



Pierce Residence

274 Monterey Road Palm Beach, FL 33480



ARCHITECTURE

MP DESIGN & ARCHITECTURE

LANDSCAPE ARCHITECTURE

ENVIRONMENTAL DESIGN GROUP

Scope of Work

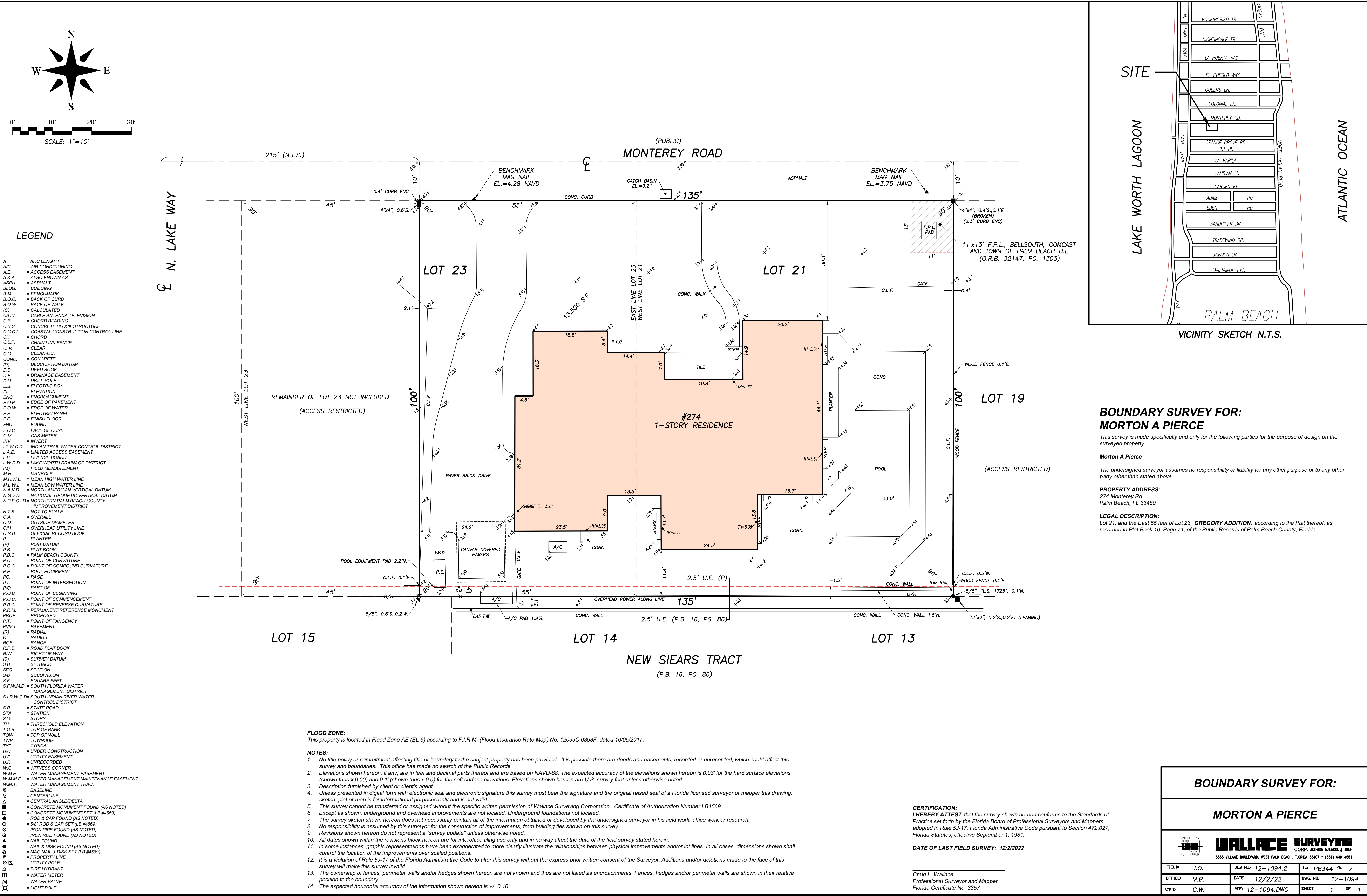
- * Proposed new Two-Story Residence with 2 Car Garage.
- * New Hardscape, Landscape and Pool.

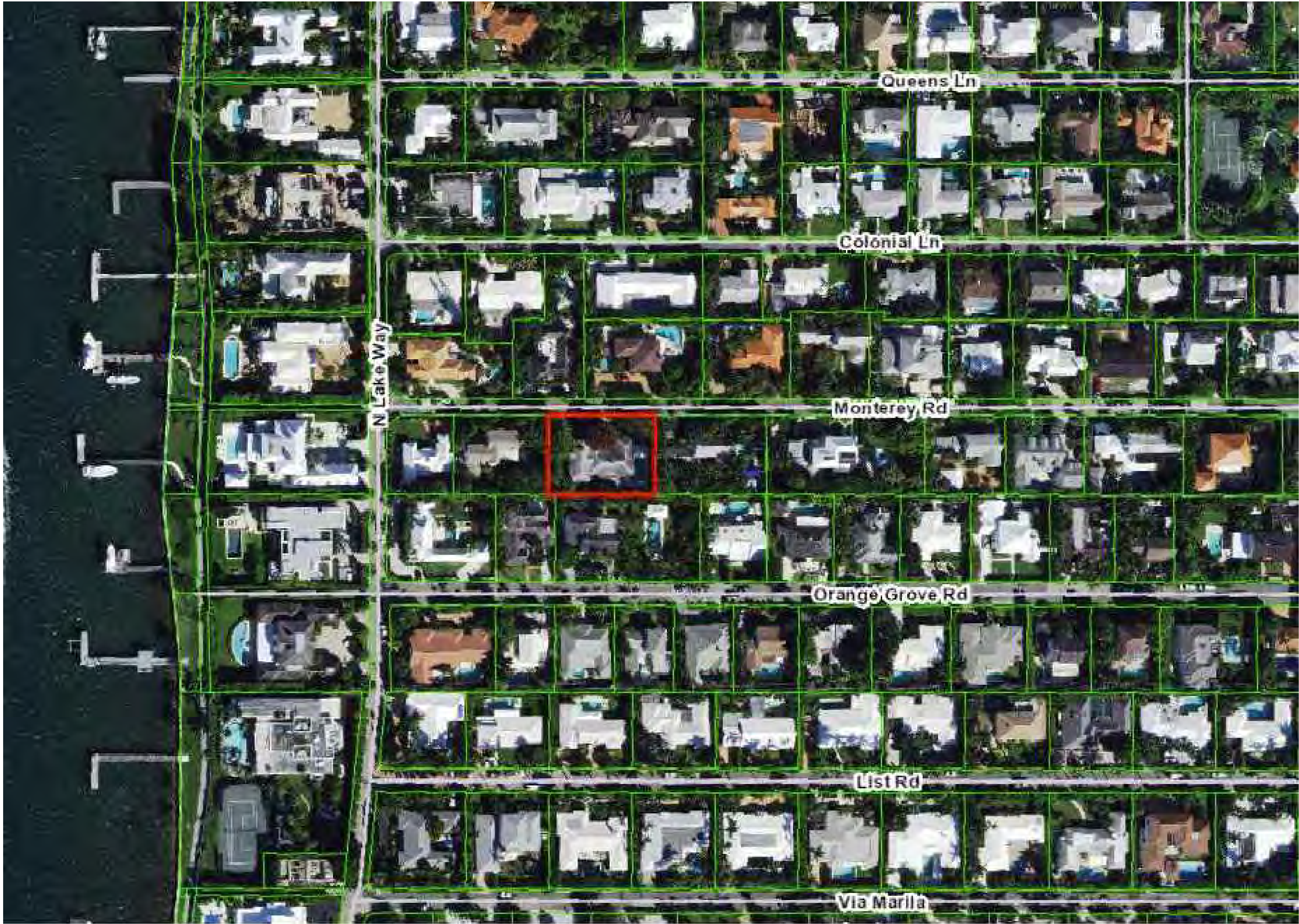
ARC-23-099

Final Submittal 08-07-2023
ARCOM 08-23-2023

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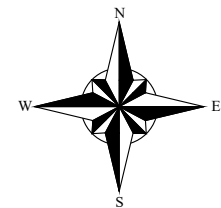




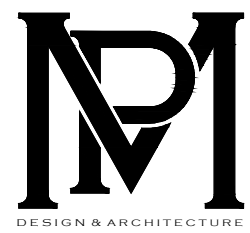
Vicinity Location Map

Scale

n.t.s.



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A New Residence for

Mr. Pierce

Palm Beach FL 33480

274 Monterey Road



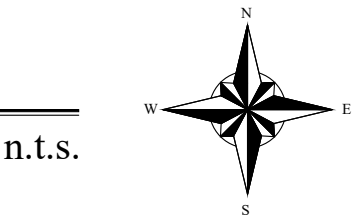
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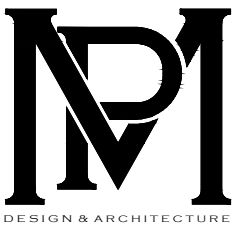
Vicinity
Location
Map



Location Plan
Scale



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Location
Plan

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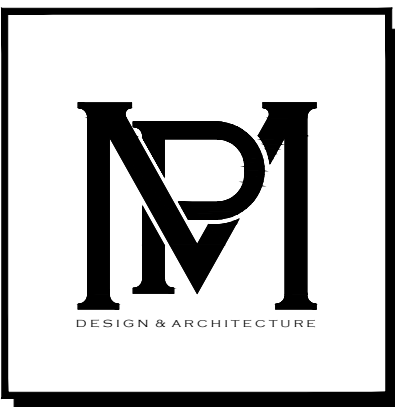


Southeast Aerial View ↗

↖ Southwest Aerial View



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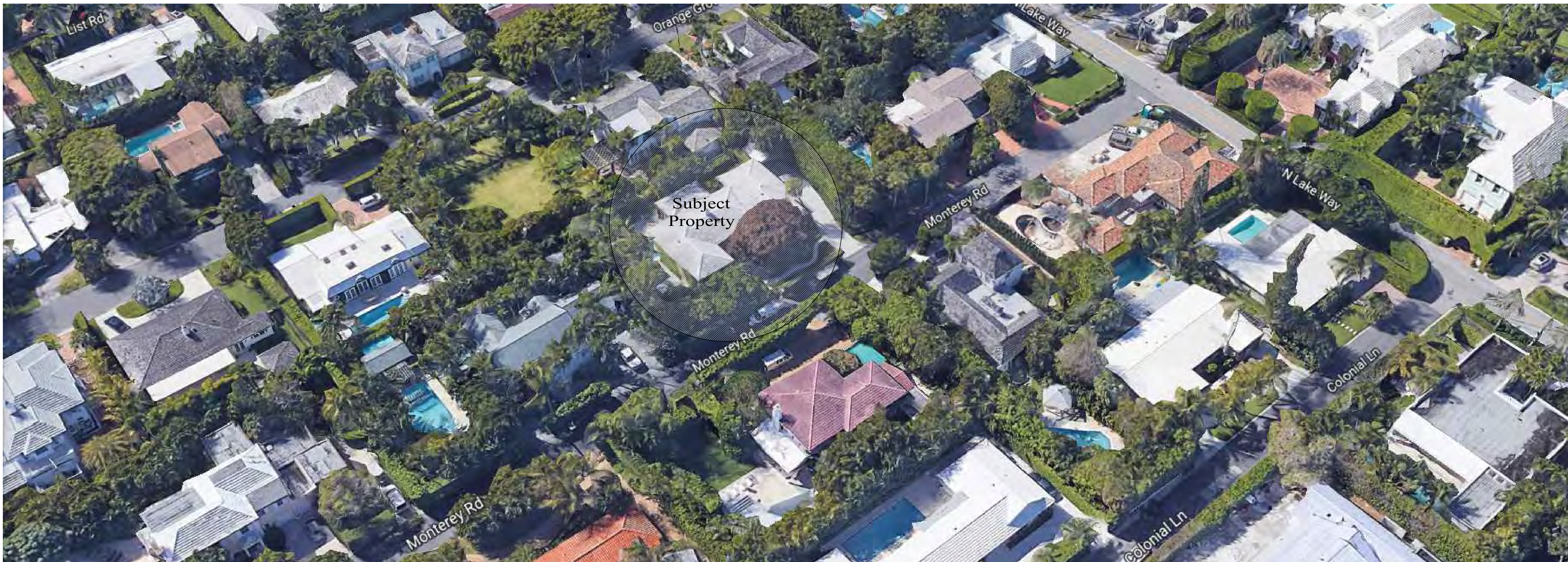
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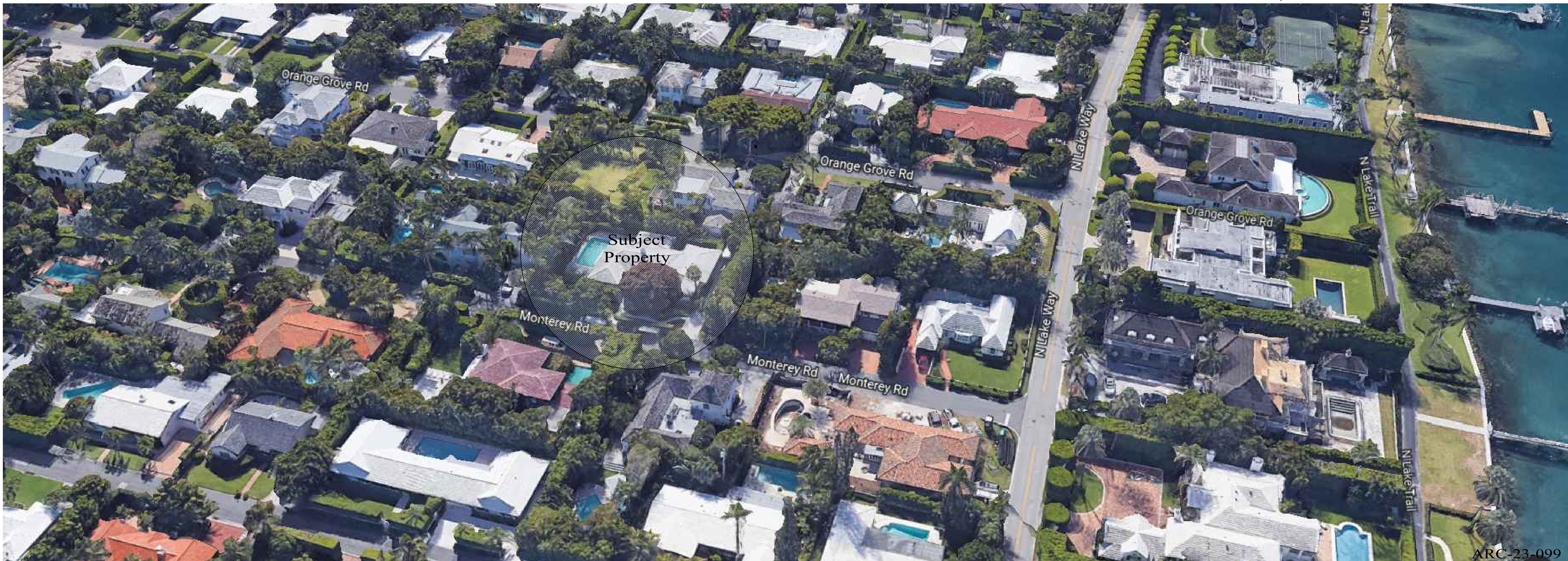
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Aerial Map 1



Northeast Aerial View ↗

↖ Northwest Aerial View



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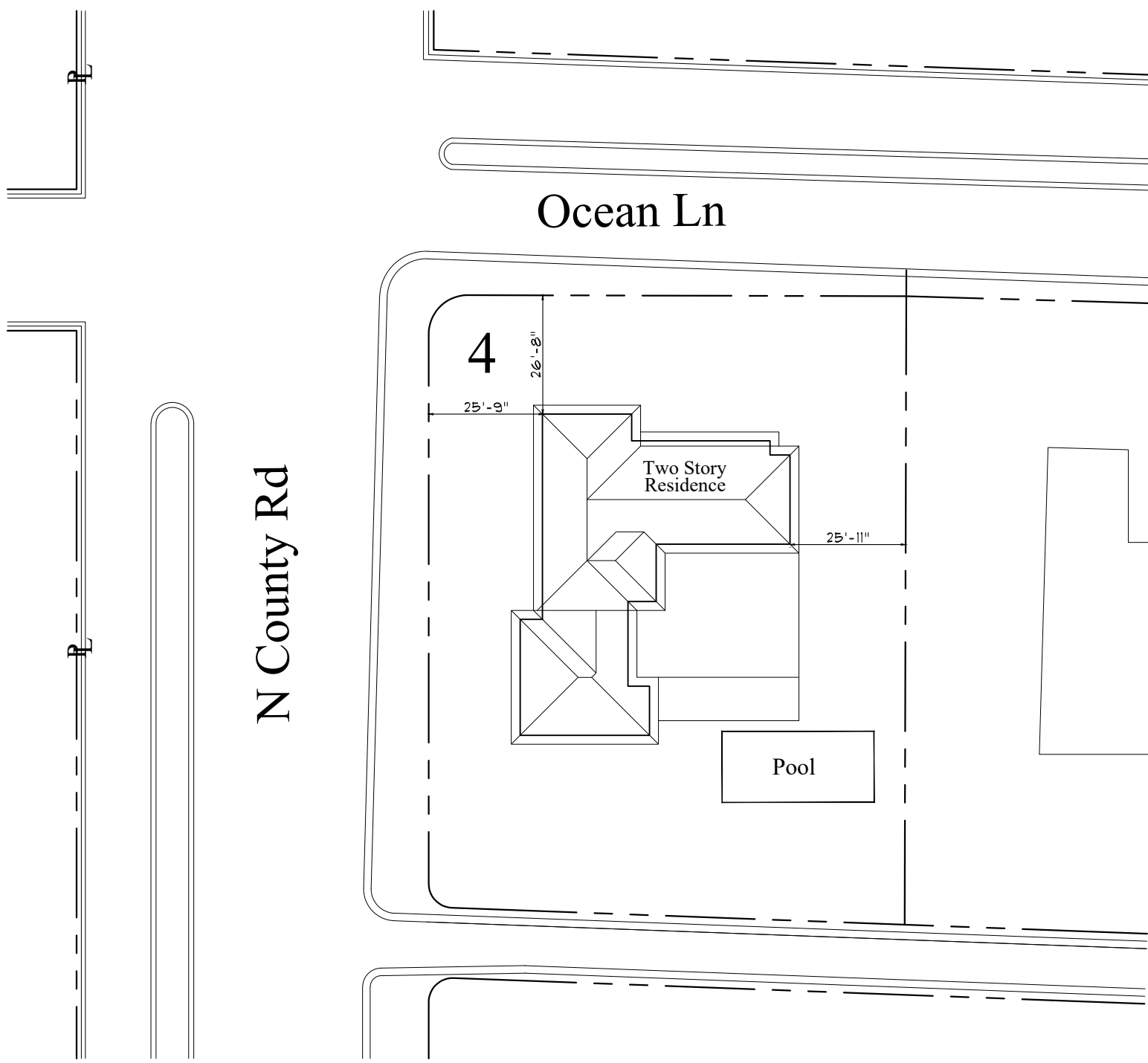


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**Aerial Map
2**



Aerial Map
Scale 3/32" = 1'-0"



Site Scope
Scale 3/32" = 1'-0"



West Aerial View
Scale N.T.S



South West Aerial View
Scale N.T.S



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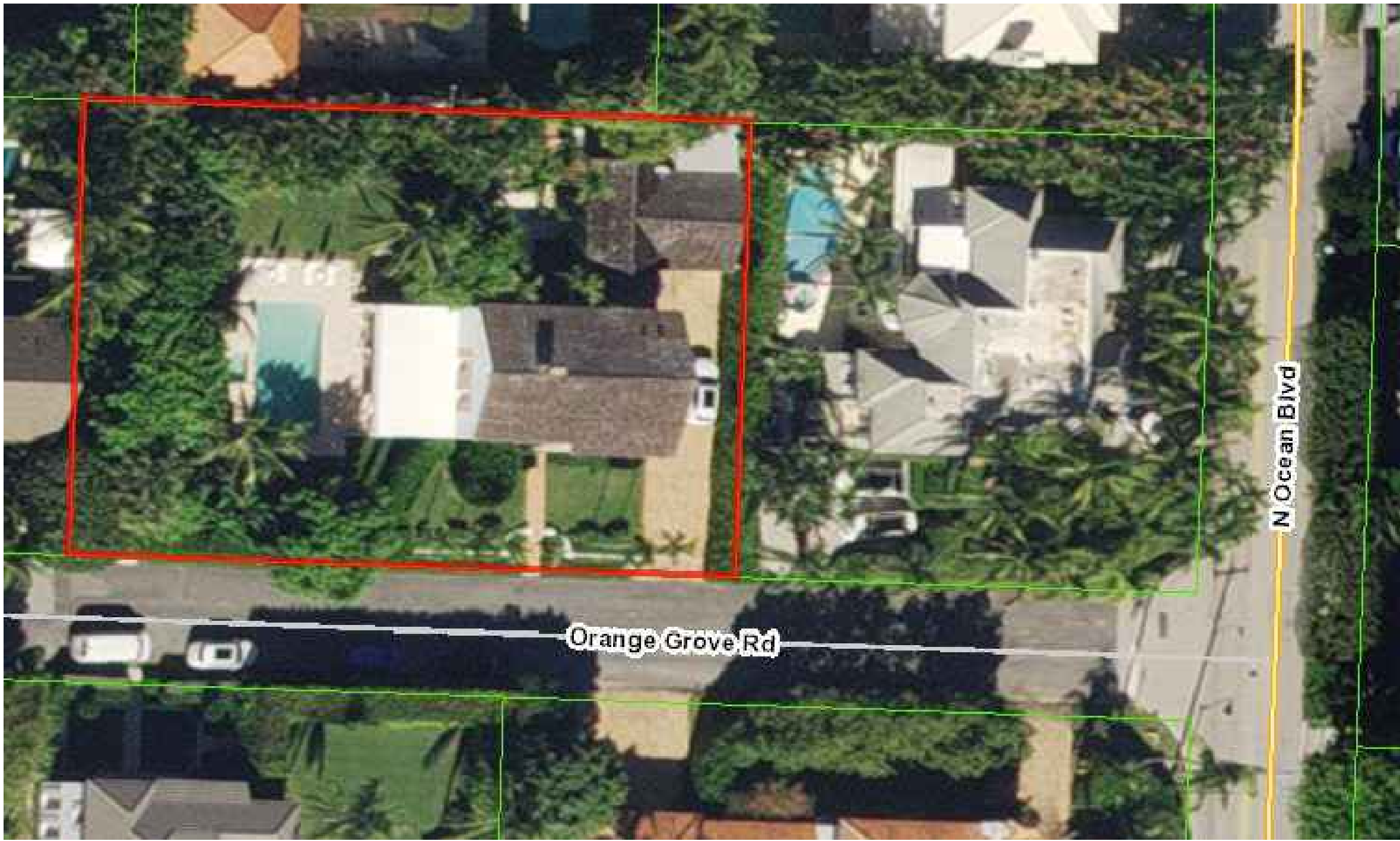
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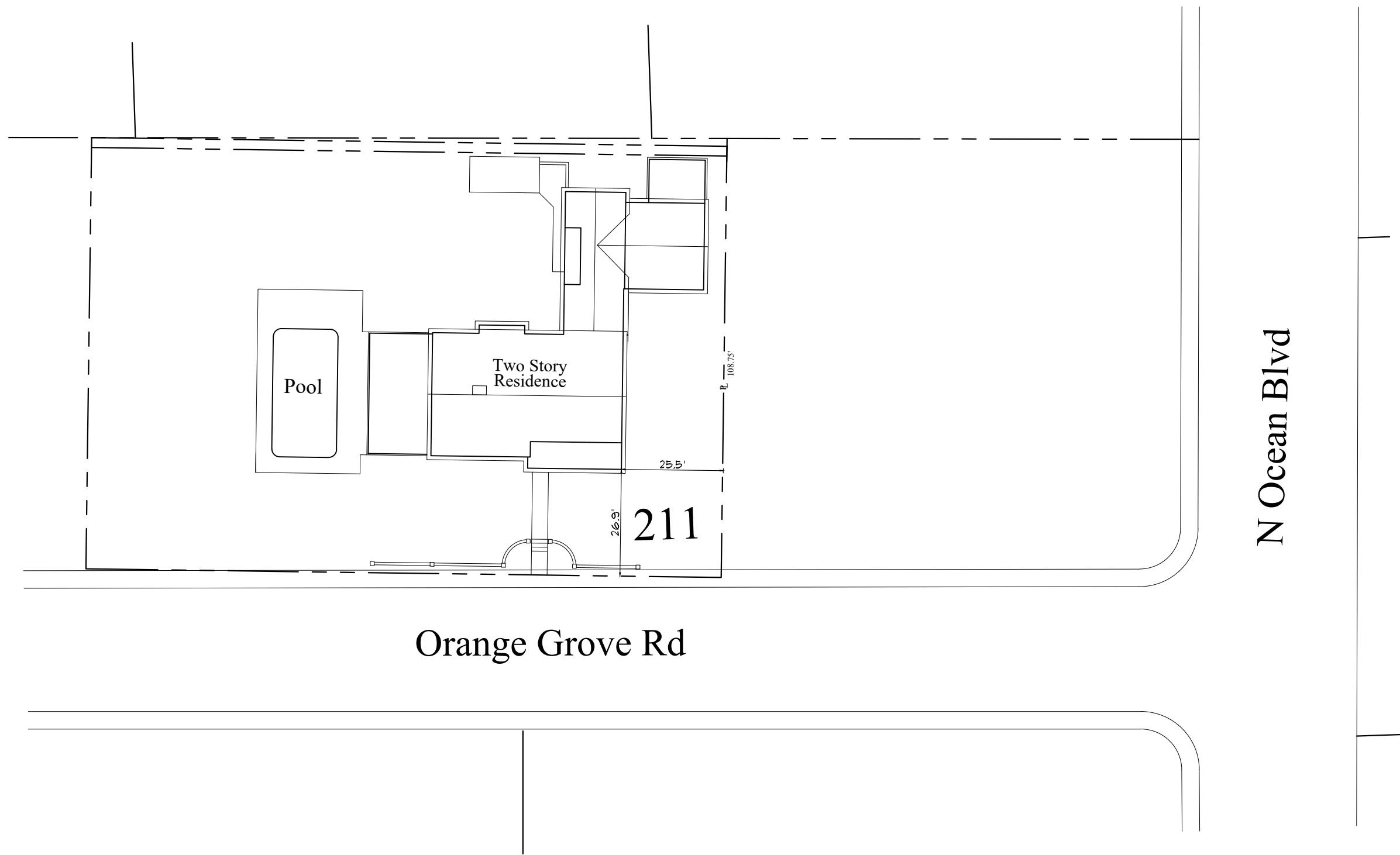
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Precedent
1



Aerial Map

Scale 3/32" = 1'-0"



Site Scape

Scale 3/32" = 1'-0"

N
W
E
S



South Aerial View

Scale N.T.S



North Aerial View

Scale N.T.S



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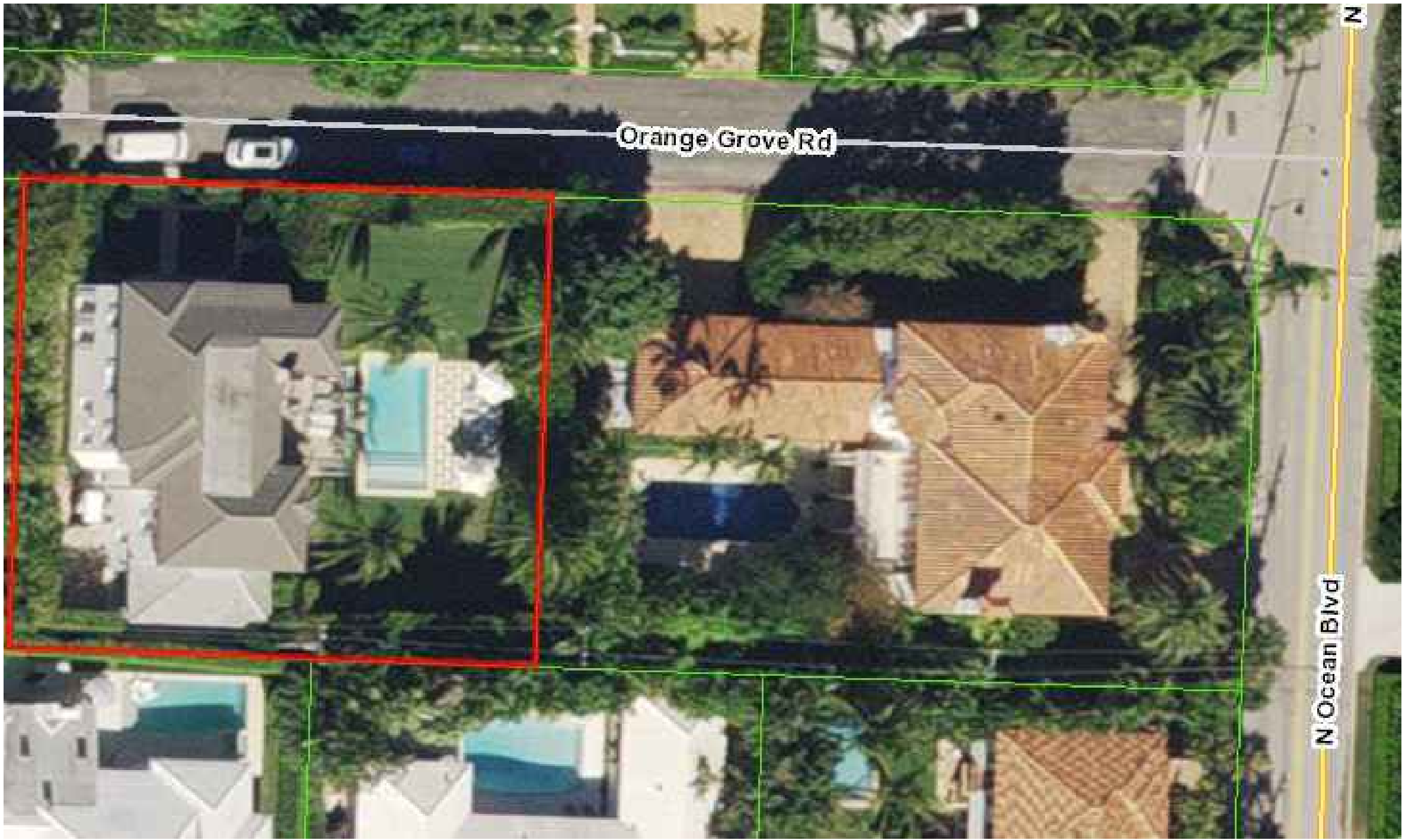
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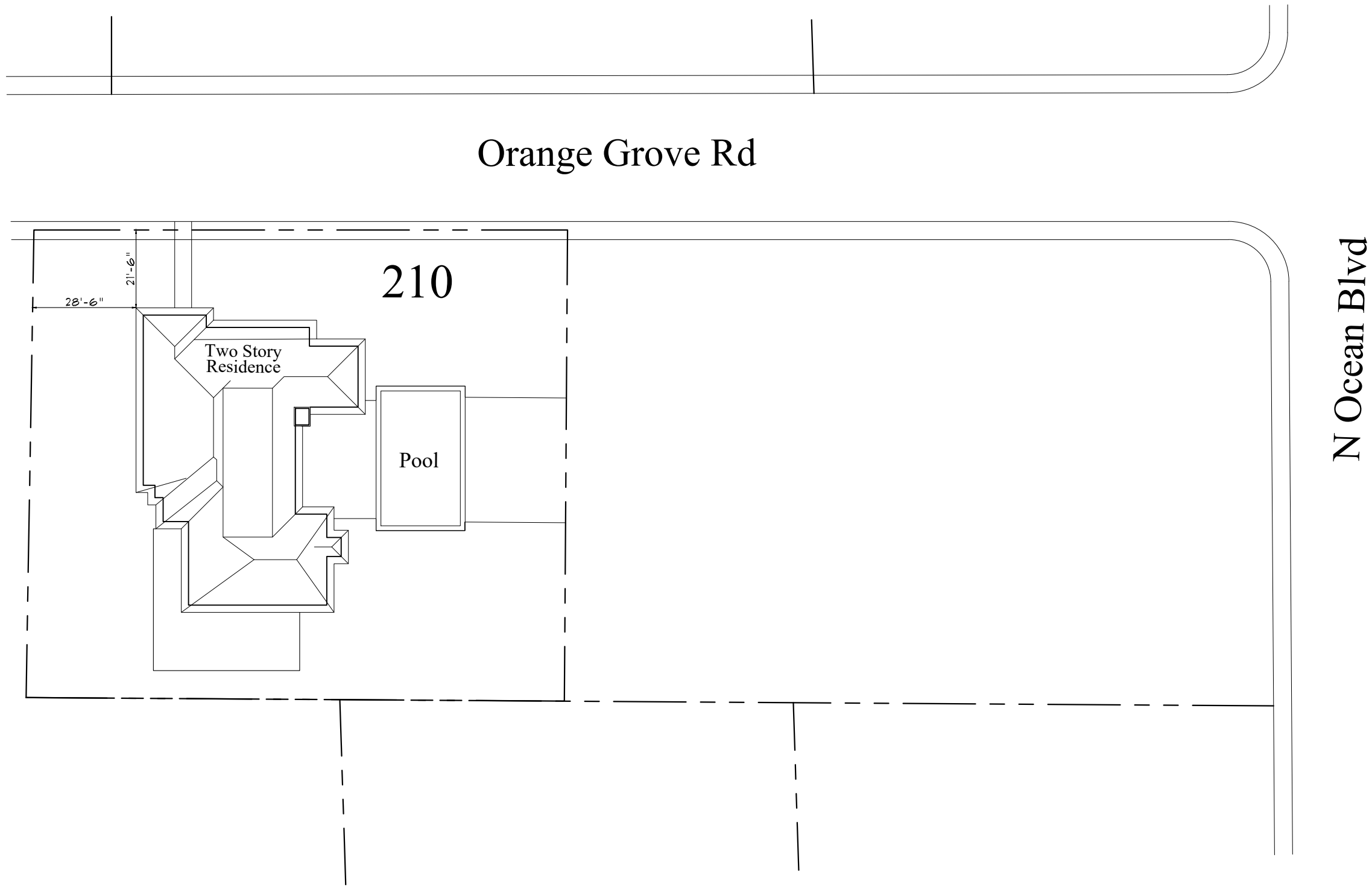


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2



Aerial Map
Scale 3/32" = 1'-0"



Site Scape
Scale 3/32" = 1'-0"



South Aerial View
Scale N.T.S



North Aerial View
Scale N.T.S



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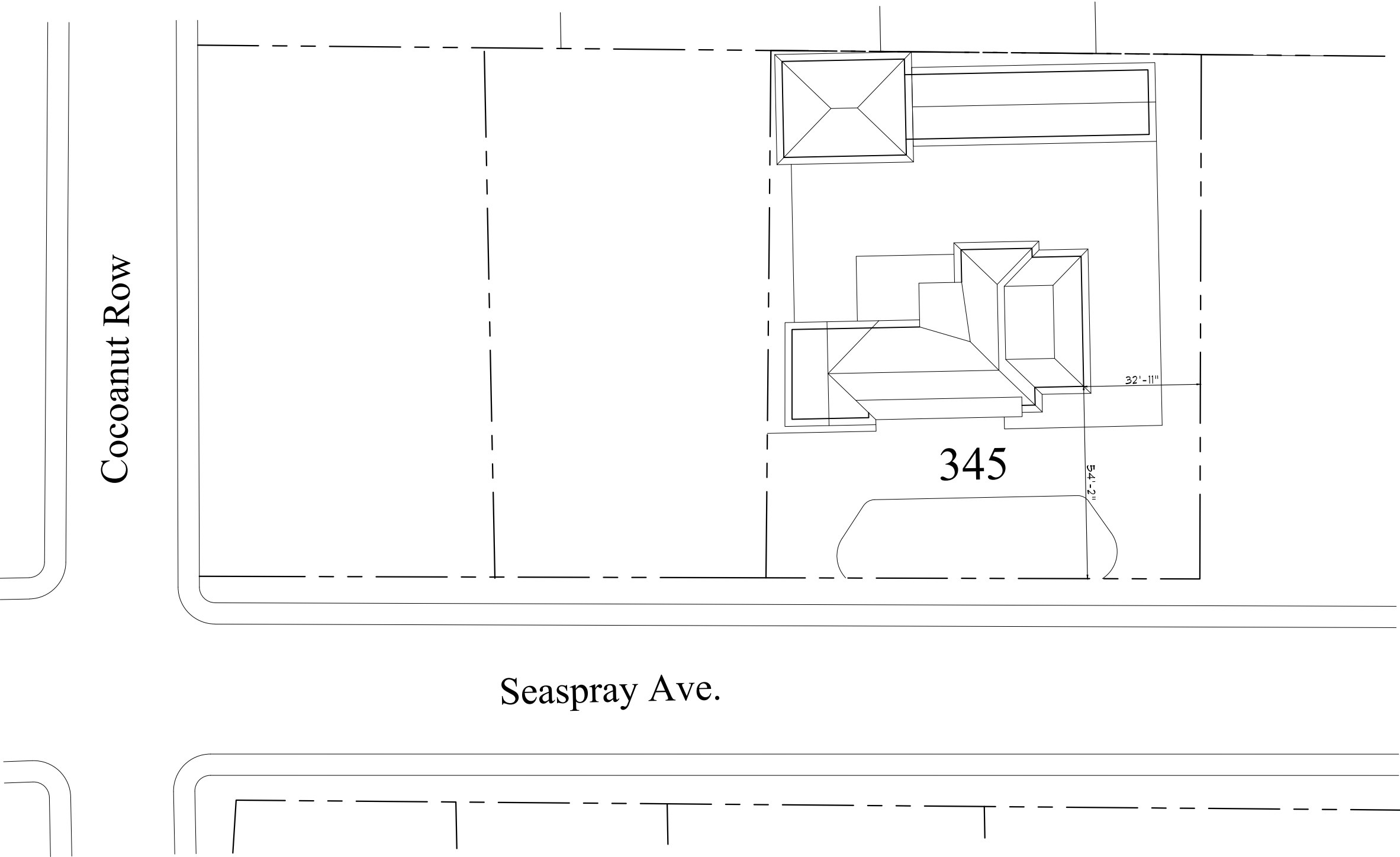
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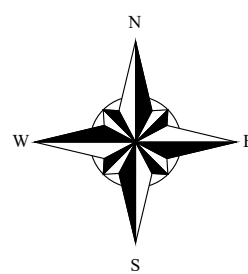
Aerial Map

Scale 3/32" = 1'-0"



Site Scape

Scale 3/32" = 1'-0"



South Aerial View

Scale N.T.S



North Aerial View

Scale N.T.S



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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)		23.36% (3,154.34 SF)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)			5,077.2 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	3.97(53,593 CF)		3.50(47,379.38 CF)
11	*Front Yard Setback (Ft.)	25"		25'-0"-N
12	* Side Yard Setback (1st Story) (Ft.)	12.5'		20'-10"-E & 20'-10"-W
13	* Side Yard Setback (2nd Story) (Ft.)	15'		20'-10"-E & 58'-W
14	*Rear Yard Setback (Ft.)	10'		23'-9"-S
15	Angle of Vision (Deg.)	106°		106°
16	Building Height (Ft.)	22"		19'
17	Overall Building Height (Ft.)	30'		25'-10"
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)		51.1% (6,903 SF)
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)		72.50% (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



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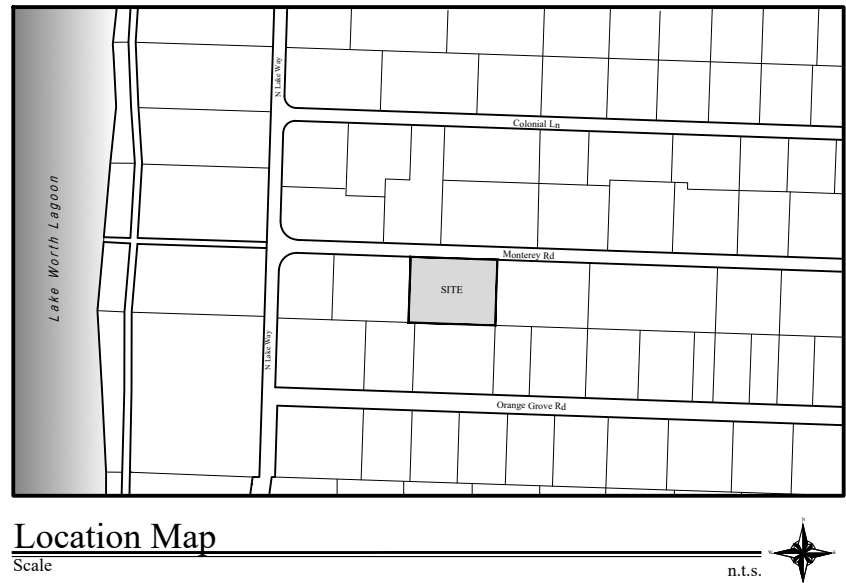
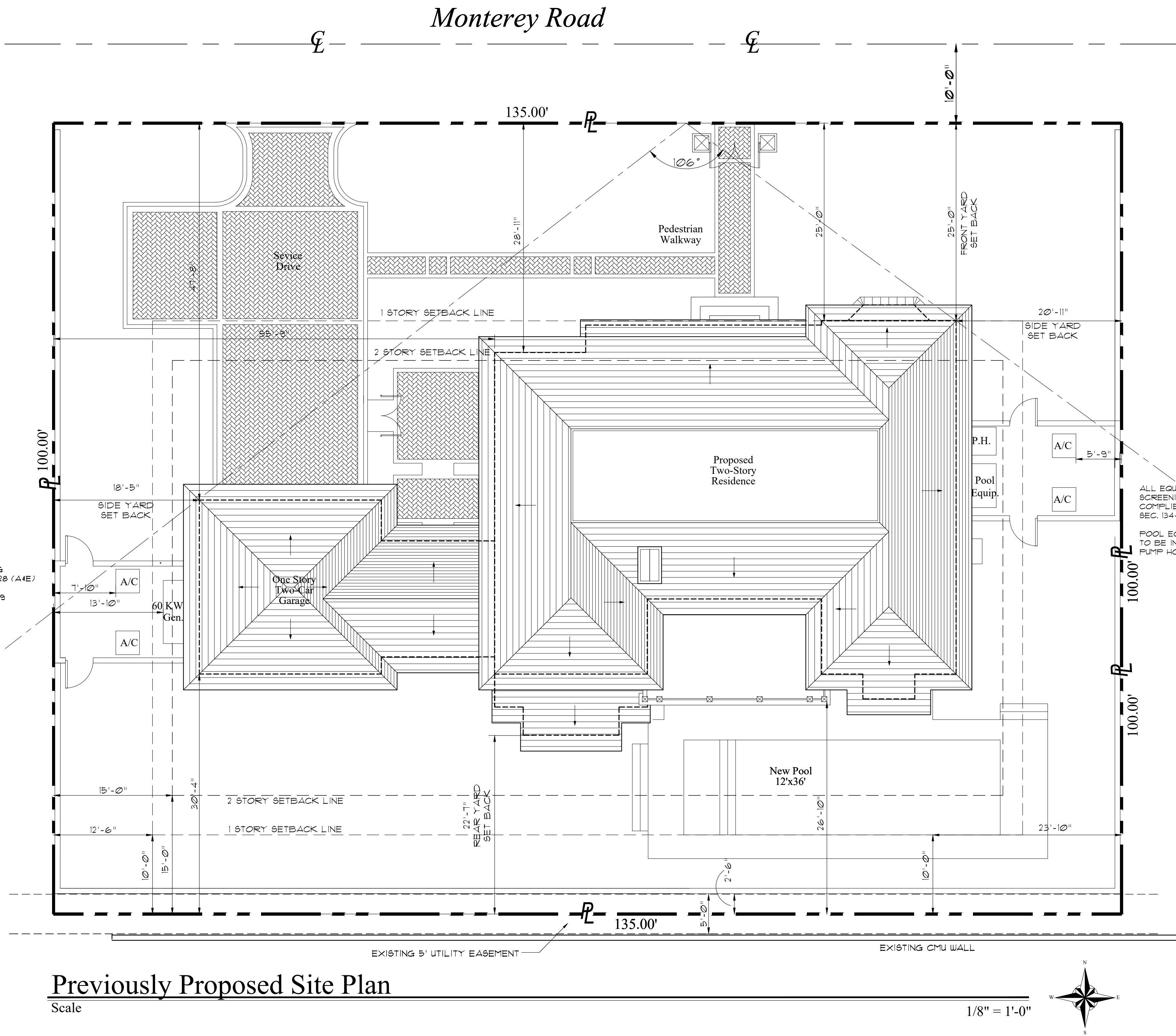
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A001



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

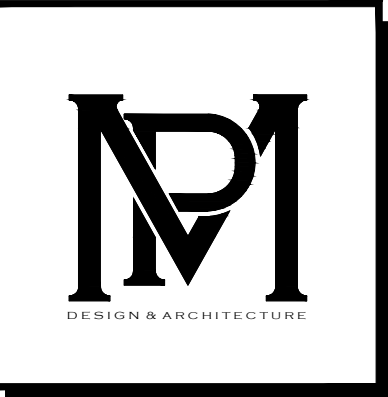
First Floor AC	2,540 SF
Second Floor AC	1,973 SF
Total AC	4,513 SF
Garage	506 SF
Loggias	423 SF

LEGAL DESCRIPTION

Lot 21 and the East 55' of Lot 23, Gregory Addition, Florida, According to the plat thereof of on line 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.

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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.



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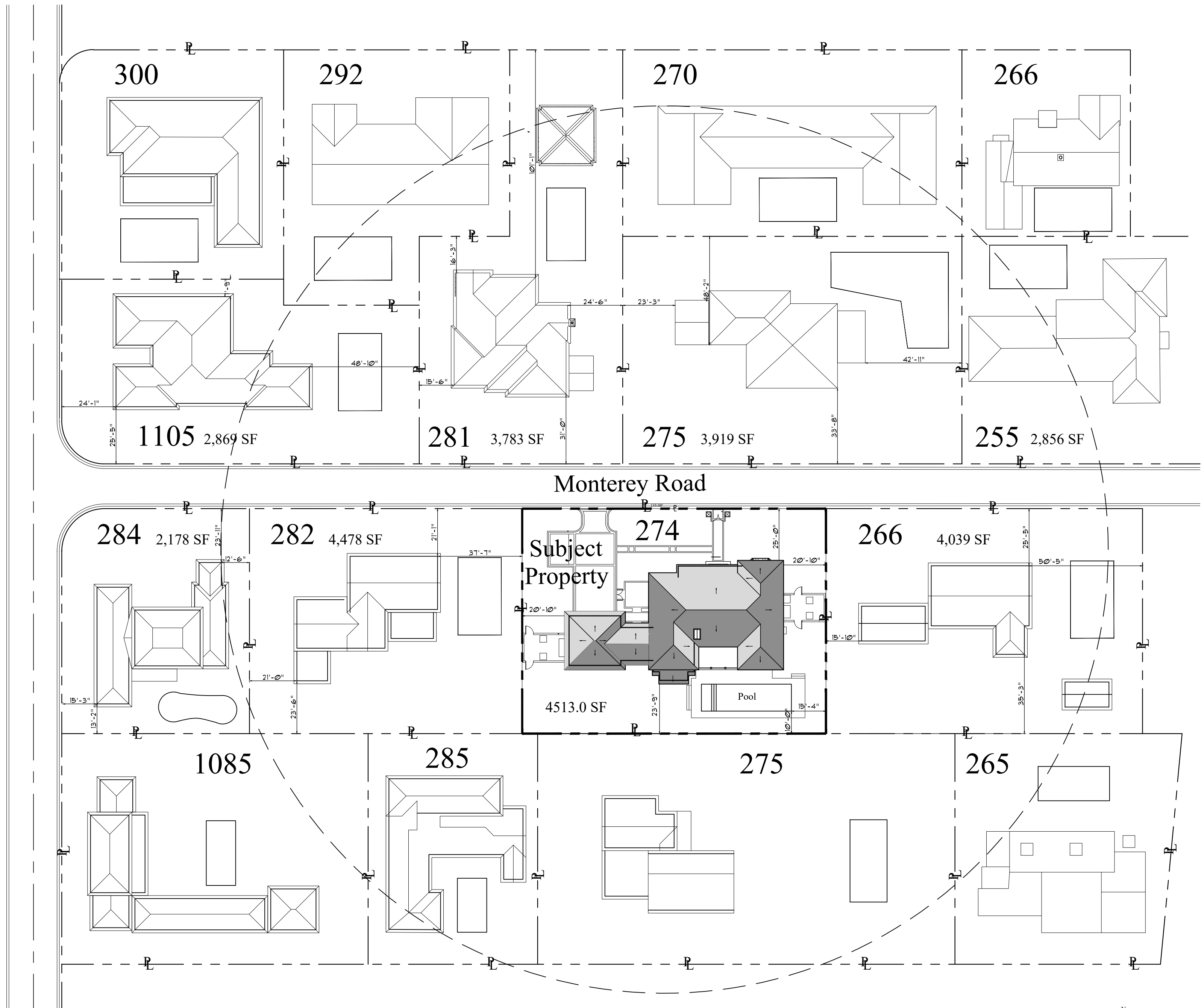
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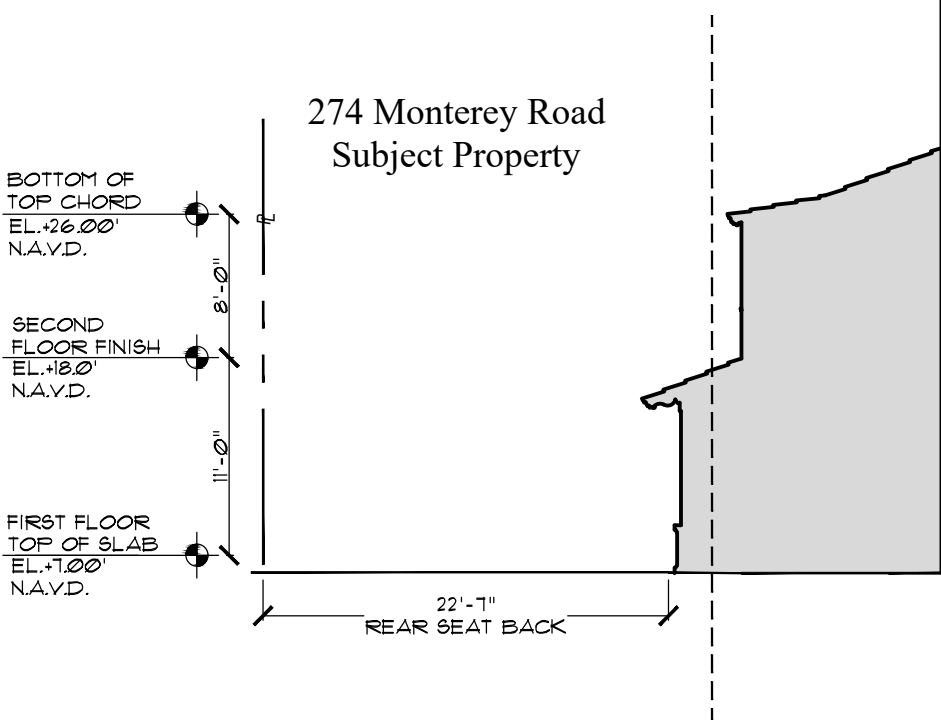
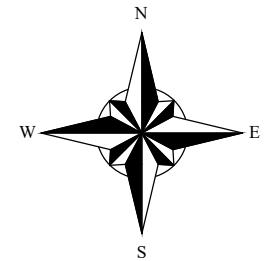
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A002



Sitescape

Scale 1/32" = 1'-0"

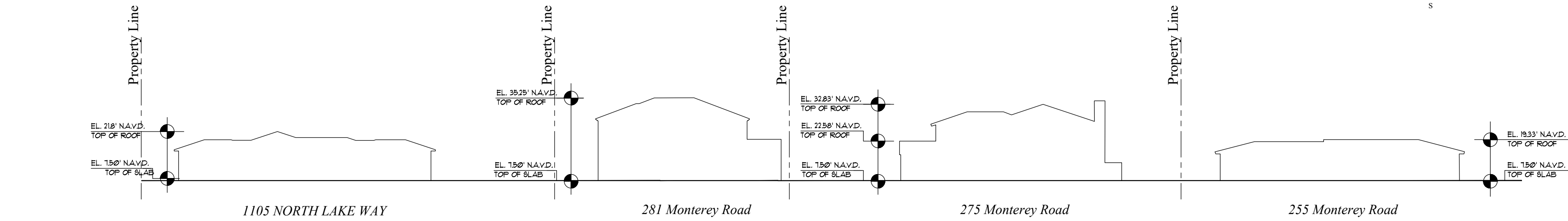


Proposed Rear Height Plane Diagram

Scale 3/32" = 1'-0"

Streetscape (North Side) Monterey Road

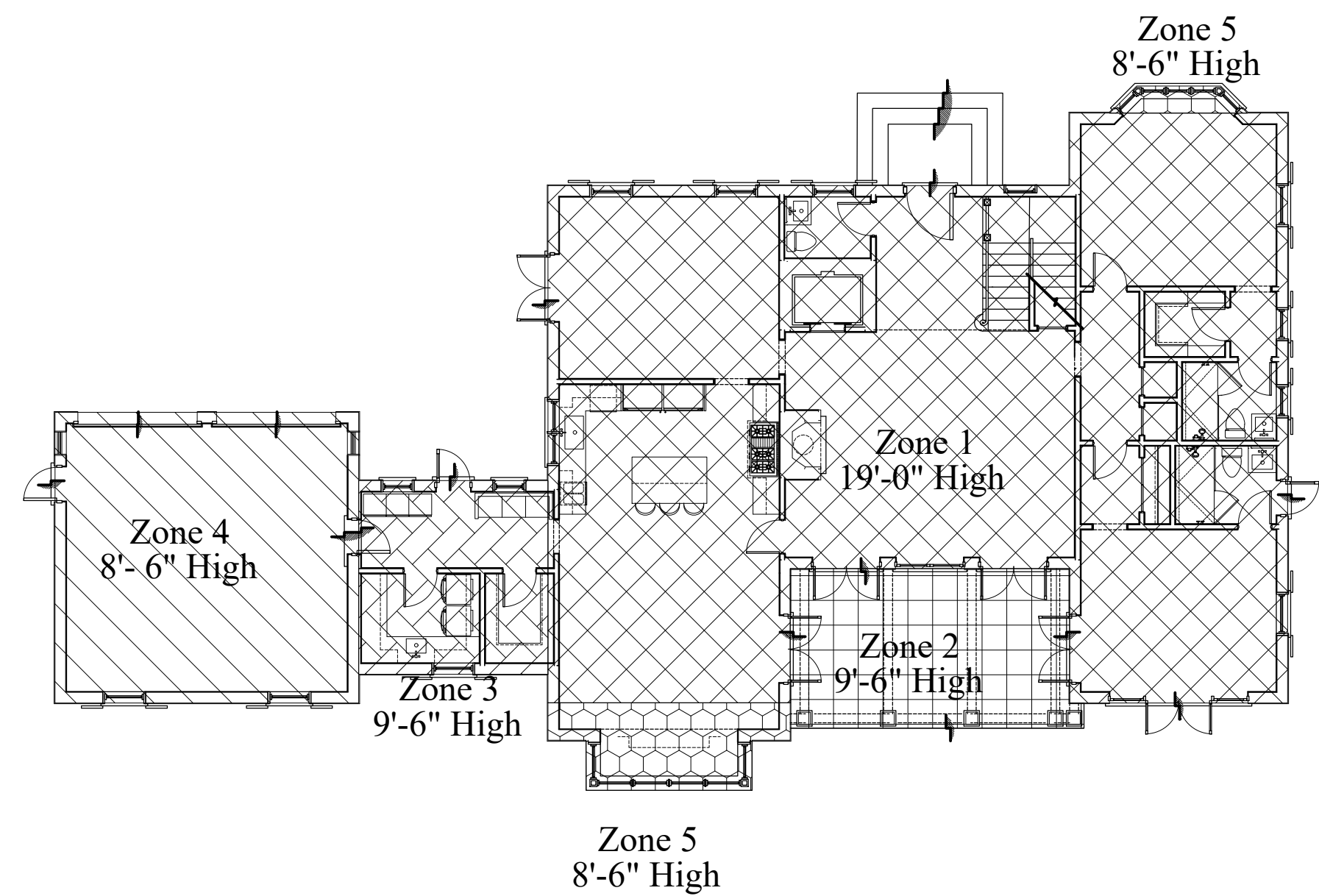
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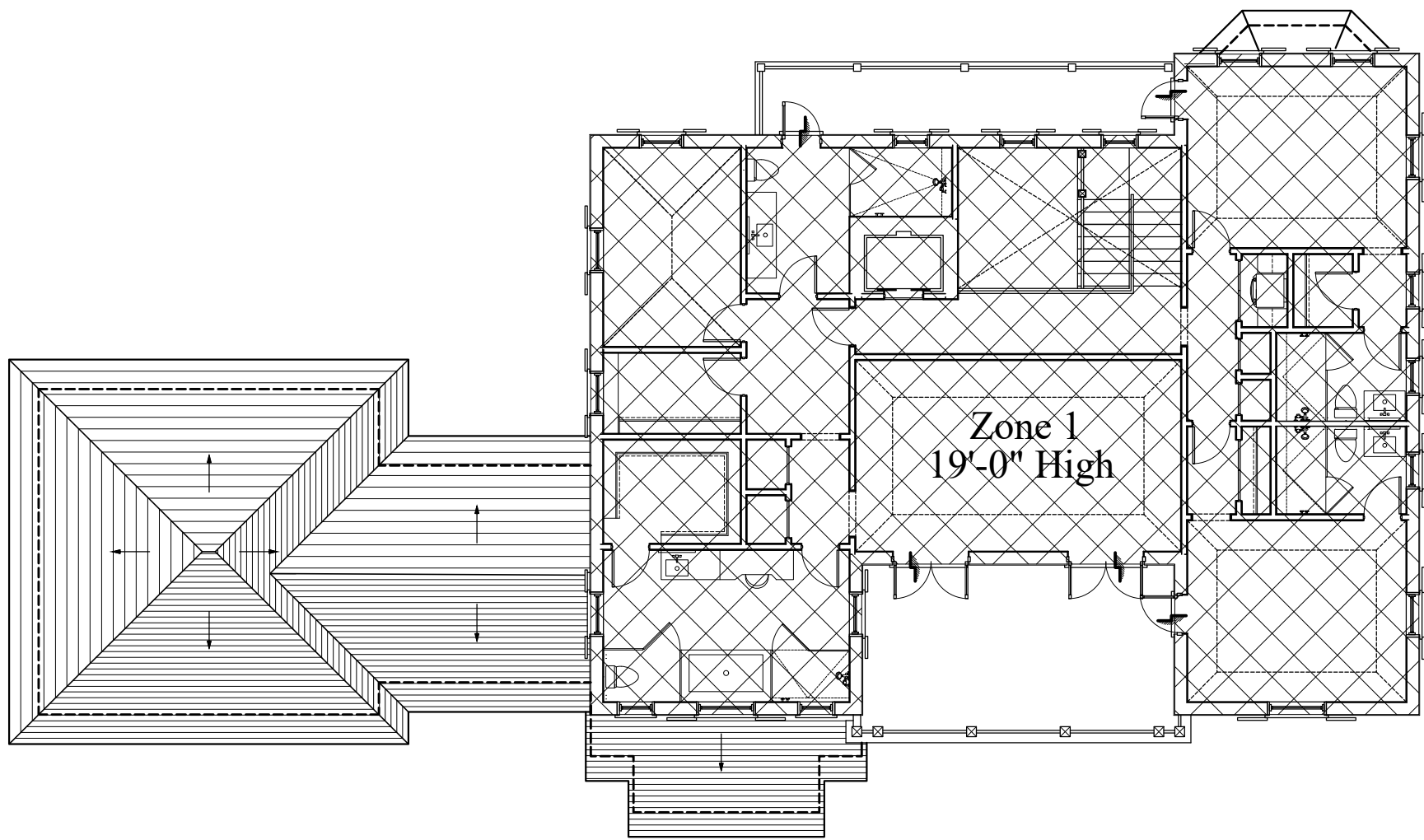
Streetscape (South Side) Monterey Road

Scale 1/32" = 1'-0"





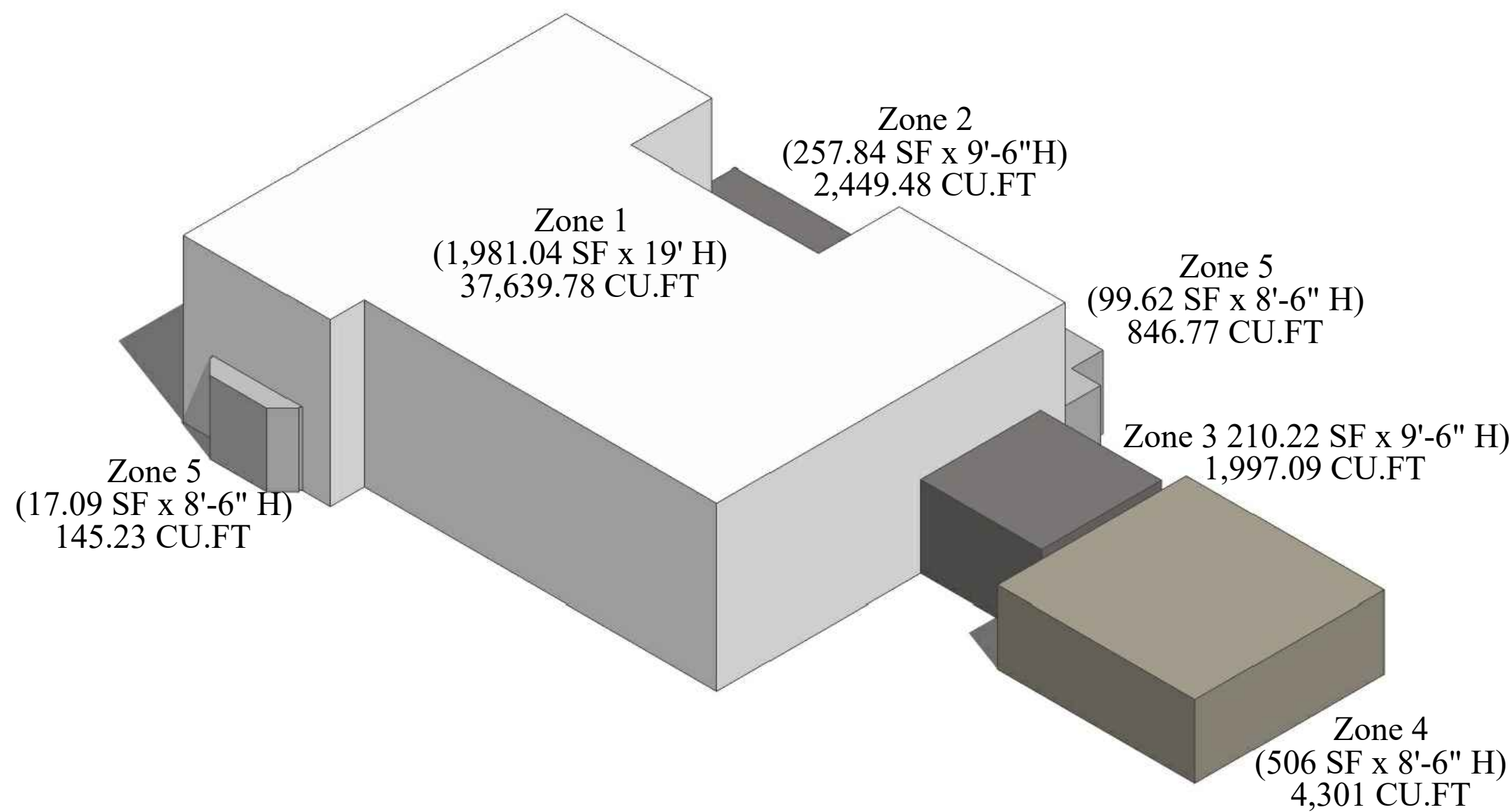
Currently Proposed First Floor Cubic Content Ratio Plan
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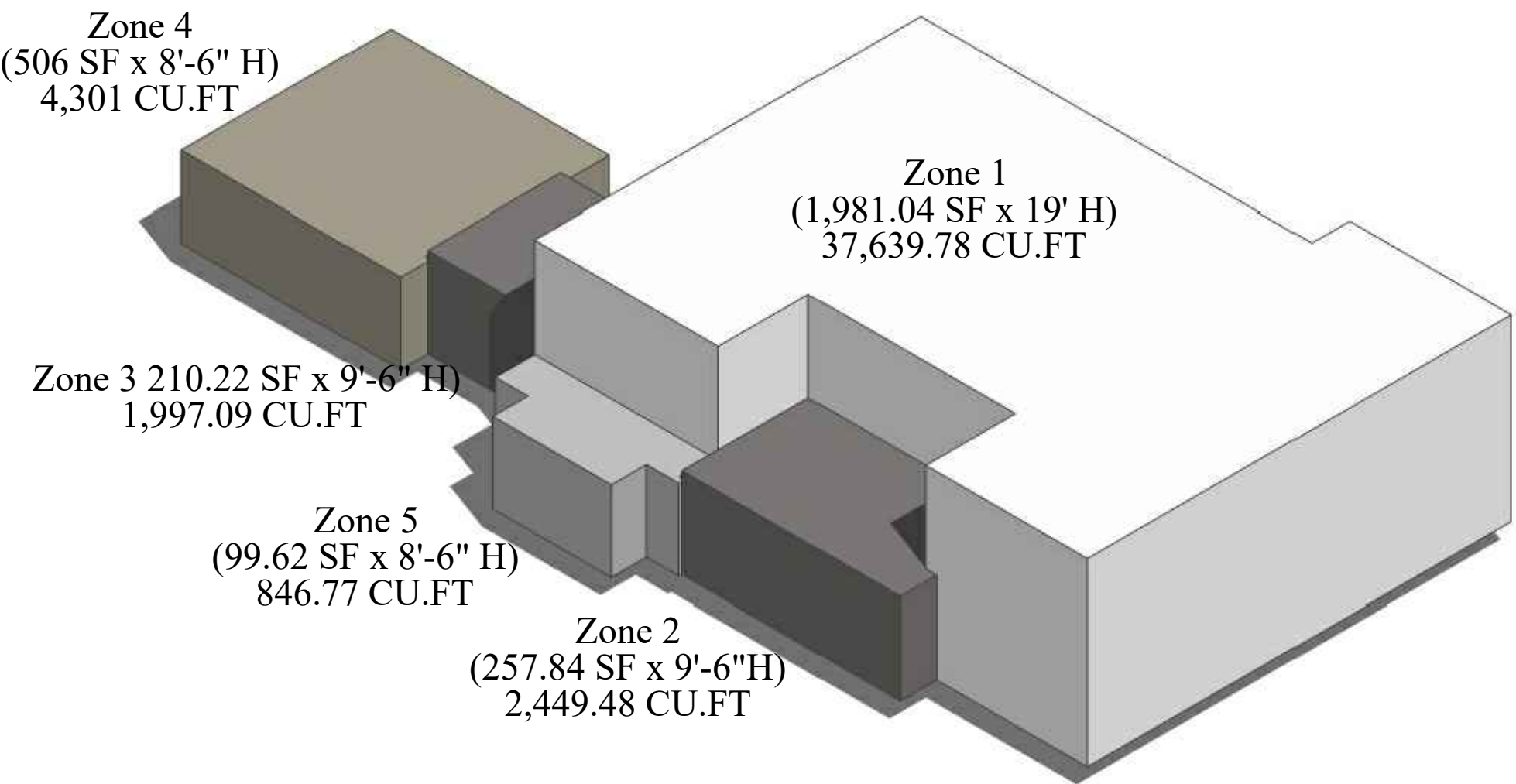
Currently Proposed Second Floor Cubic Content Ratio Plan
Scale 3/32" = 1'-0"

Proposed CCR Calculations	
ZONE	CUBIC FEET
1	37,639.78 CU.FT
2	2,449.48 CU.FT
3	1,997.09 CU.FT
4	4,301 CU.FT
5	992.03 CU.FT
TOTAL	TOTAL ~47,379.38 CU.FT

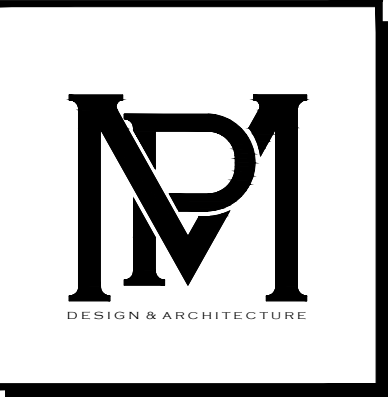
Legend	
	ZONE 1 TWO STORY AREA
	ZONE 2 ONE STORY AREA
	ZONE 3 ONE STORY AREA
	ZONE 4 ONE STORY AREA
	ZONE 4 ONE STORY AREA



Currently Proposed Cubic Content Ratio Axonometric
Scale n.t.s.



Currently Proposed Cubic Content Ratio Axonometric
Scale n.t.s.



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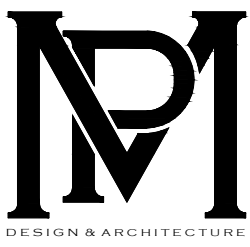
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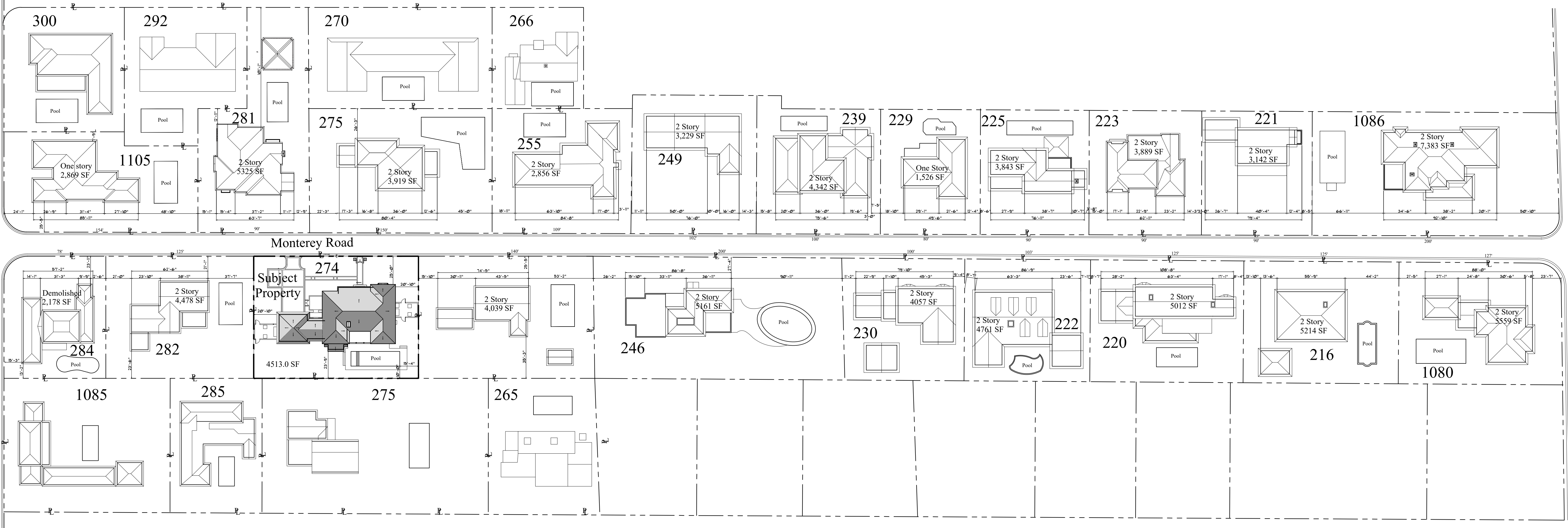
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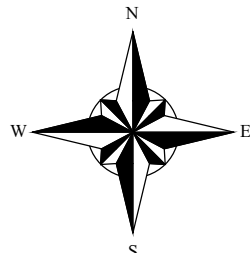
A005



Sitescape

Scale

1/16" = 1'-0"



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221 Monterey Road
3,142 SQFT



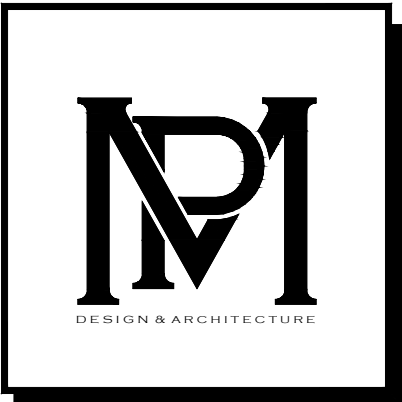
223 Monterey Road
3,889 SQFT



225 Monterey Road
3,843 SQFT



229 Monterey Road
1,526 SQFT



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Photos
1



239 Monterey Road
4,342 SQFT



249 Monterey Road
3,229 SQFT



255 Monterey Road
2,856 SQFT



275 Monterey Road
3,919 SQFT



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Photos
2



281 Monterey Road
5,325 SQFT



281 Monterey Road
5,325 SQFT



1105 N Lake Way
2,869 SQFT



284 Monterey Road
1,869 SQFT



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3



282 Monterey Road
4,478 SQFT



274 Monterey Road Subject Property
3,406 SQFT



266 Monterey Road
4,039 SQFT



246 Monterey Road
5,161 SQFT



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230 Monterey Road
4,057 SQFT



222 Monterey Road
4,761 SQFT



220 Monterey Road
5,012 SQFT



216 Monterey Road
5,214 SQFT



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274 Monterey Road
Subject Property



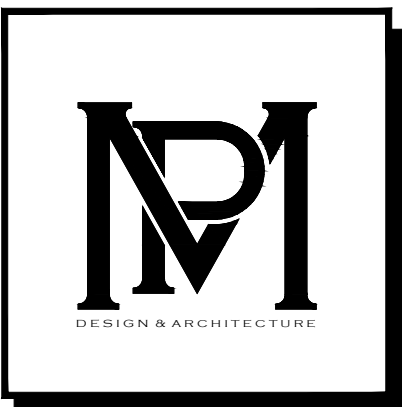
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Subject Property



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

SHEET NO.
Subject
Project
1



274 Monterey Road



274 Monterey Road



274 Monterey Road



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2229
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08-07-23

REVISIONS

A New Residence for
Mr. Pierce
Palm Beach FL 33480
274 Monterey Road



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Subject
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2



274 Monterey Road



274 Monterey Road



274 Monterey Road



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2229
DATE
08-07-23

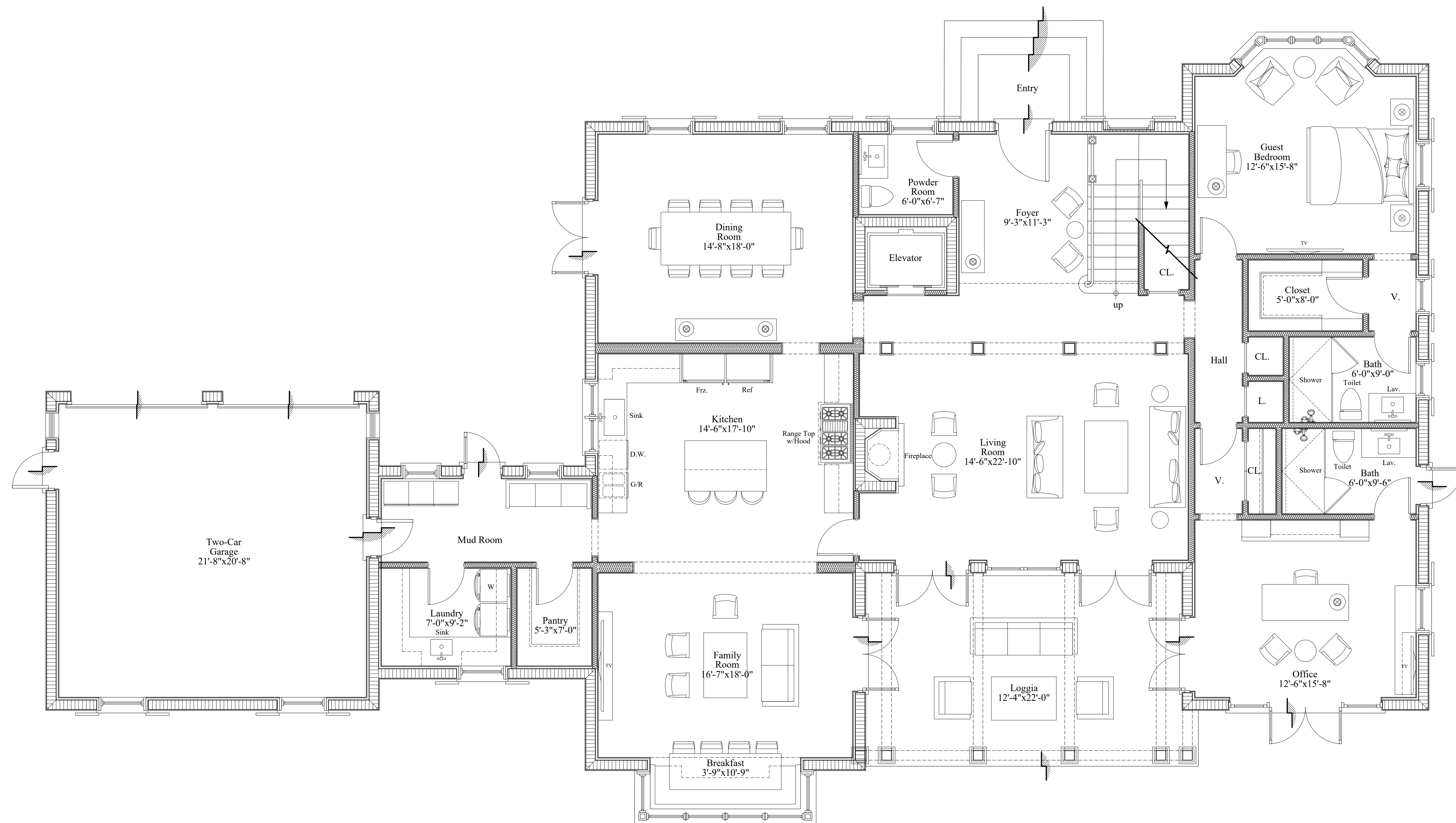
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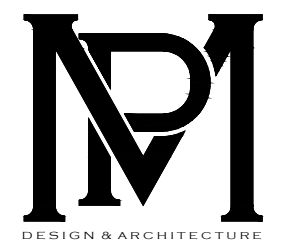
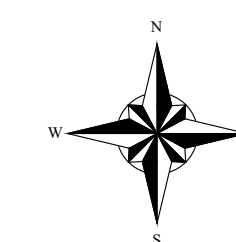
SHEET NO.
Subject
Project
3



Previously Proposed First Floor Plan

Scale

1/4" = 1'-0"



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A New Residence for

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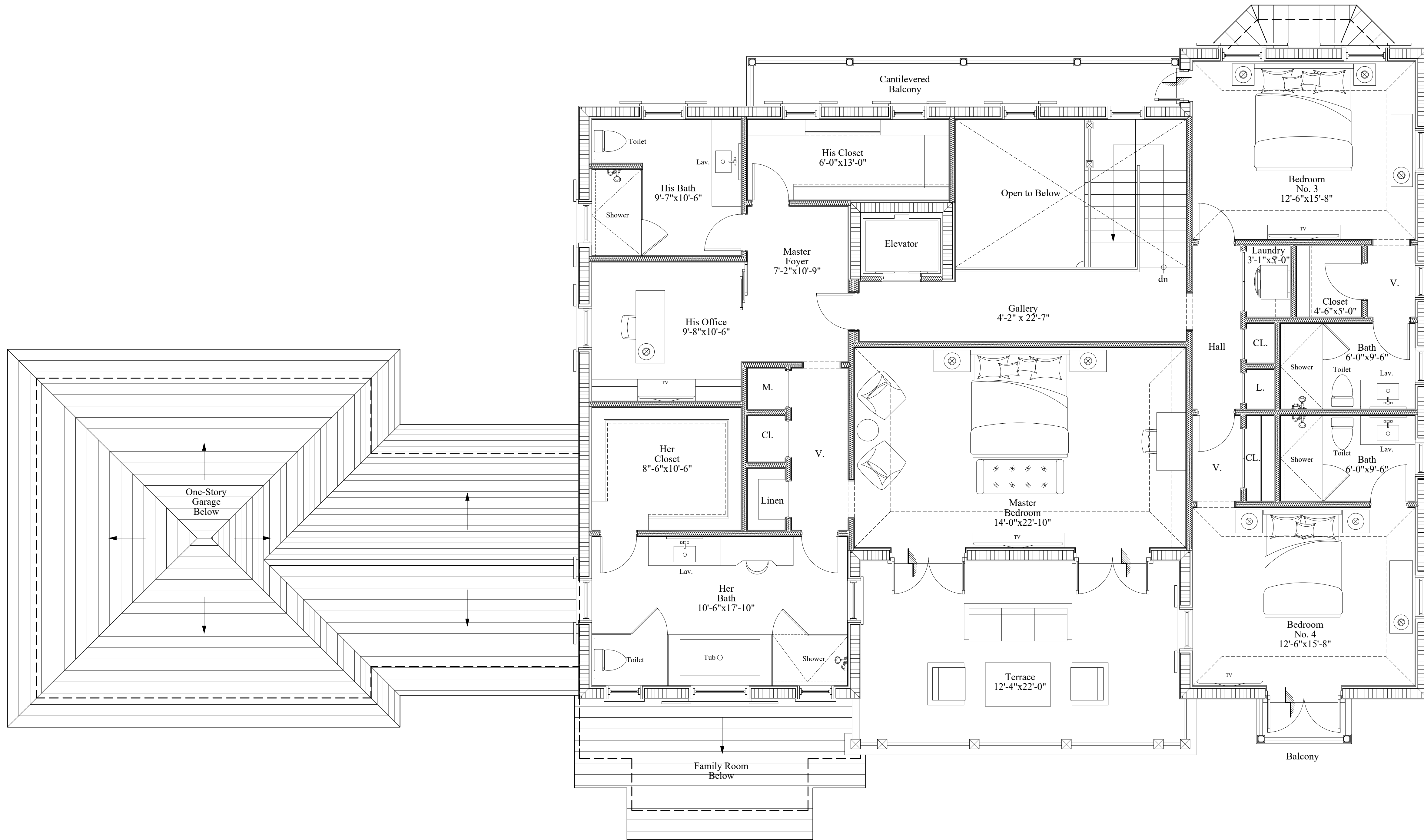


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SHEET NO.

A100

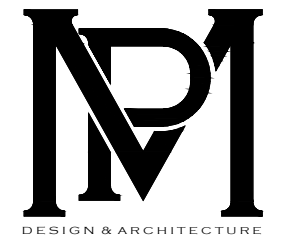
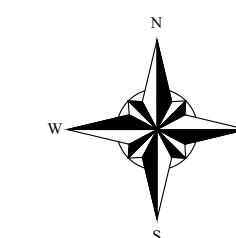
ARC-23-099



Previously Proposed Second Floor Plan

Scale

1/4" = 1'-0"



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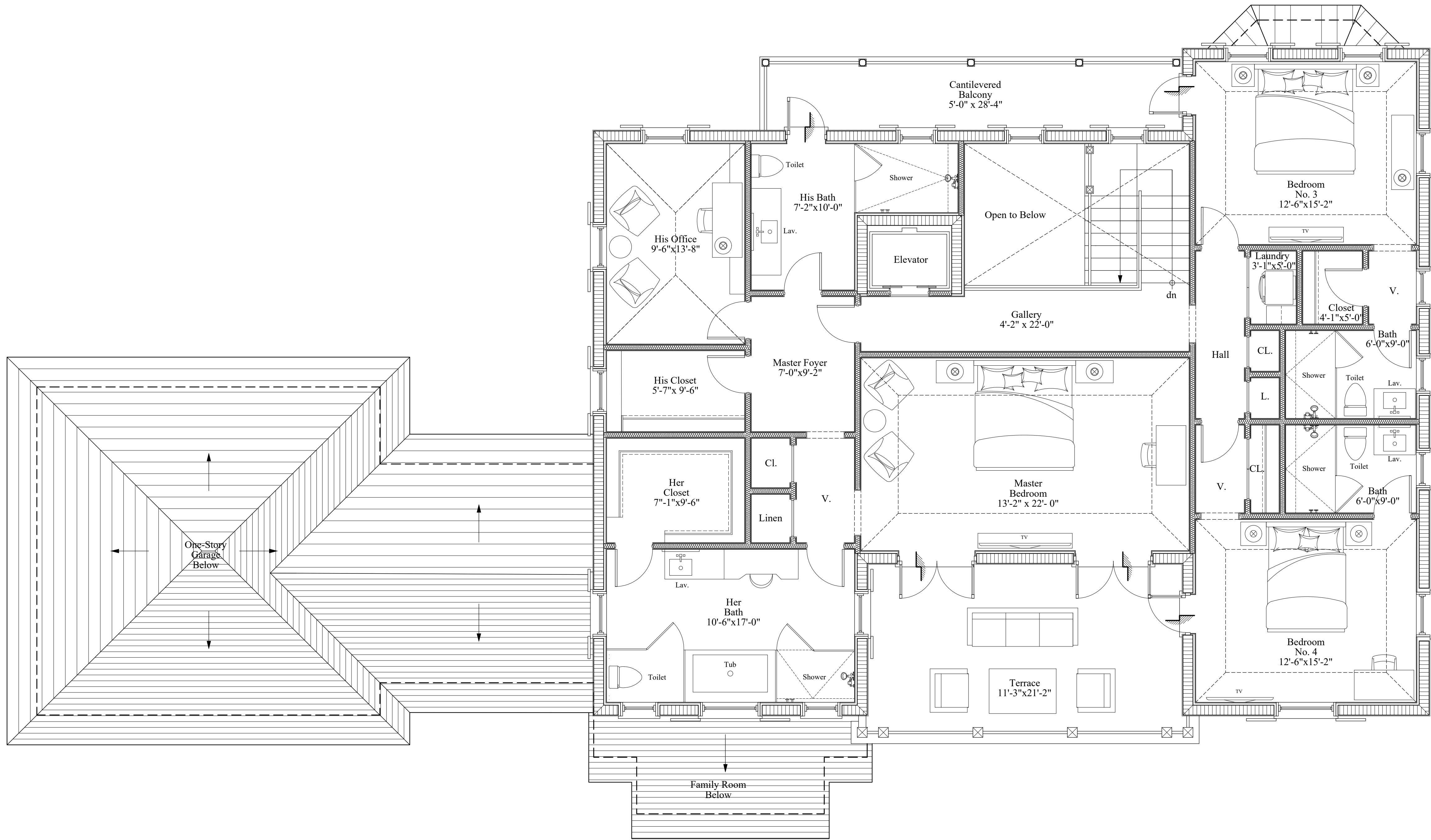


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SHEET NO.

A101

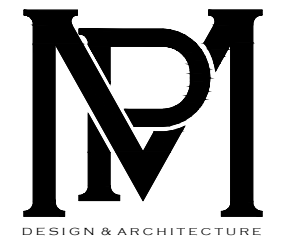
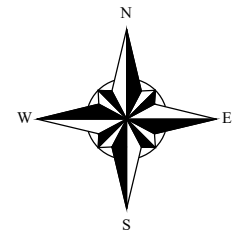
ARC-23-099



Currently Proposed Second Floor Plan

Scale

1/4" = 1'-0"



COMM NO.

2229

DATE
08-07-23

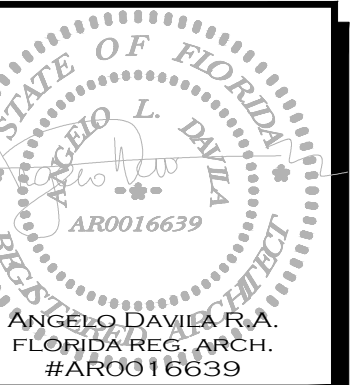
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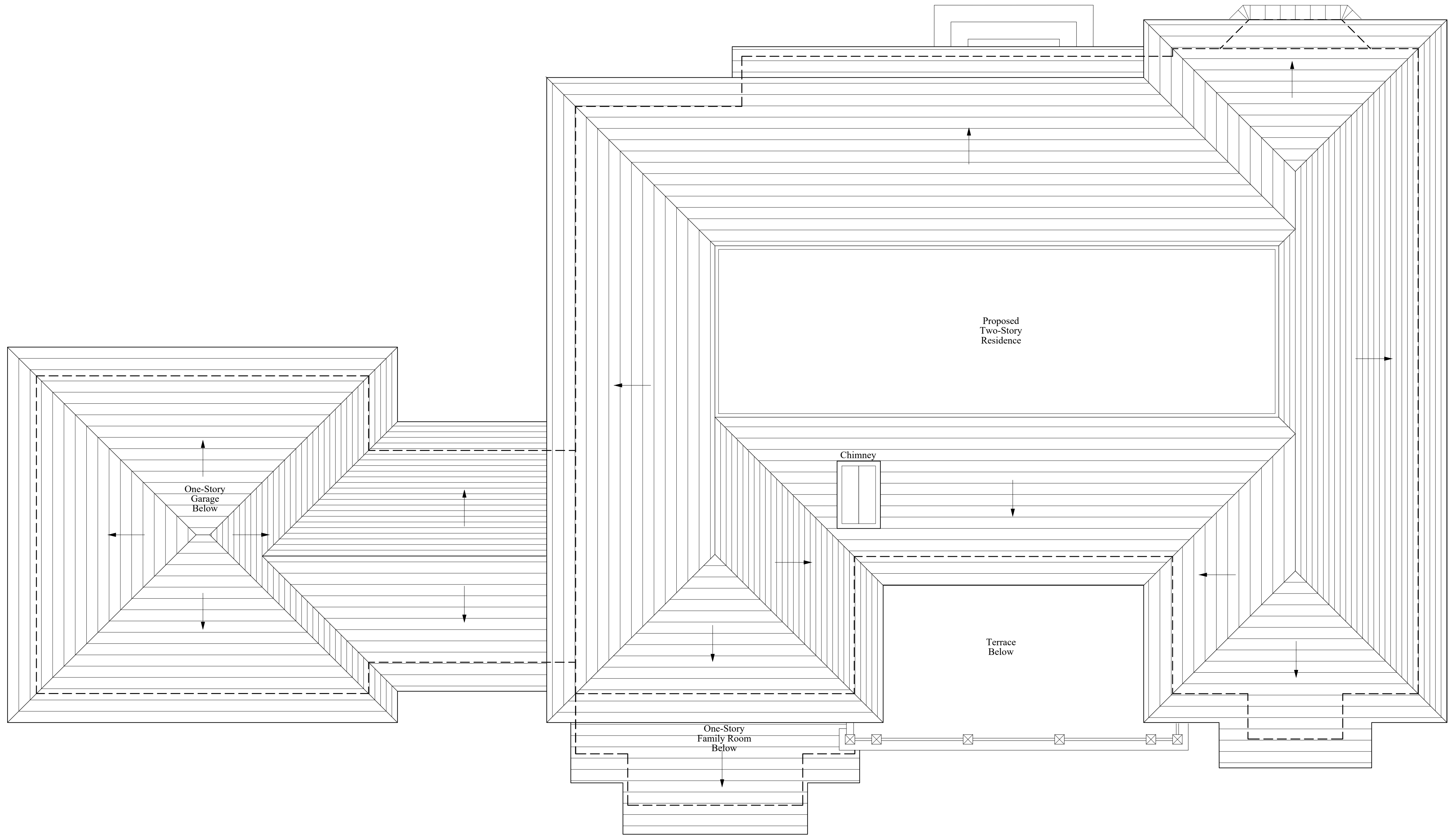


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SHEET NO.

A101.1

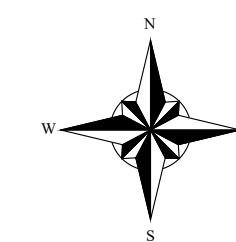
ARC-23-099



Previously Proposed Roof Plan

Scale

1/4" = 1'-0"



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DATE
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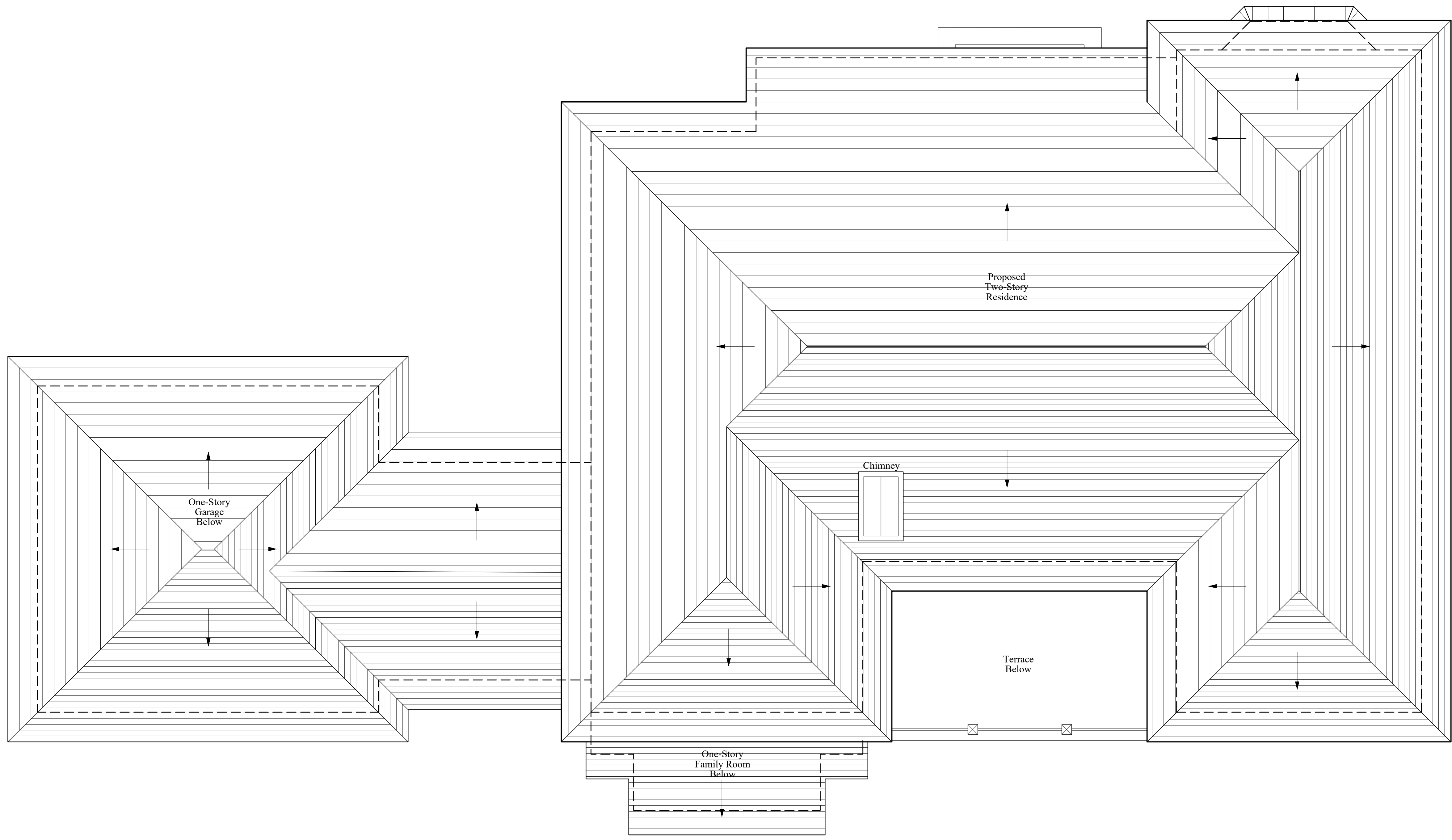
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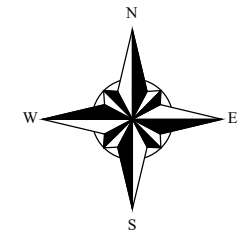
SHEET NO.
A102



Currently Proposed Roof Plan

Scale

1/4" = 1'-0"



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SHEET NO.
A102.1



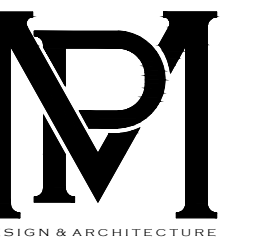
Previously Proposed North Elevation
Scale

1/4" = 1'-0"



Currently Proposed North Elevation
Scale

1/4" = 1'-0"



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A200



Previously Proposed South Elevation

Scale

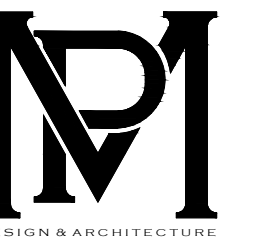
1/4" = 1'-0"



Currently Proposed South Elevation

Scale

1/4" = 1'-0"



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2229

DATE
08-07-23

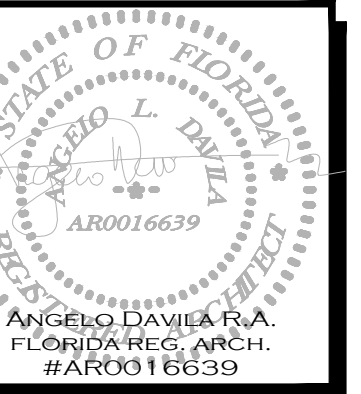
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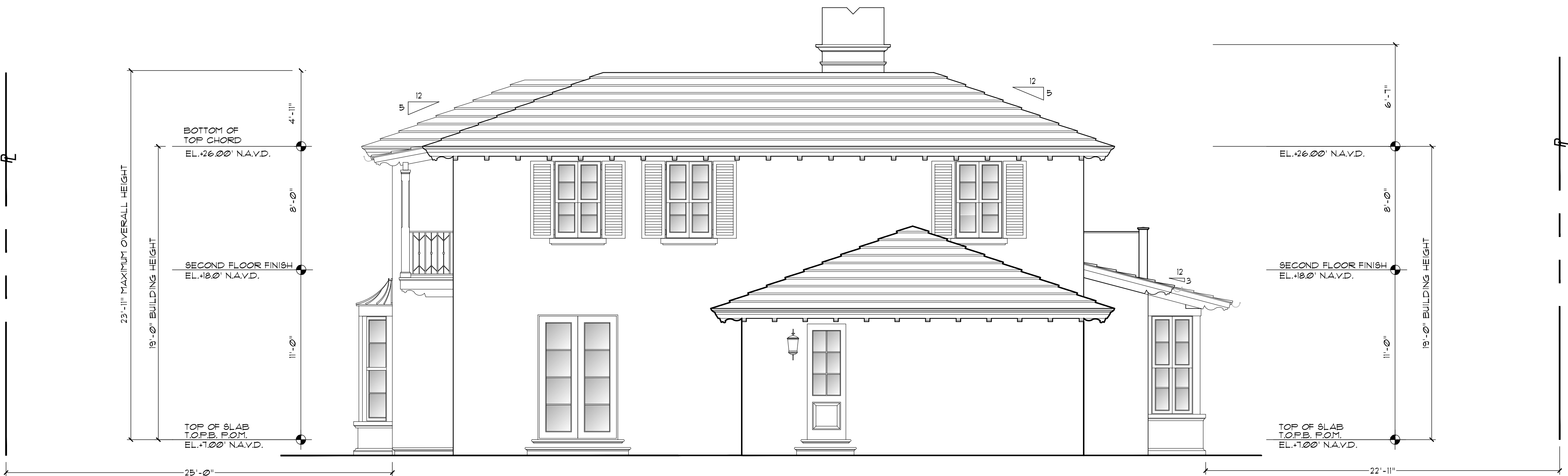


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A201

ARC-23-099



Previously Proposed West Elevation

Scale

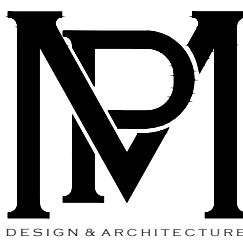
1/4" = 1'-0"



Currently Proposed West Elevation

Scale

1/4" = 1'-0"



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A New Residence for

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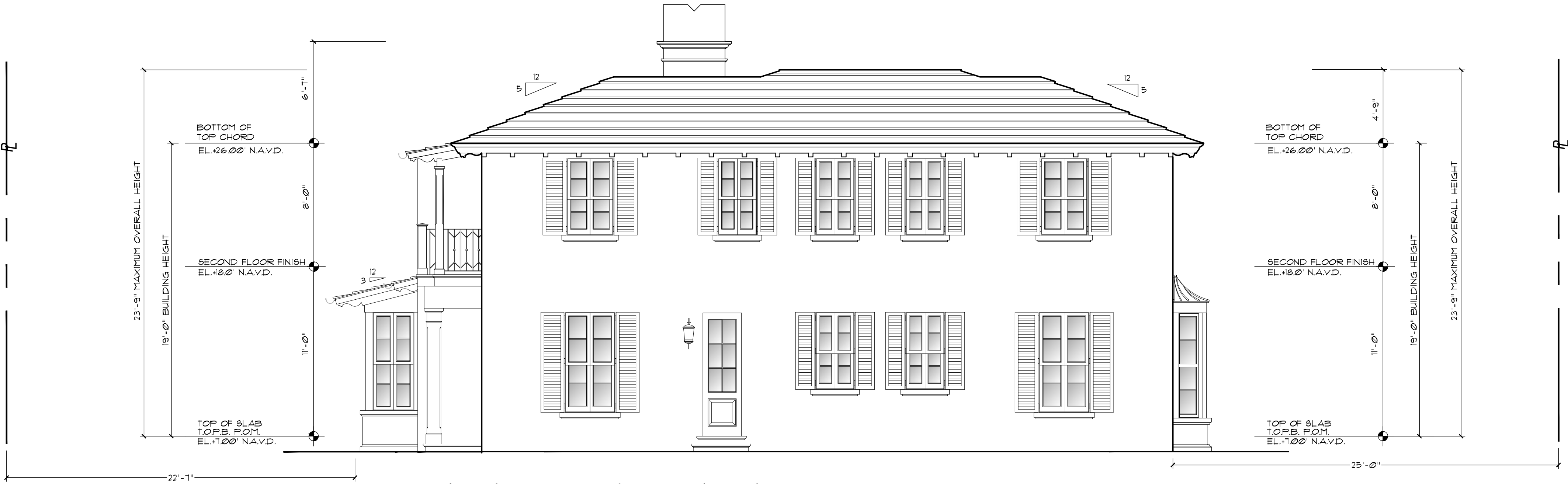
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SHEET NO.

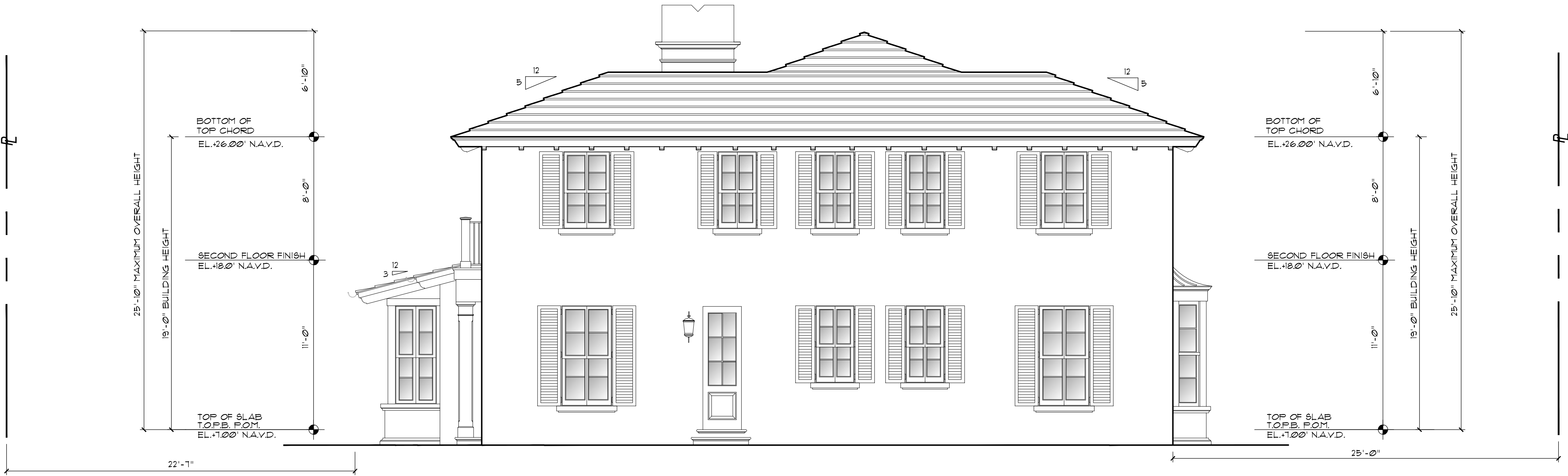
A202



Previously Proposed East Elevation

Scale

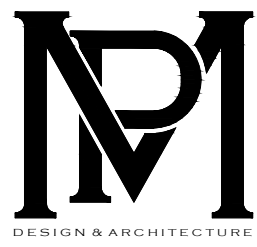
1/4" = 1'-0"



Currently Proposed East Elevation

Scale

1/4" = 1'-0"



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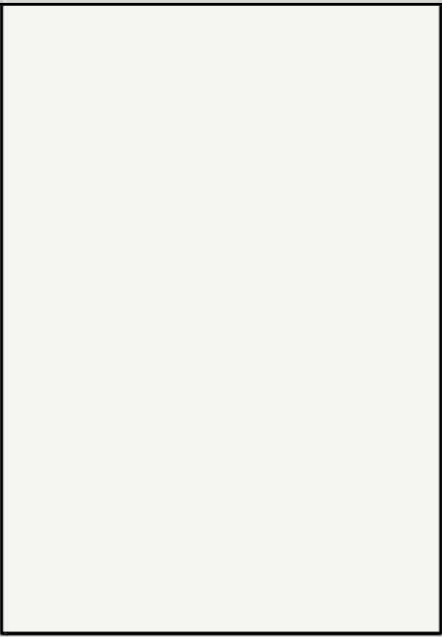
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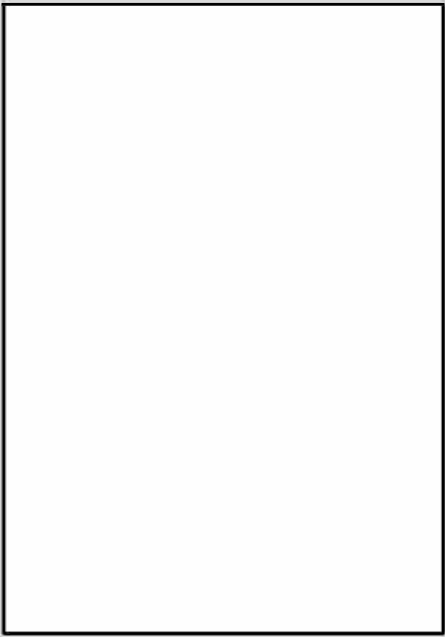
A203



Chantilly Lace OC-65
Benjamin Moore
Building Color



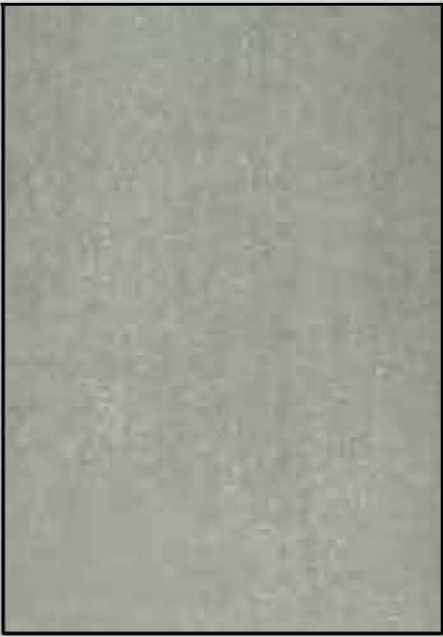
Cooks Blue -237
Farrow & Ball
Shutter Color



White
Windows, Doors, Railings & Garage Doors



Cerused Oak Door
Front Door



Natural Grey
9" Flat Cement Roof



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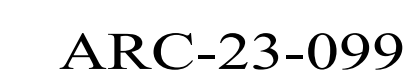
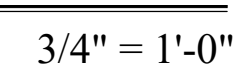
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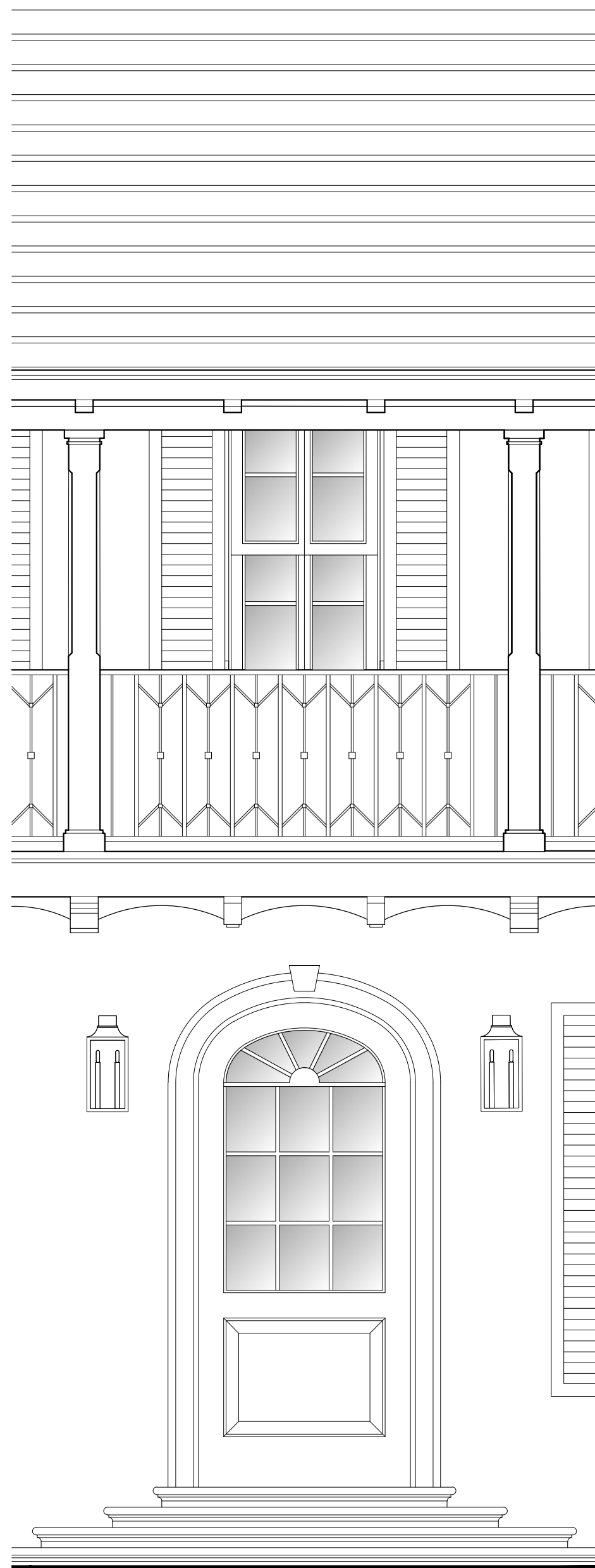


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SHEET NO.
Materials

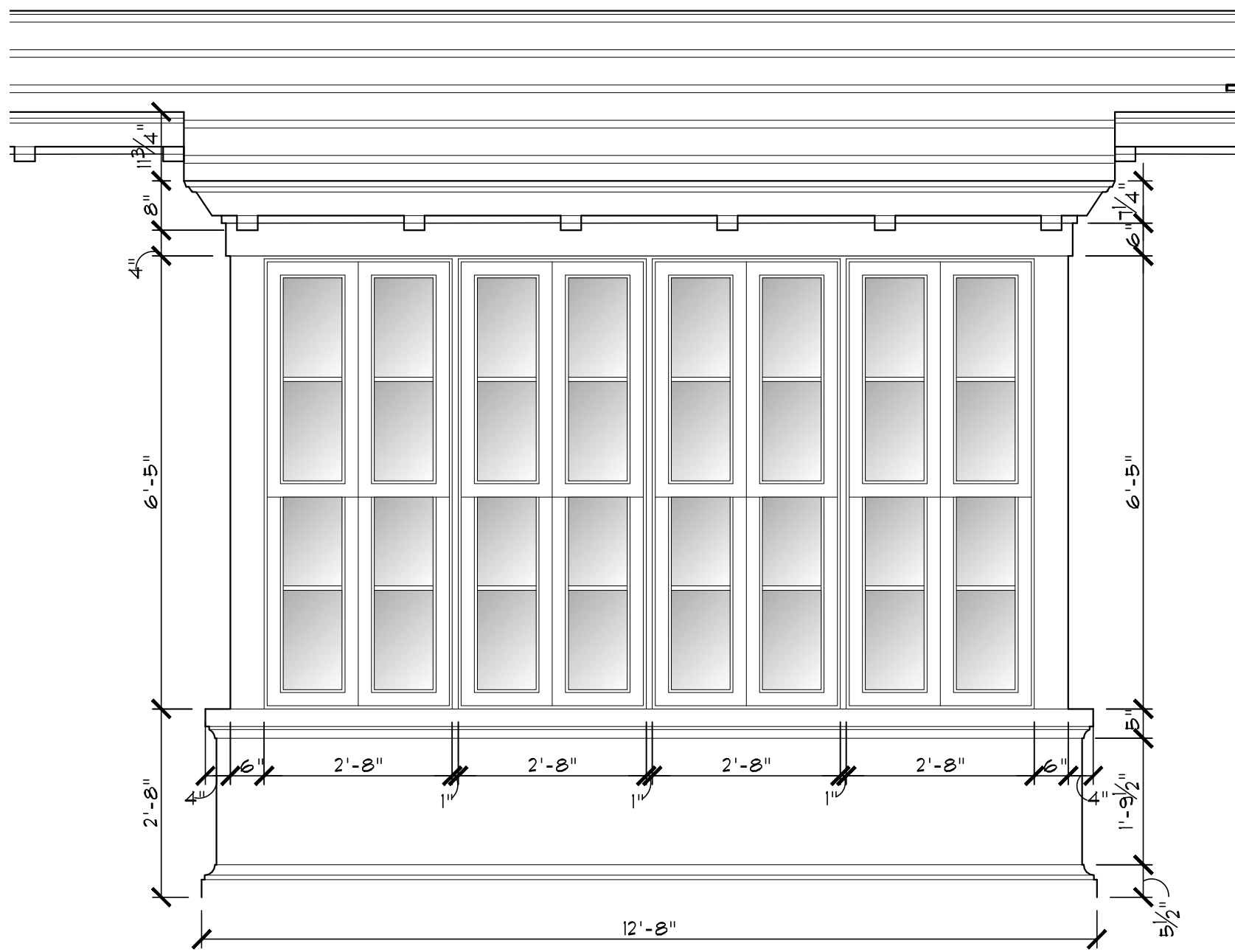
$$1/4'' = 1'-0''$$





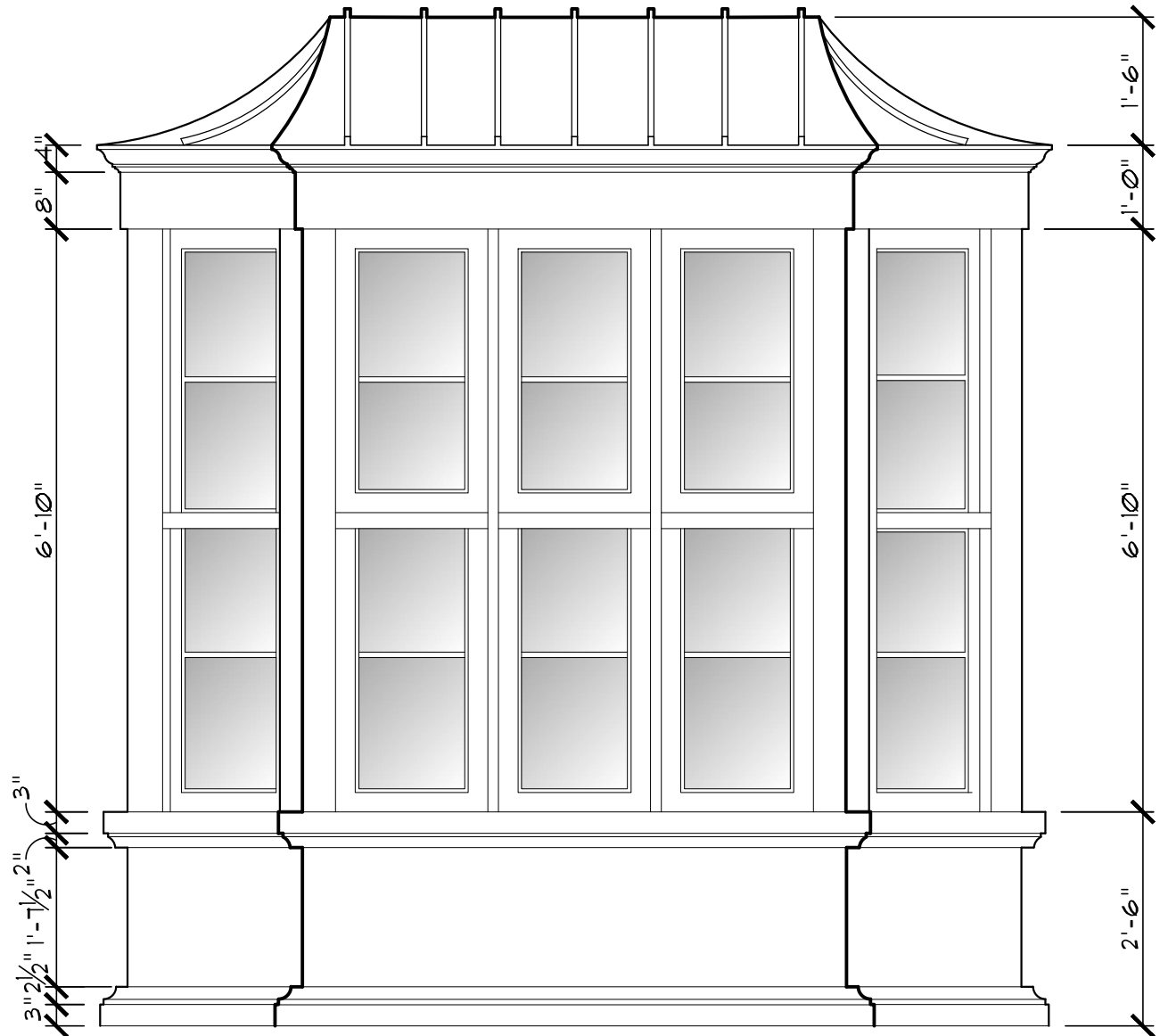
Proposed Entry- Elevation Detail

Scale 1/2" = 1'-0"



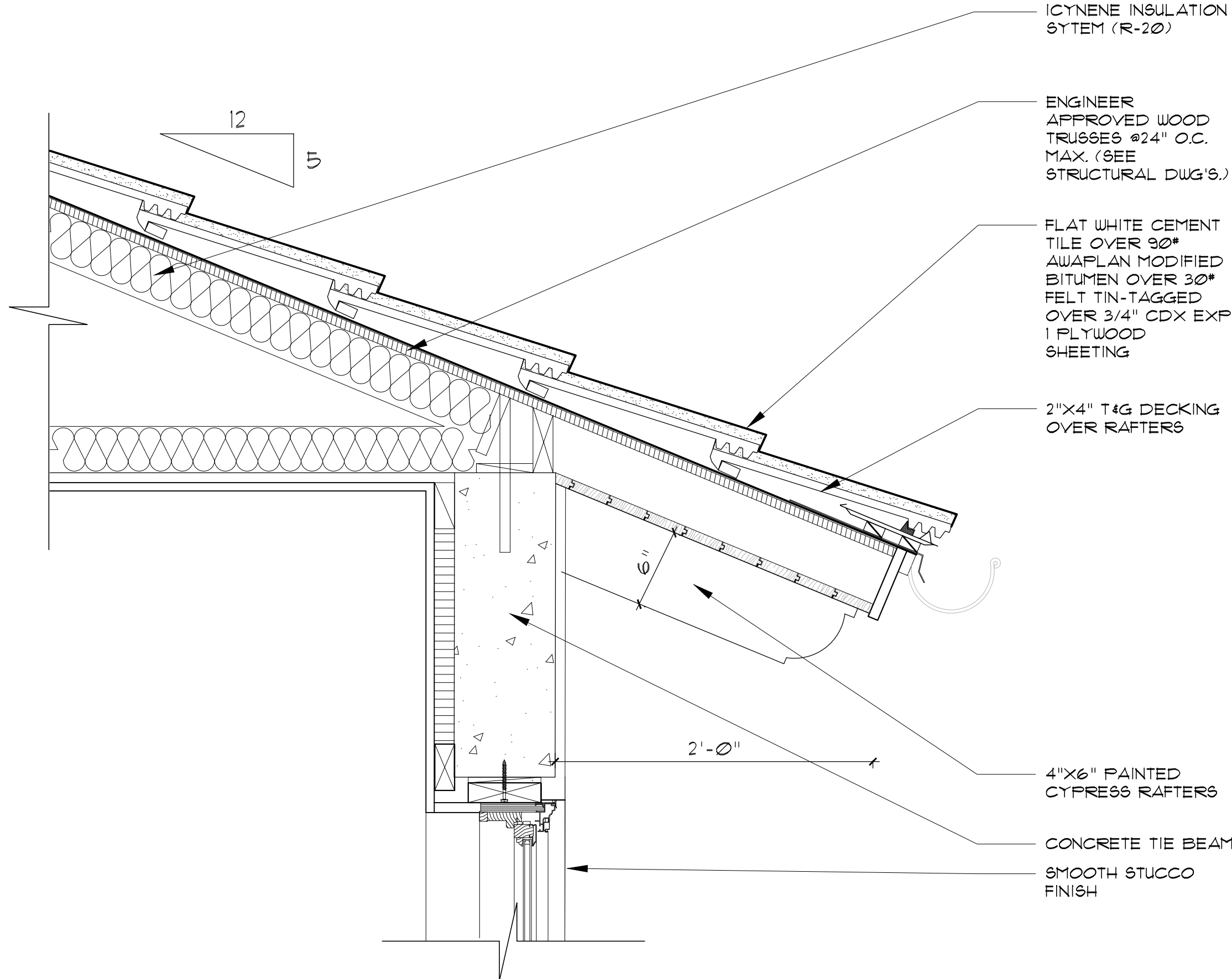
Bay Window Detail

Scale 1/2" = 1'-0"



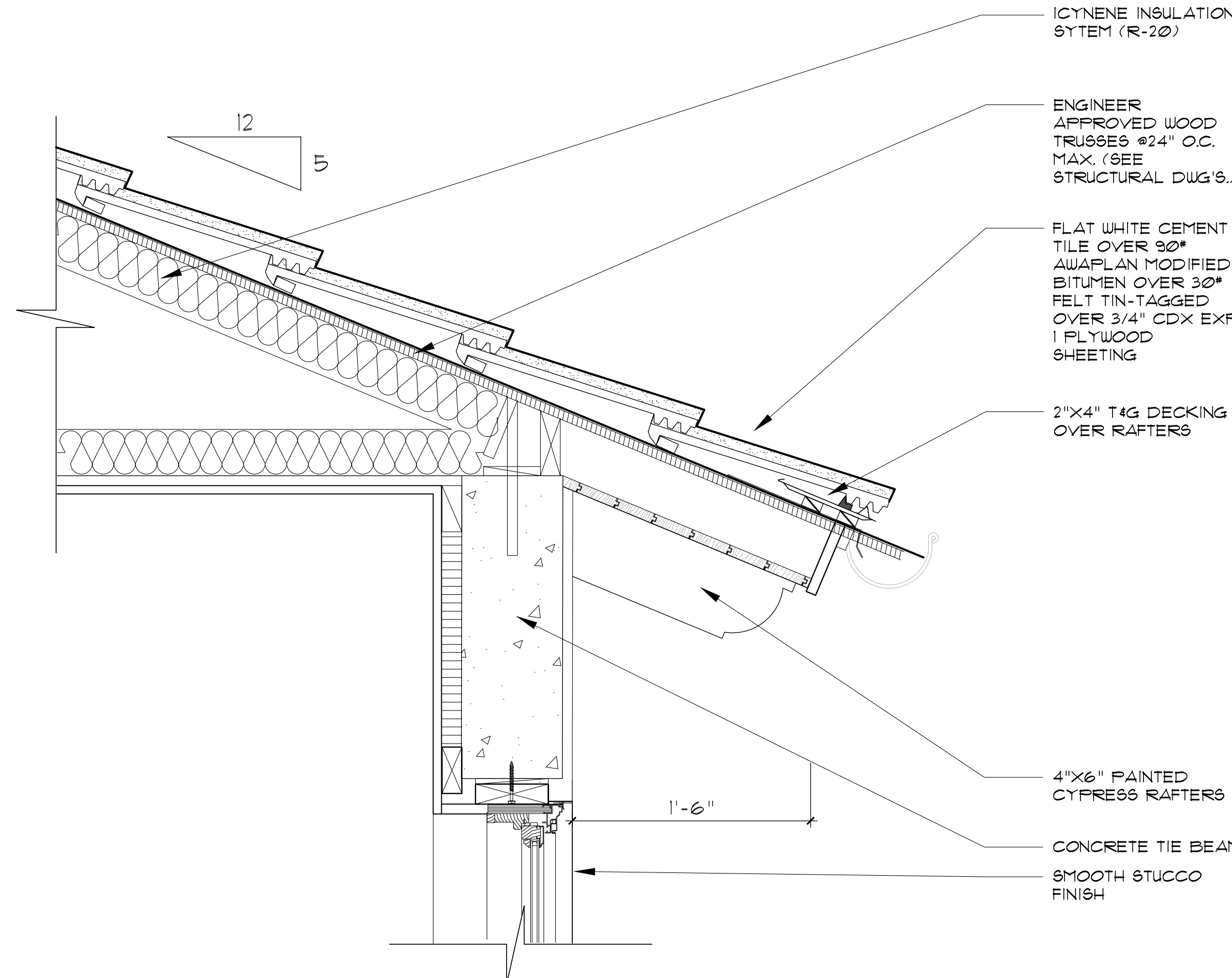
Bay Window Detail

Scale 1/2" = 1'-0"



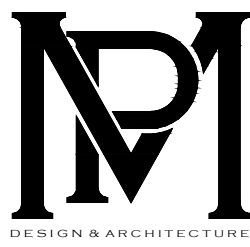
Outlooker Detail - 2nd Floor

Scale 1-1/2" = 1'-0"



Outlooker Detail - First Floor

Scale 1-1/2" = 1'-0"



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A New Residence for

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Palm Beach FL 33480

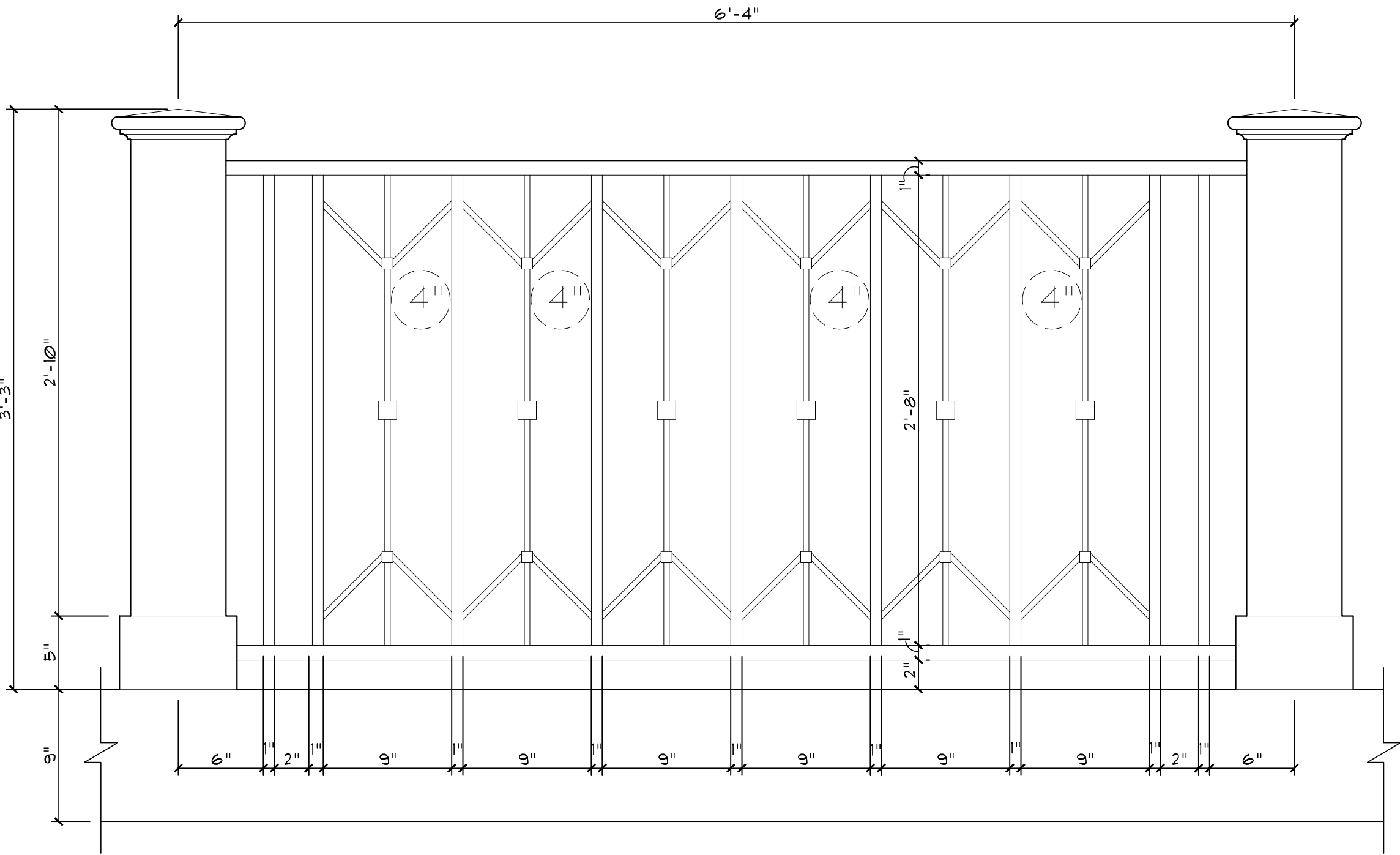
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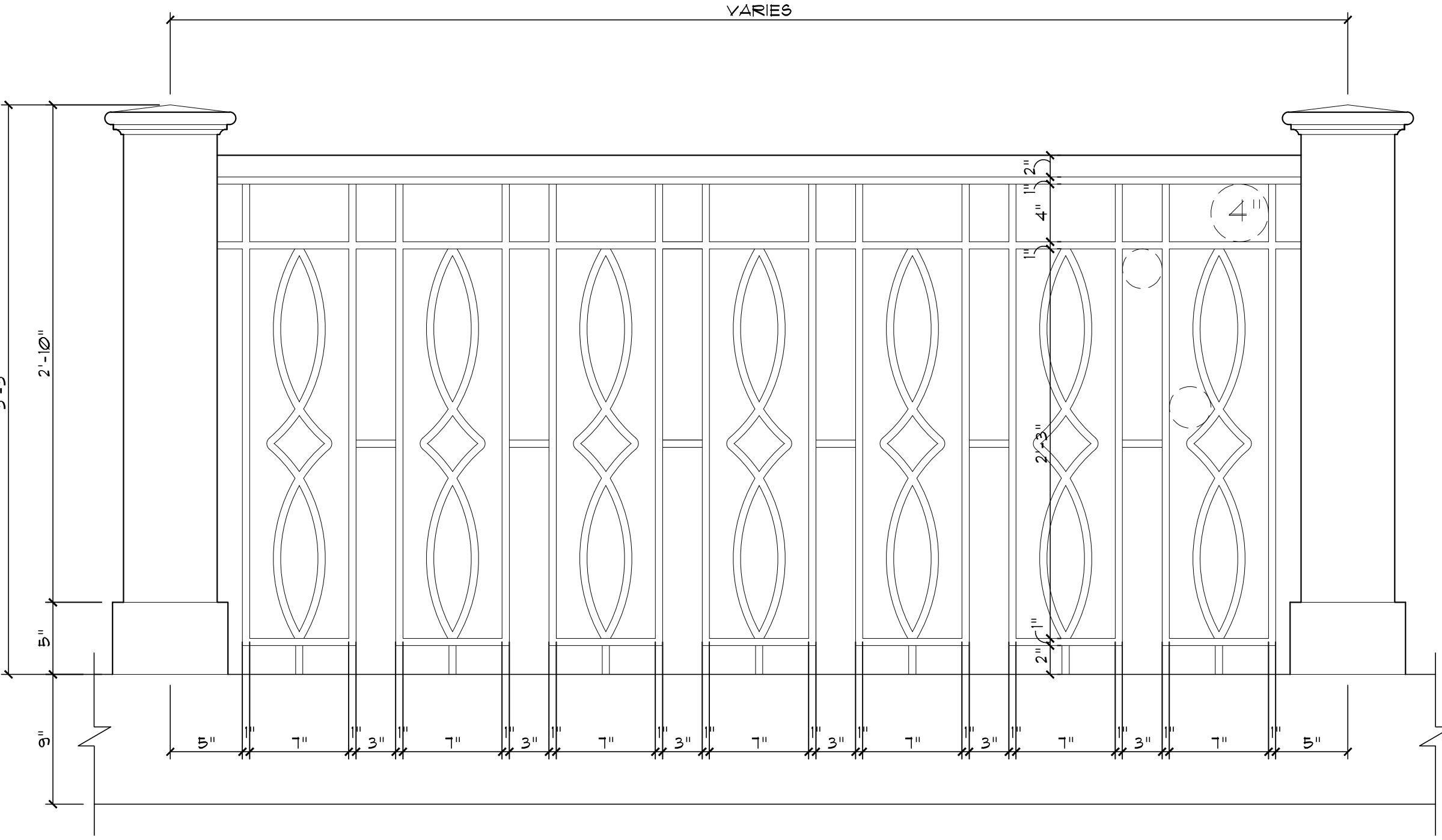
SHEET NO.

A302



Proposed Railing Detail

Scale 1-1/2" = 1'-0"



Alternate Railing Detail

Scale 1-1/2" = 1'-0"



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A303

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 13,500 sq.ft.
Drainage Area Impervious Surface = 7,425 sq.ft.
Drainage Area Pervious Surface = 6,075 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method ($Q=CiA$) where:
 $C = 1.0$ (impervious surface)
 $C = 0.2$ (pervious surface)
 $i = 2$ in/hr

Impervious Surface Runoff Volume:
 $1.0 \times 2 \text{ in/hr} \times 7,425 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 1,238 \text{ cu.ft.}$

Pervious Runoff Volume:
 $0.2 \times 2 \text{ in/hr} \times 6,075 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 203 \text{ cu.ft.}$

Total Volume to be Retained = 1,441 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1
 L = Total Length of Trench Provided = 30 ft
 W = Trench Width = 15 ft
 K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
 H_2 = Depth to Water Table = 2.58 ft
 DU = Un-Saturated Trench Depth = 1.50 ft
 DS = Saturated Trench Depth = 1.00 ft
 V = Volume Treated = 398 cu.ft.

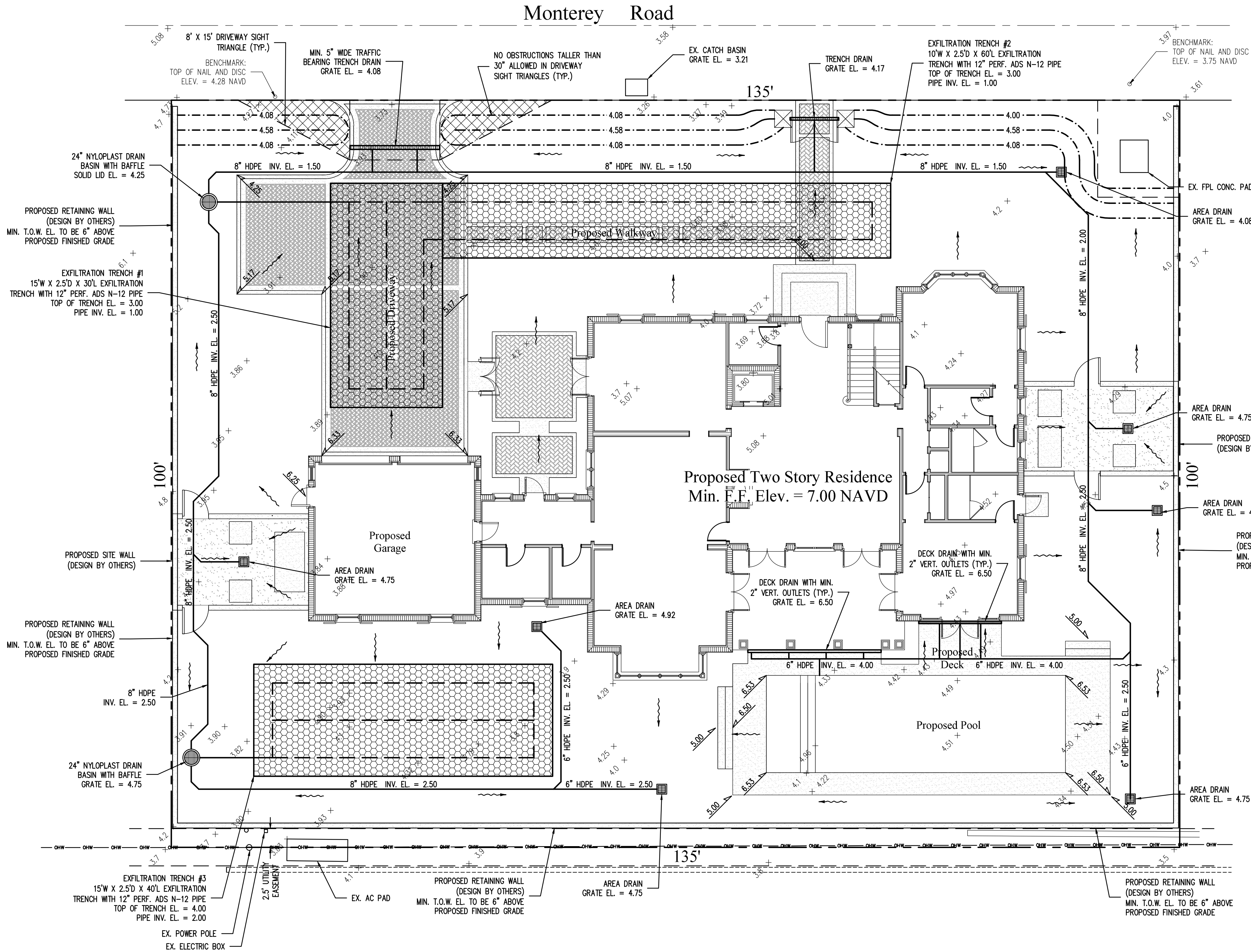
Exfiltration Trench #2
 L = Total Length of Trench Provided = 60 ft
 W = Trench Width = 10 ft
 K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
 H_2 = Depth to Water Table = 2.58 ft
 DU = Un-Saturated Trench Depth = 1.50 ft
 DS = Saturated Trench Depth = 1.00 ft
 V = Volume Treated = 570 cu.ft.

Exfiltration Trench #3
 L = Total Length of Trench Provided = 40 ft
 W = Trench Width = 15 ft
 K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
 H_2 = Depth to Water Table = 2.58 ft
 DU = Un-Saturated Trench Depth = 2.50 ft
 DS = Saturated Trench Depth = 0.00 ft
 V = Volume Treated = 805 cu.ft.

Total Volume Retained in Exfiltration Trenches = 1,773 cu.ft.

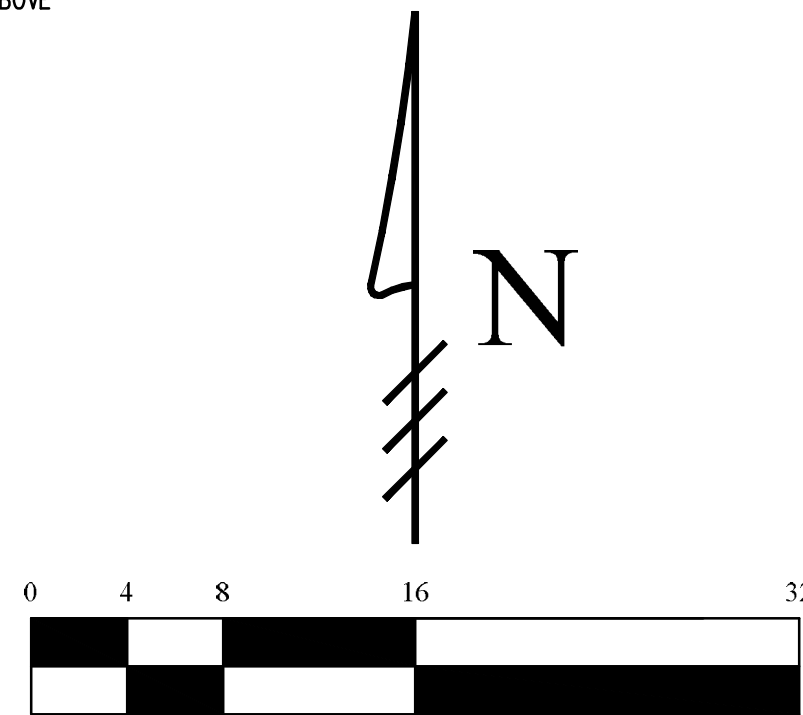
Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- Video inspection of storm drainage system required prior to installation of sod.



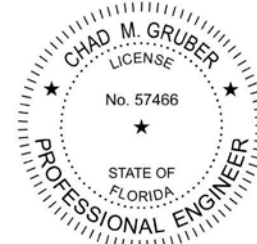
Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



Scale: 1/8" = 1'-0"

- | | | |
|---|----------|--|
| 1 | 02/04/23 | UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE |
| 2 | 04/10/23 | UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE |
| 3 | 06/14/23 | UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE |

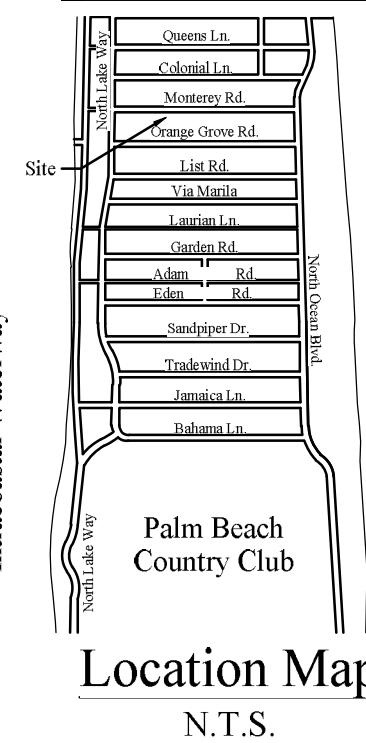


Digitally signed by Chad M Gruber
Date: 2023.06.14
08:50:58 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by
Environment Design Group Received 6/13/23
ARC-023-099

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Engineers, Inc.
575 MARKER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com

Project Information	
Project No.	2022-0133
Issue Date	12/08/2022
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

Conceptual Site Grading & Drainage Plan For:
Proposed Residence
274 Monterey Road
Palm Beach, Florida

Revisions	
1	02/04/2023
2	04/10/2023
3	06/14/2023
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber
FL P.E. No. 57466

Sheet No.
C-1