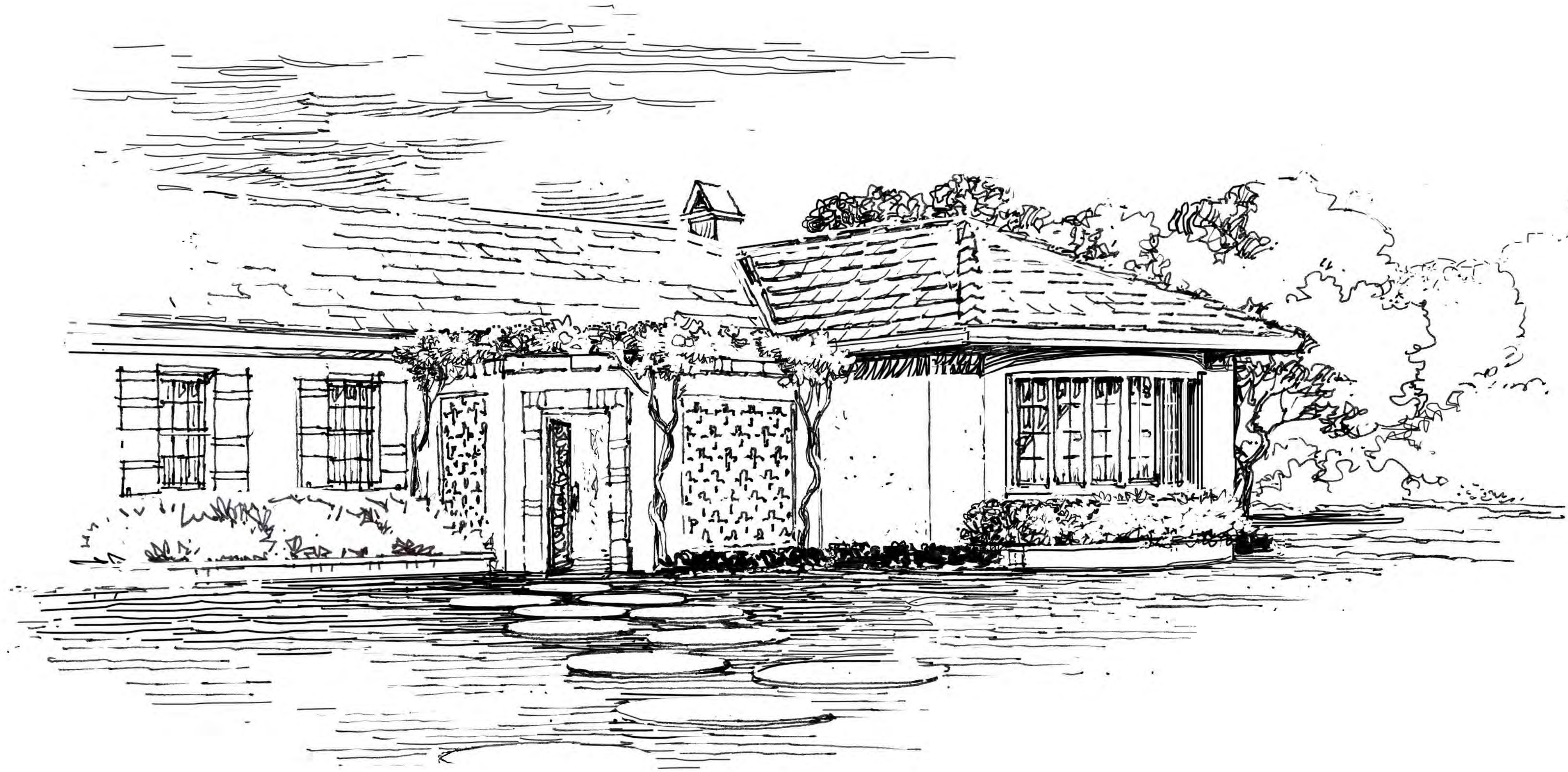


Renovation for the Arroyo Residence

2278 IBIS ISLE ROAD E

2278 Ibis Isle Road E, Palm Beach FL , 33480



ARCOM PRESENTATION SET

01.02.2024

**Bartholemew
+ Partners**

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

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F: 561 461 0106
FL LIC. # AA26003943

WWW.BARTHOLEMEWPARTNERS.COM

KYLE BARTHOLEMEW FANT
ARCHITECT #A99255
INTERIOR DESIGNER #D6422

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By yfigueroa at 12:10 pm, Jan 04, 2024

- SHEET INDEX
- CVR - COVER
 - SUR0.0 - VICINITY AND LOCATION MAP
 - SUR0.1 - ZONING PLAN
 - SUR1.0 - CUBIC CONTENT DIAGRAM
 - SUR1.1 - VARIANCE DIAGRAM
 - SUR2.0 - EXISTING SURVEY
 - SP1.0 - EXISTING EXTERIOR CONDITIONS
 - SP1.1 - ADJACENT BUILDING PHOTOS
 - SP1.2 - STREET ELEVATIONS
 - SP1.3 - ENLARGED STREET ELEVATIONS
 - SP2.0 - EXISTING SITE PLAN
 - SP2.1 - PROPOSED SITE PLAN
 - D1.0 - DEMOLITION FLOOR PLAN
 - A1.0 - EXISTING FLOOR PLAN
 - A1.1 - PROPOSED FLOOR PLAN
 - A1.2 - EXISTING ROOF PLAN
 - A1.3 - PROPOSED ROOF PLAN
 - A2.0.0-A2.0.4 - SOUTH ELEVATIONS
 - A2.1.0-A2.1.4 - NORTH ELEVATIONS
 - A2.2.0-A2.2.4 - WEST ELEVATIONS
 - A2.3.0-A2.3.4 - EAST ELEVATIONS
 - A3.0 - PROPOSED SECTION DIAGRAM
 - A4.0- A4.3- PROPOSED RENDERINGS
 - A5.0 - MATERIALS & FINISHES
 - L1.0 - EXISTING SITE PHOTOS
 - L2.0 - EXISTING VEGETATION INVENTORY & ACTION PLAN
 - L3.0 - DEMO PLAN
 - L4.0 - CONSTRUCTION SCREENING
 - L4.1 - EXISTING LANDSCAPE BUFFER
 - L4.2 - EXISTING LANDSCAPE BUFFER
 - L5.0 - CONSTRUCTION STAGING
 - L6.0 - TRUCK LOGISTICS
 - L7.0 - SITE PLAN
 - L8.0 - LANDSCAPE PLAN
 - L8.2 - PLANT SCHEDULE

- 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.

- COMMENT ADDRESSED FROM NOVEMBER ARCOM
- REDUCED PAVING AT BACK DRIVEWAY (NEW PAVING MATERIAL)
 - GARDEN/ STORAGE SHED ADDED WITHIN EXISTING HOUSE
 - REDUCED BAY WINDOW + LANDSCAPE GARDEN

ARCOM PRESENTATION 01.24.2024
TOWN COUNCIL PRESENTATION 02.14.2024

**Bartholemew
+ Partners**

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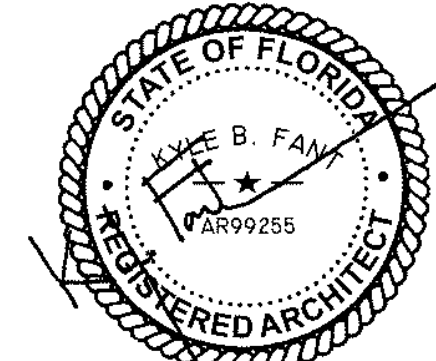
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Project no: 23.03.121
Date: 08.01.23
Drawn by: V. Antico
Project Manager: K. Fant

**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

**ARC-23-140
ZON-23-118**

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

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PALM BEACH, FL 33480

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PALM BEACH, FL 33480

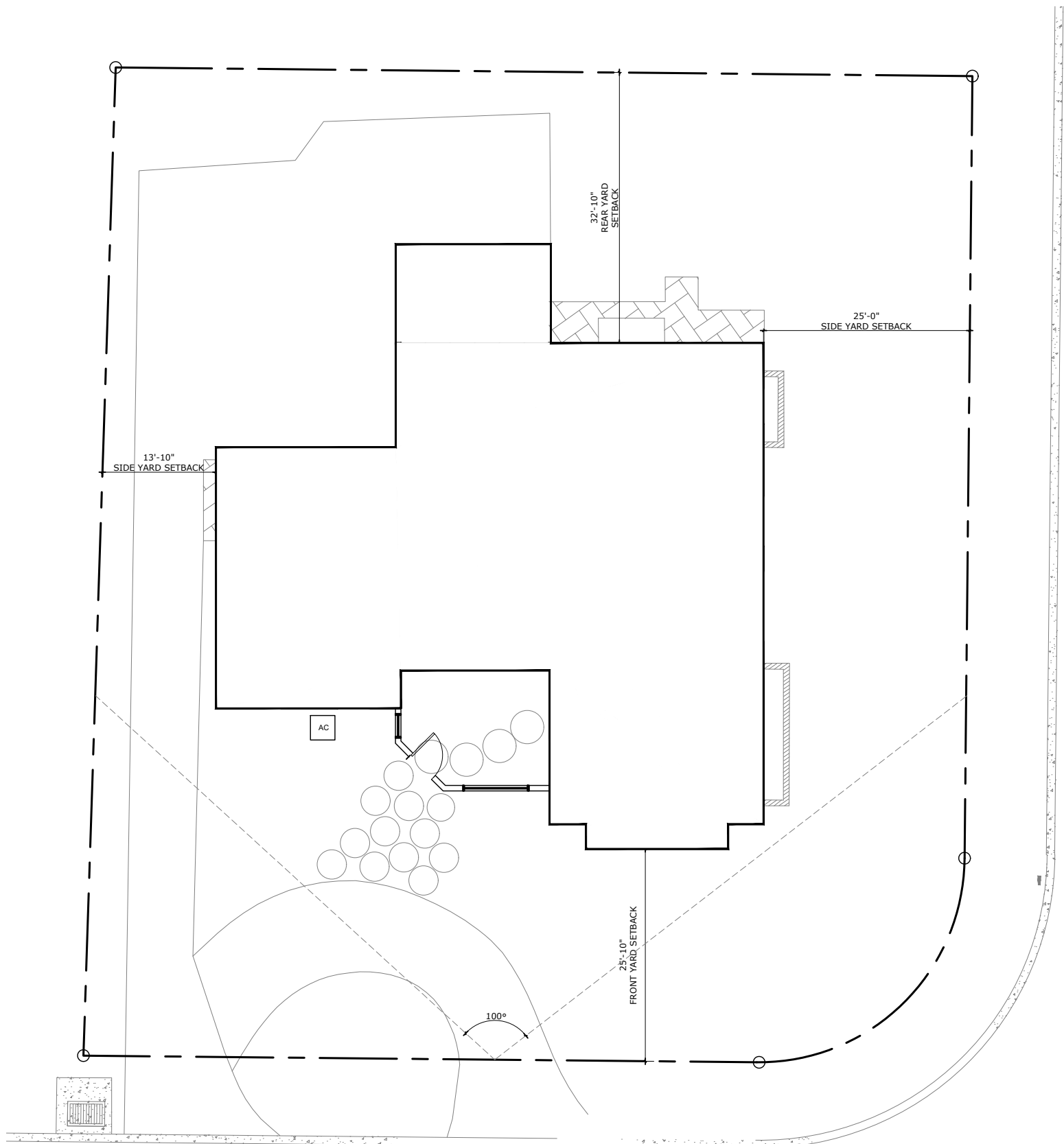
SHEET NAME

VICINITY MAP

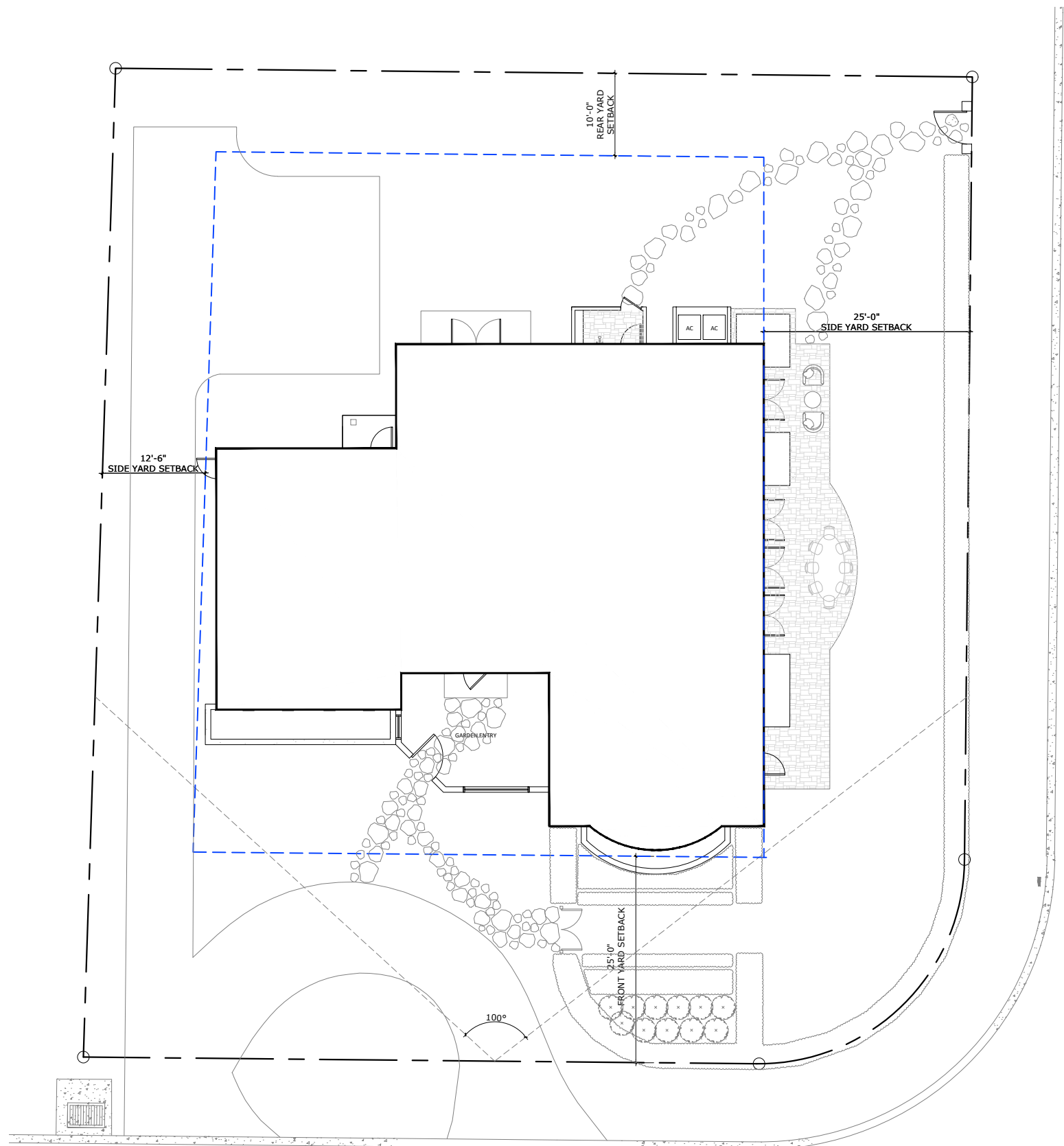
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ARC-23-140
ZON-23-118



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	24.10%- 3,016 SF
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structures, etc)	N/A	3,006 SF	2,990 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.97 CCR- 53,595 CF	2.26 CCR- 28,382 CF	2.08 CCR- 26,118 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

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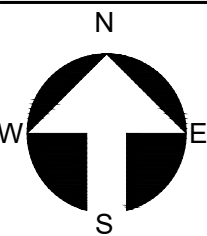
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SHEET NAME:

SITE PLAN

SHEET NUMBER

SUR0.1



ARC-23-140
ZON-23-118

ARCHITECTURE AND DESIGN
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Project Manager: K. Fant

278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

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PALM BEACH, FL 33480

EET NAME

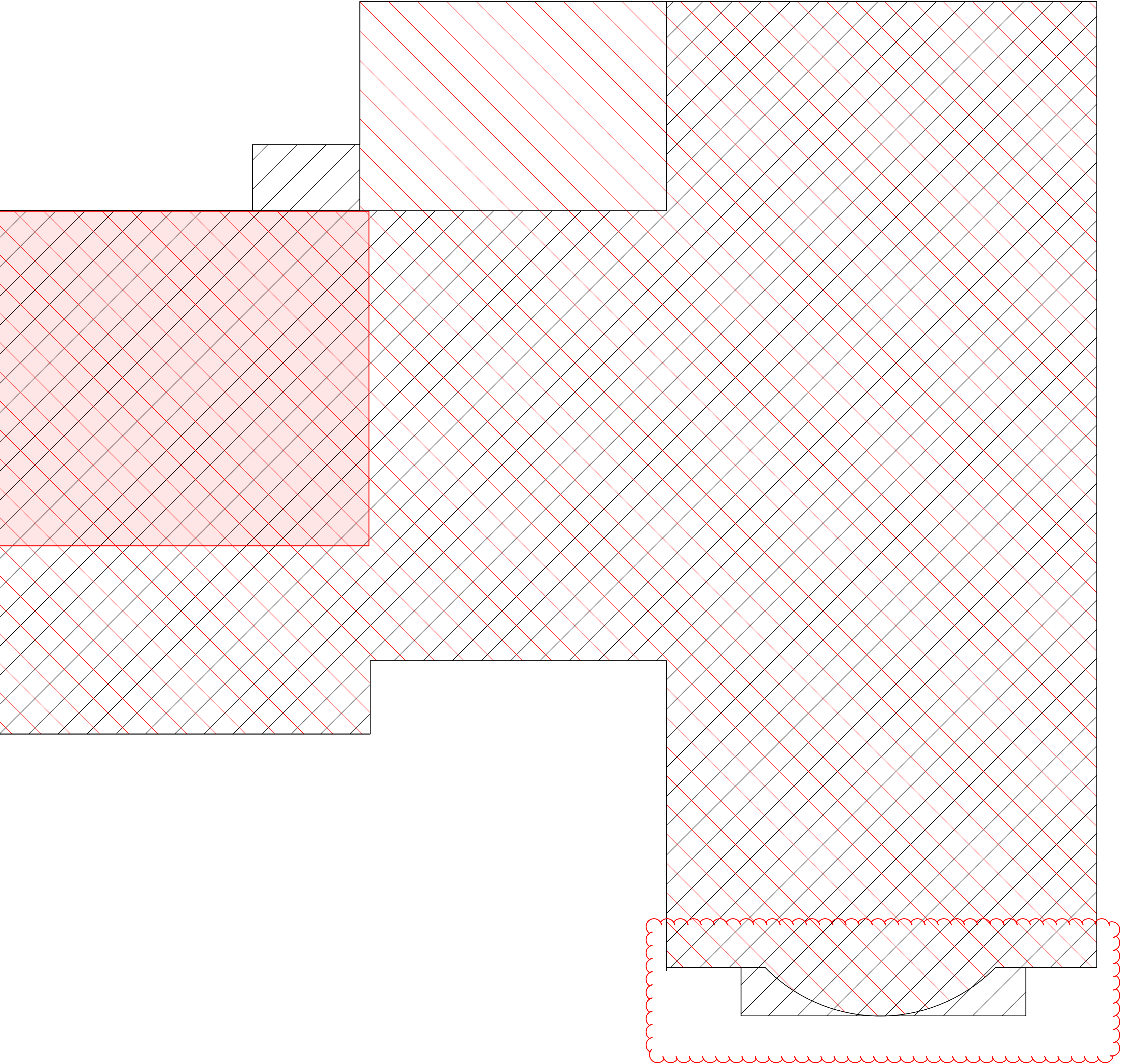
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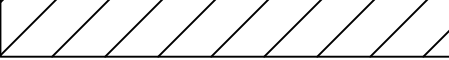


ARC-23-140
ZON-23-118

GARAGE CONVERTING INTO LIVABLE SPACE



EXISTING



LOT COVERAGE: 3,229 SF

OPEN SPACE: 9,281 SF

TOTAL: 12,510 SF

PROPOSED



LOT COVERAGE: 3,016 SF

OPEN SPACE: 9,494 SF

TOTAL: 12,510 SF

VARIANCE DIAGRAM

SCALE: 1/4" = 1'

Bartholemew + Partners

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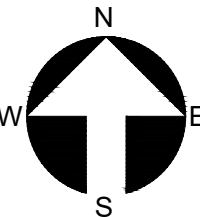
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SHEET NAME:

VARIANCE DIAGRAM

SHEET NUMBER

SUR2.0



ARC-23-140
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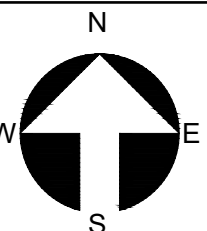
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SHEET NAME

LOT COVERAGE DIAGRAM

SHEET NUMBER

ARC-23-140
ZON-23-118



 IMPERVIOUS AREA (HOUSE STRUCTURE)
 IMPERVIOUS AREA (HARDSCAPE)
 PERVIOUS AREA (OPEN SPACE)



LOT COVERAGE CALCULATIONS

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

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

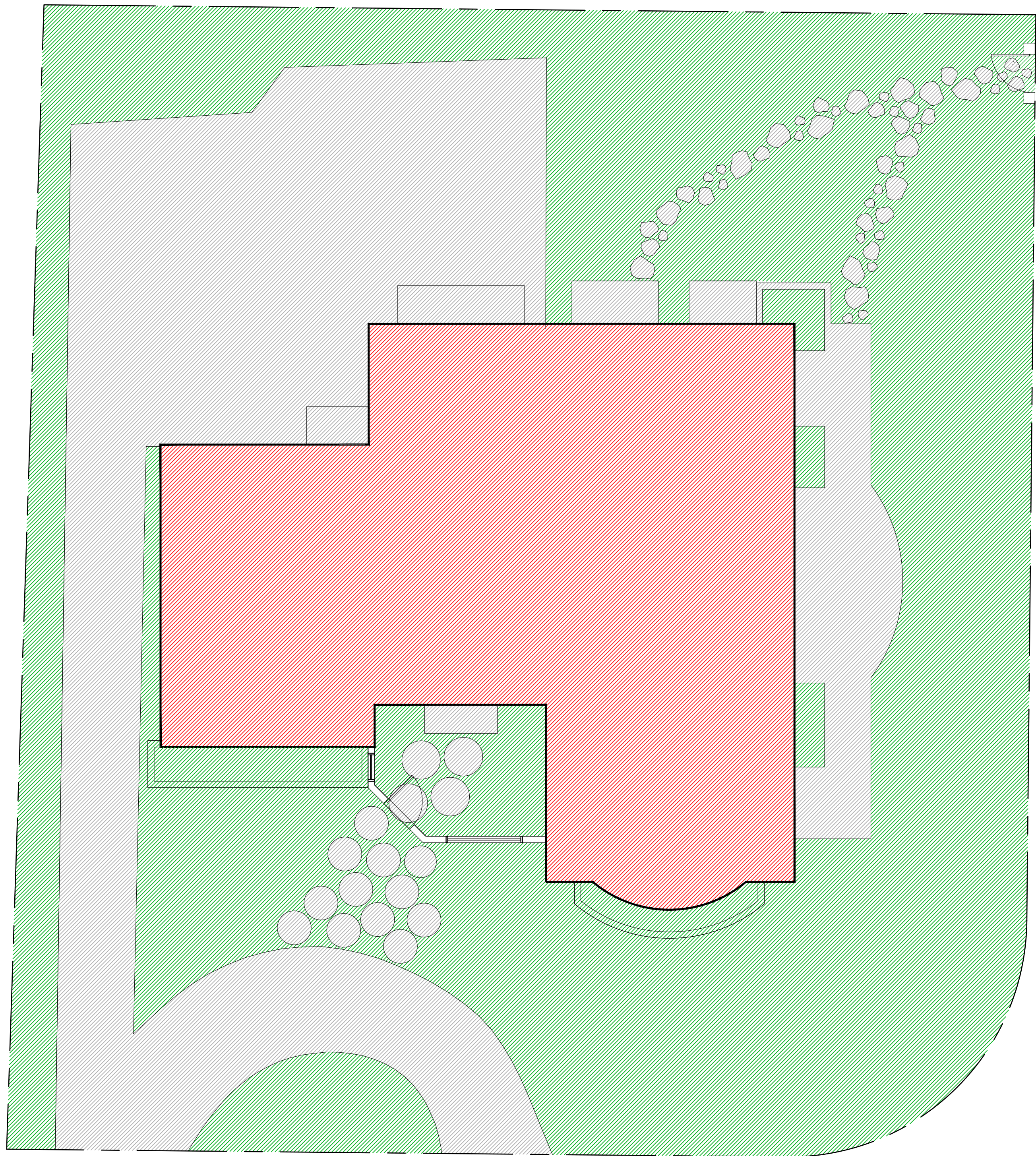
2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

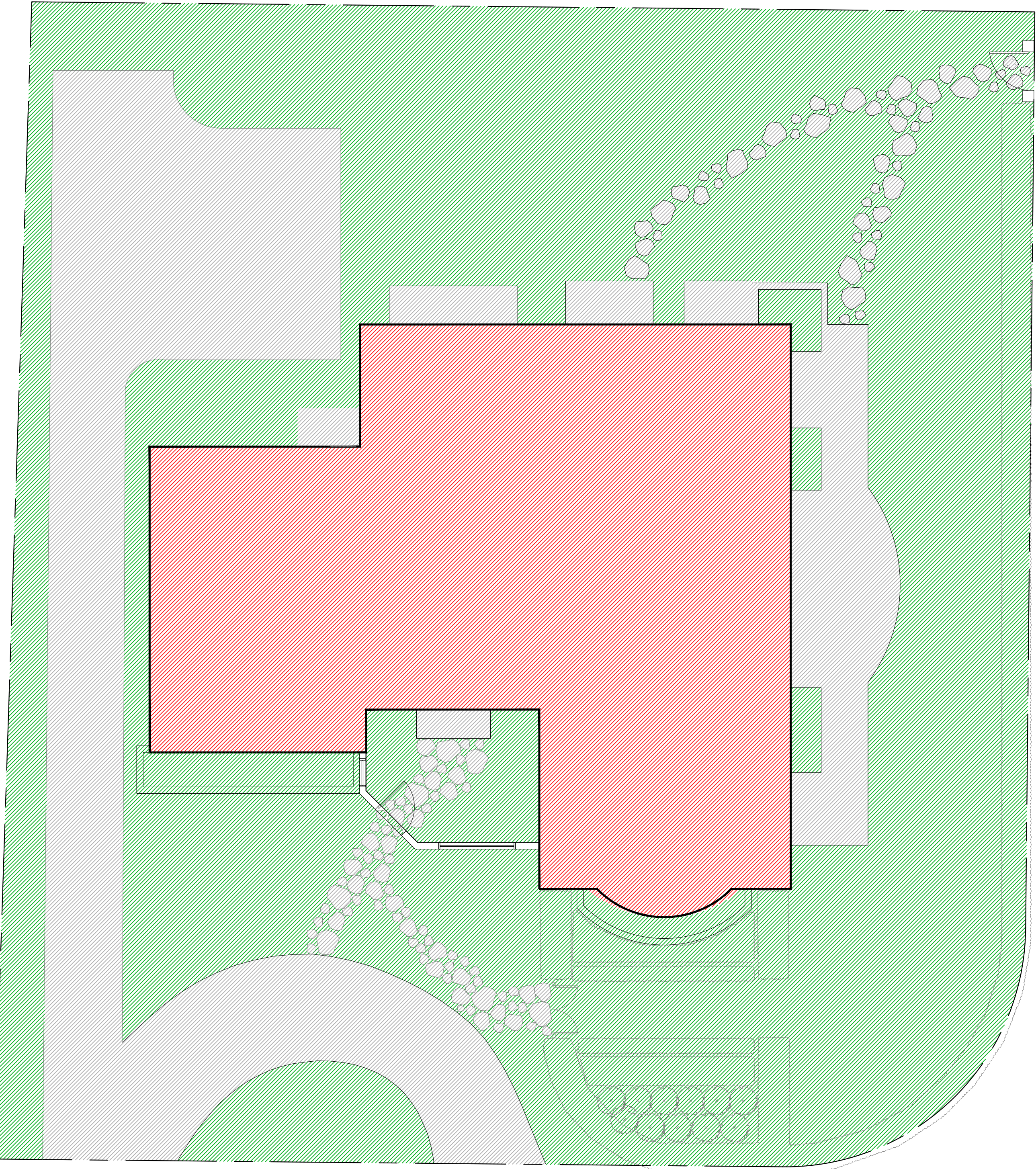
SHEET NAME

**LOT COVERAGE
DIAGRAM**

SHEET NUMBER



PREVIOUSLY PROPOSED LOT COVERAGE DIAGRAM



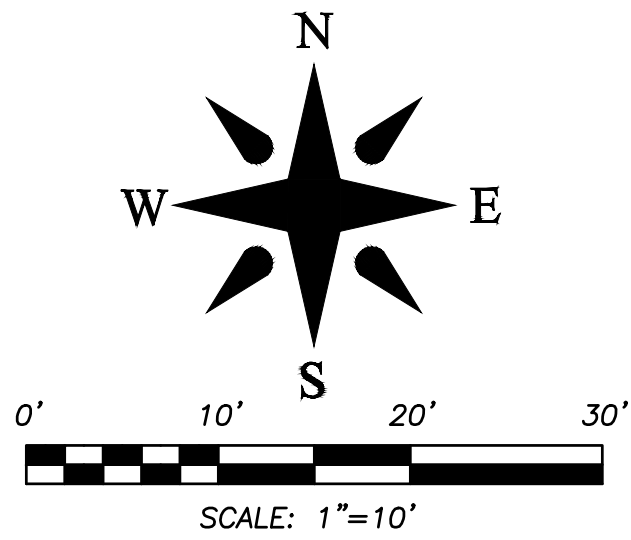
CURRENTLY PROPOSED LOT COVERAGE DIAGRAM
SCALE: 1/8" = 1'

LOT COVERAGE CALCULATIONS			
	ALLOWABLE	EXISTING	PROPOSED
LOT COVERAGE	40% - 5,004 SF	25%- 3,229 SF	24.14%- 3,016 SF
CUBIC CONTENT RATIO	3.97 CCR - 53,595 CF	2.26 CCR - 28,382 CF	2.08 CCR - 26,118 CF

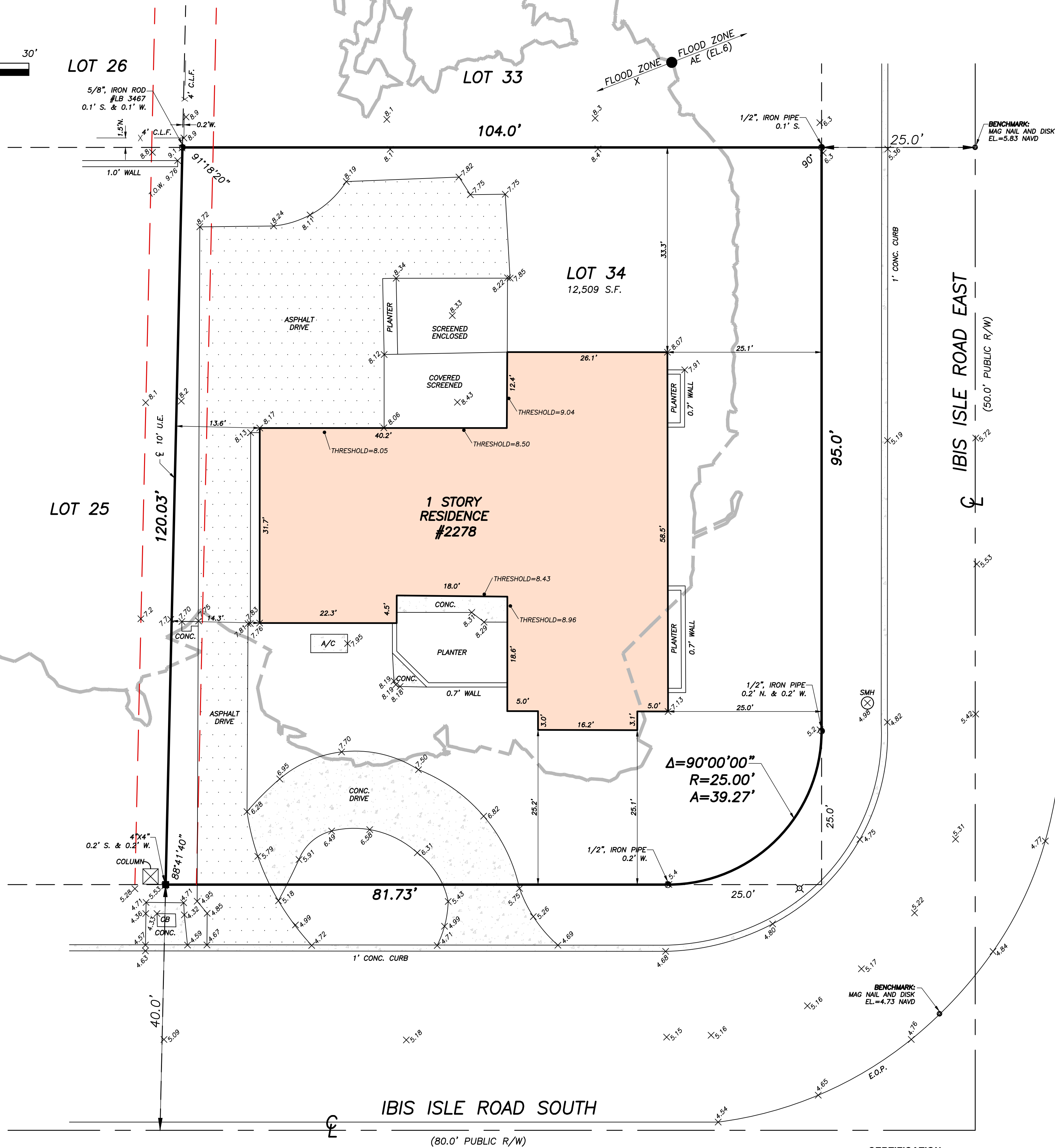
ARC-23-140
ZON-23-118

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
ASPH.	= ASPHALT
B.F.P.	= BACKFLOW PREVENTOR
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
C.M.P.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.C.D.A.	= DOUBLE CHECK DETECTOR ASSEMBLY
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
D.W.	= DRIVEWAY
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
ESMT	= EASEMENT
F.D.C.	= FIRE DEPARTMENT CONNECTION
F.F.	= FINISHED FLOOR
FND.	= FOUND
F.O.C.	= FACE OF CURB
I.D.	= INSIDE DIAMETER
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
MIN.	= MINIMUM
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
O/S	= OFFSET
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.P.	= PERMANENT CONTROL POINT
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/E	= POOL EQUIPMENT
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
P.V.M.T.	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.P.Z.	= REDUCED PRESSURE ZONE
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
S/W	= SIDEWALK
T.O.B.	= TOP OF BANK
TH	= THRESHOLD
T.O.W.	= TOP OF WALL
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.F.	= WOOD FENCE
YD	= YARD DRAIN
Δ	= BASELINE
Δ	= CENTERLINE
Δ	= CENTRAL ANGLE/DELTA
■	= CONCRETE MONUMENT FOUND (AS NOTED)
■	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" IRON ROD & CAP SET (LB #4569)
○	= IRON PIPE FOUND (AS NOTED)
○	= IRON ROD FOUND (AS NOTED)
●	= NAIL FOUND (AS NOTED)
●	= NAIL & DISK FOUND (AS NOTED)
●	= MAG NAIL & DISK SET (LB #4569)
●	= PROPERTY LINE
●	= UTILITY POLE
●	= FIRE HYDRANT
●	= WATER METER
●	= WATER VALVE
●	= LIGHT POLE



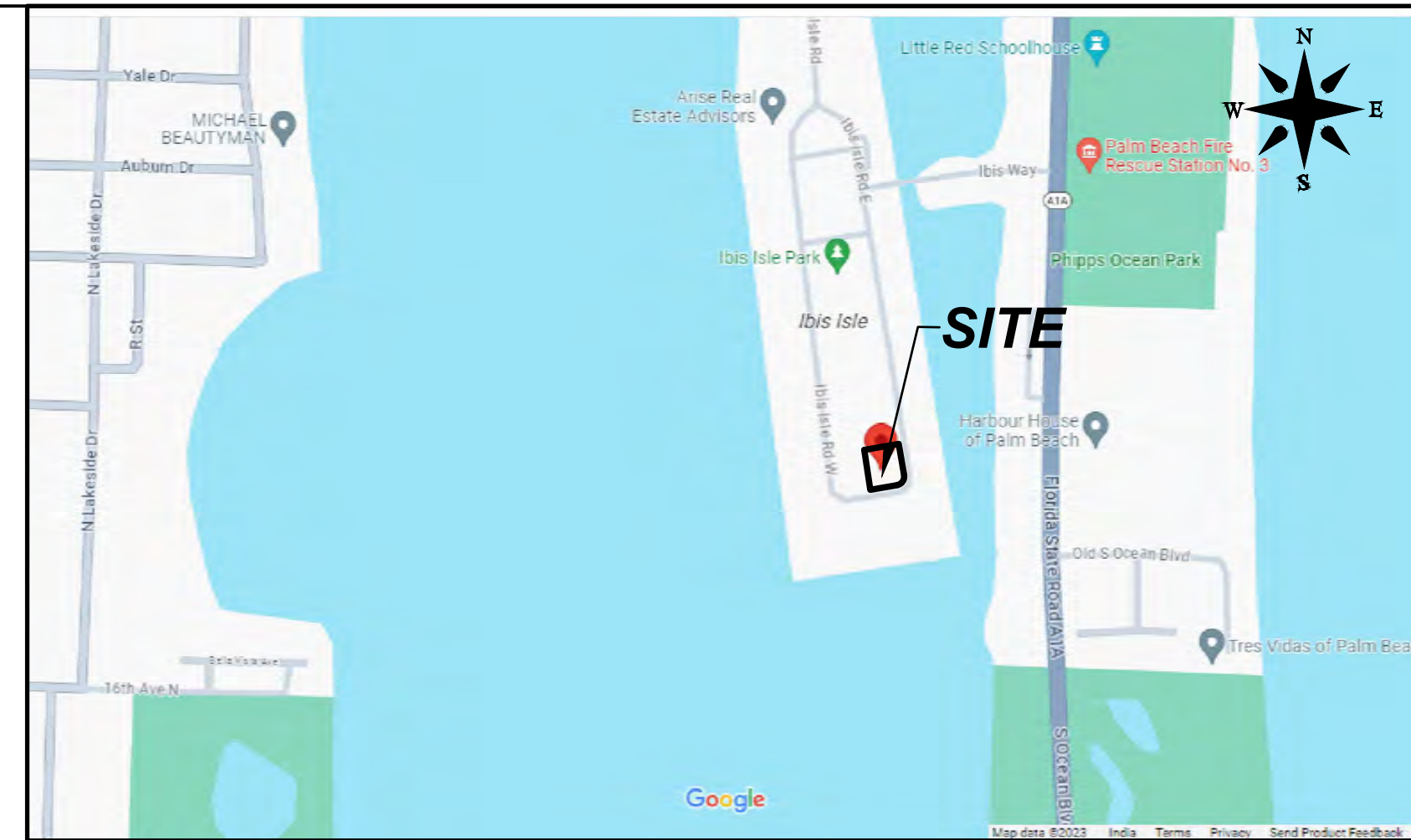
Boundary Survey For: 2278 IBIS ISLE ROAD EAST LLC



CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets 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: 10/11/2023



VICINITY SKETCH

(NOT TO SCALE)

Boundary Survey For: 2278 IBIS ISLE ROAD EAST LLC

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:

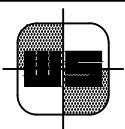
This property is located in Flood Zone X & AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0593F, dated 10/05/2017.

NOTES:

- 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.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

REVISIONS:

Boundary Survey For:

2278 IBIS ISLE ROAD EAST LLC

WALLACE SURVEYING
CORP. LICENSED BUSINESS #4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

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

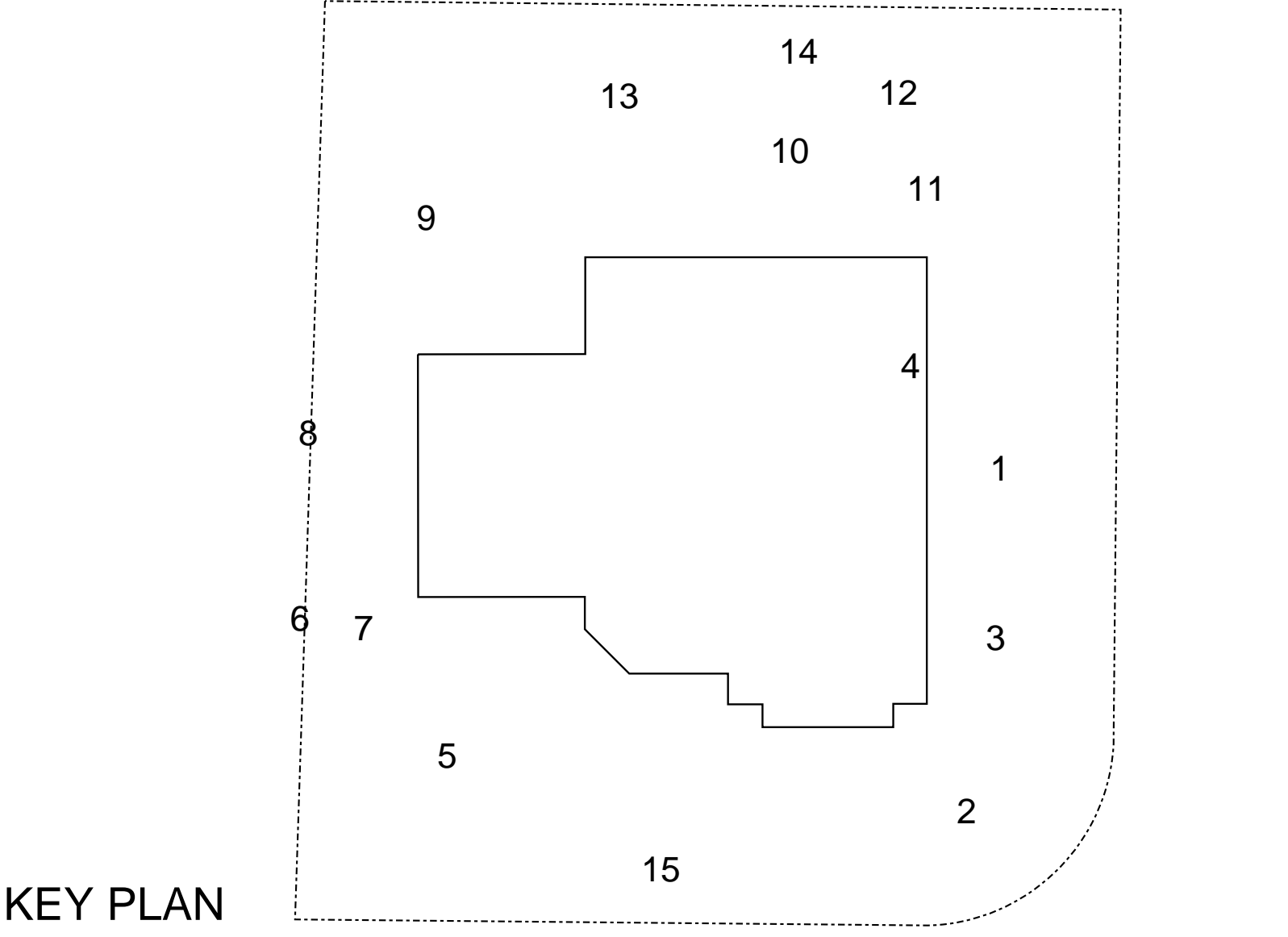
FIELD:	M.J.	JOB No.:	23-1455	F.B. PB 354 PG. 35-36
OFFICE:	D.R.	DATE:	10/11/2023	DWG. No.: 23-1455-1
C'K'D.:	C.W.	REF.:	23-1455.dwg	SHEET: 1 OF 1



1



2



KEY PLAN



3



4



5



6



7



8

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INTERIOR DESIGNER # 106422
AIA # 30425933 NCARB # 87929

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Project no: 23.03.121
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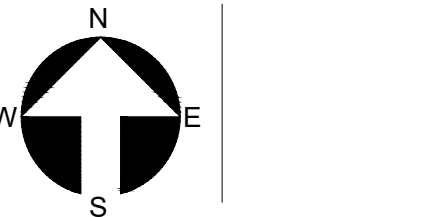
2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

SHEET NAME

EXISTING EXTERIOR
CONDITIONS

SHEET NUMBER

SP1.0



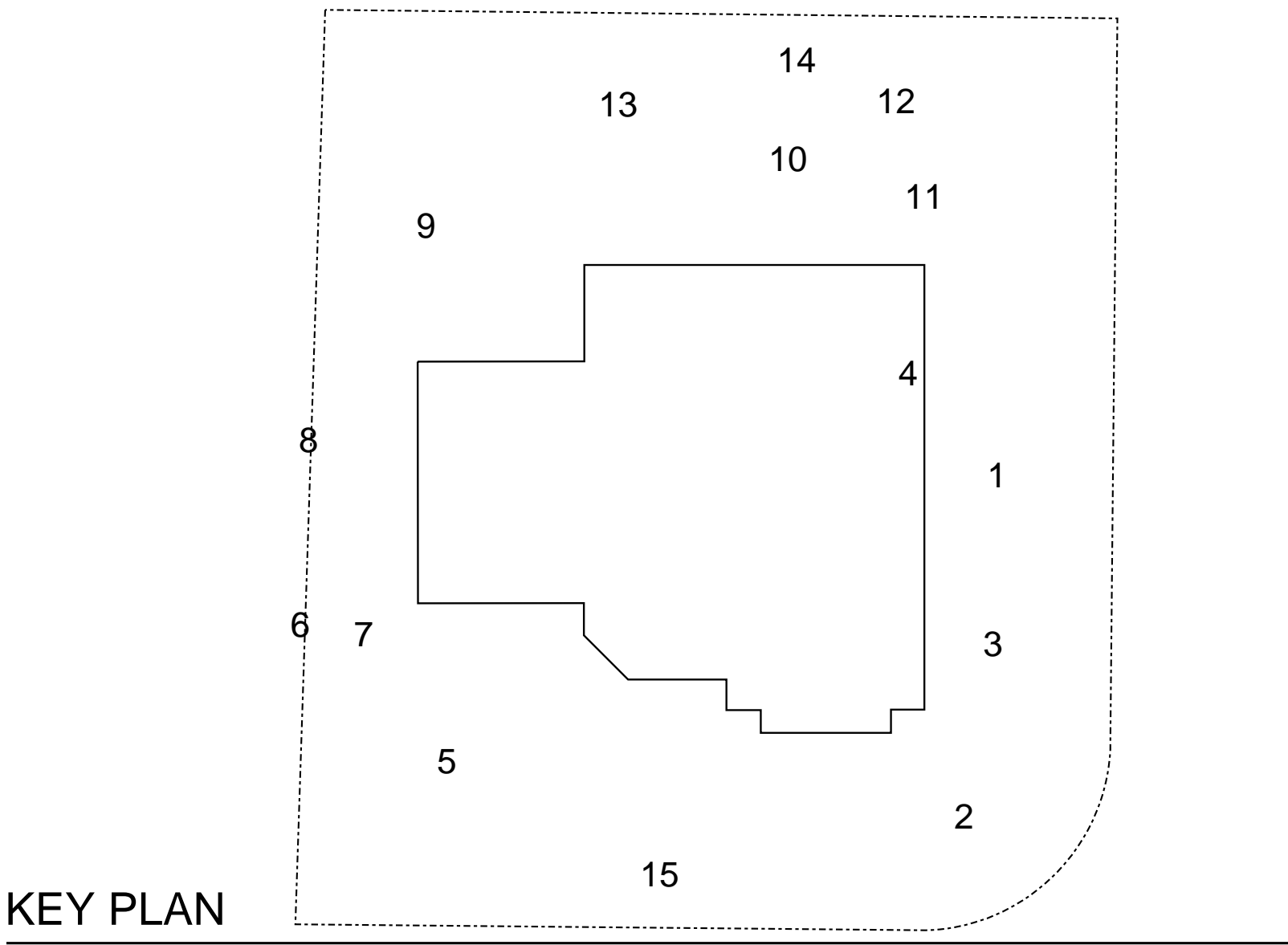
ARC-23-140
ZON-23-118



9



10



KEY PLAN



11



12



13



14



15

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Date: 08.01.23
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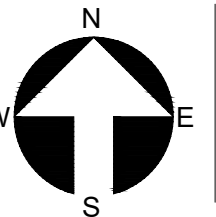
2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

SHEET NAME

EXISTING EXTERIOR
CONDITIONS

SHEET NUMBER

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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Project Manager: K. Fant

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SHEET NAME

ADJACENT BUILDING
PHOTOS

SHEET NUMBER

SP1.3

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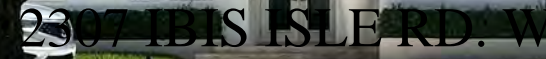
E-MAIL: CONTACT@FIBERCONSTRUCTION.COM

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SUBJECT PROPERTY



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

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2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

SHEET NAME

SHEET NUMBER



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

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AIA # 30425933 NCARB # 87929

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

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PALM BEACH, FL 33480

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SHEET NAME

INSPIRATION IMAGES

SHEET NUMBER

SP1.5

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KYLE B FANT ARCHITECT # AR99255
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

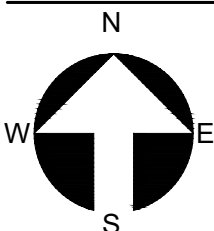
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PALM BEACH, FL 33480

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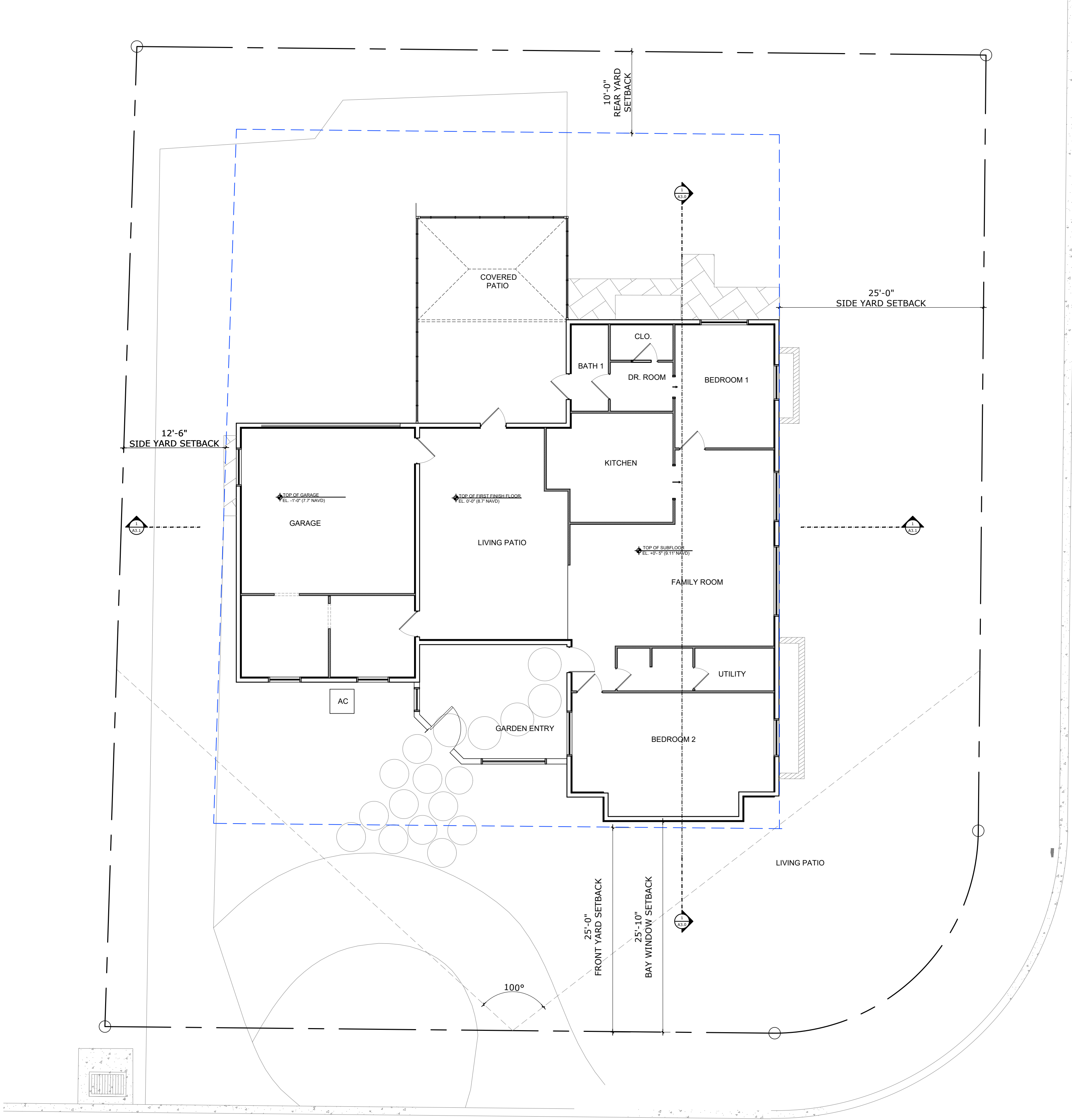
EXISTING SITE PLAN

SHEET NUMBER

SP2.0



ARC-23-140
ZON-23-118



EXISTING SITE PLAN

SCALE: 1/8" = 1'

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

CONSULTANTS

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PALM BEACH, FL 33480

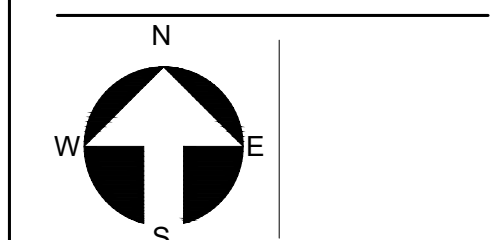
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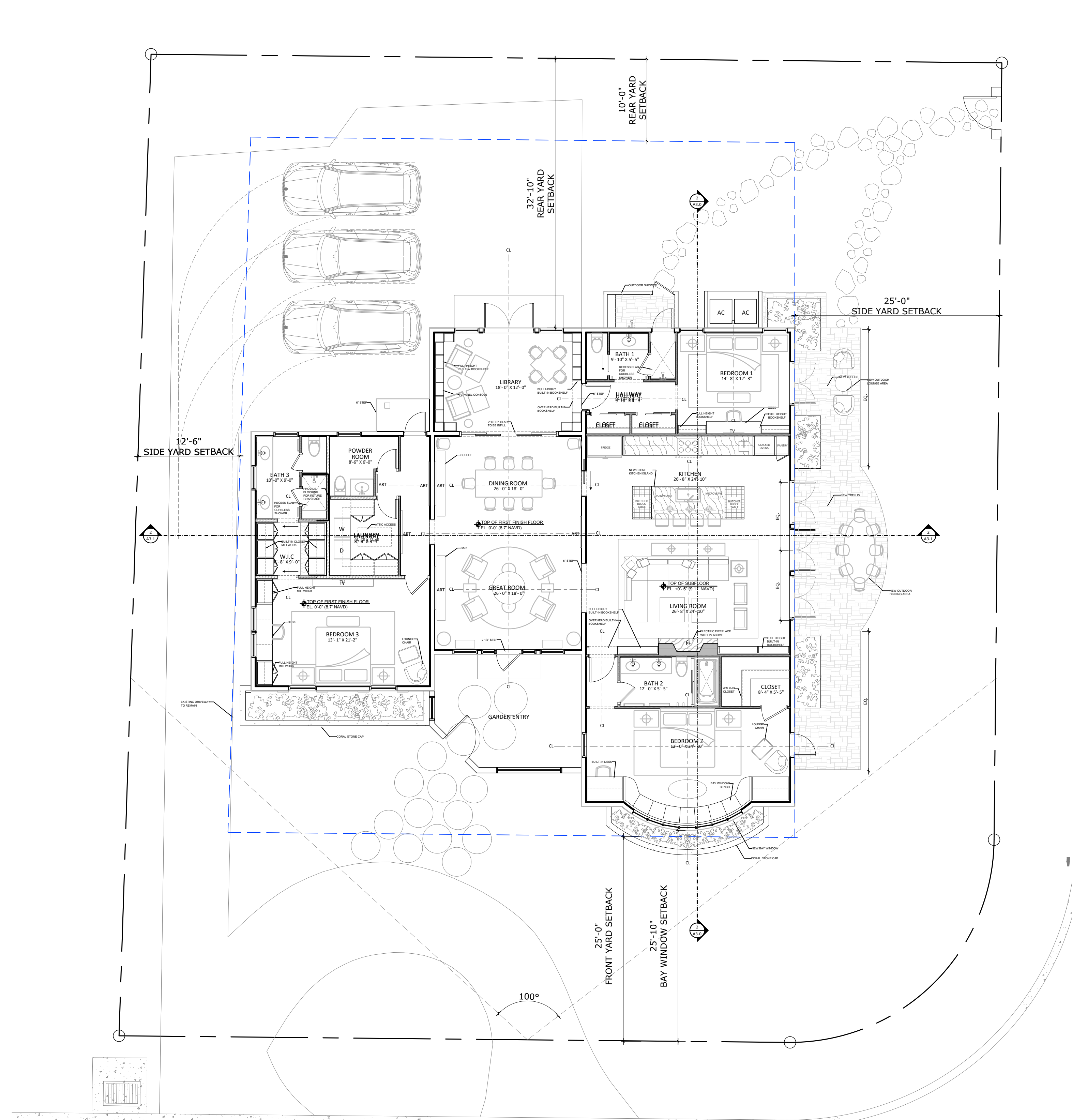
PROPOSED STE PLAN

SHEET NUMBER

SP2.1



ARC-23-140
ZON-23-118



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

SCALE: 1/8" = 1'

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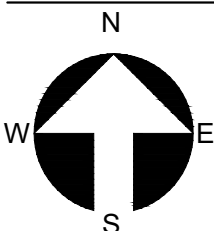
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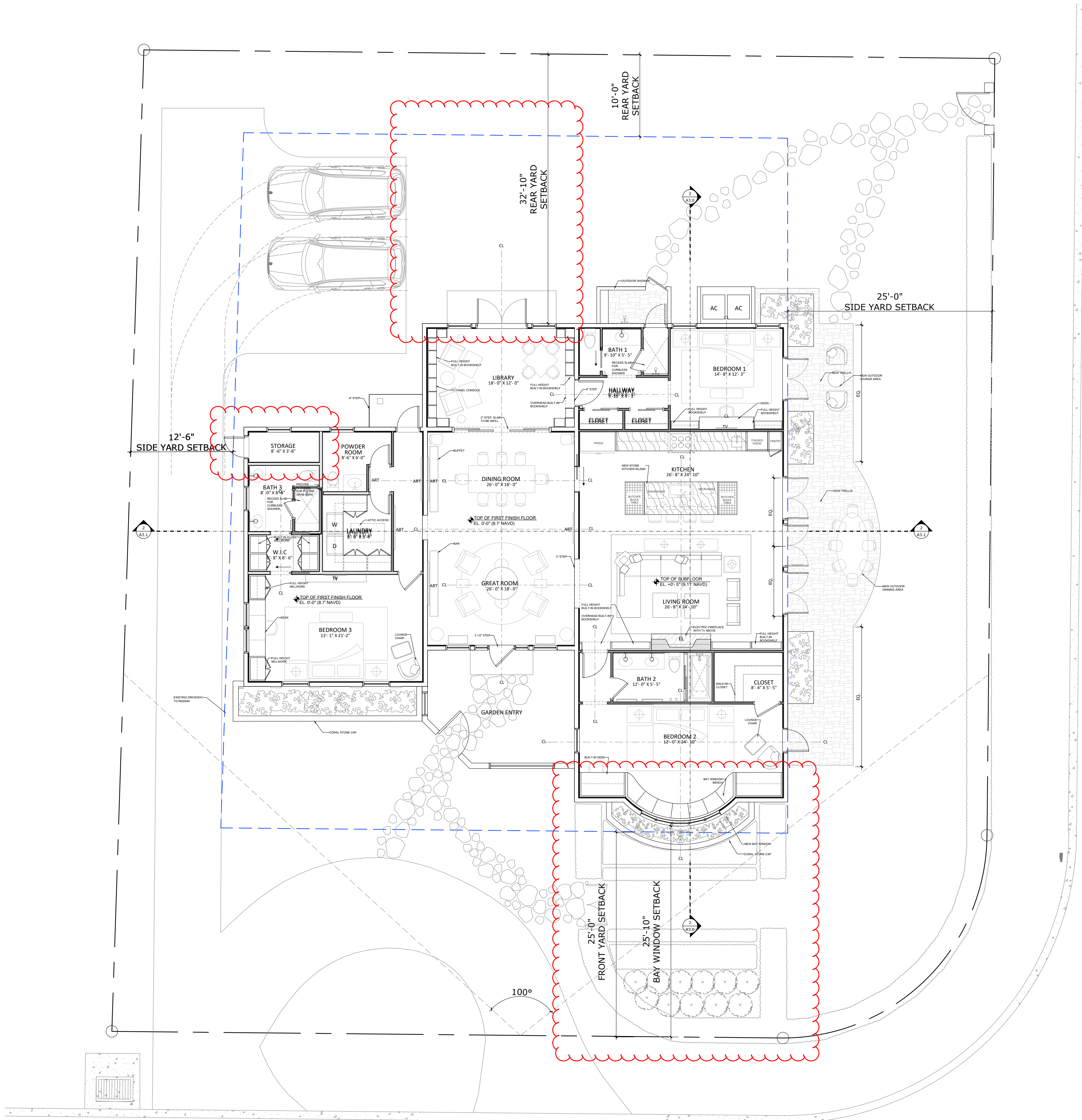
PROPOSED STE PLAN

SHEET NUMBER

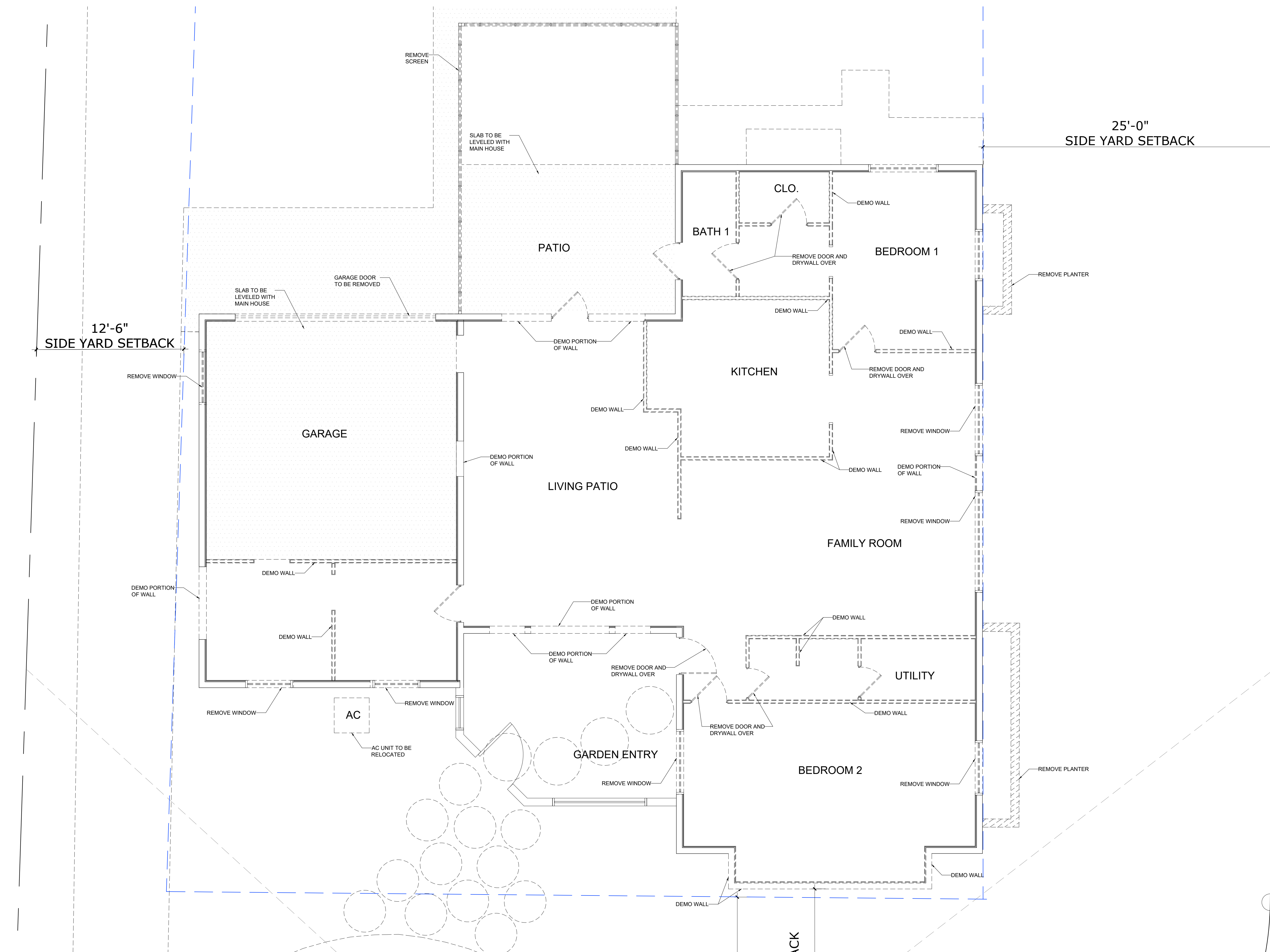
SP2.2



ARC-23-140
ZON-23-118



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



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



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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

DEMOLITION ELEVATIONS

SHEET NUMBER

D2.0