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RECEIVED

By yfigueroa at 2:52 pm, Dec 05, 2023

FRONT LANDSCAPE, DRIVE, & POOL DECK

311 PENDLETON LANE PALM BEACH, FLORIDA



SHEET INDEX:

- Survey
- EX1 Existing Site Plan
- D1 Demolition Site Plan
- L1 Proposed Hardscape Plan
- L2 Proposed Landscape Plan
- L3 Existing & Proposed Fences, Walls, & Gates
- L4R Interior & Exterior South Elevation (rendered)
- NL1 Native Landscape Diagrams & Calculations
- M1 Materials & Finishes
- Z1 Zoning Diagrams & Calculations

HSB-24-001

JANUARY 17, 2024

SCOPE OF WORK:

- Demolish Existing Drive & Entry Walk
- Remove Pavers from Pool Deck
- Install Drive and Entry Walk
- Install New Landscape in Front
- Install New Pavers at Pool & Spa

ARCHITECT:

SKA Architect + Planner
 Patrick W. Segraves, P.A.
 249 Peruvian Avenue, Suite F2
 Palm Beach, FL 33480
 (561) 655-1116

CONSULTANTS:

Survey
 Miller Surveying & Mapping
 1121 Lake Avenue
 Lake Worth Beach, FL 33460
 (561) 586-2669

**MINOR CHANGES TO
 PREVIOUSLY APPROVED PROJECT
 HSB-23-003**

**HSB-24-001
 SECOND SUBMITTAL
 NOVEMBER 20, 2023**

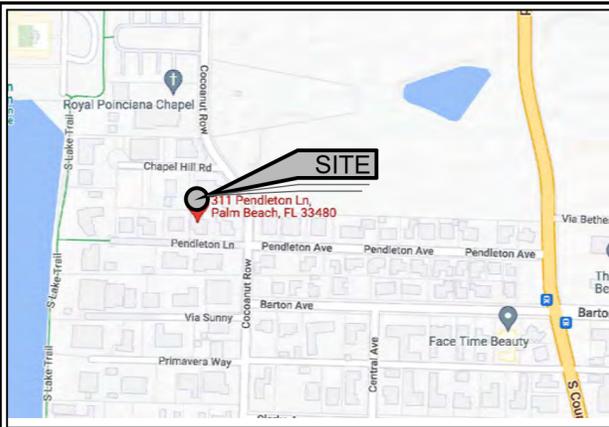
JOB #1004

311 Pendleton Lane
Palm Beach
Florida

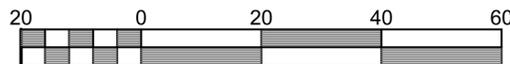
DATE ISSUED:
November 20, 2023

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DATE PLOTTED:
November 20, 2023



LOCATION MAP N.T.S.

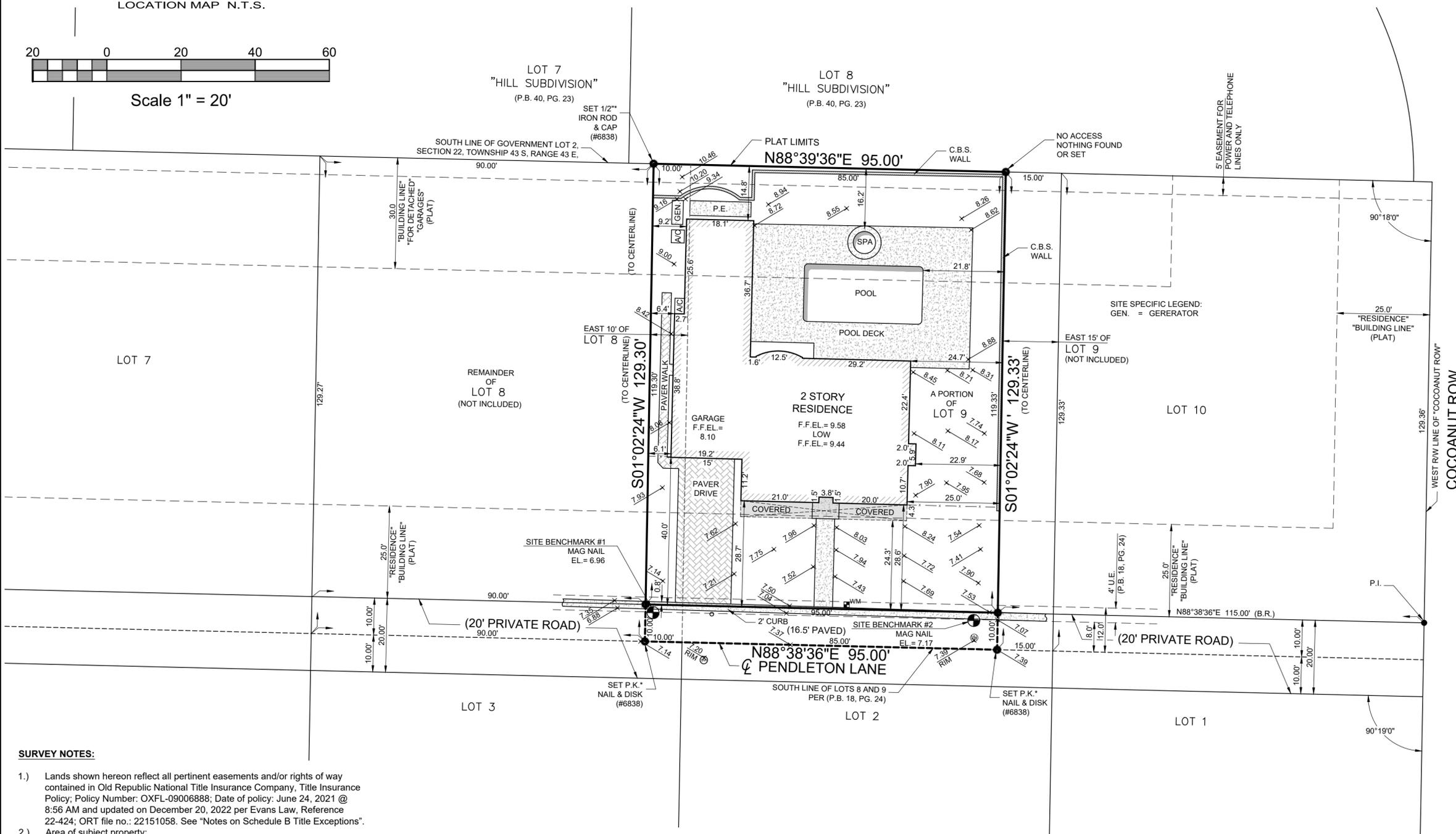


Scale 1" = 20'

REVISIONS:

NOTES ON SCHEDULE B TITLE EXCEPTIONS:

- General or special taxes for the year 2021 and subsequent years, which are not yet due and payable. **NOT PLOTTABLE**
 - Dedications, reservations, restrictions, and easements contained on the PLAT OF COCOANUT GROVE as recorded in Plat Book 18, Page 24, of the Public Records of Palm Beach County, Florida. **AFFECTS THE SUBJECT PROPERTY, ALL PERTINENT ITEMS ARE PLOTTED HEREON.**
 - Easements contained in Warranty Deed recorded in Deed Book 508, Page 306, of the Public Records of Palm Beach County, Florida. **DOCUMENT NOT FURNISHED TO THIS OFFICE.**
 - Subject to that certain survey prepared by NEXGEN Surveying, LLC dated March 19, 2020, Order#83423, which discloses: Driveway and Concrete walk extends through maintenance easement along southern boundary line as shown. **AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.** Driveway crosses the boundary line on southerly side of lot as shown. **PLOTTED.** Fences lie near boundary lines as shown, ownership not determined. **WALLS ARE PLOTTED.** Fences cross the boundary line on easterly side of lot as shown. **NOT FOUND ON OUR SURVEY.** Wall cross the boundary line on easterly side of lot as shown. **WE FOUND THE EXISTING WALL TO BE CLEAR OF THE WEST LINE AND NOT CROSSING IT.** Community concrete gutter crosses the boundary line on southerly side of lot as shown. **PLOTTED**
- 5-10. **STANDARD EXCEPTIONS. NOT PLOTTABLE.**



SURVEY NOTES:

- Lands shown hereon reflect all pertinent easements and/or rights of way contained in Old Republic National Title Insurance Company, Title Insurance Policy; Policy Number: OXFL-09006888; Date of policy: June 24, 2021 @ 8:56 AM and updated on December 20, 2022 per Evans Law, Reference 22-424; ORT file no.: 22151058. See "Notes on Schedule B Title Exceptions".
- Area of subject property:
Total area (including private road portion) = 12,285 square feet or 0.2828 acres
Area less private road portion = 11,335 square feet or 0.2602 acres
- Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
 - $\frac{00.00}{\text{---}}$ = existing elevation (NAVD 88 typical).
- No underground improvements located.
- Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
- This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC. = CALCULATED	(P) = PLAT	P.I. = POINT OF INTERSECTION	ASPH. = ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	CONC. FLATW. = CONCRETE FLATWORK
CONC. MON. = CONCRETE MONUMENT	Δ = CENTRAL "DELTA" ANGLE	P.O.B. = POINT OF BEGINNING	PAV. BRICK FLATW. = PAVER BRICK FLATWORK
CONC. = CONCRETE	L = ARC LENGTH	R.W. = RIGHT OF WAY	WOOD FENCE = WOOD FENCE
D.E. = DRAINAGE EASEMENT	CH.B. = CHORD BEARING	CHAIN LINK FENCE = CHAIN LINK FENCE	METAL FENCE = METAL FENCE
D.E. = DRAINAGE EASEMENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	WOOD FENCE = WOOD FENCE	CENTERLINE EASEMENT = CENTERLINE EASEMENT
U.E. = UTILITY EASEMENT	O.R.B. = OFFICIAL RECORD BOOK	COVERED = COVERED	LOT TIE = LOT TIE
P.E. = POOL EQUIPMENT	P.B. = PLAT BOOK	COVERED = COVERED	
F.F.E.L. = FINISHED FLOOR ELEVATION	P.C. = POINT OF CURVATURE		
EL. = ELEVATION	P.T. = POINT OF TANGENCY		
(B.R.) = BEARING REFERENCE	P.R.C. = POINT OF REVERSE CURVATURE		
(D) = DEED	P.C.C. = POINT OF COMPOUND CURVATURE		
(M) = MEASURED			

CERTIFIED TO: PENDLETON LANE REVOCABLE TRUST U/A/D JUNE 8, 2021
PROPERTY ADDRESS: 311 Pendleton Lane, Palm Beach, FL 33480
FLOOD ZONE: X500 (FIRM 120220-12099C0583F 10/05/2017)
DESCRIPTION: The east 10 feet of lot 8 and the west 85 feet of lot 9, plat of Cocanut Grove, according to the plat thereof, as recorded in Plat Book 18, page 24, of the Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

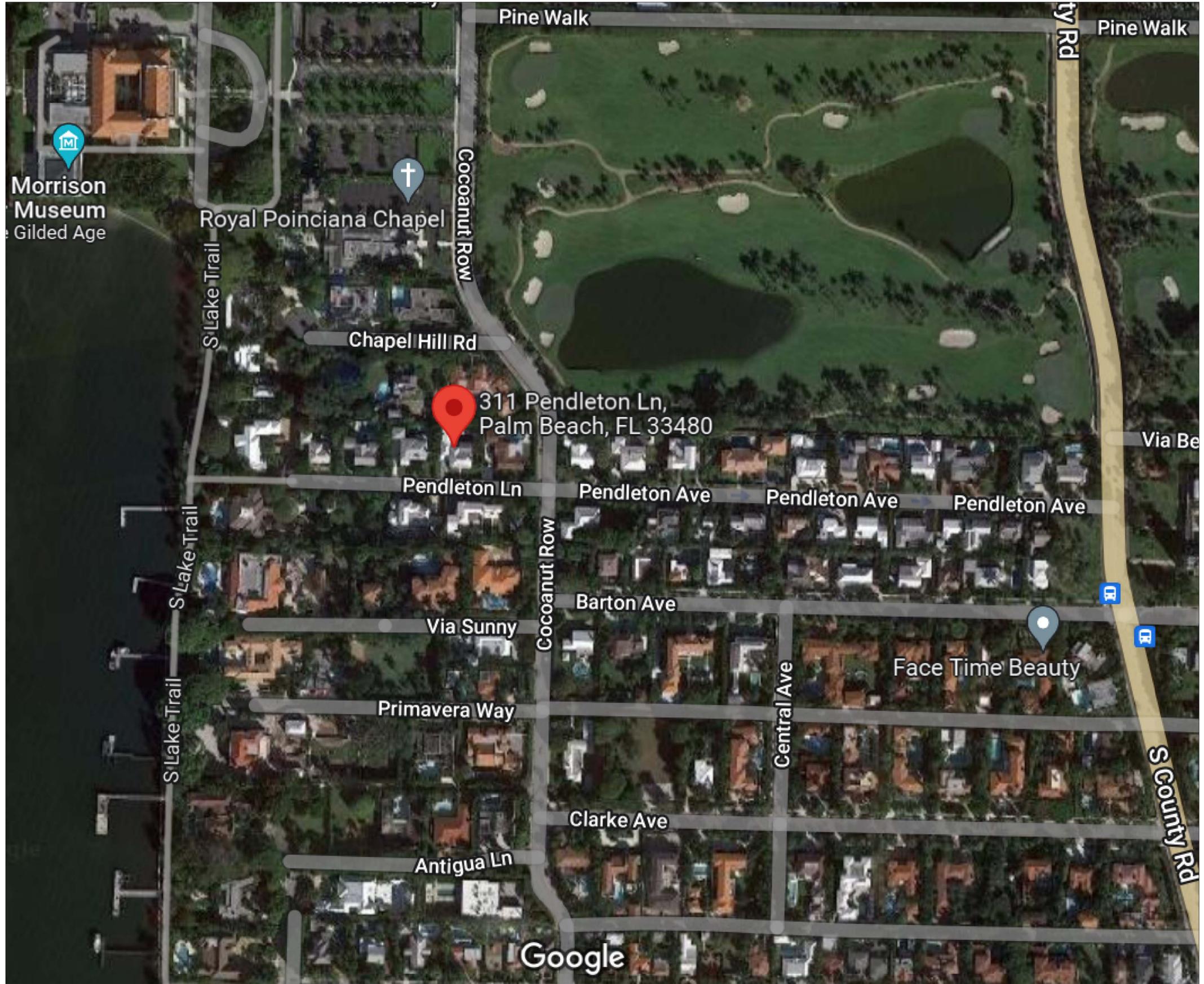
Registered Land Surveyor, Florida Certificate No. MICHAEL J. MILLER #4034

CRD. FILE Y221296

SCALE: 1" = 20'
 DRAWN BY: PICARD (C)
 FIELD WK: C.D./J.R.
 DATE: 01/04/2023

MILLER LAND SURVEYING
 1121 LAKE AVENUE
 LAKE WORTH BEACH, FLORIDA 33460
 PHONE: (561) 586-2669 - FAX: (561) 582-0151
 www.millersurveying.com
 e-mail: orders@millersurveying.com

REF: N41/51
 PREV. JOB NO'S.
 JOB NO. Y221296
M - 5195



VICINITY LOCATION MAP

SCALE: N.T.S.



CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
KEMPIN RESIDENCE
 311 PENDLETON LANE
 PALM BEACH, FLORIDA 33480

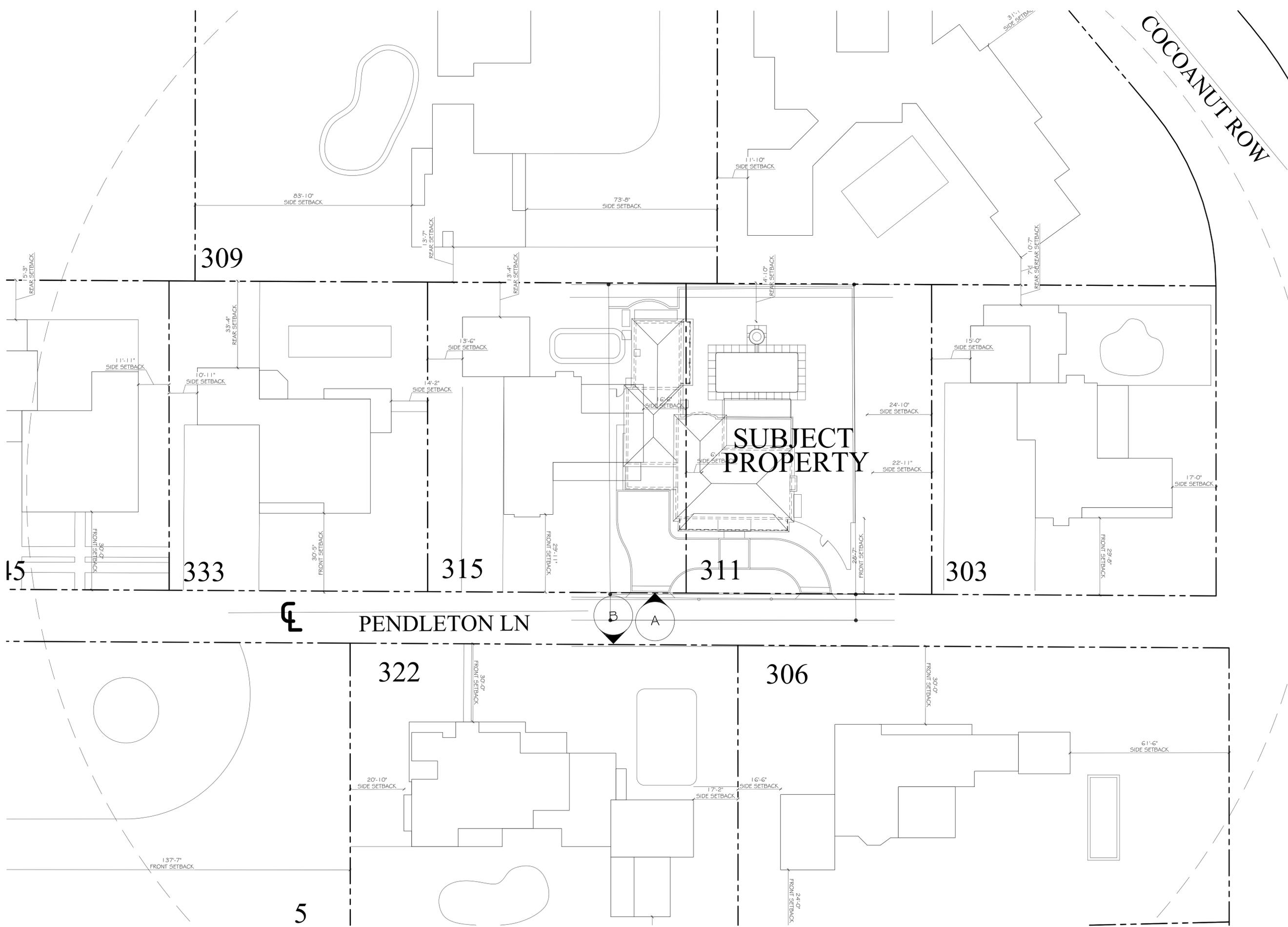
A.A. #001345
 A.R. #10,181

REVISIONS:

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SHEET NUMBER:
3

ISSUE 11-02-23
 DATE: PREV. 01-05-23
 JOB #: H5B-24-001



309

333

315

311

303

322

306

**SUBJECT
PROPERTY**

PENDLETON LN

COCOANUT ROW

SKA
SKA ARCHITECT + PLANNER
OFFICE 561-655-1116 FAX 561-832-7898
249 PERMAN AVE. SUITE F-2, PALM BEACH, FL 33480

CONSULTANT:

PROPOSED RENOVATIONS OF RESIDENCE FOR:
KEMPIN RESIDENCE
311 PENDLETON LANE
PALM BEACH, FLORIDA 33480

A.A. #001345
A.R. #10,181

REVISIONS:

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SHEET NUMBER:
4

ISSUE 11-02-23
DATE: PREV. 01-05-23
JOB #: H5B-24-001

CONTEXTUAL SITE PLAN

SCALE: N.T.S.



PREVIOUS - H5B-23-003



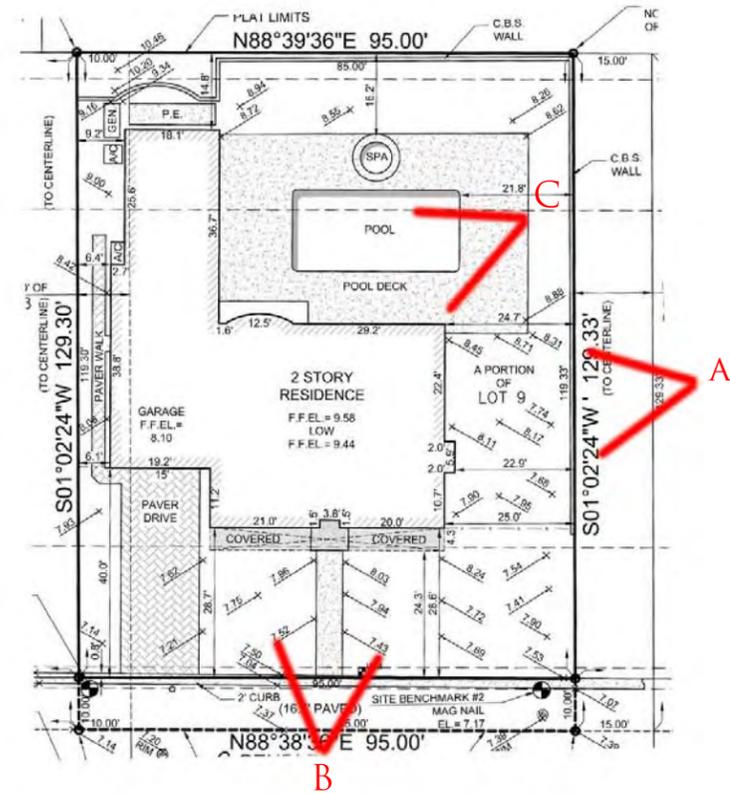








A



B



C



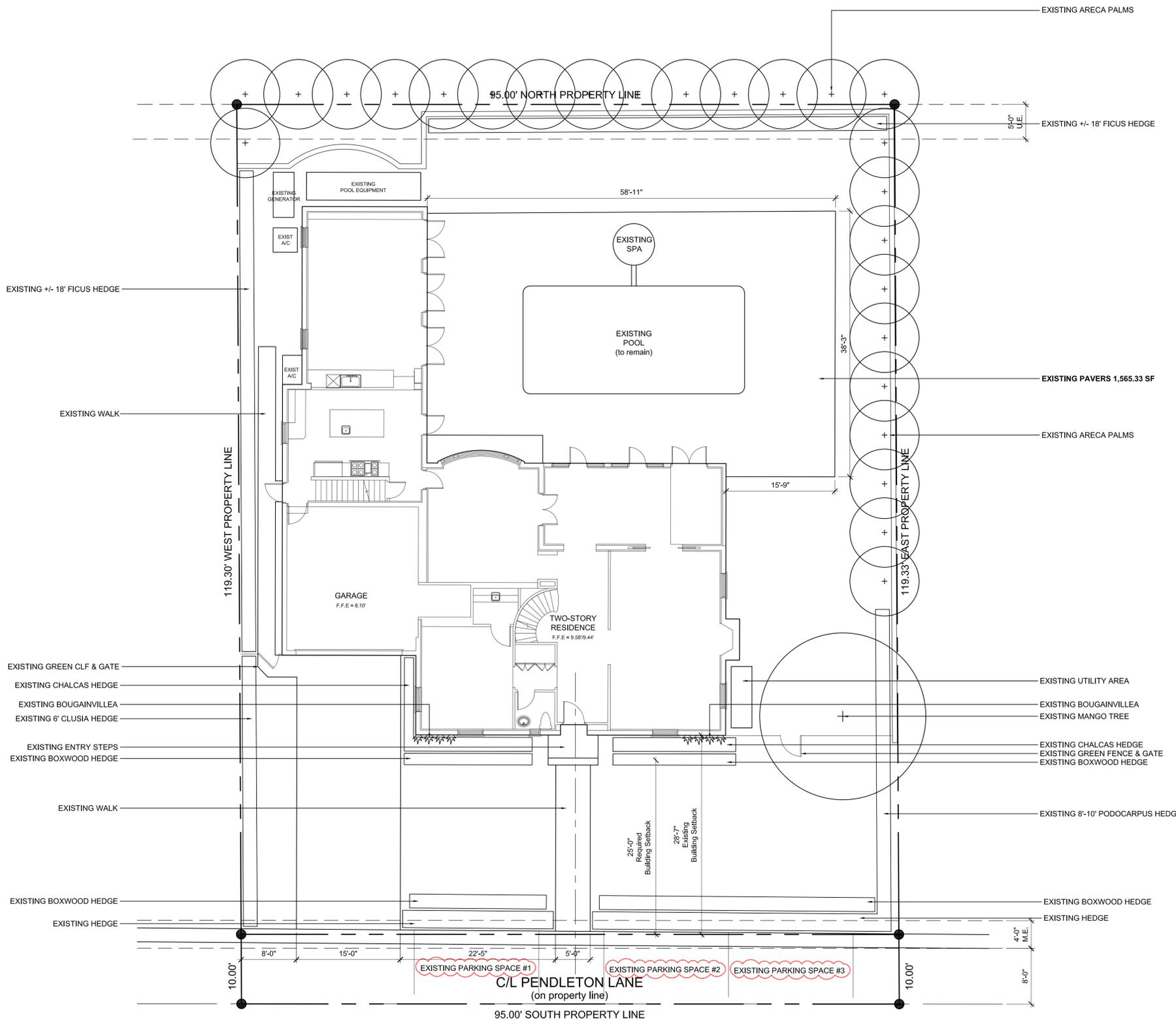


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Zoning Legend			
Property Address	311 PENDLETON LANE, PALM BEACH, FL 33480		
Zoning District	R-8 LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	11,334.54 SF		
Lot Width (W) & Depth (D) (ft)	95.00' W x 119.33' D (W) & 119.33' D (E)		
Structure Type (Single-Family, Multi-Family, Comm., Other)	TWO-STORY SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation			
Zero Datum for point of meas. (NAVD)	7.00' MIN.		
Crown of Road (COR) (NAVD)	7.39' N.A.V.D.		
Lot Coverage (sq ft and %)	REQ'D / PERMITTED	EXISTING	PROPOSED
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Accessory Structures, etc.)	3,685.48 (30.00%)	2,999.66 (24.42%)	N/C
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	28.80' (1st) 28.80' (2nd)	N/C
* Side Yard Setback (1st Story) (ft.)	12.50' (W&E)	N/A	N/C
* Side Yard Setback (2nd Story) (ft.)	15.00' (W&E)	6.1' W, 22.9' E	N/C
* Rear Yard Setback (ft.)	10.00' (1st) 15.00' (2nd)	14.80' W (1st) 14.80' E (2nd)	N/C
Angle of Vision (Deg.)	100°	87°	N/C
Building Height (ft.)	14.00' (one-story) 22.00' (two-story)	N/A (one-story) 18.00' (two-story)	N/C
Overall Building Height (ft.)	30.00'	25.25'	N/C
Cubic Content Ratio (CCR) (R-B ONLY)	4.15	4.32	N/C
** Max. Fill Added to Site (ft.)	N/A	N/A	N/A
Finished Floor Elev. (FFE)(NAVD)	7.00' min.	9.44' N.A.V.D.	N/C
Base Flood Elevation (BFE)(NAVD)		7.00'	N/C
Landscape Open Space (LOS) (sq ft and %)	5,100.54 (45.00%)	5,279.10 (46.58%)	5,298.01 (46.74%)
Perimeter LOS (sq ft and %)	2,550.27 (50.00%)	3,106.12 (60.90%)	2,966.88 (58.17%)
Front Yard LOS (sq ft and %)	950.00 (40.00%)	1,874.89 (78.97%)	1,125.86 (47.40%)
*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each side yard with central direction (N, S, E, W)
 *** Difference of Fin. Floor Elev. (FFE) and highest Crown of Road (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Spec. 134-1603)
 *** Provide Native plant species info per category as required by Ord. 003-2022 on separate TOPB Landscape Legend

Existing Plant List				
	NAME	SIZE	COMMENT	NATIVE
TREES	Mango		to remain	
PALMS	Areca		to remain	
SHRUBS	Boxwood		to be removed	
	Chalcas		to be removed	
	Clusia	6' o.a.	to remain	
GCVINES	Ficus	18' o.a.	to remain	
	Podocarpus	8'-10" o.a.	to remain	
	Bougainvillea		to be removed	



HSB-24-001
 SECOND SUBMITTAL
 NOVEMBER 20, 2023

EXISTING SITE PLAN

311 Pendleton Lane
 Palm Beach
 Florida

JOB #1004

DATE ISSUED:
 November 20, 2023



DATE PLOTTED:
 November 20, 2023



EX1

