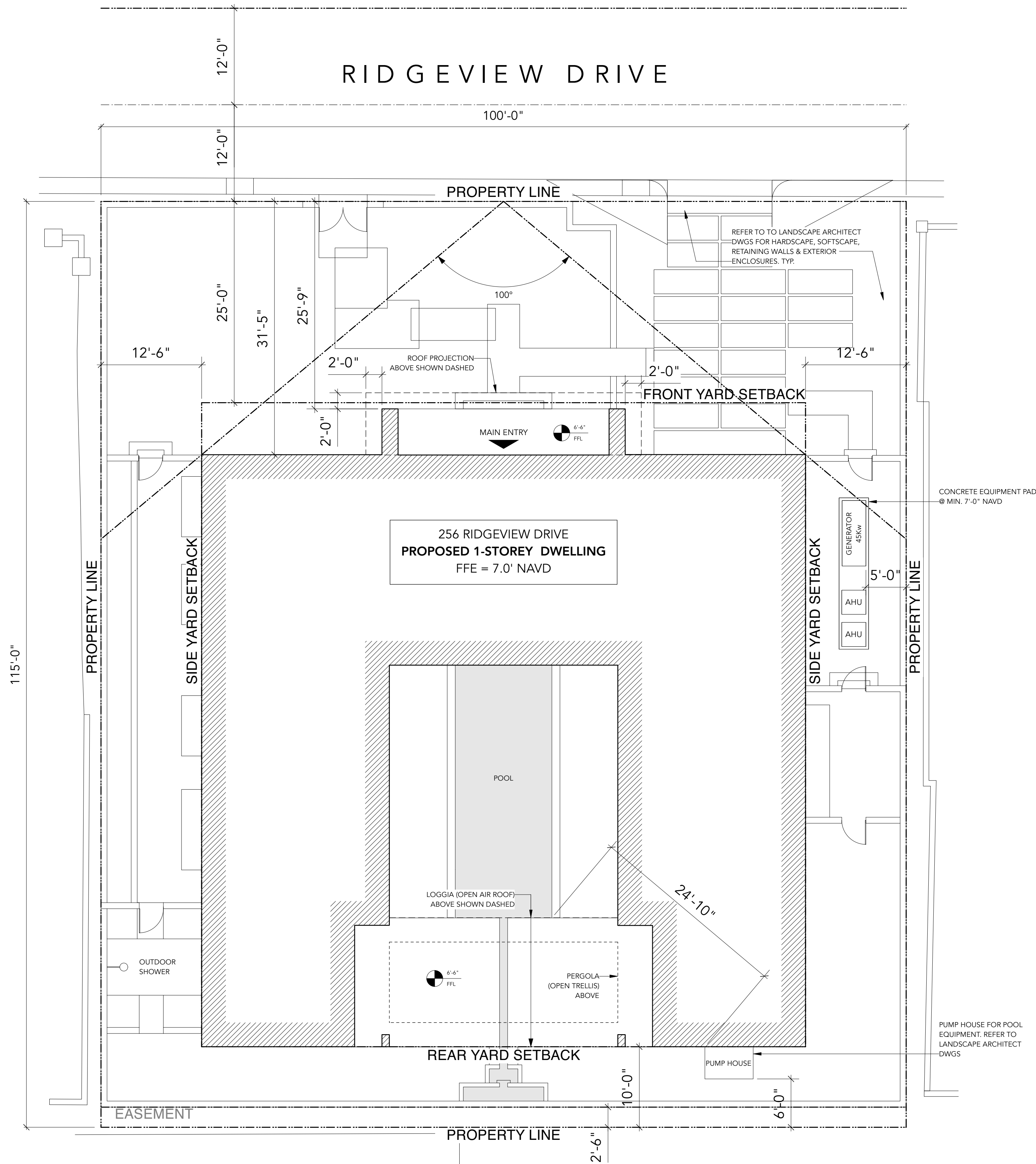


ZONING LEGEND

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 ft² (40%)	4,575 ft² (39.8%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	-	4,037.5 ft²
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 ft² (45%)	5,181 ft² (45.1%)
25	Perimeter LOS (Sq Ft and %)	2,587.5 ft² (50% of LOS)	3,226 ft² (62.3%)
26	Front Yard LOS (Sq Ft and %)	1,000 ft² (40%)	1,772 ft² (70.9%)
27	Native Plant Species %	Please refer to landscape legend	



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

LA BERGE & MÉNARD INC.  
Architectural Corporation  
FL Registration - A32003344  
444 25th Street 11  
West Palm Beach, Florida 33407  
Telephone 561.633.8592  
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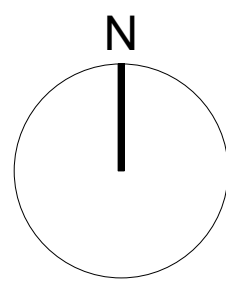
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No.	Date	Description
Issues		



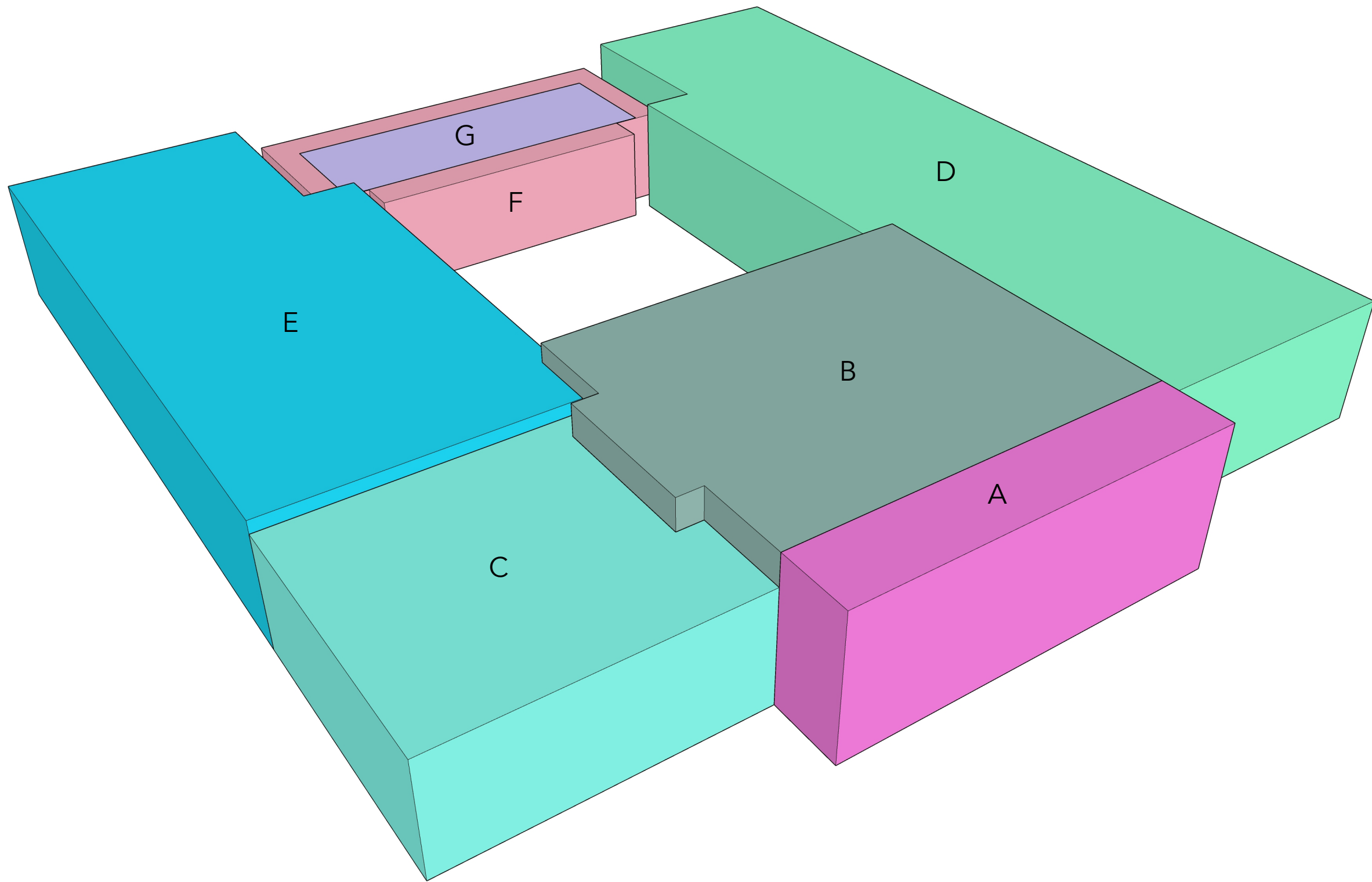
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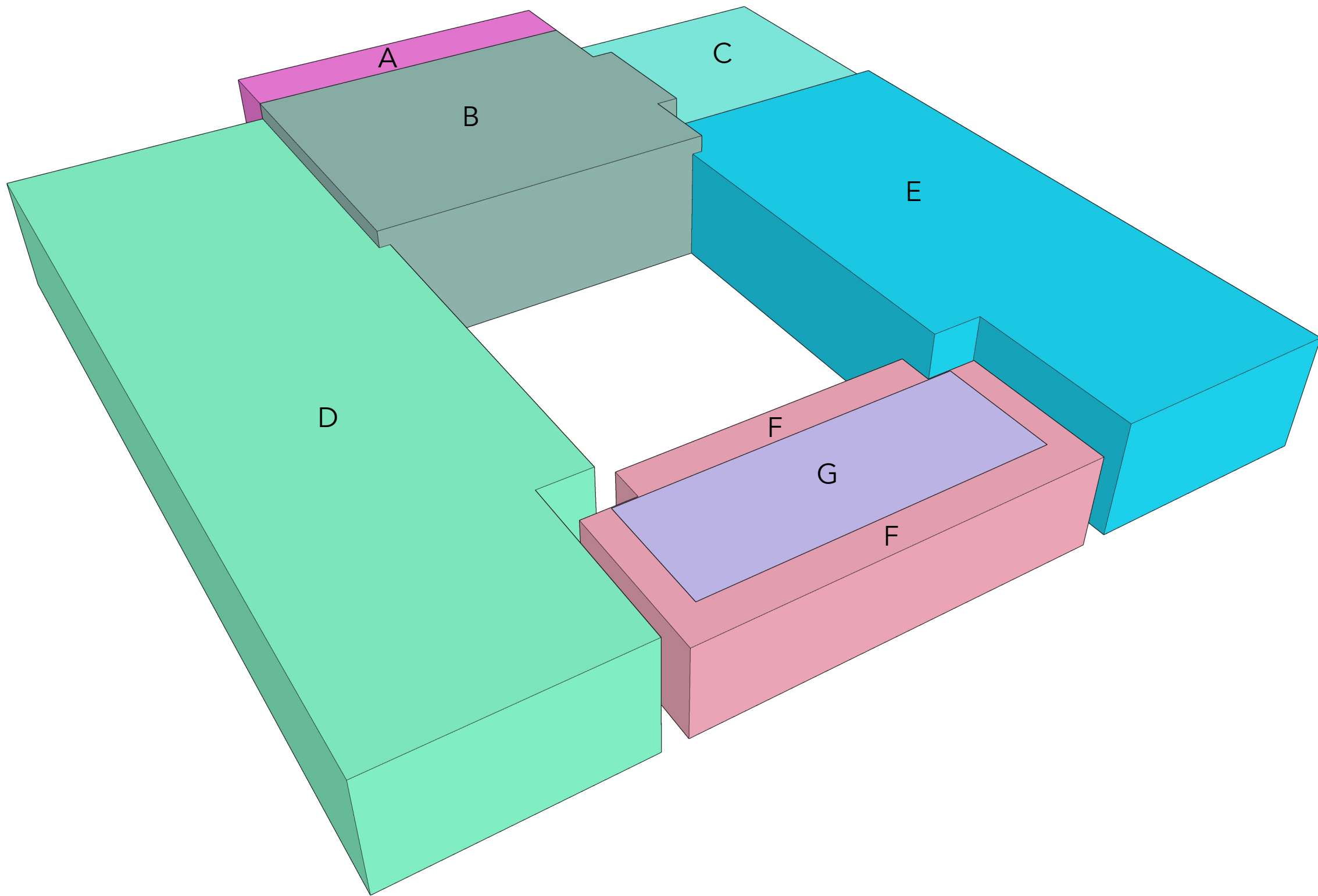
Project: PRIVATE RESIDENCE  
256 RIDGEVIEW DRIVE  
PALM BEACH, FLORIDA

Sheet Title: SITE PLAN

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



NORTHEAST 3-D VIEW (STREET SIDE)

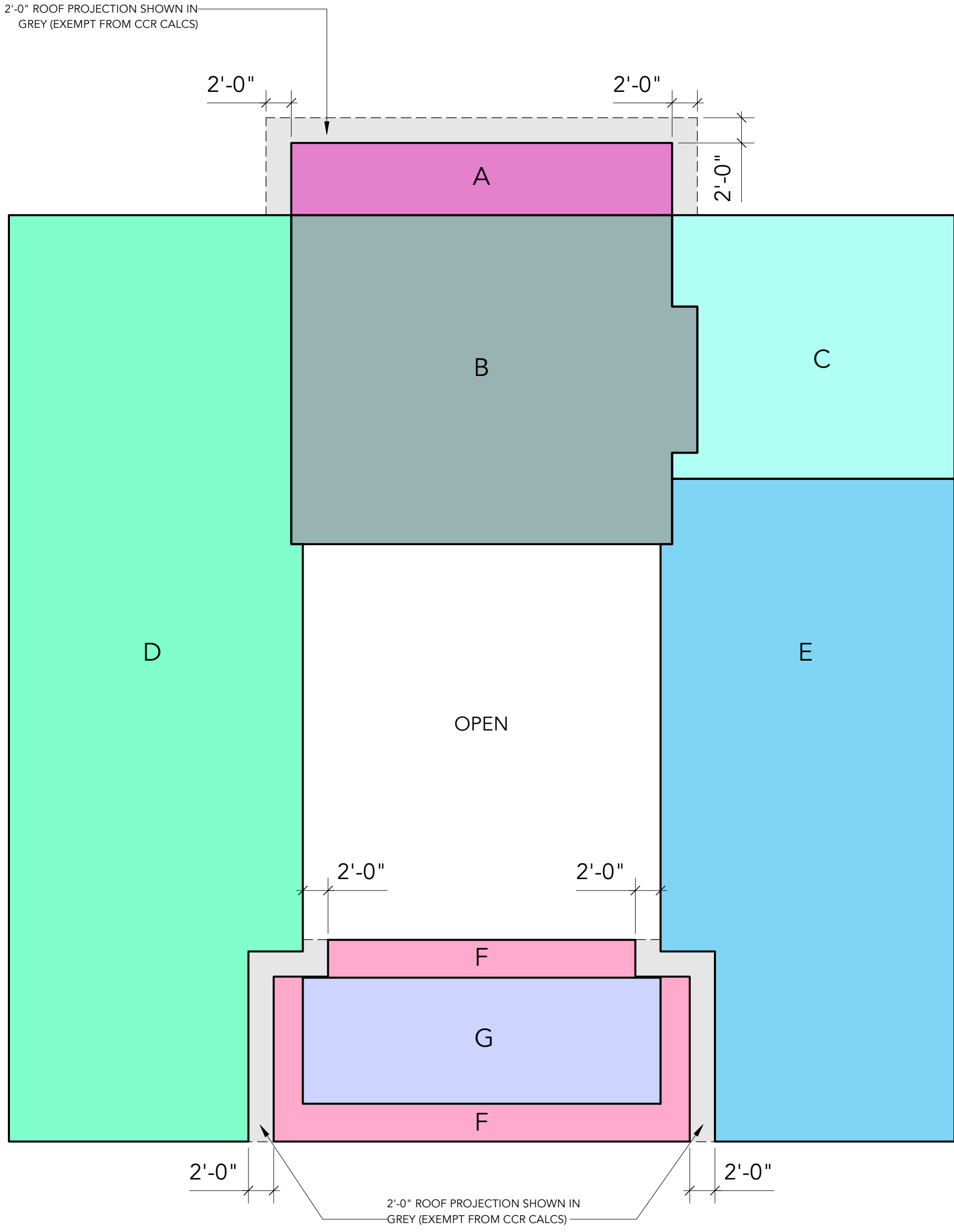


SOUTHWEST 3-D VIEW (REAR)

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.		
3% OPEN TRELLIS (allowable over Lot Coverage)	138 sq. ft.		
PROPOSED LOT COVERAGE	4,575 sq. ft.		
ALLOWABLE LOT COVERAGE	4,600 sq. ft.		
SUBTOTAL CUBIC CONTENT (including unenclosed space)			46,054 cu. ft.
5% UNENCLOSED SPACE (allowable over Cubic Content)			2,294 cu. ft.
PROPOSED CUBIC CONTENT			43,760 cu. ft.
ALLOWABLE CUBIC CONTENT			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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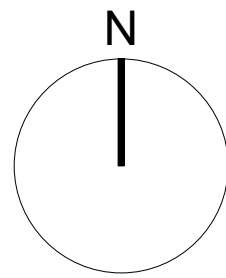
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No.	Date	Description
		Issues



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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:

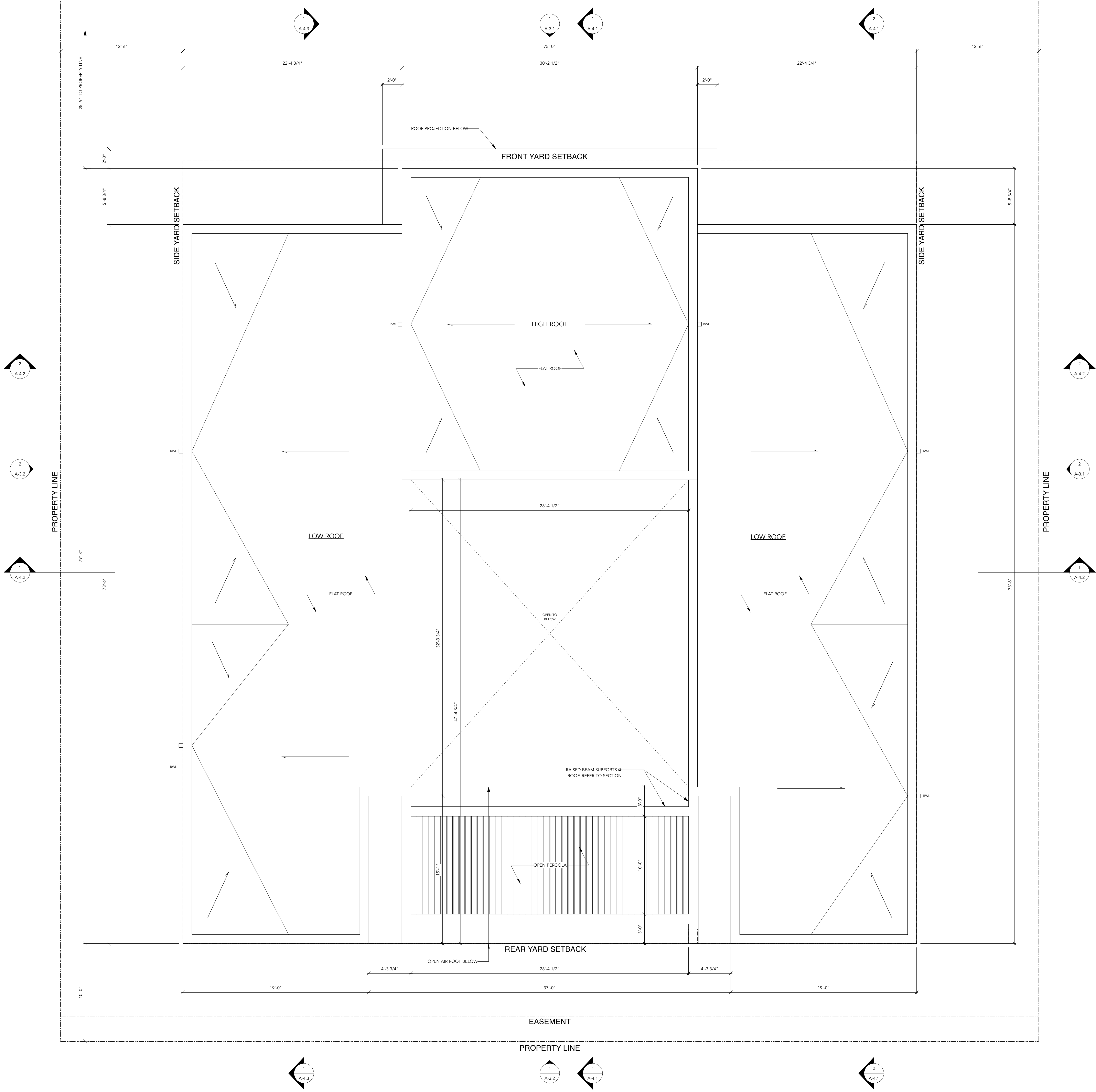
WS

Sheet Number:

A-1.1







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Issues		



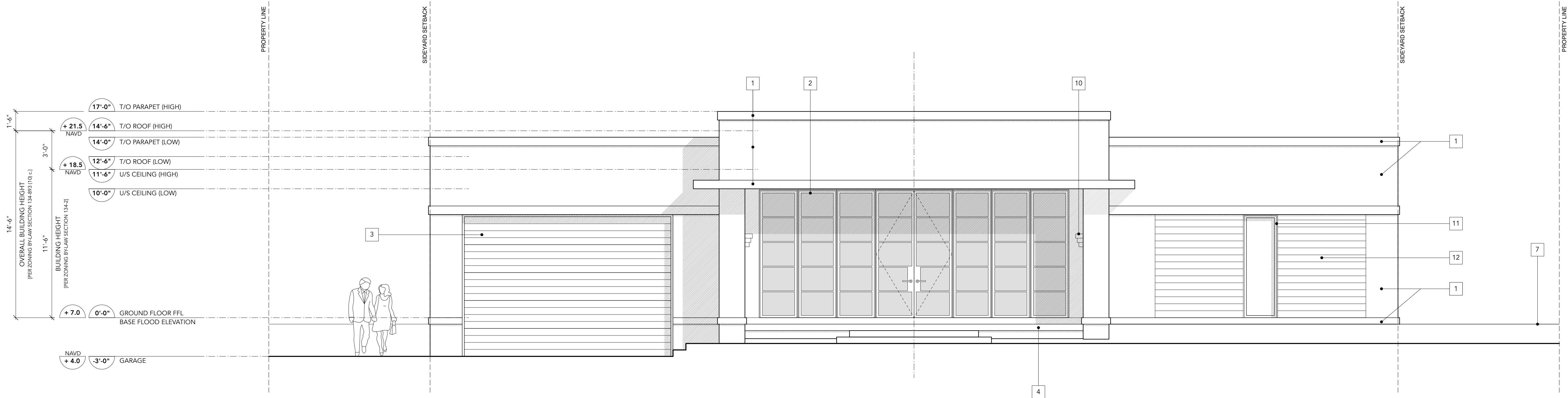
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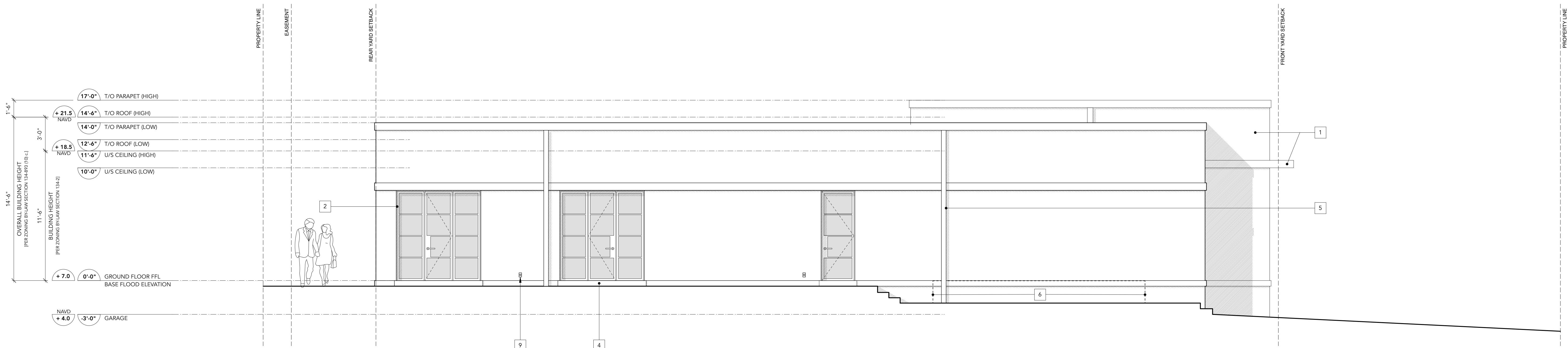
Project: PRIVATE RESIDENCE  
256 RIDGEVIEW DRIVE  
PALM BEACH, FLORIDA

Sheet Title: ROOF PLAN

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



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



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

LEGEND	
1	SMOOTH STUCCO FINISH PAINTED BENJAMIN MOORE WHITE DOVE (OC-17)
2	IMPACT RATED ALUMINUM 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 ALUMINUM WINDOW (WOOD FINISH)
12	WOOD CLADDING



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1	07-21-2022	ISSUED FOR COORDINATION

No.	Date	Description
Issues		



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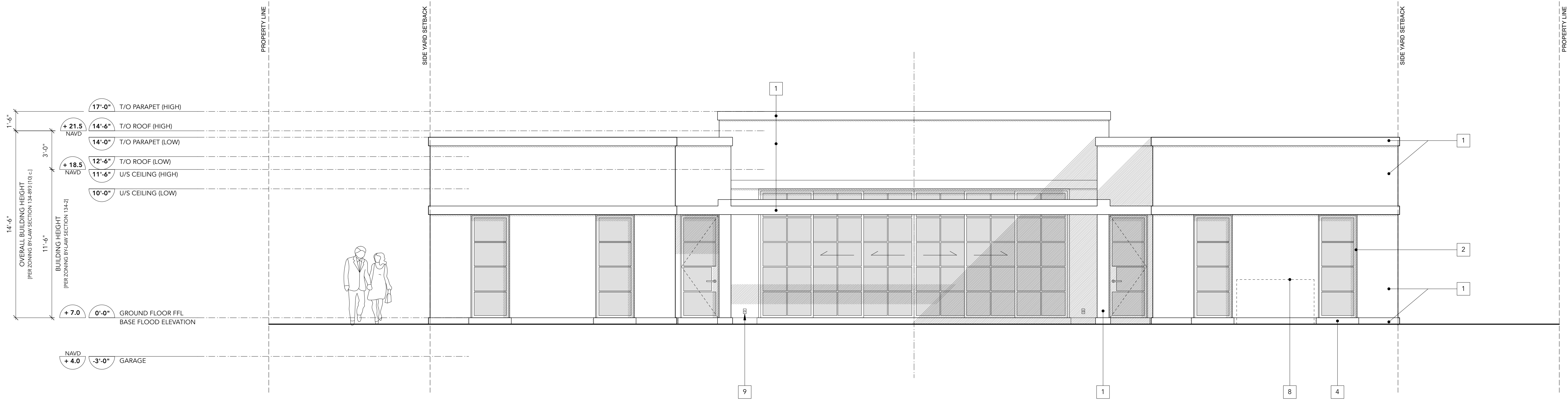
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Sheet Title: BUILDING ELEVATIONS

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

A-3.1



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

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12	WOOD CLADDING



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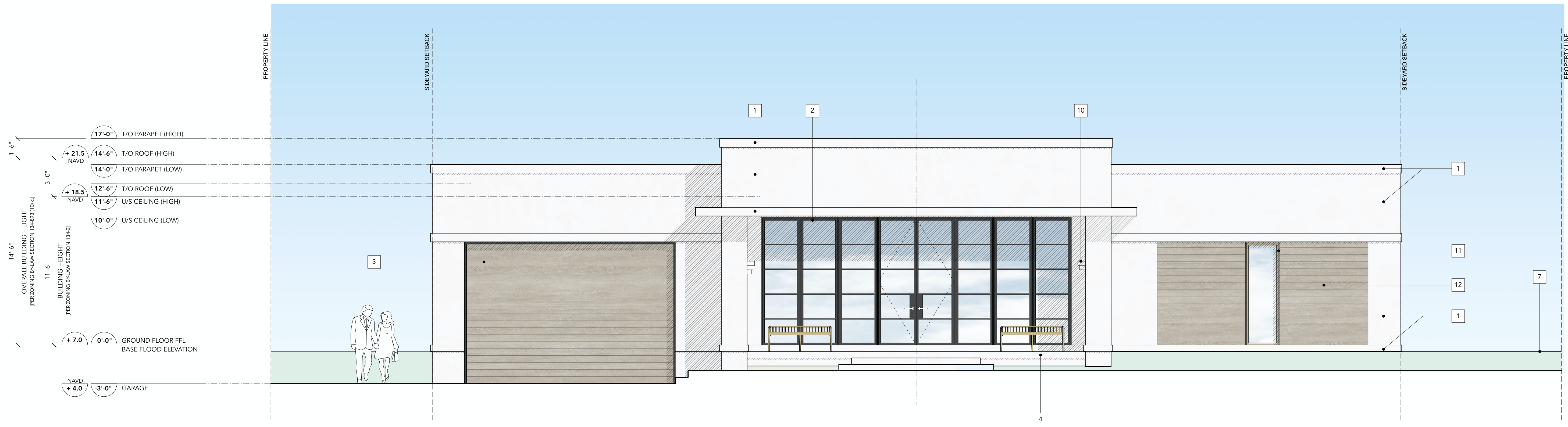
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Sheet Title: BUILDING ELEVATIONS

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"	





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



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

LEGEND	
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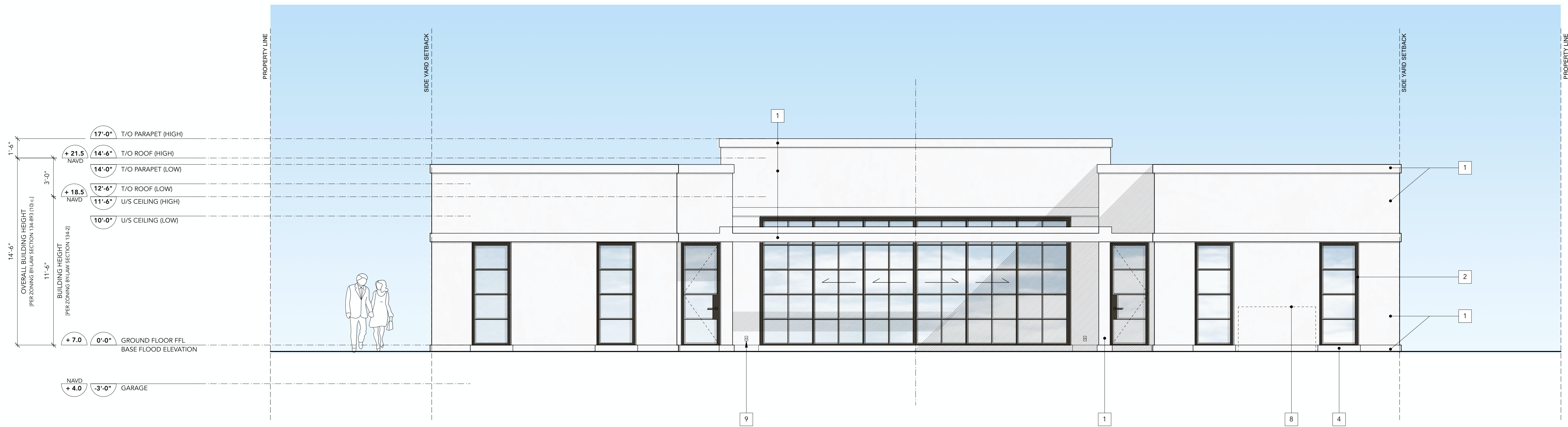
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Sheet Title: BUILDING ELEVATIONS

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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Sheet Title  
BUILDING ELEVATIONS

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Project Number: 22002	A-3.4
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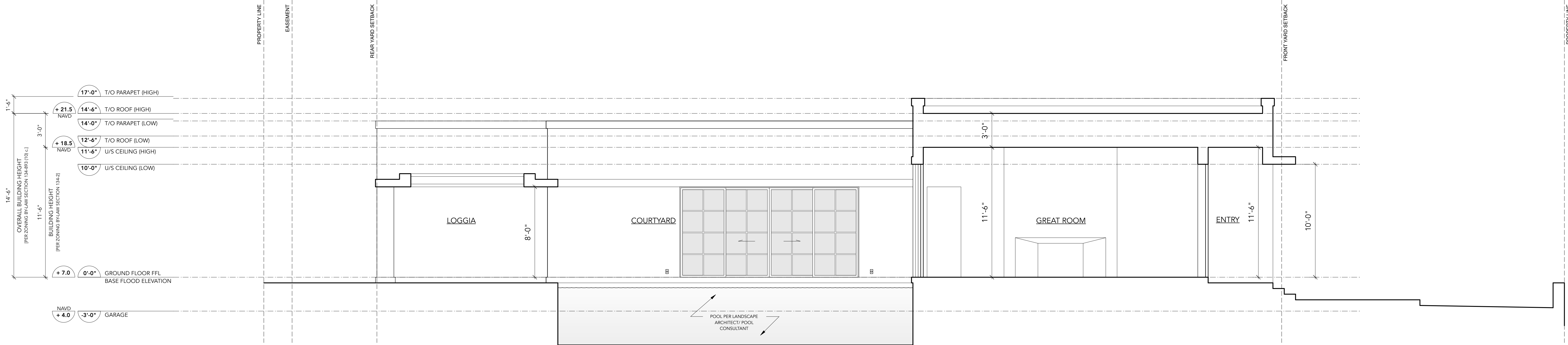
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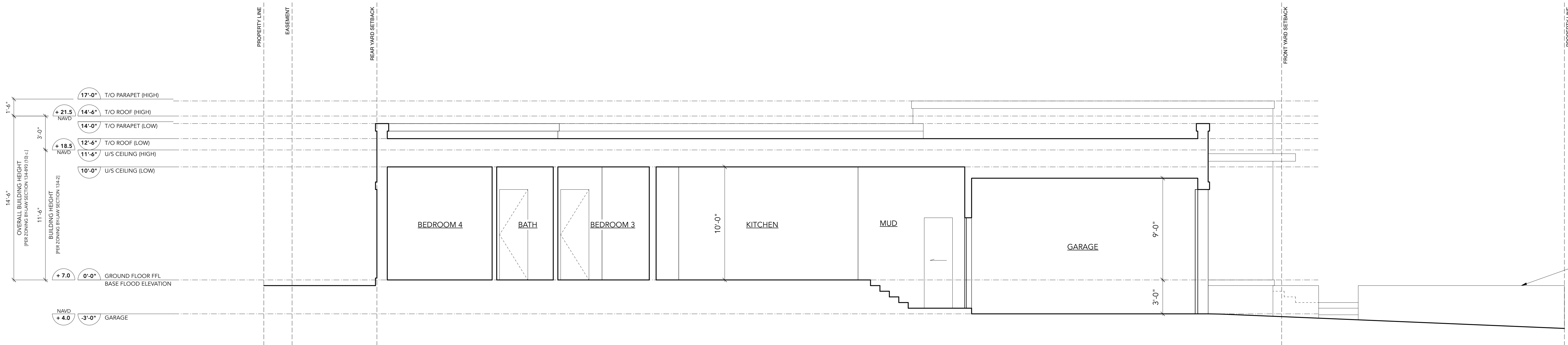
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ARCOM NUMBER: ARC-22-202



1  
A-4.1  
BUILDING SECTION  
Scale: 1/4" = 1'-0"



2  
A-4.1  
BUILDING SECTION  
Scale: 1/4" = 1'-0"

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Project: PRIVATE RESIDENCE  
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Sheet Title: BUILDING SECTIONS

Drawn By:

KS/ MV

Date Drawn:

JULY 2022

Project Number:

22002

Scale:

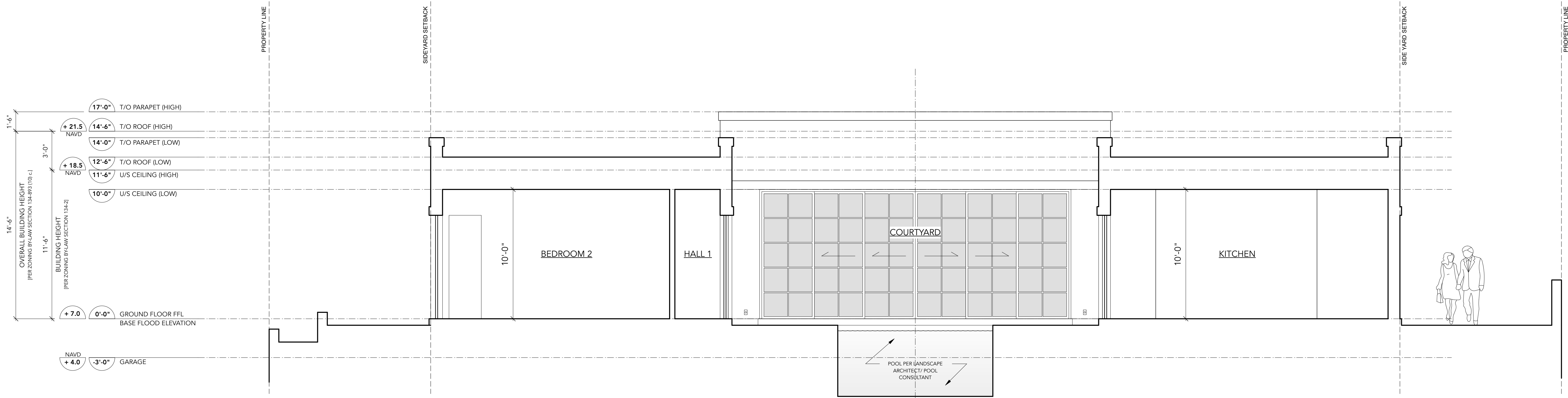
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Checked By:

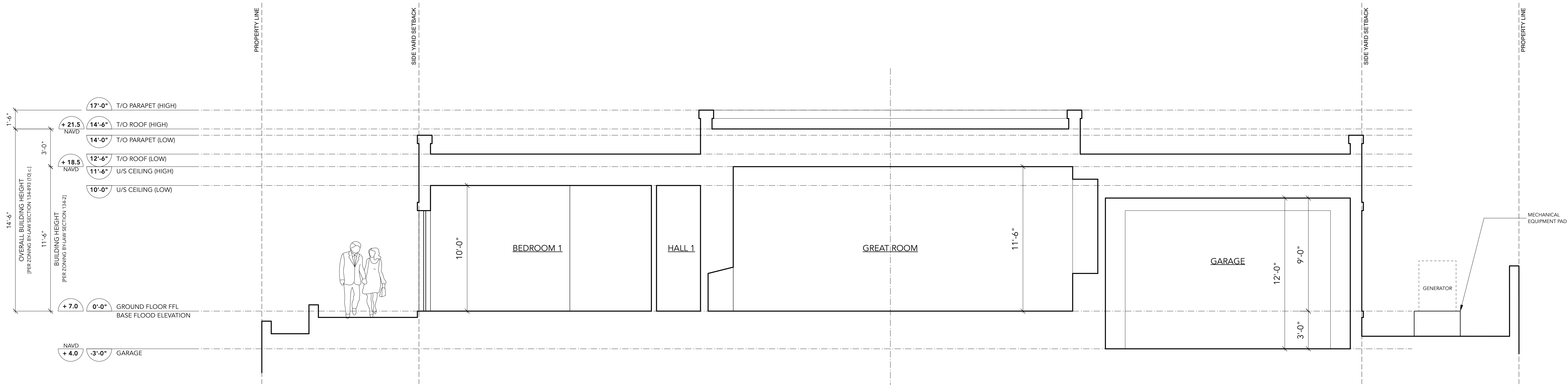
WS

Sheet Number:

A-4.1



1  
A-4.2  
BUILDING SECTION THRU COURTYARD  
Scale: 1/4" = 1'-0"



2  
A-4.2  
BUILDING SECTION THRU GREAT ROOM  
Scale: 1/4" = 1'-0"

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Issues	



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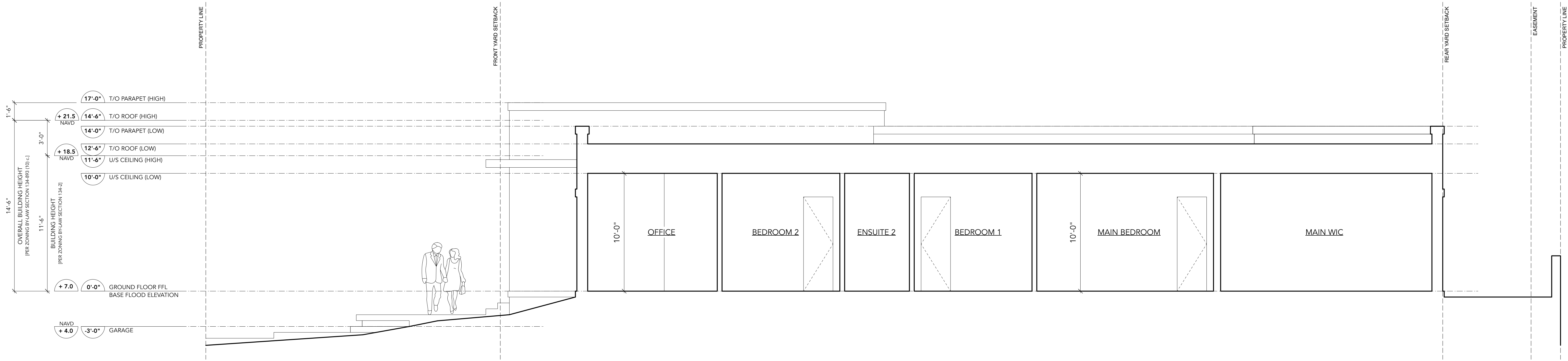
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256 RIDGEVIEW DRIVE  
PALM BEACH, FLORIDA

Sheet Title: BUILDING SECTIONS

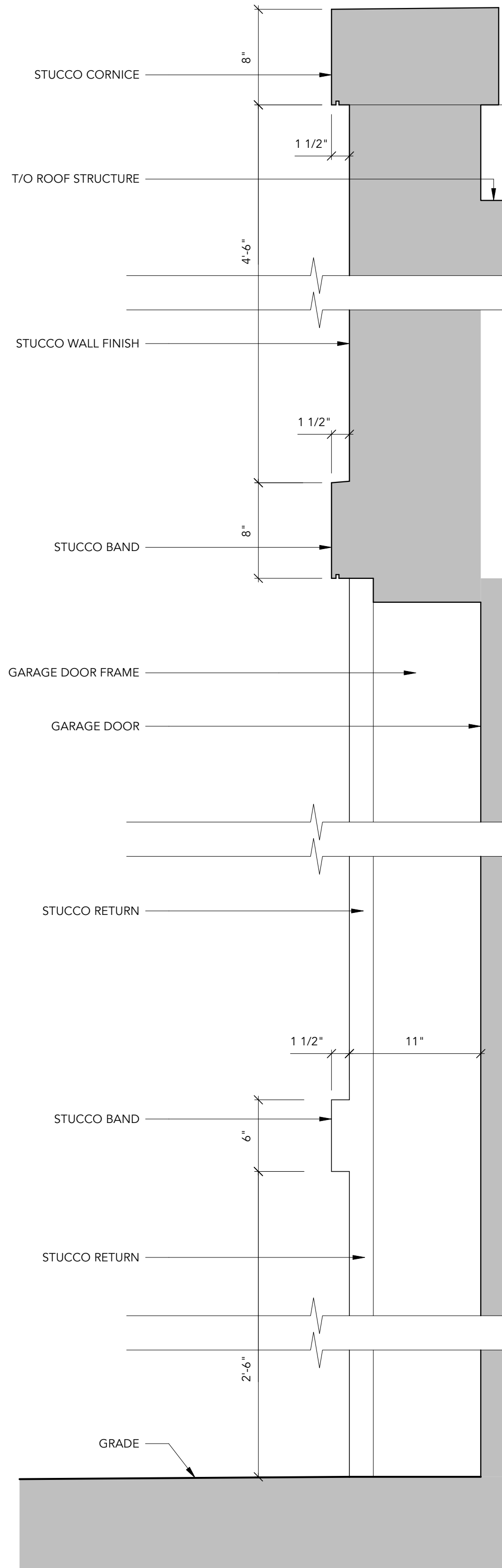
Drawn By: KS	Checked By: WS
Date Drawn: JULY 2022	Sheet Number:
Project Number: 22002	
Scale: 1/4" = 1'-0" @ 30" X 42"	

A-4.2

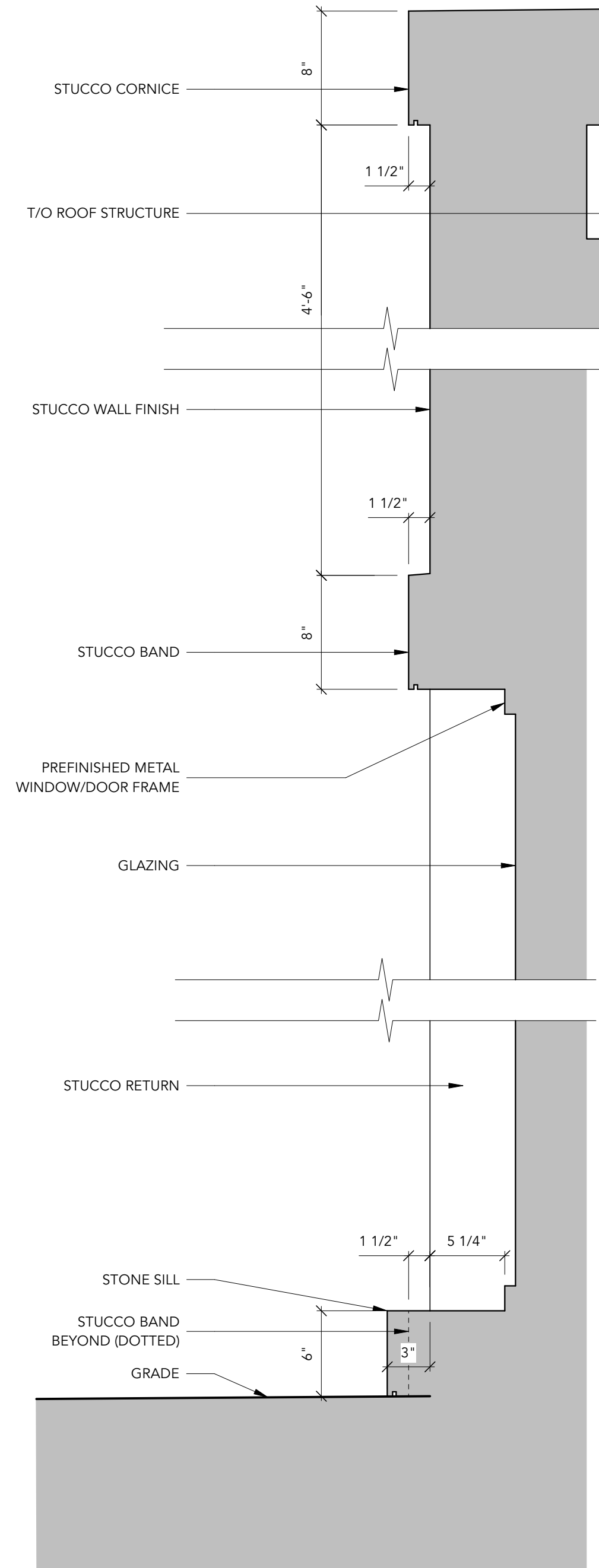




1 BUILDING SECTION  
A-4.3 Scale: 1/4" = 1'-0"



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"



Architectural Corporation  
FL Registration - A-32013344  
444 25th Street N.  
West Palm Beach, Florida 33407  
Telephone: 561.633.8592  
Fax: 561.633.3648

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"	