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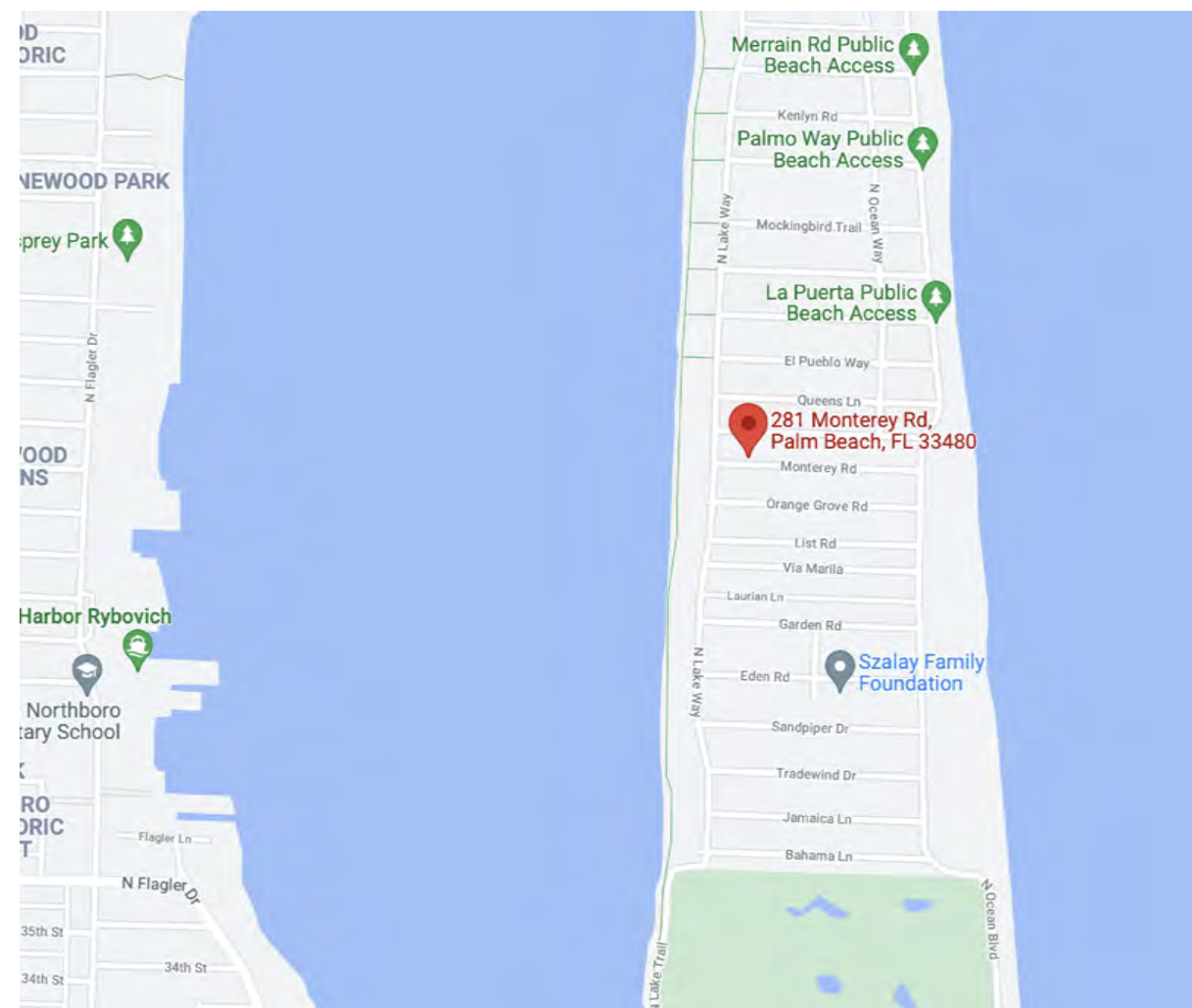
By DSR at 1:28 pm, Apr 08, 2022

NEW RESIDENCE
281 MONTEREY ROAD
PALM BEACH, FLORIDA 33480
ARC-22-104
ZON-22-067

SCOPE OF WORK

THIS IS AN ARCOM APPLICATION FOR THE CONSTRUCTION OF A
NEW 2-STOREY RESIDENCE AND ASSOCIATED SITE

PROJECT LOCATION



DRAWING INDEX

ARCHITECTURE

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- P1.06 SURROUNDING PROPERTIES

LANDSCAPE

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- L2 CONSTRUCTION SCREENING PLAN
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- L7.3 PLANTING DETAILS & SPECS
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- L9 GATE ELEVATION DETAIL

CIVIL

- C-1 CONCEPTUAL SITE GRADING & DRAINAGE PLAN

SURVEY

- BOUNDARY SURVEY

PROJECT DESIGN TEAM



211 SEAVIEW AVE
PALM BEACH FL 33480
PHONE: (561)401-1866
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138 North County Road - Suite 20-B
Palm Beach, FL 33480
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Gruber Consulting Engineers

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FIRST SUBMITTAL: MARCH 7, 2022

FINAL SUBMITTAL: MARCH 28, 2022

ARCOM MEETING: MAY 25, 2022

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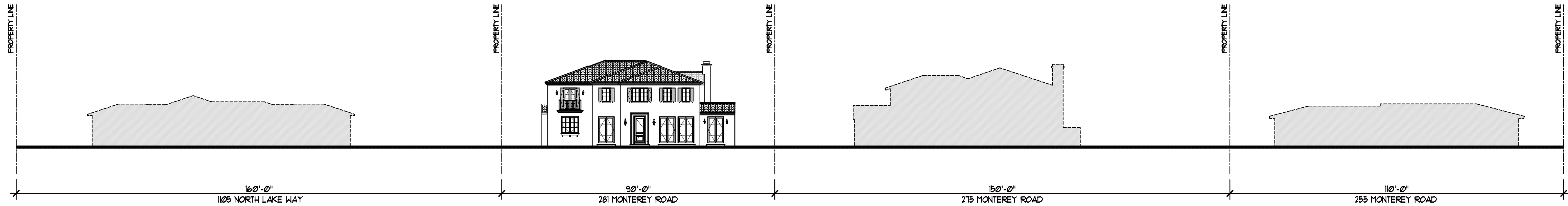
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REGISTERED ARCHITECT
16971

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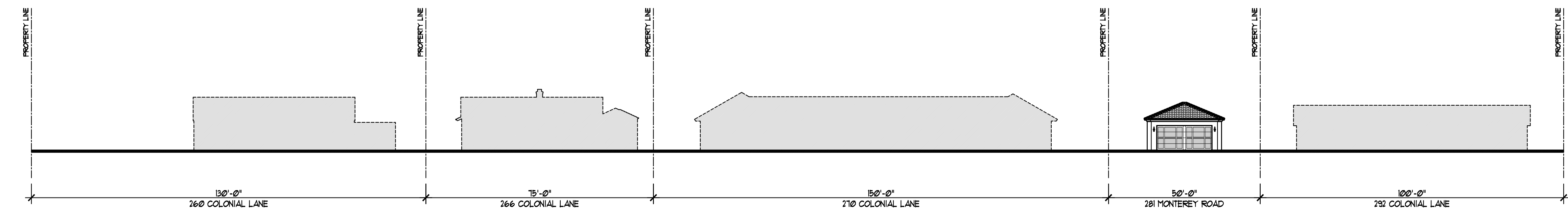
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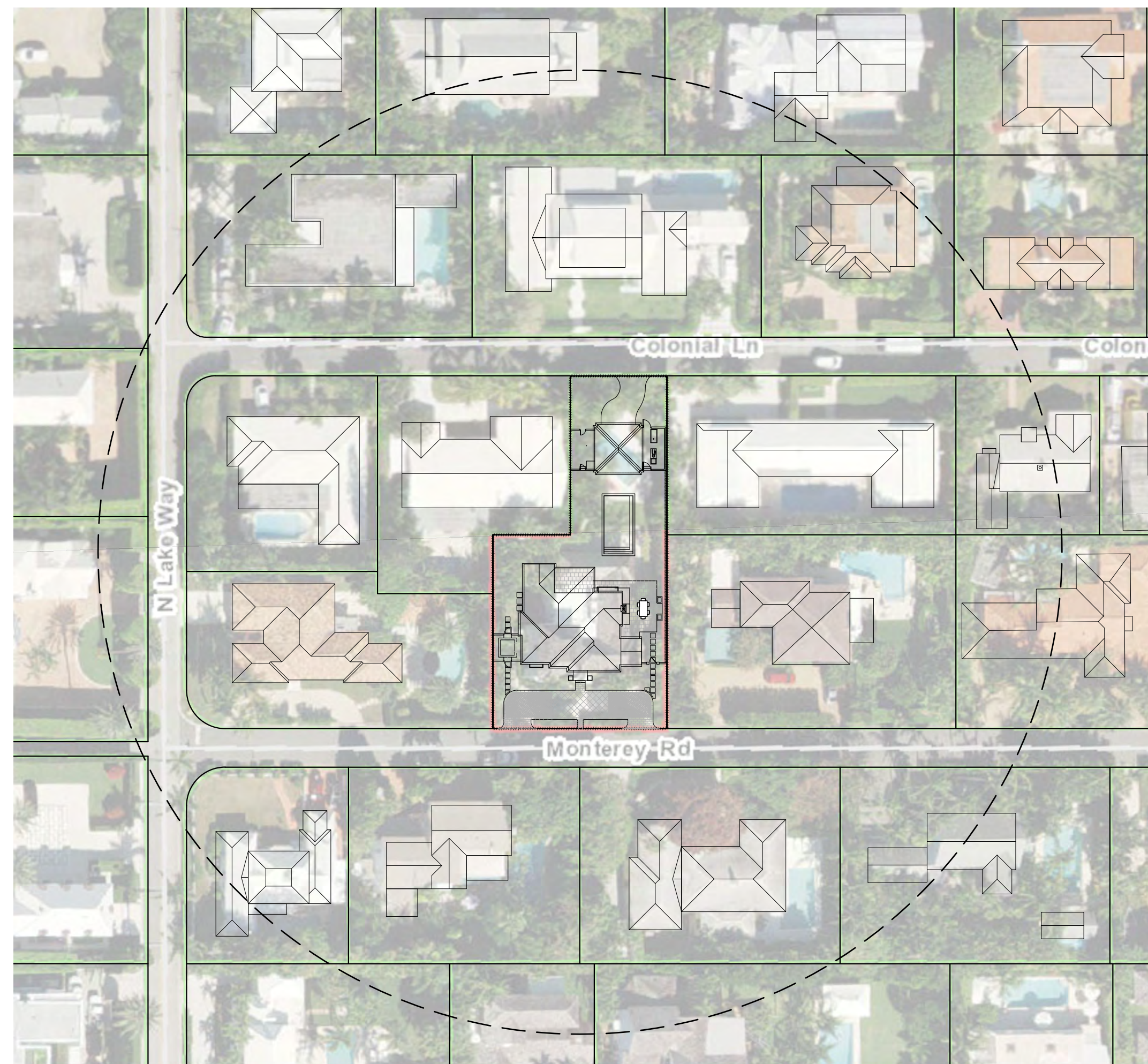
Proposed Monterey Streetscape
Scale

N.T.S.



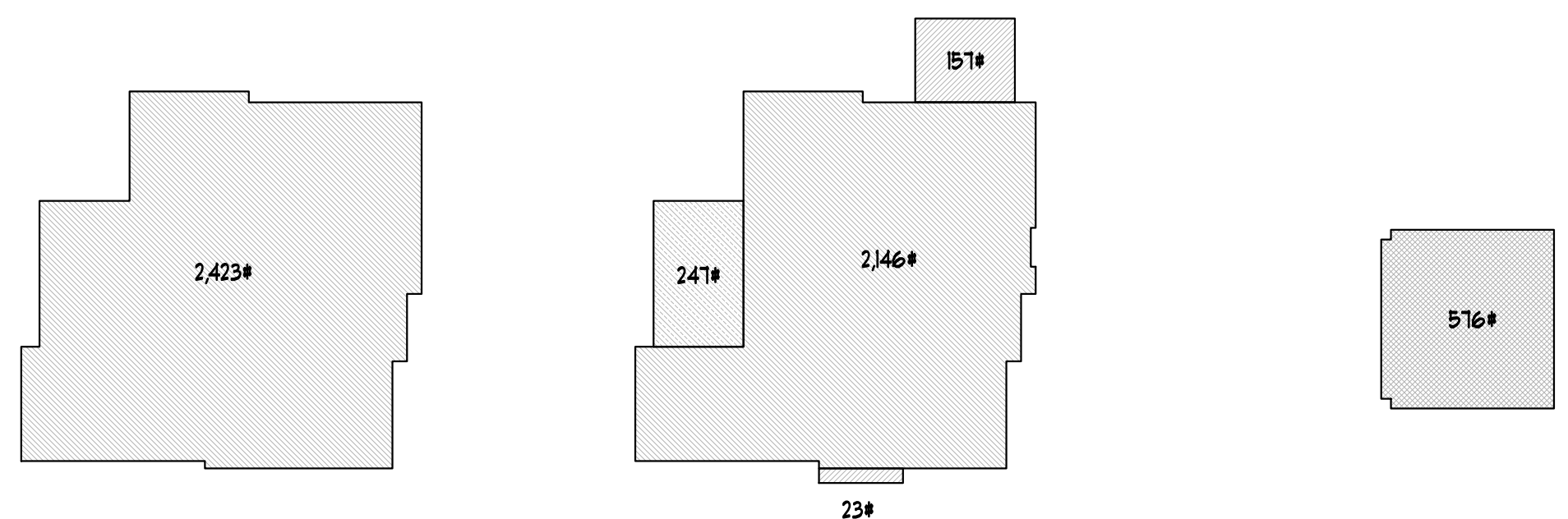
Proposed Colonial Streetscape
Scale

N.T.S.



Proposed Sitescape
Scale

N.T.S.



MAIN RESIDENCE LEGEND:

- UNDER AIR 0'-11"-0" (FIRST FLOOR)
- UNDER AIR 0'-9"-6" (FIRST FLOOR)
- UNDER AIR 0'-8"-6" (SECOND FLOOR)
- COVERED 0'-9"-6" (LOGGIA)

MAIN RESIDENCE SQ. FT.:

UNDER AIR:	
FIRST FLOOR	=2,146#
SECOND FLOOR	=2,423#
TOTAL U/A	=4,749#
COVERED:	
LOGGIA	=247#
TOTAL COVERED	=247#

GARAGE LEGEND:

- GARAGE 0'-9"-0"

GARAGE SQ. FT. = 576#

MAX ALLOWABLE CCR = $35 \left(\frac{60,000 - 13,100}{50,000 \times 0.5} \right) = 3.369$

MAX ALLOWABLE CUBIC FEET = $3.369 \times 13,100 = 51933.9$

TOTAL CUBIC FEET = $51095 \text{ CU. FT.} / 13,100 \text{ SQ. FT.} = 3.9$

TOTAL ALLOWABLE COVERED LOGGIA = $5\% \text{ OF HOUSE CU. FT. } (51933 \text{ CU. FT.}) = 2596.65$

COVERED LOGGIA = 2,346.5

Proposed CCR Plans & Calculations
Scale

N.T.S. ARC-22-104
ZON-22-067



Town of Palm Beach

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

Line #	Native Landscape Legend		
1	Property Address:	10,000 S.F. Min.	
4		Required	Proposed
5	Lot Size (sq ft)	10,000 S.F. Min.	13,100 S.F.
6	Landscape Open Space (LOS) (Sq Ft and %)	5,895 S.F. (45%)	5,899 S.F. (45%)
7	Perimeter LOS (Sq Ft and %)	2,652.75 S.F. (50%)	3,591 S.F. (60.9%)
8	Front Yard LOS (Sq Ft and %)	900 S.F. (40%)	903 S.F. (40.1%)
9	Native* Trees %	12 = 35%	15 = 45.5%
10	Native* Palms %	9 = 35%	9 = 35%
11	Native* Shrubs %	57 = 35%	159 = 98.8%
12	Native* Vines / Ground Cover %	390 = 35%	692 = 62.2%

To determine appropriate native* vegetation, the **Institute for Regional Conservation ("IRC")**, **Natives for Your Neighborhood** guide shall be used.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect



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:	281 Monterey Road		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	New Two Story House		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	13,100	13,100
6	Lot Depth	100	182'	182'
7	Lot Width	100	90'	90'
8	Lot Coverage (Sq Ft and %)	30%	N/A	3149 SF 24%
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structures, etc)	N/A	N/A	5,325 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.969	N/A	3.9
11	*Front Yard Setback (Ft.)	25' (1) / 30' (2)	N/A	30'
12	* Side Yard Setback (1st Story) (Ft.)	12-6"	N/A	13'-1"
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A	23' E 15'-1" W
14	*Rear Yard Setback (Ft.)	15'	N/A	15'
15	Angle of Vision (Deg.)	100'	N/A	100'
16	Building Height (Ft.)	22'	N/A	19'-6"
17	Overall Building Height (Ft.)	30'	N/A	26'-11"
18	Crown of Road (COR) (NAVD)	5.03/5.2	N/A	5.03 / 5.2
19	Max. Amount of Fill Added to Site (Ft.)	1.19	N/A	1.19
20	Finished Floor Elev. (FFE)(NAVD)	6.25 + 1.5 = 7.75	N/A	7.5 NAVD
21	Zero Datum for point of meas. (NAVD)	7.5' NAVD	N/A	7.0' NAVD
22	FEMA Flood Zone Designation	AE & X	AE & X	AE & X
23	Base Flood Elevation (BFE)(NAVD)	6.0 NAVD	6.0 NAVD	6.0 NAVD
24	Landscape Open Space (LOS) (Sq Ft and %)	5,895 S.F. (45%)	N/A	5,899 S.F. (45%)
25	Perimeter LOS (Sq Ft and %)	2,652.75 S.F. (50%)	N/A	3,591 S.F. (60.9%)
26	Front Yard LOS (Sq Ft and %)	900 S.F. (40%)	N/A	903 S.F. (40.1%)
27	**Native Plant Species %	35%	N/A	35%

* 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

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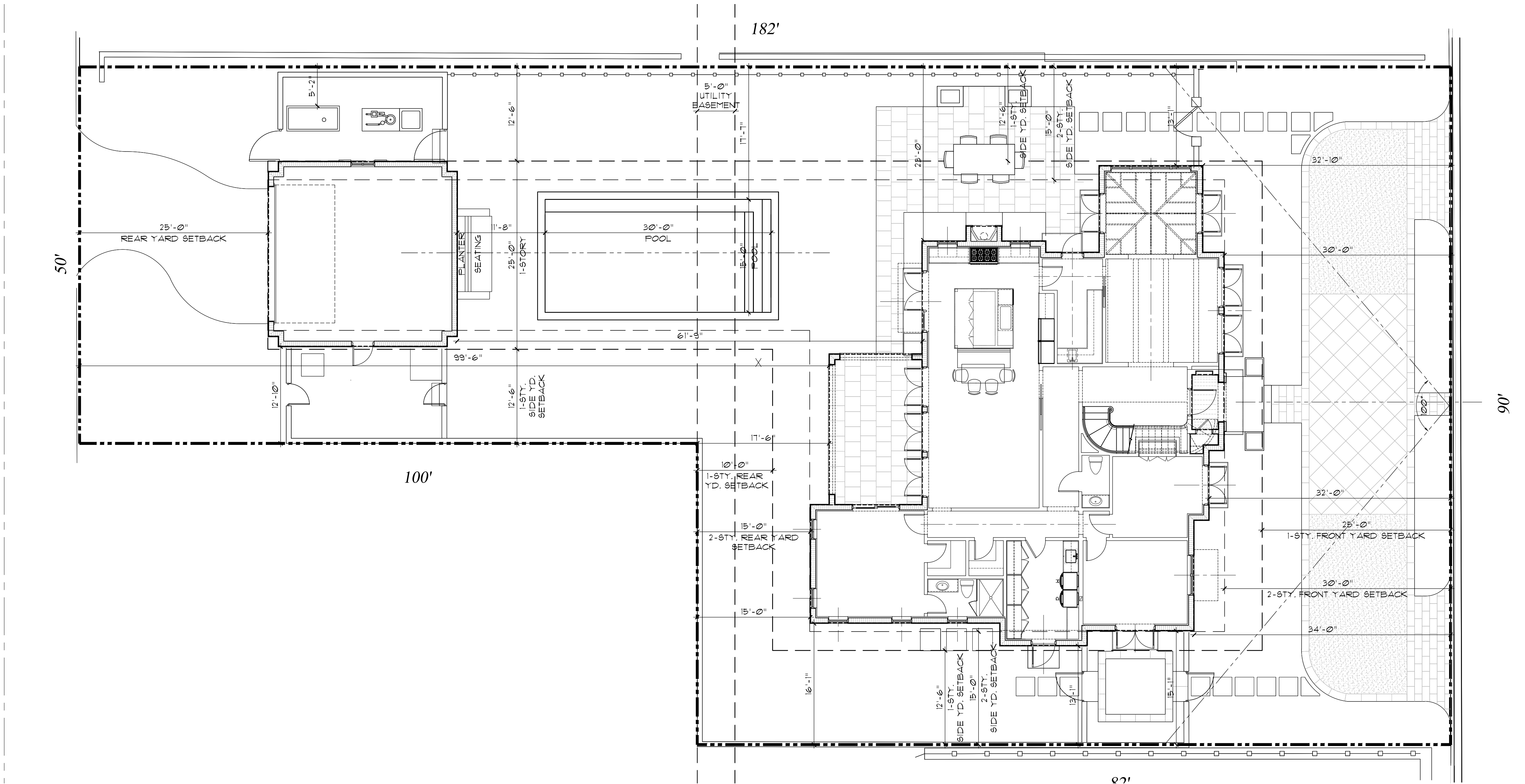
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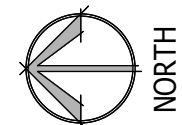
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Proposed Site Plan
Scale

1/8" = 1'-0"



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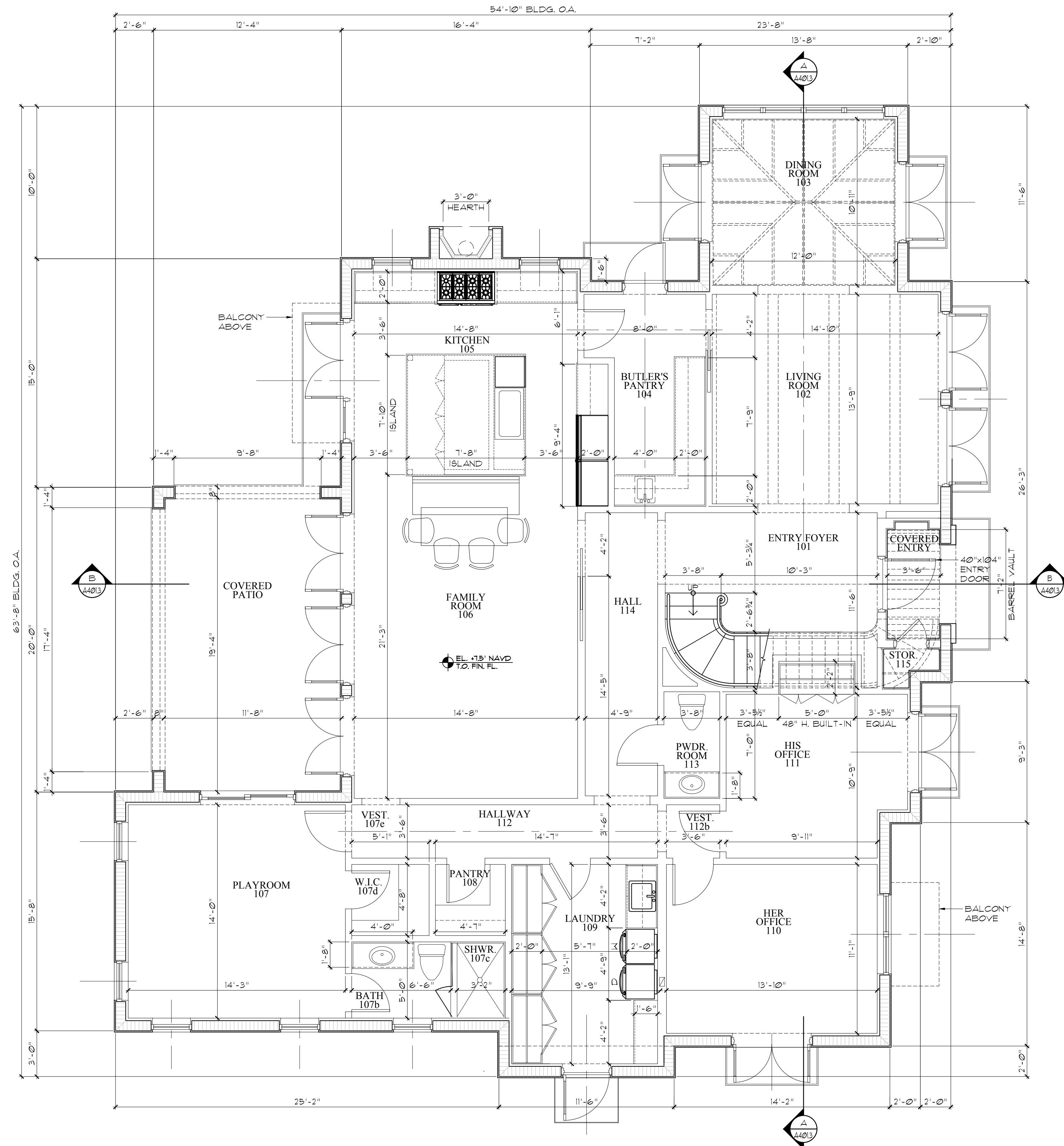
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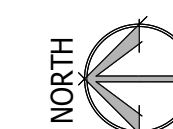
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Proposed First Floor Plan
Scale

1/4" = 1'-0"



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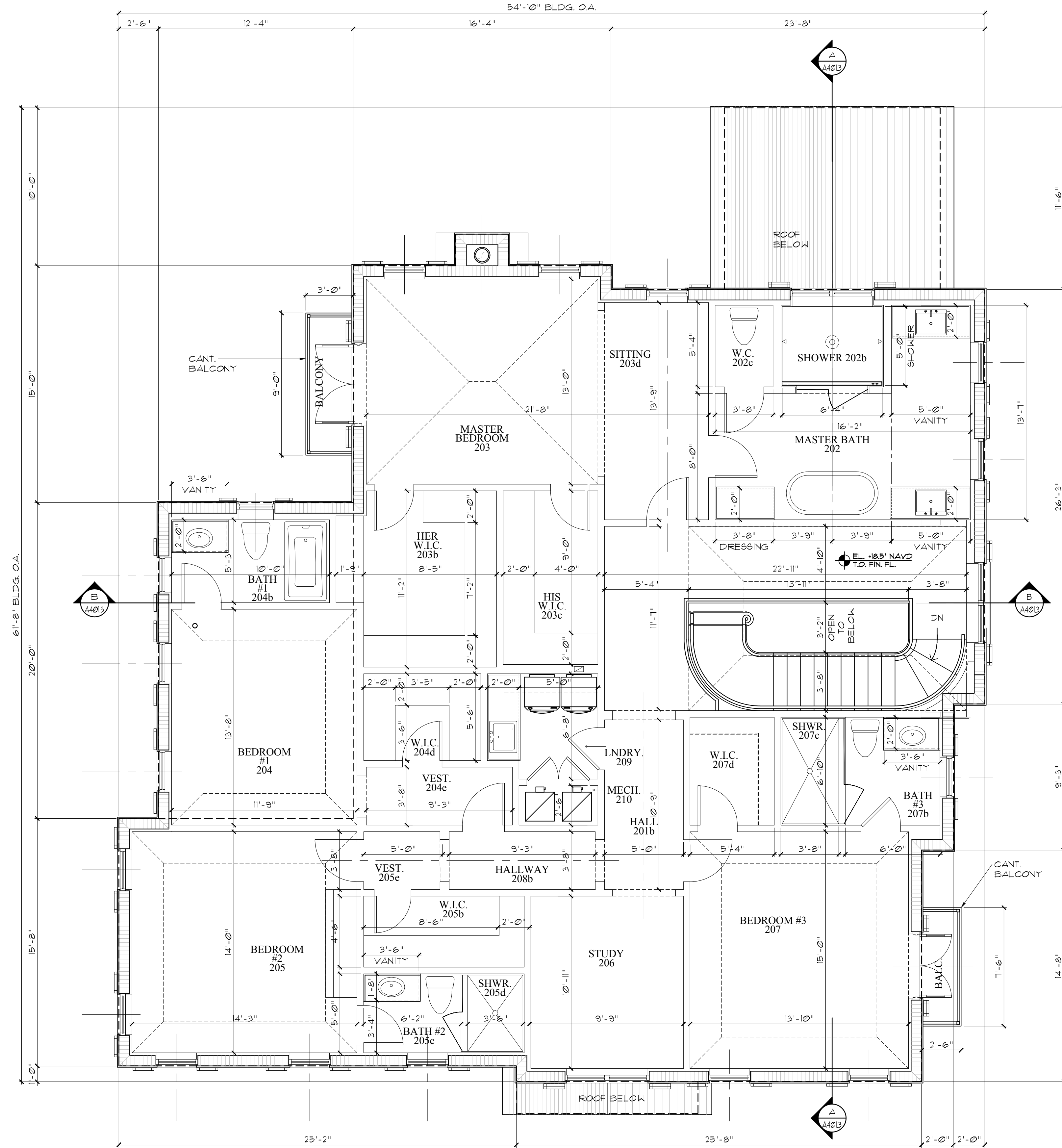
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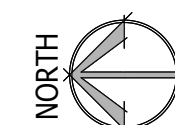
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Proposed Second Floor Plan
Scale

1/4" = 1'-0"



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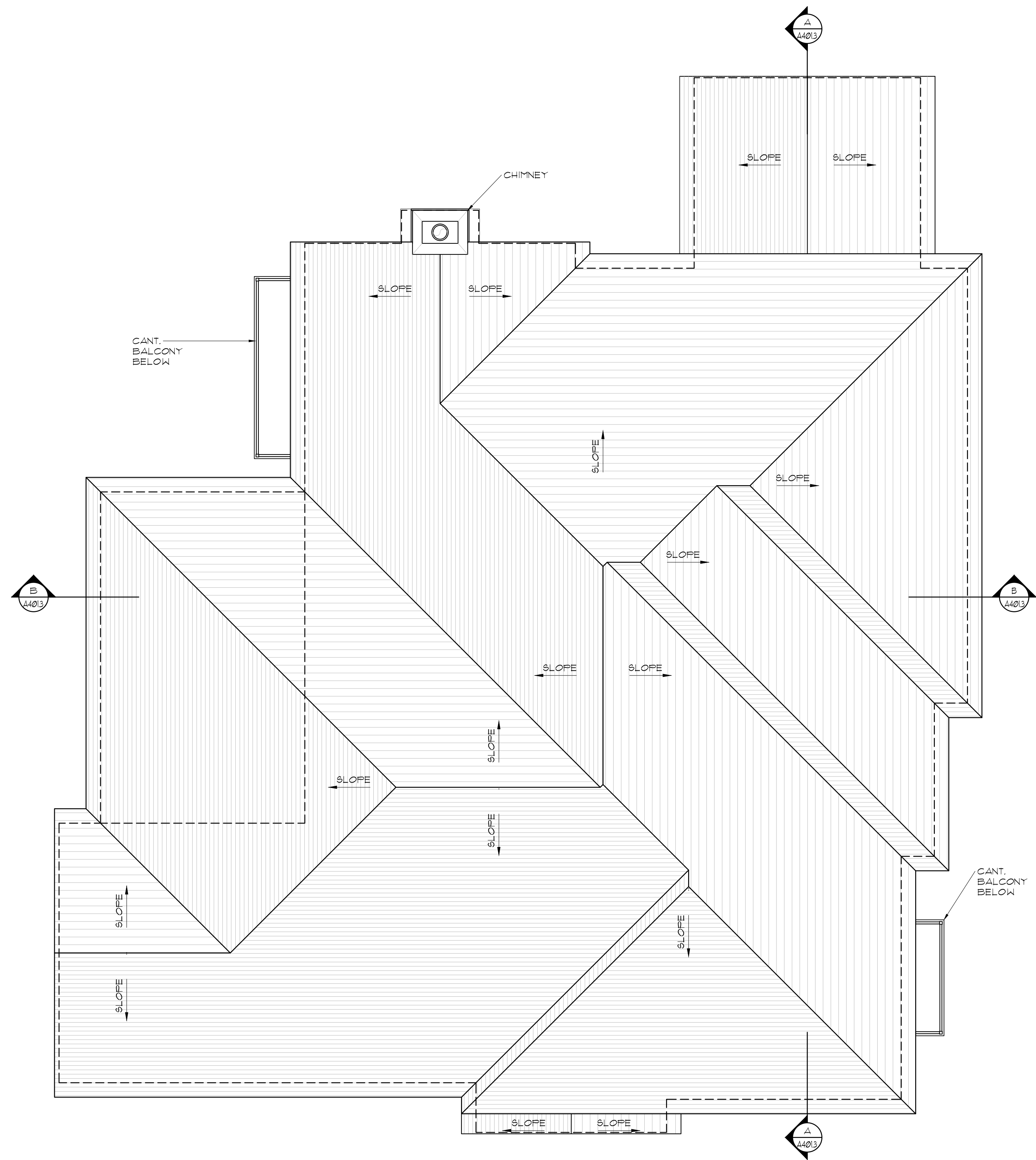
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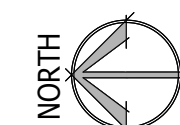
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Proposed Roof Plan

Scale

1/4" = 1'-0"



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A101.3



Proposed Front Elevation - Perspective Rendering

Scale

1/4" = 1'-0"

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Proposed Front Elevation - Perspective Rendering with Landscape Screening

Scale

1/4" = 1'-0"

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Proposed Front Elevation - Perspective Rendering

Scale

1/4" = 1'-0"

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Proposed Front Elevation - Perspective Rendering

Scale

1/4" = 1'-0"

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Proposed Front Elevation - Perspective Rendering

Scale

1/4" = 1'-0"

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Proposed Front (South) Elevation

Scale

1/4" = 1'-0"

TYPICAL EXTERIOR FINISHES

HOUSE: BENJAMIN MOORE SIMPLY WHITE *006-117

SHUTTERS: FARROW & BALL CHROMARTY #285
(WINDOW FRAMES TO MATCH)



Proposed Right Side (East) Elevation

Scale

1/4" = 1'-0"

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Proposed Front Elevation (South)

Scale

1/4" = 1'-0"



Proposed Left Elevation (East)

Scale

1/4" = 1'-0"

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A401.1a



Proposed Rear (North) Elevation

Scale

1/4" = 1'-0"



Proposed Left Side (West) Elevation

Scale

1/4" = 1'-0"



Proposed Rear Elevation (North)

Scale

1/4" = 1'-0"



Proposed Right Elevation (West)

Scale

1/4" = 1'-0"

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