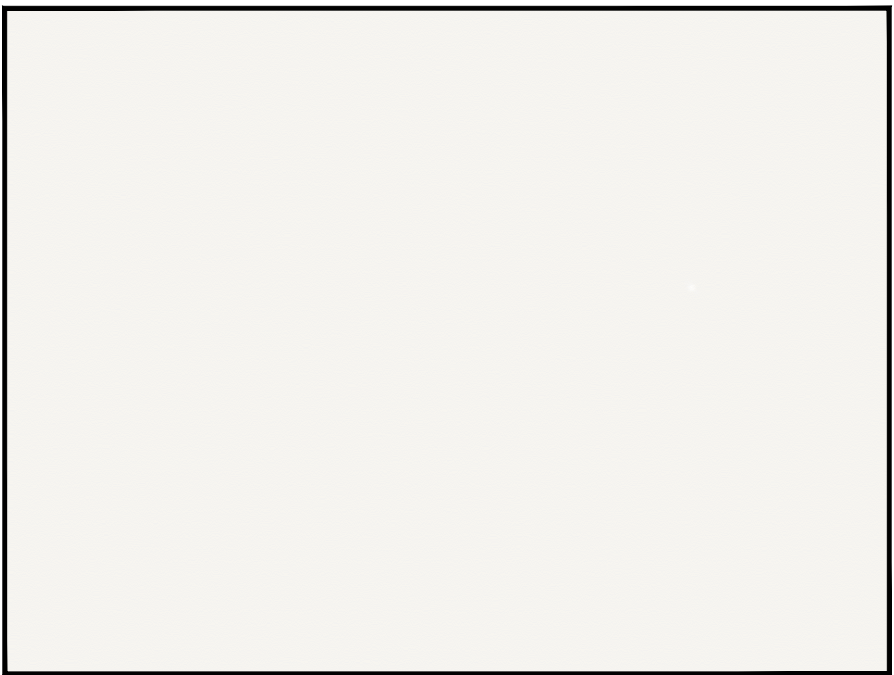
ARCOM # ARC-24-0025



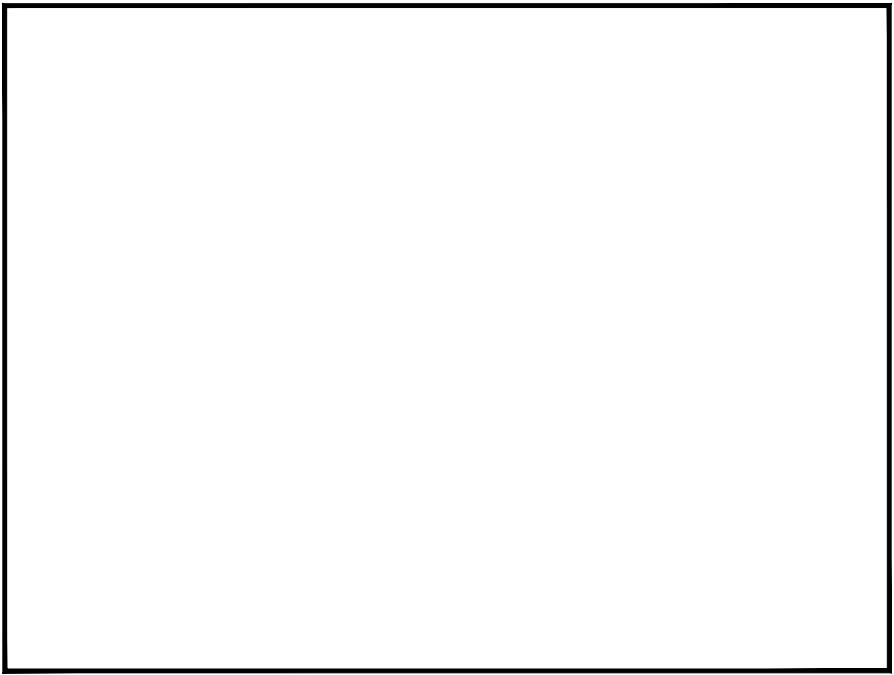
1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



3 EXTERIOR WALL COLOR
HIGH REFLECTIVE WHITE BY SHERWIN WILLIAMS



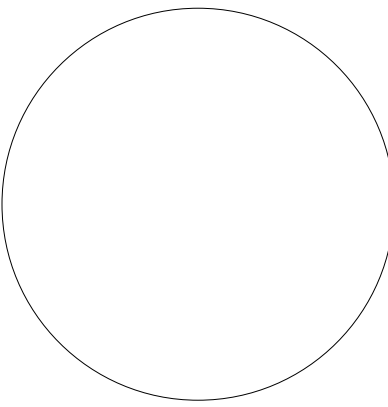
4 WINDOW AND DOOR FRAME
BLACK FINISH

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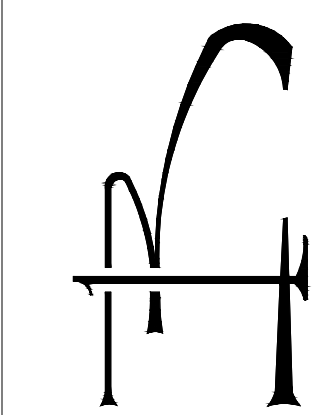
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2273 IBIS ISLE ROAD, E
PALM BEACH, FL 33480

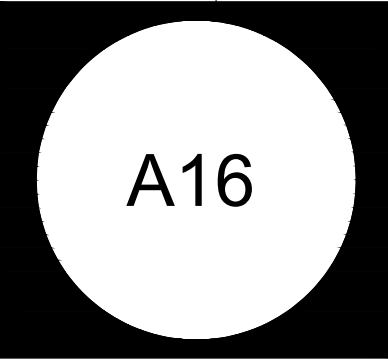
GREGORY BONNER, AIA



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WEST ELEVATION RENDERING



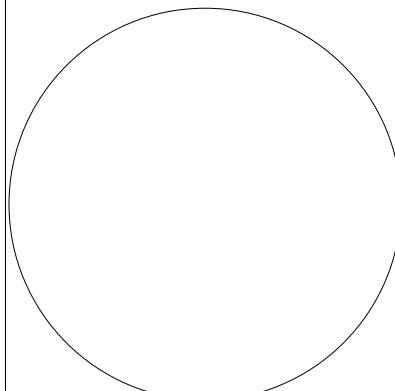
EAST ELEVATION RENDERING

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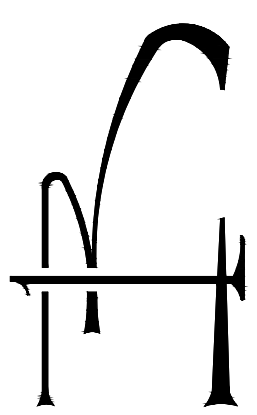
NEW SINGLE FAMILY RESIDENCE :
PRIVATE RESIDENCE
2273 IBIS ISLE ROAD, E
PALM BEACH, FL 33480

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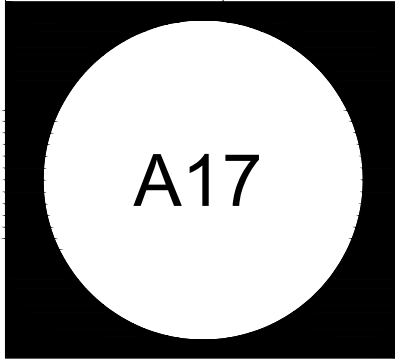


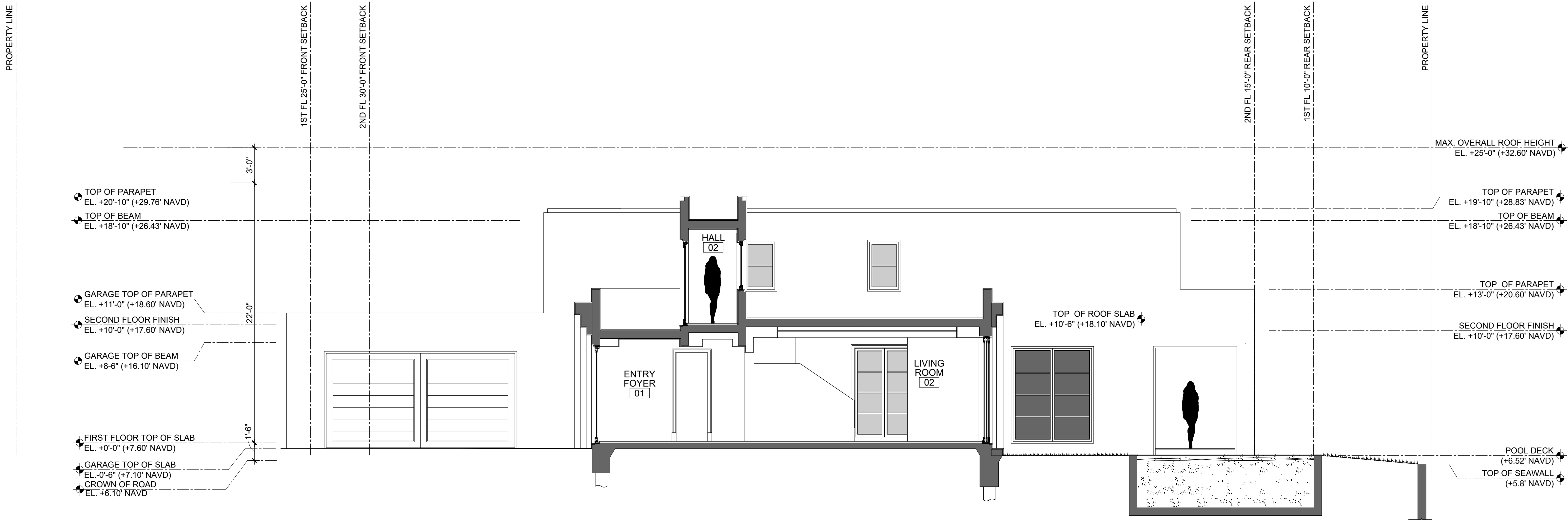
AA 26003271

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



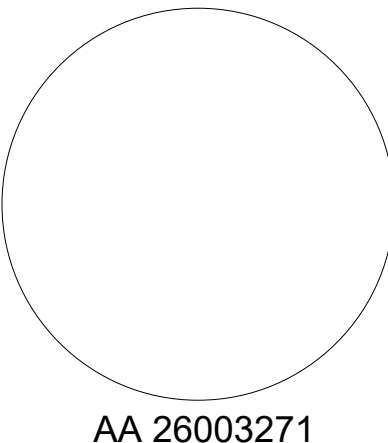
2 BUILDING SECTION
SCALE: 3/16" = 1'-0"

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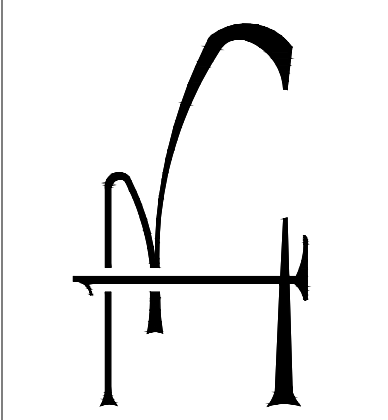
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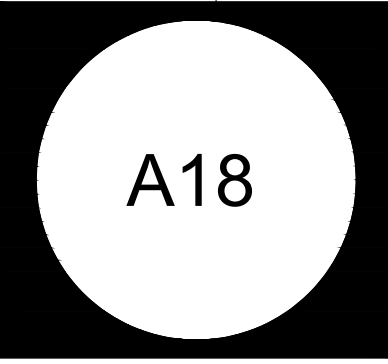
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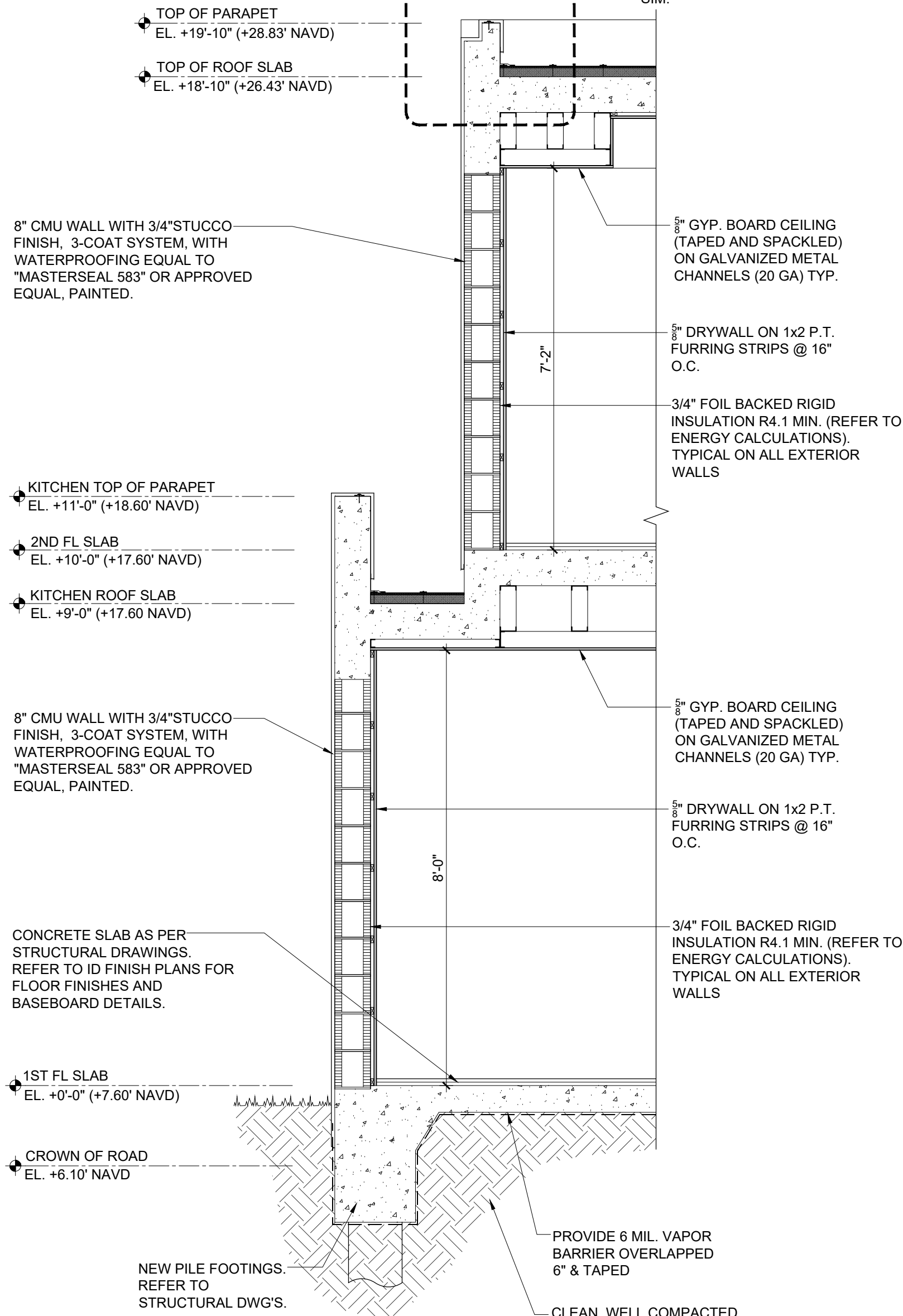
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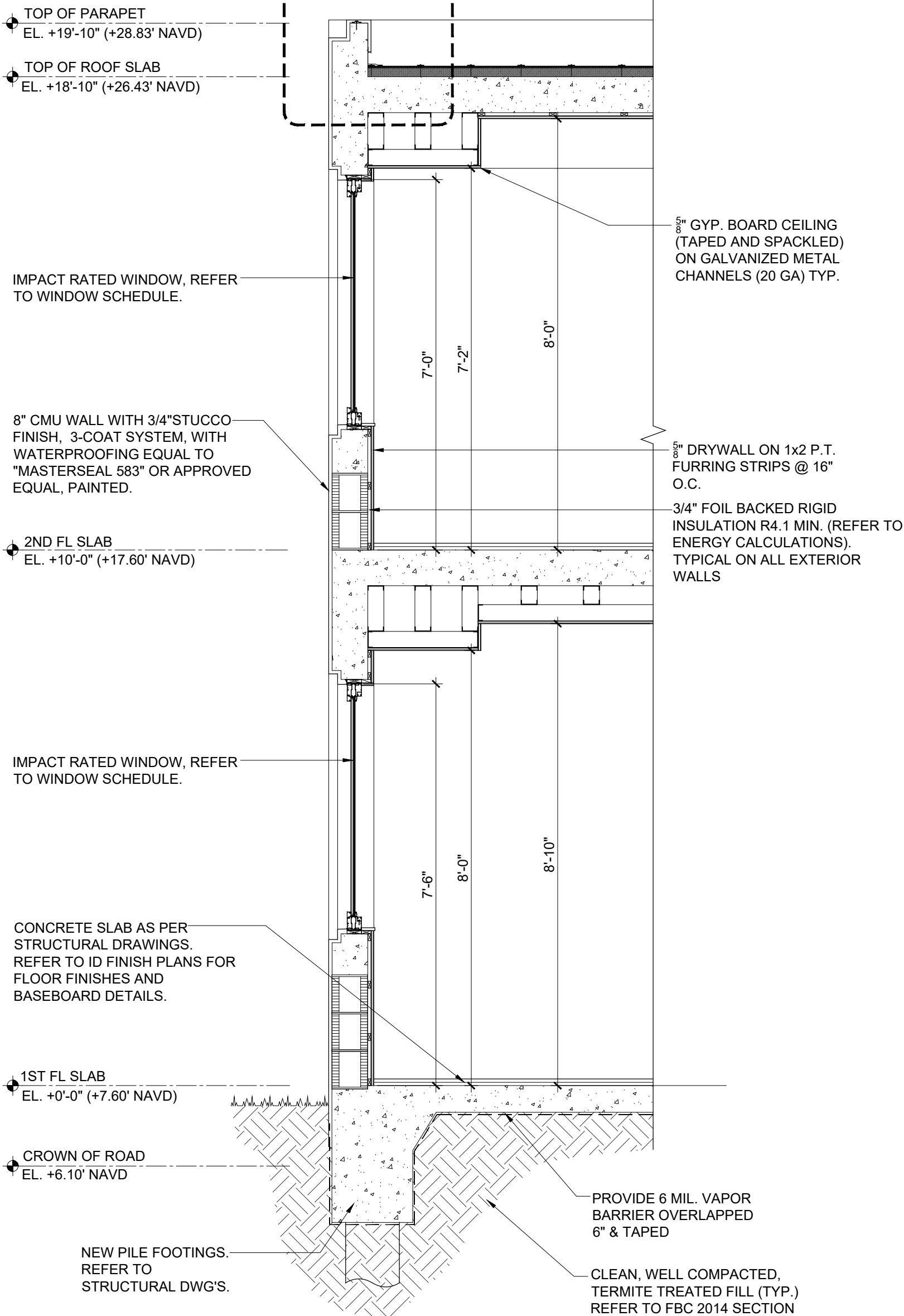
WALL SECTION AT KITCHEN

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



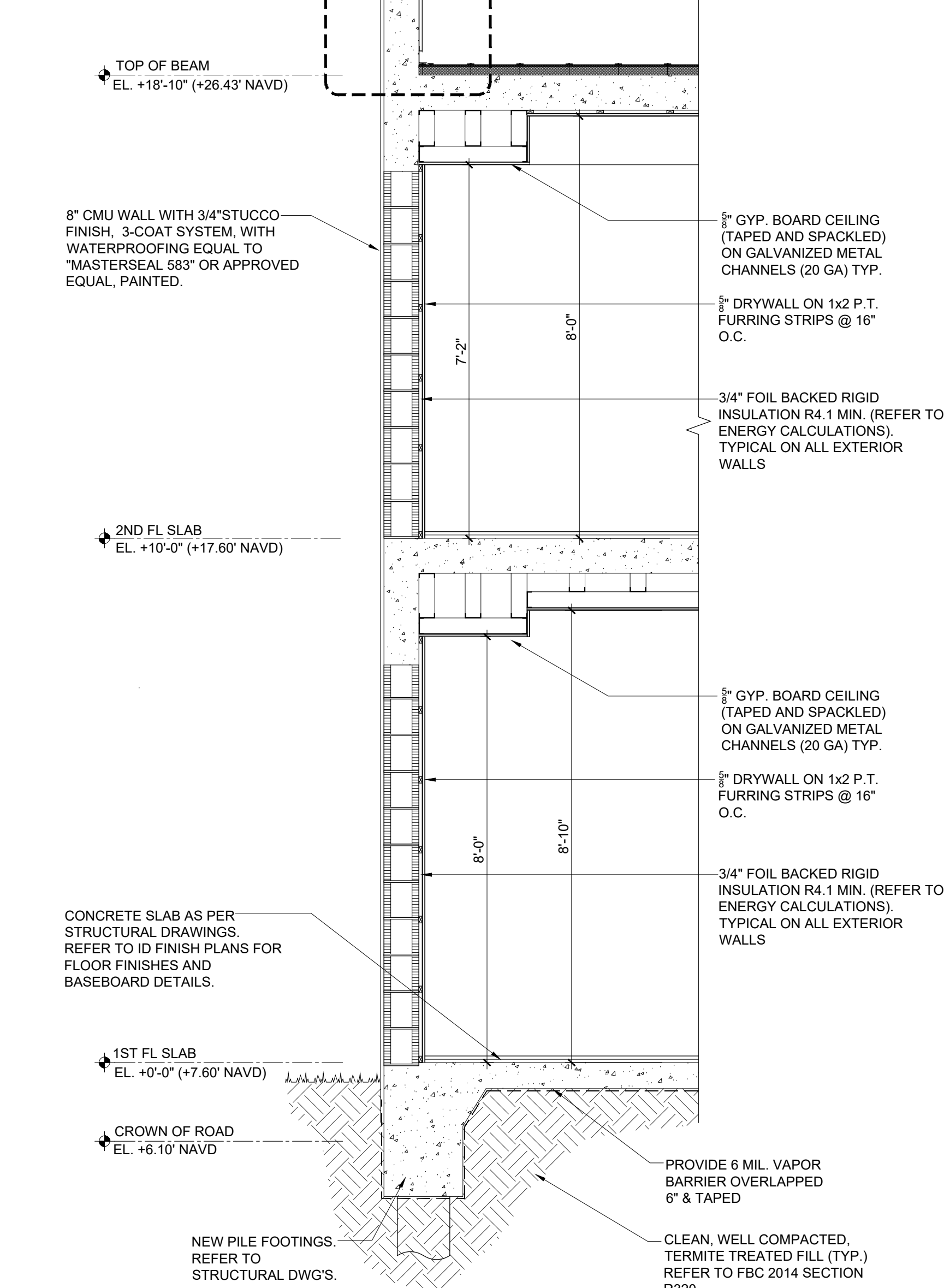
TYPICAL WALL SECTION - LOW PARAPET

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



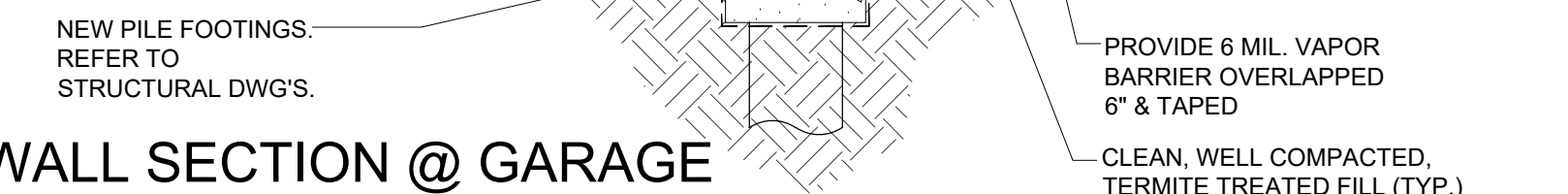
TYPICAL WALL SECTION - HIGH PARAPET

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



WALL SECTION @ GARAGE

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



PARAPET DETAIL @ FIRST FL

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



PARAPET DETAIL @ SECOND FL

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



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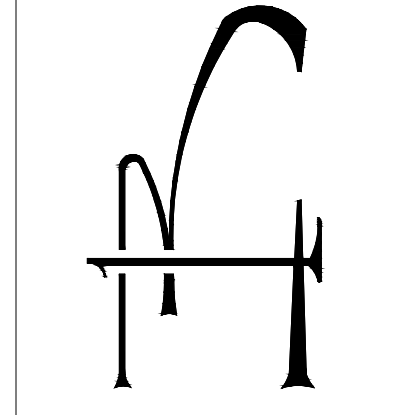
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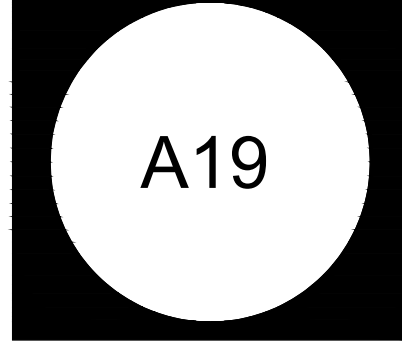
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


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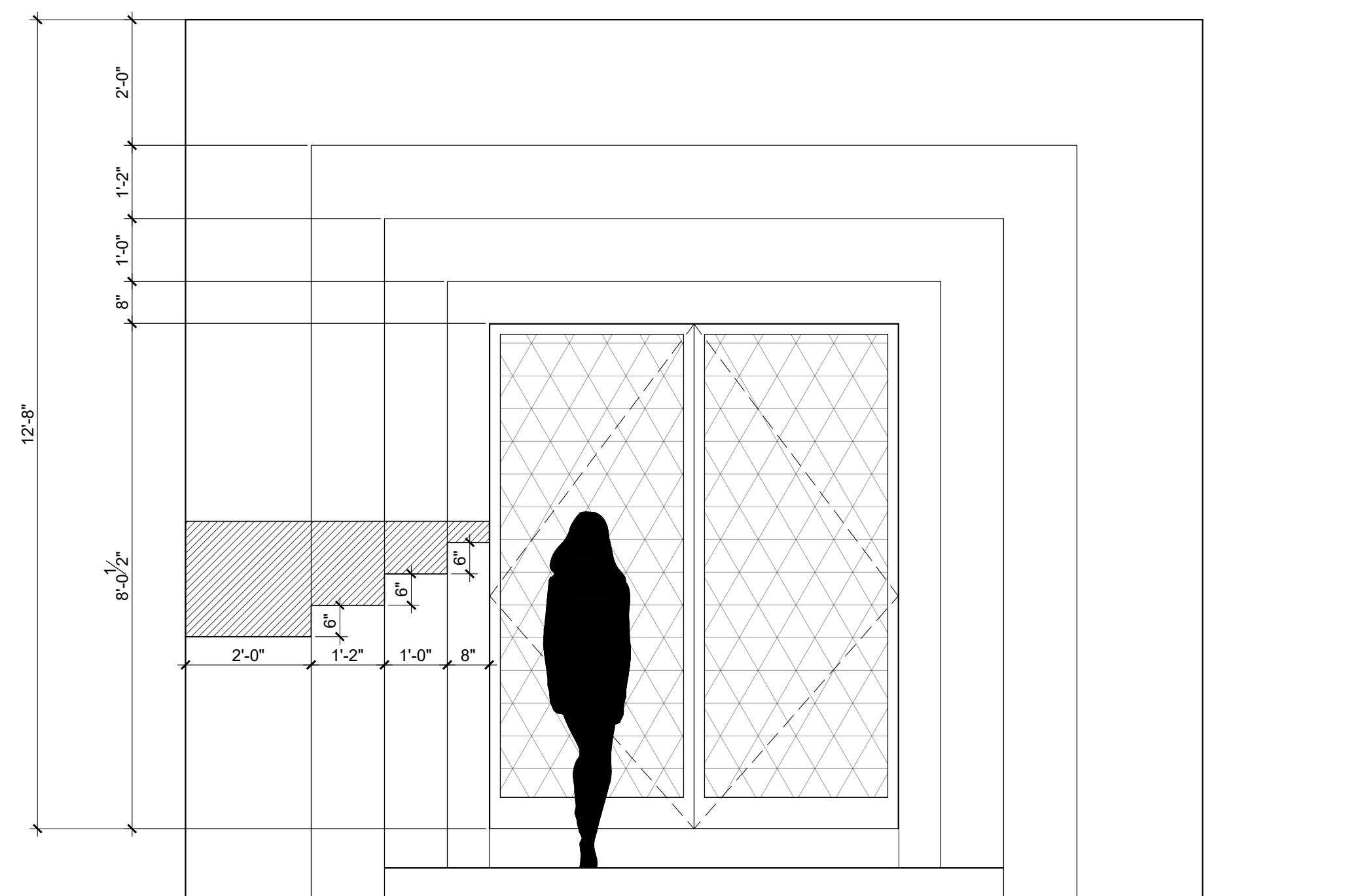


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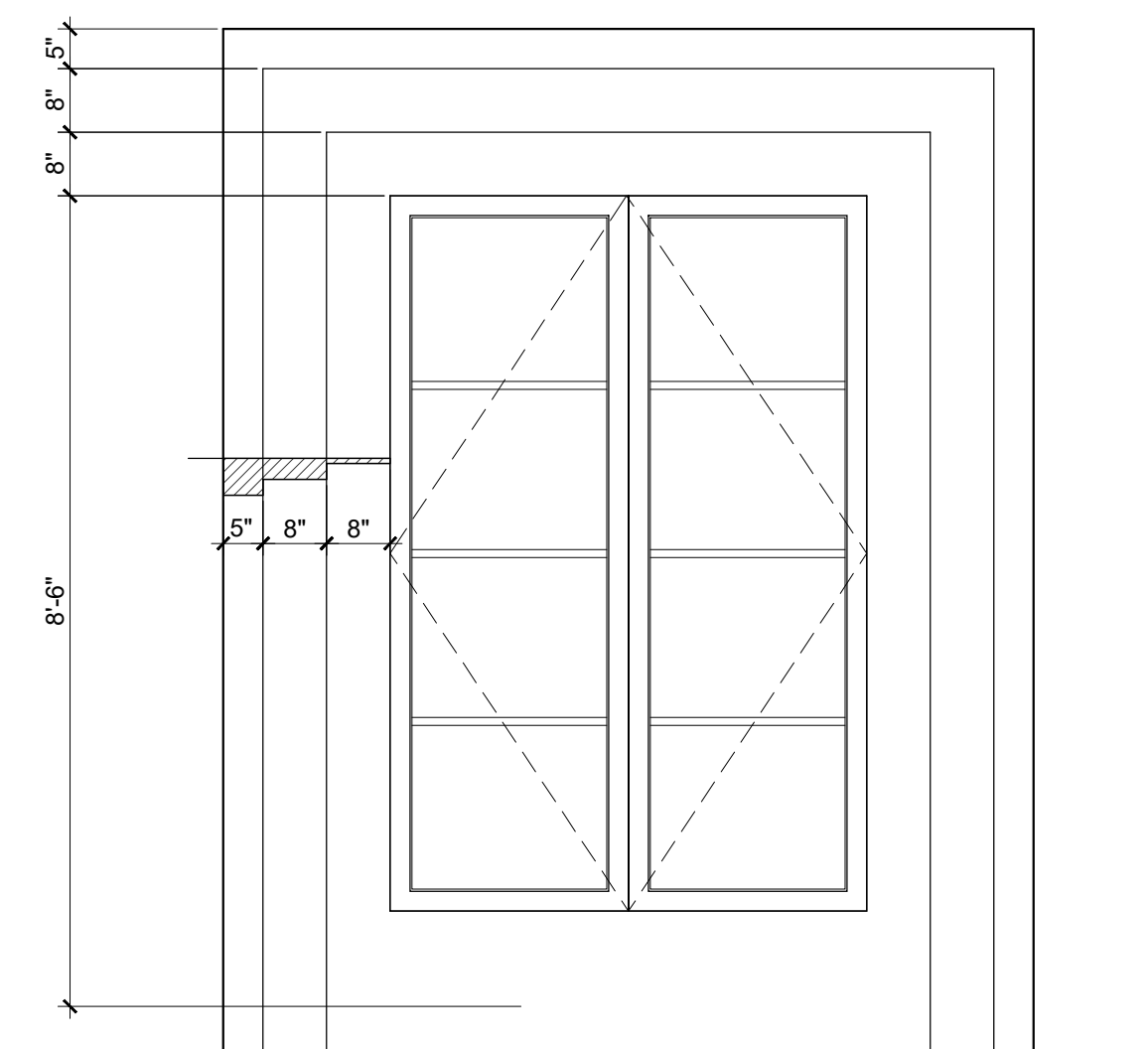
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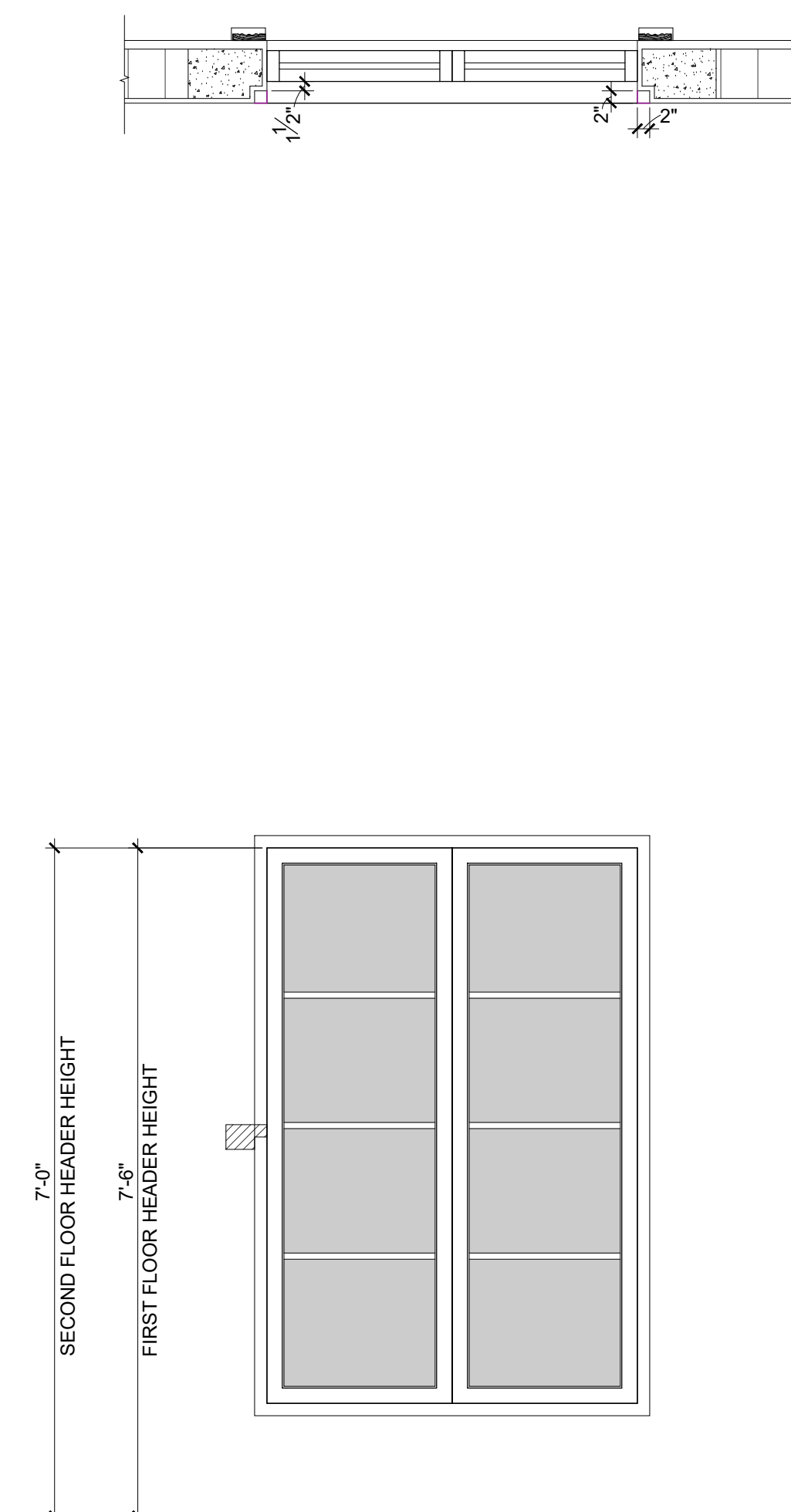


1 ENTRY DOOR DETAIL



2 WINDOW DETAIL

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



3 WINDOW DETAIL

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



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A21

ARCOM # ARC-24-0025