

ARCHITECT

PETER G. PAPADOPOULOS
SMITH AND MOORE ARCHITECTS, INC.
1500 SOUTH OLIVE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 835-1888

LANDSCAPE ARCHITECT

MARIO NIEVERA
NIEVERA WILLIAMS DESIGN
223 SUNSET AVENUE, SUITE #150
PALM BEACH, FLORIDA 33480
(561) 659-2820

CIVIL ENGINEER

CHAD GRUBER
GRUBER CONSULTING ENGINEERS
247 MERCER AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 312-2041

SURVEYING

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

ARC: 24 - 0070

ARCOM HEARING 12/20/2024

SECOND SUBMITTAL - 10/21/2024

SCOPE OF WORK:

-NEW 2-STORY FAMILY RESIDENCE AND ACCESSORY GUEST HOUSE. NEW SWIMMING POOL. FINAL LANDSCAPE AND HARDSCAPE. (DEMOLITION OF EXISTING STRUCTURE, POOL, HARDSCAPE ELEMENTS AND LANDSCAPE)

2308 IBIS ISLE RD. W, PALM BEACH, FL

SHEET INDEX

COVER & SURVEY		SCALE	ARCHITECTURAL		SCALE	MECHANICAL		SCALE
A-0.00	COVER.	N/A	P-1.00	CONTEXT PHOTOS	N/A			
-----	SURVEY.	N/A	P-2.00	CONTEXT PHOTOS	N/A			
			P-3.00	CONTEXT PHOTOS	N/A			
CIVIL		SCALE	P-4.00	CONTEXT PHOTOS	N/A			
			SV-1.00	CONTEXT AND LOCATION MAP	VARIES			
C-1	SITE GRADING & DRAINAGE PLAN.	1" = 10'	SV-2.00	RADIUS AND LOCATION MAP	VARIES	ELECTRICAL		SCALE
			SV-3.00	RADIUS MAP AND STREETSCAPE ELEVATIONS	NTS			
			SP-1.00	SITE PLAN AND DATA	1/8"			
			SP-1.01	SITE PLAN CONTEXT	3/32"			
STRUCTURAL		SCALE	SP-1.02	SITE PLAN CONTEXT	3/32"			
			SP-1.03	EXISTING SEAWALL DETAIL	N/A			
			SP-1.04	YARD SECTION DIAGRAMS	1/2"	PLUMBING		SCALE
			SP-1.05	YARD SECTION DIAGRAMS	3/8"			
			A-ZL	ZONING LEGEND	N/A			
			A-CCR	CUBIC CONTENT	N/A			
			FP-1.00	FIRST FLOOR PLAN	3/16"			
			FP-2.00	SECOND FLOOR PLAN	3/16"			
			EL-1.00	SECTION KEY PLAN	1/8"	LANDSCAPE		SCALE
			EL-1.01	ELEVATIONS	3/16"	EX	EXISTING SITE PLAN	3/32"
			EL-1.02	ELEVATIONS	3/16"	SITE	OVERALL SITE PLAN	3/32"
			EL-1.03	ELEVATIONS	3/16"	SITE	OVERALL SITE PLAN COLOR	3/32"
			DT-1.00	DETAILS	1/2"	L1	HARDSCAPE PLAN	3/32"
			DT-1.01	DETAILS	VARIES	LP1	LANDSCAPE PLAN	3/32"
			R-1.00	RENDERS	NTS	LP2	PLANT LIST AND DETAILS	N/A
			R-1.01	RENDERS	NTS	OS1	OPEN SPACE DIAGRAM OVERALL	3/32"
						OS2	OPEN SPACE DIAGRAM FRONT	3/32"
						OS3	OPEN SPACE DIAGRAM PERIMETER	3/32"
						OS4	NATIVE DIAGRAM	3/32"



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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

ONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
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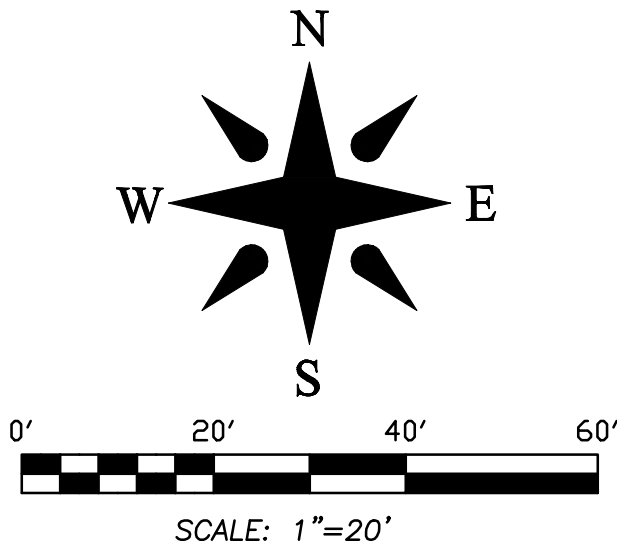
ARCOM 2ND SUB 2024-10-21

NO: -
DWG. BY: PGP
SHEET:

ARC - 24 - 0070

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.O.	= CLEAN-OUT
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.	= FINISH FLOOR
FND.	= FOUND
FTN	= FOUNTAIN
G.M.	= GAS METER
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 GEODETTIC 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.E.	= POOL EQUIPMENT
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.L.	= PROPANE TANK LID
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.B.	= TOP OF BANK
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
℄	= BASELINE
℄	= CENTERLINE
▲	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #8598)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #8598)
○	= IRON PIPE FOUND (AS NOTED)
●	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
●	= NAIL & DISK FOUND (AS NOTED)
●	= MAG NAIL & DISK SET (LB #8598)
℄	= PROPERTY LINE
℄	= UTILITY POLE
⚡	= FIRE HYDRANT
⚡	= WATER METER
⚡	= WATER VALVE
⚡	= LIGHT POLE



LAKE WORTH LAGOON (TIDAL)

DEED LINE (D.B. 694, PG. 18)

M.H.W.L. AT WET FACE OF BULKHEAD

W.C., "W.S.C.", 0.5' O/S EAST

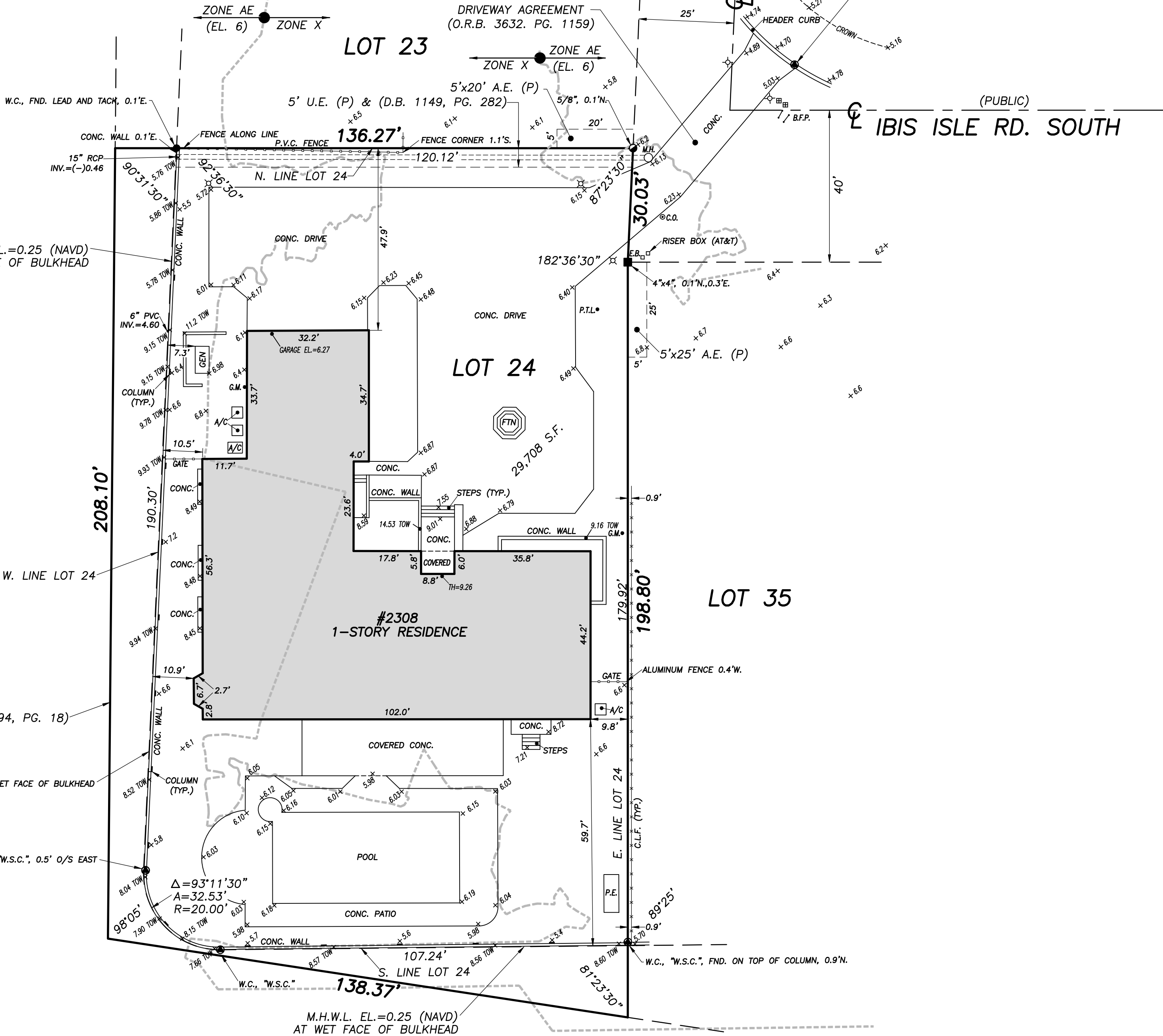
LAKE WORTH LAGOON (TIDAL)

FLOOD ZONES:

This property is located in Flood Zones AE (EL 6) and X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0593F, 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 23121850, issued by Old Republic National Title Insurance Company, dated November 6, 2023. 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 LB8598.
- 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'.



LAKE WORTH LAGOON

ATLANTIC OCEAN

SITE

VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:

MICHAEL BERMAN AND VICTORIA HAGAN

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

Michael Berman and Victoria Hagan
Old Republic National Title Insurance Company
Law offices of Jason Evans, LLC d/b/a Evans Law
Kochman & Ziska PLC

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

PROPERTY ADDRESS:

2308 Ibis Isle Road W.
Palm Beach, FL 33480.

LEGAL DESCRIPTION:

Lot 24 of IBIS ISLE, according to the Plat thereof, as recorded in Plat Book 24, Page 84, of the Public Records of Palm Beach County, Florida.

TOGETHER with all of the right, title and interest of the Grantor in and to a tract of submerged land lying West of said Lot 24, bounded as follows:

On the East by the West line of Lot 24, on the North and on the South by the Westerly extension of the North and South lines of Lot 24 and on the West by the West line of Tract conveyed by the Trustee of the Internal Improvement Fund of the State of Florida to Bessemer Properties, Incorporated by Deed dated July 19, 1944 and recorded in Deed Book 694, Page 18, of the Public Records of Palm Beach County, Florida, and

TOGETHER with all of the right title and interest of the Grantor in and to a tract of submerged land lying South of said Lot 24, bounded as follows:

On the North by the South line of 24, on the East and West by the Southerly extension of the East and West lines of Lot 24 and on the South by the South line of a Tract conveyed by the Trustee of the Internal Improvement Fund of the State of Florida to Bessemer Properties, Incorporated by Deed, dated July 19, 1944, and recorded in Deed Book 694, Page 18, of the Public Records of Palm Beach County, Florida.

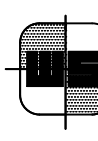
TITLE COMMITMENT REVIEW					
CLIENT: Michael Berman and Victoria Hagan		COMMITMENT NO. : 23121850		DATE: 11/06/23	
REVIEWED BY: Craig Wallace		JOB NO. : 20-1416.4			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-6	N/A	Standard Exceptions.			•
7	PB 24, PG 84	Dedications, restrictions, and easements contained on the Plat of IBIS ISLE	•		
8	D.B. 694, PG 18	Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida.	•	•	
9	D.B. 1149, PG 282	Easement.	•		
10	ORB 3632, PG 1159	Terms, conditions, restrictions and covenants	•		
11	N/a	Riparian and littoral rights are neither guaranteed nor insured.			•
12	N/A	This policy does not insure any portion of the insured parcel lying waterward of the mean-high water line of adjacent body of water.	•		
13-16	N/A	Standard Exceptions.			•

REVISIONS:

09/20/24 SURVEY UPDATE J.M./B.M. 196299-1
08/09/24 LOCATE OUTFALL PIPE & ADD MHWL EL. J.M./S.W. 196299
12/27/23 SURVEY AND TIE-IN UPDATE J.D./M.B. 20-1416.4 PB355/43
12/07/20 FORMBOARD TIE-IN B.M./S.W. 20-1416.2 PB303/53

BOUNDARY SURVEY FOR:

MICHAEL BERMAN AND
VICTORIA HAGAN



WALLACE SURVEYING
A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4451

FIELD	J.O.	JOB NO.	196299	F.B.	PB299 PG. 35
OFFICE	M.B.	DATE:	9/11/20	DWG. NO.	196299-1
CHECKED	C.W.	REF:	20-1416.DWG	SHEET	1 OF 1

CERTIFICATION:

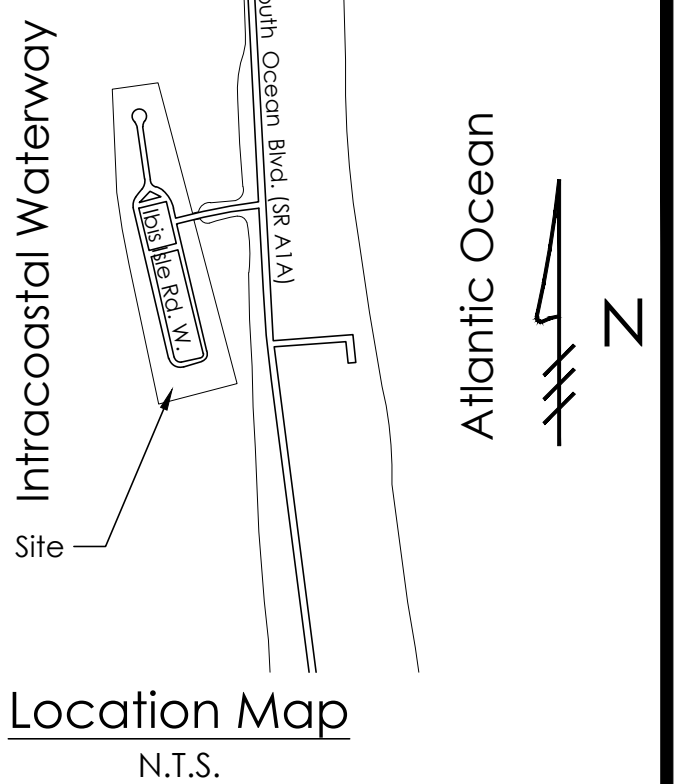
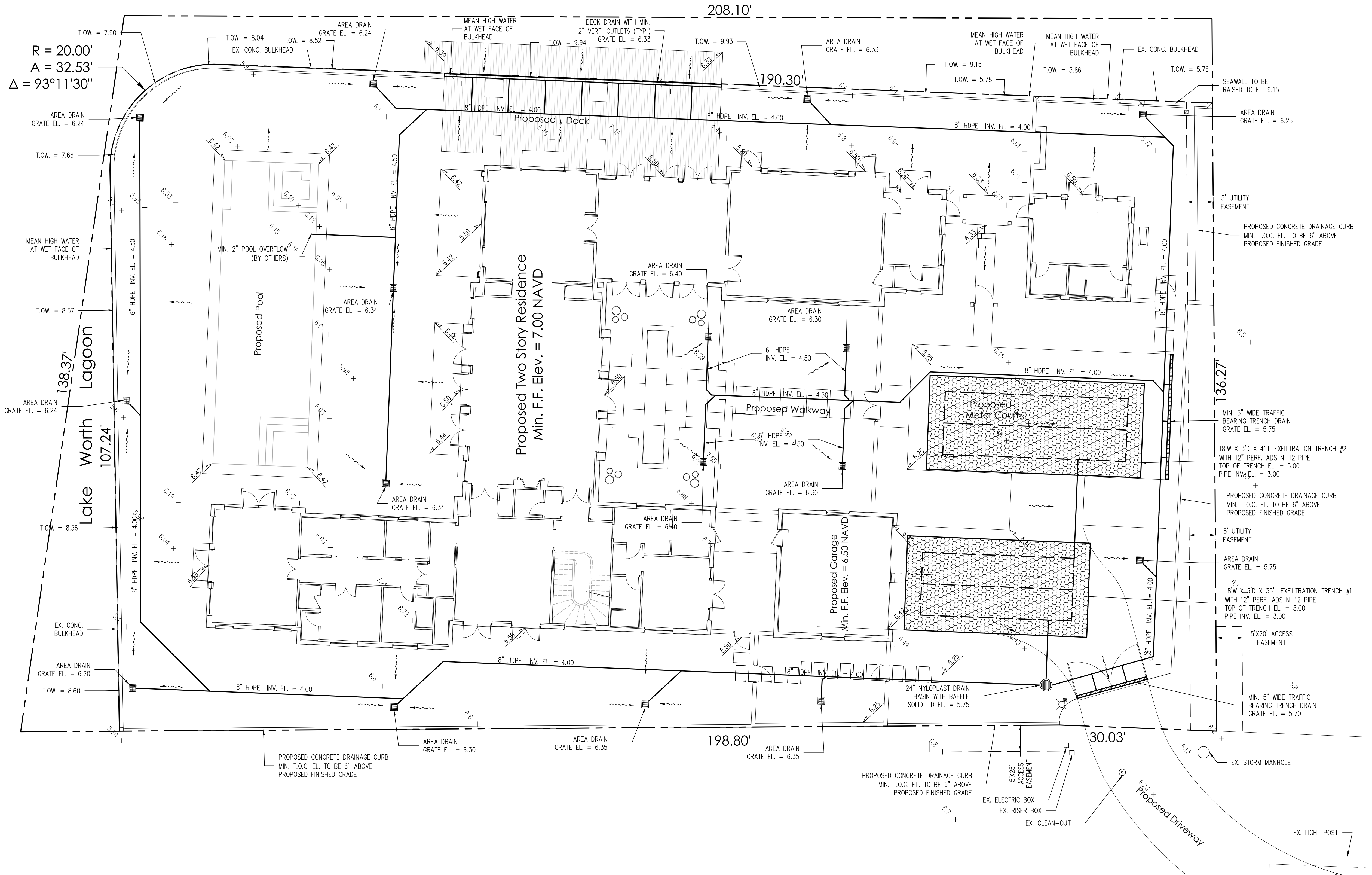
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 09/20/2024

James G. Pedien, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122



Lake Worth Lagoon



STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 29,708 sq.ft.
 Proposed Drainage Area = 25,938 sq.ft.
 Drainage Area Impervious Surface = 14,266 sq.ft.
 Drainage Area Pervious Surface = 11,672 sq.ft.*
 *Minimum required by code without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method ($Q = CIA$) where:
 $C = 1.0$ (Impervious surface)
 $C = 0.2$ (pervious surface)
 $i = 2$ in/hr

Impervious Surface Runoff Volume:
 $1.0 \times 2 \text{ in/hr} \times 14,266 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 2,378 \text{ cu.ft.}$

Pervious Runoff Volume:
 $0.2 \times 2 \text{ in/hr} \times 11,672 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 389 \text{ cu.ft.}$

Total Volume to be Retained = 2,767 cu.ft.

C. PROPOSED EXFILTRATION TRENCH #1 SIZING

L	=	Total Length of Trench Provided	=	35	ft
W	=	Trench Width	=	18	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	4.20	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	1,537	cu.ft.

PROPOSED EXFILTRATION TRENCH #2 SIZING

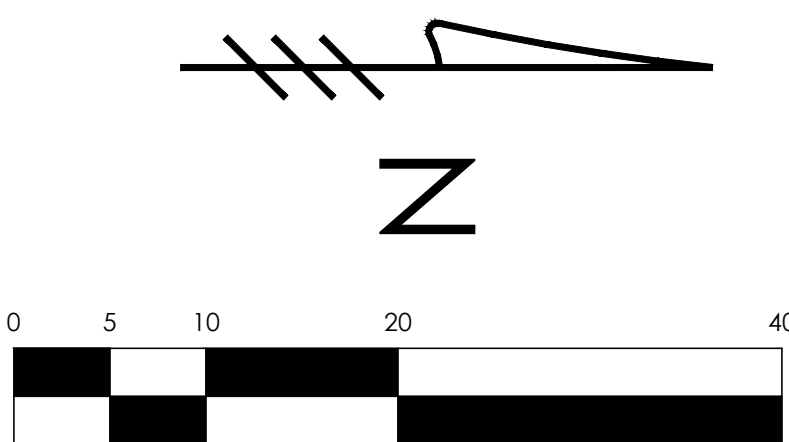
L	=	Total Length of Trench Provided	=	41	ft
W	=	Trench Width	=	18	ft
K	=	Hydraulic Conductivity	=	0.00005	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	4.20	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	1,800	cu.ft.
Total Volume Retained	=		=	3,337	cu.ft.

Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



GRUBER CONSULTING ENGINEERS

2475 Mercer Avenue, Suite 305
 West Palm Beach, FL 33401
 ☎ 561.312.2041
 ✉ office@gruberengineers.com

48 HOURS BEFORE DIGGING.
 CALL 1-800-432-4770
 SUNSHINE STATE ONE
 CALL OF FLORIDA, INC.

Contractor is responsible for obtaining location of existing utilities prior to commencement of construction activities.

PROPOSED RESIDENCE

Site Grading & Drainage Plan For:

2308 1bis Isle Road
 Palm Beach, Florida

PROJECT INFORMATION:

Project No.	2024-0081
Issue Date	10/19/2024
Scale	1" = 10'

REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	

CHAD M. GRUBER
 FLORIDA P.E. NO. 57466

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

SHEET NUMBER:

C-1

Plan Background from Hardscape Plan by Nievera Williams Design Received 10/18/24

ARC-24-0070

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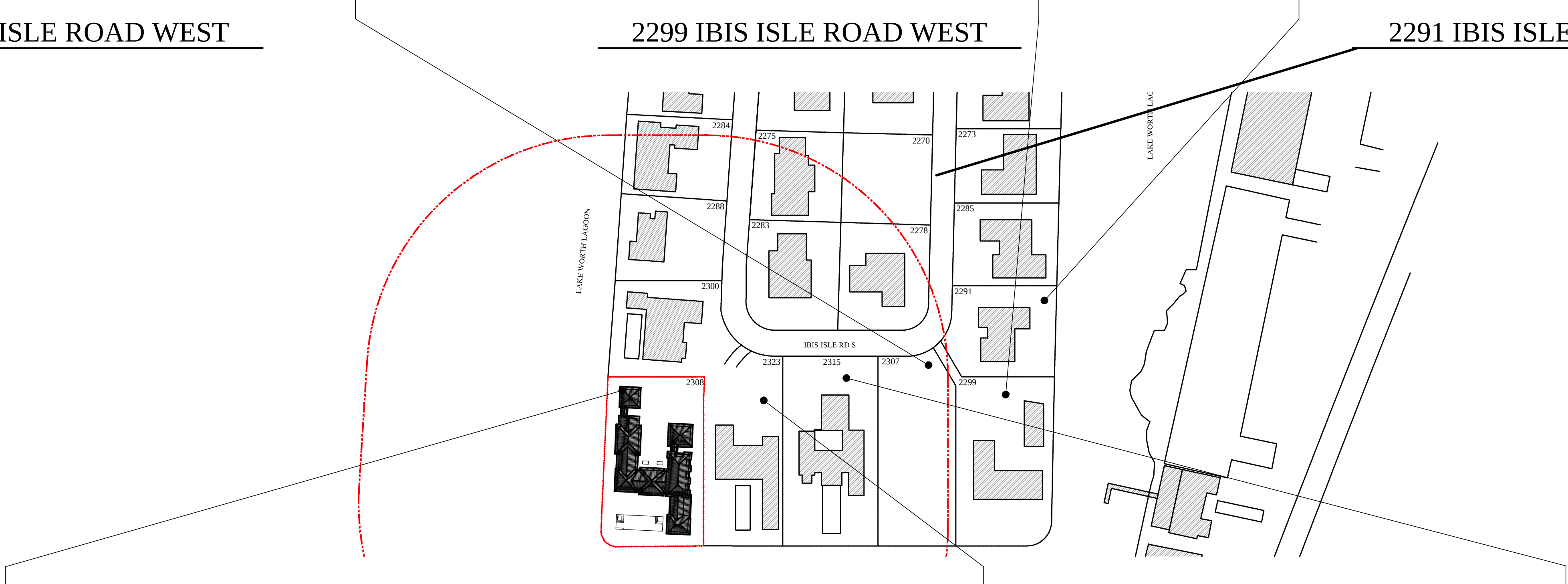
2307 IBIS ISLE ROAD WEST



2299 IBIS ISLE ROAD WEST



2291 IBIS ISLE ROAD EAST



2308 IBIS ISLE ROAD WEST (SUBJECT PROPERTY)



2323 IBIS ISLE ROAD



2315 IBIS ISLE ROAD



NEW PROJECT
BERMAN HAGAN RESIDENCE
2308 IBIS ISLE RD. W., PALM BEACH
SMITH AND MOORE ARCHITECTS, INC.
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NO. -
DWG. BY: PGP
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P-2.00

ARC - 24 - 0070



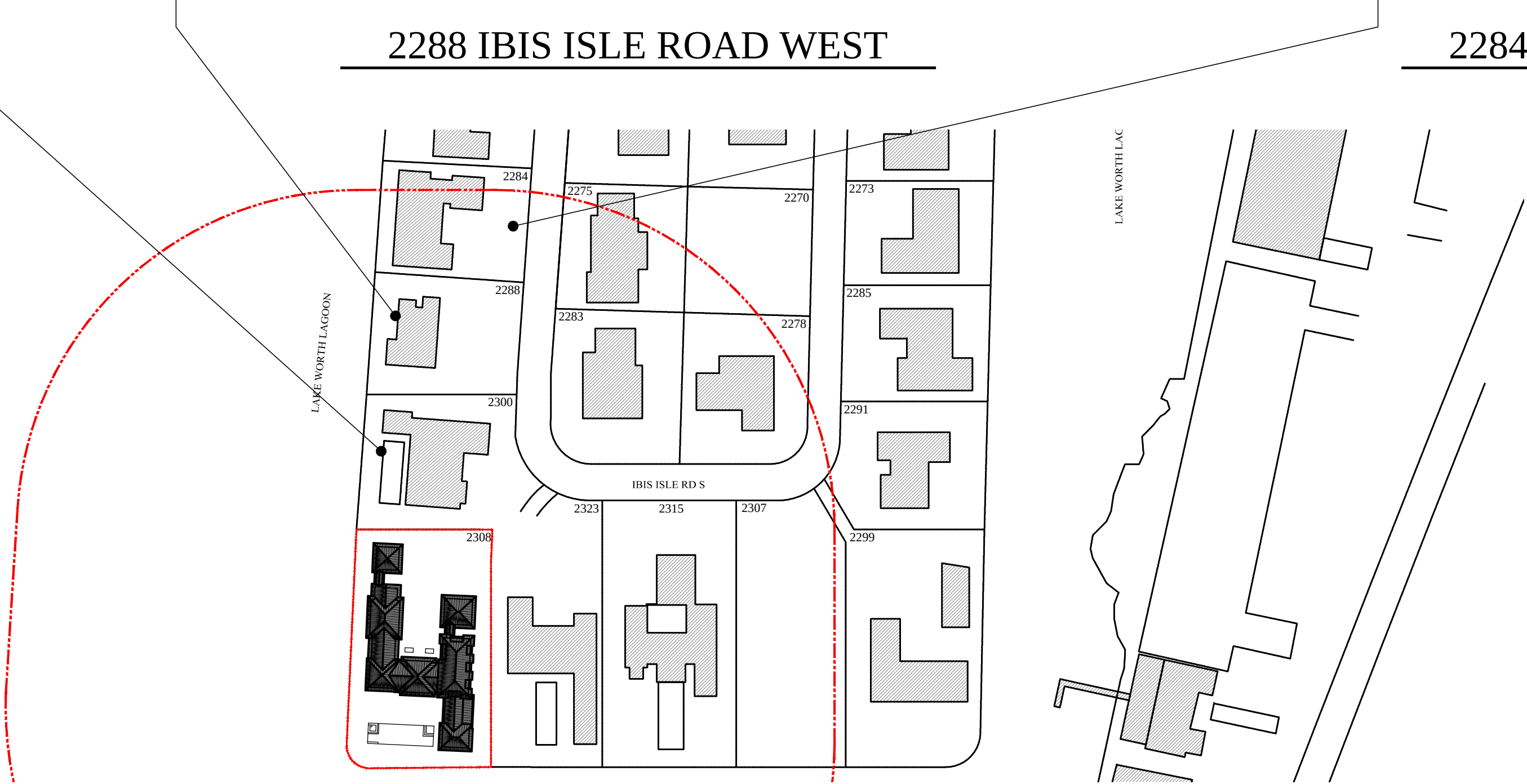
2300 IBIS ISLE ROAD WEST



2288 IBIS ISLE ROAD WEST



2284 IBIS ISLE ROAD WEST



NEW PROJECT

BERMAN HAGAN RESIDENCE

2308 IBIS ISLE RD. W., PALM BEACH

SMITH AND MOORE ARCHITECTS, INC.

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NO: -

DWG. BY: PGP

SHEET:

P-3.00

ARC - 24 - 0070



2300 IBIS ISLE ROAD WEST EXISTING HOUSE

S·M

NEW PROJECT

BERMAN HAGAN RESIDENCE

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SMITH AND MOORE ARCHITECTS, INC.

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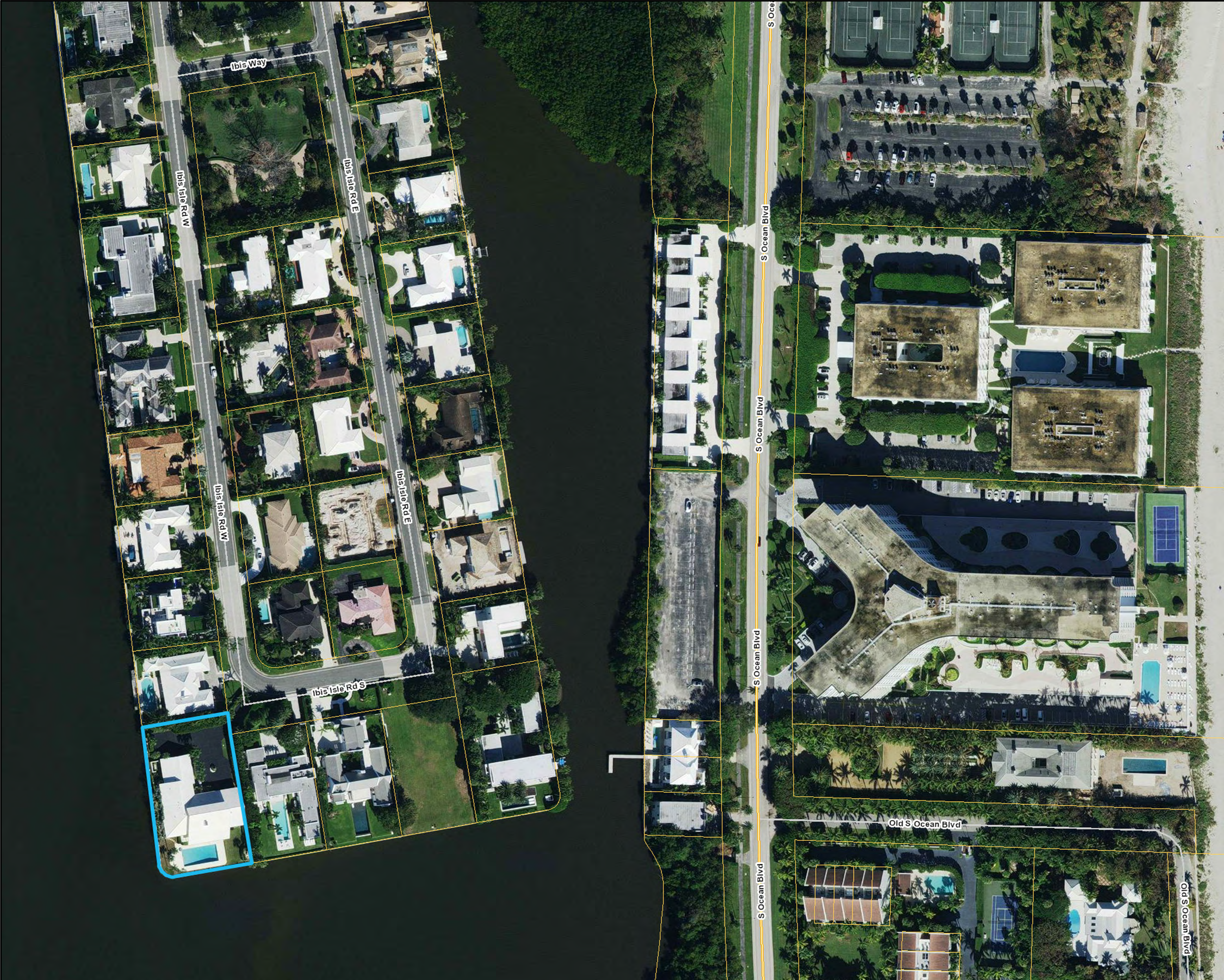
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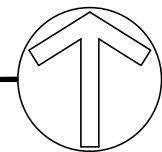
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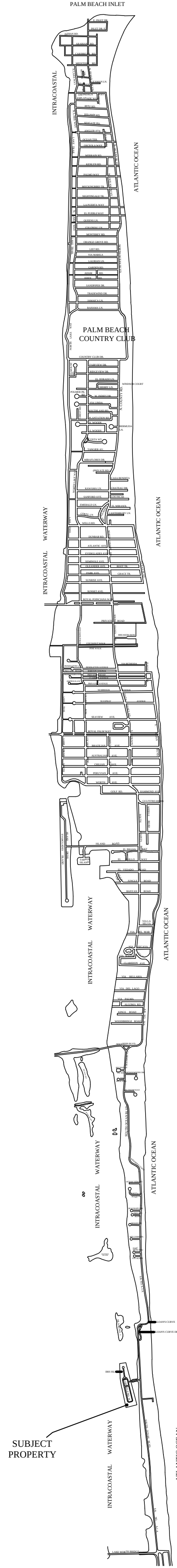
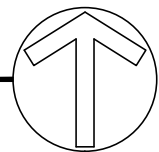
ARCOM 2ND SUB 2024-10-21



CONTEXT MAP
SCALE: 1/64" = 1'-0"



LOCATION MAP
SCALE: NTS



NEW PROJECT
BERMAN HAGAN RESIDENCE
2308 IBIS ISLE RD. W., PALM BEACH

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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FLORIDA AAC

NO. 001285

HAROLD J. SMITH
REGISTERED ARCHITECT 8742

JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

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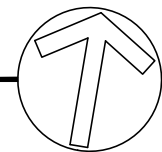
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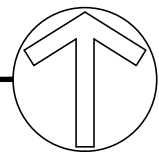
RADIUS MAP

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

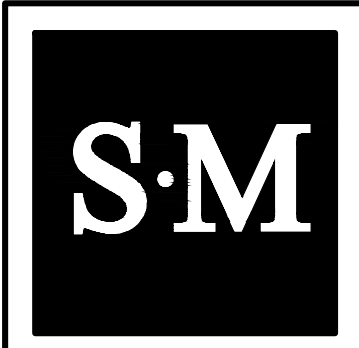


LOCATION MAP

SCALE: NTS



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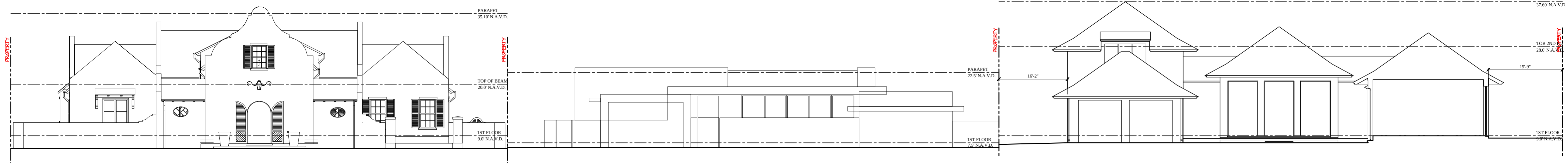
PETER G. PAPADOPOULOS
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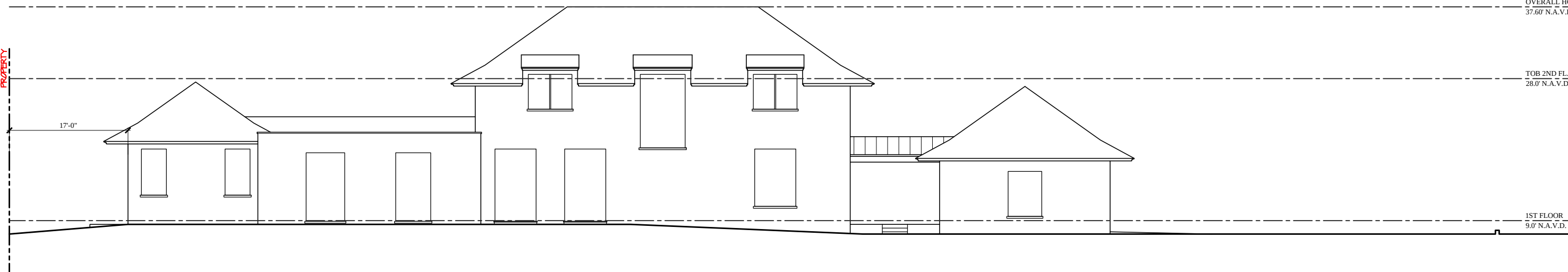
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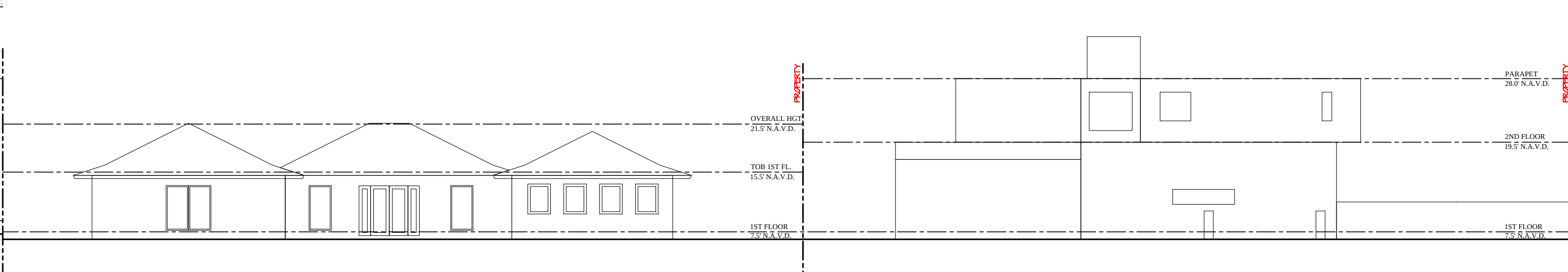
2315 IBIS ISLE RD W.

2323 IBIS ISLE RD E.

2308 IBIS ISLE RD W.

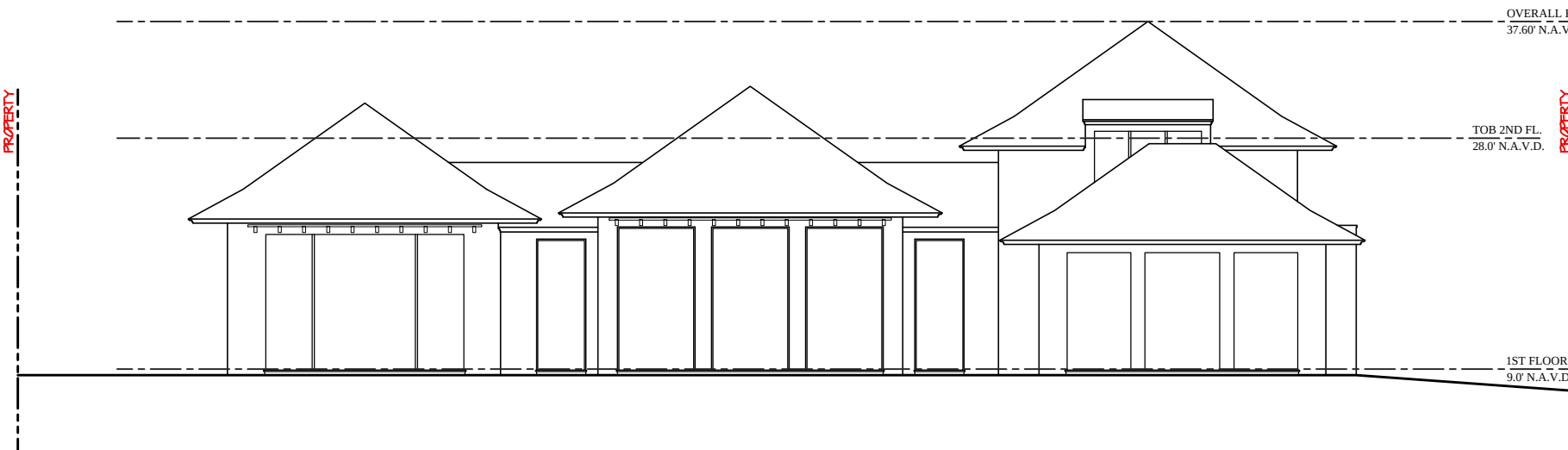


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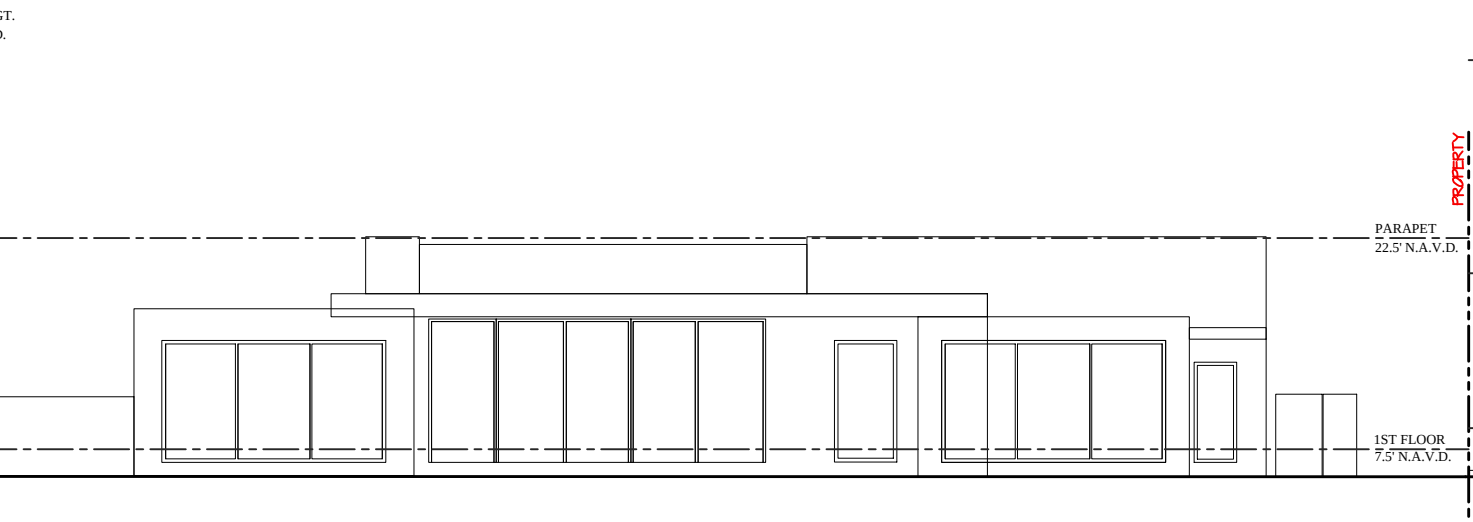


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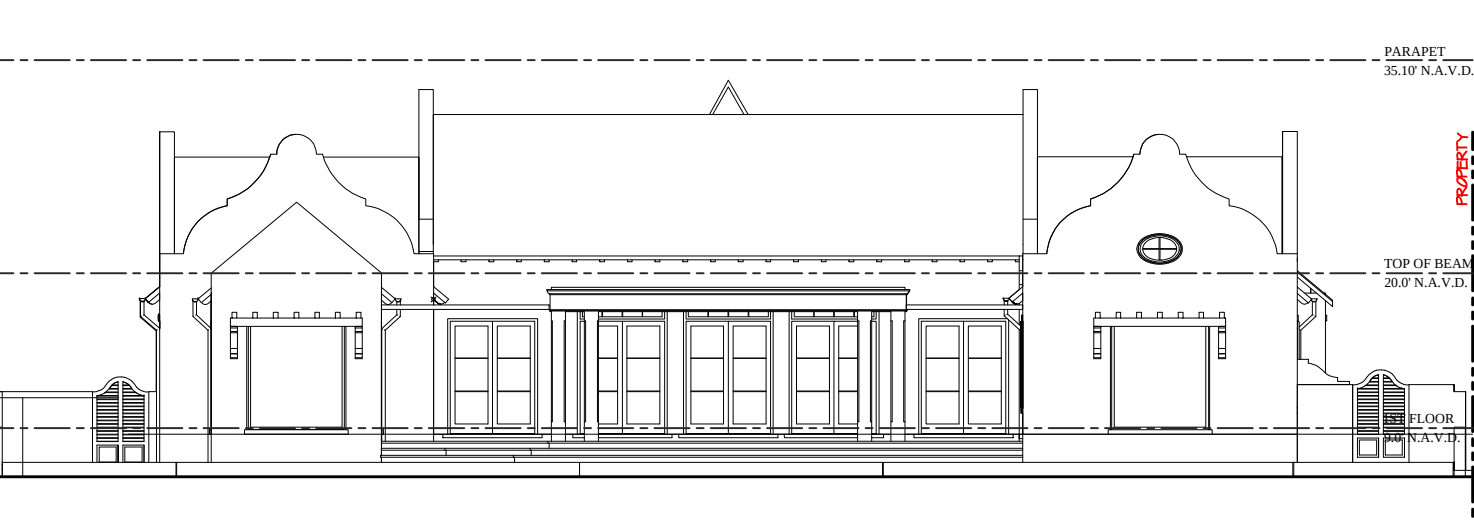
2288 IBIS ISLE RD W.



2308 IBIS ISLE RD W.

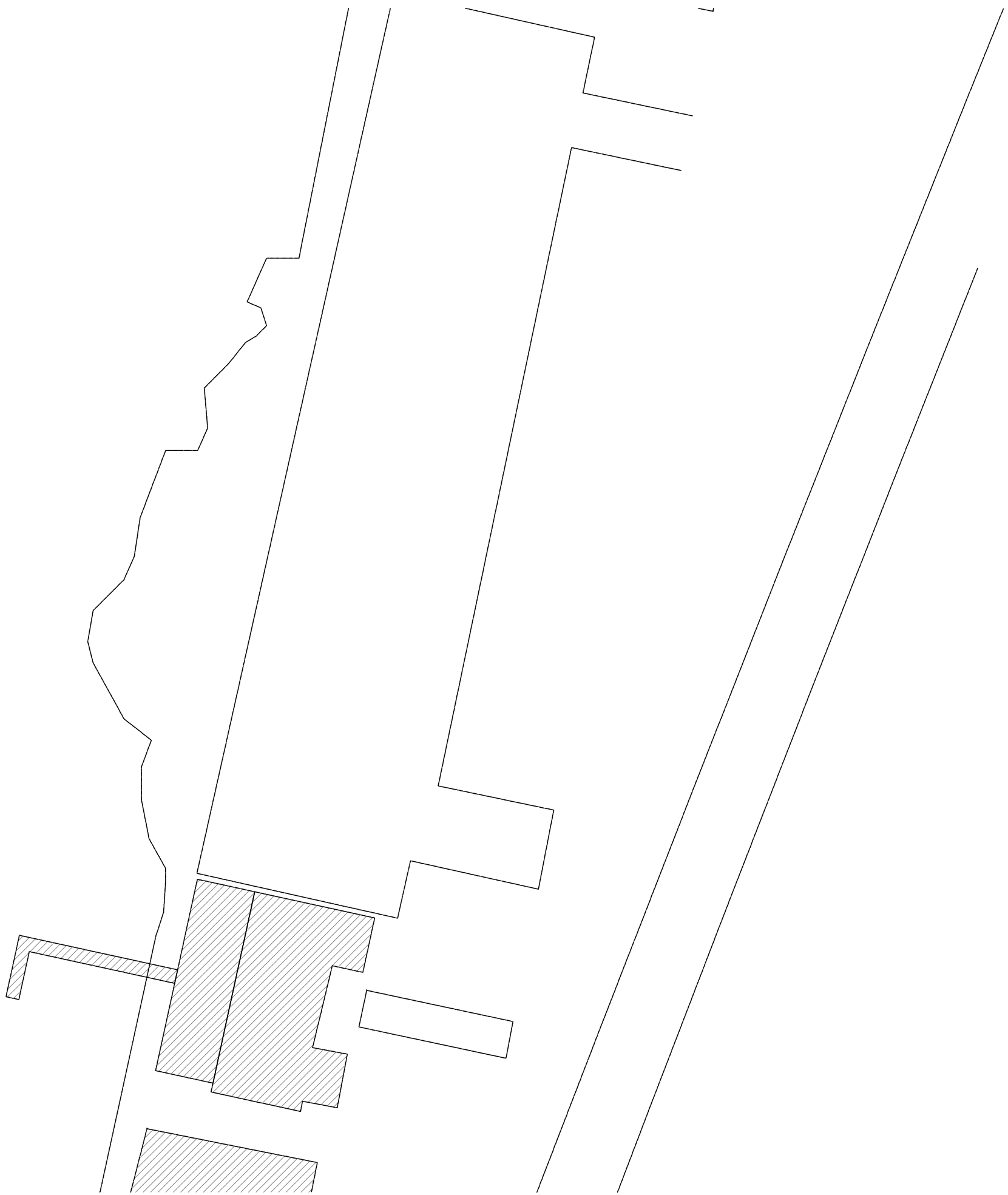
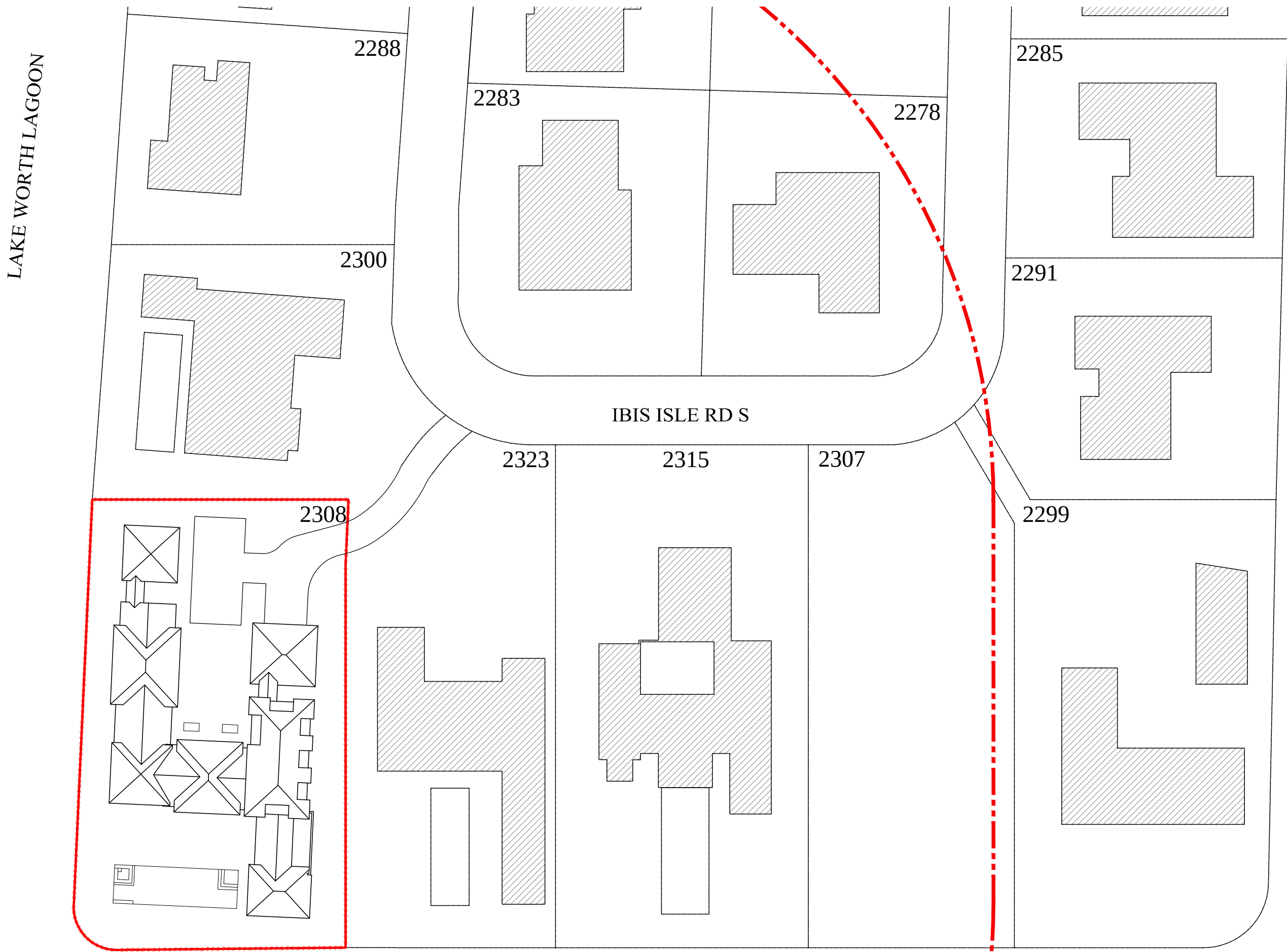


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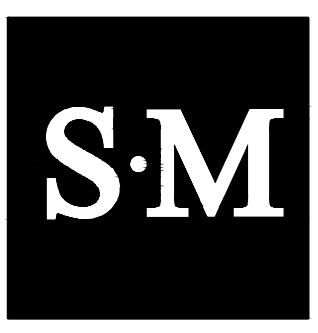
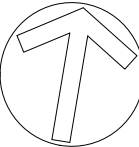


2315 IBIS ISLE RD W.

STREETSCAPE ELEVATIONS
SCALE: NTS



RADIUS MAP
SCALE: NTS



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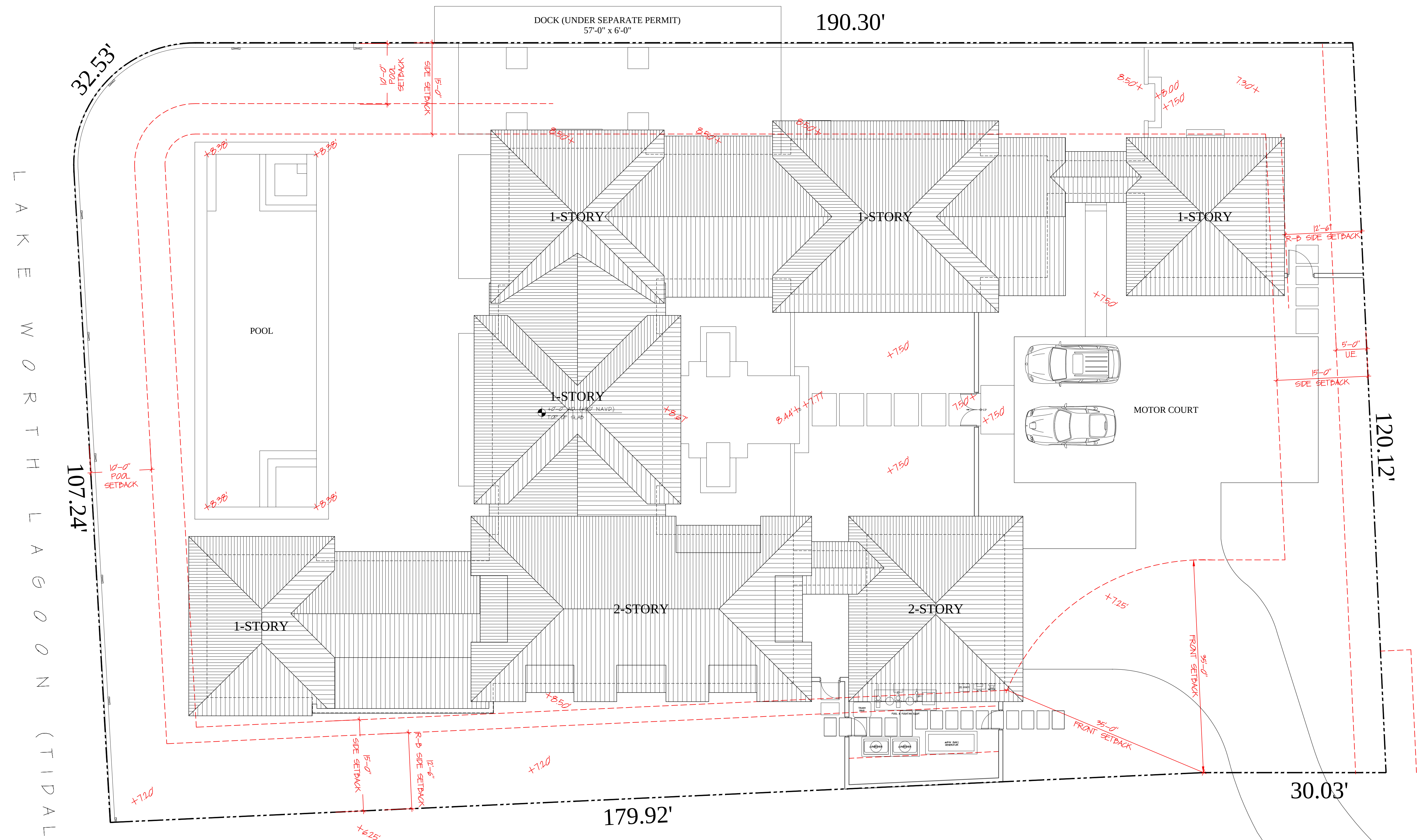
TER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

COM 2ND SUB 2024-10-21

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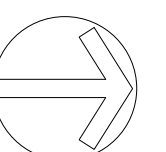
SP-1.00



ZONING DISTRICT:	R-B
LOT AREA:	25,940 SQ.FT.
<u>LOT COVERAGE BY BUILDING:</u>	
ALLOWABLE	25% = 6,485 SQ.FT.
FIRST FLOOR AREA	6,339 SQ.FT.
<u>COVERED BREEZEWAYS</u>	<u>126 SQ.FT.</u>
PROPOSED TOTAL:	6,465 SQ.FT.

1ST FLOOR A/C	5,808 SQ.FT
2ND FLOOR A/C	1,080 SQ.FT
TOTAL A/C MAIN HOUSE	6,888 SQ.FT
TWO-CAR GARAGE	531 SQ.FT

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



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SITE PLAN CONTEXT AND GRADE
SCALE: 3/32" = 1'-0"

NEW PROJECT

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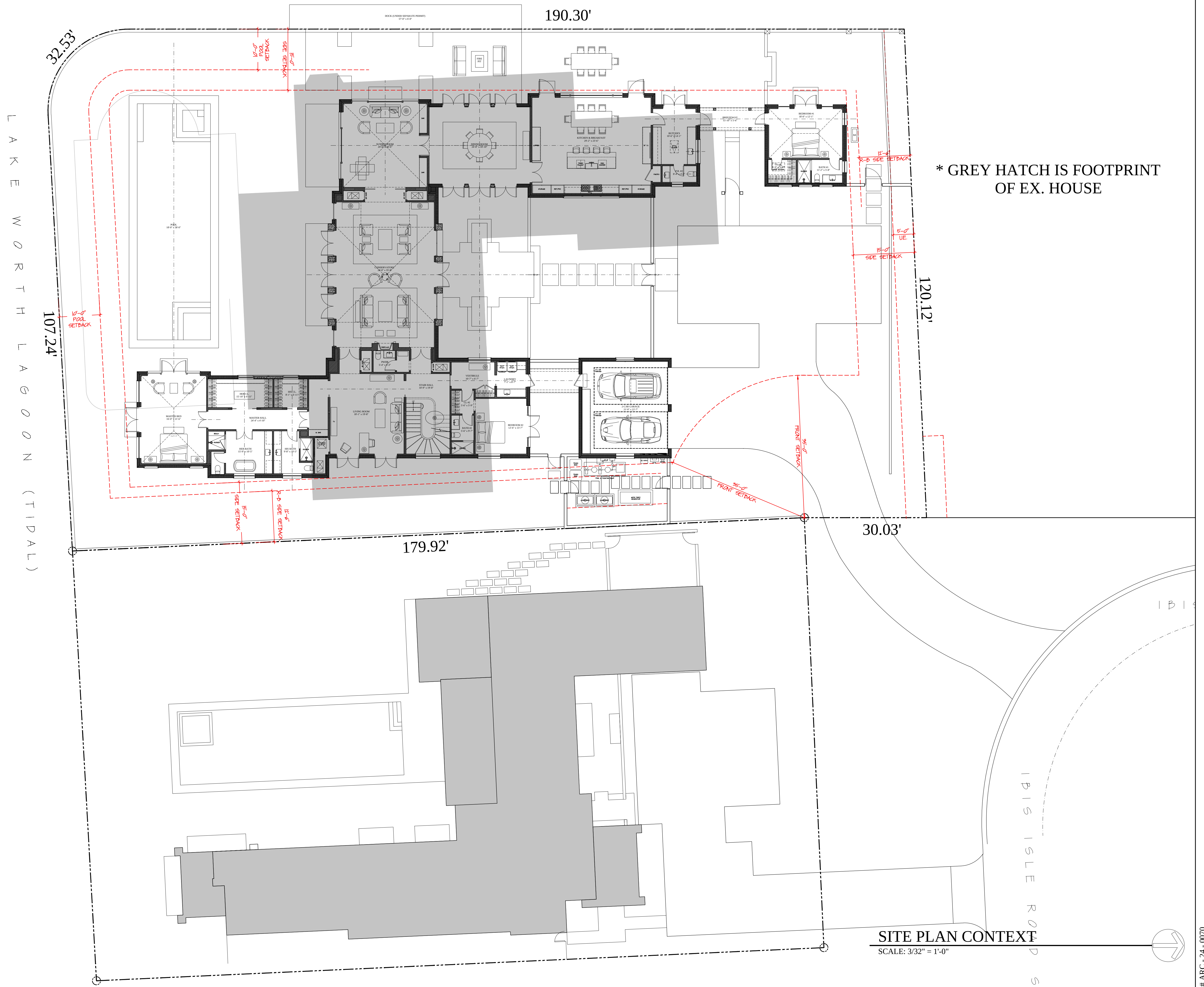
DANIEL KAHAN
REGISTERED ARCHITECT 94757

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HAROLD J. SMITH
REGISTERED ARCHITECT 0742

NATHAN C. MOORE
REGISTERED ARCHITECT 13541

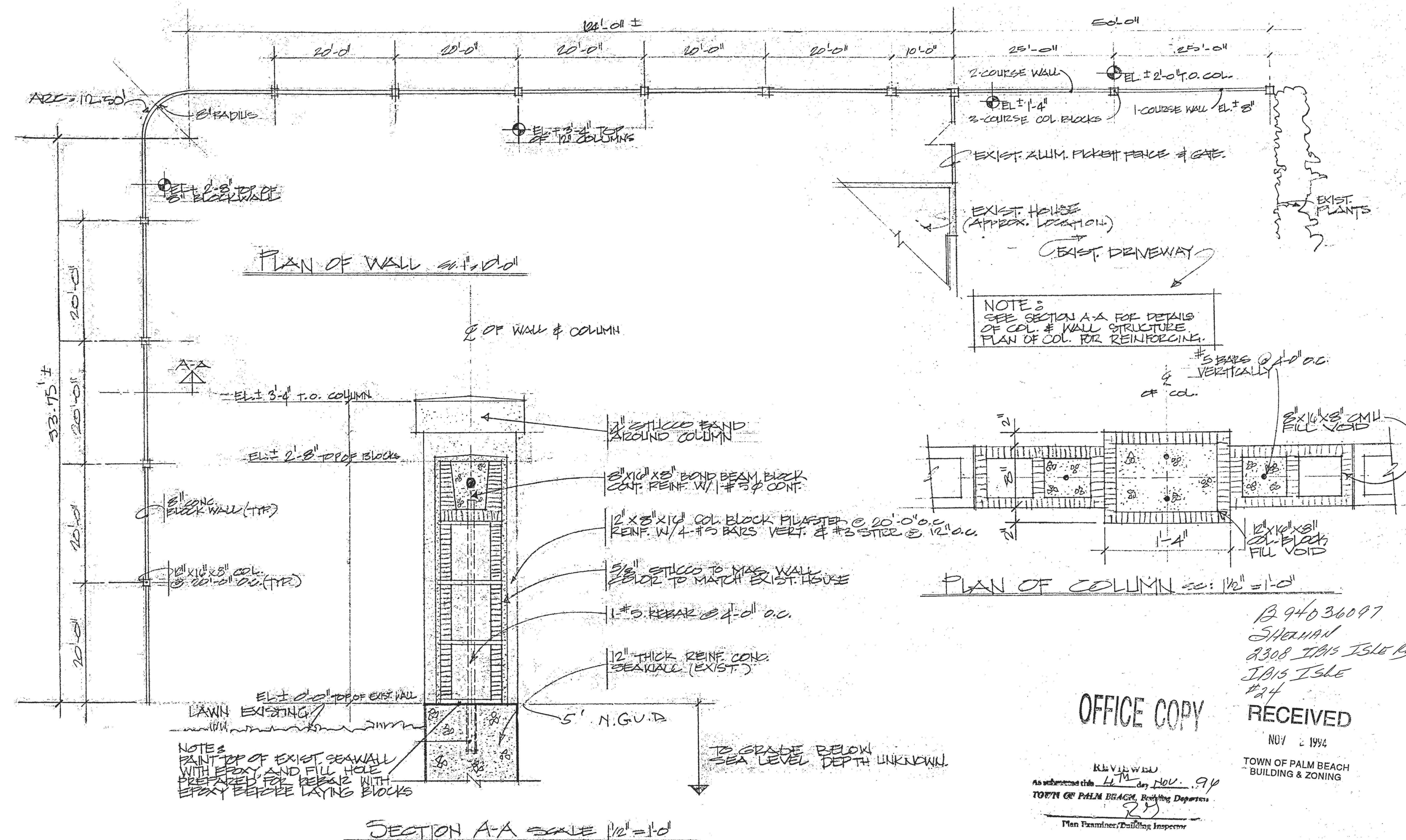
ER G. PAPADOPOULOS

DANIEL KAHAN
REGISTERED ARCHITECT 94757

10M 2ND SUB 2024-10-21

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EET:

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TOWN OF PALM BEACH
BUILDING & ZONING



DR. & MRS. IRVING J. SHERMAN 2308 BIG KOLE RD, PALM BEACH FL 33480			
SCALE	APPROVED BY:		DRAWN BY
AS SHOWN			EG.
DATE			REVISED
9-12-84			
PLAN & DETAILS OF SEAWALL			
RI-JACK CONST CORP 600-17TH ST. WEST PALM BCH 33407			DRAWING NUMBER 9394

EXISTING SEAWALL DETAIL

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NEW PROJECT

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ARCOM 2ND SUB

2024-10-21

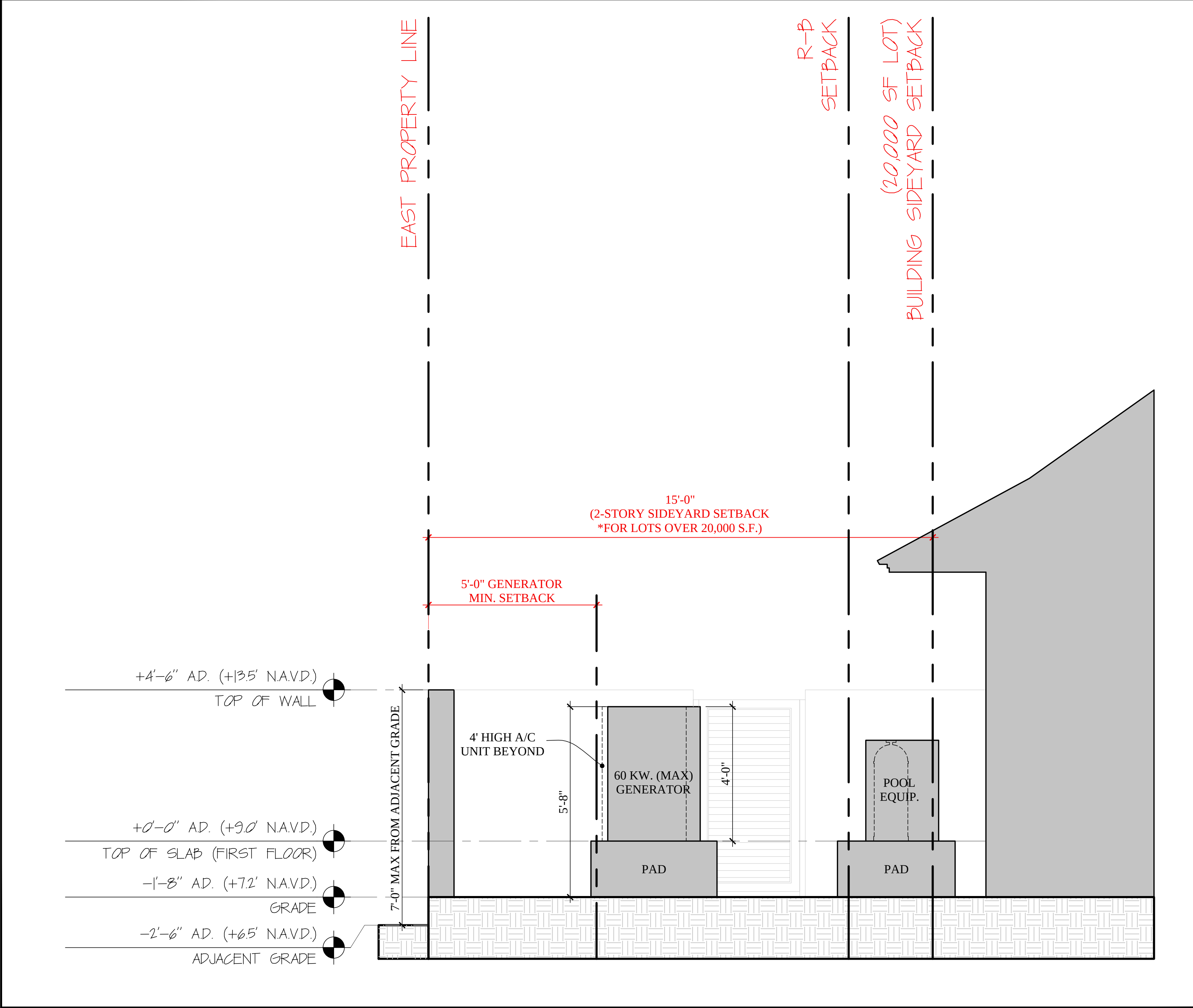
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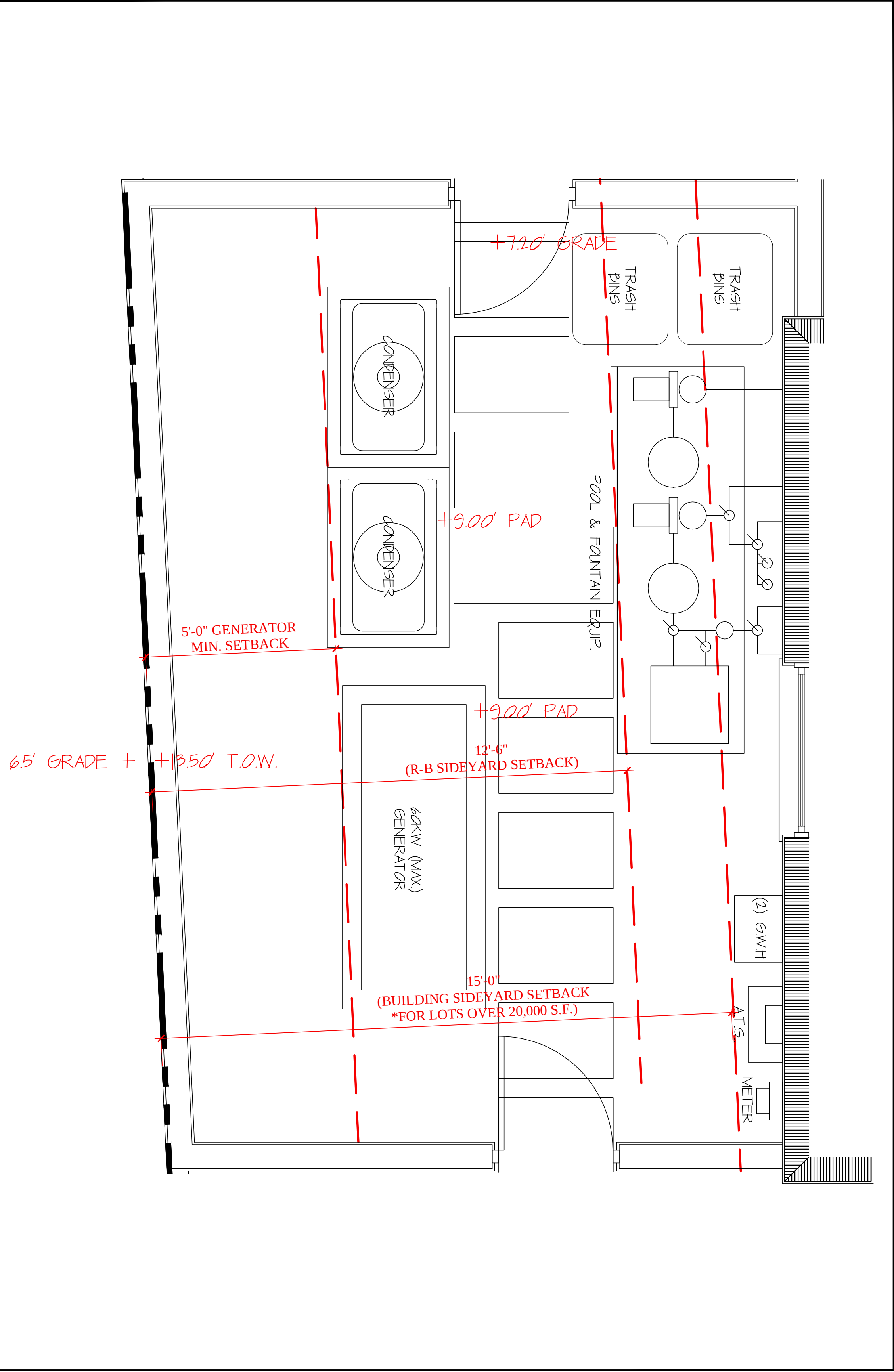
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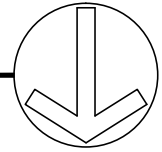
EQUIPMENT YARD SECTION

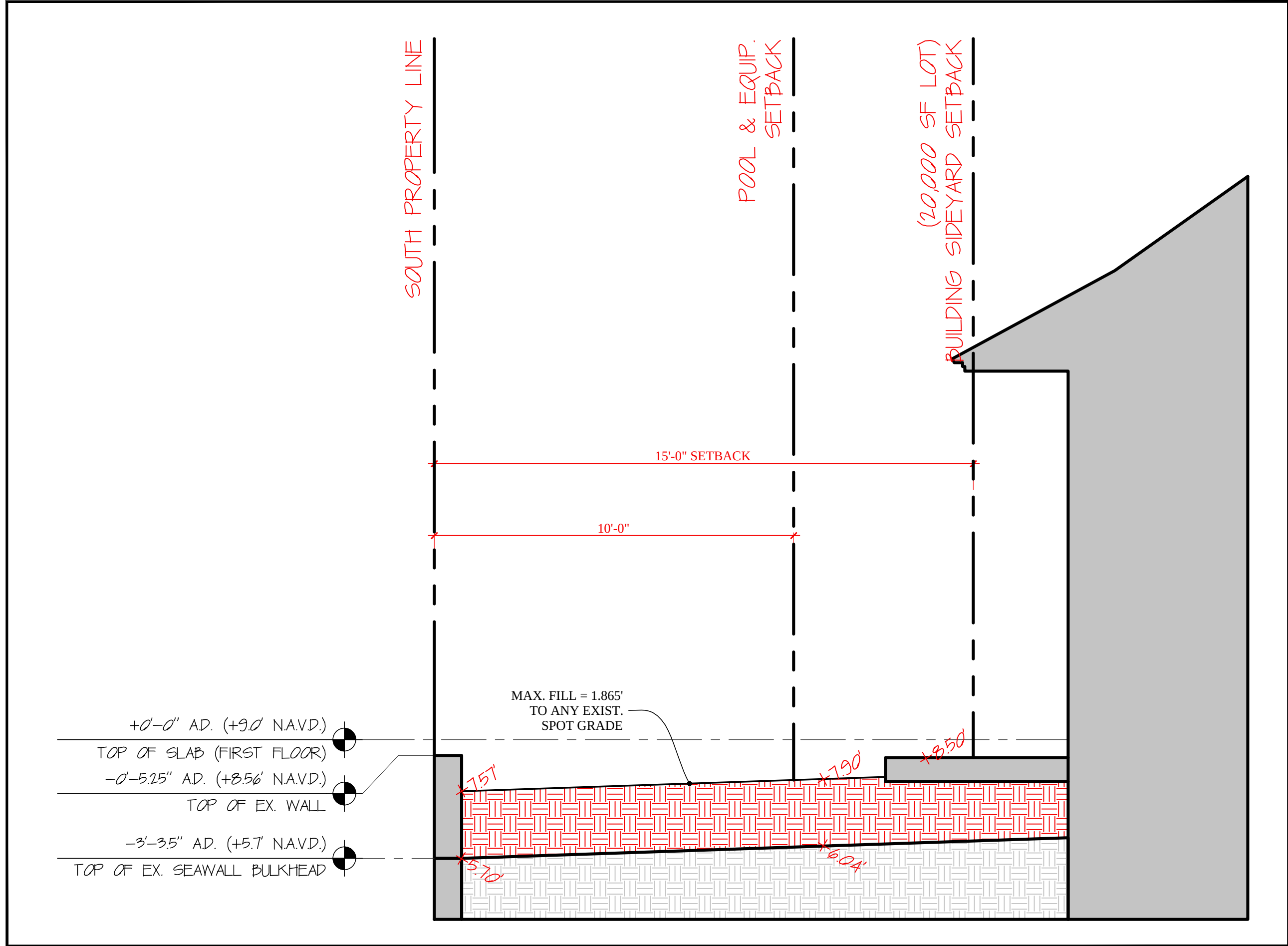
SCALE: 1/2" = 1'-0"



EQUIPMENT YARD PLAN

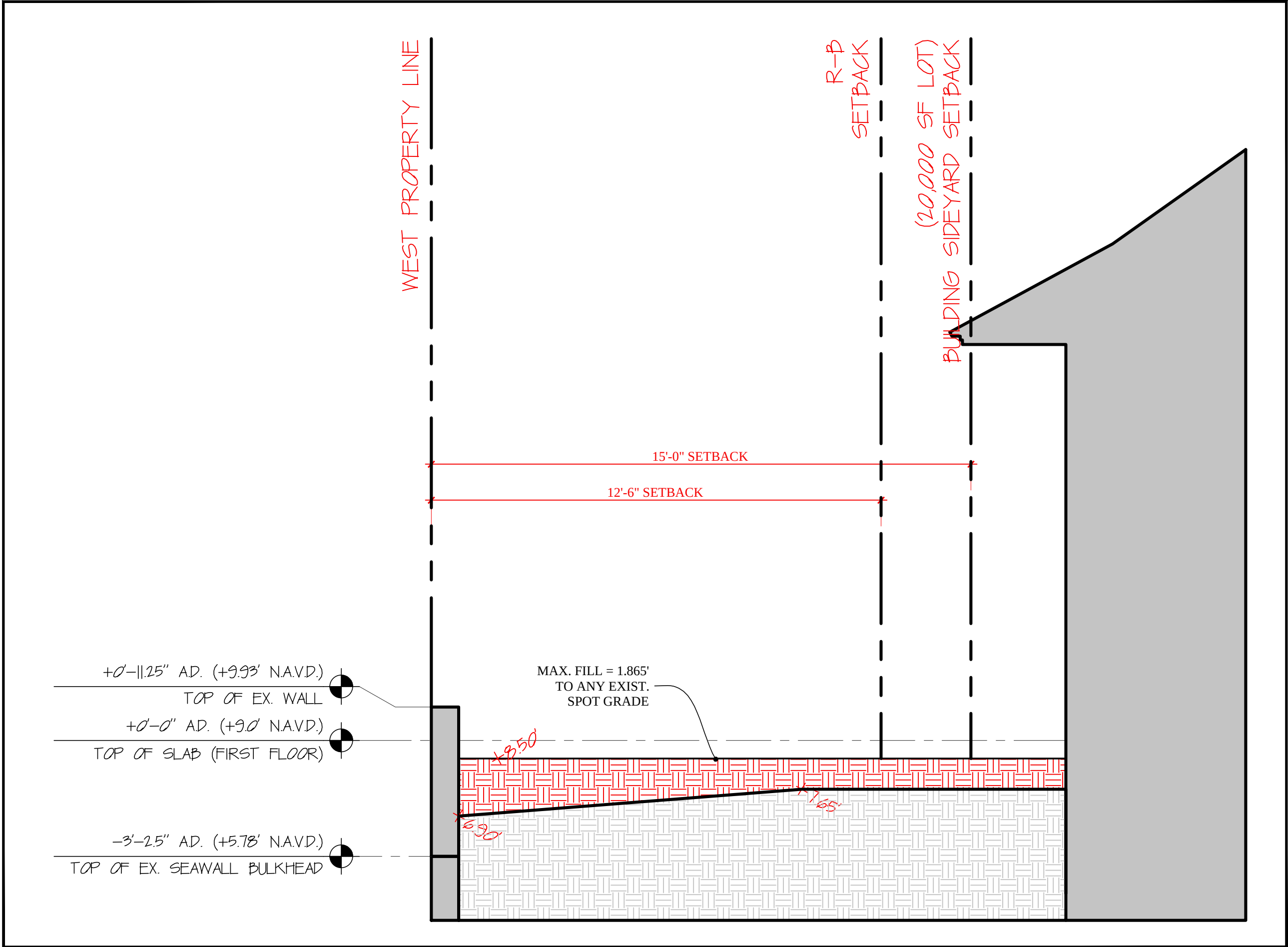
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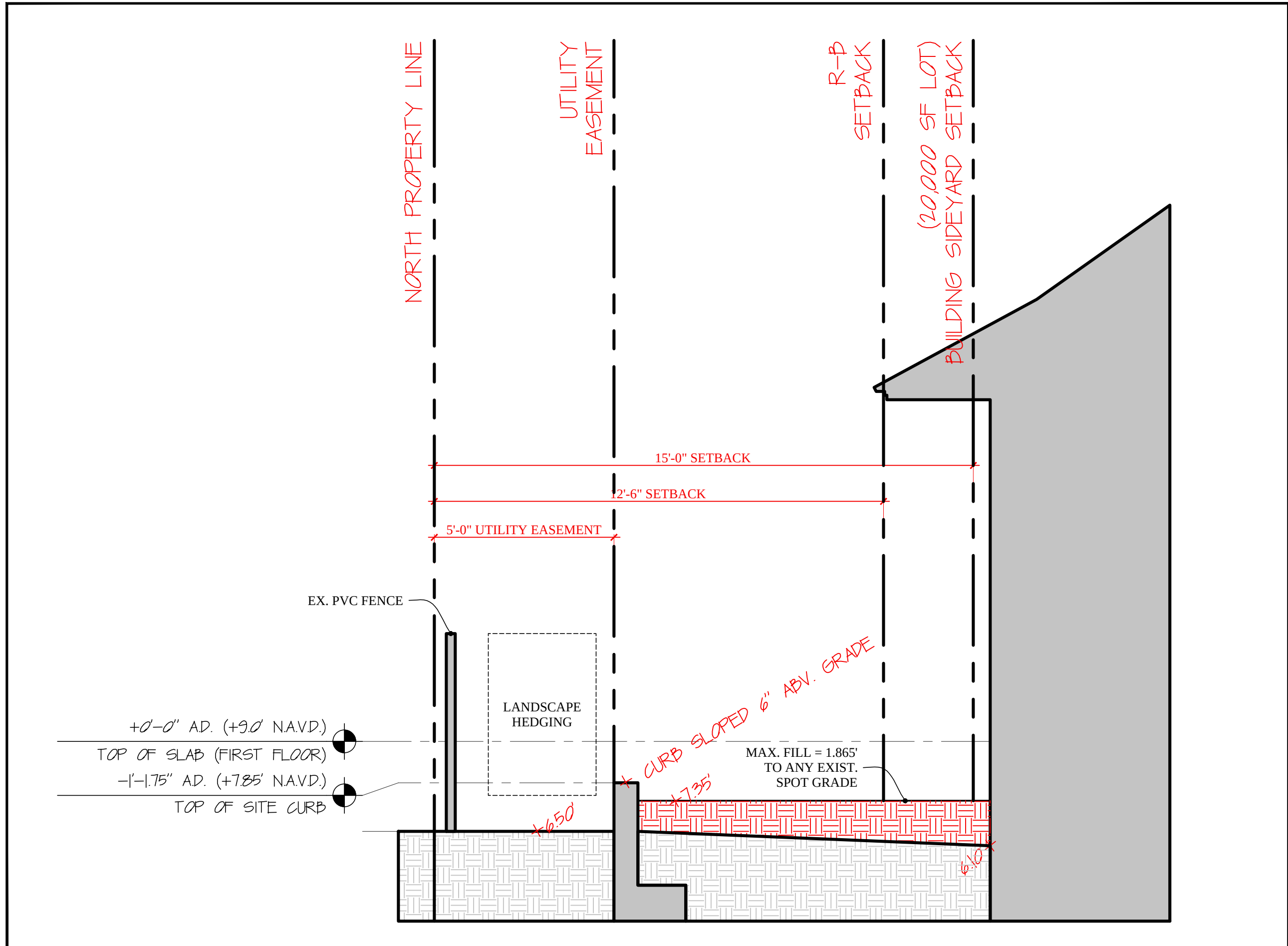
SOUTH YARD SECTION

SCALE: 3/8" = 1'-0"



WEST YARD SECTION

SCALE: 3/8" = 1'-0"



NORTH YARD SECTION

SCALE: 3/8" = 1'-0"

SITE DATA - 2308 IBIS ISLE RD. WEST	
MAXIMUM LOT FILL ALLOWED	
COR: HIGHEST CROWN OF ROAD	5.27' NAVD
FFE: LOWEST HABITAT FLOOR ELEVATION	9.00' NAVD
(FFE - COR)/2 = MAX. AMOUNT OF FILL ALLOWED 1.865' (1'-10 3/8") [TO ANY EXISTING SPOT ELEVATIONS]	



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NO: -

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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:	2308 IBIS ISLE ROAD W		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Lot Area (sq. ft.):	25,940 SF		
4	Lot Width (W) & Depth (D) (ft.):	120.12' (W) X 209.95 (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	NEW 1-STORY MAIN HOUSE WITH 2-STORY WING		
6	FEMA Flood Zone Designation:	FLOOD ZONE AE EL-8 (TO BE ADOPTED 12-24-2024)		
7	Zero Datum for point of meas. (NAVD)	+9.00 NAVD		
8	Crown of Road (COR) (NAVD)	+5.27 NAVD		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25% (6,485)	N/A	6,465 SF (24.92%)
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A	N/A	7,419 SF
12	*Front Yard Setback (Ft.)	35'-0"	N/A	35'-0"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	N/A	12'-6"
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	15'-0"
15	*Rear Yard Setback (Ft.)	15'-0"	N/A	15'-0"
16	Angle of Vision (Deg.)	N/A (CUL-DE-SAC)	N/A	N/A
17	Building Height (Ft.)	30'-0" (2-STORY)	N/A	18'-0"
18	Overall Building Height (Ft.)	30'-0" MAX	N/A	28'-7.25"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.841 (99,625 CU.FT)	N/A	2.978 (77,118 CU.FT)
20	** Max. Fill Added to Site (Ft.)	1.865'	N/A	1.865'
21	Finished Floor Elev. (FFE)(NAVD)	+9.00 NAVD	N/A	+9.00 NAVD
22	Base Flood Elevation (BFE)(NAVD)	+9 NAVD	N/A	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	SEE LANDSCAPE	N/A	SEE LANDSCAPE
24	Perimeter LOS (Sq Ft and %)	SEE LANDSCAPE	N/A	SEE LANDSCAPE
25	Front Yard LOS (Sq Ft and %)	SEE LANDSCAPE	N/A	SEE LANDSCAPE
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

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

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

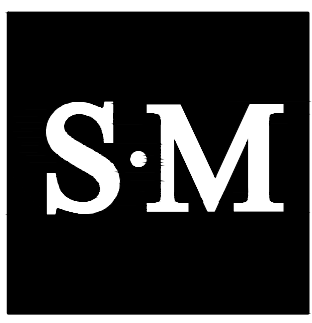
*** Provide Native plant species info per
category as required by [Ord. 003-2023](#) on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

PROPOSED ZONING LEGEND



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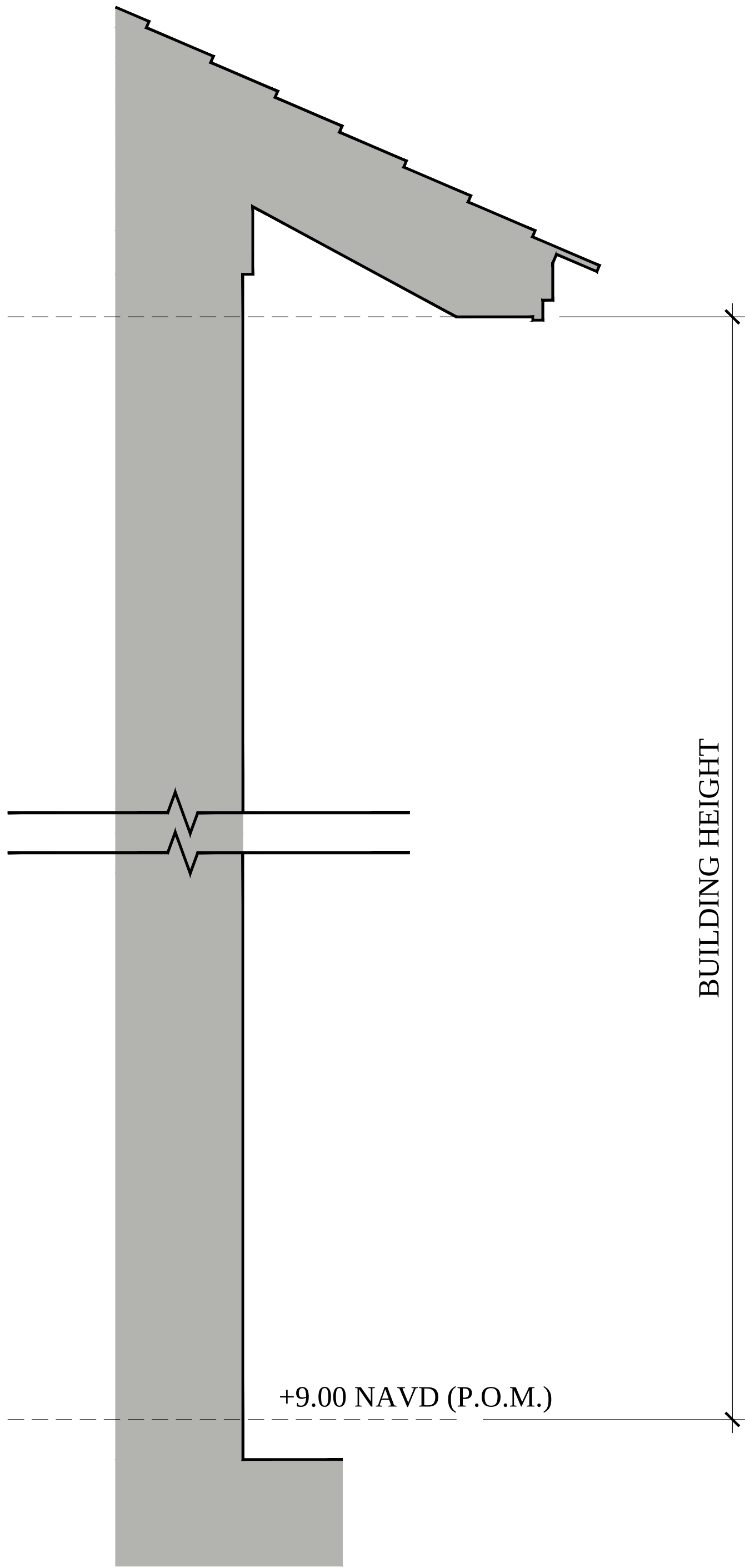
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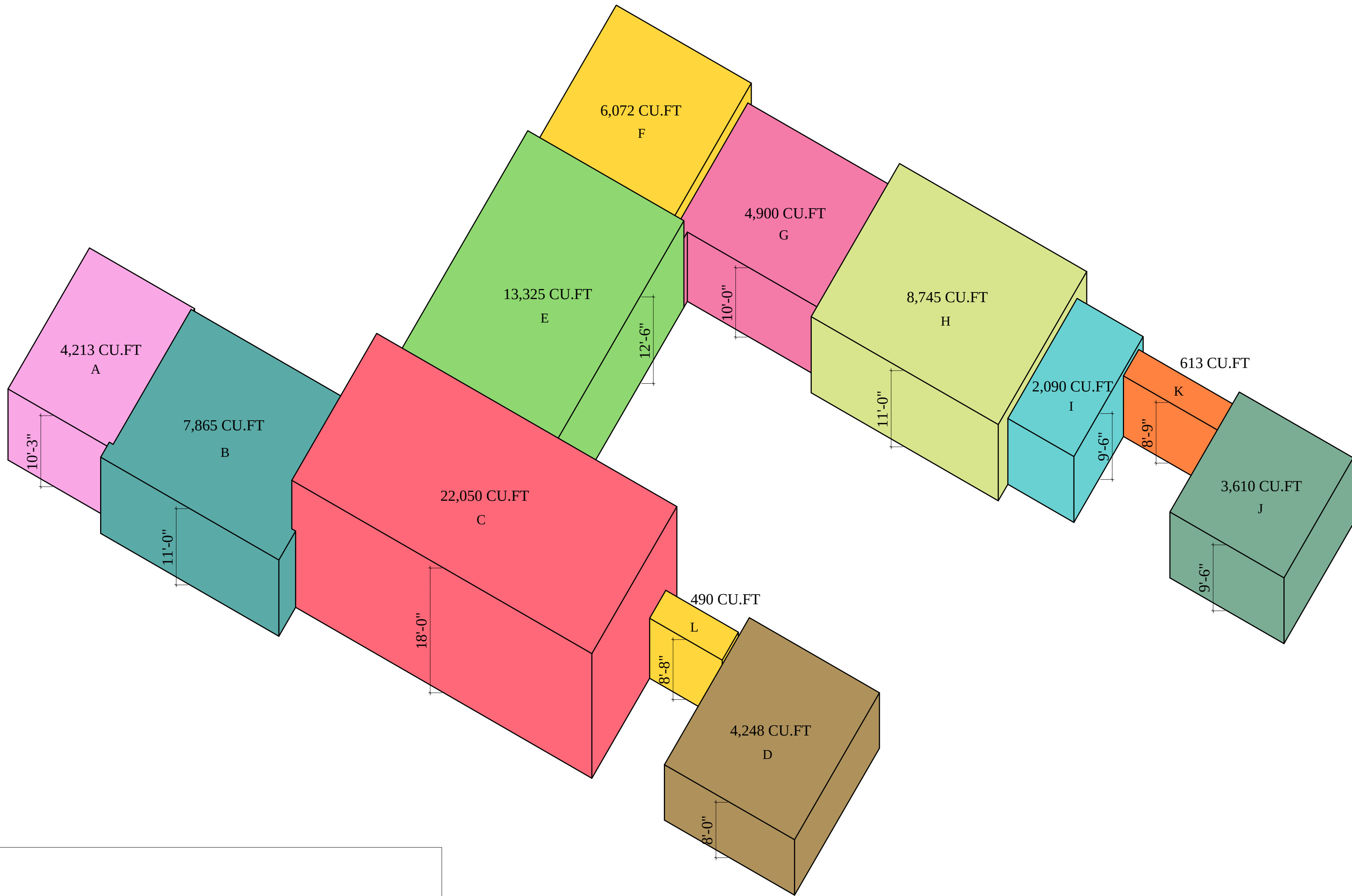
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SEC. 134-2. - DEFINITIONS AND RULES OF CONSTRUCTION

THE HEIGHT OF THE OUTSIDE EXTERIOR WALL IS MEASURED FROM THE POINT OF MEASUREMENT TO THE POINT AT WHICH THE OUTSIDE WALL MEETS THE HORIZONTAL EAVE OF THE ROOF OR THE BOTTOM OF A PARAPET WALL. THE LOWEST HABITABLE FINISHED FLOOR SHALL BE AT OR ABOVE THE POINT OF MEASUREMENT APPLICABLE TO THE SUBJECT LOT.



2308 Ibis Isle Rd. West

Lot Area	25,900		
Allowable Cubic Content	3,841		
	Area	Height	Cubic Cont.
A 1-Story (Master Bed)	411.00	10 1/4	4,212.75
B 1-Story (Master Wing)	715.00	11	7,865.00
C 2-Story (Bedroom 3 & 4)	1,225.00	18	22,050.00
D 1-Story (Garage)	531.00	8	4,248.00
E 1-Story (Conservatory)	1,066.00	12 1/2	13,325.00
F 1-Story (Sunset Room)	506.00	12	6,072.00
G 1-Story (Dining Room)	490.00	10	4,900.00
H 1-Story (Kitchen)	795.00	11	8,745.00
I 1-Story (Butler's)	220.00	9 1/2	2,090.00
J 1-Story (Guest House)	380.00	9 1/2	3,610.00
K Connector Breezeway West	70.00	8 3/4	612.50
L Connector Breezeway East	56.00	8 3/4	490.00

Total 78,220.25

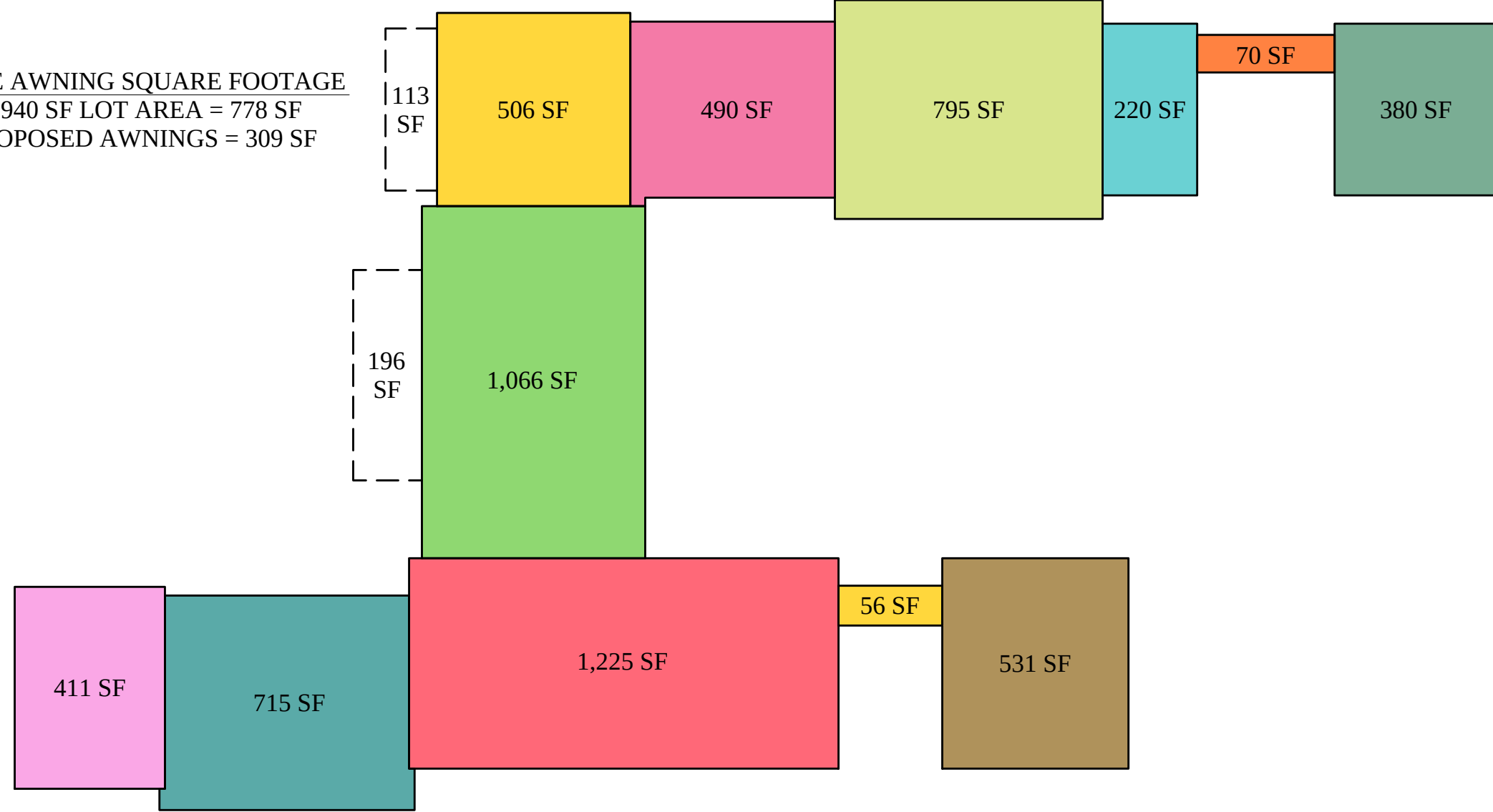
Less Loggia / Entry (5% max. allowable) 1,102.50

Total - Less Loggia's 77,117.75

Cubic Content 2,978

CUBIC CONTENT RATIO CALCULATION

ALLOWABLE AWNING SQUARE FOOTAGE
3% OF 25,940 SF LOT AREA = 778 SF
TOTAL PROPOSED AWNINGS = 309 SF



PROPOSED CUBIC CONTENT RATIO

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

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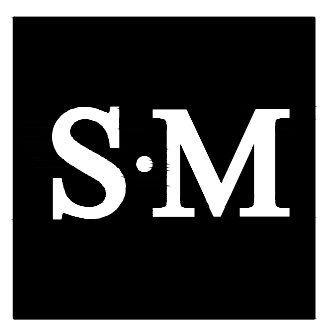
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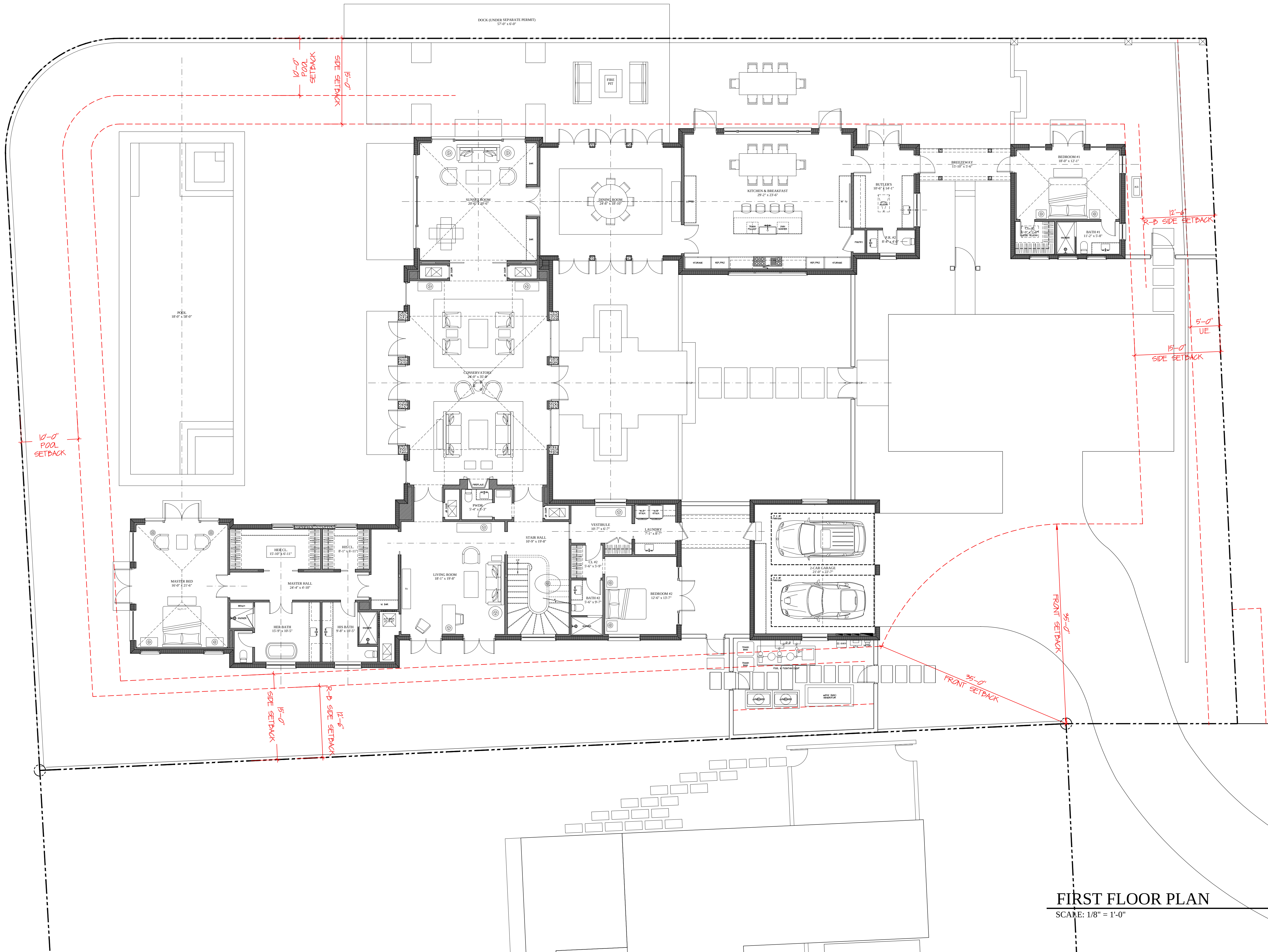
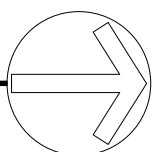
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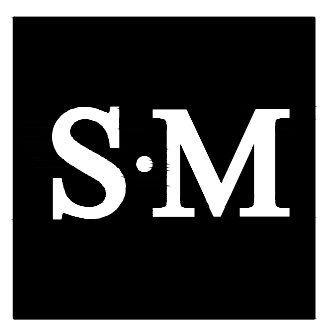
FP-1.00

ARC - 24 - 0070

FIRST FLOOR PLAN

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





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JONATHAN C. MOORE
REGISTERED ARCHITECT 13541

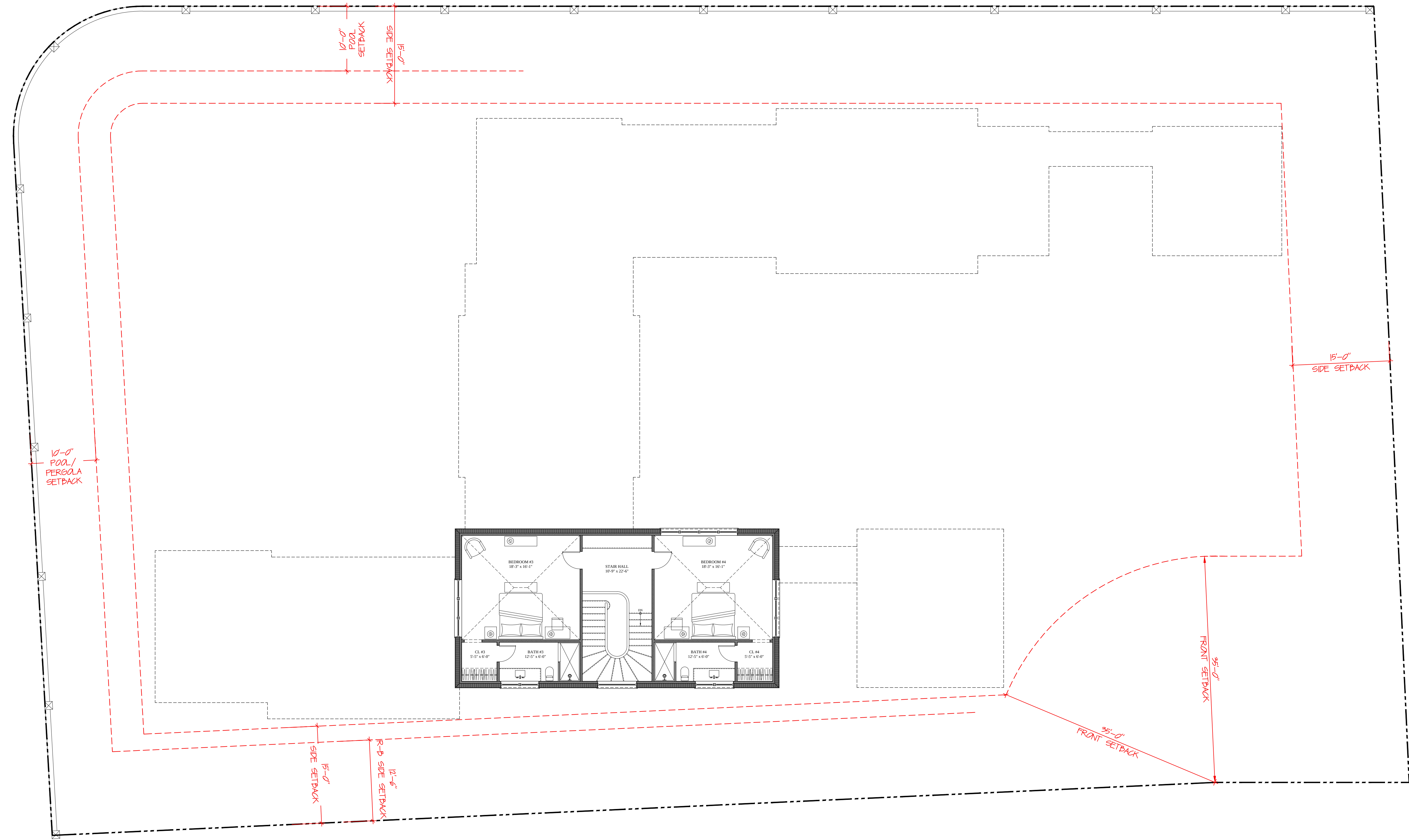
PETER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

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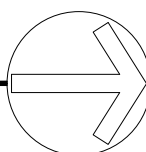
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SECOND FLOOR PLAN

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



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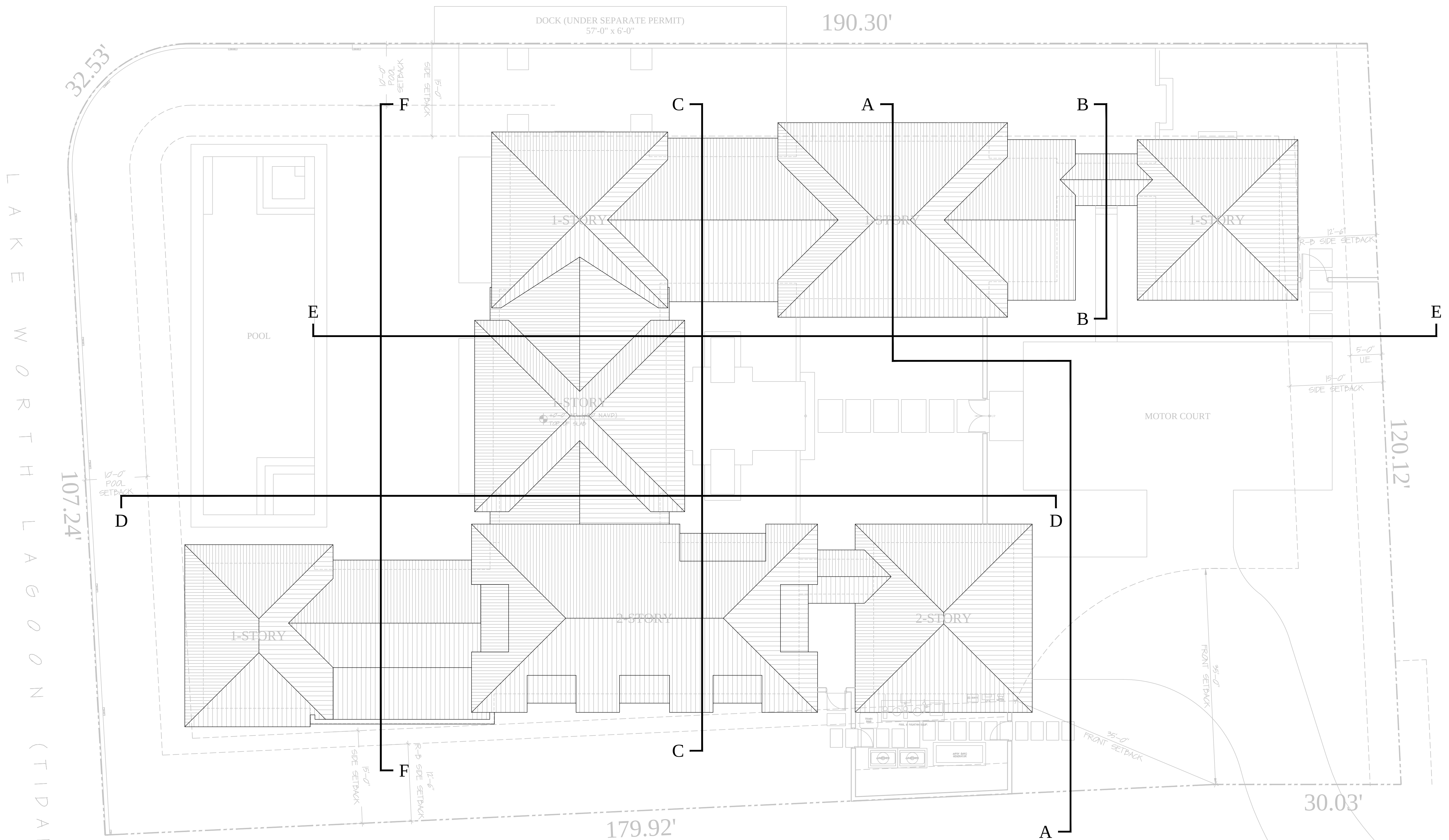
TER G. PAPADOPOULOS
REGISTERED ARCHITECT 92952

DANIEL KAHAN
REGISTERED ARCHITECT 94757

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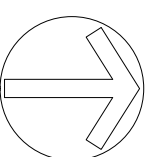
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HEET:

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SECTION KEY PLAN

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



H



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



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



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

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



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



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

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EAST ELEVATION

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



NORTH ELEVATION / SECTION BB

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



NORTH ELEVATION / SECTION CC

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

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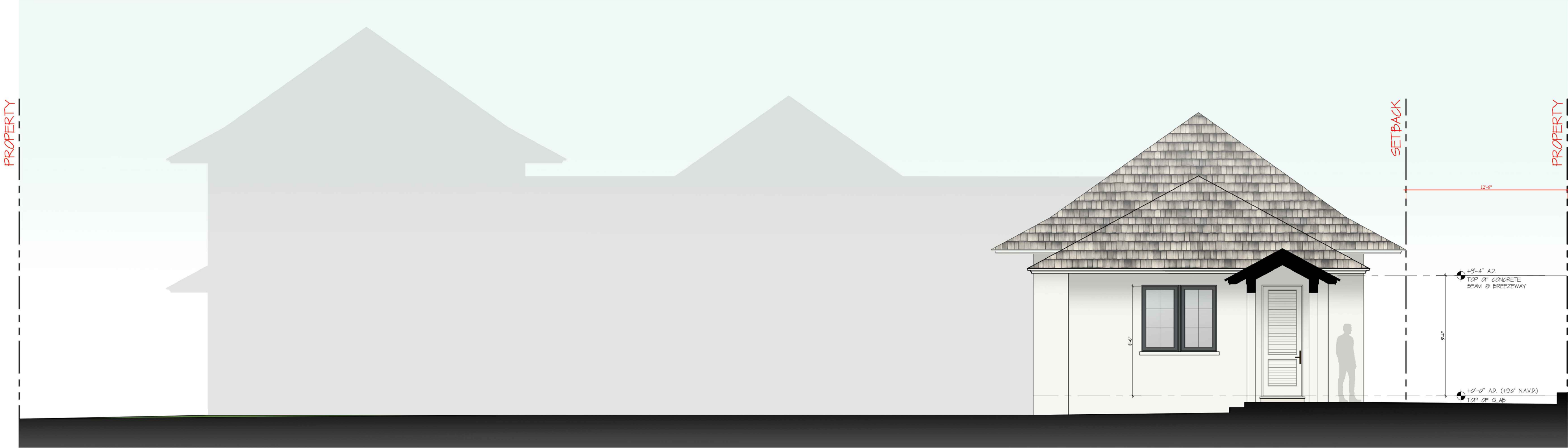
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EAST ELEVATION

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



NORTH ELEVATION / SECTION BB

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



NORTH ELEVATION / SECTION CC

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

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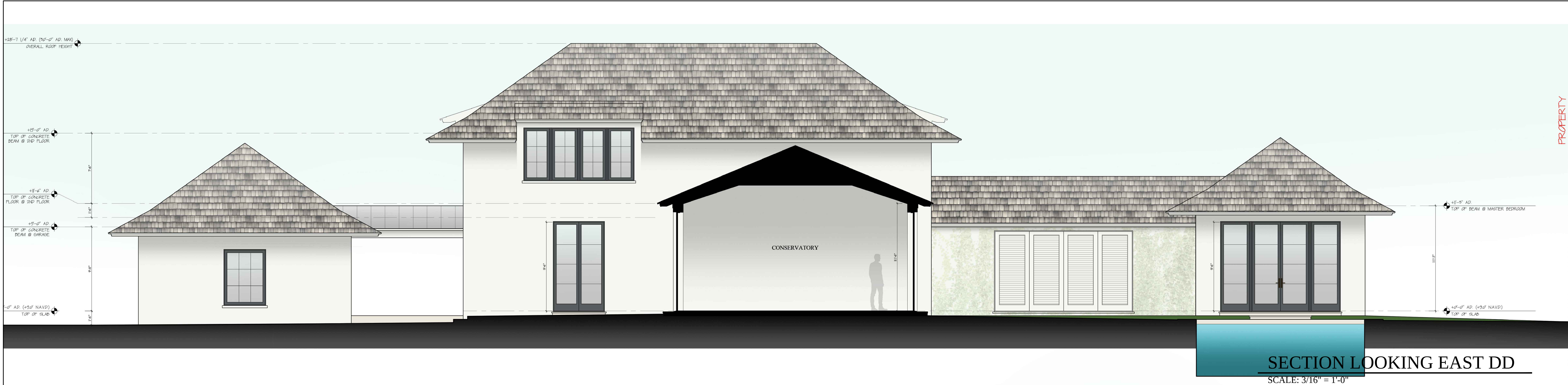
DANIEL KAHAN
REGISTERED ARCHITECT 94757

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PARTIAL ELEVATION @ MAIN ENTRY

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



HOUSE BODY COLOR AND SHUTTERS
BENJAMIN MOORE - CHANTILLY LACE



DOOR & WINDOW COLOR
BENJAMIN MOORE - ASHLAND SLATE



ROOF FINISH MATERIAL (TYP.)
WEATHERED LIGHT GRAY SHINGLES



DOOR HARDWARE COLOR
OIL RUBBED BRONZE



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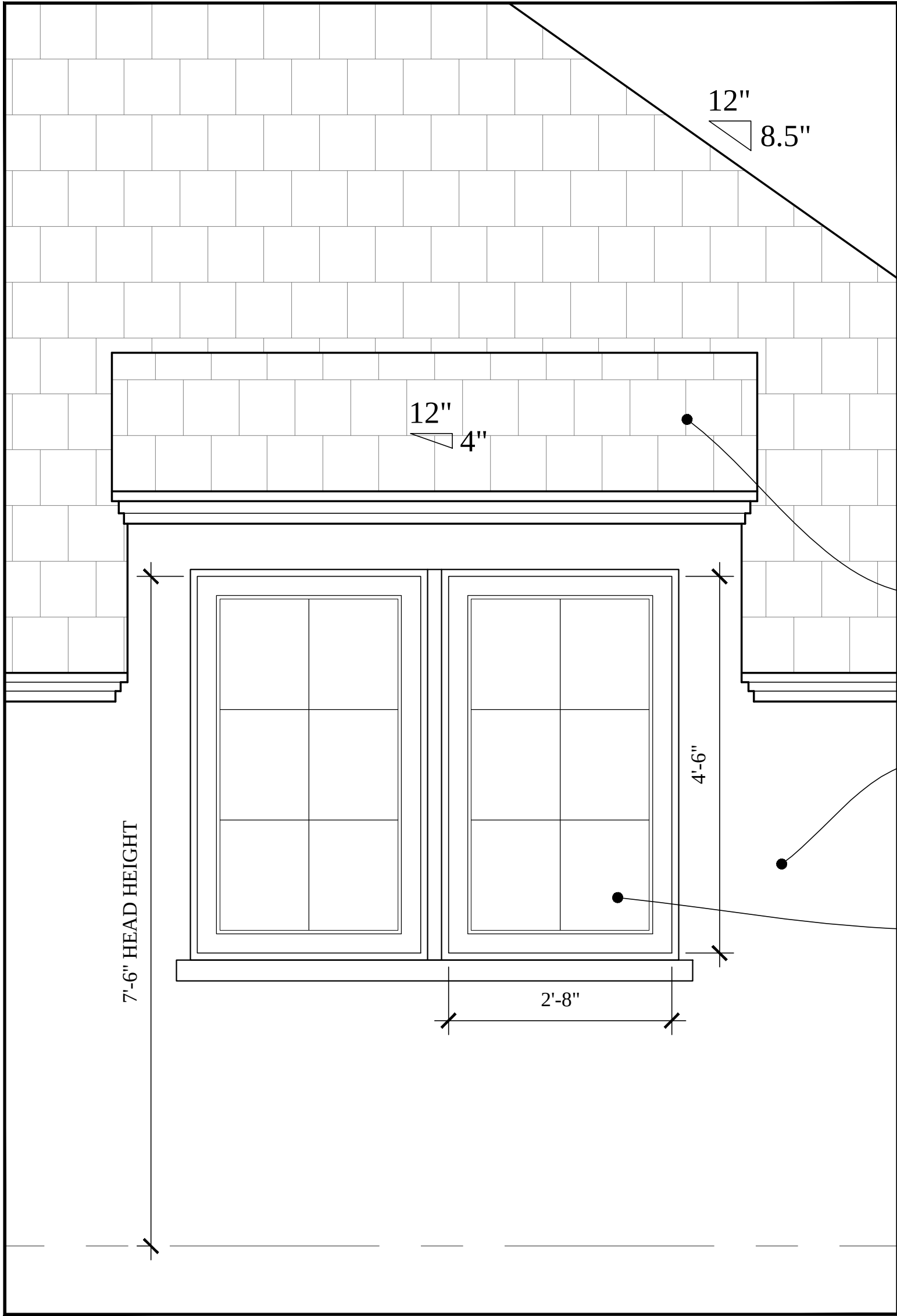
DANIEL KAHAN
REGISTERED ARCHITECT 94757

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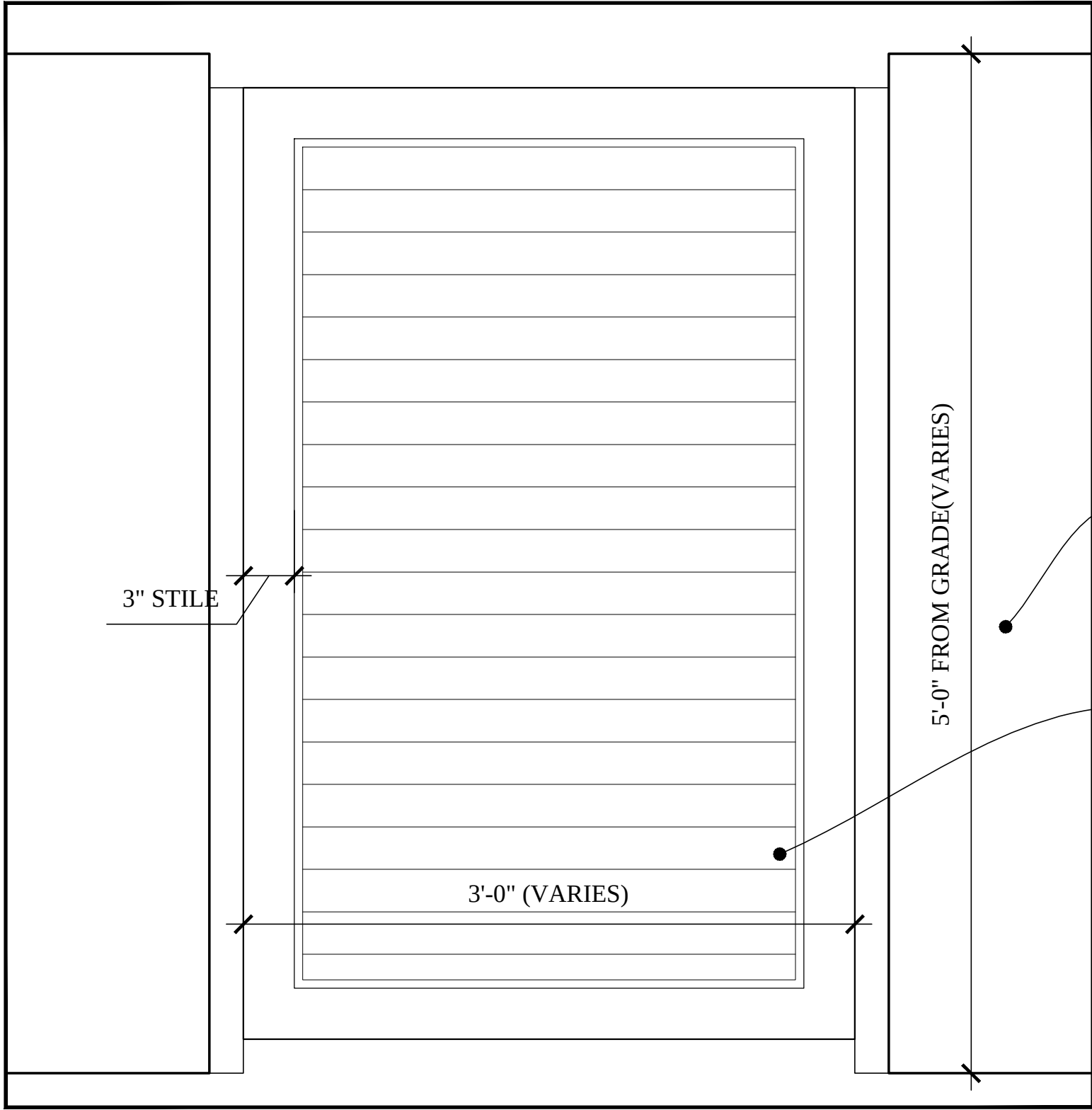
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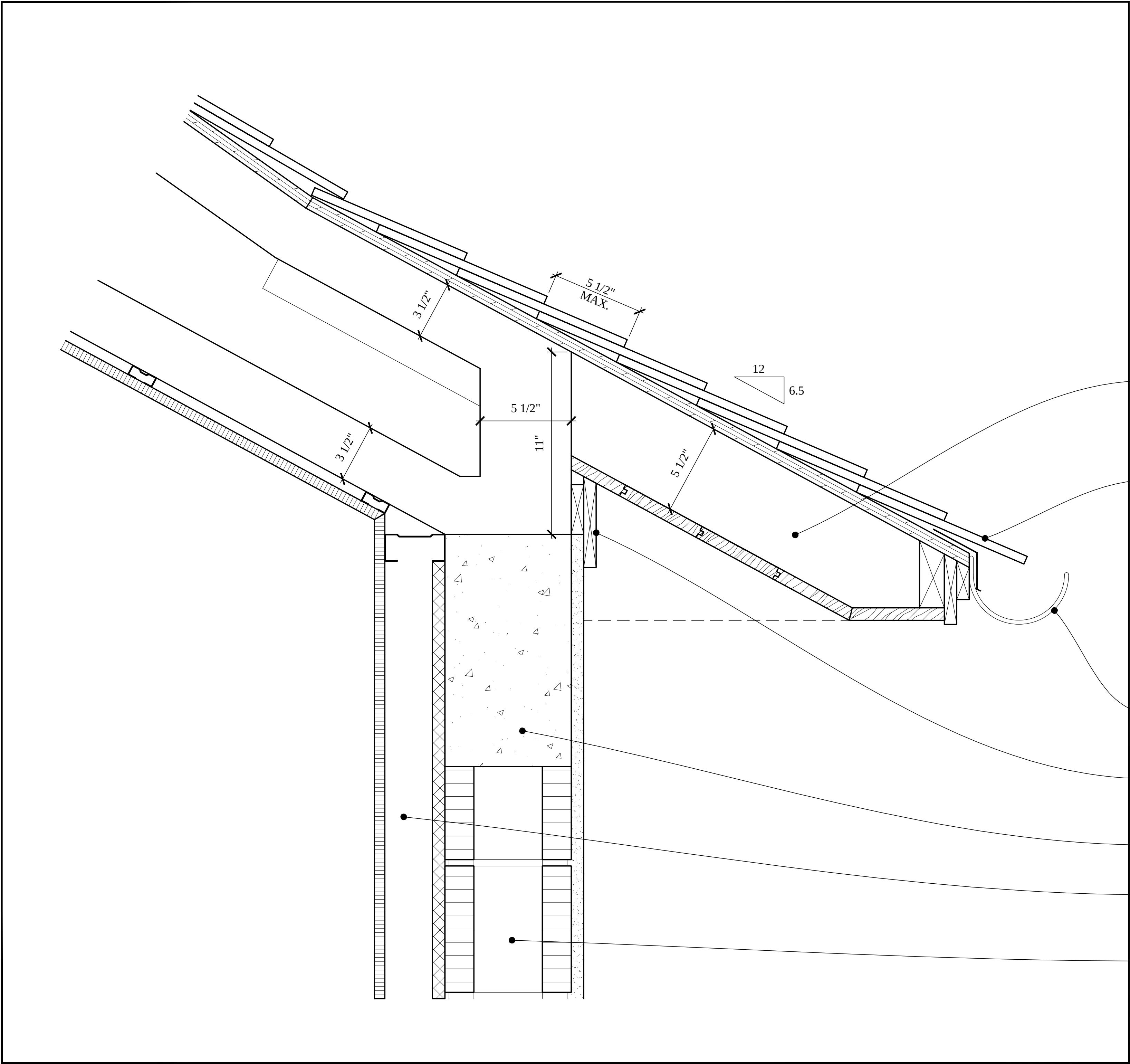
PARTIAL ELEVATION @ DORMER

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



SITE GATE (TYP.)

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



OVERHANG @ GARAGE ROOF

SCALE: 3" = 1'-0"

S·M

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RENDER (WEST)

SCALE: NTS



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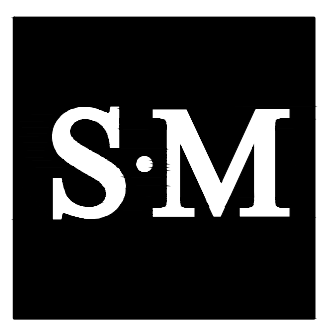
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RENDER (SOUTH)

SCALE: NTS



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NO: -
DWG. BY: PGP
SHEET:

R-1.02

ARC - 24 - 0070