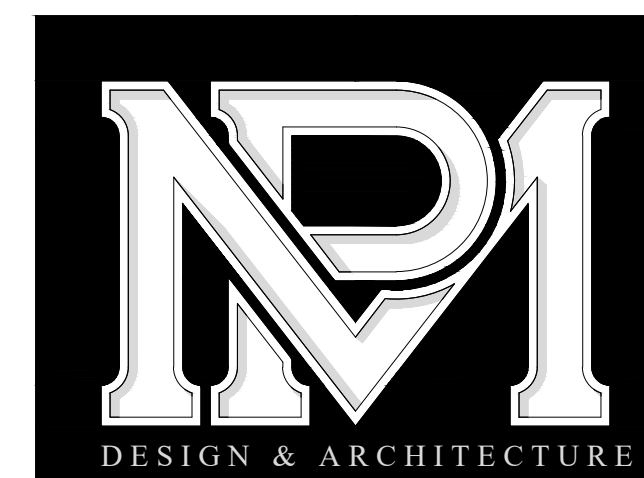




Pierce Residence

274 Monterey Road Palm Beach, FL 33480



ARCHITECTURE

MP DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECTURE

ENVIRONMENTAL DESIGN GROUP

Scope of Work

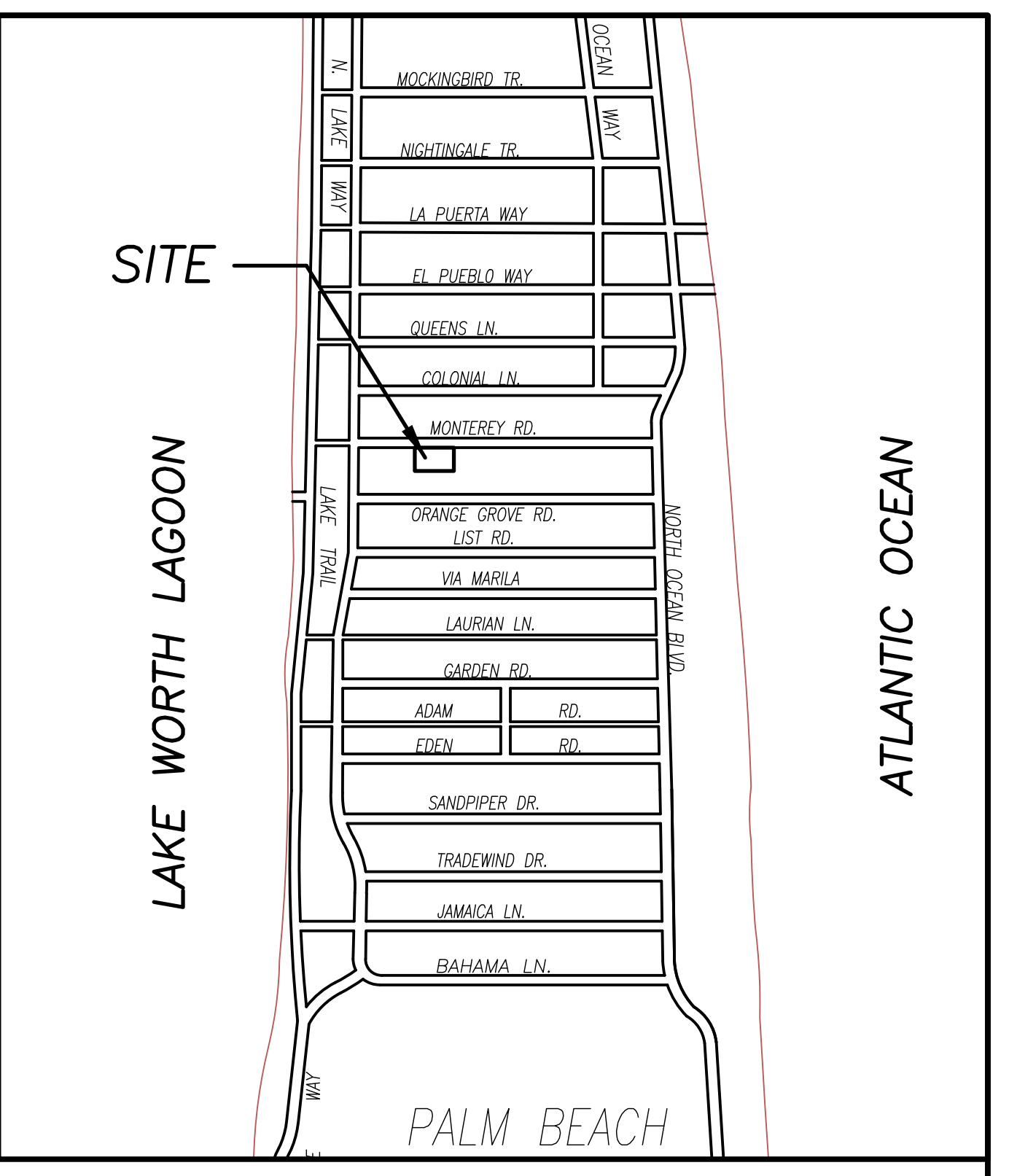
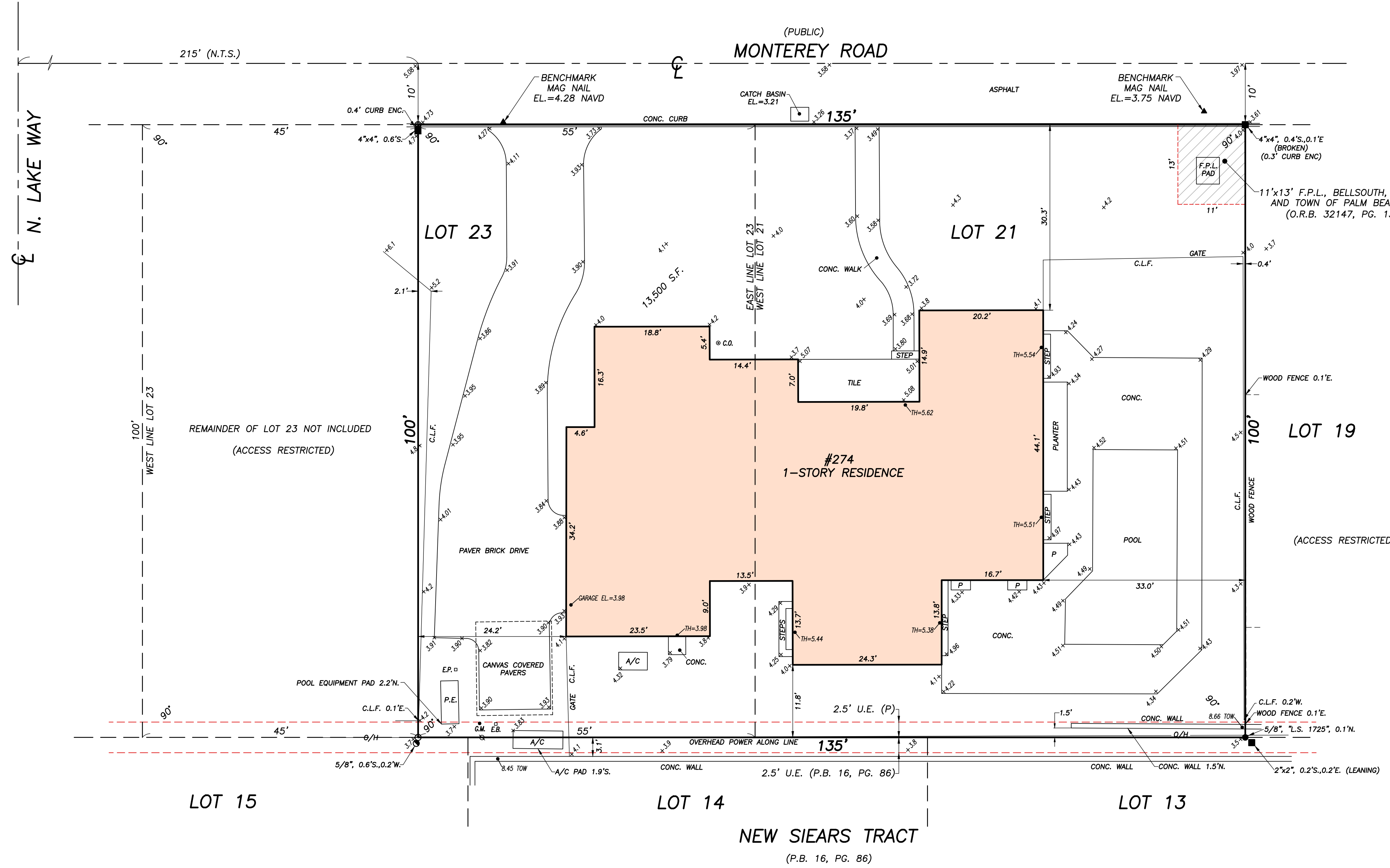
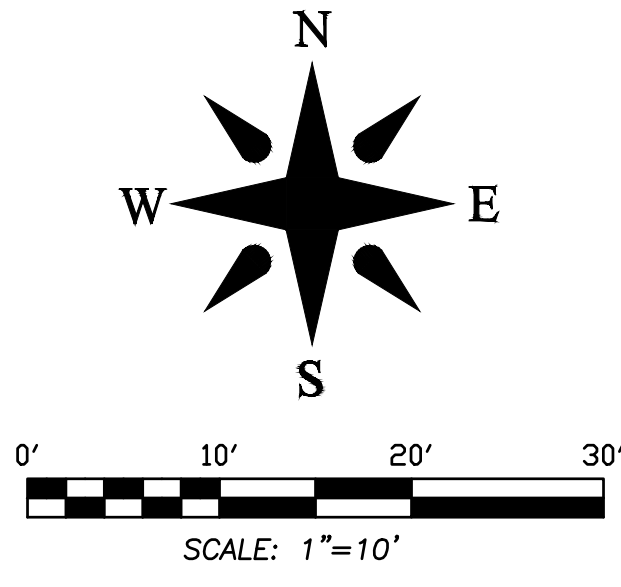
- * Proposed new Two-Story Residence with 2 Car Garage.
- * New Hardscape, Landscape and Pool.

ARC-23-099

First Submittal	05-11-2023
Second Submittal	05-30-2023
Final Submittal	06-13-2023
ARCOM	07-26-2023

INDEX OF DRAWINGS

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RENDERINGS RENDERINGS RENDERINGS RENDERINGS RENDERINGS RENDERINGS	NORTH EAST LANDSCAPE BUFFER RENDERING NORTH EAST RENDERING SOUTH EAST RENDERING COLOR NORTH ELEVATION COLOR WEST ELEVATION' COLOR SOUTH ELEVATION COLOR EAST ELEVATION		
		C-1	CONCEPTUAL SITE GRADING & DRAINAGE PLAN



- LEGEND**
- A = ARC LENGTH
 - A/C = AIR CONDITIONING
 - A.E. = ACCESS EASEMENT
 - A.K.A. = ALSO KNOWN AS
 - ASPH. = ASPHALT
 - B.L.D.G. = BUILDING
 - B.M. = BENCHMARK
 - B.O.C. = BACK OF CURB
 - B.O.W. = BACK OF WALK
 - (C) = CALCULATED
 - CAV. = 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.O. = CLEAN-OUT
 - CONC. = CONCRETE
 - (D) = DESCRIPTION DATUM
 - D.B. = DEED BOOK
 - D.E. = DRAINAGE EASEMENT
 - D.H. = DRILL HOLE
 - E.B. = ELECTRIC BOX
 - EL. = ELEVATION
 - ENC. = ENCROACHMENT
 - E.O.P. = EDGE OF PAVEMENT
 - E.O.W. = EDGE OF WATER
 - E.P. = ELECTRIC PANEL
 - F.F. = FINISH FLOOR
 - FND. = FOUND
 - F.O.C. = FACE OF CURB
 - G.M. = GAS METER
 - 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
 - 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
 - (P) = PLANTER
 - P.B. = PLAT BOOK
 - P.B.C. = PALM BEACH COUNTY
 - P.C. = POINT OF CURVATURE
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - P.E. = POOL EQUIPMENT
 - PG. = PAGE
 - P.I. = POINT OF INTERSECTION
 - P/O. = PART OF
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.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.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
 - TH. = THRESHOLD ELEVATION
 - T.O.B. = TOP OF BANK
 - T.O.W. = TOP OF WALL
 - TWP. = TOWNSHIP
 - TYP. = TYPICAL
 - UC. = 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.M.T. = WATER MANAGEMENT TRACT
 - ⊕ = BASELINE
 - ⊙ = CENTERLINE
 - Δ = CENTRAL ANGLE/Delta
 - = CONCRETE MONUMENT FOUND (AS NOTED)
 - = CONCRETE MONUMENT SET (LB #4569)
 - ⊠ = ROD & CAP FOUND (AS NOTED)
 - ⊠ = 6/8" ROD & CAP SET (LB #4569)
 - ⊠ = IRON PIPE FOUND (AS NOTED)
 - ⊠ = IRON ROD FOUND (AS NOTED)
 - ⊠ = NAIL FOUND
 - ⊠ = 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:
MORTON A PIERCE

This survey is made specifically and only for the following parties for the purpose of design on the surveyed property.

Morton A Pierce

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
274 Monterey Rd
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 21, and the East 55 feet of Lot 23, GREGORY ADDITION, according to the Plat thereof, as recorded in Plat Book 16, Page 71, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393F, 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'.

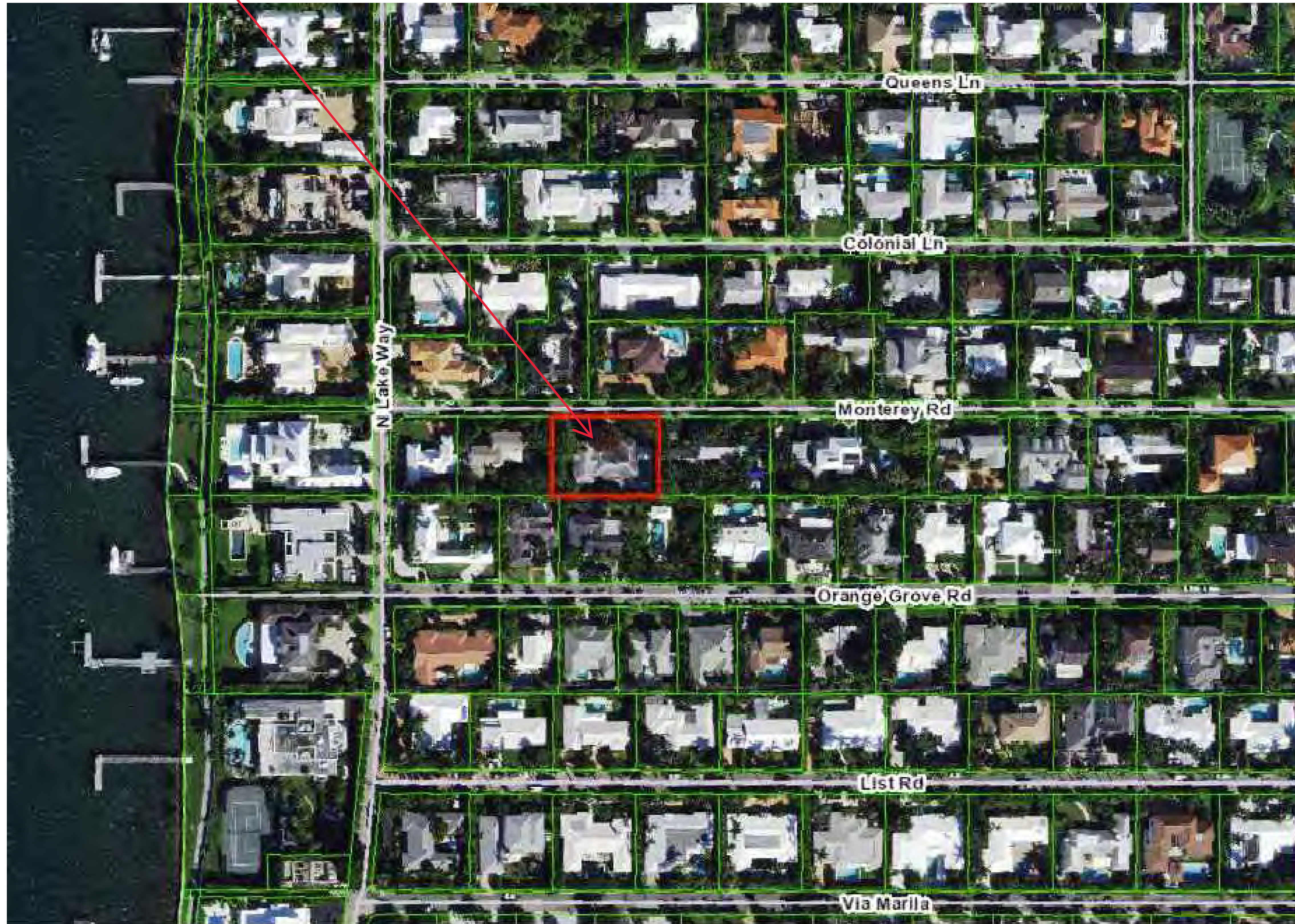
CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 12/2/2022

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

BOUNDARY SURVEY FOR:			
MORTON A PIERCE			
			
FIELD	J.O.	JOB NO:	12-1094.2
OFFICE	M.B.	DATE:	12/2/22
C'K'D	C.W.	REF:	12-1094.DWG
F.B.	PB344	PG.	7
DWG. NO.	12-1094	SHEET	1 OF 1

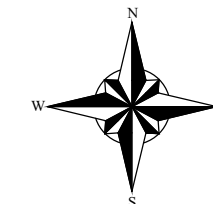
PROPERTY SUBJECT



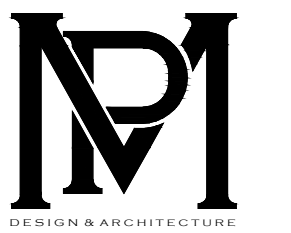
Vicinity Location Map

Scale

n.t.s.



ARC-23-099



COMM NO.

2229

DATE
06-13-23

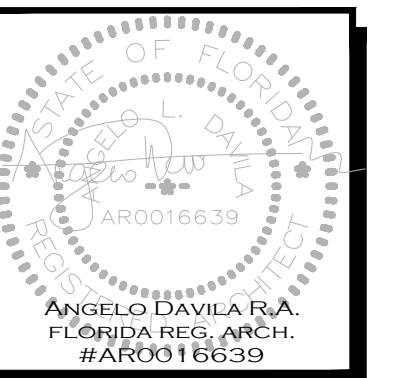
REVISIONS

A New Residence for

Mr. Pierce

Palm Beach FL 33480

274 Monterey Road



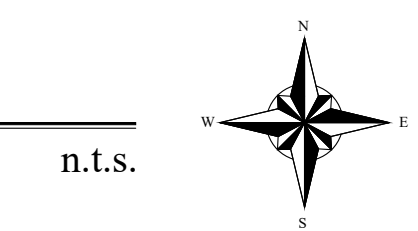
MP DESIGN &
 ARCHITECTURE, INC
 217 PERUVIAN AVENUE, SUITE 4
 PALM BEACH, FLORIDA 33480
 561.833.7575
 AA26001667

SHEET NO.

Vicinity
Location
Map



Location Plan
Scale



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2229
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06-13-23

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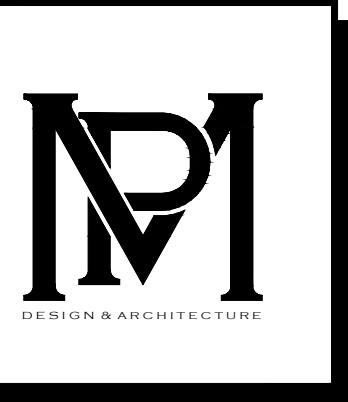
SHEET NO.
Location Plan



Southeast Aerial View ↗



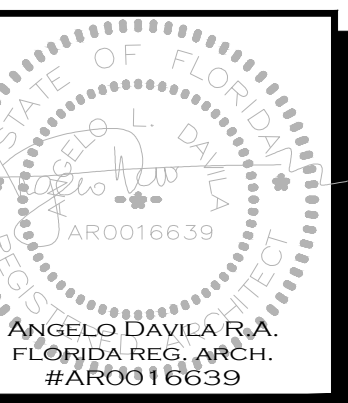
↖ Southwest Aerial View



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2229
DATE
06-13-23

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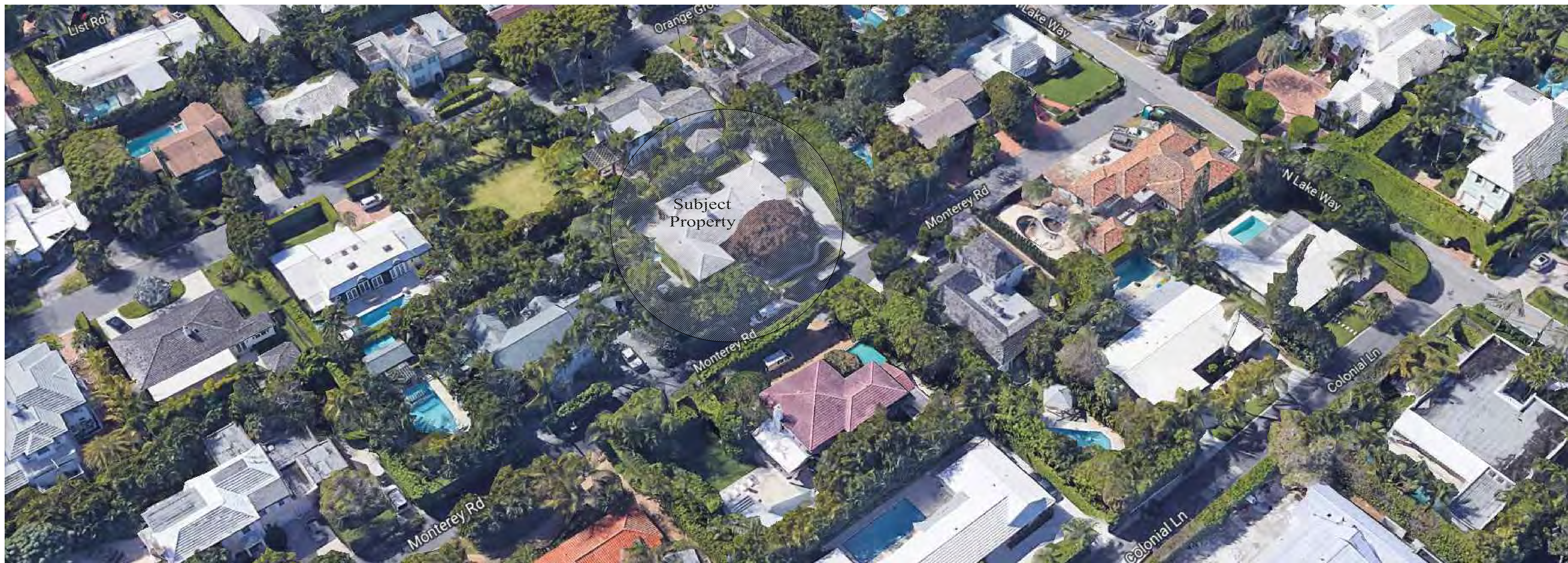
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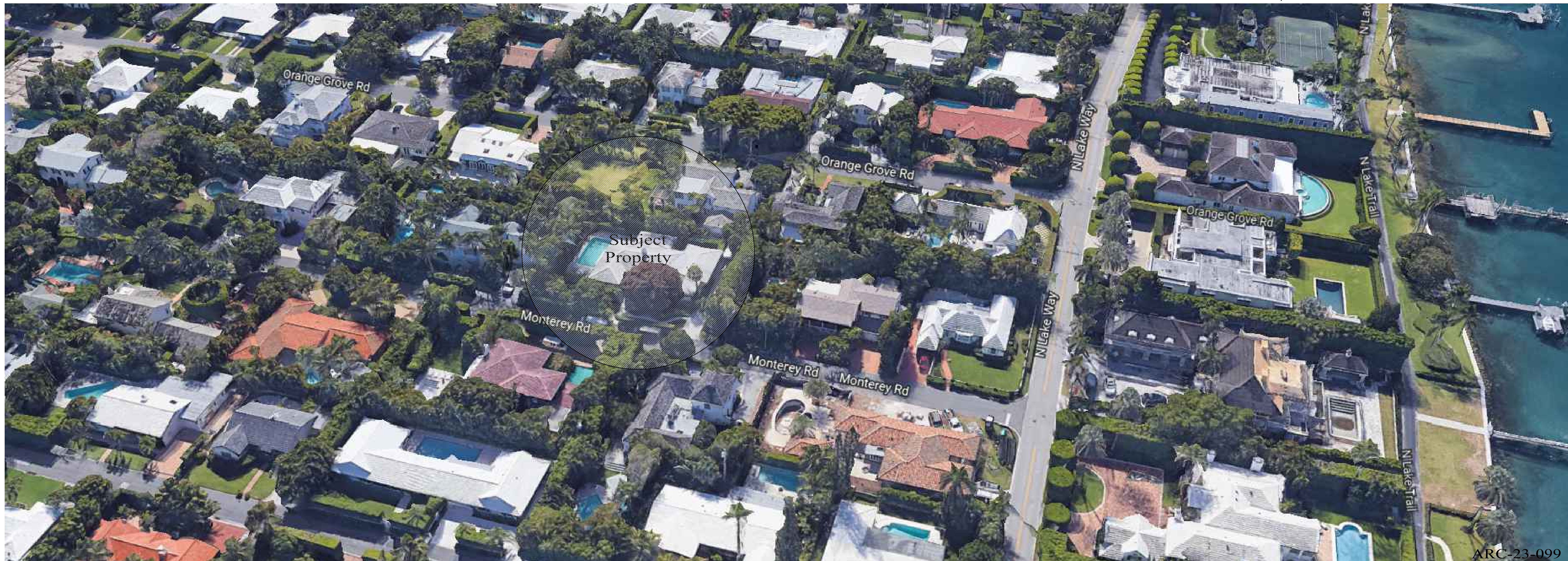
SHEET NO.
Aerial Map
1

ARC-23-099

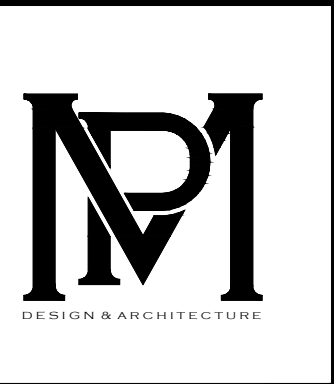


Northeast Aerial View ↗

↖ Northwest Aerial View



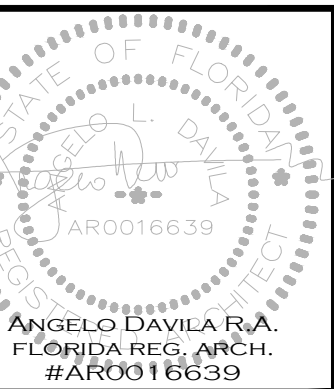
ARC-23-099



COMM NO.
2229
DATE
06-13-23

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A New Residence for
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Palm Beach FL 33480
274 Monterey Road



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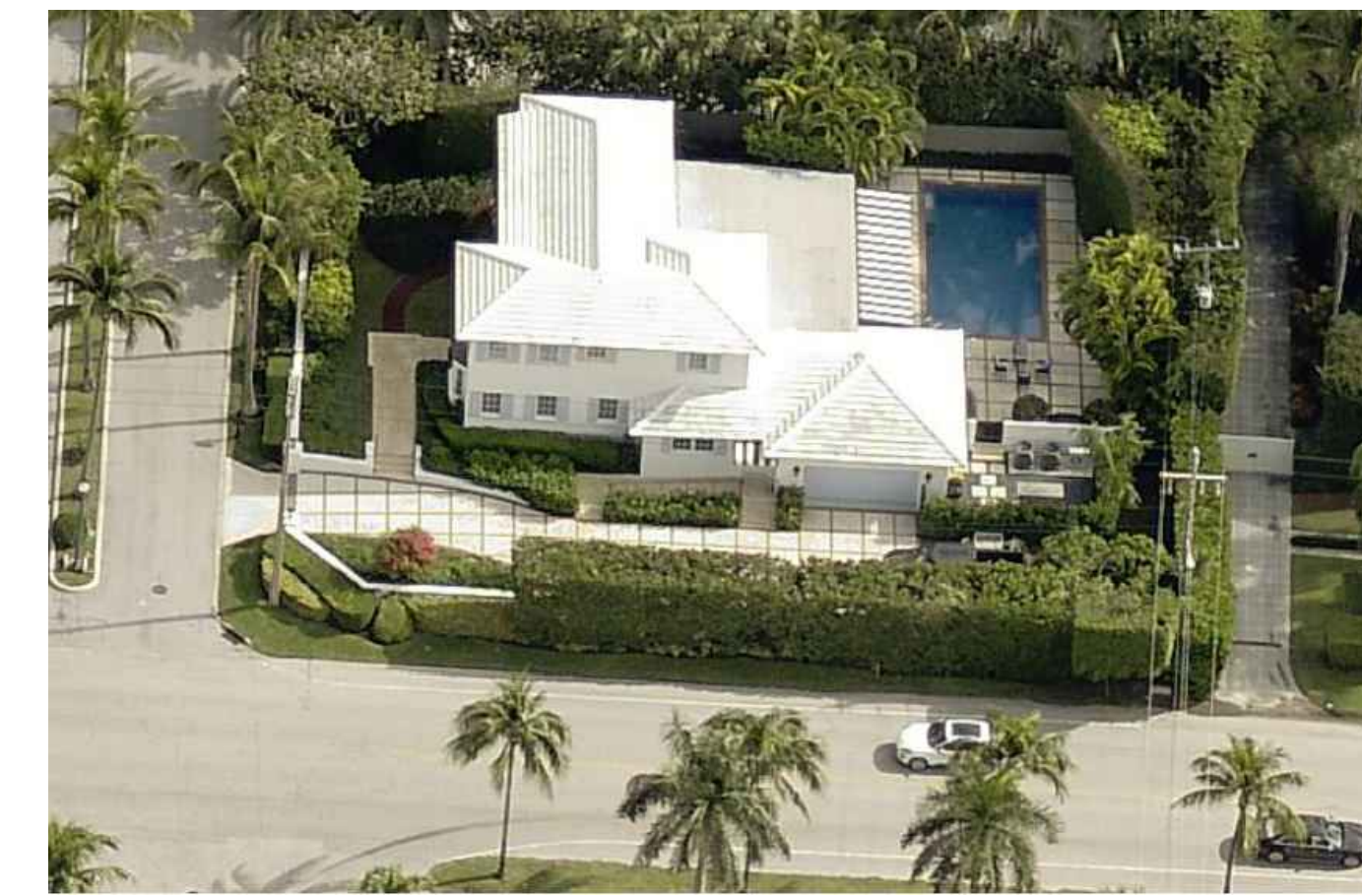
SHEET NO.
Aerial Map
2



Aerial Map

Scale

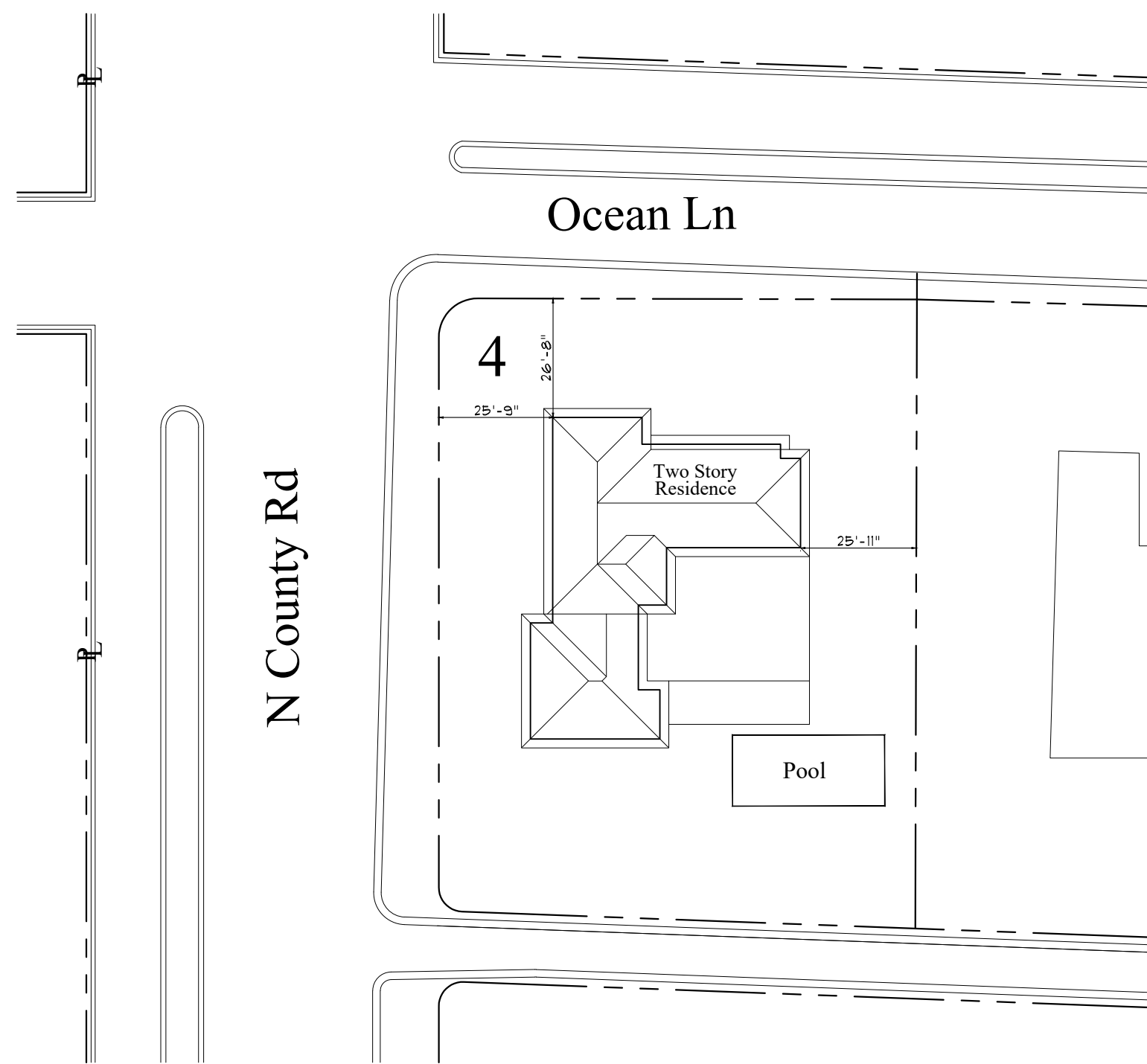
3/32" = 1'-0"



West Aerial View

Scale

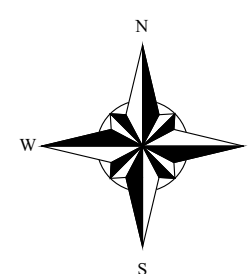
N.T.S



Site Scape

Scale

3/32" = 1'-0"



South West Aerial View

Scale

N.T.S



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2229
DATE
06-13-23

REVISIONS

A New Residence for
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Palm Beach FL 33480
274 Monterey Road



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SHEET NO.
Historical Precedent
1



Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

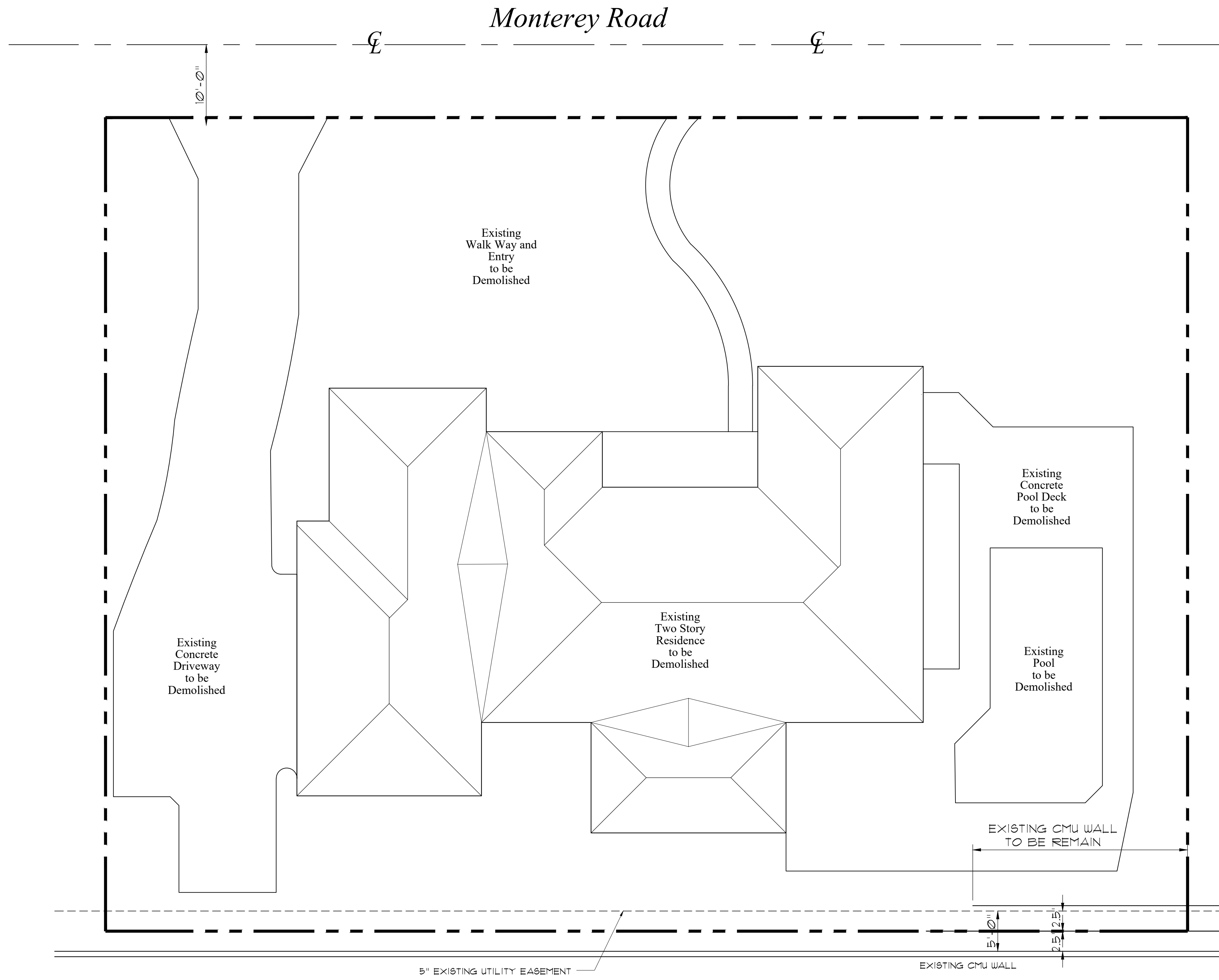
Line #	Zoning Legend			
1	Property Address:	274 Monterey Road		
2	Zoning District:			
3	Structure Type:			
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000		13,500
6	Lot Depth	100'		100'
7	Lot Width	100'		135'
8	Lot Coverage (Sq Ft and %)	30% (4,050 SF)		25.83% (3,487.15 SF)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)			5,447.92 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.97(53,593 CF)		3.65 (49,397.81 CF)
11	*Front Yard Setback (Ft.)	25"		25'-N
12	* Side Yard Setback (1st Story) (Ft.)	12.5'		20'-11"-E & 18'-5"-W
13	* Side Yard Setback (2nd Story) (Ft.)	15'		20'-11"-E & 55'-9"-W
14	*Rear Yard Setback (Ft.)	10'		22'-7"-S
15	Angle of Vision (Deg.)	106°		106°
16	Building Height (Ft.)	22"		19'
17	Overall Building Height (Ft.)	30'		23'-7'
18	Crown of Road (COR) (NAVD)			3.58'
19	Max. Amount of Fill Added to Site (Ft.)			
20	Finished Floor Elev. (FFE)(NAVD)			7.0' FFE NAVD
21	Zero Datum for point of meas. (NAVD)			7.0'
22	FEMA Flood Zone Designation			ZONE AE 6.0'
23	Base Flood Elevation (BFE)(NAVD)			
24	Landscape Open Space (LOS) (Sq Ft and %)	45% (6,075 SF)		50.0% (6,747SF)
25	Perimeter LOS (Sq Ft and %)	50% (3,037.5 SF)		81.4% (3,500 SF)
26	Front Yard LOS (Sq Ft and %)	40% (1,350 SF)		72.5% (2,477 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

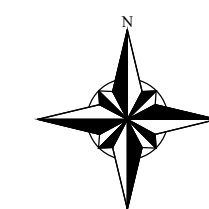
** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C



Existing Site Plan

Scale



Location Map

Scale

n.t.s.



COMM NO.

2229

DATE

06-13-23

REVISIONS

A New Residence for

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Palm Beach FL 33480

274 Monterey Road



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A000



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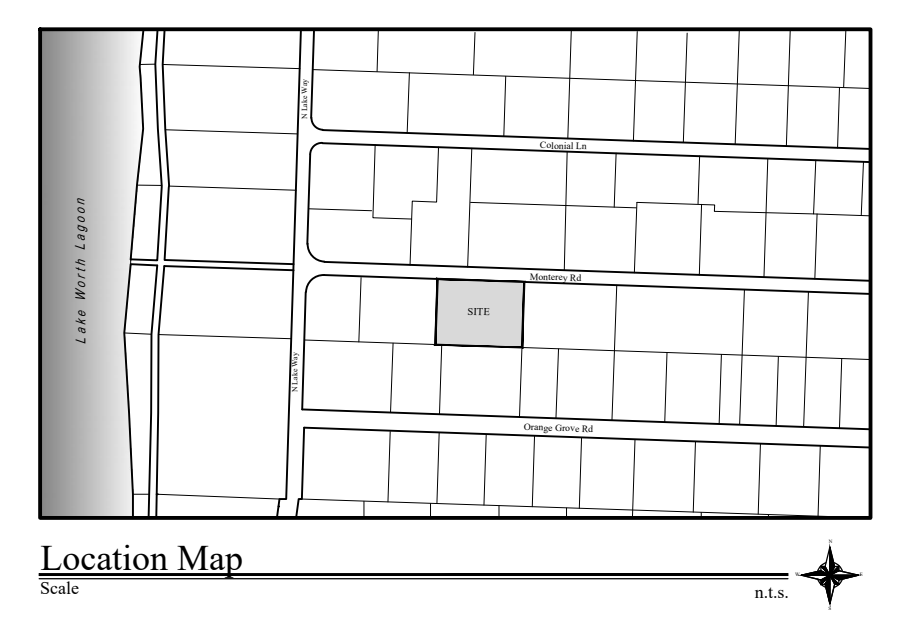
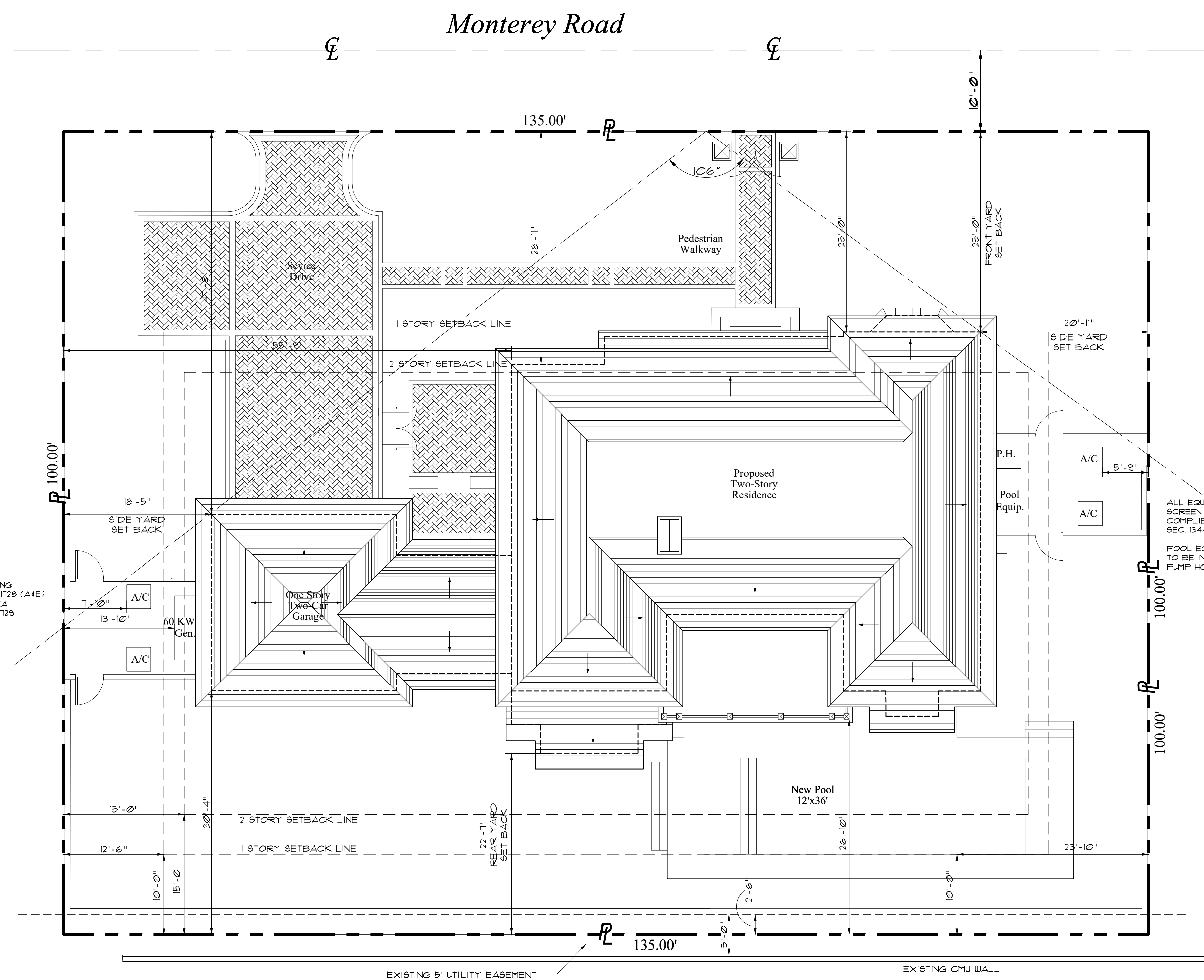
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561.833.7575
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SHEET NO.
A001



ZONING & SITE CALCULATIONS

Zoning Item	Required	Allowed	Proposed
Zoning District	RB	RB	RB
Lot Area	10,000 SF		13,500 SF
Lot Width	100'		135'
Lot Depth	100'		100'
Front Yard Setback	30'-0" 2-Story		25'-0" (+12'-6" Rear)
Side Yard Setback - West	12'-6" 1-Story		18'-5"
Side Yard Set Back - East	15'-0" 2-Story		20'-11"
Rear Yard Setback	10' 1-Story		22'-7"
Maximum Building Height	14' 1-Story 22' 2-Story		9'-6" 19'-0"
Maximum Overall Height	30'		23'-9"
Lot Coverage	30% 2-Story (4,050 SF)		25.83% (3487.15 SF)
Landscape Open Space	45% (6,075 SF)		50.0% (6,747 SF)
Required Front Yard	40% (1,350 SF)		74.51% (2,515.41 SF)
Cubic Content Ratio	3.97 (53,593 CF)	5% = 4.16 (56,272 CF)	3.65 (49,397.81 CF)
Angle of Vision	100°	106°	106°

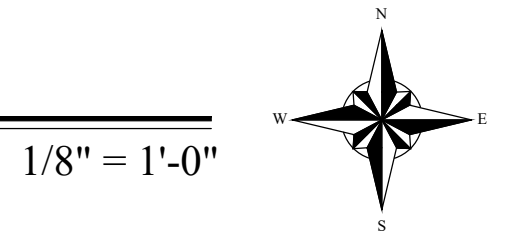
AREAS SF CALCULATIONS

First Floor AC	2,540 SF
Second Floor AC	1,973 SF
Total AC	4,513 SF
Garage	506 SF
Loggias	423 SF

LEGAL DESCRIPTION

Lot 21 and the East 55' of Lot 23, Gregory Addition, Florida, According to the plat thereof on file in the office of the Clerk of the circuit court in and for Palm Beach County, Florida, as recorded in plat book 16, page 71 said lands situate, lying and being in Palm Beach County, Florida.

Proposed Site Plan
Scale





COMM NO.
2229

DATE
06-13-23

REVISIONS

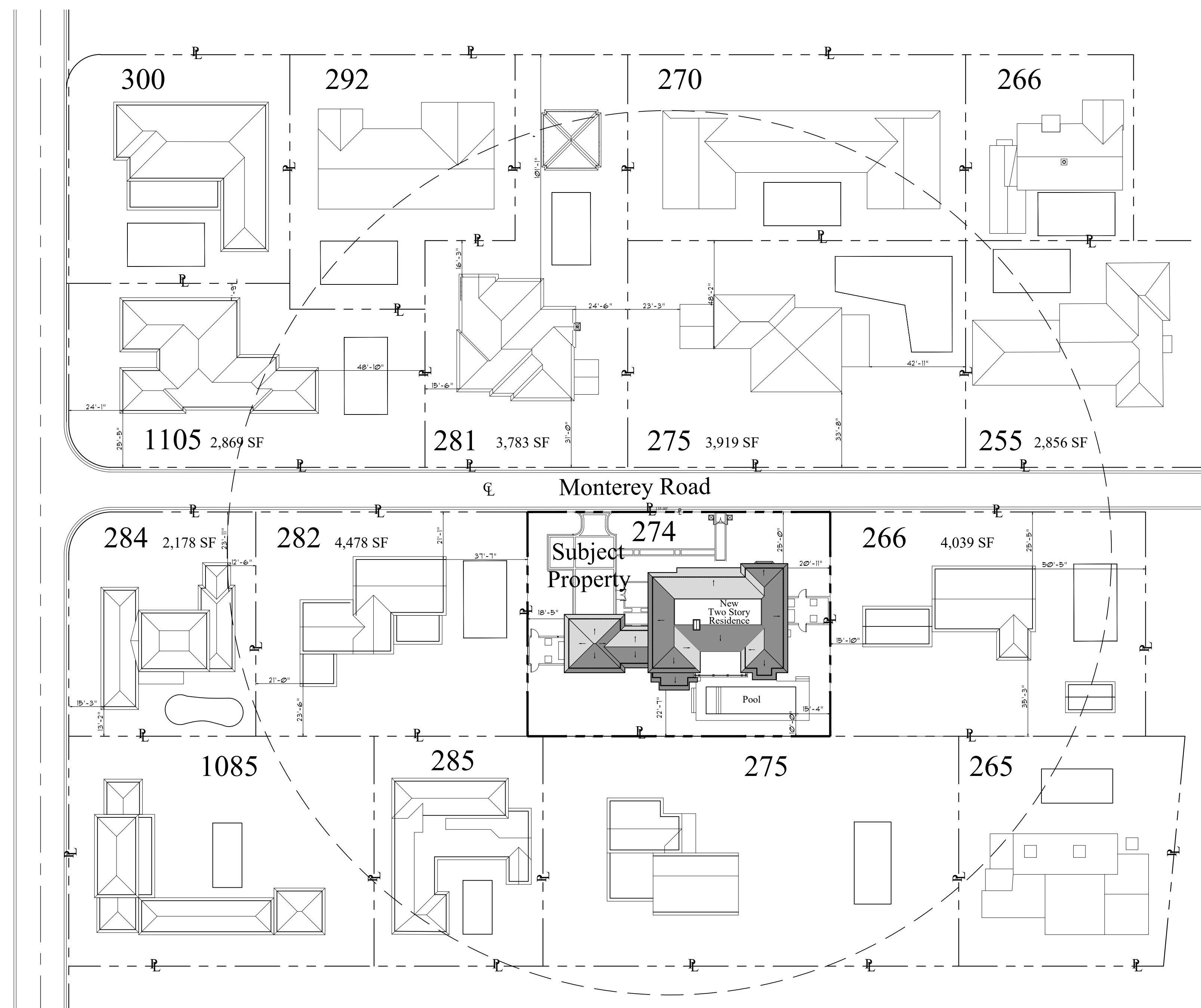
A New Residence for
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Palm Beach FL 33480



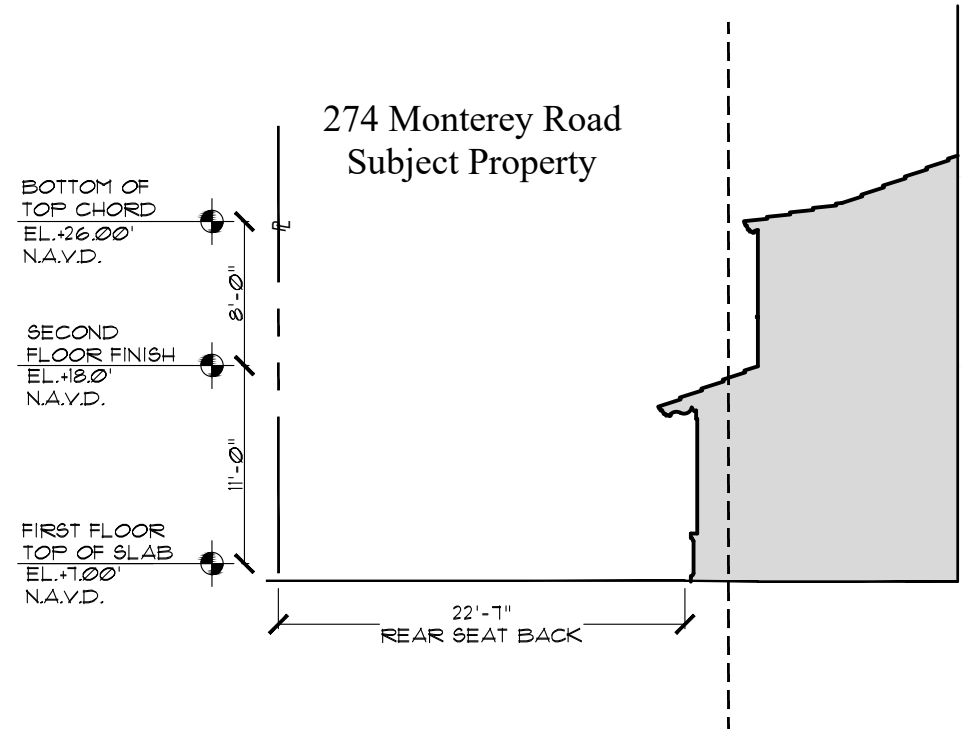
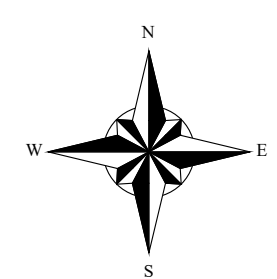
MP DESIGN & ARCHITECTURE, INC
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561.833.7575
AA26001667

SHEET NO.
A002



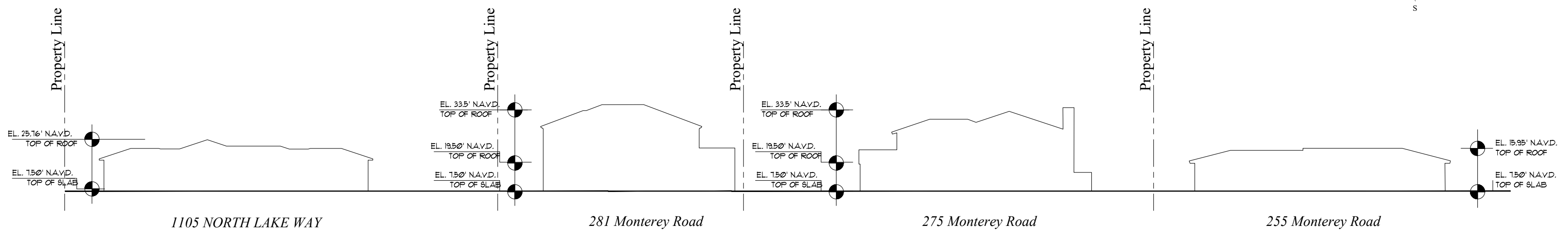
Sitescape

Scale 1/32" = 1'-0"



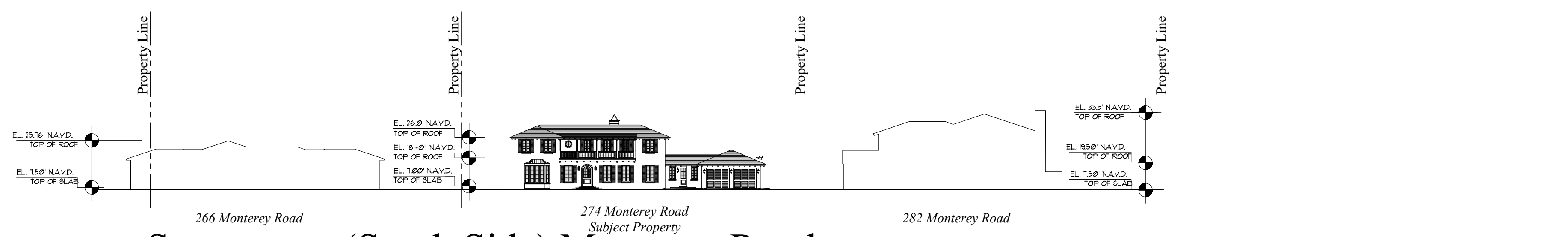
Proposed Rear Height Plane Diagram

Scale 3/32" = 1'-0"



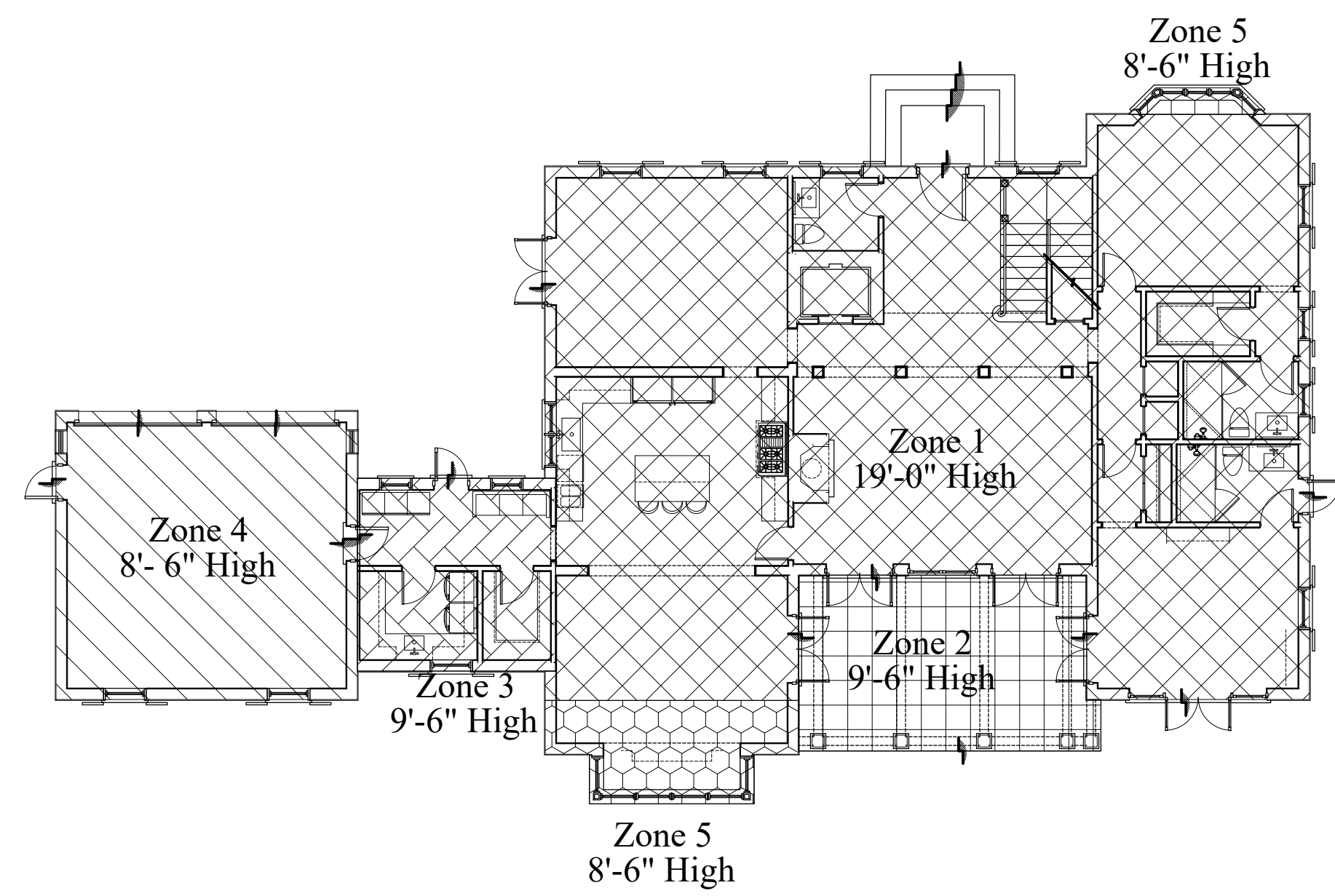
Streetscape (North Side) Monterey Road

Scale 1/32" = 1'-0"



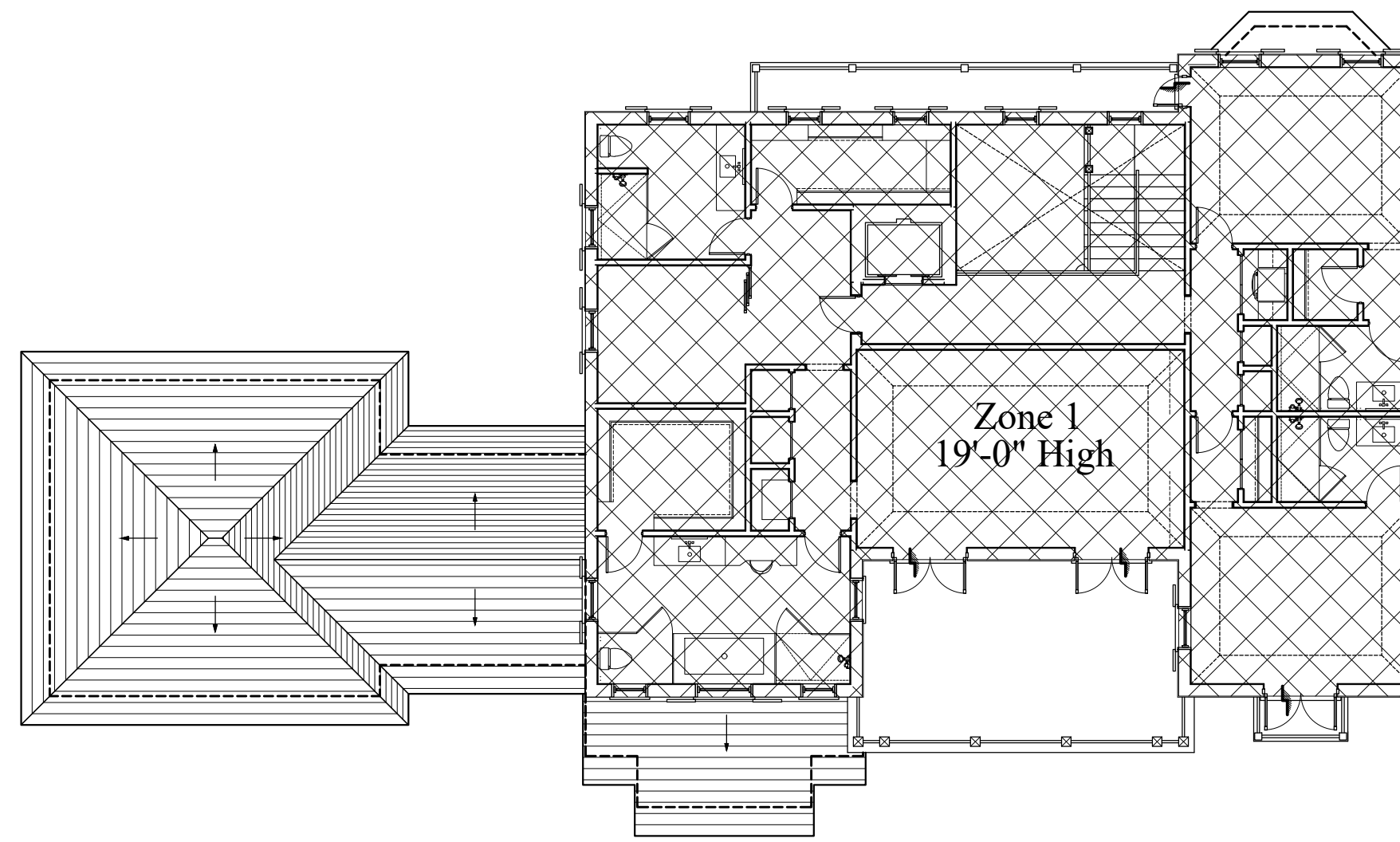
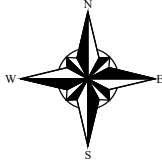
Streetscape (South Side) Monterey Road

Scale 1/32" = 1'-0"



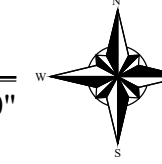
Currently Proposed First Floor Cubic Content Ratio Plan

Scale $\frac{3}{32}'' = 1'-0''$



Currently Proposed Second Floor Cubic Content Ratio Plan

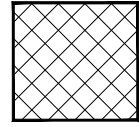
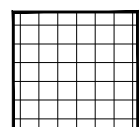
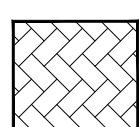
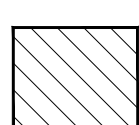
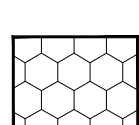
Scale $\frac{3}{32}'' = 1'-0''$



Proposed CCR Calculations

ZONE	CUBIC FEET
1	38,953.99 CU.FT
2	2,844.96 CU.FT
3	2,177.10 CU.FT
4	4,258.10 CU.FT
5	1,223.66 CU.FT
TOTAL	TOTAL = 49,397.81 CU.FT

Legend

-  ZONE 1 TWO STORY AREA
-  ZONE 2 ONE STORY AREA
-  ZONE 3 ONE STORY AREA
-  ZONE 4 ONE STORY AREA
-  ZONE 4 ONE STORY AREA



COMM NO.

2229

DATE
06-13-23

REVISIONS

A New Residence for

Mr. Pierce

Palm Beach FL 33480

274 Monterey Road

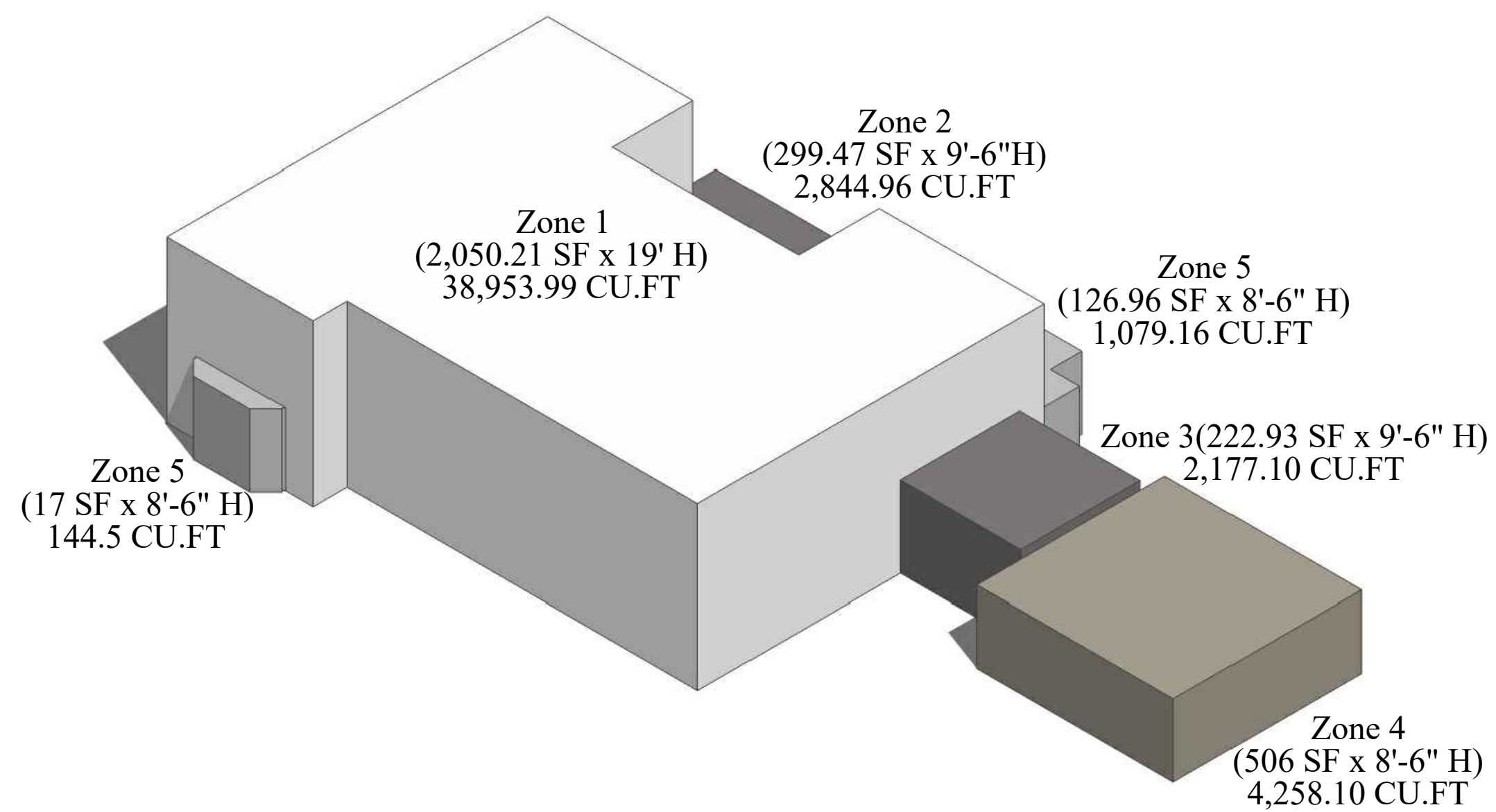


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SHEET NO.

A003

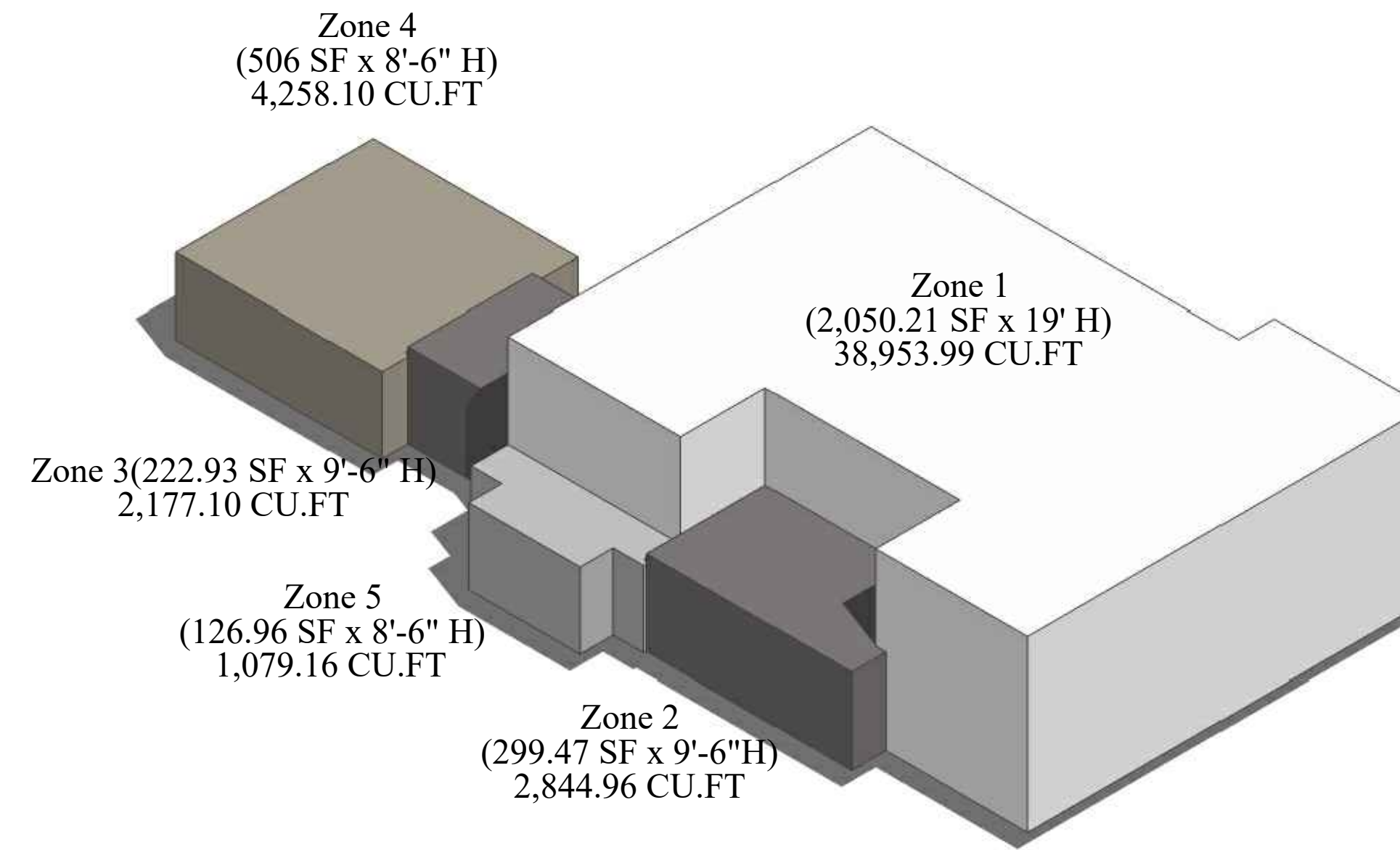
ARC-23-099



Proposed Cubic Content Ratio Axonometric

Scale

n.t.s.



Proposed Cubic Content Ratio Axonometric

Scale

n.t.s.



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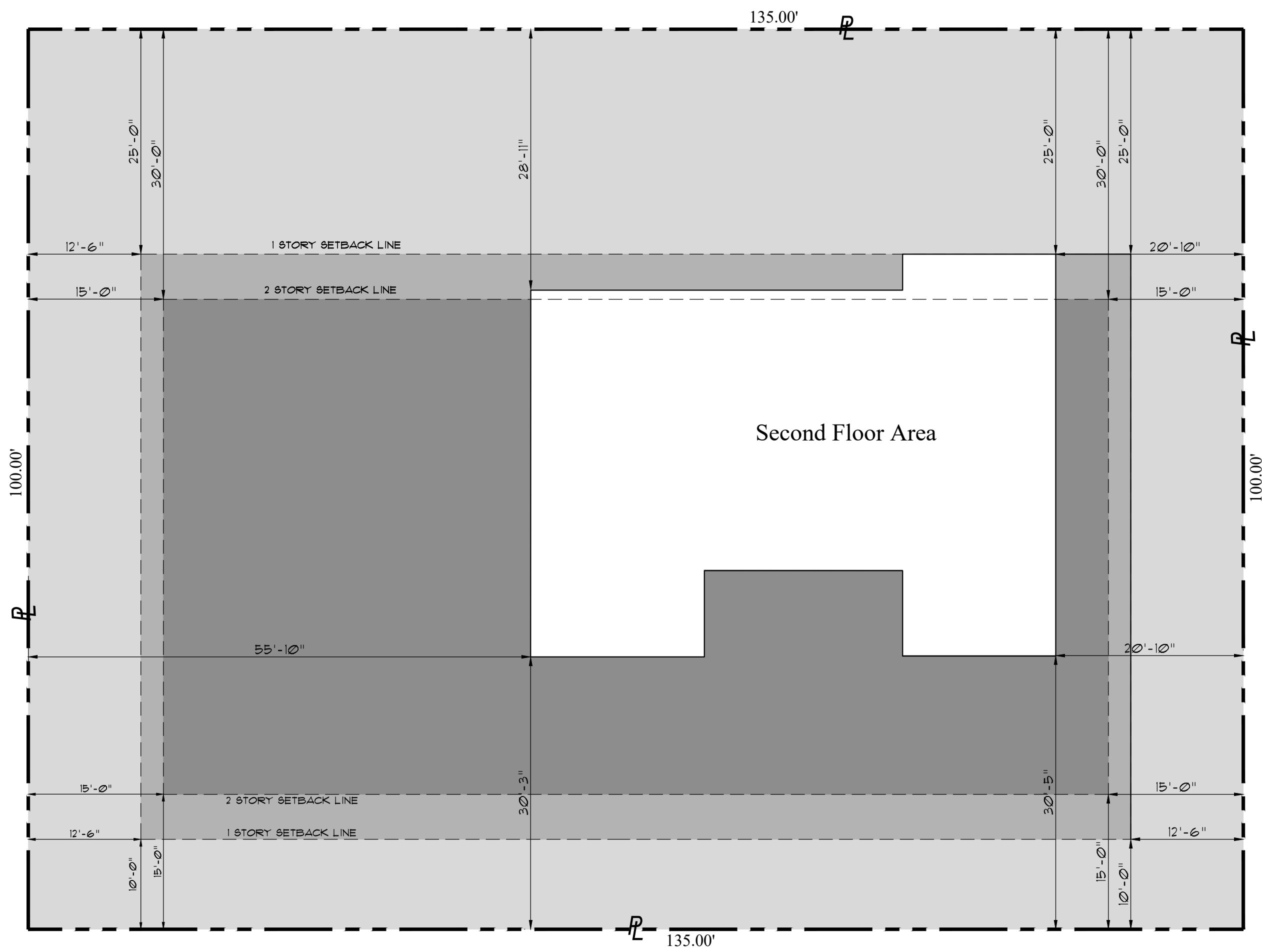
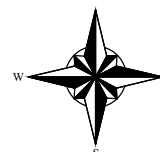
SHEET NO.
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Proposed First Floor Zoning Diagram

Scale

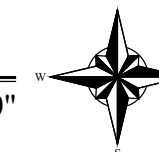
3/32" = 1'-0"



Proposed Second Floor Zoning Diagram

Scale

3/32" = 1'-0"



Legend	
	1 STORY SETBACK LINE
	2 STORY SETBACK LINE
	BUILDABLE AREA
	PROPOSED 2 STORY HOUSE



282 Monterey Road



282 Monterey Road



274 Monterey Road
Subject Property



274 Monterey Road
Subject Property



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SHEET NO.
**Exterior
1**



266 Monterey Road



266 Monterey Road



255 Monterey Road



255 Monterey Road



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SHEET NO.
**Exterior
2**



275 Monterey Road



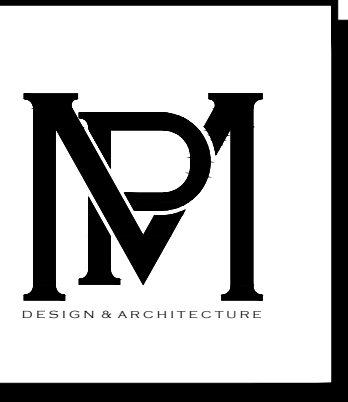
275 Monterey Road



281 Monterey Road



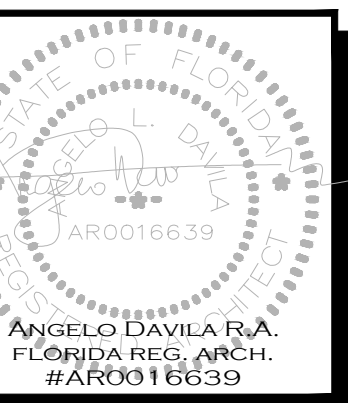
281 Monterey Road



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SHEET NO.
Exterior
3



274 Monterey Road



274 Monterey Road



274 Monterey Road



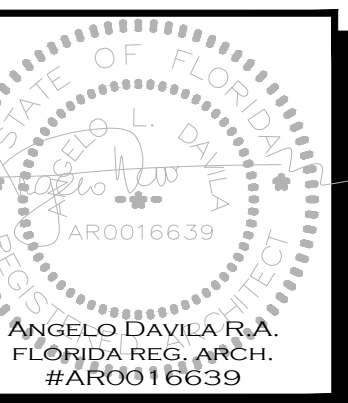
274 Monterey Road



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Exterior
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274 Monterey Road



274 Monterey Road



274 Monterey Road



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274 Monterey Road



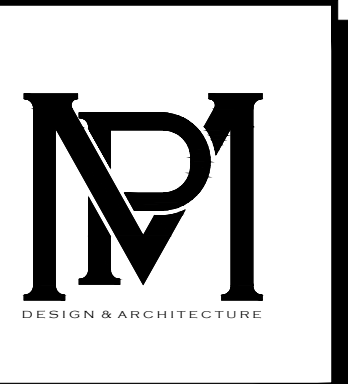
274 Monterey Road



274 Monterey Road



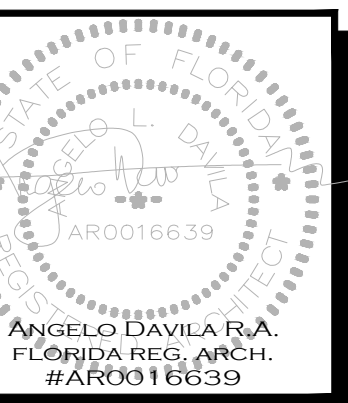
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201 Monterey Road



216 Monterey Road



220 Monterey Road



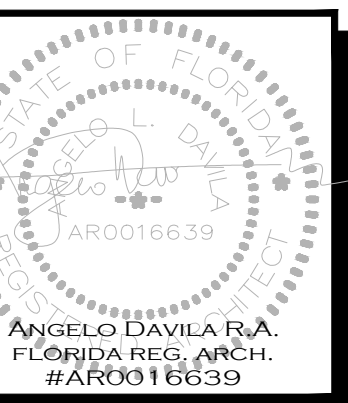
222 Monterey Road



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230 Monterey Road



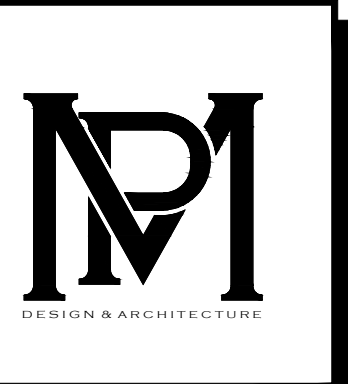
246 Monterey Road



266 Monterey Road



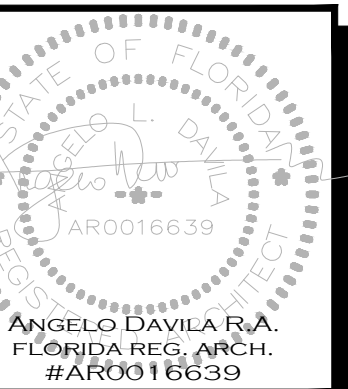
274 Monterey Road Subject Property



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282 Monterey Road



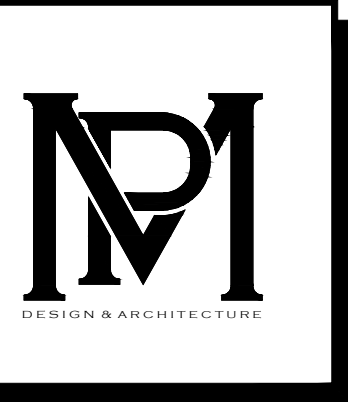
284 Monterey Road



1105 N Lake Way



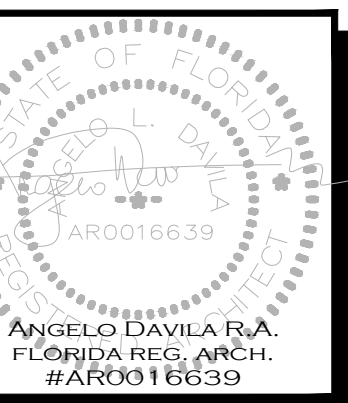
281 Monterey Road



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275 Monterey Road



255 Monterey Road



249 Monterey Road



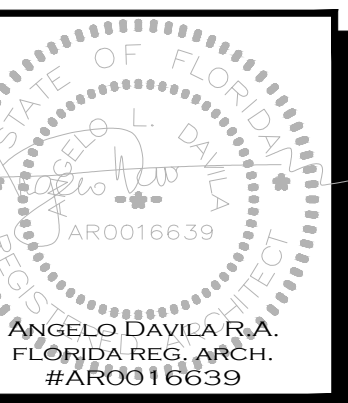
239 Monterey Road



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