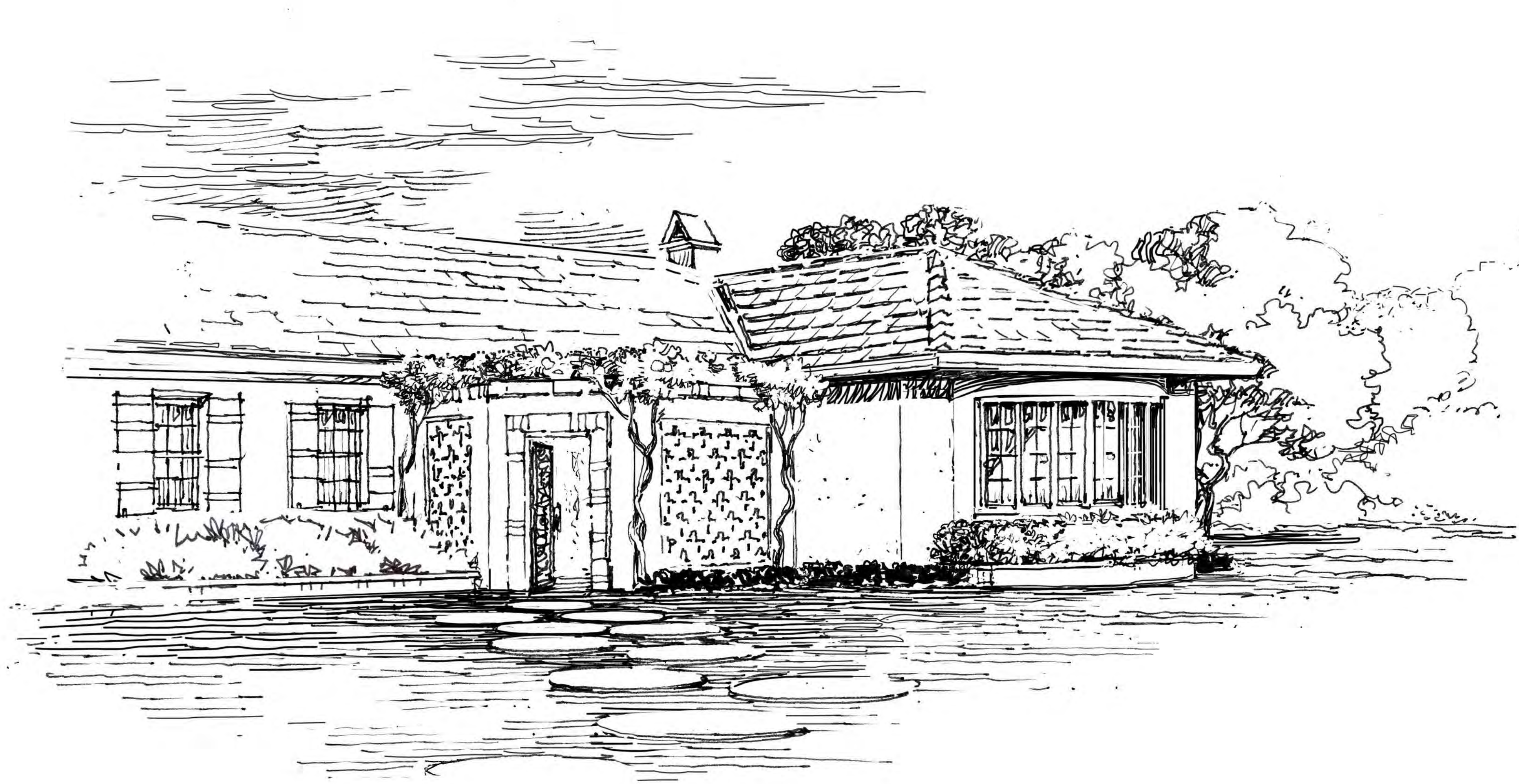


Renovation for the Arroyo Residence

# 2278 IBIS ISLE ROAD E

2278 Ibis Isle Road W, Palm Beach FL, 33480



## ARCOM PRESENTATION SET

10.12.2023

**Bartholemew  
+ Partners**

THE PLAZA CENTER  
251A ROYAL PALM WAY, PENTHOUSE 600A  
PALM BEACH, FLORIDA 33480

T: 561 461 0108  
F: 561 461 0106  
FL LIC. # AA26003943

WWW.BARTHOLEMEWPARTNERS.COM

KYLE BARTHOLEMEW FANT  
ARCHITECT #A989255  
INTERIOR DESIGNER #ID6422

**ES SOLUTIONS**  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST., P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-201-0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

**ANDERSON CARR CONSTRUCTION**  
CONTRACTOR  
ADDRESS: 521 S OLIVE AVE.  
WEST PALM BEACH, FL 33401  
PHONE: 561-833-1661  
E-MAIL: J.BANTING@ANDERSONCARRCONSTRUCTION.COM

**FAE CONSULTING**  
MEP ENGINEERS  
ADDRESS: 300 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-391-9292 EXT. 302  
E-MAIL: UIAFRATE@FAECONSULTING.COM

**ENVIRONMENT DESIGN GROUP**  
LANDSCAPE ARCHITECT  
139 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-832-4600  
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

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SUR1.1 - VARIANCE DIAGRAM

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- SCOPE OF WORK**
- DEMOLITION OF EXISTING SCREENED PATIO
  - REFURBISHING OF EXISTING HOME
  - NEW EXTERIOR WINDOWS AND DOORS
  - NEW ROOFING MATERIAL
  - NEW PAINT COLOR
  - NEW PATIO
  - LANDSCAPE ARCHITECT WILL BE ENVIRONMENT DESIGN GROUP

- VARIANCE**
- L8.4 - PLANTING DETAILS
- VARIANCE 1: SEC. 134-2179(B)(1) VARIANCE TO ELIMINATE THE EXISTING GARAGE AND NOT PROVIDE THE REQUIRED ENCLOSED OFF-STREET PARKING SPACES IN THE R-B ZONING DISTRICT AND TURN IT INTO HABITABLE LIVING SPACE.

**Bartholemew  
+ Partners**

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER  
251A ROYAL PALM WAY, PENTHOUSE 600A  
PALM BEACH, FLORIDA 33480  
T: 561 461 0108  
F: 561 461 0106  
FL LIC. # AA26003943  
BARTHOLEMEWPARTNERS.COM

CONSULTANTS

**ES SOLUTIONS**  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST., P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-201-0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

**ANDERSON CARR CONSTRUCTION**  
CONTRACTOR  
ADDRESS: 521 S OLIVE AVE.  
WEST PALM BEACH, FL 33401  
PHONE: 561-833-1661  
E-MAIL: J.BANTING@ANDERSONCARRCONSTRUCTION.COM

**FAE CONSULTING**  
MEP ENGINEERS  
ADDRESS: 300 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-391-9292 EXT. 302  
E-MAIL: UIAFRATE@FAECONSULTING.COM

**ENVIRONMENT DESIGN GROUP**  
LANDSCAPE ARCHITECT  
139 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-832-4600  
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # A989255  
INTERIOR DESIGNER # ID6422  
AIA # 30425933 NCARB # 87929

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Project no: 23.03.121  
Date: 08.01.23  
Drawn by: V. Antico  
Project Manager: K. Fant

**2278 IBIS ISLE ROAD E**  
**PALM BEACH, FL. 33480**

2278 IBIS ISLE ROAD E  
PALM BEACH, FL. 33480

SHEET NAME:

COVER PAGE

SHEET NUMBER

CVR

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**CONSULTANTS**

**EES SOLUTIONS**  
**STRUCTURAL ENGINEER**  
ADDRESS: 170 NE 2ND ST., P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-221-0190  
E-MAIL: TRENT@EES-ENGINEERS.COM

**ANDERSON CARR CONSTRUCTION**  
**CONTRACTOR**  
ADDRESS: 321 S OLIVE AVE.  
WEST PALM BEACH, FL 33401  
PHONE: 561-833-1661  
E-MAIL: JBANTING@ANDERSONCARRCONSTRUCTION.COM

**FAE CONSULTING**  
**MFP ENGINEERS**  
ADDRESS: 300 LOCK ROAD SUITE 4002  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-391-0252 EXT. 302  
E-MAIL: ULRICH@FAECONSULTING.COM

**ENVIRONMENTAL DESIGN GROUP**  
**LANDSCAPE ARCHITECT**  
139 N COUNTRY ROAD, SUITE 20-B  
PALM BEACH, FL 33460  
PHONE: 561-832-4000  
E-MAIL: DUSTING@ENVIRONMENTALDESIGNGROUP.COM

**KYLE B FANT** ARCHITECT # AR99255  
INTERIOR DESIGNER # ID6422  
AJA # 30425933 NCARB # 87929

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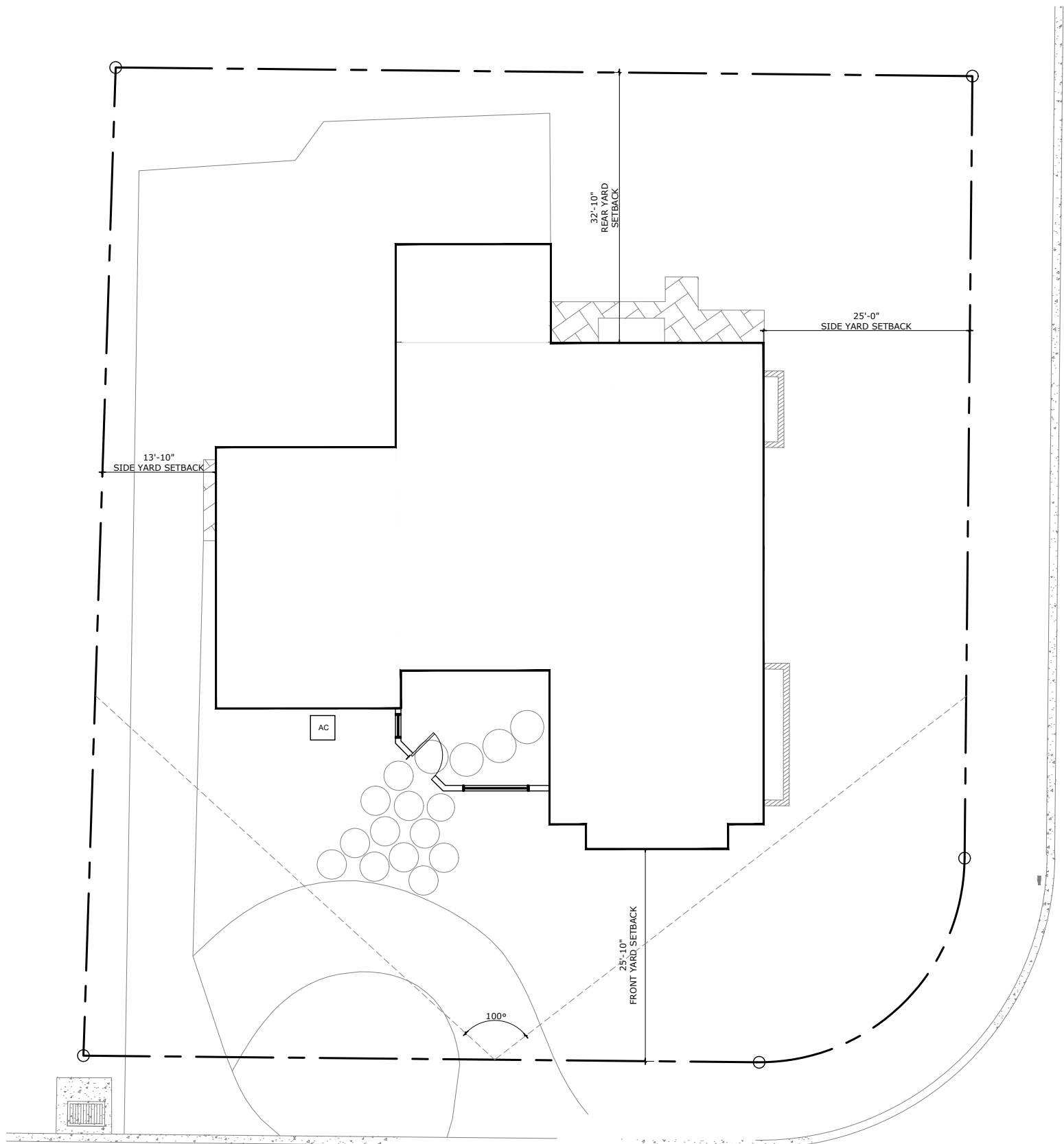
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### VICINITY MAP

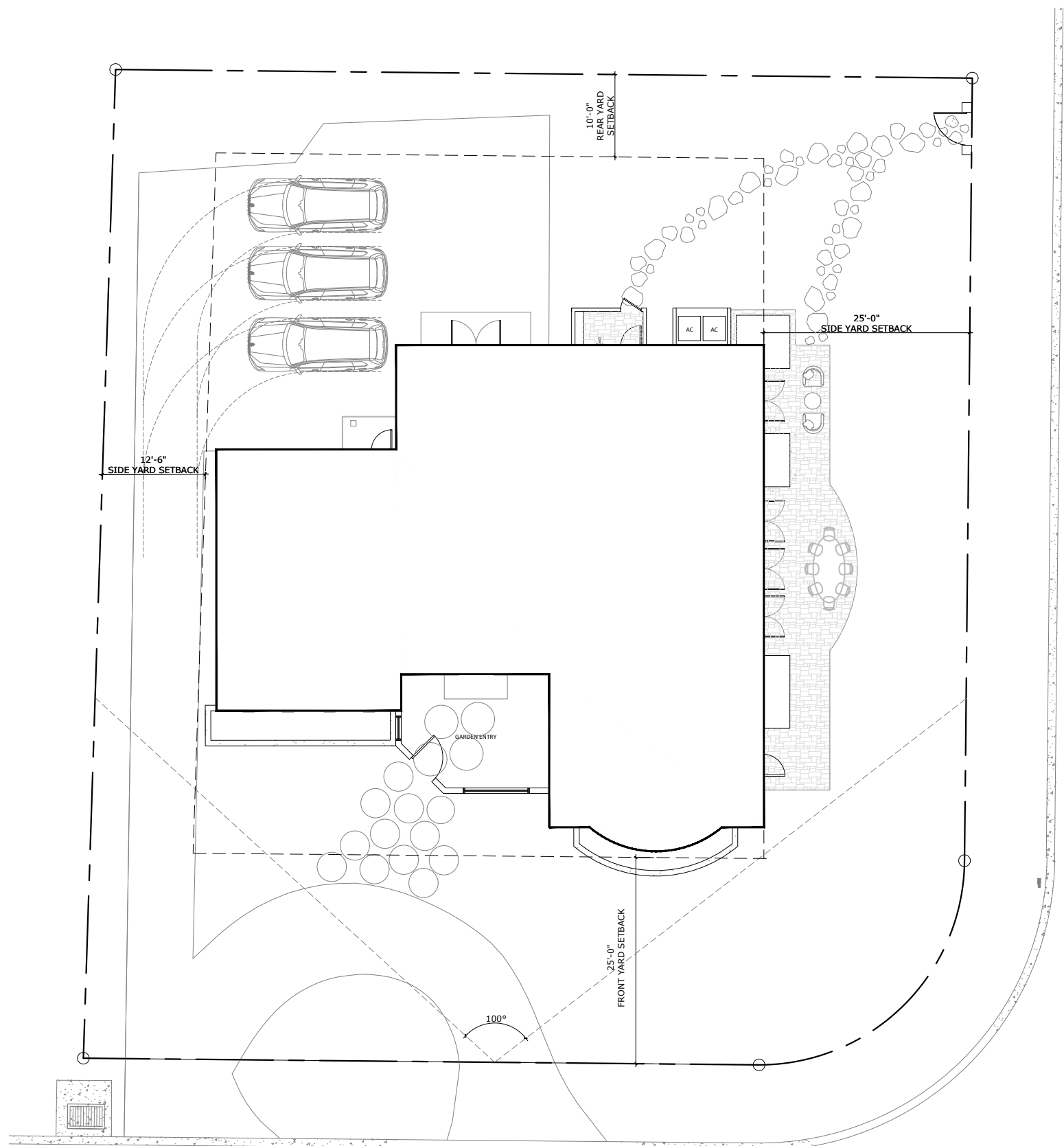
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ARC-23-140  
ZON-23-118



EXISTING SITE PLAN



PROPOSED SITE PLAN  
SCALE: 1/8" = 1'



## 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:	2278 Ibis Isle Road		
2	Zoning District:	R-B Low Density Residential		
3	Structure Type:	Single-Story - Single Family Home		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SF	12,510 SF	N/C
6	Lot Depth	100'	95.00'- 120.03'	N/C
7	Lot Width	100'	104.00'- 81.73'	N/C
8	Lot Coverage (Sq Ft and %)	40%- 5,004 SF	25%- 3,229 SF	24.14%- 3,020 SF
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structures, etc)	N/A	3,006 SF	2,993 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.97 CCR- 53,595 CF	2.26 CCR- 28,382 CF	2.10 CCR- 26,274 CF
11	*Front Yard Setback (Ft.)	25'- 0"	25.7'	N/C
12	* Side Yard Setback (1st Story) (Ft.)	12'- 6"	24.4' EAST - 13.6' WEST	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	15'- 0"	N/A	N/C
14	*Rear Yard Setback (Ft.)	10'- 0"	32.7'	N/C
15	Angle of Vision (Deg.)	100 DEGREES	86 DEGREES	N/C
16	Building Height (Ft.)	14'- 0"	8'- 8"	N/C
17	Overall Building Height (Ft.)	22- 0"	15'- 3"	N/C
18	Crown of Road (COR) (NAVD)	N/A	N/A	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/C
20	Finished Floor Elev. (FFE)(NAVD)	7.00 NAVD	8.7' NAVD	N/C
21	Zero Datum for point of meas. (NAVD)	7.00 NAVD	8.7' NAVD	N/C
22	FEMA Flood Zone Designation	ZONE AE	N/C	N/C
23	Base Flood Elevation (BFE)(NAVD)	6.00 NAVD	N/A	N/A
24	Landscape Open Space (LOS) (Sq Ft and %)	45%- 5,630 SF	51.8%- 6,476 SF	47.3%- 5,917 SF
25	Perimeter LOS (Sq Ft and %)	50%- 2,815 SF	75.1%- 3,021 SF	72.9%- 2,935 SF
26	Front Yard LOS (Sq Ft and %)	40%- 1,960 SF	85.3%- 4,093 SF	71.3%- 3,493 SF
27	**Native Plant Species %	Please refer to separate landscape legend.		

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

If value is not applicable, enter N/A

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

If value is not changing, enter N/C

REV BF 20220304

## Bartholemew + Partners

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER  
251A ROYAL PALM WAY, PENTHOUSE 600A  
PALM BEACH, FLORIDA 33480  
T: 561 461 0108  
F: 561 461 0108  
FL LIC # A202003943  
BARTHOLEMEWPARTNERS.COM

### CONSULTANTS

ES SOLUTIONS  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-201-0190  
E-MAIL: TIENTIES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION  
CONTRACTOR  
ADDRESS: 501 S OLIVE AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561-483-1981  
E-MAIL: JBANTY@ANDERSONCARRCONSTRUCTION.COM

F&E CONSULTING  
MEP ENGINEERS  
ADDRESS: 3001 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-381-5200 EXT. 302  
E-MAIL: UAFRATE@FAECONSULTING.COM

ENVIRONMENT DESIGN GROUP  
LANDSCAPE ARCHITECT  
136 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-832-4600  
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

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KYLE B FANT ARCHITECT # AR09255  
INTERIOR DESIGNER # ID6422  
AIA # 30425933 NCARB # 87929

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Project no: 23.03.121  
Date: 08.01.23  
Drawn by: V. Antico  
Project Manager: K. Fant

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PALM BEACH, FL 33480

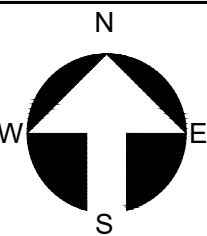
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PALM BEACH, FL 33480

SHEET NAME:

SITE PLAN

SHEET NUMBER

SUR0.1



ARC-23-140  
ZON-23-118

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**CONSULTANTS**

**ES SOLUTIONS**  
STRUCTURAL ENGINEERING  
ADDRESS: 170 NE 2ND ST., P.O. BOX #1737  
BOCA RATON, FL 33431  
PHONE: 561-201-0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

**ANDERSON CARR CONSTRUCTION**  
ADDRESS: 521 S OLYVE AVE.  
WEST PALM BEACH, FL 33401  
PHONE: 561-833-1661  
E-MAIL: JBRANT@ANDERSONCARRCONSTRUCTION.COM

**FAE CONSULTING**  
MEP ENGINEERS  
ADDRESS: 300 LOOK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 407-381-6026 EXT. 302  
E-MAIL: UFAFRATE@FAECONSULTING.COM

**ENVIRONMENT DESIGN GROUP**  
LANDSCAPE ARCHITECT  
181 RIVINGTON RD., SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-852-4600  
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM

**KYLE B FANT** ARCHITECT # AR99255  
INTERIOR DESIGNER # ID6422  
AJA # 30425933 NCARB # 87929

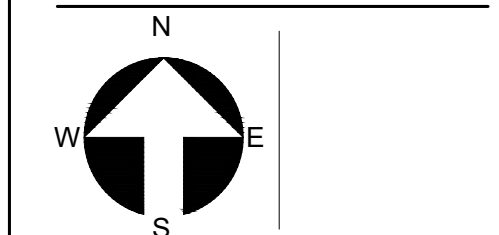
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ENLARGED SITE PLAN

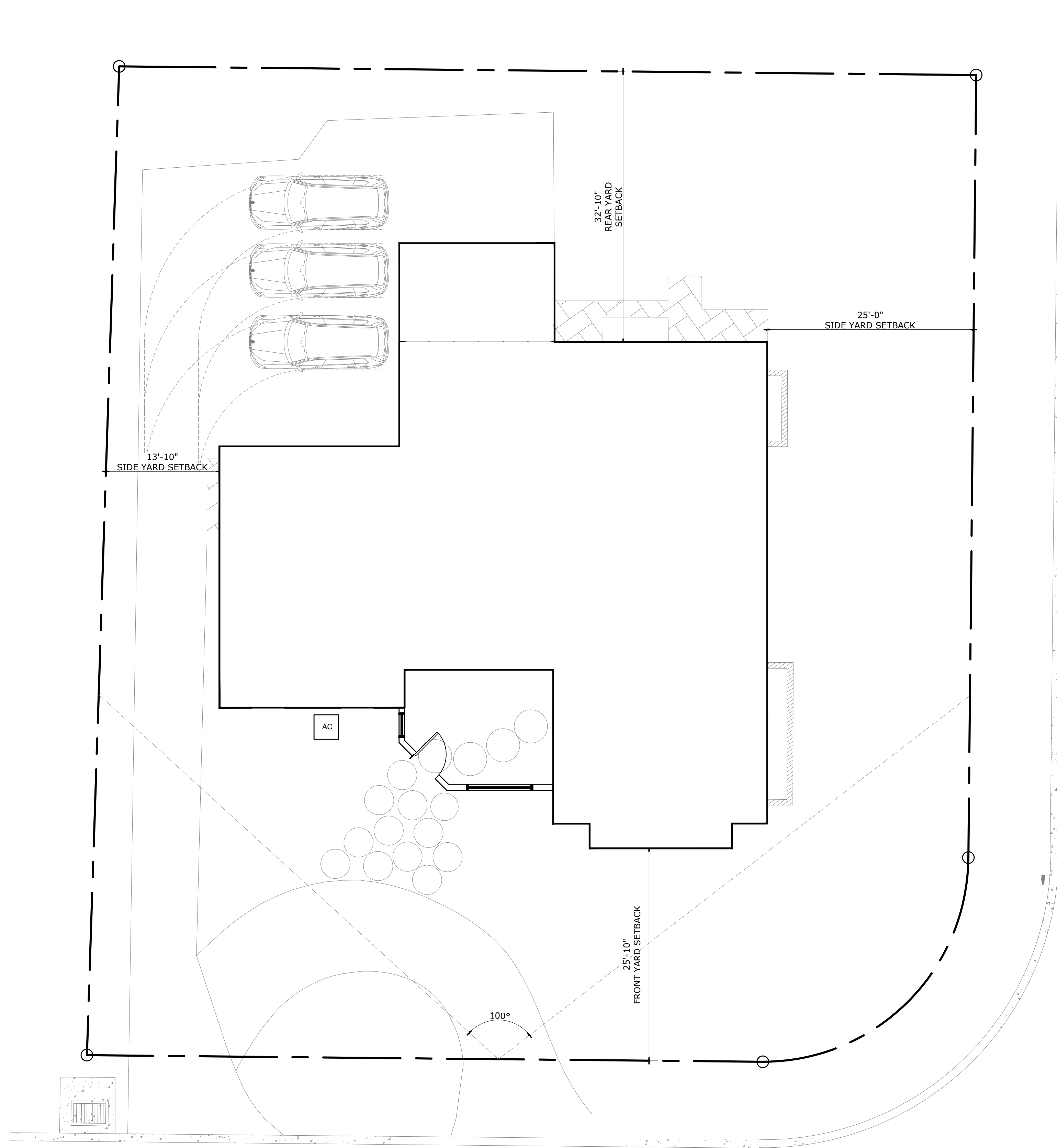
## SUR0.2



This site plan illustrates the layout of a residential property, including setbacks, landscaping, and building details. The plan is bounded by a dashed line representing the property line. Key features include:

- Setbacks:**
  - 10'-0" REAR YARD SETBACK:** Indicated by a vertical dimension line on the right side of the property.
  - 12'-6" SIDE YARD SETBACK:** Indicated by a horizontal dimension line on the left side of the property.
  - 25'-0" SIDE YARD SETBACK:** Indicated by a horizontal dimension line on the right side of the property, adjacent to the main building.
  - 25'-0" FRONT YARD SETBACK:** Indicated by a vertical dimension line at the bottom of the property.
- Landscaping:**
  - 100°:** A curved line indicating a 100-degree arc, likely for a driveway or walkway.
  - 10'-0" REAR YARD SETBACK:** A curved line indicating a 10-foot setback from the rear property line.
  - 12'-6" SIDE YARD SETBACK:** A curved line indicating a 12-foot-6-inch setback from the left property line.
  - 25'-0" SIDE YARD SETBACK:** A curved line indicating a 25-foot setback from the right property line.
  - 25'-0" FRONT YARD SETBACK:** A curved line indicating a 25-foot setback from the front property line.
- Building and Structures:**
  - MAIN BUILDING:** A large, rectangular structure with a central entrance labeled "GARDEN ENTRY".
  - AC:** Two air conditioning units are shown on the right side of the main building.
  - DRIVEWAY:** A curved driveway is shown on the left side of the property, with a 100-degree arc indicating its curvature.
  - PARKING:** Three cars are shown parked in a designated area on the left side of the property.
  - LANDSCAPING:** Various trees and shrubs are depicted throughout the property, including a large tree in the front yard and several smaller trees along the side and rear boundaries.

**SCALE: 1/8" = 1'**



SCALE: 1/8" = 1'



ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

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\_\_\_\_\_

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RYLE B FANT ARCHITECT # ARJW255  
INTERIOR DESIGNER # ID6422  
AJA # 30425933 NCARB # 87929

\_\_\_\_\_

\_\_\_\_\_

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Project no: 23.03.121  
Date: 22.01.2023

2278 IBIS ISLE ROAD E

2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

\_\_\_\_\_

\_\_\_\_\_

**SUR2 0**

**SCALE: 1/4" = 1'**

A diagram showing a circle with center S. Two points, W and E, are marked on the upper-left and upper-right parts of the circle's circumference, respectively. The center S is labeled below the circle.

**CONSULTANTS**

**ES SOLUTIONS**  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-301-0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

**ANDERSON CARR CONSTRUCTION**  
CONTRACTOR  
ADDRESS: 521 S OLIVE AVE.  
WEST PALM BEACH, FL 33401  
PHONE: 561-833-1661  
E-MAIL: JEANTING@ANDERSONCARRCONSTRUCTION.COM

**FAE CONSULTING**  
MEP ENGINEERS  
ADDRESS: 300 LOCK ROAD SUITE #502  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-391-9292 EXT. 302  
E-MAIL: USMRATE@FAECONSULTING.COM

**ENVIRONMENT DESIGN GROUP**  
LANDSCAPE ARCHITECT  
139 N COUNTRY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-850-4600  
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM

NOT FOR CONSTRUCTION

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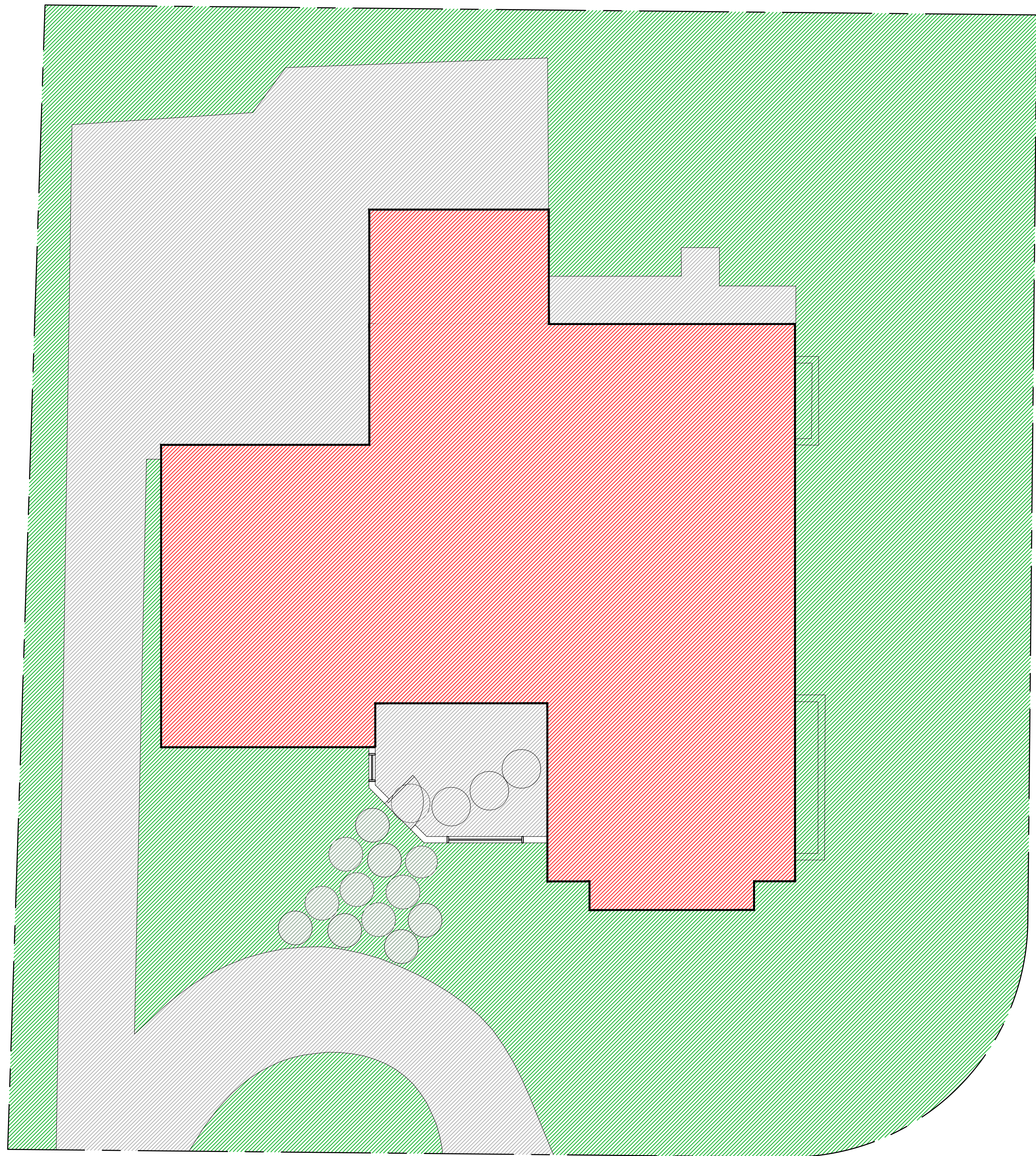
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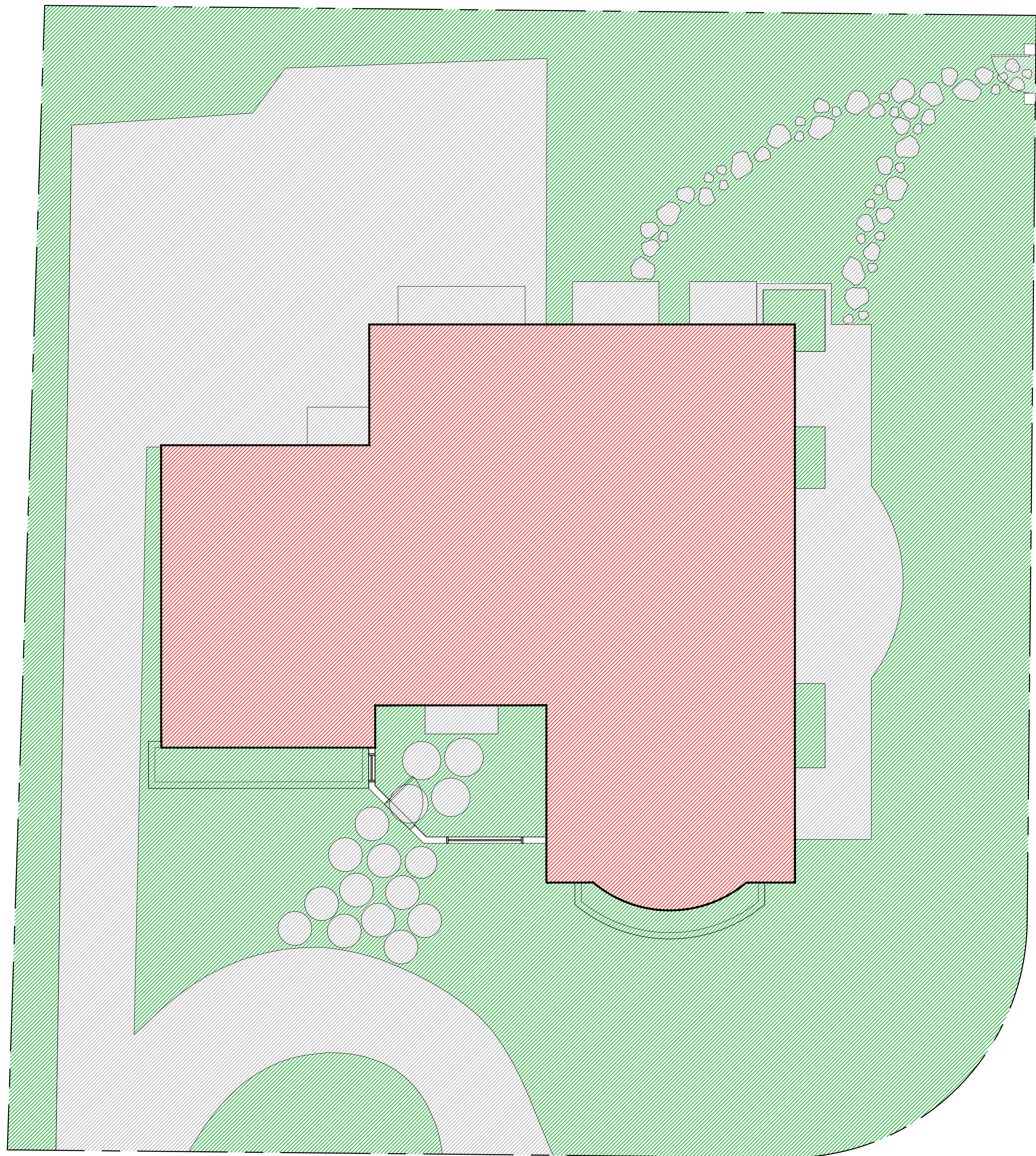
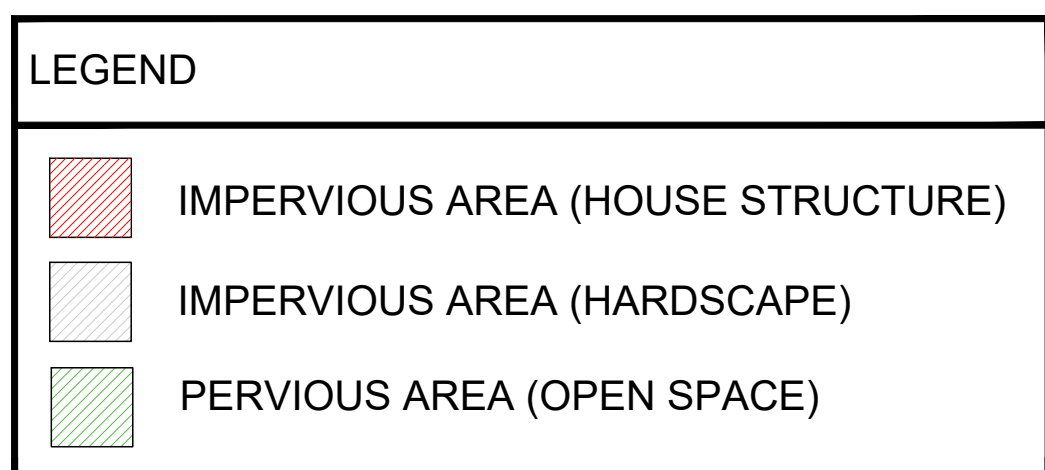
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### LOT COVERAGE DIAGRAM

SHEET NUMBER



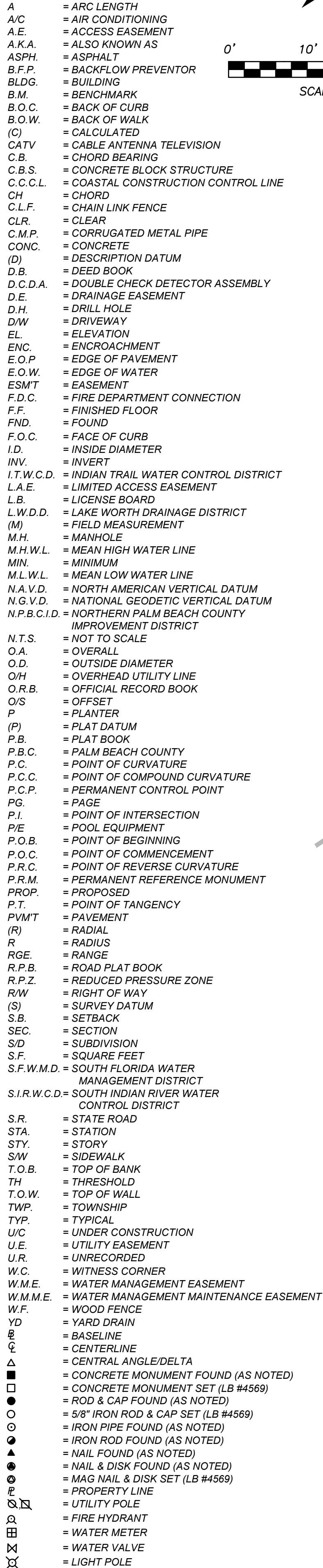
**EXISTING LOT COVERAGE DIAGRAM**  
SCALE: 1/8" = 1'



PROPOSED LOT COVERAGE DIAGRAM

LOT COVERAGE CALCULATIONS			
	ALLOWABLE	EXISTING	PROPOSED
	40% - 5,004 SF	25%- 3,229 SF	24.14%- 3,020 SF
	3.97 CCR - 53,595 CF	2.26 CCR - 28,382 CF	2.10 CCR - 26,274 CF

**LEGEND**



**DATE OF LAST FIELD SURVEY: 10/11/2023**



*This survey is made specifically and only for the following parties for the purpose of a ???? on the surveyed property.*

**2278 IBIS ISLE ROAD EAST LLC**

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

**PROPERTY ADDRESS:**

2278 Ibis Isle Rd E.  
Palm Beach, FL 33480

**LEGAL DESCRIPTION:**


*Lot 34, IBIS ISLE, according to the Plat thereof as recorded in Plat Book 24, Page 84, Public Records of Palm Beach County, Florida.*

**FLOOD ZONE:**

*This property is located in Flood Zone X & AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0593F, dated 10/05/2017.*

**NOTES:**

1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
2. 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.
3. Description furnished by client or client's agent.
4. 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.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. 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.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. 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.
11. 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.
12. 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.
13. 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.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

REVISIONS:			
<p style="font-size: 24px; font-weight: bold;">Boundary Survey For:</p> <p style="font-size: 36px; font-weight: bold;">2278 IBIS ISLE ROAD EAST LLC</p>			
 <div style="display: inline-block; vertical-align: middle; margin-left: 20px;"> <p style="font-size: 24px; font-weight: bold; margin: 0;">WALLACE SURVEYING</p> <p style="font-size: 12px; margin: 0;">CORP., LICENSED BUSINESS # 4569</p> <p style="font-size: 12px; margin: 0;">5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551</p> </div>			
FIELD: M.J.	JOB No.: 23-1455	F.B. PB 354 PG. 35-36	
OFFICE: D.R.	DATE: 10/11/2023	DWG. No.: 23-1455-1	
C.K'D.: C.W.	REF.: 23-1455.dwg	SHEET: 1 OF 1	

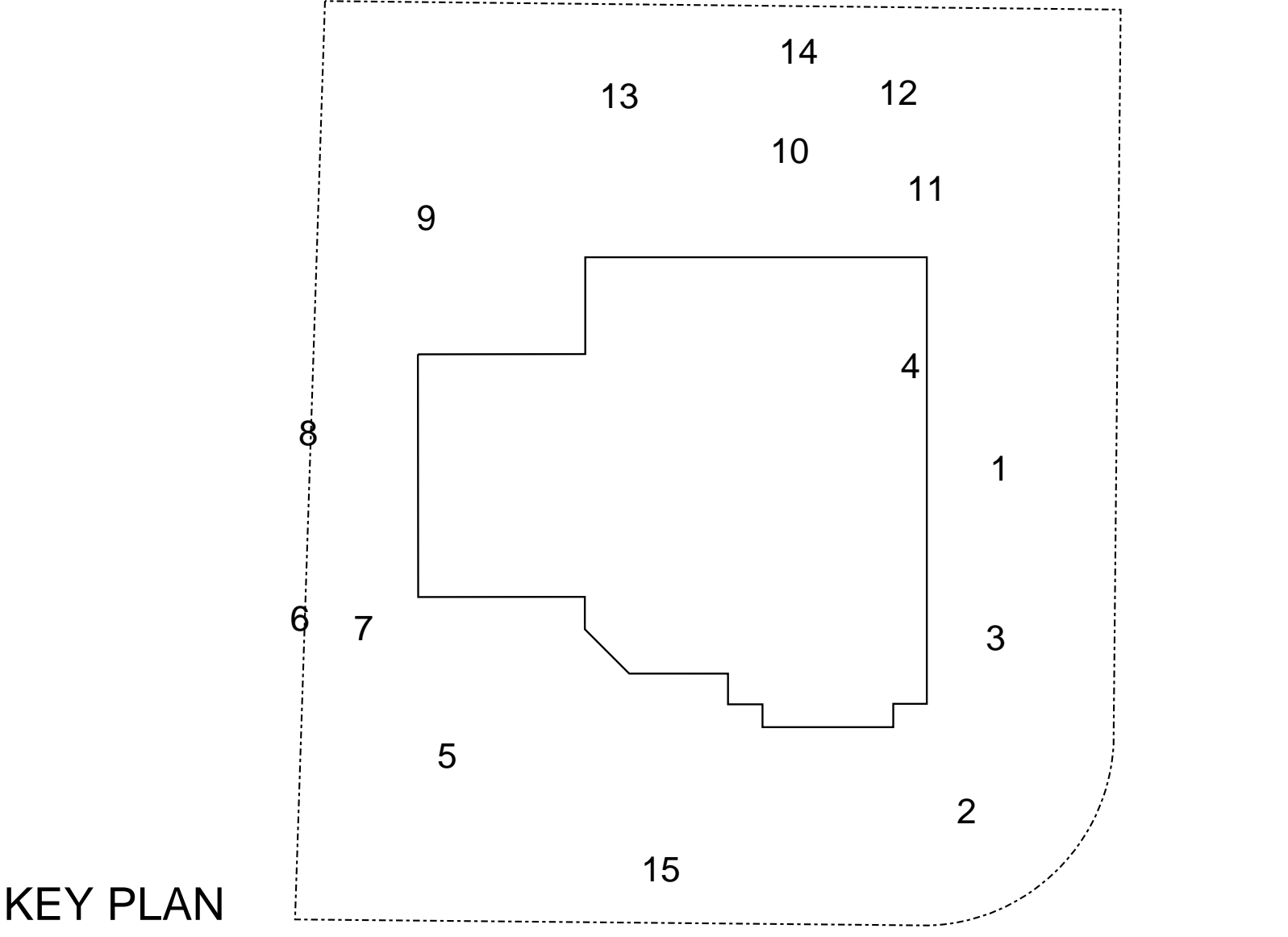
Craig L. Wallace  
Professional Surveyor and Mapper  
Florida Certificate No. 3357



1



2



KEY PLAN



3



4



5



6



7



8

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ARCHITECTURE AND DESIGN  
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PALM BEACH, FLORIDA 33480  
T: 561 461 0108  
F: 561 461 0108  
FL LIC. #A20003943  
BARTHOLEMWPARTNERS.COM

CONSULTANTS  
**ES SOLUTIONS**  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST. P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561 251-6190  
E-MAIL: TIENTI@ES-ENGINEERS.COM  
**ANDERSON CARR CONSTRUCTION**  
CONTRACTOR  
ADDRESS: 501 S OLIVE AVE.  
WEST PALM BEACH, FL 33401  
PHONE: 561 483-1861  
E-MAIL: JANDTIN@ANDERSONCARRCONSTRUCTION.COM  
**FAE CONSULTING**  
MEP ENGINEERS  
ADDRESS: 3001 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561 351-5222 EXT. 302  
E-MAIL: UAFRATE@FAECONSULTING.COM  
**ENVIRONMENT DESIGN GROUP**  
LANDSCAPE ARCHITECT  
138 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561 832-4800  
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM

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KYLE B FANT ARCHITECT # A989255  
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AIA # 30425933 NCARB # 87929

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Project no: 23.03.121  
Date: 08.01.23  
Drawn by: V. Antico  
Project Manager: K. Fant

2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

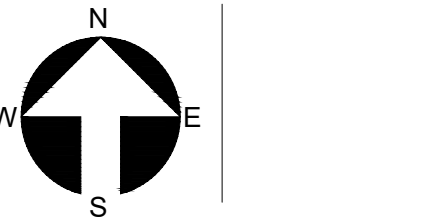
2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

SHEET NAME

EXISTING EXTERIOR  
CONDITIONS

SHEET NUMBER

SP1.0



ARC-23-140  
ZON-23-118







2291 IBIS ISLE RD. W



2299 IBIS ISLE RD. W



2307 IBIS ISLE RD. W



2285 IBIS ISLE RD. W



2273 IBIS ISLE RD. W



2270 IBIS ISLE RD. W

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PALM BEACH, FLORIDA 33480  
T: 561 461 0108  
F: 561 461 0108  
FL LIC #A202003943  
BARTHOLEMEWPARTNERS.COM

**CONSULTANTS**  
**ES SOLUTIONS**  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561 251-6190  
E-MAIL: TRENT@ES-ENGINEERS.COM  
**ANDERSON CARR CONSTRUCTION**  
CONTRACTOR  
ADDRESS: 501 S OLIVE AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561 483-1881  
E-MAIL: JMCANTING@ANDERSONCARRCONSTRUCTION.COM  
**FAE CONSULTING**  
MEP ENGINEERS  
ADDRESS: 3001 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561 361-6202 EXT. 302  
E-MAIL: UHAFATE@FAECONSULTING.COM  
**ENVIRONMENT DESIGN GROUP**  
LANDSCAPE ARCHITECT  
138 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561 832-4800  
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

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Project no: 23.03.121  
Date: 08.01.23  
Drawn by: V. Antico  
Project Manager: K. Fant

**2278 IBIS ISLE ROAD E**  
**PALM BEACH, FL 33480**

2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

SHEET NAME

**ADJACENT BUILDING**  
**PHOTOS**

SHEET NUMBER

**SP1.3**

CONSULTANTS

ES SOLUTIONS  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-251-0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION  
CONTRACTOR  
ADDRESS: 501 S OLIVE AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561-433-1881  
E-MAIL: JBANTYNG@ANDERSONCARRCONSTRUCTION.COM

F&E CONSULTING  
MEP ENGINEERS  
ADDRESS: 300 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-351-5235 EXT. 302  
E-MAIL: UHAFRAT@FAECONSULTING.COM

ENVIRONMENT DESIGN GROUP  
LANDSCAPE ARCHITECT  
136 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-832-4600  
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM

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Date: 08.01.23  
Drawn by: V. Antico  
Project Manager: K. Fant

2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

SHEET NAME

ADJACENT BUILDING  
PHOTOS

SHEET NUMBER

SP1.4



2278 IBIS ISLE RD. W

SUBJECT PROPERTY



2283 IBIS ISLE RD. W



2275 IBIS ISLE RD. W



Inspiration for the proposed windows and painted white brick of the house.



Inspiration for the planters on grade beneath the windows.



Shutter color and overall inspiration of the home, with louvered gate.



Inspiration for the bay window at the front facade.



Inspiration for the stucco color and chimney.

INSPIRATION IMAGES PROVIDED FROM HOMEOWNER

Bartholemew + Partners

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER  
251A ROYAL PALM WAY, PENTHOUSE 600A  
PALM BEACH, FLORIDA 33480  
T: 561 461 0108  
F: 561 461 0108  
FL LIC. #A20003943  
BARTHOLEMEWPARTNERS.COM

CONSULTANTS

ES SOLUTIONS  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561 201-0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION  
CONTRACTOR  
ADDRESS: 501 S OLIVE AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561 833-1881  
E-MAIL: JANDY@ANDERSONCARRCONSTRUCTION.COM

F&E CONSULTING  
MEP ENGINEERS  
ADDRESS: 3803 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561 351-0202 EXT. 302  
E-MAIL: UAFRAT@F&ECONSULTING.COM

ENVIRONMENT DESIGN GROUP  
LANDSCAPE ARCHITECT  
138 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561 852-4600  
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

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Project no: 23.03.121  
Date: 08.01.23  
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Project Manager: K. Fant

2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

SHEET NAME

INSPIRATION IMAGES

SHEET NUMBER

SP1.5

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**ES SOLUTIONS**  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-201-0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

**ANDERSON CARR CONSTRUCTION**  
CONTRACTOR  
ADDRESS: 501 S OLIVE AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561-433-1981  
E-MAIL: JBANTING@ANDERSONCARRCONSTRUCTION.COM

**F&E CONSULTING**  
MEP ENGINEERS  
ADDRESS: 300 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-351-5200 EXT. 302  
E-MAIL: UHAFRATE@FAECONSULTING.COM

**ENVIRONMENT DESIGN GROUP**  
LANDSCAPE ARCHITECT  
136 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-832-4500  
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

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Project Manager: K. Fant

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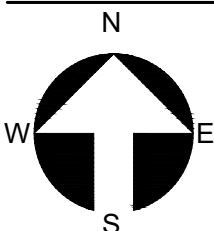
2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

SHEET NAME

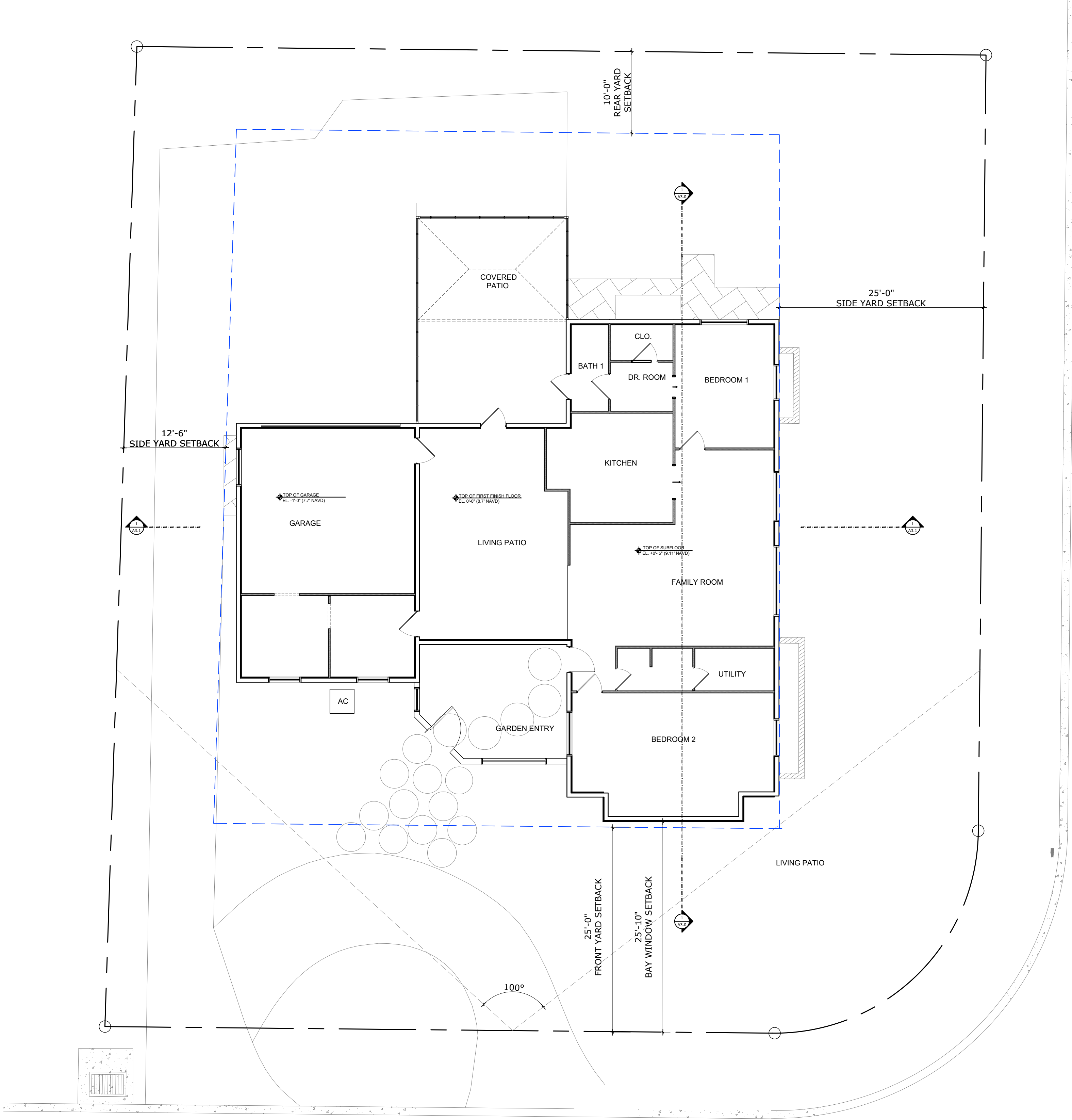
EXISTING SITE PLAN

SHEET NUMBER

SP2.0



ARC-23-140  
ZON-23-118



EXISTING SITE PLAN

SCALE: 1/8" = 1'

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STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-201-0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

**ANDERSON CARR CONSTRUCTION**  
CONTRACTOR  
ADDRESS: 501 S OLIVE AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561-433-1981  
E-MAIL: JBRANTING@ANDERSONCARRCONSTRUCTION.COM

**F&E CONSULTING**  
MEP ENGINEERS  
ADDRESS: 3001 LOOK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-361-6200 EXT. 302  
E-MAIL: UAFRATE@FAECONSULTING.COM

**ENVIRONMENT DESIGN GROUP**  
LANDSCAPE ARCHITECT  
136 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-832-4600  
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Project no: 23.03.121  
Date: 08.01.23  
Drawn by: V. Antico  
Project Manager: K. Fant

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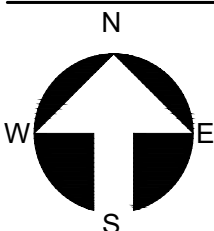
2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

SHEET NAME

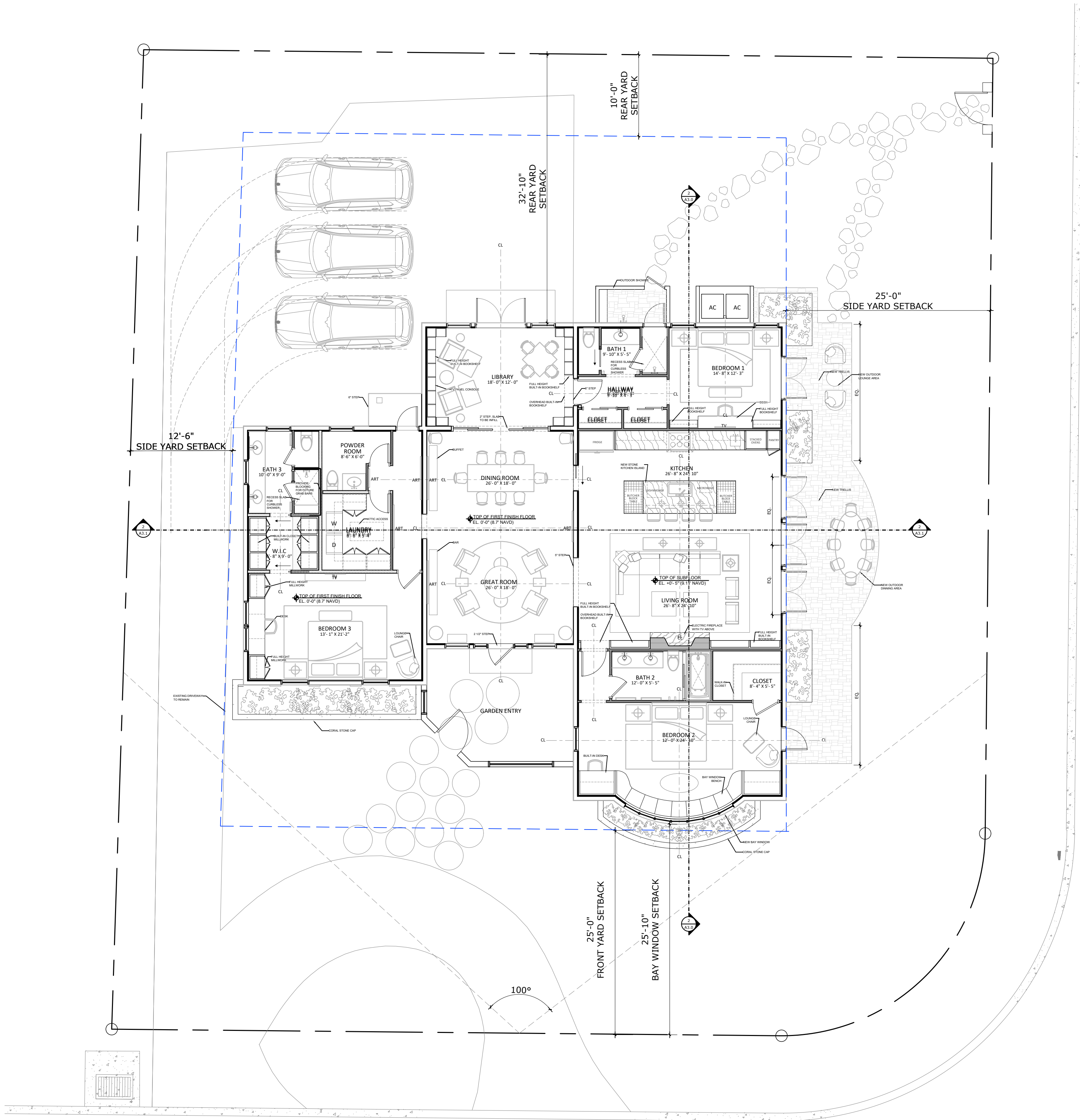
PROPOSED STE PLAN

SHEET NUMBER

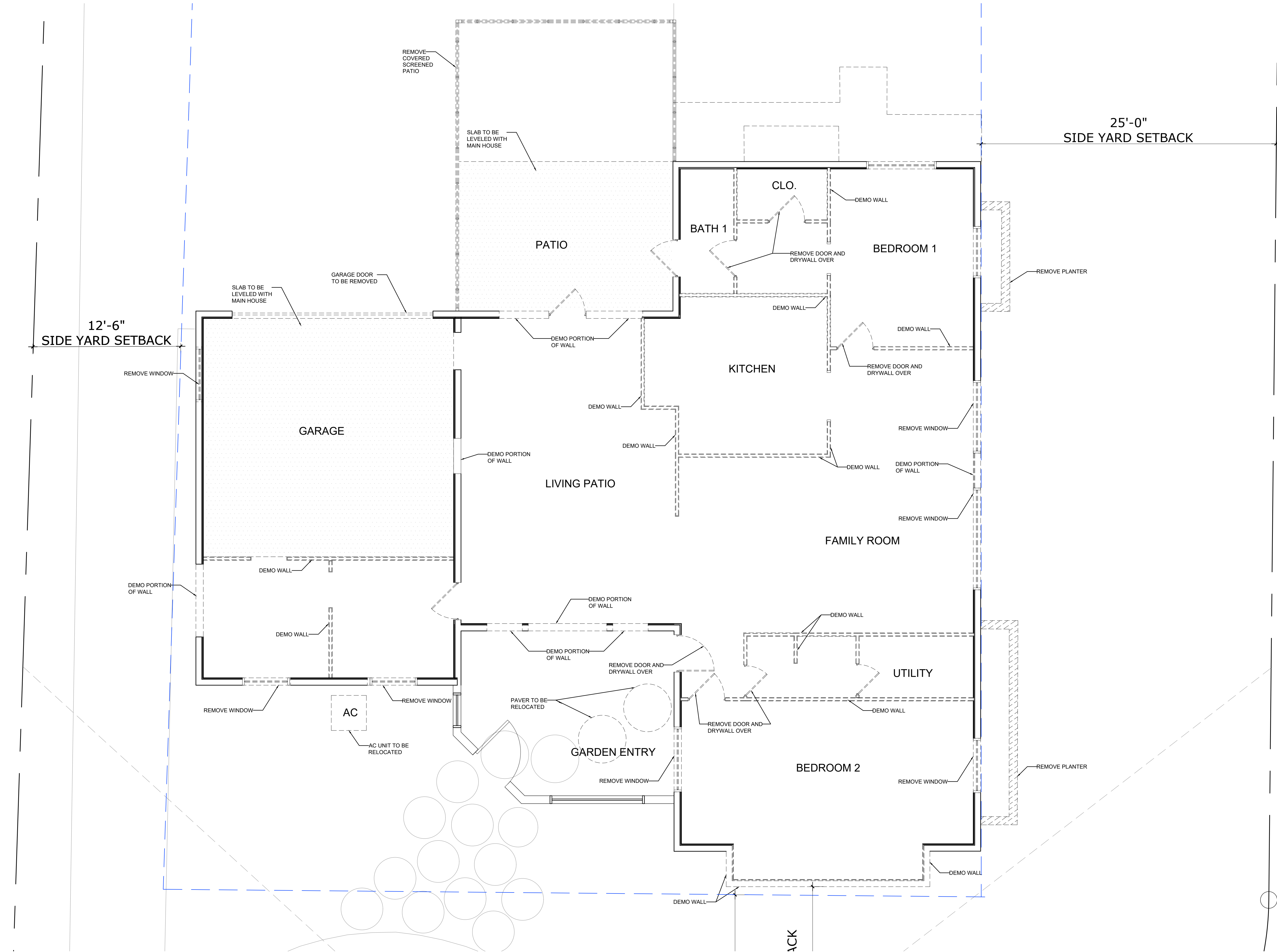
SP2.1



ARC-23-140  
ZON-23-118



PROPOSED SITE PLAN  
SCALE: 1/8" = 1'



DEMOLITION FLOOR PLAN  
SCALE: 1/4" = 1'

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THE PLAZA CENTER  
251A ROYAL PALM WAY, PENTHOUSE 600A  
PALM BEACH, FLORIDA 33480  
T: 561 461 0108  
F: 561 461 0108  
FL LIC. #A200003943  
BARTHOLEMEWPARTNERS.COM

CONSULTANTS  
ES SOLUTIONS  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561 201 0190  
E-MAIL: TRENT@ES-ENGINEERS.COM  
ANDERSON CARR CONSTRUCTION  
CONTRACTOR  
ADDRESS: 301 S OLIVE AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561 433 1881  
E-MAIL: JBANTING@ANDERSONCARRCONSTRUCTION.COM  
FAE CONSULTING  
MEP ENGINEERS  
ADDRESS: 300 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561 351 5253 EXT. 302  
E-MAIL: UAFRATE@FAECONSULTING.COM  
ENVIRONMENT DESIGN GROUP  
LANDSCAPE ARCHITECT  
136 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561 432 4600  
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM

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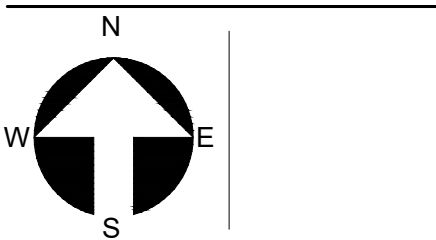
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SHEET NAME

DEMOLITION FLOOR  
PLAN

SHEET NUMBER

D1.0



ARC-23-140  
ZON-23-118



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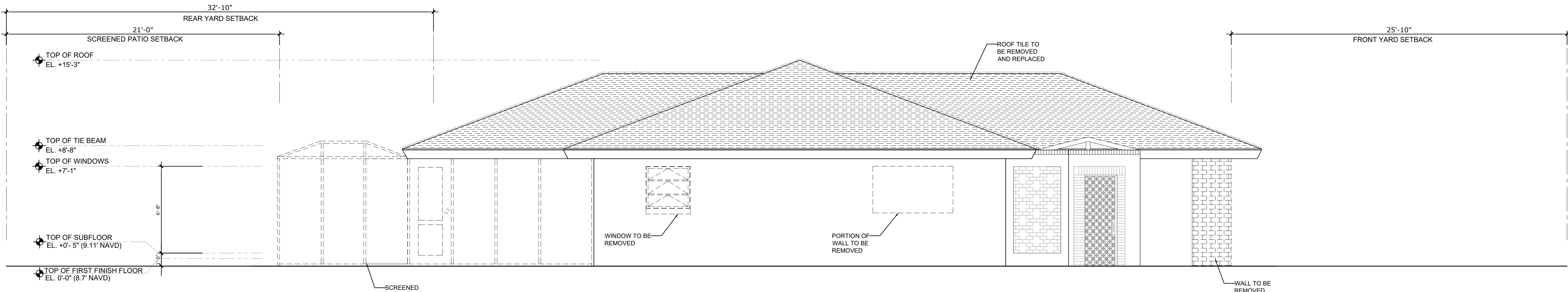
2278 IBIS ISLE ROAD E  
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SHEET NAME

### DEMOLITION ELEVATIONS

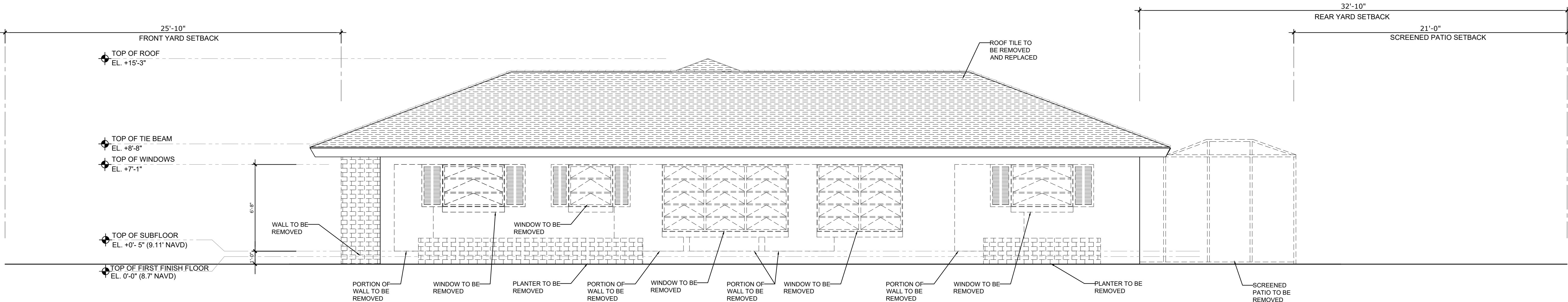
SHEET NUMBER

## D2.0



DEMOLITION WEST ELEVATION

SCALE: 1/4" = 1'



DEMOLITION EAST ELEVATION

SCALE: 1/4" = 1'

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**ES SOLUTIONS**  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-201-0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

**F&E CONSULTING**  
MEP ENGINEERS  
ADDRESS: 300 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-391-9292 EXT. 302  
E-MAIL: [U1AFRATE@FAECONSULTING.COM](mailto:U1AFRATE@FAECONSULTING.COM)

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Revisions:

**ARC-23-140**  
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**ES SOLUTIONS**  
STRUCTURAL ENGINEER  
ADDRESS: 170 N. 2ND ST., P.O. BOX 41737  
BOCA RATON, FL 33431  
PHONE: 561-201-0190  
E-MAIL: TRT@ES-ENGINEERS.COM

**ANDERSON CARR CONSTRUCTION**  
CONTRACTOR  
ADDRESS: 321 S. OLIVE AVE.  
WEST PALM BEACH, FL 33401  
PHONE: 561-833-1681  
E-MAIL: BANTING@ACCONSTRUCTION.COM

**MEP CONSULTING**  
ADDRESS: 300 LOOK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-995-0527, 302  
E-MAIL: UFA@MEPCONSULTING.COM

**ENVIRONMENT DESIGN GROUP**  
LANDSCAPE ARCHITECT  
139 N. COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-832-4000  
E-MAIL: DESIGN@ENVIRONMENTSGROUP.COM

**KYLE B FANT** ARCHITECT # AR99255  
INTERIOR DESIGNER # ID6422  
AIA # 30425933 NCARB # 87929

Revisions:

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PROJECT START AND END DATE: FEBRUARY 2020 - FEBRUARY 2021

Project no: 23.03.121  
Date: 08.01.23  
Drawn by: V. Antico  
Project Manager: K. Fant

2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

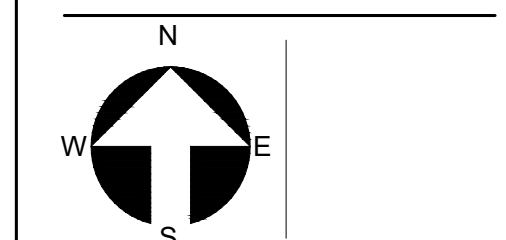
2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

SHEET NAME

### PROPOSED FLOOR PLAN

SHEET NUMBER

## A1.1



ARC-23-140  
ZON-23-118



### PROPOSED FLOOR PLAN

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

---

**ES SOLUTIONS**  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-201-0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

**FAE CONSULTING**  
MEP ENGINEERS  
ADDRESS: 300 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-391-9292 EXT. 302  
E-MAIL: [U1AFRATE@FAECONSULTING.COM](mailto:U1AFRATE@FAECONSULTING.COM)

\_\_\_\_\_

Revisions:

**SCALE: 3/16" = 1'**

ARC-23-140  
ZON-23-118

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

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STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-201-0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

**F&E CONSULTING**  
MEP ENGINEERS  
ADDRESS: 300 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-391-9292 EXT. 302  
E-MAIL: [U1A1RATE@FAECONSULTING.COM](mailto:U1A1RATE@FAECONSULTING.COM)

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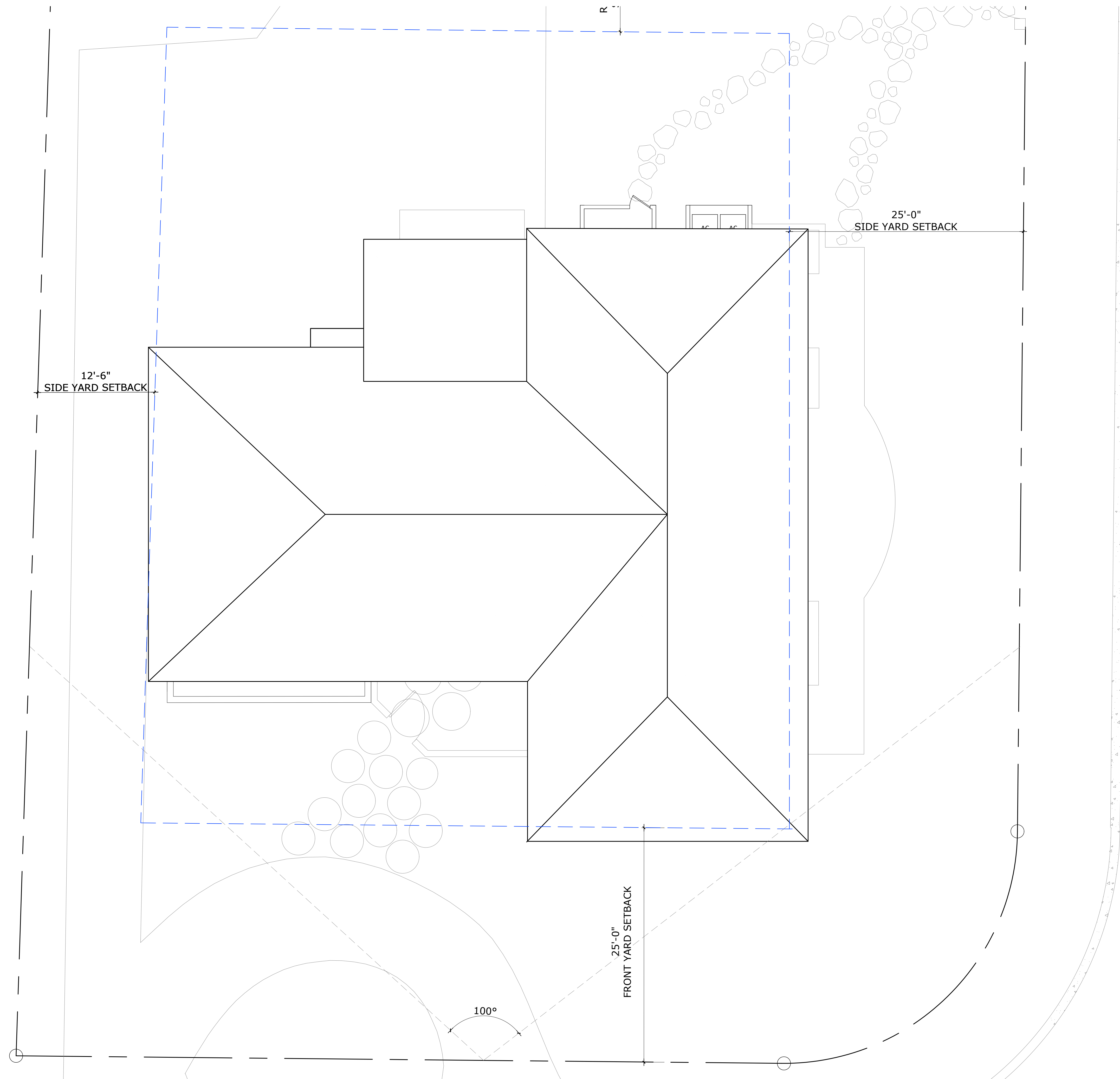
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SHEET NUMBER

## PROPOSED ROOF PLAN





FRONT EXISTING PHOTOGRAPH



BACK EXISTING PHOTOGRAPH



EAST EXISTING PHOTOGRAPH



WEST EXISTING PHOTOGRAPH

# Bartholemew + Partners

ARCHITECTURE AND DESIGN  
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THE PLAZA CENTER  
251A ROYAL PALM WAY, PENTHOUSE 600A  
PALM BEACH, FLORIDA 33480  
T: 561 461 0108  
F: 561 461 0108  
FL LIC. #A200003943  
BARTHOLEMEWPARTNERS.COM

## CONSULTANTS

ES SOLUTIONS  
STRUCTURAL ENGINEER  
ADDRESS: 110 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561 201 0190  
E-MAIL: TIENTIES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION  
CONTRACTOR  
ADDRESS: 501 S OLIVE AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561 433 1861  
E-MAIL: JBRANTING@ANDERSONCARRCONSTRUCTION.COM

F&E CONSULTING  
MEP ENGINEERS  
ADDRESS: 300 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561 381 5020 EXT. 302  
E-MAIL: UAFRAT@F&ECONSULTING.COM

ENVIRONMENT DESIGN GROUP  
LANDSCAPE ARCHITECT  
136 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561 432 4600  
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM

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KYLE B FANT ARCHITECT # AR09255  
INTERIOR DESIGNER # ID6422  
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Project no: 23.03.121  
Date: 08.01.23  
Drawn by: V. Antico  
Project Manager: K. Fant

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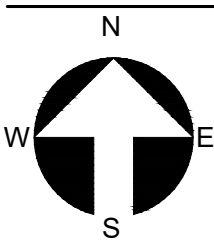
2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

SHEET NAME

EXISTING PHOTOGRAPHS

SHEET NUMBER

A2.0



ARC-23-140  
ZON-23-118



### PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

**CONSULTANTS**

**ES SOLUTIONS**  
STRUCTURAL ENGINEERING  
ADDRESS: 170 NE 2ND ST., P.O. BOX 41737  
BOCA RATON, FL 33431  
PHONE: 561-201-0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

**ANDERSON CARR CONSTRUCTION**  
CONSTRUCTION  
ADDRESS: 521 S OLIVE AVE.  
WEST PALM BEACH, FL 33401  
PHONE: 561-833-1661  
E-MAIL: ABANTO@ANDERSONCARRCONSTRUCTION.COM

**FAE CONSULTING**  
MEP ENGINEERS  
ADDRESS: 3003 LOOK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-381-6026 EXT. 302  
E-MAIL: UFAFRATE@FAECONSULTING.COM

**ENVIRONMENT DESIGN GROUP**  
LANDSCAPE ARCHITECT  
130 KILNARY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-823-4600  
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM

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SHEET NAME

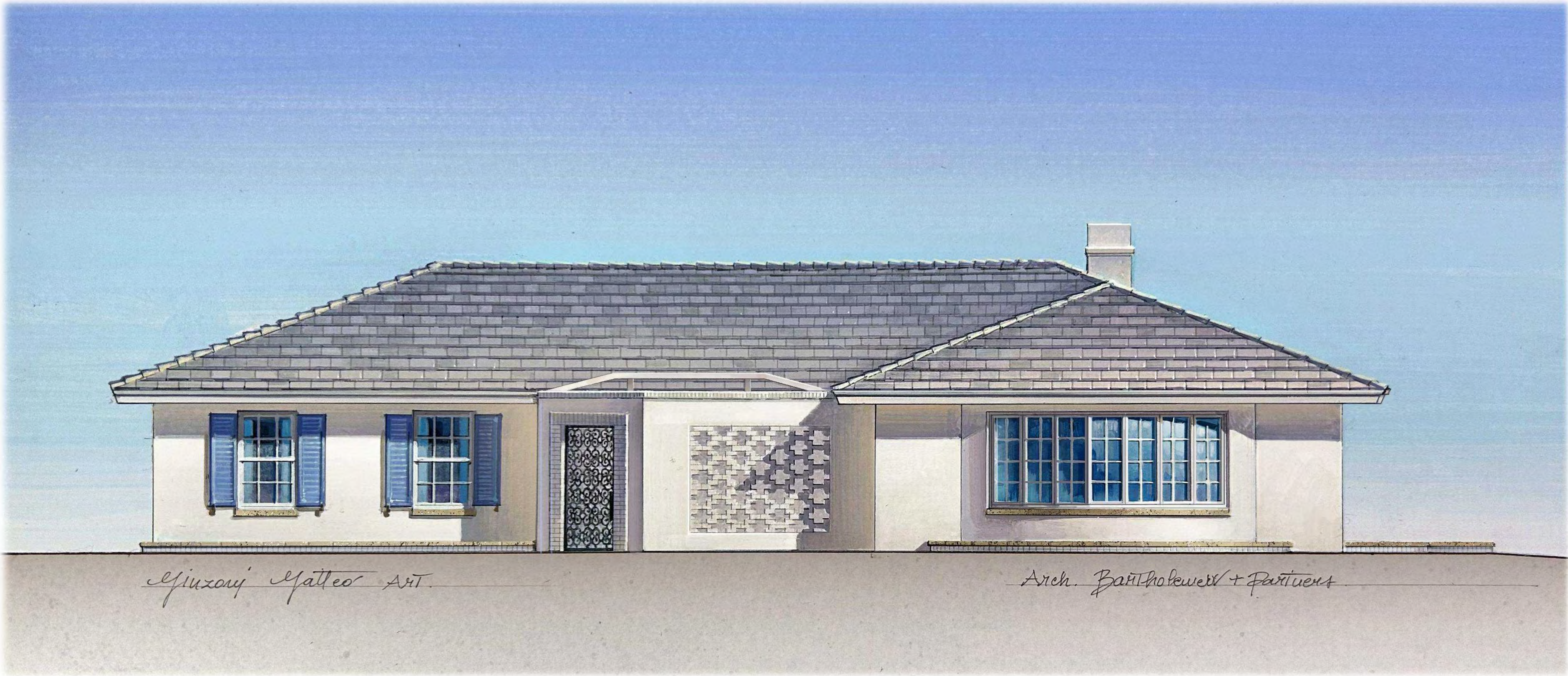
SHEET NUMBER

### A2.0.1

ARC-23-140	
ZON-23-118	



SCALE: 1/4" = 1'



PROPOSED COLOR SOUTH ELEVATION

SCALE: 1/4" = 1'

# Bartholemew + Partners

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER  
251A ROYAL PALM WAY, PENTHOUSE 600A  
PALM BEACH, FLORIDA 33480  
T: 561 461 0108  
F: 561 461 0108  
FL LIC. #A200003943  
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## CONSULTANTS

ES SOLUTIONS  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561 251 0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION  
CONTRACTOR  
ADDRESS: 301 S OLIVE AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561 433 1861  
E-MAIL: JBANTY@ANDERSONCARRCONSTRUCTION.COM

FAC CONSULTING  
MEP ENGINEERS  
ADDRESS: 3001 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561 351 5225 EXT. 302  
E-MAIL: UAFRATE@FACCONSULTING.COM

ENVIRONMENT DESIGN GROUP  
LANDSCAPE ARCHITECT  
136 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33460  
PHONE: 561 432 4600  
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM

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AIA # 30425933 NCARB # 87929

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Project no: 23.03.121  
Date: 08.01.23  
Drawn by: V. Antico  
Project Manager: K. Fant

2278 IBIS ISLE ROAD E  
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PALM BEACH, FL 33480

SHEET NAME

COLOR PROPOSED  
ELEVATIONS

SHEET NUMBER

A2.0.2

ARC-23-140  
ZON-23-118



PROPOSED LANDSCAPE SOUTH ELEVATION

SCALE: 1/4" = 1'

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PALM BEACH, FLORIDA 33480  
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F: 561 461 0108  
FL LIC. #A230003943  
BARTHOLEMEWPARTNERS.COM

CONSULTANTS

ES SOLUTIONS  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-251-0190  
E-MAIL: TRENT@ES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION  
CONTRACTOR  
ADDRESS: 501 S OLIVE AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561-433-1861  
E-MAIL: JBANTYNG@ANDERSONCARRCONSTRUCTION.COM

FAC CONSULTING  
MEP ENGINEERS  
ADDRESS: 3001 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-351-5200 EXT. 302  
E-MAIL: UAFRAT@FACCONSULTING.COM

ENVIRONMENT DESIGN GROUP  
LANDSCAPE ARCHITECT  
136 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-832-4600  
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM

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Project no: 23.03.121  
Date: 08.01.23  
Drawn by: V. Antico  
Project Manager: K. Fant

2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

SHEET NAME

COLOR PROPOSED  
ELEVATIONS

SHEET NUMBER

A2.0.3

ARC-23-140  
ZON-23-118



PROPOSED STREETVIEW SOUTH ELEVATION

SCALE: 1/4" = 1'

Bartholemew  
+ Partners

ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER  
251A ROYAL PALM WAY, PENTHOUSE 600A  
PALM BEACH, FLORIDA 33480  
T: 561 461 0108  
F: 561 461 0108  
FL LIC. #A200003943  
BARTHOLEMWPARTNERS.COM

CONSULTANTS

ES SOLUTIONS  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-251-0190  
E-MAIL: TIENTI@ES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION  
CONTRACTOR  
ADDRESS: 201 S OLIVE AVE  
WEST PALM BEACH, FL 33401  
PHONE: 561-433-1861  
E-MAIL: JBRANTY@ANDERSONCARRCONSTRUCTION.COM

FAC CONSULTING  
MEP ENGINEERS  
ADDRESS: 300 LOCK ROAD SUITE #302  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-351-5235 EXT. 302  
E-MAIL: UAFRAT@FACCONSULTING.COM

ENVIRONMENT DESIGN GROUP  
LANDSCAPE ARCHITECT  
136 N COUNTY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-832-4600  
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM

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AIA # 30425933 NCARB # 87929

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Project no: 23.03.121  
Date: 08.01.23  
Drawn by: V. Antico  
Project Manager: K. Fant

2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

SHEET NAME

COLOR PROPOSED  
ELEVATIONS

SHEET NUMBER

A2.0.4

ARC-23-140  
ZON-23-118



SCALE: 1/4" = 1'



SCALE: 1/4" = 1'



ARCHITECTURE AND DESIGN  
PROGETTO DI ARCHITETTURA

**CONSULTANTS**

**ES SOLUTIONS**  
STRUCTURAL ENGINEER  
ADDRESS: 170 NE 2ND ST., P.O. BOX #1737  
BOCA RATON, FL  
PHONE: 561-201-0160  
E-MAIL: TRENT@ES-ENGINEERS.COM

**ANDERSON CARR CONSTRUCTION**  
CONTRACTOR  
ADDRESS: 821 S OLIVE AVE.  
WEST PALM BEACH, FL 33401  
PHONE: 561-833-1661  
E-MAIL: JAWANTING@ANDERSONCARRCONSTRUCTION.COM

**FAE CONSULTING**  
MEP ENGINEERS  
ADDRESS: 300 LOC ROAD SUITE 4002  
DEERFIELD BEACH, FLORIDA 33442  
PHONE: 561-391-6292 EXT. 302  
E-MAIL: JAWARRANT@FAECONSULTING.COM

**ENVIRONMENT DESIGN GROUP**  
LANDSCAPE ARCHITECT  
139 N COUNTRY ROAD, SUITE 20-B  
PALM BEACH, FL 33480  
PHONE: 561-833-4800  
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

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INTERIOR DESIGNER # ID6422  
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Project no: 23.03.121  
Date: 08.01.23  
Drawn by: V. Antico  
Project Manager: K. Fant

2278 IBIS ISLE ROAD E  
PALM BEACH, FL 33480

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PALM BEACH, FL 33480

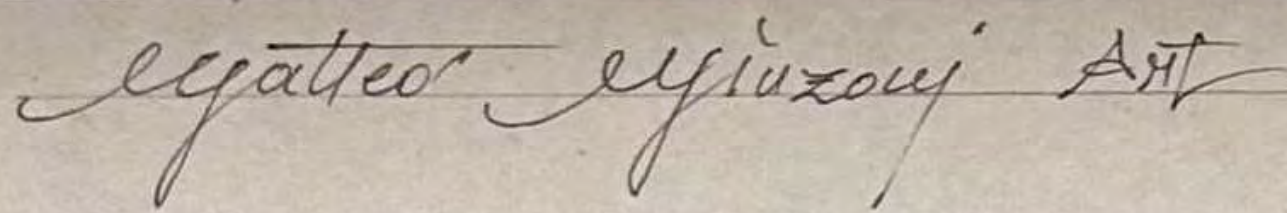
SHEET NAME

**COLOR PROPOSED  
ELEVATIONS**

SHEET NUMBER

### A2.1.2

ARC-23-140		
ZON-23-118		



Arch. Bartholomew + Partners

SCALE: 1/4" = 1'