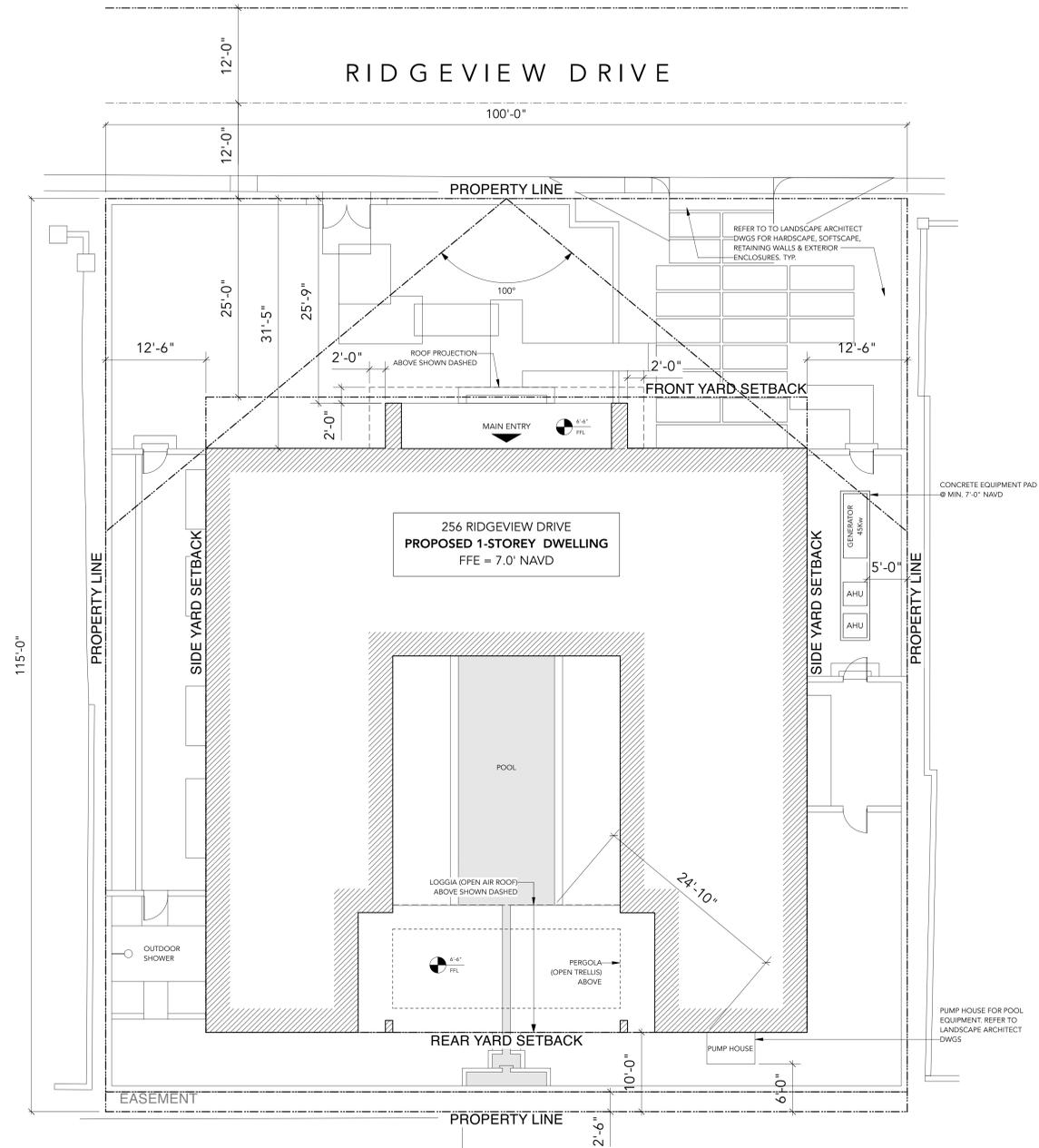


ZONING LEGEND

1	PROPERTY ADDRESS:	256 RIDGEVIEW DRIVE, PALM BEACH, FL	
2	ZONING DISTRICT:	R-B	
3	STRUCTURE TYPE:	CONCRETE BLOCK & STEEL	
4		Required/Allowed	Proposed
5	Lot Size (sq ft)	10,000 min.	11,500
6	Lot Depth	100 min.	115
7	Lot Width	100 min.	100
8	Lot Coverage (Sq Ft and %)	4,600 ft ² (40%)	4,575 ft ² (39.8%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	-	4,037.5 ft ²
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.99	3.81
11	Front yard Setback (Ft.)	25'-0" N	25'-9" N
12	Side Yard Setback (1st Story) (Ft.)	12'-6" E & W	12'-6" E & W
13	Side Yard Setback (2nd Story) (Ft.)	15'-0"	N/A
14	Rear Yard Setback (Ft.)	10'-0" S	10'-0" S
15	Angle of Vision (Deg.)	100°	100°
16	Building Height (Ft.)	14'-0"	11'-6"
17	Overall Building Height (Ft.)	17'-0"	14'-6"
18	Crown of Road (COR) (NAVD)	2.71'	-
19	Max. Amount of Fill Added to Site (Ft.)	2.145'	3.79' PER PROPOSED VARIANCE
20	Finished Floor Elev. (FFE) (NAVD)	+ 7.00'	+ 7.00'
21	Zero Datum for point of meas. (NAVD)	+ 7.00'	+ 7.00'
22	FEMA Flood Zone Designation	AE	AE
23	Base Flood Elevation (BFE) (NAVD)	+ 7.00'	+ 7.00'
24	Landscape Open Space (LOS) (Sq Ft and %)	5,175 ft ² (45%)	5,181 ft ² (45.1%)
25	Perimeter LOS (Sq Ft and %)	2,587.5 ft ² (50% of LOS)	3,226 ft ² (62.3%)
26	Front Yard LOS (Sq Ft and %)	1,000 ft ² (40%)	1,772 ft ² (70.9%)
27	Native Plant Species %	<i>Please refer to landscape legend</i>	

REVIEWED
By Antonette Fabrizi at 2:22 pm, Oct 07, 2022



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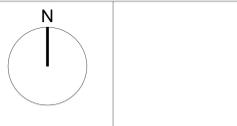
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ARCOM NUMBER: ARC-22-202

No.	Date	Description
5	10-06-2022	ISSUED FOR ARCOM PRESENTATION
4	09-23-2022	ISSUED FOR FINAL SUBMITTAL
3	09-02-2022	ISSUED FOR FIRST SUBMITTAL
2	08-05-2022	ISSUED FOR FIRST SUBMITTAL
1	07-21-2022	ISSUED FOR COORDINATION

No.	Date	Description
Issues		



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Project:
PRIVATE RESIDENCE
256 RIDGEVIEW DRIVE
PALM BEACH, FLORIDA

Sheet Title:
SITE PLAN

Drawn By: MV	Checked By: WS
Date Drawn: JULY 2022	Sheet Number: A-1.0
Project Number: 22002	
Scale: 1/8" = 1'-0" @ 30" x 42"	

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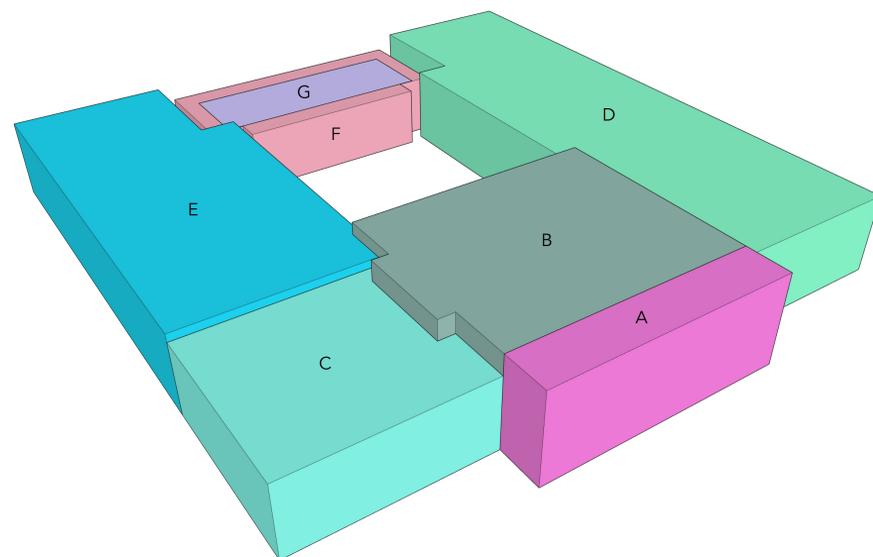
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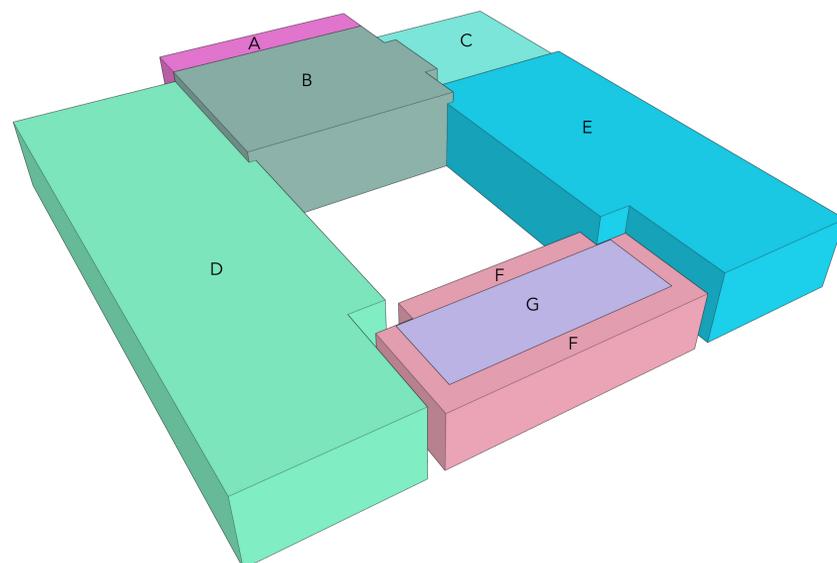
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ARCOM NUMBER: ARC-22-202



NORTHEAST 3-D VIEW (STREET SIDE)

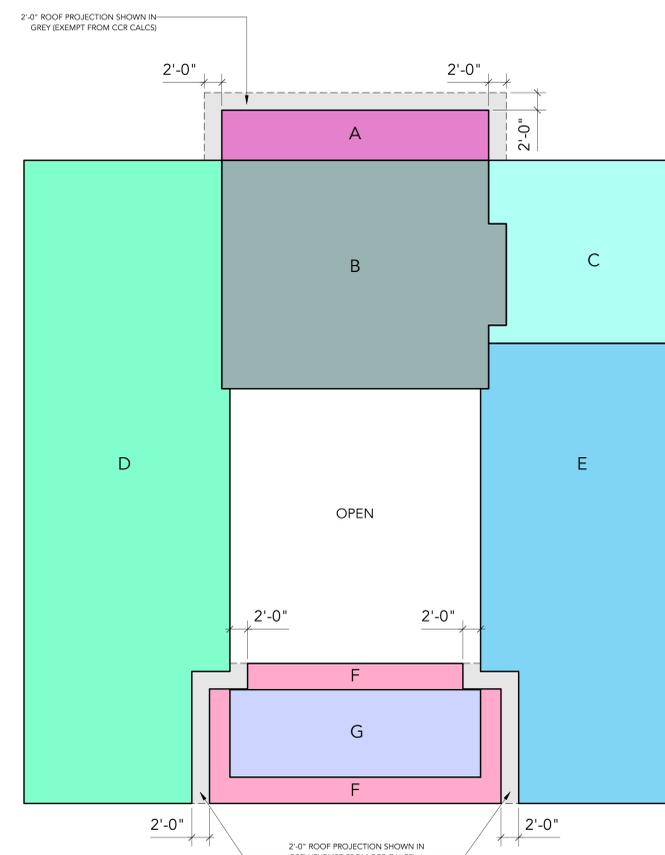


SOUTHWEST 3-D VIEW (REAR)

PROPOSED CUBIC CONTENT CALCULATIONS			
	AREA	HEIGHT	CUBIC AREA
A - ENTRY	173 sq. ft.	11'-6"	1,990 cu. ft.
B - GREAT ROOM	811.8 sq. ft.	11'-6"	9,336 cu. ft.
C - GARAGE	445 sq. ft.	9'-0"	4,005 cu. ft.
D - WEST WING	1,624.5 sq. ft.	10'-0"	16,245 cu. ft.
E - EAST WING	1,156 sq. ft.	10'-0"	11,560 cu. ft.
F - LOGGIA (open air roof)	219.1 sq. ft.	8'-0"	1,753 cu. ft.
G - PERGOLA (open trellis)	283.8 sq. ft.		
For CCR calculation only: (283.8 - 138 sq. ft.) =	145.8 sq. ft.	8'-0"	1,166 cu. ft.
SUBTOTAL AREA (including unenclosed space)	4,713 sq. ft.		SUBTOTAL CUBIC CONTENT (including unenclosed space)
3% OPEN TRELLIS (allowable over Lot Coverage)	138 sq. ft.		5% UNENCLOSED SPACE (allowable over Cubic Content)
PROPOSED LOT COVERAGE	4,575 sq. ft.		PROPOSED CUBIC CONTENT
ALLOWABLE LOT COVERAGE	4,600 sq. ft.		ALLOWABLE CUBIC CONTENT
			46,054 cu. ft.
			2,294 cu. ft.
			43,760 cu. ft.
			45,885 cu. ft.

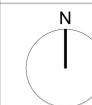
ALLOWABLE CUBIC CONTENT RATIO CALCULATION

CCR = 3.50 + [(60,000 - lot size) ÷ 50,000] × 0.5
 CCR = 3.50 + [(60,000 - 11,500) ÷ 50,000] × 0.5
 CCR = 3.50 + [(48,500 ÷ 50,000) × 0.5]
 CCR = 3.99 or 45,885 cu. ft.



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Project: PRIVATE RESIDENCE
 256 RIDGEVIEW DRIVE
 PALM BEACH, FLORIDA

Sheet Title: ZONING DIAGRAM

Drawn By:

KS/ MV

Date Drawn:

JULY 2022

Project Number:

22002

Scale:

1/8" = 1'-0" @ 30" x 42"

Checked By:

WS

Sheet Number:

A-1.1

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No.	Date	Description
Issues		



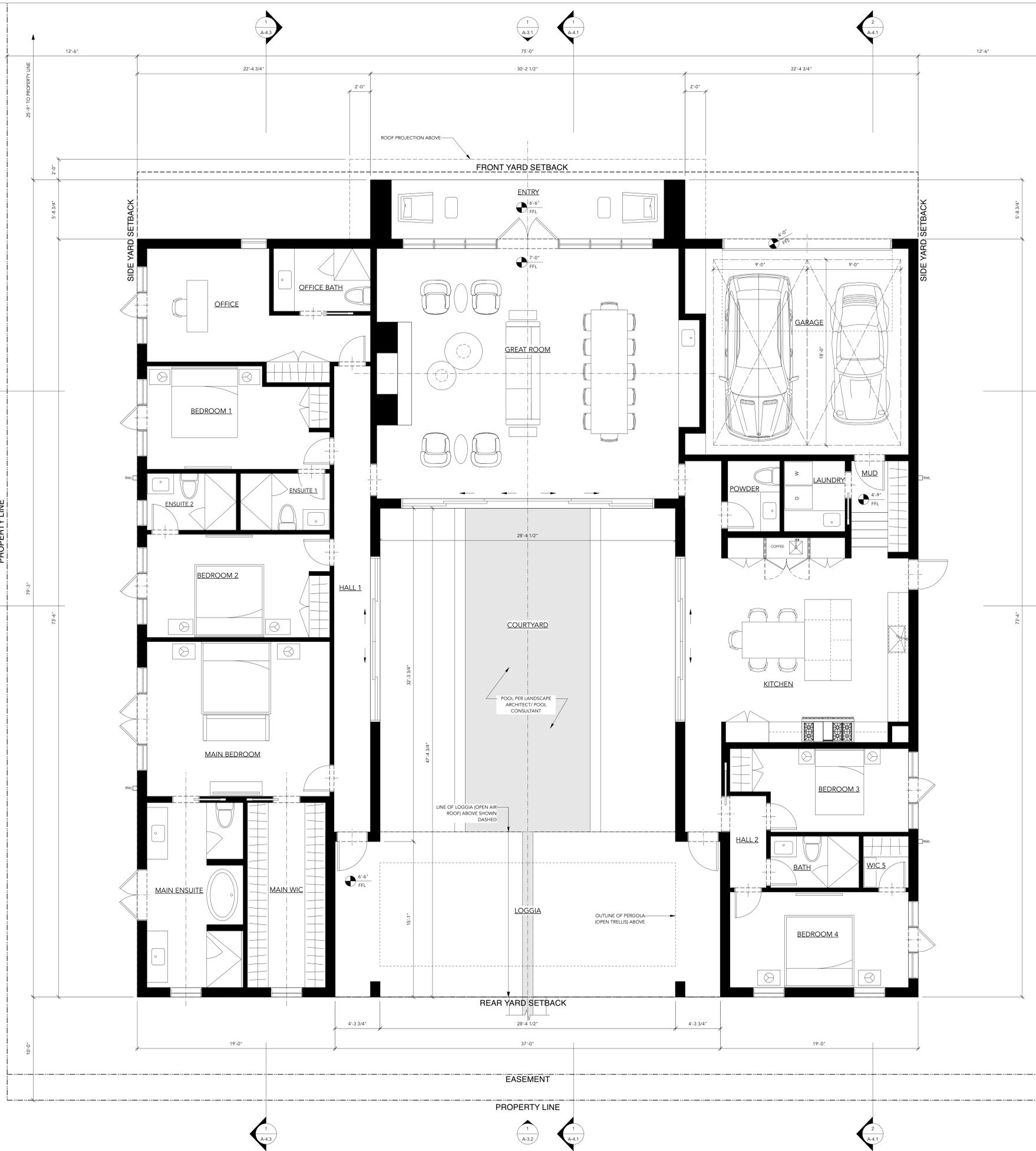
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Project: PRIVATE RESIDENCE
 256 RIDGEVIEW DRIVE
 PALM BEACH, FLORIDA

Sheet Title: GROUND FLOOR PLAN

Drawn By: MF	Checked By: WS
Date Drawn: JULY 2022	Sheet Number: A-2.2
Project Number: 22002	
Scale: 1/4" = 1'-0" @ 30" x 42"	



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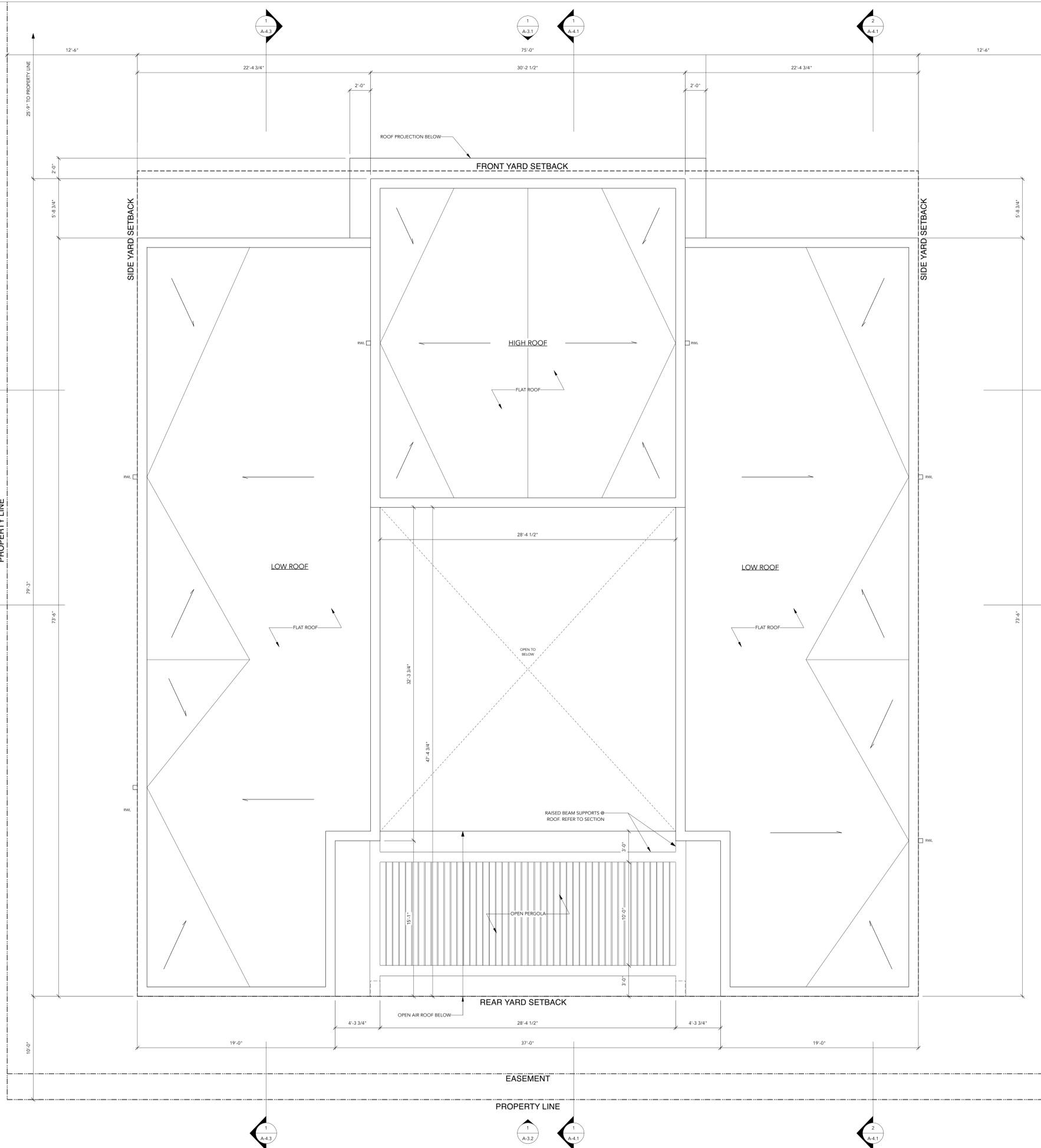
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Project:
 PRIVATE RESIDENCE
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Sheet Title
 ROOF PLAN

Drawn By: MF/ MV	Checked By: WS
Date Drawn: JULY 2022	Sheet Number: A-2.3
Project Number: 22002	
Scale: 1/4" = 1'-0" @ 30" x 42"	



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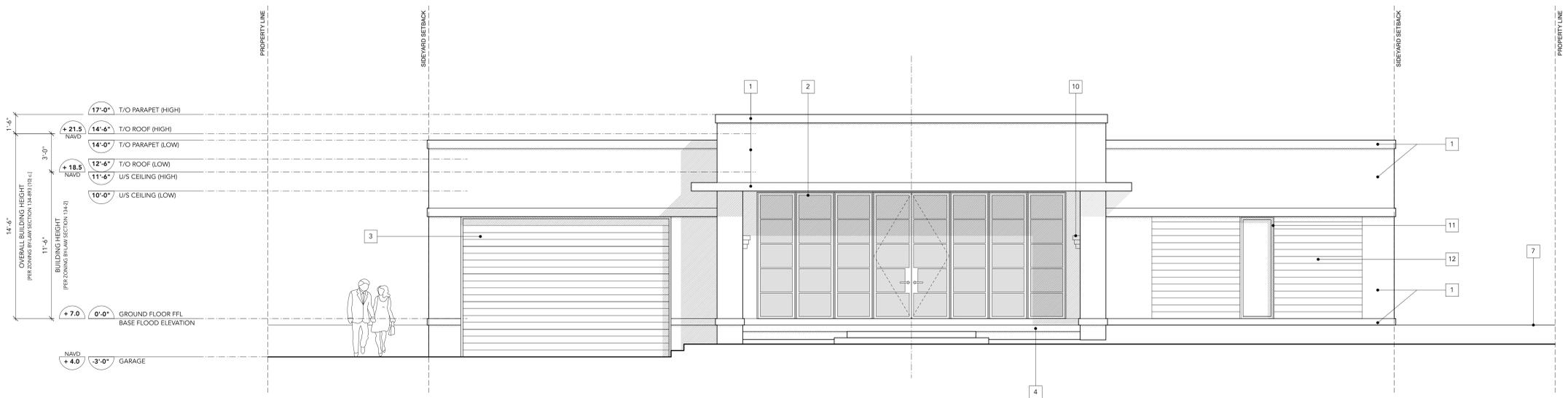
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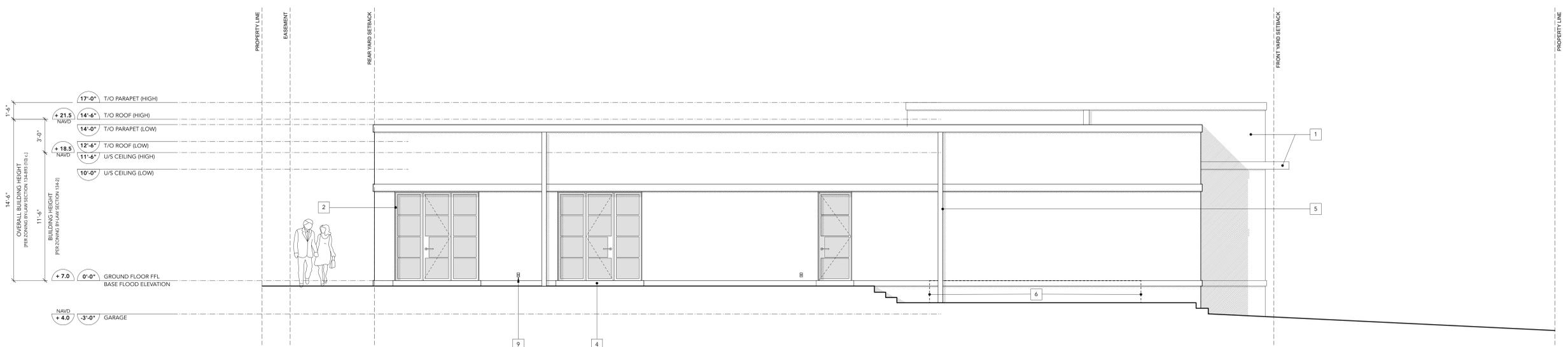
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ARCOM NUMBER: ARC-22-202

LEGEND	
1	SMOOTH STUCCO FINISH PAINTED BENJAMIN MOORE WHITE DOVE (OC-17)
2	IMPACT RATED ALUMINIUM WINDOWS, DOORS & SLIDING DOORS (BLACK)
3	WOOD-CLAD IMPACT RATED INSULATED METAL OVERHEAD DOOR
4	CUT STONE SILL TYP
5	PREFINISHED RAINWATER LEADER / GUTTER (WHITE TO MATCH STUCCO)
6	CONCRETE EQUIPMENT PAD
7	HARDSCAPE, SOFTSCAPE & RETAINING WALLS PER LANDSCAPE ARCHITECT. TYP
8	PUMP HOUSE ENCLOSURE PER LANDSCAPE ARCHITECT
9	EUREKA DOT 10093 LIGHT FIXTURE IN WHITE
10	VINTAGE ART DECO STYLE SCONCE LIGHT (TBD)
11	IMPACT RATED ALUMINIUM WINDOW (WOOD FINISH)
12	WOOD CLADDING



1 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 EAST ELEVATION
Scale: 1/4" = 1'-0"

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1	07-21-2022	ISSUED FOR COORDINATION

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Issues		



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Project:
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PALM BEACH, FLORIDA

Sheet Title
BUILDING ELEVATIONS

Drawn By: MV	Checked By: WS
Date Drawn: JULY 2022	Sheet Number:
Project Number: 22002	A-3.1
Scale: 1/4" = 1'-0" @ 30" x 42"	

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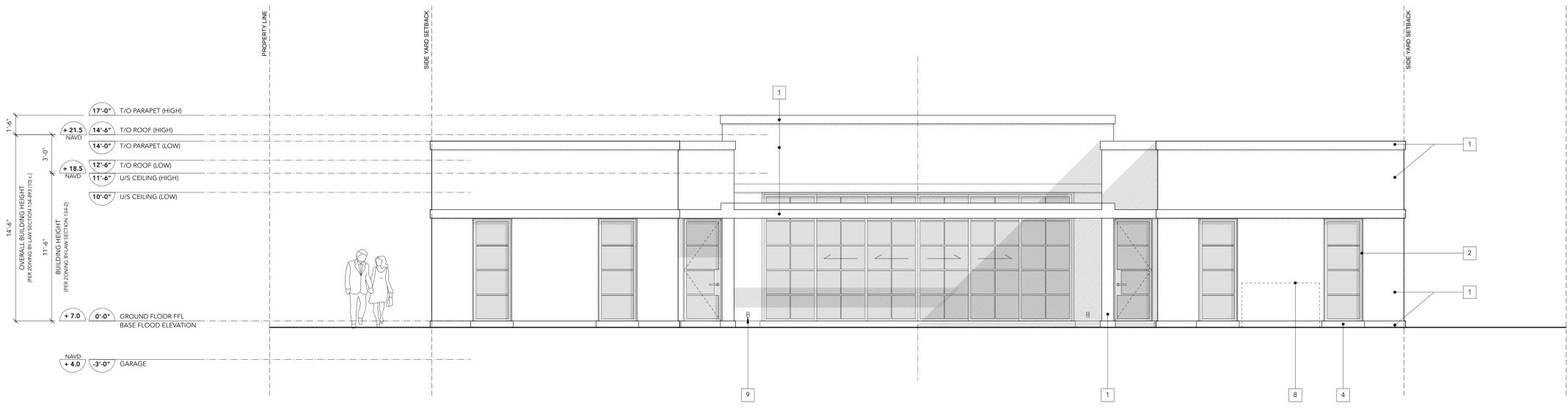
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1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"

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No.	Date	Description
Issues		



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Project:
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256 RIDGEVIEW DRIVE
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Sheet Title
BUILDING ELEVATIONS

Drawn By: MV	Checked By: WS
Date Drawn: JULY 2022	Sheet Number:
Project Number: 22002	A-3.2
Scale: 1/4" = 1'-0" @ 30" x 42"	

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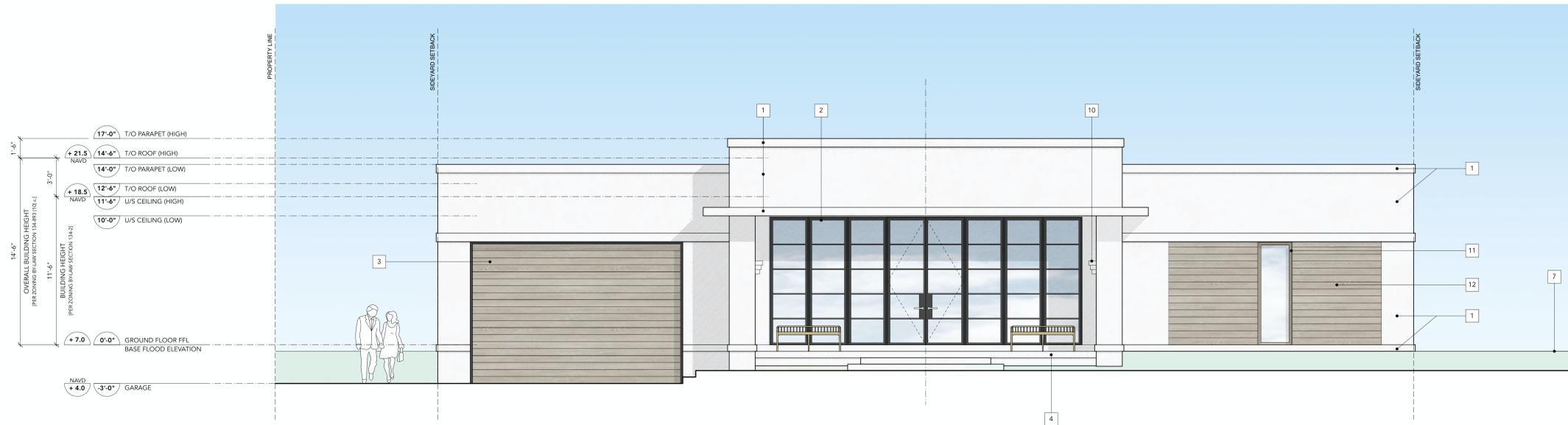
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1 NORTH ELEVATION
 Scale: 1/4" = 1'-0"



2 EAST ELEVATION
 Scale: 1/4" = 1'-0"

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Project: PRIVATE RESIDENCE
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Sheet Title: BUILDING ELEVATIONS

Drawn By: MV	Checked By: WS
Date Drawn: JULY 2022	Sheet Number: A-3.3
Project Number: 22002	Scale: 1/4" = 1'-0" @ 30" x 42"

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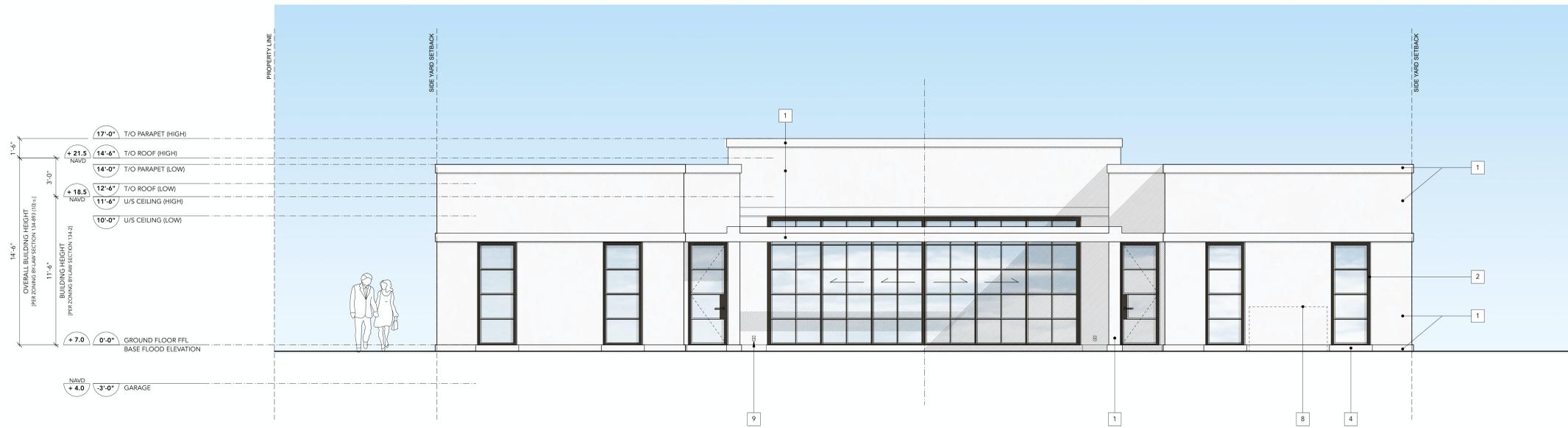
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1 SOUTH ELEVATION
 A-3.4 Scale: 1/4" = 1'-0"



2 WEST ELEVATION
 A-3.4 Scale: 1/4" = 1'-0"

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Issues	
No.	Description



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Project: PRIVATE RESIDENCE
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Sheet Title: BUILDING ELEVATIONS

Drawn By: MV	Checked By: WS
Date Drawn: JULY 2022	Sheet Number: A-3.4
Project Number: 22002	
Scale: 1/4" = 1'-0" @ 30" x 42"	

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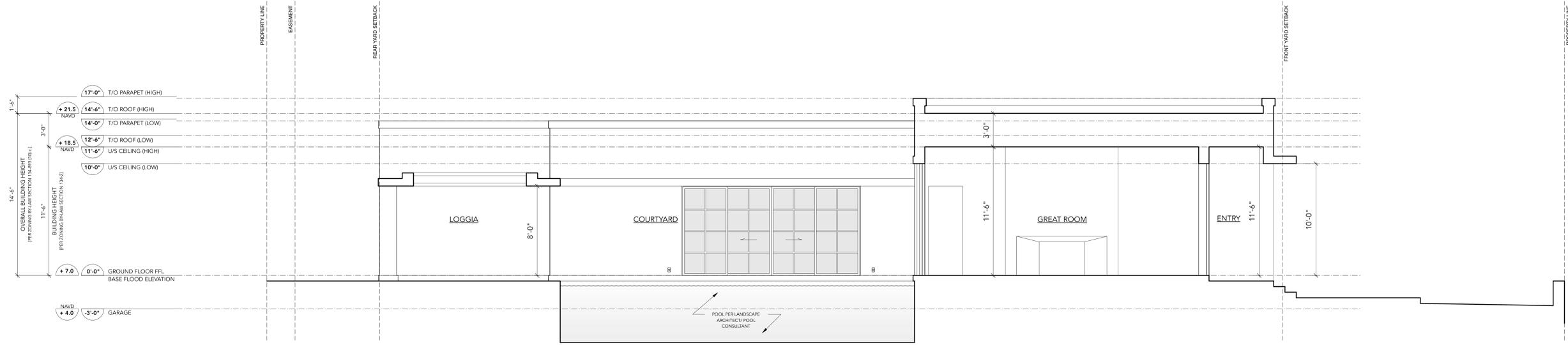
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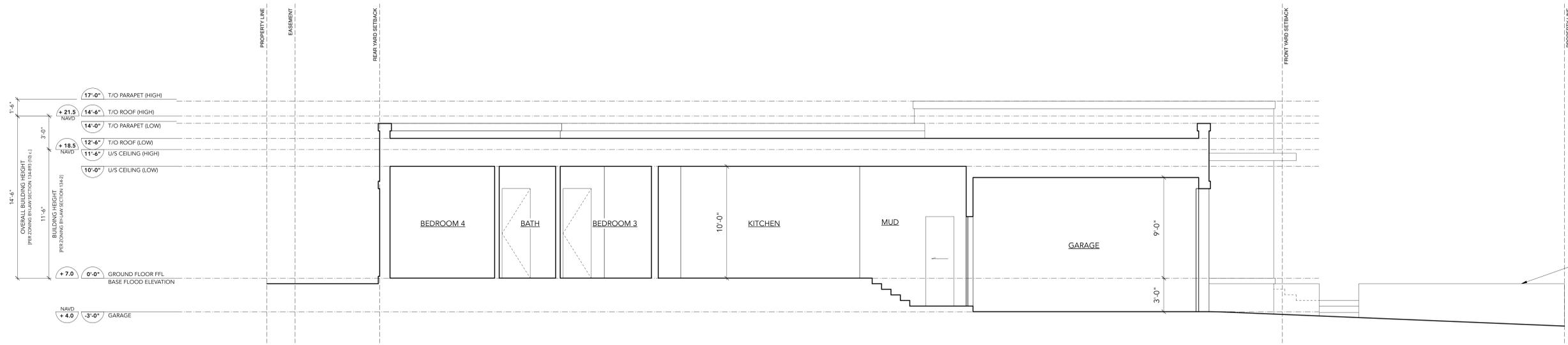
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ARCOM NUMBER: ARC-22-202



1 BUILDING SECTION
 Scale: 1/4" = 1'-0"



2 BUILDING SECTION
 Scale: 1/4" = 1'-0"

No.	Date	Description
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1	08-05-2022	ISSUED FOR FIRST SUBMITTAL

No.	Date	Description
Issues		



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Project: PRIVATE RESIDENCE
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Sheet Title: BUILDING SECTIONS

Drawn By: KS/ MV	Checked By: WS
Date Drawn: JULY 2022	Sheet Number:
Project Number: 22002	A-4.1
Scale: 1/4" = 1'-0" @ 30" X 42"	

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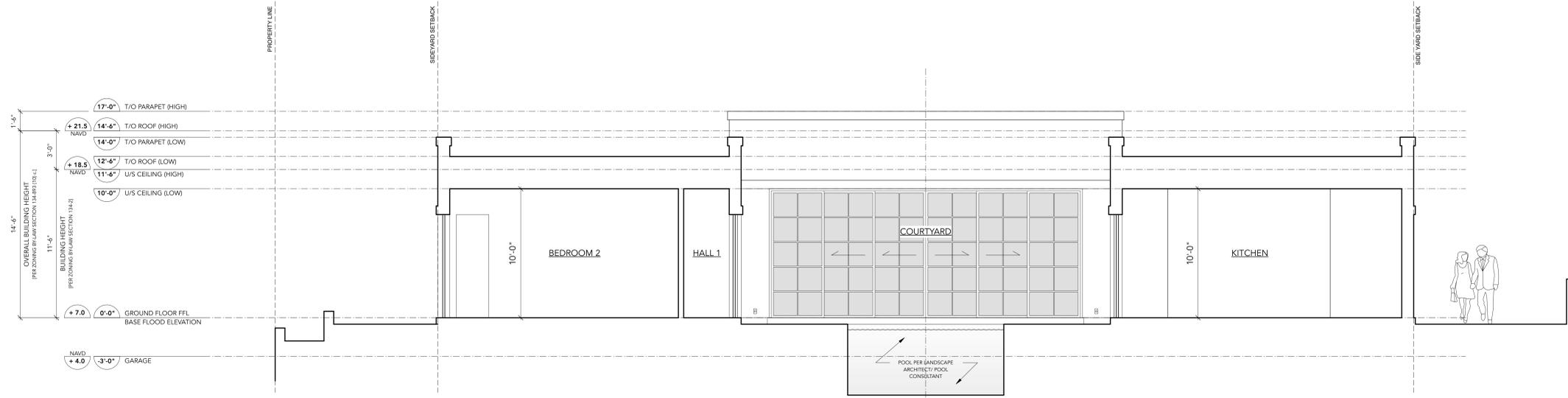
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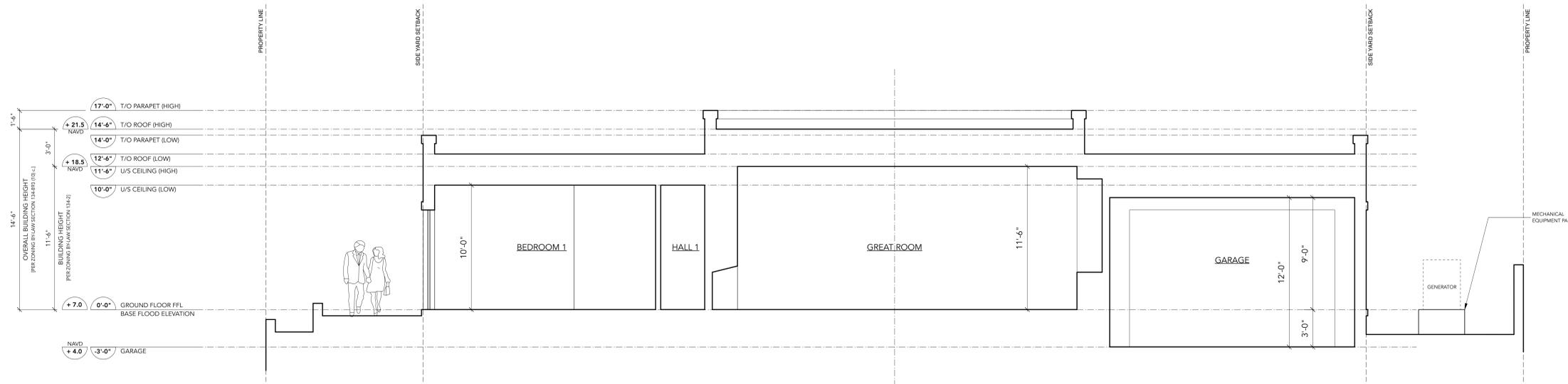
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1 BUILDING SECTION THRU COURTYARD
 Scale: 1/4" = 1'-0"



2 BUILDING SECTION THRU GREAT ROOM
 Scale: 1/4" = 1'-0"

No.	Date	Description
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Issues	



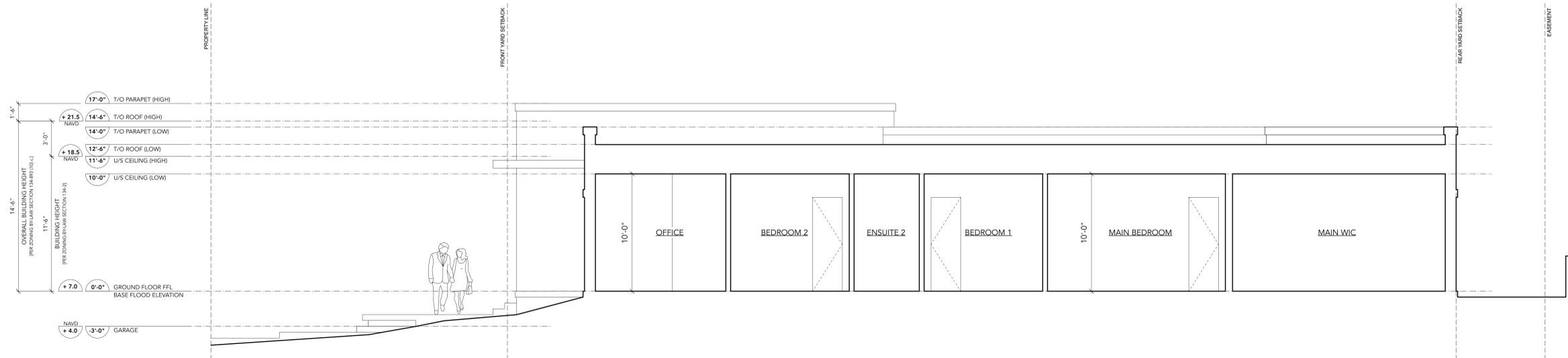
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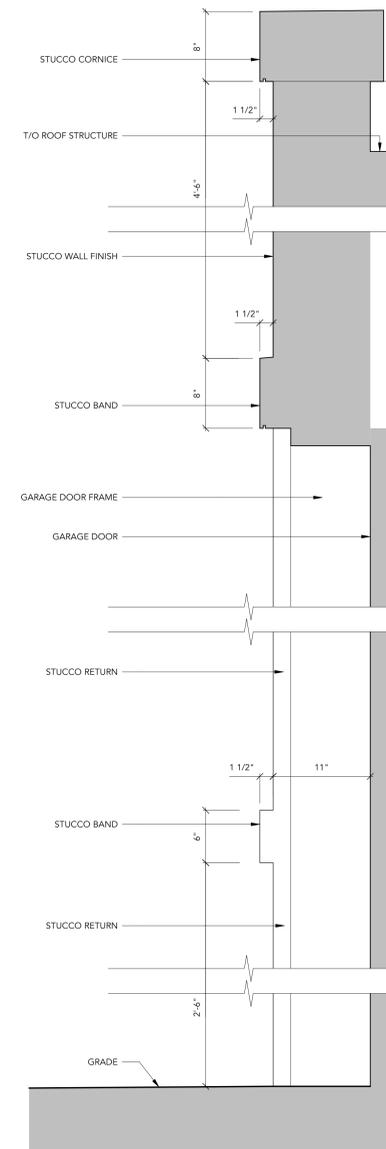
Project: PRIVATE RESIDENCE
 256 RIDGEVIEW DRIVE
 PALM BEACH, FLORIDA

Sheet Title: BUILDING SECTIONS

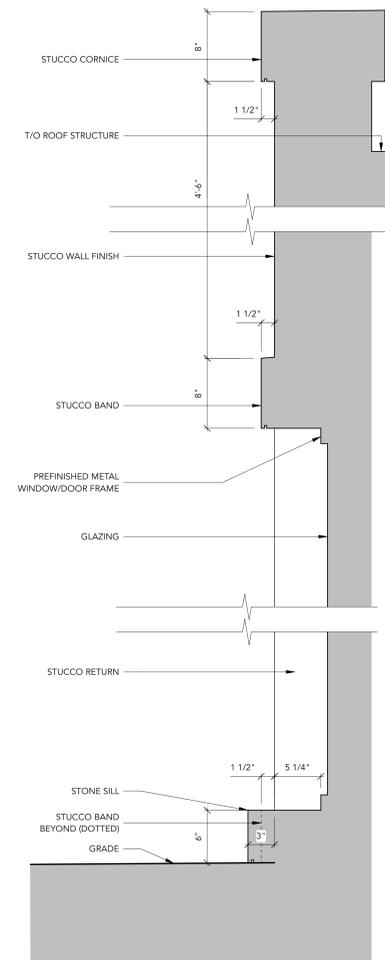
Drawn By: KS	Checked By: WS
Date Drawn: JULY 2022	Sheet Number: A-4.2
Project Number: 22002	Scale: 1/4" = 1'-0" @ 30" X 42"



1 BUILDING SECTION
A-4.3 Scale: 1/4" = 1'-0"



2 DETAIL THRU GARAGE DOOR
A-4.3 Scale: 1 1/2" = 1'-0"



3 DETAIL THRU TYP. DOOR & FULL HEIGHT WINDOW
A-4.3 Scale: 1 1/2" = 1'-0"

The Architect is not responsible for the accuracy of the engineering information contained in these drawings, including property survey, structural, mechanical & electrical. Refer to the appropriate engineering drawings before proceeding with the work.

The Contractor shall check all dimensions on the work and report any discrepancy to the Architect prior to proceeding.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction.

The drawings are not to be scaled.

This drawing is not to be used for construction unless noted specifically as:
ISSUED FOR CONSTRUCTION

ARCOM NUMBER: ARC-22-202

No.	Date	Description
4	10-06-2022	ISSUED FOR ARCOM PRESENTATION
3	09-23-2022	ISSUED FOR FINAL SUBMITTAL
2	09-02-2022	ISSUED FOR FIRST SUBMITTAL
1	08-05-2022	ISSUED FOR FIRST SUBMITTAL

No.	Date	Description
Issues		



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Project: PRIVATE RESIDENCE
256 RIDGEVIEW DRIVE
PALM BEACH, FLORIDA

Sheet Title: WALL SECTIONS

Drawn By: KS	Checked By: WS
Date Drawn: JULY 2022	Sheet Number: A-4.3
Project Number: 22002	Scale: 1/4" = 1'-0" @ 30" X 42"