

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
 T: 561 461 0108
 F: 561 461 0106
 FL LIC. # AA26003943
 WWW.BARTHOLEMEWPARTNERS.COM
 KYLE BARTHOLEMEW FANT
 ARCHITECT #AR99255
 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: JBBANTING@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

RECEIVED
 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
 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: JBBANTING@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



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

Revisions:

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PALM BEACH AND THE COUNTY OF PALM BEACH, FLORIDA. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY PERMITS AND APPROVALS TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY PERMITS AND APPROVALS TO THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY PERMITS AND APPROVALS TO THE ARCHITECT.

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

CONSULTANTS

ES SOLUTIONS
STRUCTURAL ENGINEER
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL
PHONE: 561-201-0195
E-MAIL: TRENT@ES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION
CONTRACTOR
ADDRESS: 501 S OLIVE AVE.
WEST PALM BEACH, FL 33401
PHONE: 561-833-1981
E-MAIL: BCANTY@ANDERSONCARRCONSTRUCTION.COM

F&E CONSULTING
MEP ENGINEERS
ADDRESS: 300 LOCK ROAD SUITE #302
DEERFIELD BEACH, FLORIDA 33442
PHONE: 561-351-5225 EXT. 302
E-MAIL: UAFRATE@FAECONSULTING.COM

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

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # 106422
AA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

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**

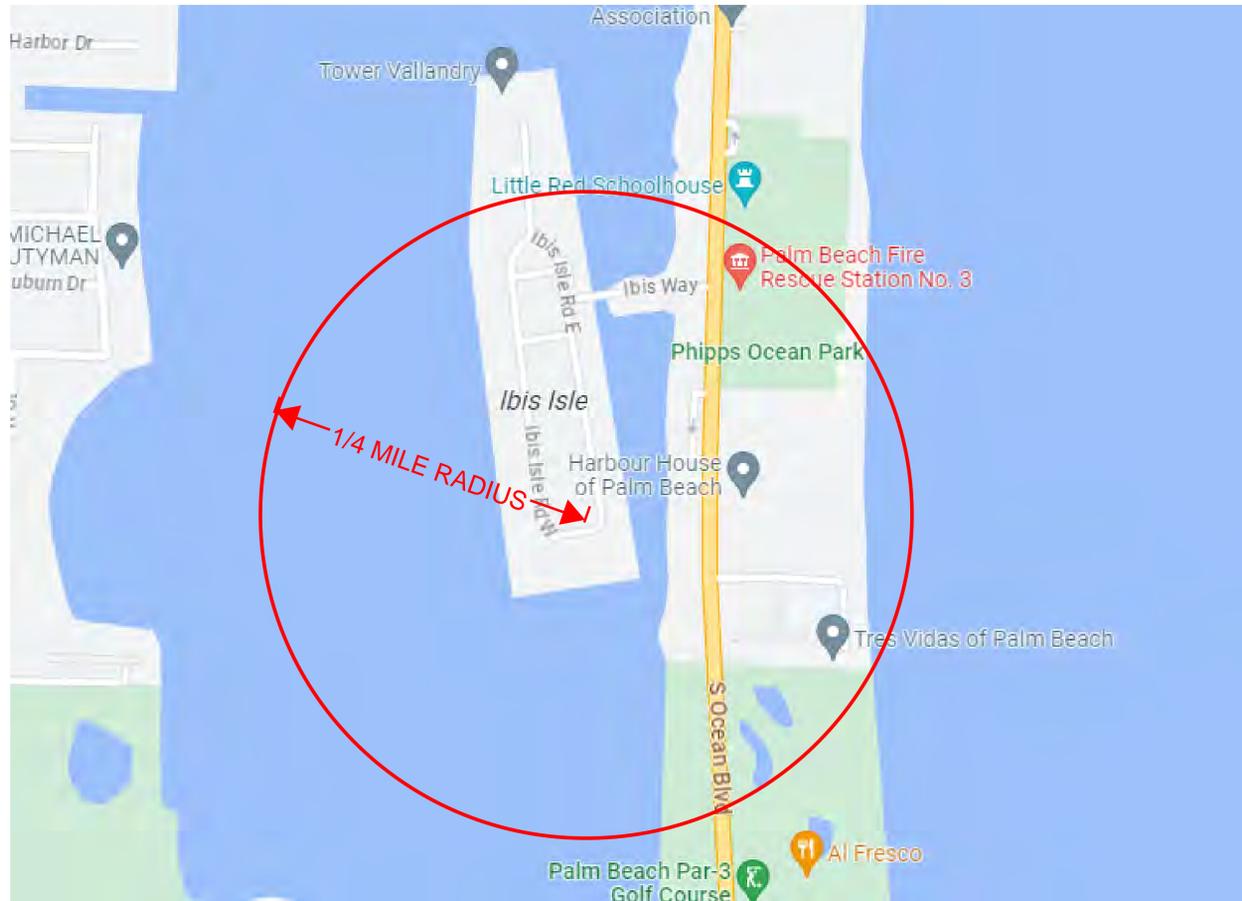
2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

SHEET NAME

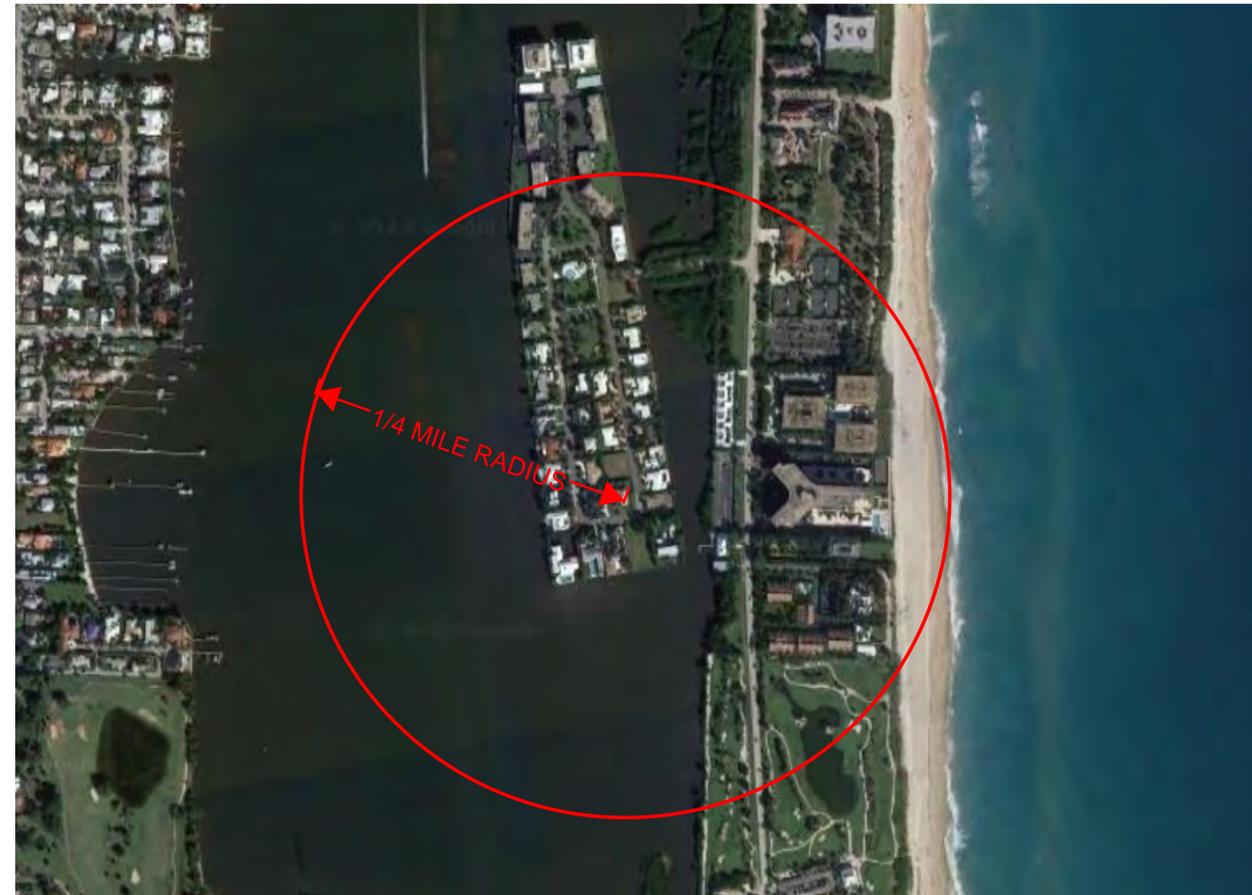
VICINITY MAP

SHEET NUMBER

SUR0.0



VICINITY MAP



LOCATION MAP

CONSULTANTS

ES SOLUTIONS
STRUCTURAL ENGINEER
ADDRESS: 1715 NE 2ND ST., P.O. BOX #1737
BOCA RATON, FL
PHONE: 561-201-0196
E-MAIL: TRENTERS@ESOLUTIONS.COM

ANDERSON CARR CONSTRUCTION
CONTRACTOR
ADDRESS: 501 S. OLIVE AVE.
WEST PALM BEACH, FL 33401
PHONE: 561-833-1961
E-MAIL: BCANTING@ANDERSONCARRCONSTRUCTION.COM

F&E CONSULTING
MEP ENGINEERS
ADDRESS: 300 LOCK ROAD SUITE #302
DEERFIELD BEACH, FLORIDA 33442
PHONE: 561-361-5026 EXT. 302
E-MAIL: UAFRATE@FAECONSULTING.COM

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

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # A99255
INTERIOR DESIGNER # 106422
AA # 30425933 NCARB # 879229

Revisions:

CONTRACTOR: The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

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**

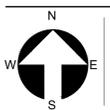
2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

SHEET NAME

SITE PLAN

SHEET NUMBER

SUR0.1



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



Town of Palm Beach

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

| Zoning Legend | | | | |
|---------------|--|--|-------------------------|---------------------|
| Line # | 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, Accessory 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. | | |

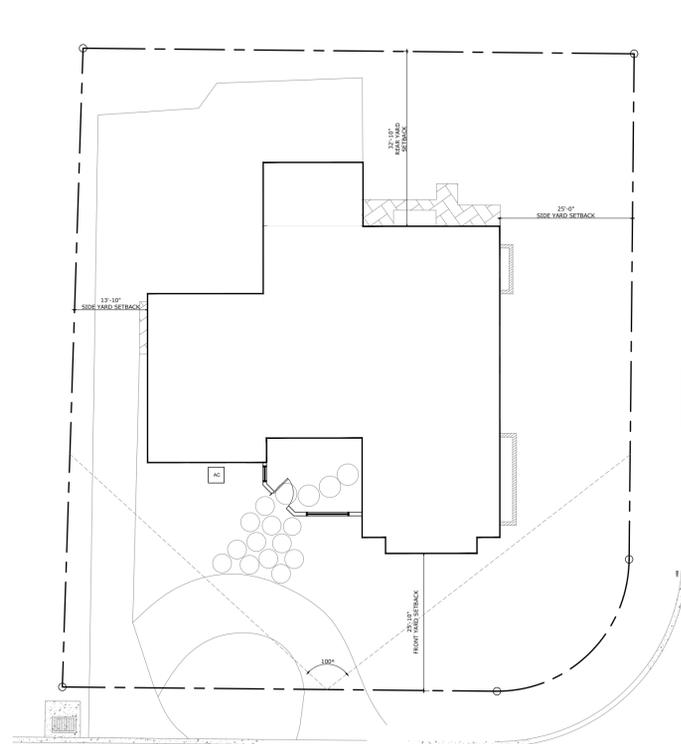
* Indicate each yard area with cardinal direction (N,S,E,W)

If value is not applicable, enter N/A

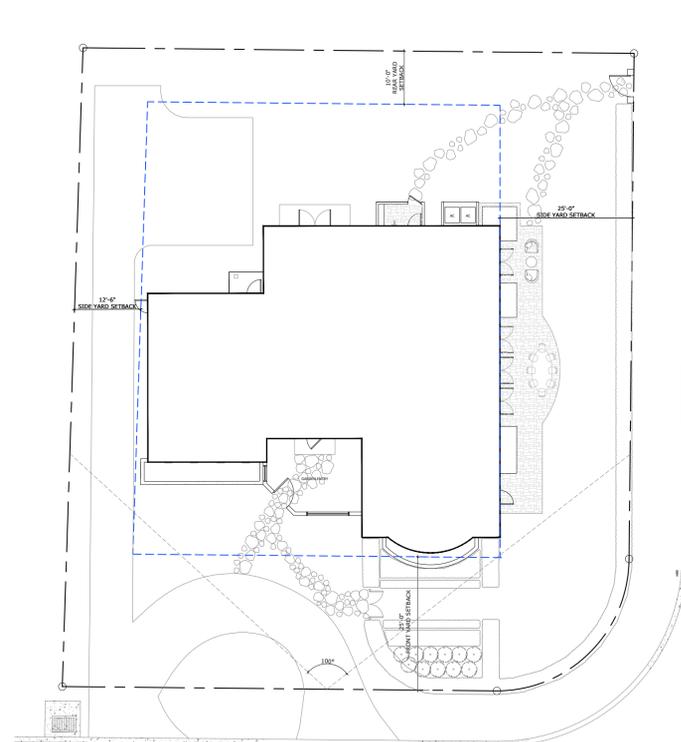
** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304



EXISTING SITE PLAN



PROPOSED SITE PLAN

SCALE: 1/8" = 1'

CONSULTANTS

ES SOLUTIONS
STRUCTURAL ENGINEER
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL
PHONE: 561-201-0195
E-MAIL: TRENTE@ES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION
CONTRACTOR
ADDRESS: 501 S. OLIVE AVE.
WEST PALM BEACH, FL 33401
PHONE: 561-833-1961
E-MAIL: BCANTING@ANDERSONCARRCONSTRUCTION.COM

F&E CONSULTING
MEP ENGINEERS
ADDRESS: 300 LOCK ROAD SUITE #302
DEERFIELD BEACH, FLORIDA 33442
PHONE: 561-361-5225 EXT. 302
E-MAIL: UAFRATE@FAECONSULTING.COM

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

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # 106422
AA # 30425933 NCARB # 819229

Revisions:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE ACCURACY OF SERVICE TO THE PROPERTY AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING SUCH PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING SUCH PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING SUCH PERMITS AND APPROVALS.

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**

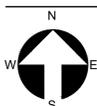
2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

SHEET NAME

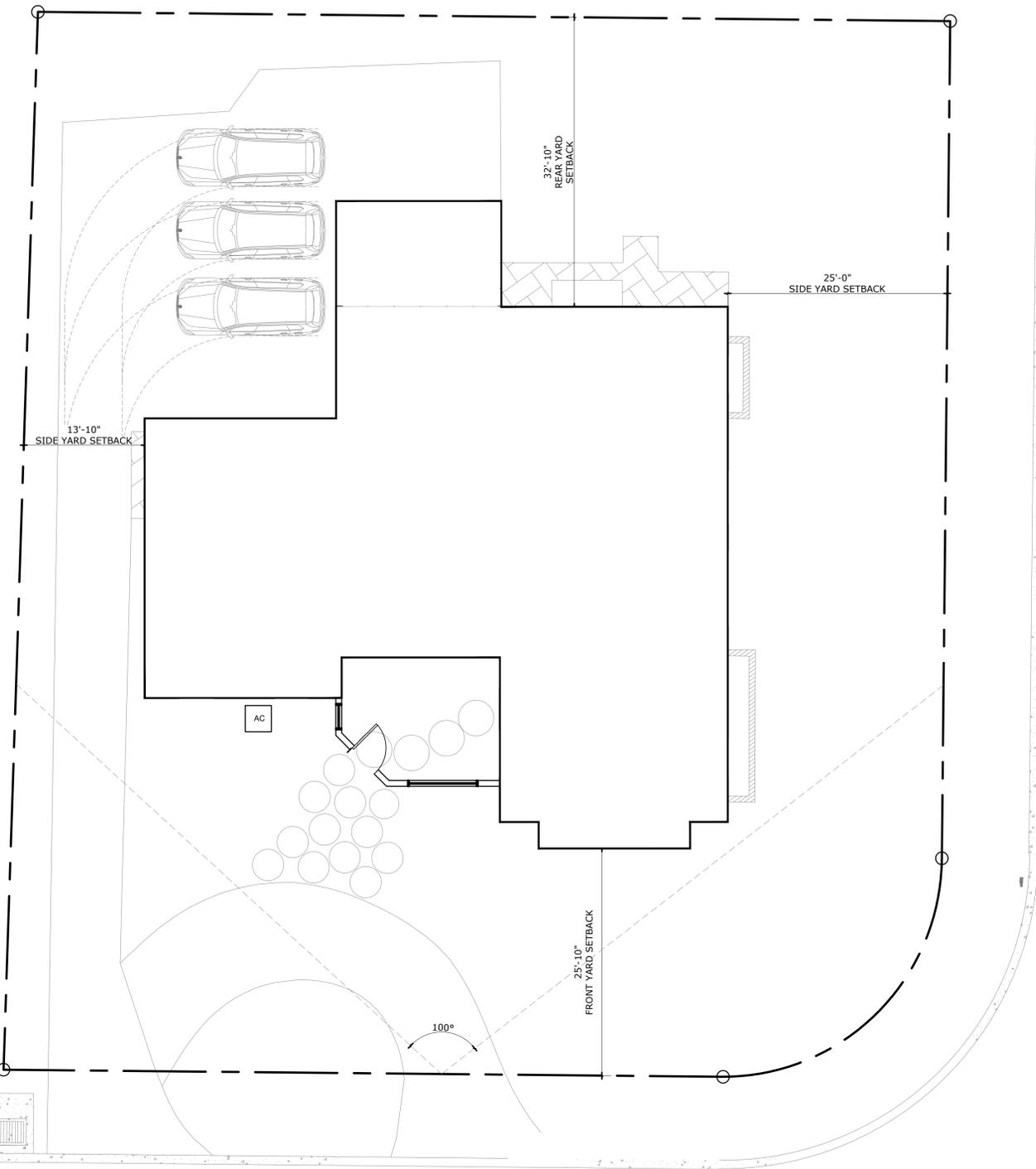
ENLARGED SITE PLAN

SHEET NUMBER

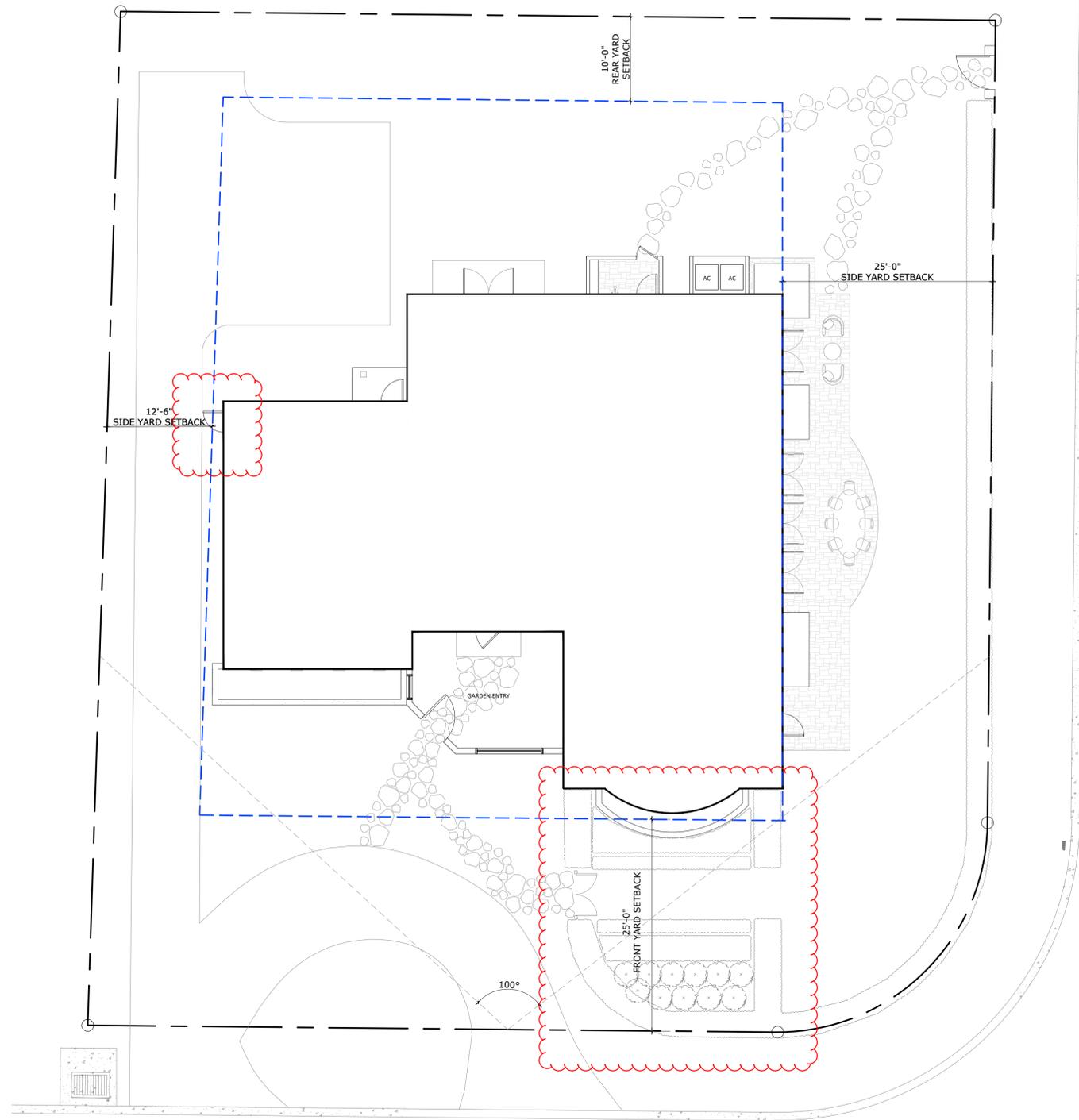
SUR0.2



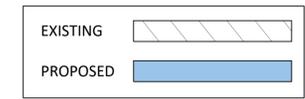
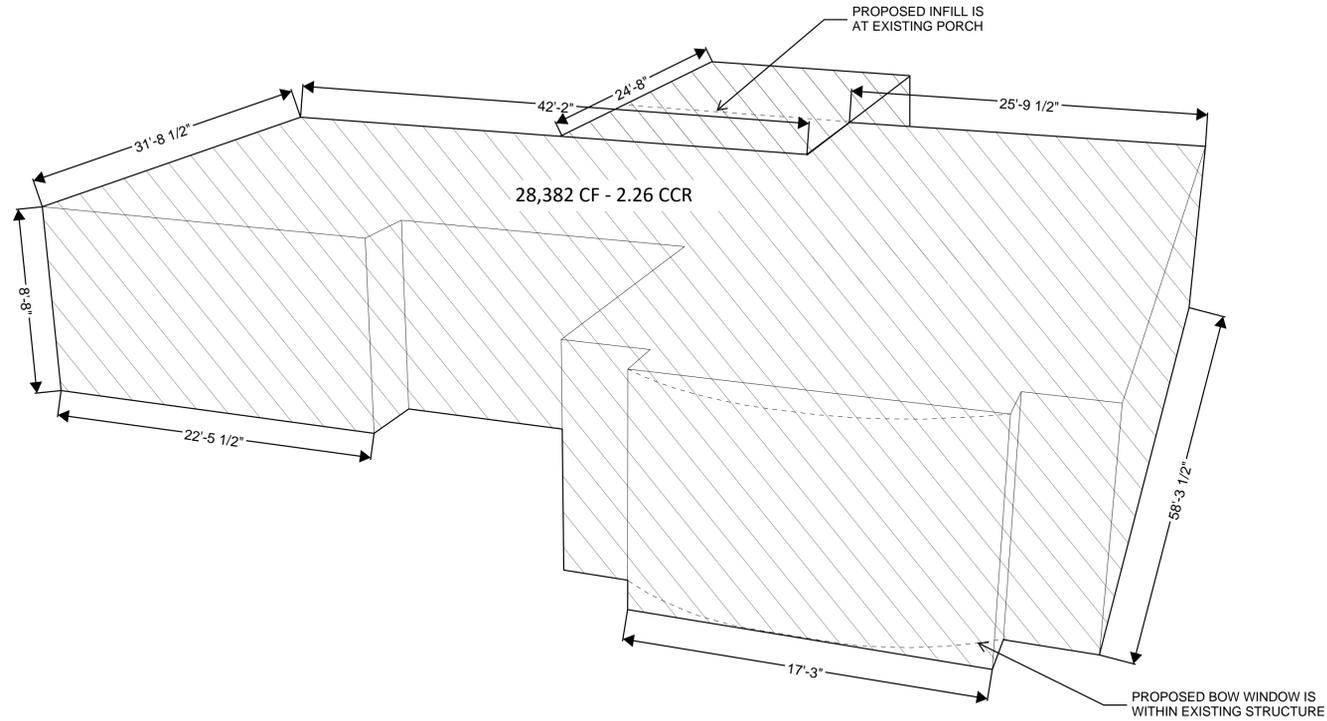
**ARC-23-140
ZON-23-118**



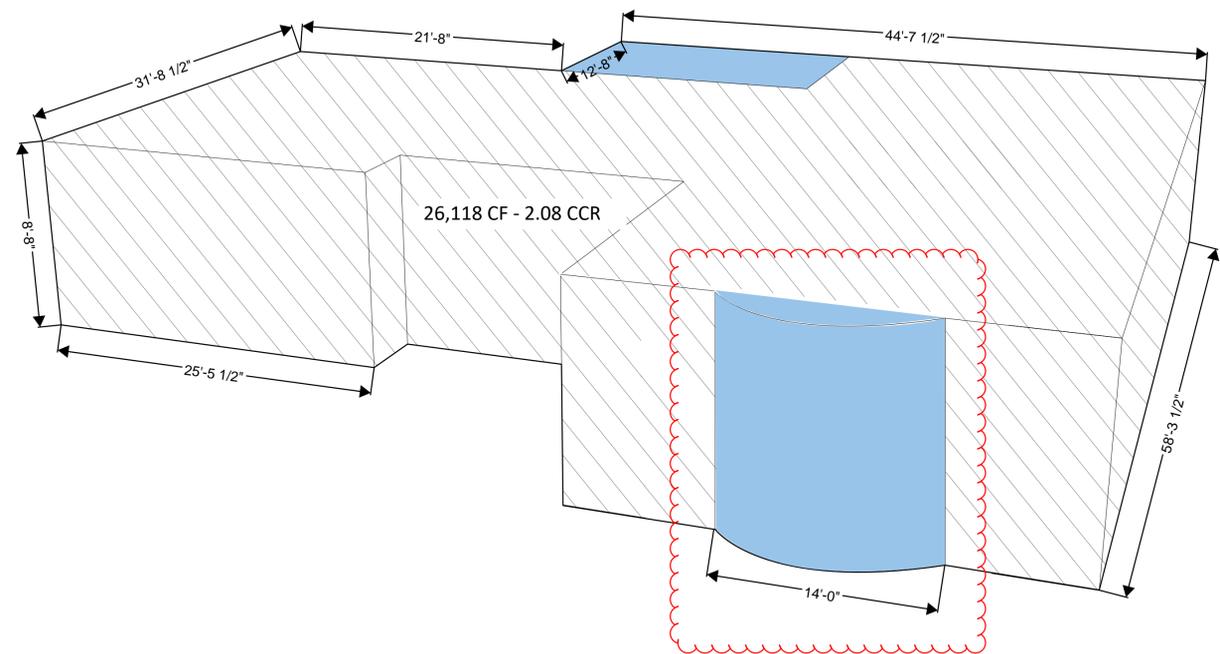
EXISTING SITE PLAN
SCALE: 1/8" = 1'



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



EXISTING CUBIC CONTENT DIAGRAM
SCALE: 1/8" = 1'



PROPOSED CUBIC CONTENT DIAGRAM
SCALE: 1/8" = 1'

CONSULTANTS

ES SOLUTIONS
STRUCTURAL ENGINEER
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL
PHONE: 561 201 0195
E-MAIL: TRENIT@ES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION
CONTRACTOR
ADDRESS: 511 S. OLIVE AVE.
WEST PALM BEACH, FL 33401
PHONE: 561 433 1961
E-MAIL: JCANT@ANDERSONCARRCONSTRUCTION.COM

F&E CONSULTING
MEP ENGINEERS
ADDRESS: 300 LOCK ROAD SUITE #302
DEERFIELD BEACH, FLORIDA 33442
PHONE: 561 361 5225 EXT. 302
E-MAIL: UAFRAT@FAECONSULTING.COM

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

NOT FOR CONSTRUCTION

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

CONTRACTOR shall be responsible for the procurement of permits to the extent that such permits are required by the local, state or federal government and shall be responsible for the procurement of permits to the extent that such permits are required by the local, state or federal government and shall be responsible for the procurement of permits to the extent that such permits are required by the local, state or federal government.

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

2278 IBIS ISLE ROAD
PALM BEACH, FL 33480

2278 IBIS ISLE ROAD
PALM BEACH, FL 33480

SHEET NAME

CUBIC CONTENT
DIAGRAM

SHEET NUMBER

SUR1.0

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR09255
INTERIOR DESIGNER # 106422
AA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE MATERIALS OF WORK TO BE PROVIDED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

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

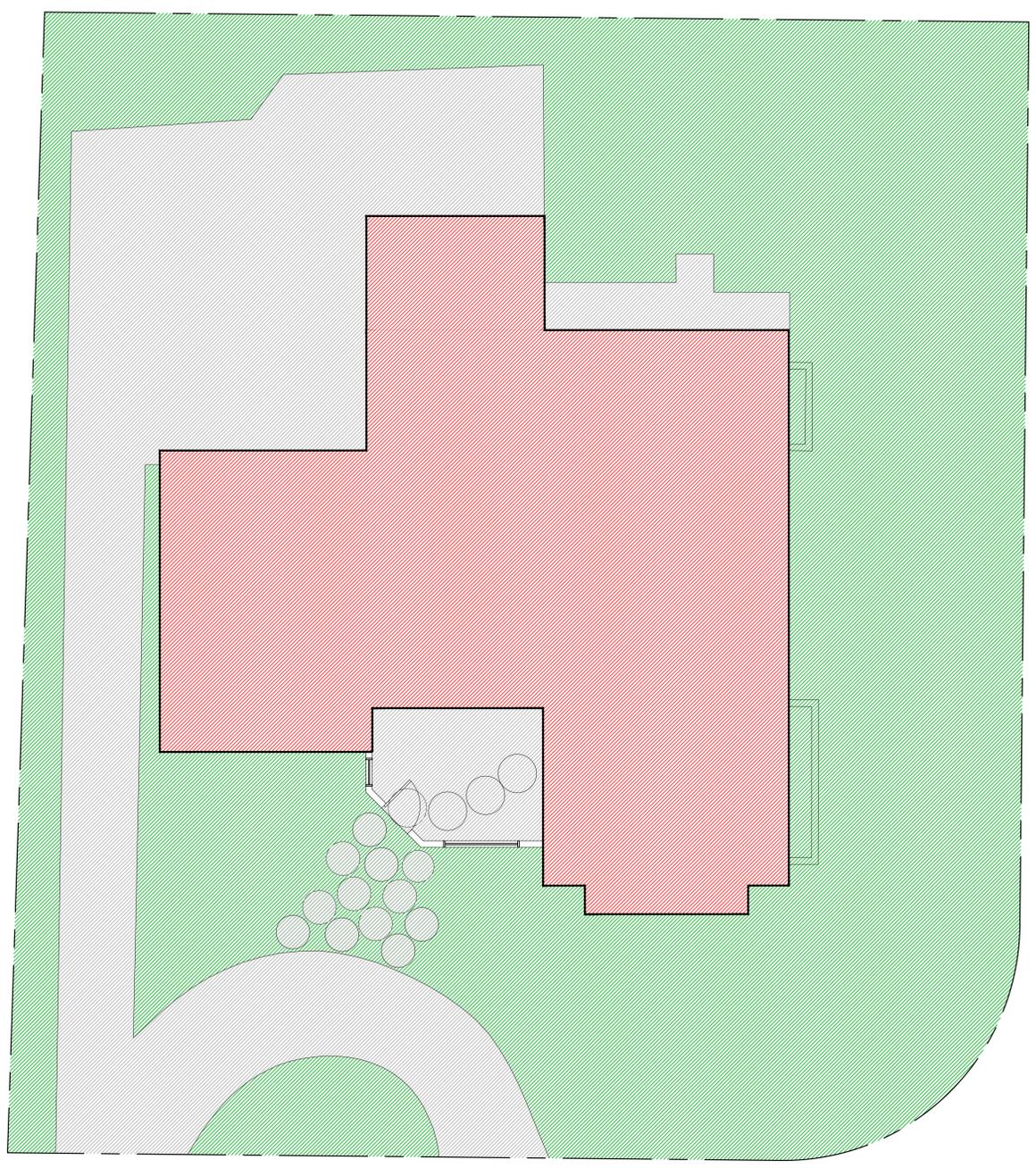
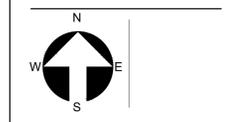
**2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480**

2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

SHEET NAME

**LOT COVERAGE
DIAGRAM**

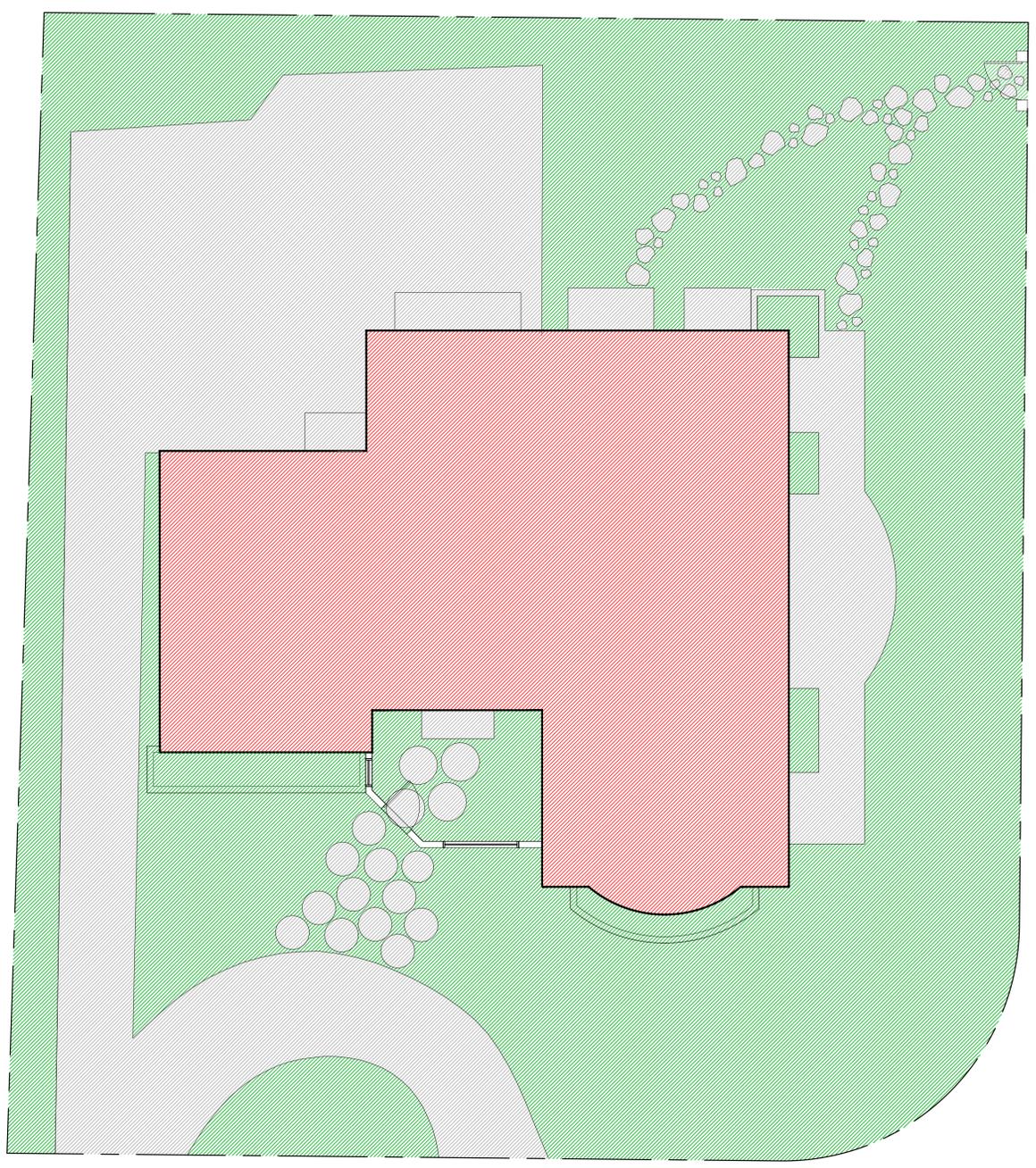
SHEET NUMBER



EXISTING LOT COVERAGE DIAGRAM

SCALE: 1/8" = 1'

| LEGEND | |
|--------|-----------------------------------|
| | IMPERVIOUS AREA (HOUSE STRUCTURE) |
| | IMPERVIOUS AREA (HARDSCAPE) |
| | PERVIOUS AREA (OPEN SPACE) |



PREVIOUSLY 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%- 3,020 SF |
| CUBIC CONTENT RATIO | 3.97 CCR - 53,595 CF | 2.26 CCR - 28,382 CF | 2.10 CCR - 26,274 CF |

CONSULTANTS

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

ANDERSON CARR CONSTRUCTION
CONTRACTOR
ADDRESS: 501 S. OLIVE AVE.
WEST PALM BEACH, FL 33401
PHONE: 561-833-1861
E-MAIL: BCANTING@ANDERSONCARRCONSTRUCTION.COM

FAE CONSULTING
MEP ENGINEERS
ADDRESS: 300 LOCK ROAD SUITE #302
DEERFIELD BEACH, FLORIDA 33442
PHONE: 561-361-8026 EXT. 302
E-MAIL: UAFRATE@FAECONSULTING.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
136 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561-832-4800
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # A99255
INTERIOR DESIGNER # 106422
AA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE ACCURACY OF SERVICES TO THE ARCHITECT'S AND ENGINEER'S DESIGN. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS.

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

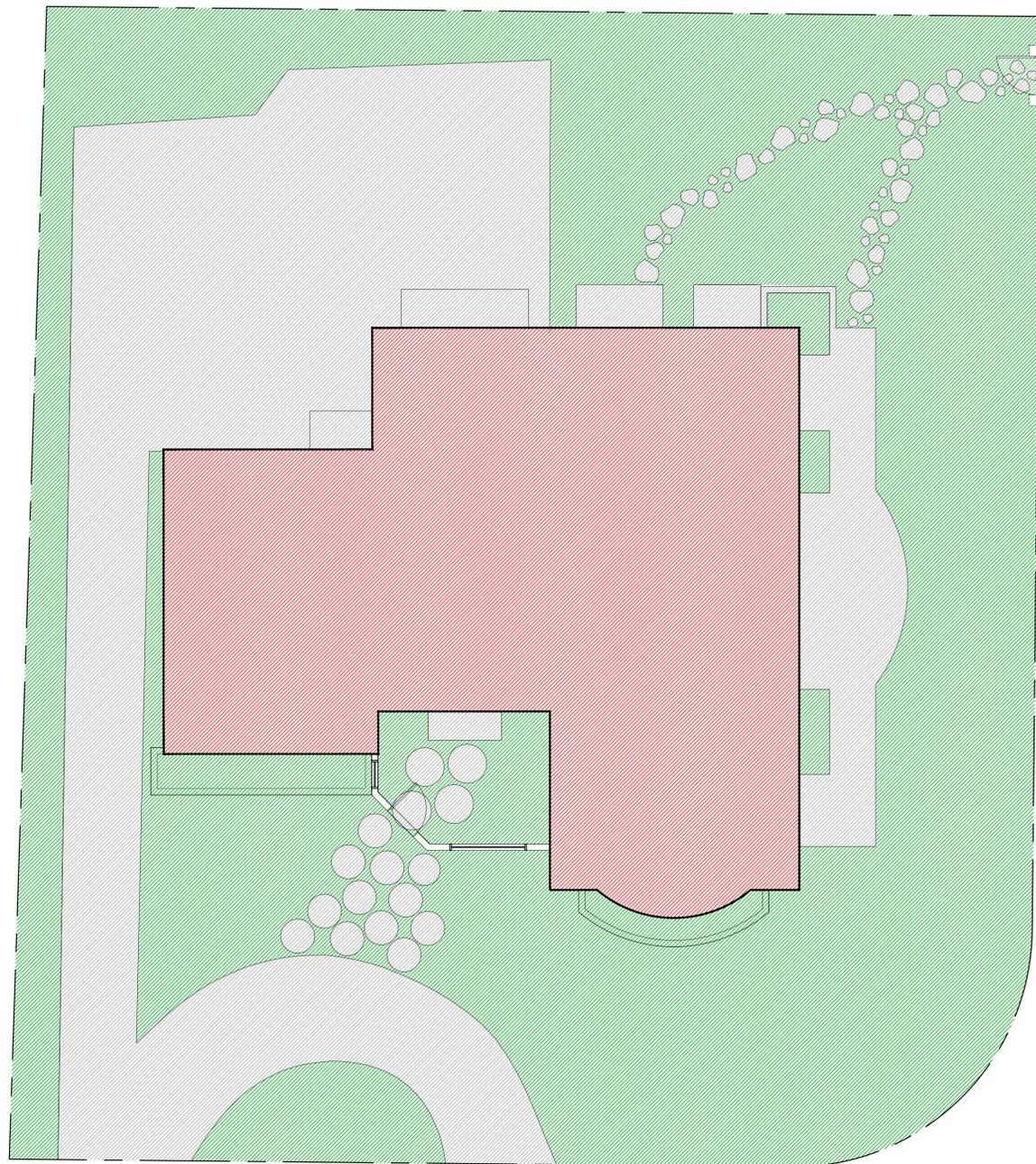
SHEET NAME

**LOT COVERAGE
DIAGRAM**

SHEET NUMBER



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



PREVIOUSLY PROPOSED LOT COVERAGE DIAGRAM

SCALE: 1/8" = 1'

| LEGEND | |
|--------|-----------------------------------|
| | IMPERVIOUS AREA (HOUSE STRUCTURE) |
| | IMPERVIOUS AREA (HARDSCAPE) |
| | PERVIOUS AREA (OPEN SPACE) |



CURRENTLY PROPOSED LOT COVERAGE DIAGRAM

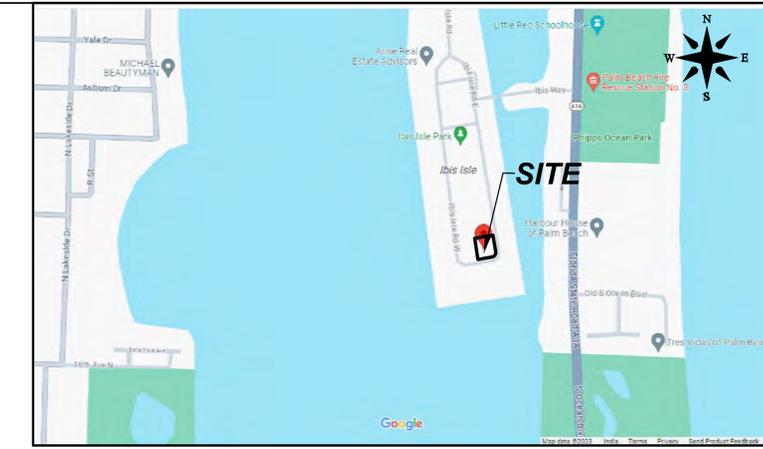
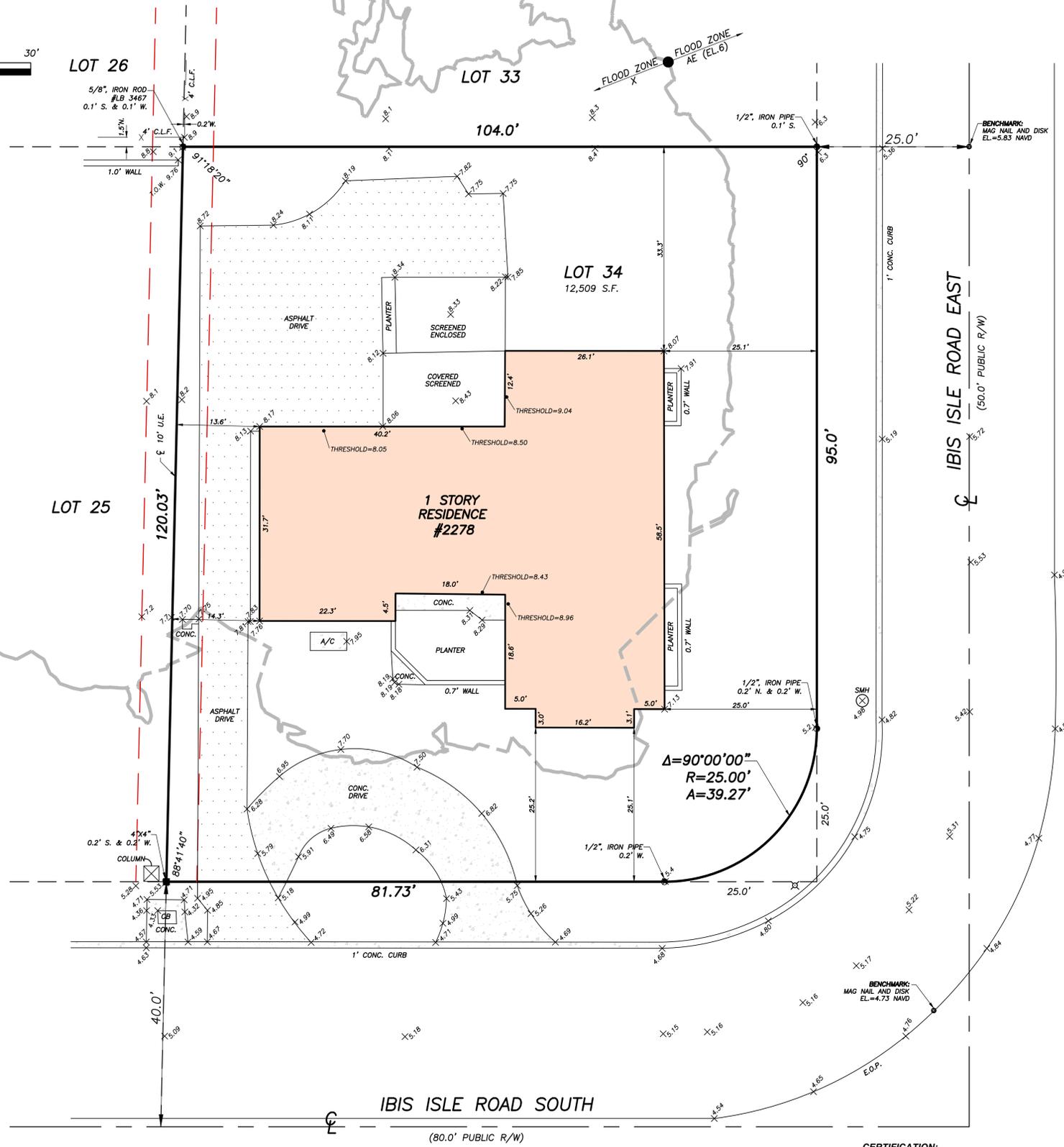
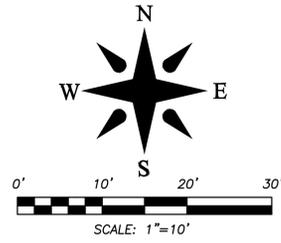
SCALE: 1/8" = 1'

| 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 |

Boundary Survey For: 2278 IBIS ISLE ROAD EAST LLC

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/IE = 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/MT = 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
- ⊖ = BASELINE
- ⊕ = 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



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:

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) 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'.

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

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

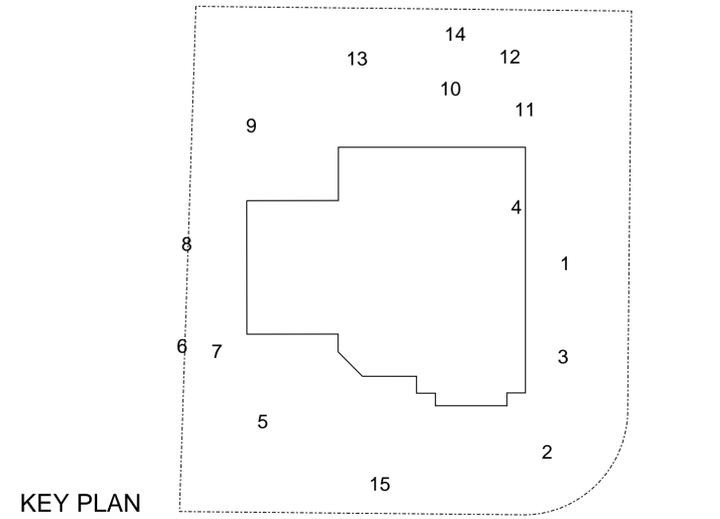
| | | |
|--|-------------------|-----------------------|
| REVISIONS: | | |
| | | |
| Boundary Survey For: | | |
| 2278 IBIS ISLE ROAD EAST LLC | | |
| WALLACE SURVEYING <small>CORP. LICENSED BUSINESS # 499</small> <small>5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551</small> | | |
| 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'KD.: C.W. | REF.: 23-1455.dwg | SHEET: 1 OF 1 |



1



2



KEY PLAN



3



4



5



6



7



8

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
2516 ROYAL PALM WAY, PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. #A20003843

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: TREAT@ES-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION
CONTRACTOR
ADDRESS: 511 S OLIVE AVE.
WEST PALM BEACH, FL 33401
PHONE: 561 833-1861
E-MAIL: JCANT@ANDERSONCARRCONSTRUCTION.COM

FAE CONSULTING
MEP ENGINEERS
ADDRESS: 300 LOCK ROAD, SUITE #302
DEERFIELD BEACH, FLORIDA 33442
PHONE: 561 361-8200 EXT. 302
E-MAIL: UAFRA@FAECONSULTING.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
136 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561 832-4800
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR09255
INTERIOR DESIGNER # 106422
AA # 30425933 NCARB # 87929

Revisions:

CONSULTANT'S AND ARCHITECT'S SERVICES ARE THE PROPERTY OF BARTHOLEMEW + PARTNERS. ANY REUSE OR REPRODUCTION OF THESE SERVICES WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS IS STRICTLY PROHIBITED. THIS DOCUMENT IS THE PROPERTY OF BARTHOLEMEW + PARTNERS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARTHOLEMEW + PARTNERS.

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

Bartholemew + Partners

ARCHITECTURE AND DESIGN
PROGETTO DI ARCHITETTURA

THE PLAZA CENTER
2514 ROYAL PALM WAY, PENTHOUSE 600A
PALM BEACH, FLORIDA 33480
T: 561 461 0108
F: 561 461 0106
FL LIC. #A420030843

BARTHOLEMWPARTNERS.COM

CONSULTANTS

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

ANDERSON CARR CONSTRUCTION
CONTRACTOR
ADDRESS: 501 S. OLIVE AVE.
WEST PALM BEACH, FL 33401
PHONE: 561 833-1861
E-MAIL: BCANT@ANDERSONCARRCONSTRUCTION.COM

F&E CONSULTING
MEP ENGINEERS
ADDRESS: 300 LOCK ROAD SUITE #302
DEERFIELD BEACH, FLORIDA 33442
PHONE: 561 361-8226 EXT. 302
E-MAIL: UAFRATE@FAECONSULTING.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
136 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561 832-4800
E-MAIL: DUSTIN@ENVIRONMENTDESIGNGROUP.COM



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

NOT FOR CONSTRUCTION

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

Revisions:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE ACCURACY OF SERVICE TO THE PROPERTY AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE ACCURACY OF SERVICE TO THE PROPERTY AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

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

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # AR99255
INTERIOR DESIGNER # 106422
AA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE ACCURACY OF SERVICE TO THE PROPERTY AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

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

SP1.4



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.



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



Inspiration for the bay window at the front facade.



Inspiration for the planters on grade beneath the windows.



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 0106
FL LIC. # A20030843
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: TRENTERS-ENGINEERS.COM

ANDERSON CARR CONSTRUCTION
CONTRACTOR
ADDRESS: 501 S OLIVE AVE.
WEST PALM BEACH, FL 33401
PHONE: 561 833 1861
E-MAIL: JACANTH@ANDERSONCARRCONSTRUCTION.COM

FAE CONSULTING
MEP ENGINEERS
ADDRESS: 300 LOCK ROAD SUITE #302
DEERFIELD BEACH, FLORIDA 33442
PHONE: 561 321 8222 EXT. 302
E-MAIL: UAFRAT@FAECONSULTING.COM

ENVIRONMENT DESIGN GROUP
LANDSCAPE ARCHITECT
139 N COUNTY ROAD, SUITE 20-B
PALM BEACH, FL 33480
PHONE: 561 812 4600
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # A99255
INTERIOR DESIGNER # 106422
AIA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE ACCURACY OF SERVICE TO THE ARCHITECT'S PLAN AND REPORT TO THE ARCHITECT AS SOON AS POSSIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL AFFECTING AGENCIES.

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

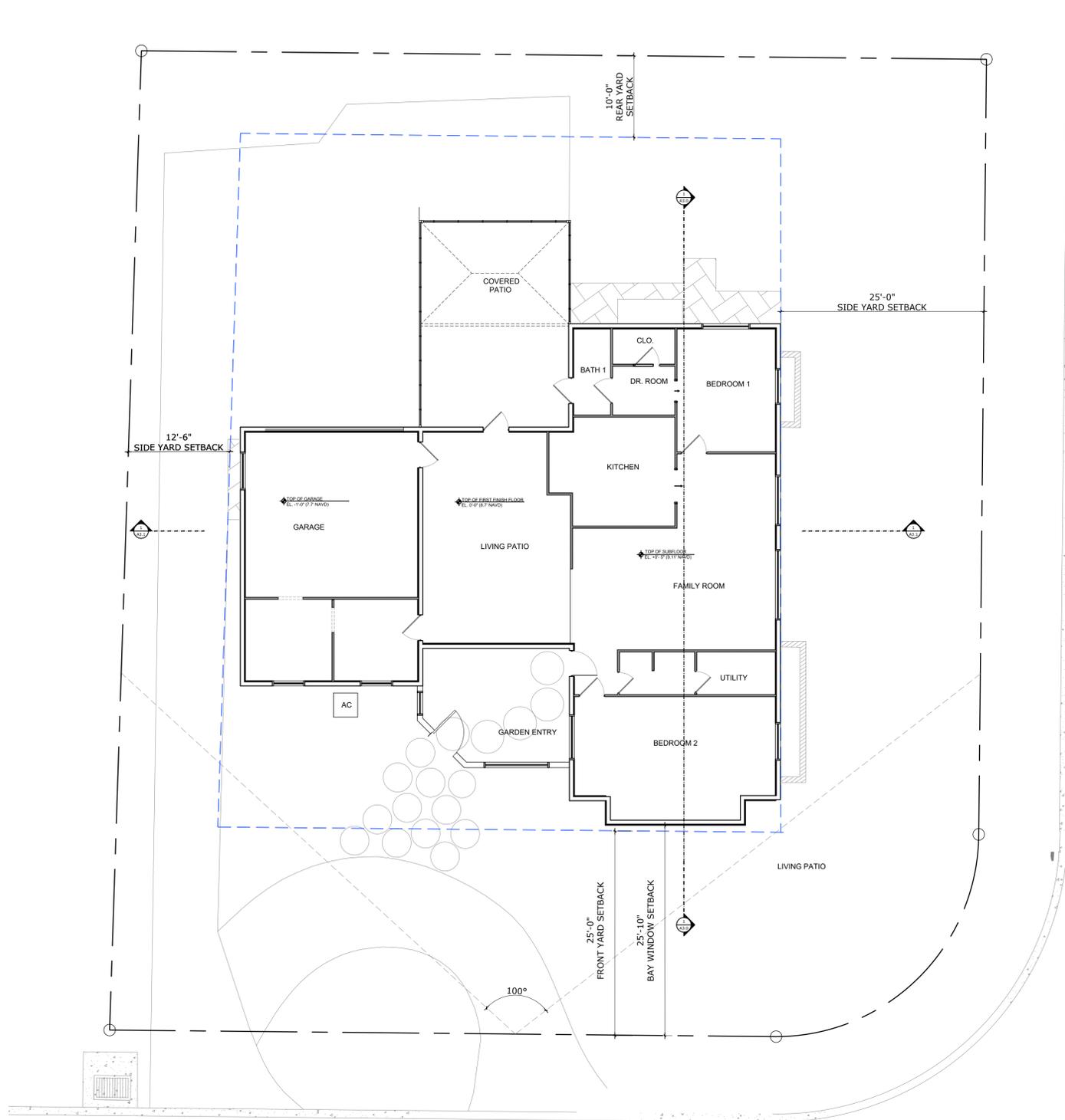
SHEET NAME

INSPIRATION IMAGES

SHEET NUMBER

SP1.5

- CONSULTANTS**
- ES SOLUTIONS**
STRUCTURAL ENGINEER
ADDRESS: 170 NE 2ND ST, P.O. BOX #1737
BOCA RATON, FL
PHONE: 561 201 0190
E-MAIL: TRENTERS-ENGINEERS.COM
- ANDERSON CARR CONSTRUCTION**
CONTRACTOR
ADDRESS: 501 S OLIVE AVE.
WEST PALM BEACH, FL 33401
PHONE: 561 833 1981
E-MAIL: BANTING@ANDERSONCARRCONSTRUCTION.COM
- F&E CONSULTING**
MEP ENGINEERS
ADDRESS: 300 LOCK ROAD SUITE #302
DEERFIELD BEACH, FLORIDA 33442
PHONE: 561 361 5026 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 4600
E-MAIL: DUSTING@ENVIRONMENTDESIGNGROUP.COM



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

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # A99255
INTERIOR DESIGNER # 106422
AA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE ACCURACY OF SERVICE TO THE PROPERTY AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PALM BEACH. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND DOES NOT INCLUDE THE OBTAINING OF PERMITS AND APPROVALS FROM THE CITY OF PALM BEACH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PALM BEACH. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AND DOES NOT INCLUDE THE OBTAINING OF PERMITS AND APPROVALS FROM THE CITY OF PALM BEACH.

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

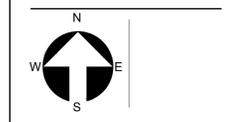
2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

SHEET NUMBER

EXISTING SITE PLAN

SHEET NUMBER

SP2.0



ARC-23-140
ZON-23-118

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # A99255
INTERIOR DESIGNER # 106422
AA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE ACCURACY OF SERVICE TO THE PROPERTY AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING SUCH PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY.

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

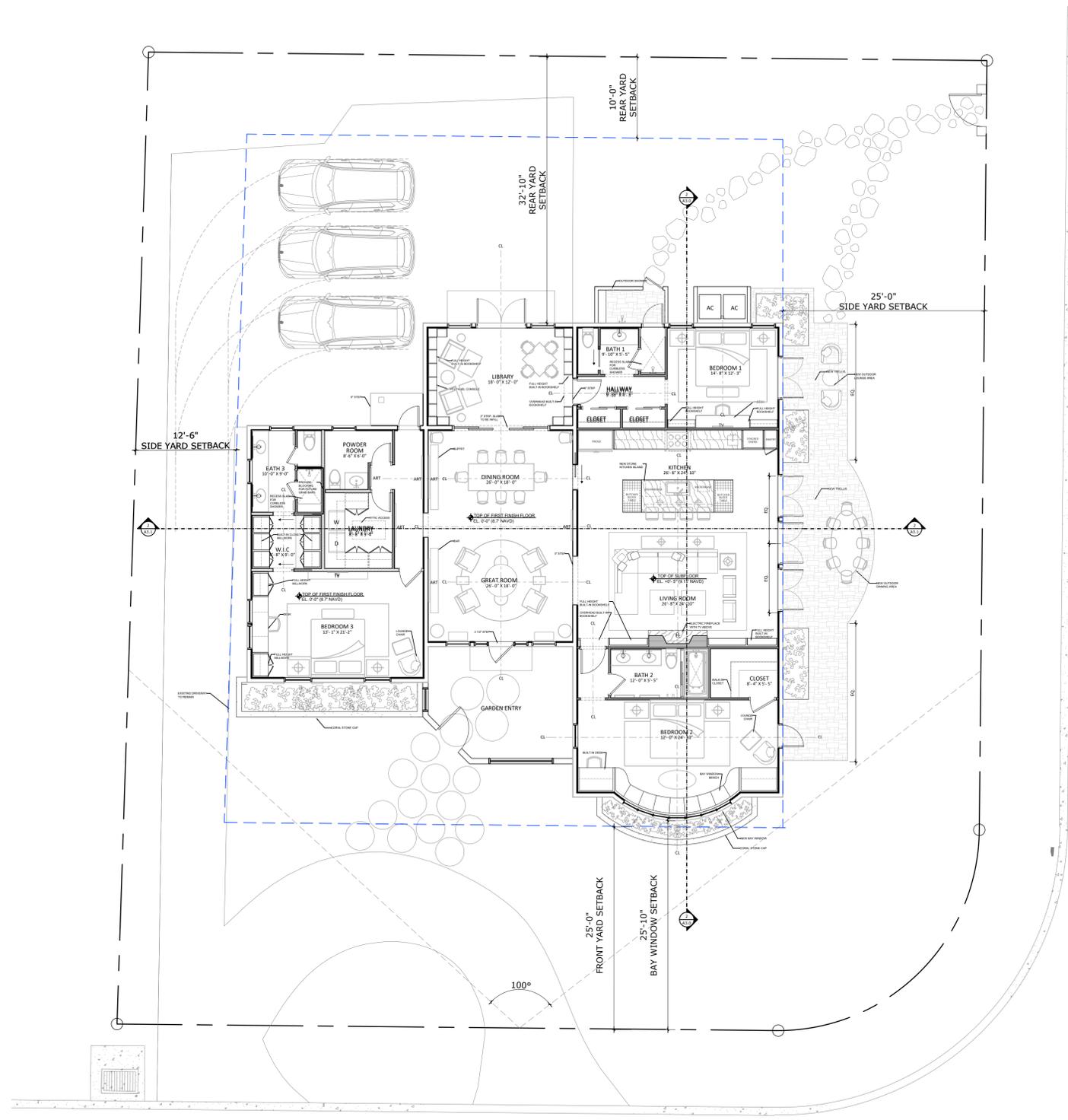
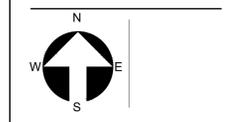
2278 IBIS ISLE ROAD E
PALM BEACH, FL 33480

SHEET NAME

PROPOSED STE PLAN

SHEET NUMBER

SP2.1



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

ARC-23-140
ZON-23-118

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT #A09255
INTERIOR DESIGNER # 106422
IA # 30425933 NCARB # 87929

Revisions:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE ACCURACY OF SERVICE TO THE PROPERTY AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

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

2278 IBIS ISLE ROAD
PALM BEACH, FL 33480

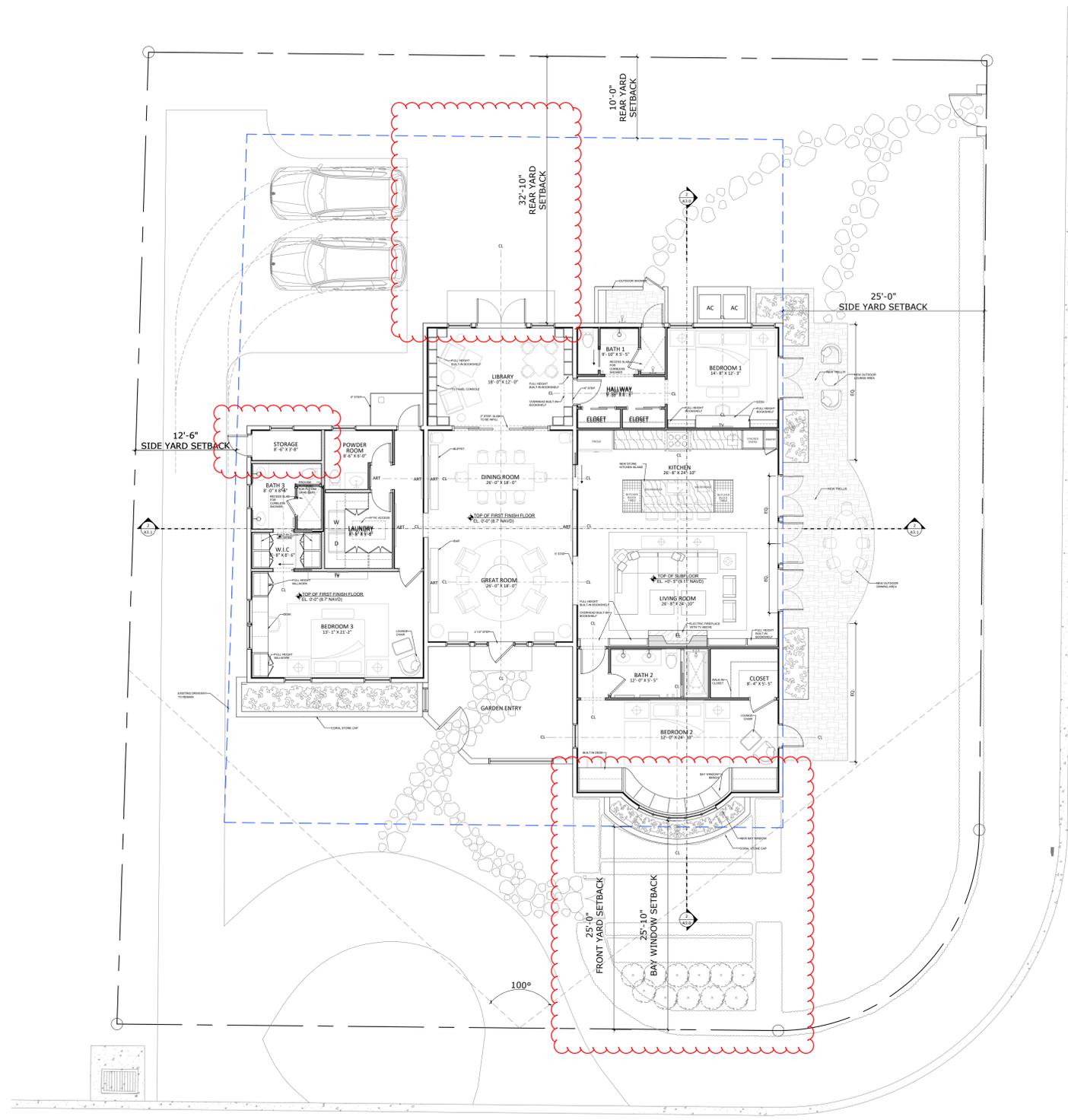
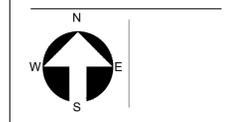
2278 IBIS ISLE ROAD
PALM BEACH, FL 33480

SHEET NAME

PROPOSED SITE PLAN

SHEET NUMBER

SP2.2



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

ARC-23-140
ZON-23-118

CONSULTANTS

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

ANDERSON CARR CONSTRUCTION
 CONTRACTOR
 ADDRESS: 501 S OLIVE AVE.
 WEST PALM BEACH, FL 33401
 PHONE: 561 833 1981
 E-MAIL: BCANTY@ANDERSONCARRCONSTRUCTION.COM

F&E CONSULTING
 MEP ENGINEERS
 ADDRESS: 300 LOCK ROAD SUITE #302
 DEERFIELD BEACH, FLORIDA 33442
 PHONE: 561 361 5026 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

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # A99255
 INTERIOR DESIGNER # 106422
 AIA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR SHALL VERIFY ALL DEMOLITION AND DEMOLITION OF SERVICE TO THE
 PROPERTY AND ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL
 VERIFY ALL UTILITIES AND SERVICES ARE PROPERLY LOCATED AND DELETED.
 CONTRACTOR SHALL VERIFY ALL DEMOLITION AND DEMOLITION OF SERVICE TO THE
 PROPERTY AND ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL
 VERIFY ALL UTILITIES AND SERVICES ARE PROPERLY LOCATED AND DELETED.
 CONTRACTOR SHALL VERIFY ALL DEMOLITION AND DEMOLITION OF SERVICE TO THE
 PROPERTY AND ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL
 VERIFY ALL UTILITIES AND SERVICES ARE PROPERLY LOCATED AND DELETED.

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

2278 IBIS ISLE ROAD
PALM BEACH, FL 33480

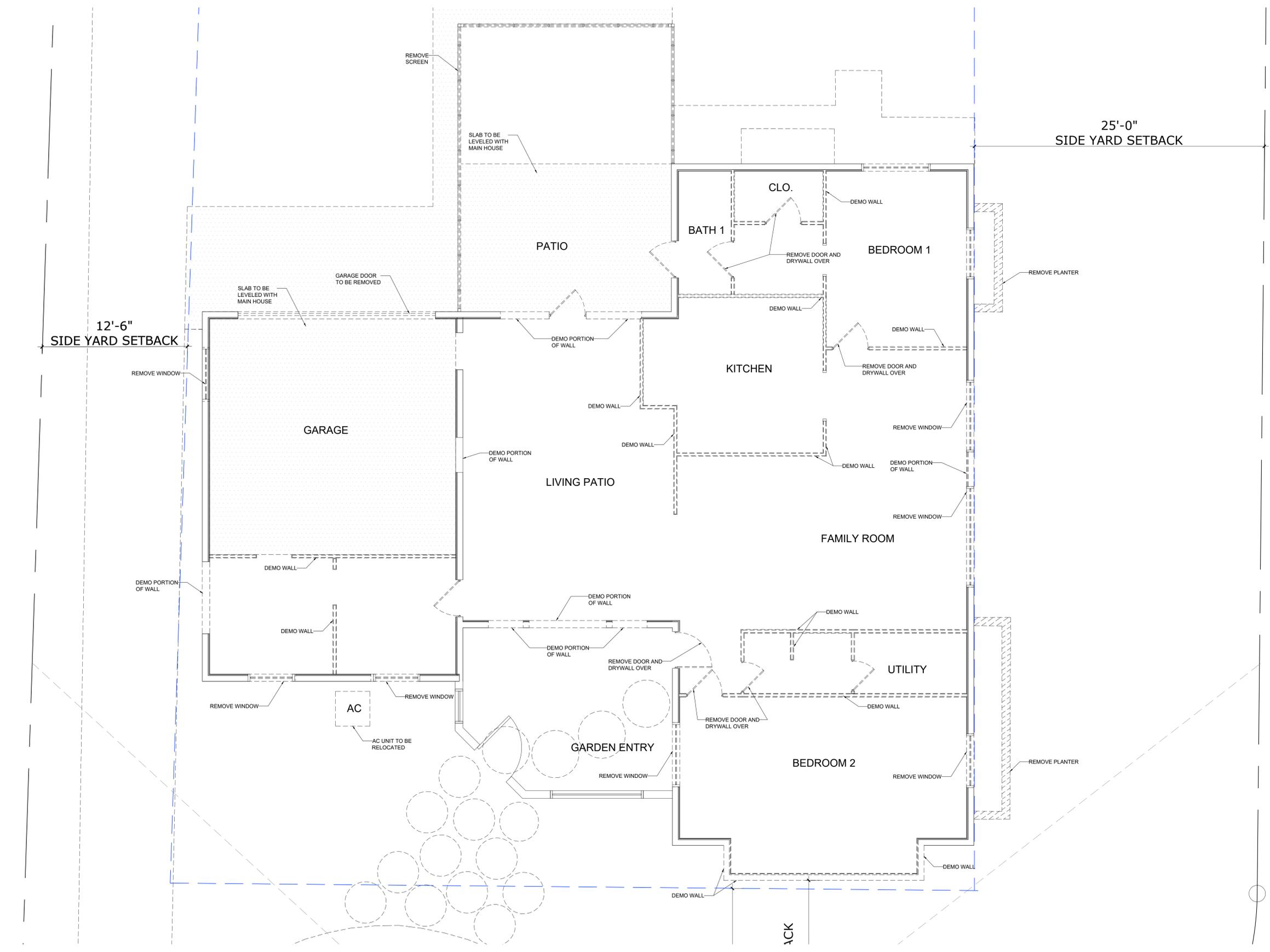
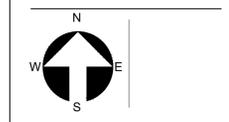
2278 IBIS ISLE ROAD
 PALM BEACH, FL 33480

SHEET NAME

DEMOLITION FLOOR PLAN

SHEET NUMBER

D1.0



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

ARC-23-140
ZON-23-118

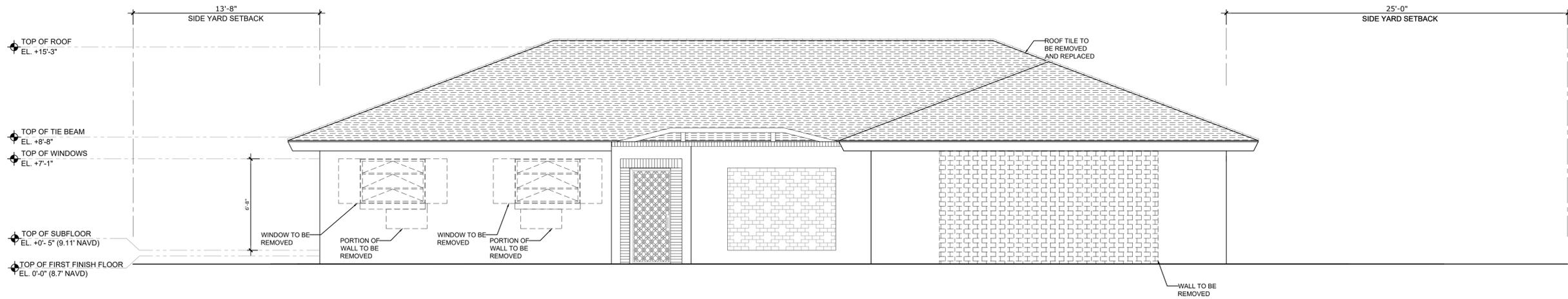
CONSULTANTS

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: 561 833-1981
E-MAIL: BCANTY@ANDERSONCARRCONSTRUCTION.COM

F&E CONSULTING
MEP ENGINEERS
ADDRESS: 300 LOCK ROAD SUITE 4302
DEERFIELD BEACH, FLORIDA 33442
PHONE: 561 361 3026 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: DUSTIN@ENVIRONMENTDESIGNGROUP.COM



DEMOLITION SOUTH ELEVATION

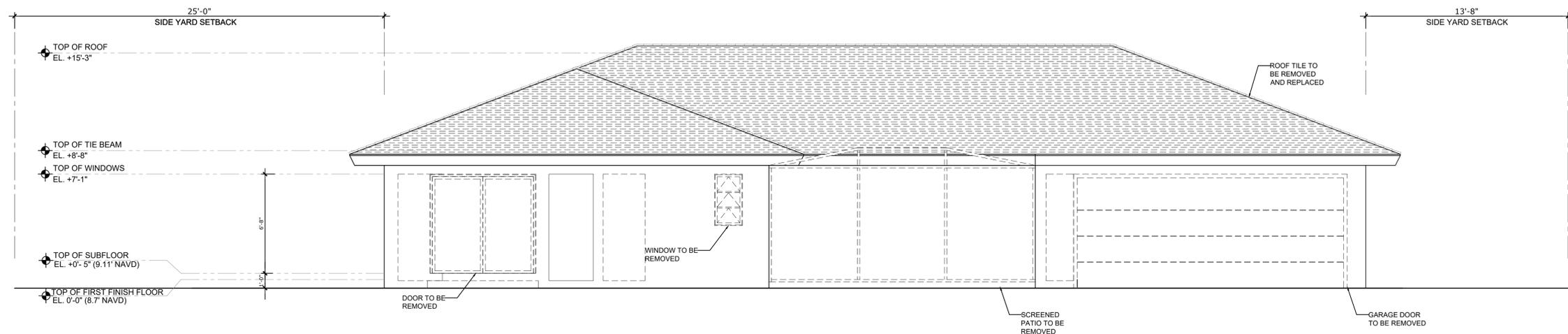
SCALE: 1/4" = 1'

NOT FOR CONSTRUCTION

KYLE B FANT ARCHITECT # A99255
INTERIOR DESIGNER # 106422
AA # 30425933 NCARB # 87929

Revisions:

CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SERVICE TO THE DEMOLITION SITE AND THE RELOCATION OF SERVICE TO THE NEW LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES AND THE REMOVAL OF DEBRIS FROM THE DEMOLITION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING FOUNDATION AND THE REMOVAL OF THE EXISTING FOUNDATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING FOUNDATION AND THE REMOVAL OF THE EXISTING FOUNDATION.



DEMOLITION NORTH ELEVATION

SCALE: 1/4" = 1'

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

**DEMOLITION
ELEVATIONS**

SHEET NUMBER

D2.0