

DEVELOPMENT REVIEW - FINAL SUBMITTAL - 2/12/2024

ARC-24-038 ZON-24-045

RECEIVED

By yfigueroa at 2:40 pm, Feb 12, 2024

PROJECTED HEARING DATES

ARCOM 3/27/2024 - TOWN COUNCIL 4/10/2024

ENTRY RENOVATION

207 PENDLETON AVENUE

PALM BEACH, FLORIDA



KIRCHHOFF & ASSOCIATES

ARCHITECTS

SCOPE OF WORK	
1.	BUFFER & SCREENING AT PROPERTY DURING DEMO & NEW CONSTRUCTION.
2.	DEMOLITION OF EXISTING FRONT PORCH AND DOOR.
3.	CONSTRUCTION OF NEW ENTRY PORCH WITH IMPACT RATED FRONT DOOR IN EXISTING OPENING.
4.	REPLACE ALL FIXED SHUTTERS WITH NEW OPERABLE SHUTTERS ON HINGES.
5.	REMOVAL OF EXISTING DRIVEWAY.
6.	INSTALLATION OF NEW DRIVEWAY PAVERS WITH GRASS JOINTS AND DRAINAGE AS REQUIRED.

SHEET INDEX			
A01	COVER	A91	TRUCKING ROUTE & DATA
-	PROPERTY SURVEY	EX	EXISTING PLAN
A02	NEIGHBORHOOD SITE PLAN	SITE	SITE PLAN RENDER
A03	SITE PHOTOBOARD	EL1	ELEVATION
A04	SITE PHOTOBOARD	EL2	ELEVATION
A11	SITE PLANS	EL3	ELEVATION
A12	ZONING LEGEND	EL4	ELEVATION
A13	LOT COVERAGE, CUBIC CONTENT	LI	HARDSCAPE PLAN
A21	PLANS	LP1	LANDSCAPE PLAN
A31	EXTERIOR ELEVATIONS - SOUTH	LA	LANDSCAPE ALTERCATION PLAN
A32	EXTERIOR ELEVATIONS - EAST	OS1	OVERALL - OPEN SPACE DIAGRAM
A33	EXTERIOR ELEVATIONS - NORTH	OS2	FRONT YARD SETBACK - OPEN SPACE DIAGRAM
A34	EXTERIOR ELEVATIONS - WEST	OS3	10' PERIMETER - OPEN SPACE DIAGRAM
A35	EXTERIOR ELEVATIONS- RENDERING	CSP	CONSTRUCTION SCREENING/ STAGING PLAN
A36	EXTERIOR ELEVATIONS- RENDERING	C-1	GRADING & DRAINAGE PLAN
A37	ARTISTIC RENDERING		
A51	MATERIALS, SECTION & DETAILS		

CONSULTANTS	
LANDSCAPE ARCHITECT	
NIEVERA WILLIAMS 223 SUNSET AVE, SUITE 1505 PALM BEACH, FL 33480 (561) 659-2820 FAX (561) 659-2113	
CIVIL ENGINEER	
GRUBER CONSULTING ENGINEERS 247 MERCER AVENUE WEST PALM BEACH, FLORIDA 33401 (561) 312-2041	
SURVEY ENGINEER	
WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD WEST PALM BEACH, FLORIDA 33407 (561) 640-4551	


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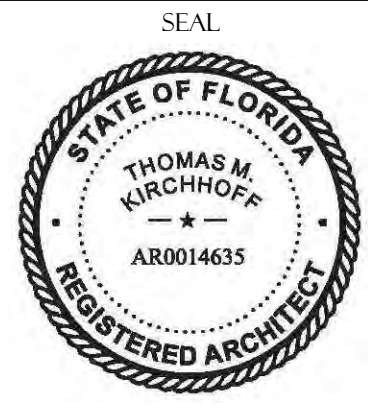
1907 COMMERCE LANE, SUITE 106
JUPITER, FLORIDA 33458
Tel.: 575-9994
KIRCHHOFFARCHITECTS.COM

RENOVATION FOR:

BLUE MOUNTAIN
TRUST

207 PENDLETON AVE.
PALM BEACH, FLORIDA 33480

SEAL


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REVISIONS	
1	JANUARY 29, 2024
2	FEBRUARY 12, 2024
PROJECT NUMBER: 220	DATE: JAN. 12, 2024
ISSUED FOR: FIRST SUBMITTAL	DATE PLOTTED:
DRAWN BY: AA, TH	CHECKED BY: TK
DRAWING NUMBER:	

A0.1

SCALE
AS NOTED

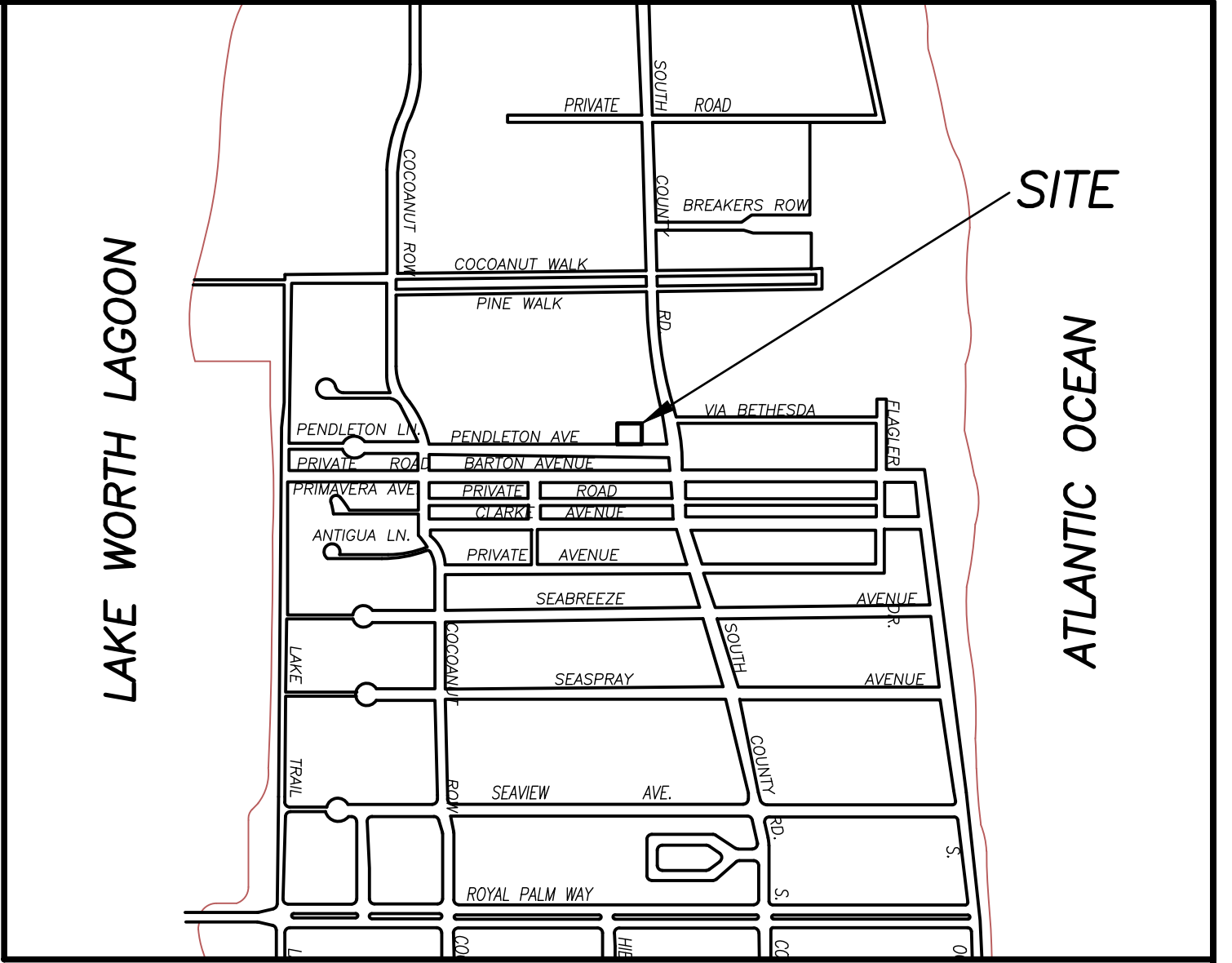
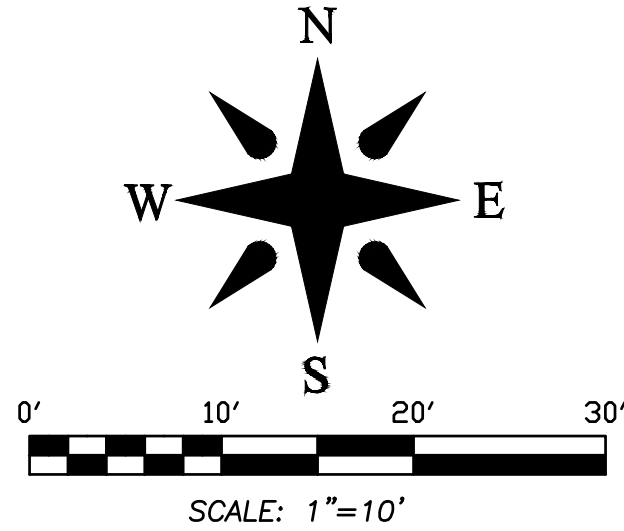
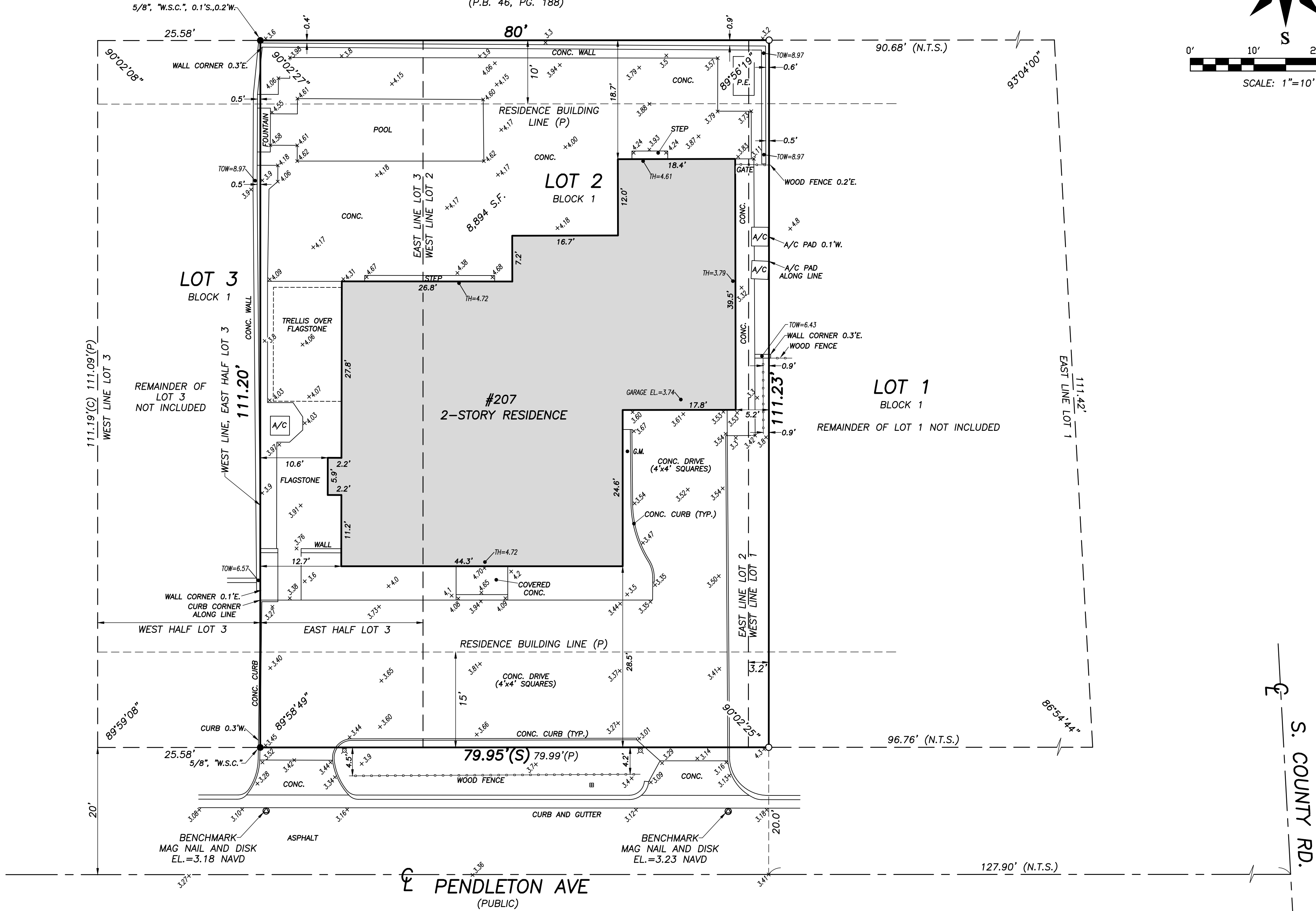
ARC - 24 - 038

ZON - 24 - 045

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
BLDG. = BUILDING
B.M. = BENCHMARK
B.O.C. = BACK OF CURB
B.O.W. = BACK OF WALK
(C) = CALCULATED
CATV = 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.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
D/W = DRIVEWAY
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
G.M. = GAS METER
I.D. = INSIDE DIAMETER
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
O/S. = OFFSET
(P) = PLAT DATUM
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.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
SID. = 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.C. = TOP OF CURB
TWP. = TOWNSHIP
TYP. = TYPICAL
U/C. = 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
= CENTRAL ANGLE/Delta
= CONCRETE MONUMENT FOUND (AS NOTED)
= CONCRETE MONUMENT SET (LB #4569)
= ROD & CAP FOUND (AS NOTED)
= 5/8" 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
= PINE TREE
= SABAL PALM

TRACT 19
BREAKERS ROW PLAT NO. 1-REPLAT
(P.B. 46, PG. 188)



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
ELIZABETH SORREL

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

Elizabeth Sorrel
WFG National Title Insurance Company
McDonald Hopkins LLC
Jones, Foster, Johnston & Stubbs, P.A.

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

PROPERTY ADDRESS:
207 Pendleton Avenue
Palm Beach, FL 33480

LEGAL DESCRIPTION:
The West 3.20 feet of Lot 1, all of Lot 2, and the East 1/2 of Lot 3, Block 1, REVERIE, according to the plat thereof, recorded in Plat Book 7, Page 61, 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 0583 F, dated 10-5-17.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number FL 18134564, issued by WFG National Title Insurance Company, dated May 23, 2018. 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 and 0.1' 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 it bears 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 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.

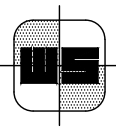
DATE OF LAST FIELD SURVEY: 7/2/2018

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



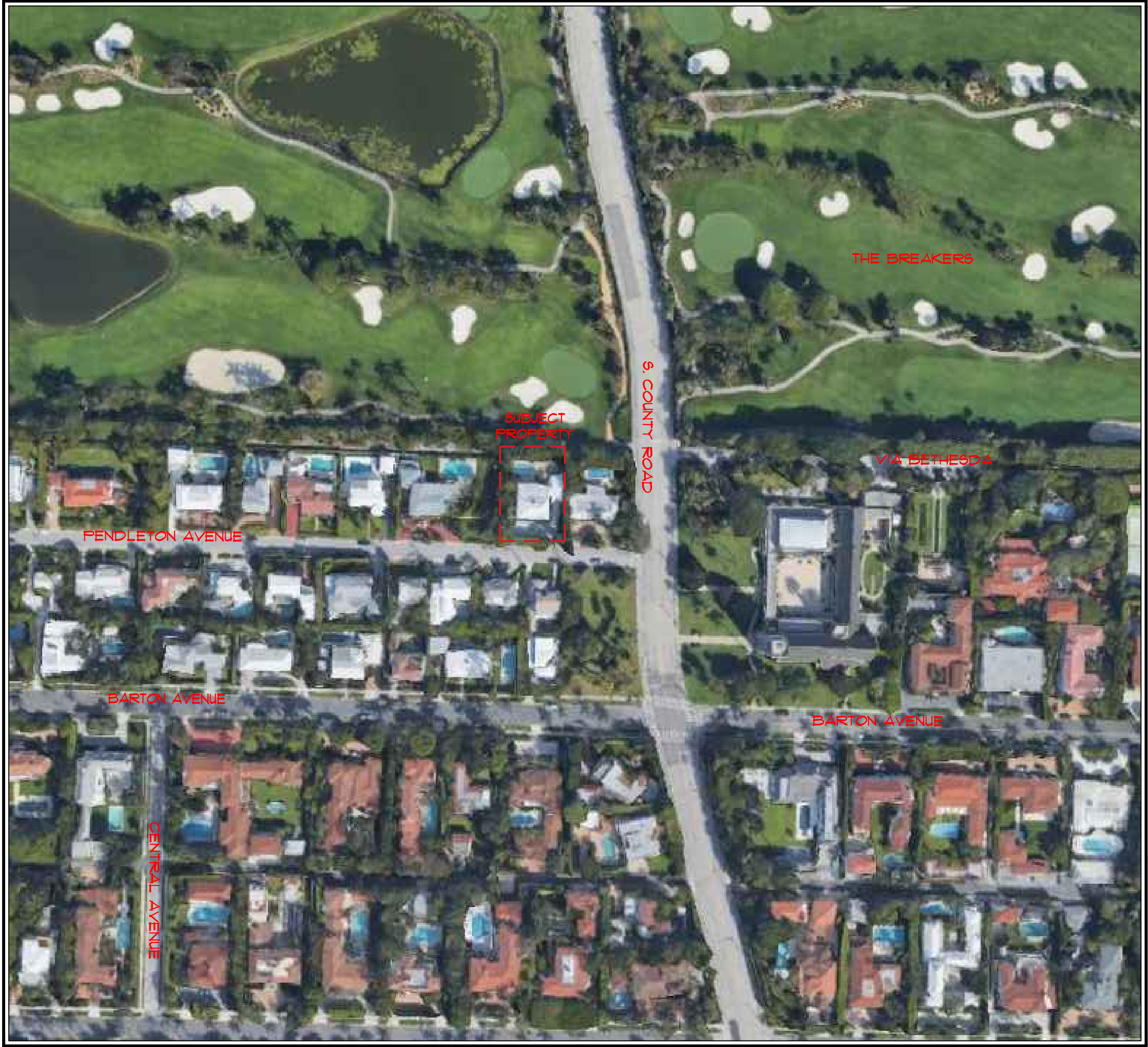
BOUNDARY SURVEY FOR:

ELIZABETH SORREL



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4089
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4051

FIELD	J.C.	JOB NO: 88-1474.3	F.B: PB261 PG. 75
OFFICE:	M.B.	DATE: 7/2/18	DWG. NO. 88-1474-1
C.K'D:	C.W.	REF: 88-1474-1.DWG	SHEET 1 OF 1



1 VICINITY LOCATION MAP

2 LOCATION PLAN
1/64"=1'-0"

ARC - 24 - 038
ZON - 24 - 045

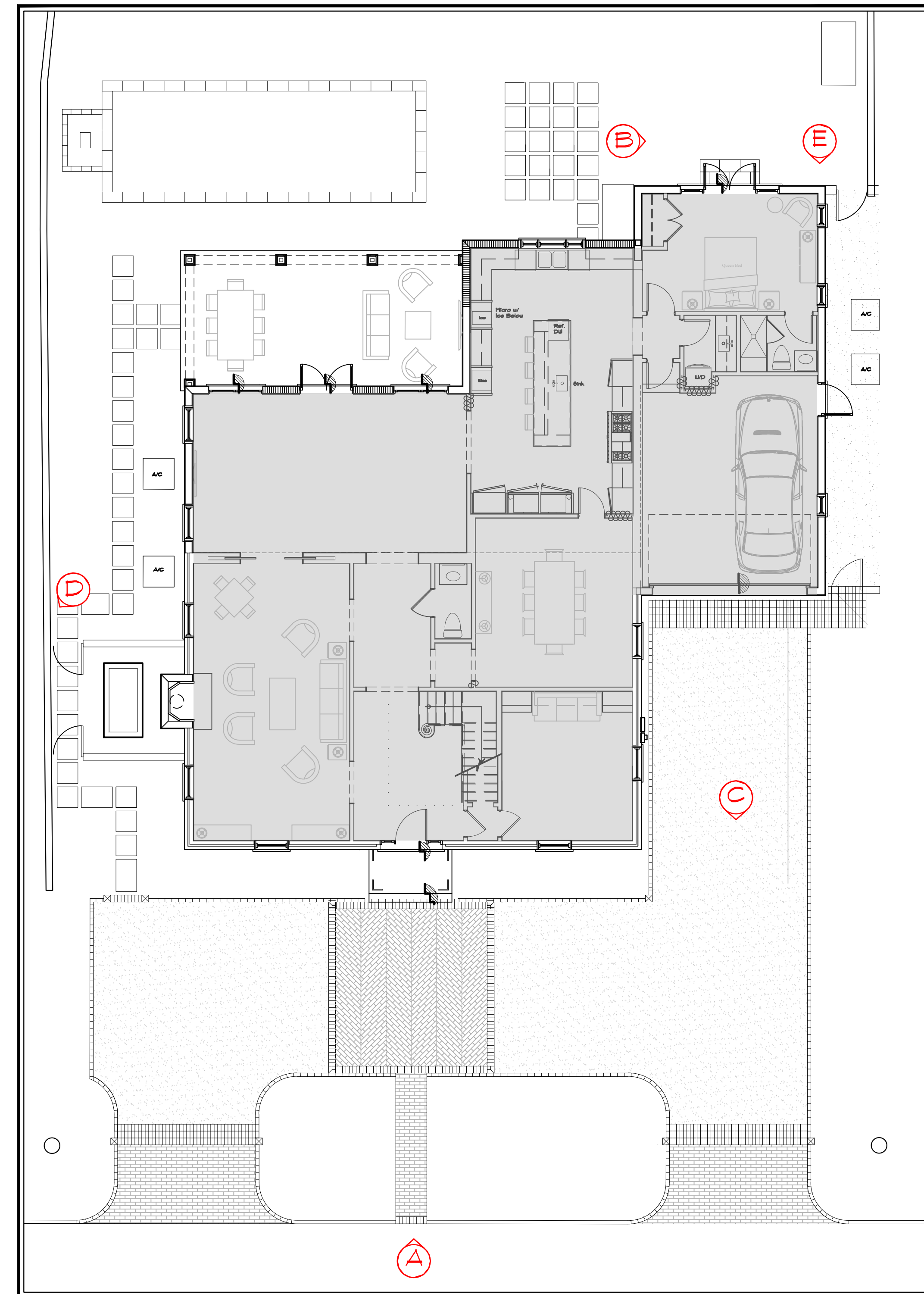
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ARCHITECTS**
1907 COMMERCE LANE, SUITE 106
JUPITER, FLORIDA 33458
561.575.9994
KIRCHHOFFARCHITECTS.COM

RENOVATION FOR:
**BLUE MOUNTAIN
TRUST**
207 PENDLETON AVE.
PALM BEACH, FLORIDA 33480

SEAL
STATE OF FLORIDA
THOMAS M. KIRCHHOFF
REGISTERED ARCHITECT
AR0014635
THOMAS M. KIRCHHOFF EL. REG. NO. AR0014635
KIRCHHOFF & ASSOCIATES ARCHITECTS

REVISIONS	
PROJECT NUMBER:	220
ISSUED FOR:	FIRST SUBMITTAL
DATE:	JAN. 12, 2024
DATE PLOTTED:	
DRAWN BY:	EC
CHECKED BY:	TK
DRAWING NUMBER:	

A0.2
SCALE
AS NOTED

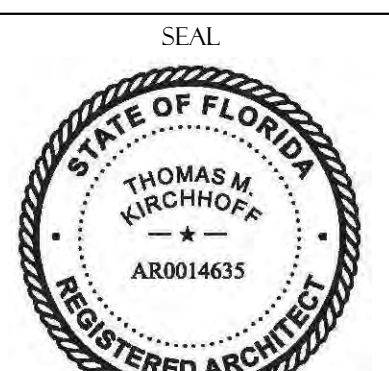
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RENOVATION FOR:

BLUE MOUNTAIN
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REVISIONS

PROJECT NUMBER: 2210	
ESTIMED FOR: FIRST SUBMITTAL	DATE: JAN. 12, 2024
DATE PLOTTED:	
DRAWN BY: EC	CHECKED BY: TK
DRAWING NUMBER:	

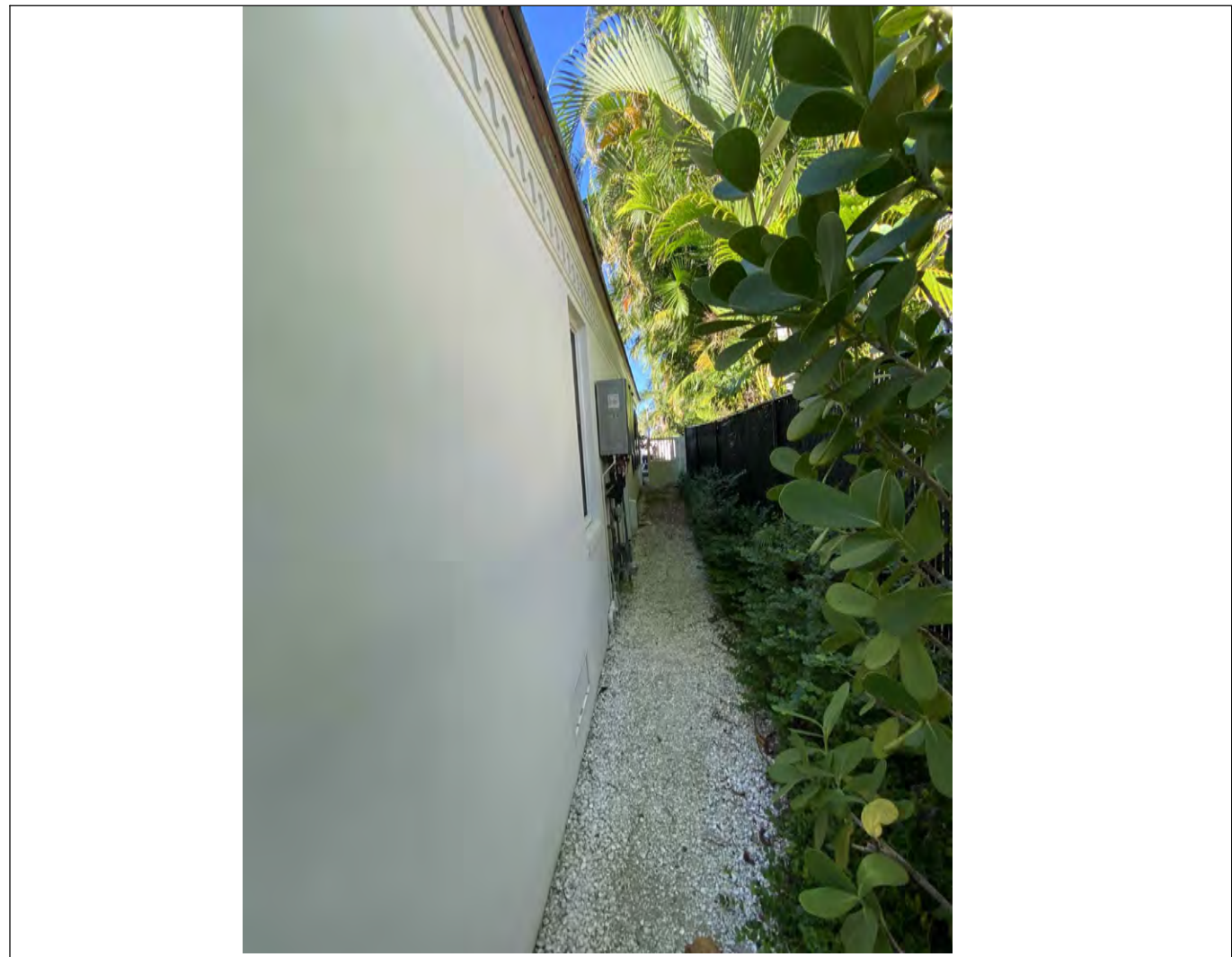
A0.3

SCALE:
AS NOTED

ARC - 24 - 038
ZON - 24 - 045



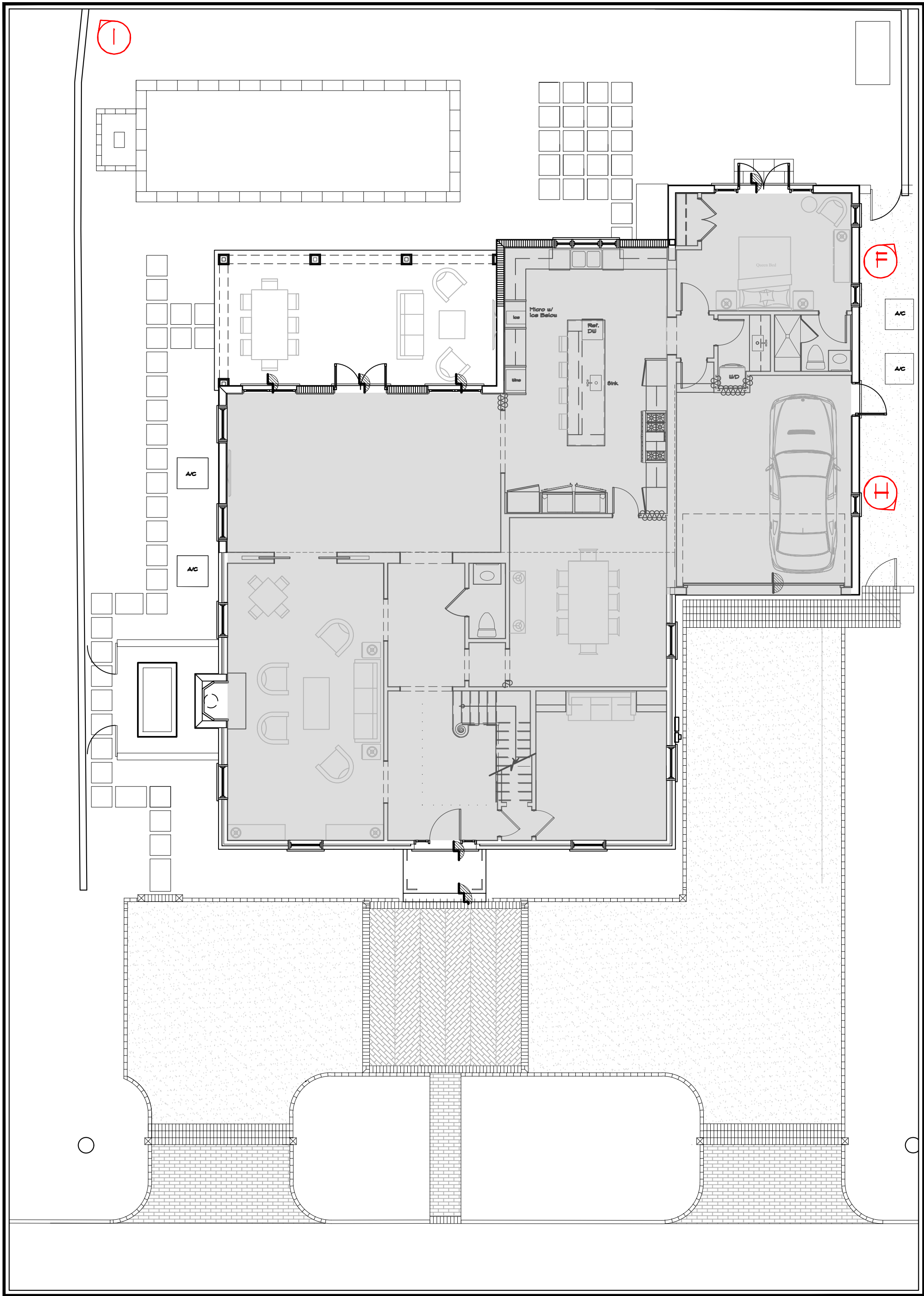
Ⓣ EAST YARD



ⓓ EAST SIDE YARD



Ⓛ POOL & NORTH ELEVATION



1 **KEY SITE PLAN**
1/16" : 1'-0" 1ST FL.

REVISIONS	
PROJECT NUMBER: 220	DATE: JAN. 12, 2024
ISSUED FOR: FIRST SUBMITTAL	CHECKED BY: TK
DATE PLOTTED:	DRAWING NUMBER:





H 206 PENDLETON AVENUE



I 216 PENDLETON AVENUE



J 224 PENDLETON AVENUE



1 NEIGHBORHOOD KEY PLAN



K 226 PENDLETON AVENUE



L 230 PENDLETON AVENUE



M 236 PENDLETON AVENUE



N 240 PENDLETON AVENUE

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**BLUE MOUNTAIN
TRUST**
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PALM BEACH, FLORIDA 33480

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STATE OF FLORIDA
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REGISTERED ARCHITECT
AR0014635
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REVISIONS	
PROJECT NUMBER: 220	DATE: JAN. 12, 2024
ISSUED FOR: FIRST SUBMITTAL	DATE PLOTTED:
DRAWN BY: AA	CHECKED BY: TK
DRAWING NUMBER:	

A0.6
SCALE
AS NOTED

NOTE
THIS SITE PLAN DRAWING WAS PREPARED BASED ON A SURVEY
PREPARED BY WALLACE SURVEYING, CORP. DATED 1/1/23

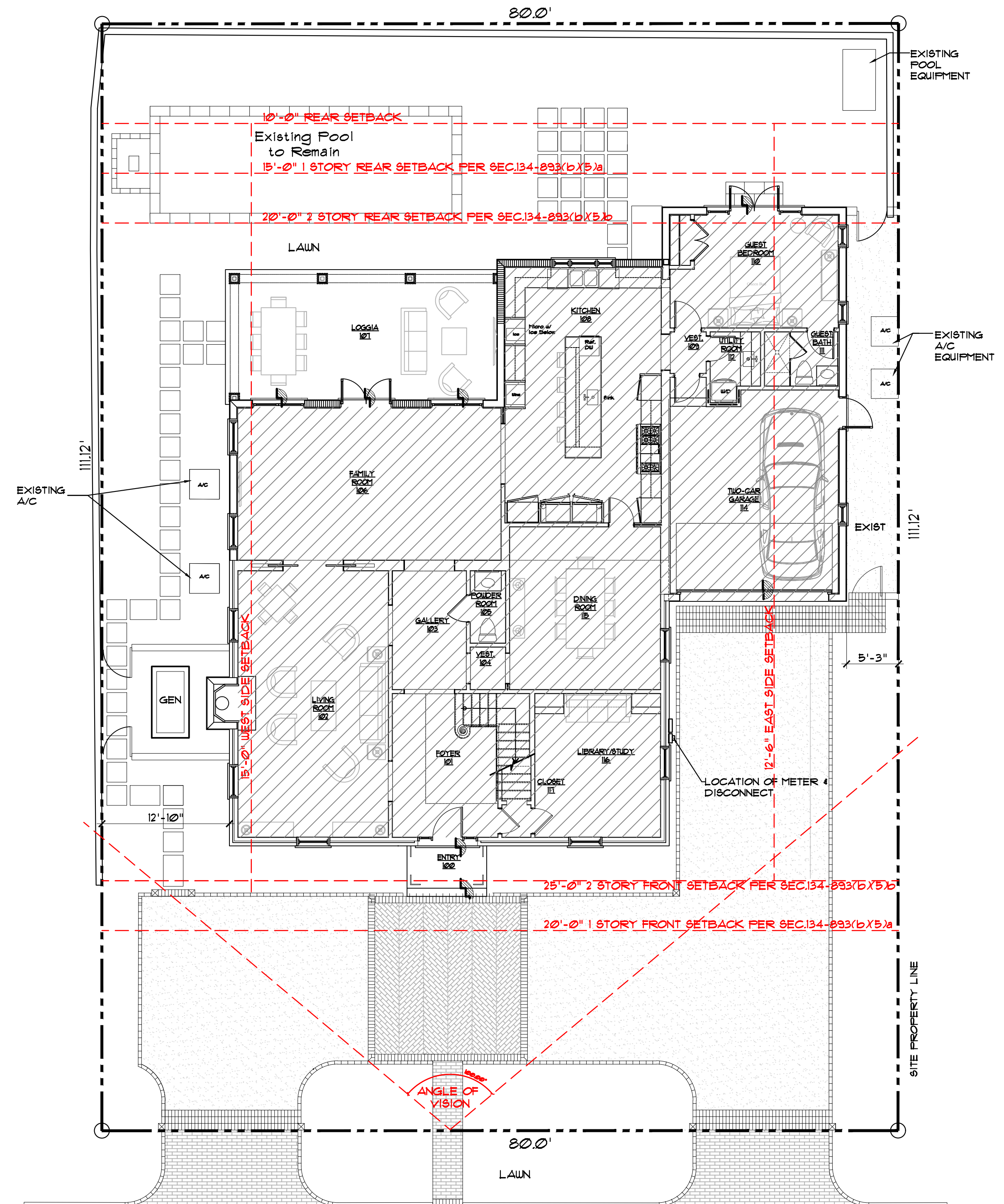
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ARCHITECTS
1907 COMMERCE LANE, SUITE 106
JUPITER, FLORIDA 33458
Tel. 575-9994
KIRCHHOFFARCHITECTS.COM

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TRUST**
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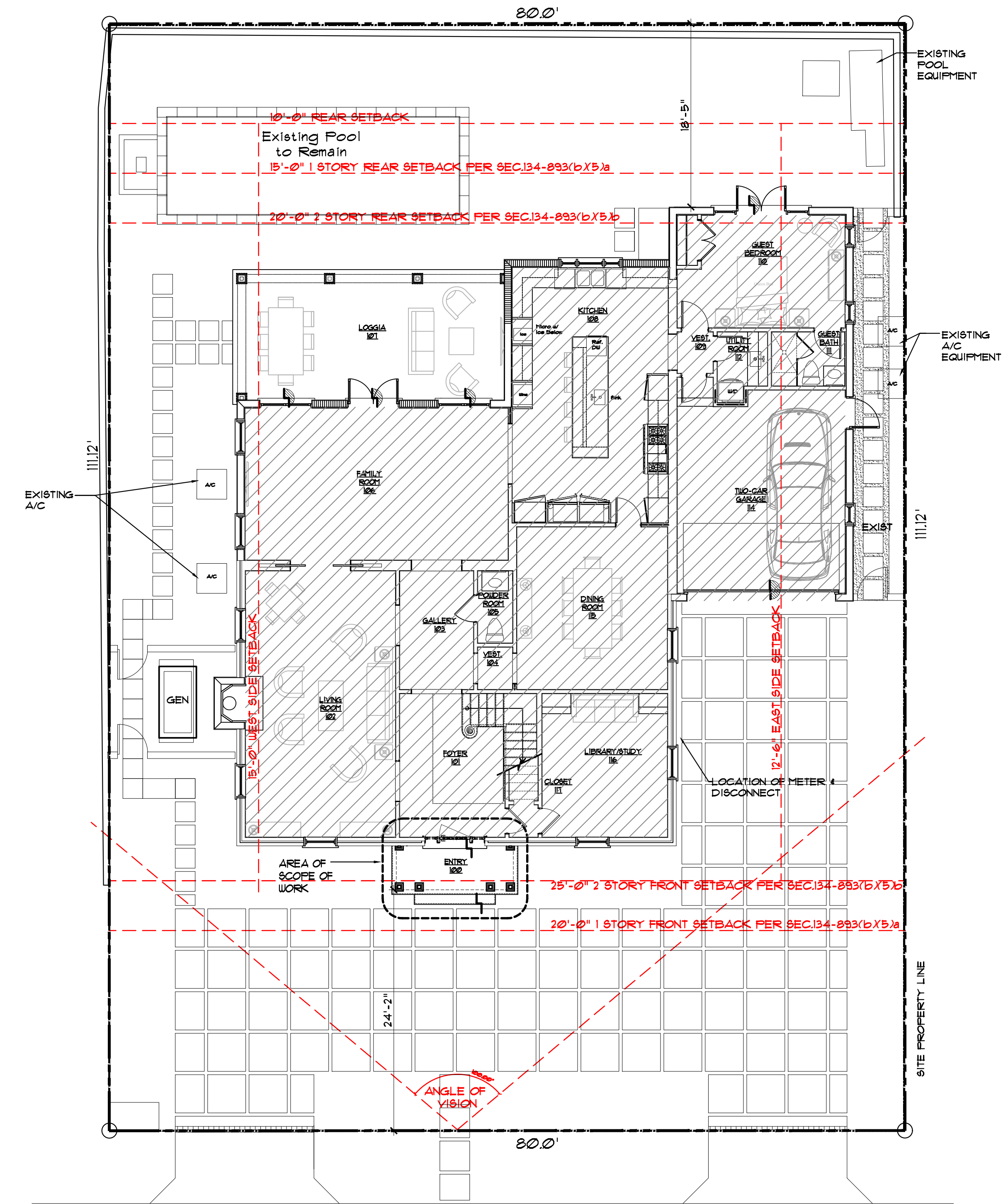
SEAL
STATE OF FLORIDA
THOMAS M. KIRCHHOFF
REGISTERED ARCHITECT
AR0014635
THOMAS M. KIRCHHOFF EL. REG. NO. AR0014635
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REVISIONS	
PROJECT NUMBER: 220	DATE: JAN. 12, 2024
ISSUED FOR: FIRST SUBMITTAL	DATE PLOTTED:
DRAWN BY: G.G.	CHECKED BY: TK
DRAWING NUMBER:	

A1.1
SCALE
AS NOTED



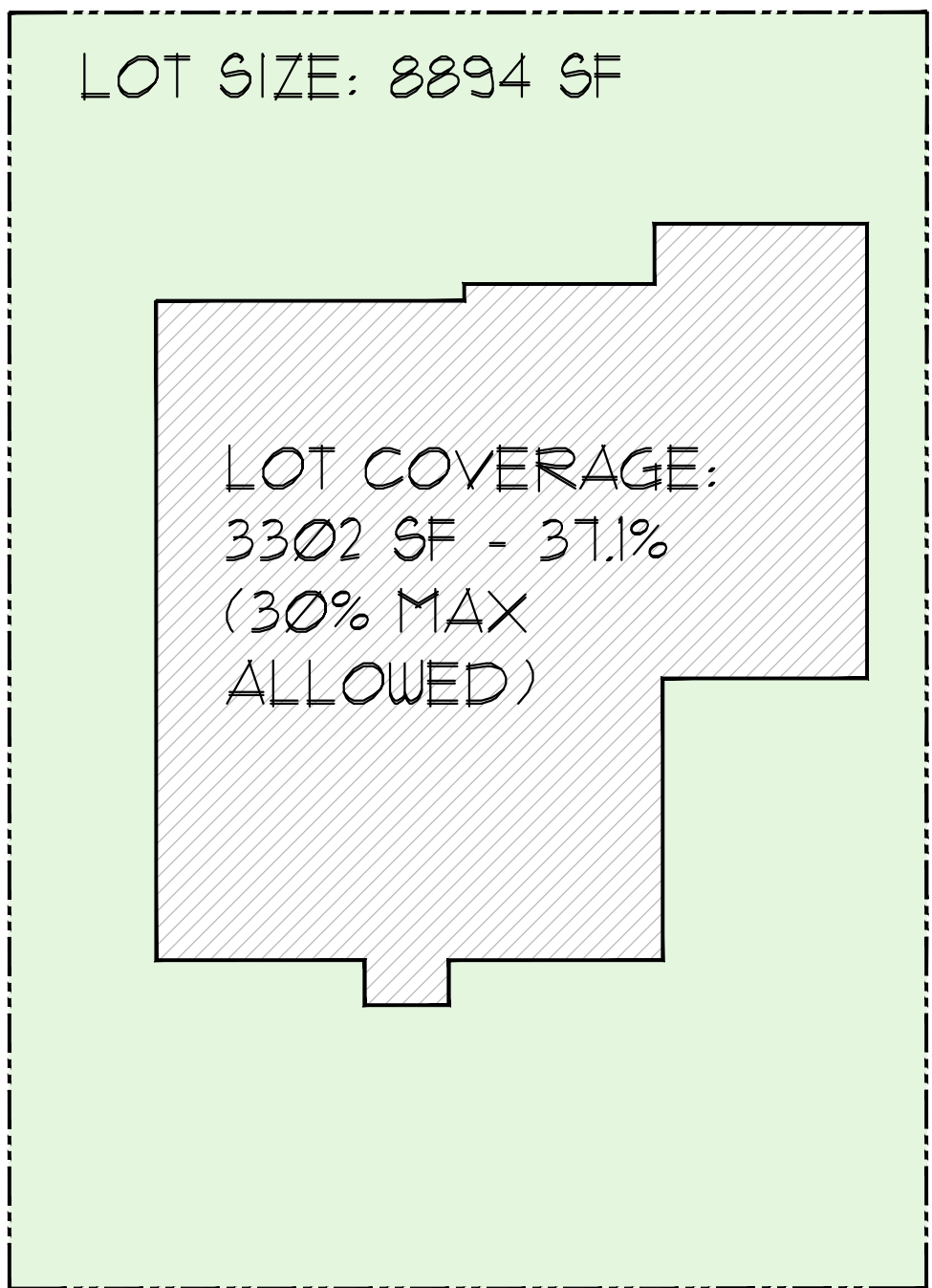
1 EXISTING SITE PLAN
1/8" = 1'-0"



2 PROPOSED SITE PLAN
1/8" = 1'-0"

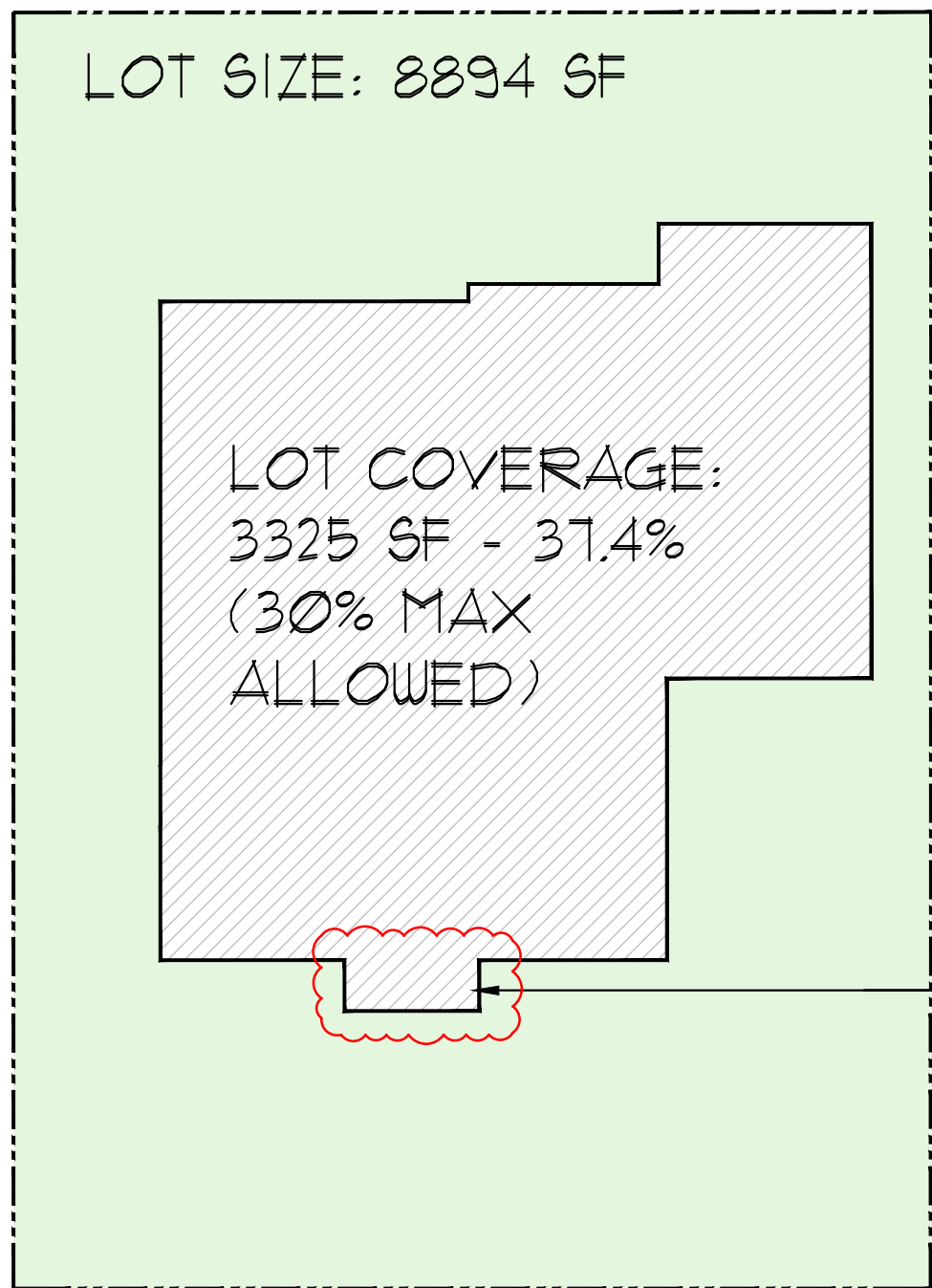
ARC - 24 - 038
ZON - 24 - 045

* EXISTING LOT COVERAGE
EXCEEDS MAX. ALLOWED



1 LOT COVERAGE- EXISTING

* REFER TO LANDSCAPE DRUGS.
FOR NEW OPEN SPACE CALCS.



2 LOT COVERAGE- PROPOSED

VARIANCE REQUIRED

SECTION 134-893 (11) A
REQUEST FOR A
VARIANCE TO ALLOW THE
FRONT ENTRY ADDITION
TO HAVE A 37.4% LOT
COVERAGE IN LIEU OF
THE 37.1% EXISTING AND
THE 30.0% MAXIMUM
ALLOWABLE.

ADDED
COVERAGE:
23 SF

CUBIC CONTENT CALCULATIONS - RB

CCR = (BUILDING VOLUME/LOT AREA)
LOT SIZE = 8,894 SQUARE FEET
MAXIMUM ALLOWABLE CCR = $4.00 \times (10,000 - 8,894) / 10,000$
MAXIMUM ALLOWABLE CCR = 4.11 = 36,526 CUBIC FEET
5% ALLOWANCE FOR LOGGIA = 1,826 CUBIC FEET
TOTAL ALLOWABLE VOLUME = 38,352 CUBIC FEET

NOTE: AVERAGE CROWN OF ROAD IS 3.41'
FINISH FLOOR IS 4.12'
GARAGE FINISH FLOOR IS 3.12'
BASE FLOOD ELEVATION IS 7.00'
MEASURING POINT IS 7.00'

EXISTING RESIDENCE VOLUME:

TWO-STORY	1,980 SF X 15.97'	31,621 CF
ONE-STORY	954 SF X 6.55'	6,249 CF
LOGGIA	339 SF X 6.00'	2,034 CF
ENTRY PORCH	29 SF X 6.33'	184 CF

TOTAL EXISTING RESIDENCE VOLUME: = 40,233 CF
TOTAL EXISTING RESIDENCE CCR: = 4.51

PROPOSED RESIDENCE VOLUME:

TWO-STORY (NO CHANGE)	1,980 SF X 15.97'	31,621 CF
ONE-STORY (NO CHANGE)	954 SF X 6.55'	6,249 CF
LOGGIA (NO CHANGE)	339 SF X 6.00'	2,034 CF
ENTRY PORCH (NEW)	52 SF X 6.33'	329 CF

TOTAL PROPOSED RESIDENCE VOLUME: = 40,255 CF
TOTAL PROPOSED RESIDENCE CCR: = 4.52

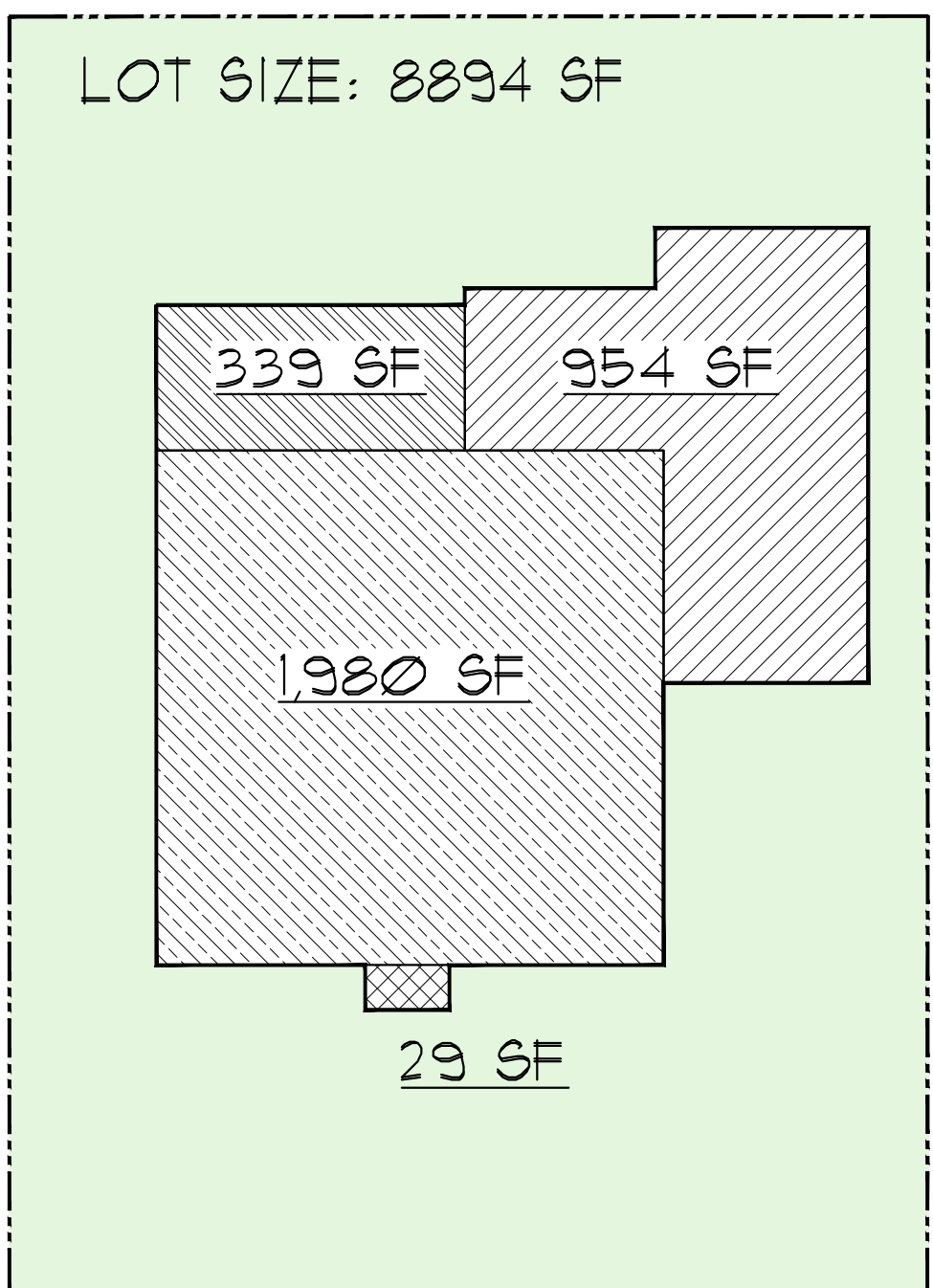
PROPOSED ADDITION VOLUME:

DEMOLITION EXISTING ENTRY PORCH	-29 SF X 6.33'	-184 CF
PROPOSED ENTRY PORCH	52 SF X 6.33'	329 CF

TOTAL ADDITION: 23 SF 145 CF

HEIGHT CALCULATION LEGEND

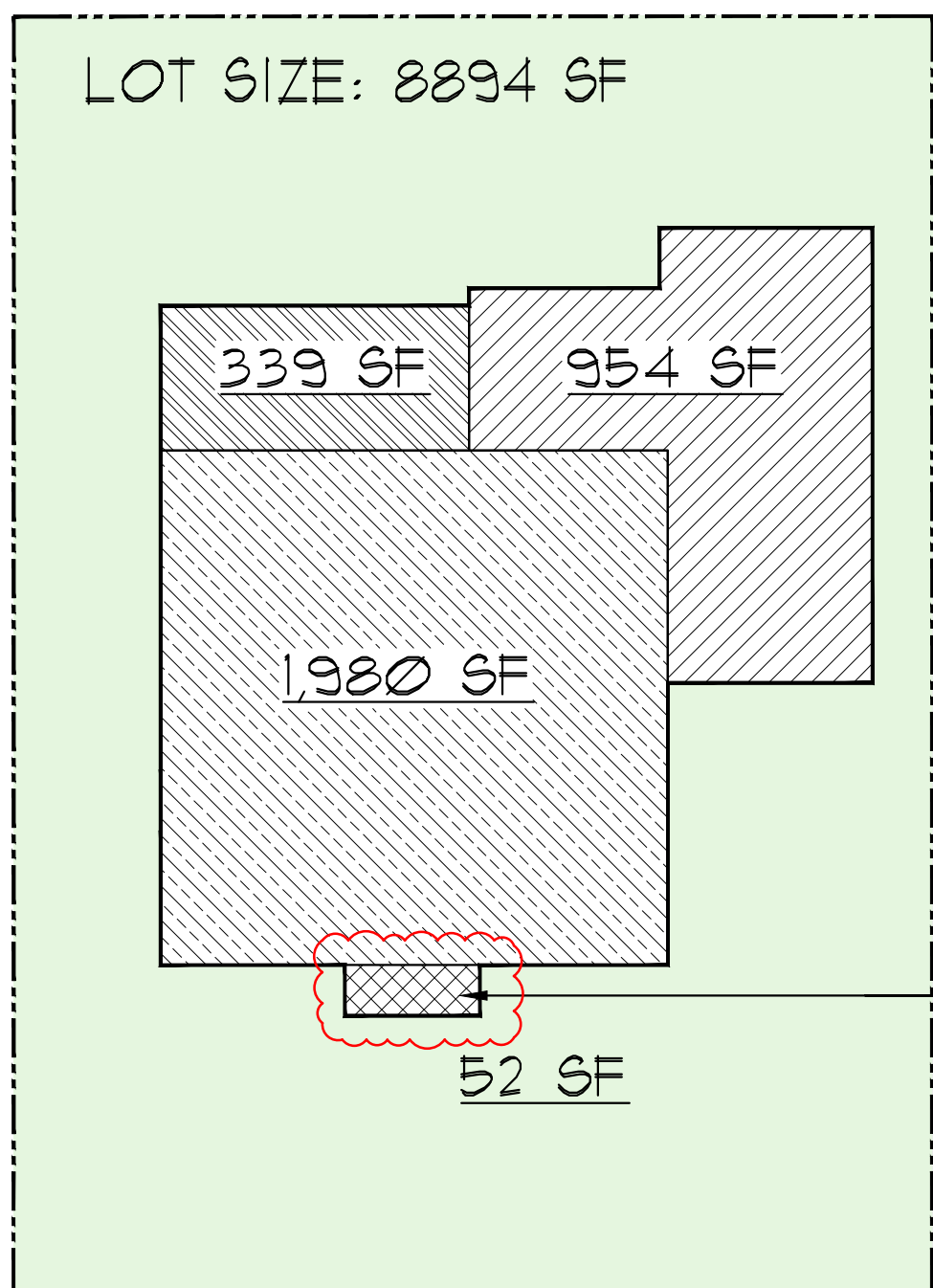
ONE STORY VOLUME- 6.55' FRONT ENTRY PORCH- 6.33'
TWO-STORY VOLUME- 15.97' LOGGIA VOLUME- 6.00'



3 CUBIC CONTENT- EXISTING

HEIGHT CALCULATION LEGEND

ONE STORY VOLUME- 6.55' FRONT ENTRY PORCH- 6.33'
TWO-STORY VOLUME- 15.97' LOGGIA VOLUME- 6.00'



4 CUBIC CONTENT- PROPOSED

VARIANCE REQUIRED

SECTION 134-893 (13) A
REQUEST FOR A
VARIANCE TO ALLOW THE
FRONT ENTRY ADDITION
TO HAVE A CUBIC
CONTENT RATIO (CCR) OF
4.52 IN LIEU OF THE 4.51
EXISTING AND THE 4.31
MAXIMUM ALLOWABLE.

ADDED
CUBIC CONTENT:
145 CF



KIRCHHOFF & ASSOCIATES
ARCHITECTS

1907 COMMERCE LANE, SUITE 106
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PALM BEACH, FLORIDA 33480

SEAL



THOMAS M. KIRCHHOFF EL. REG. NO. AR0014635
KIRCHHOFF & ASSOCIATES ARCHITECTS

REVISIONS

1 JANUARY 29, 2024

PROJECT NUMBER:
220

ISSUED FOR: FIRST SUBMITTAL DATE: JAN. 12, 2024

DATE PLCTED:

DRAWN BY: AA, TH CHECKED BY: TK

DRAWING NUMBER:

A1.3

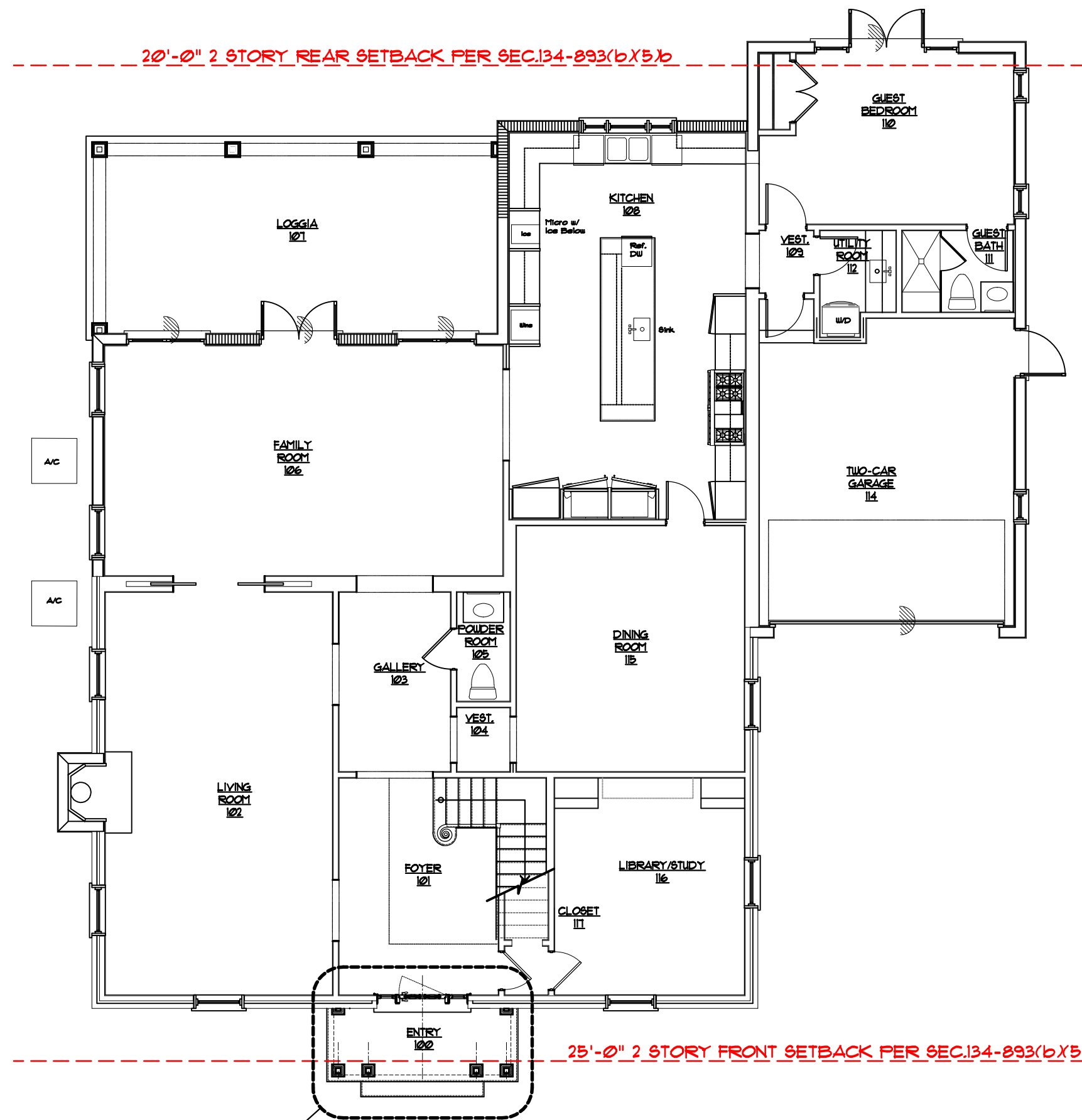
SCALE
AS NOTED

ARC - 24 - 038
ZON - 24 - 045

10'-0" 1 STORY REAR SETBACK PER COD.

15'-0" 1 STORY REAR SETBACK PER SEC.134-893(b)(5)a

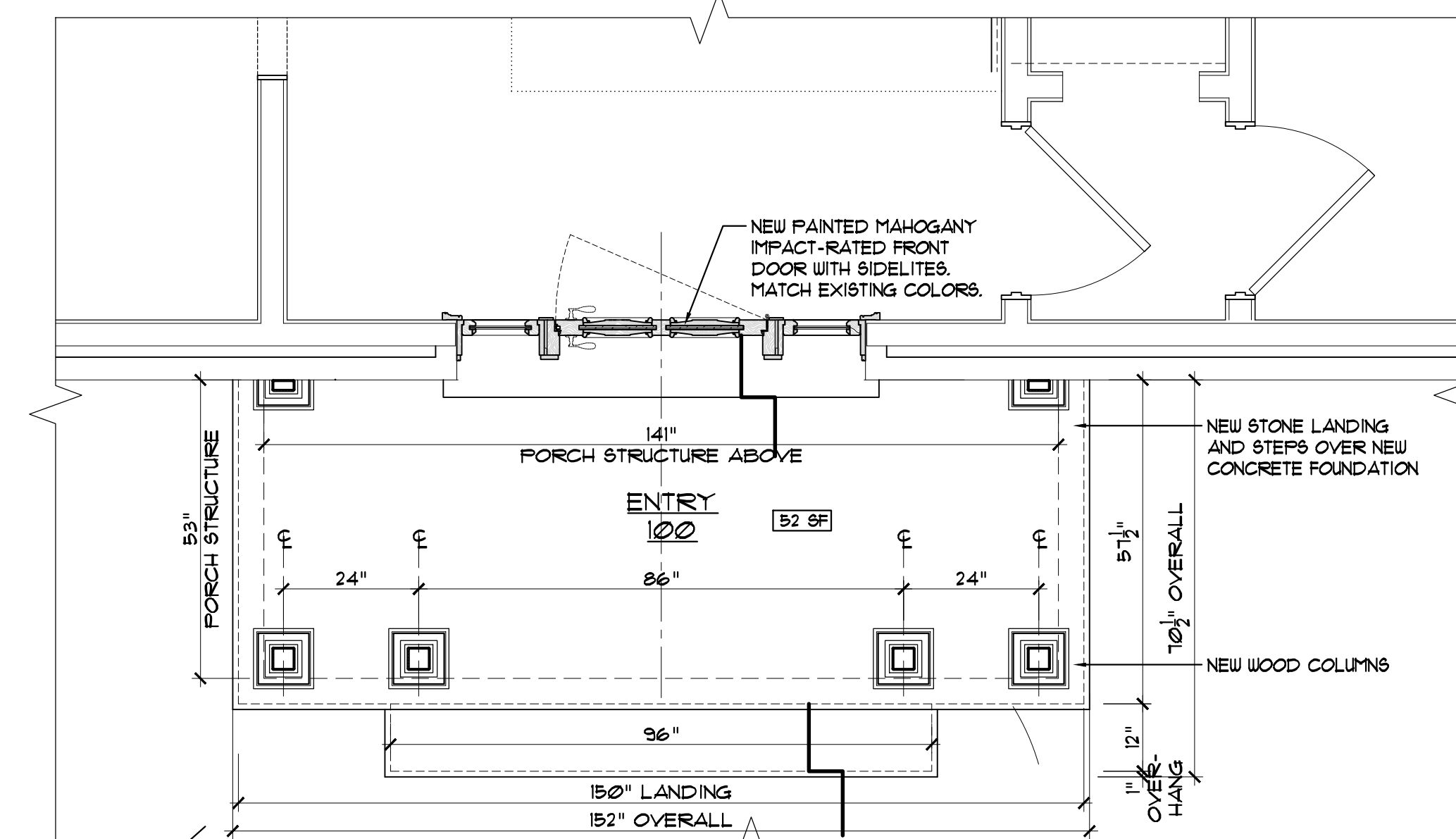
20'-0" 2 STORY REAR SETBACK PER SEC.134-893(b)(5)b



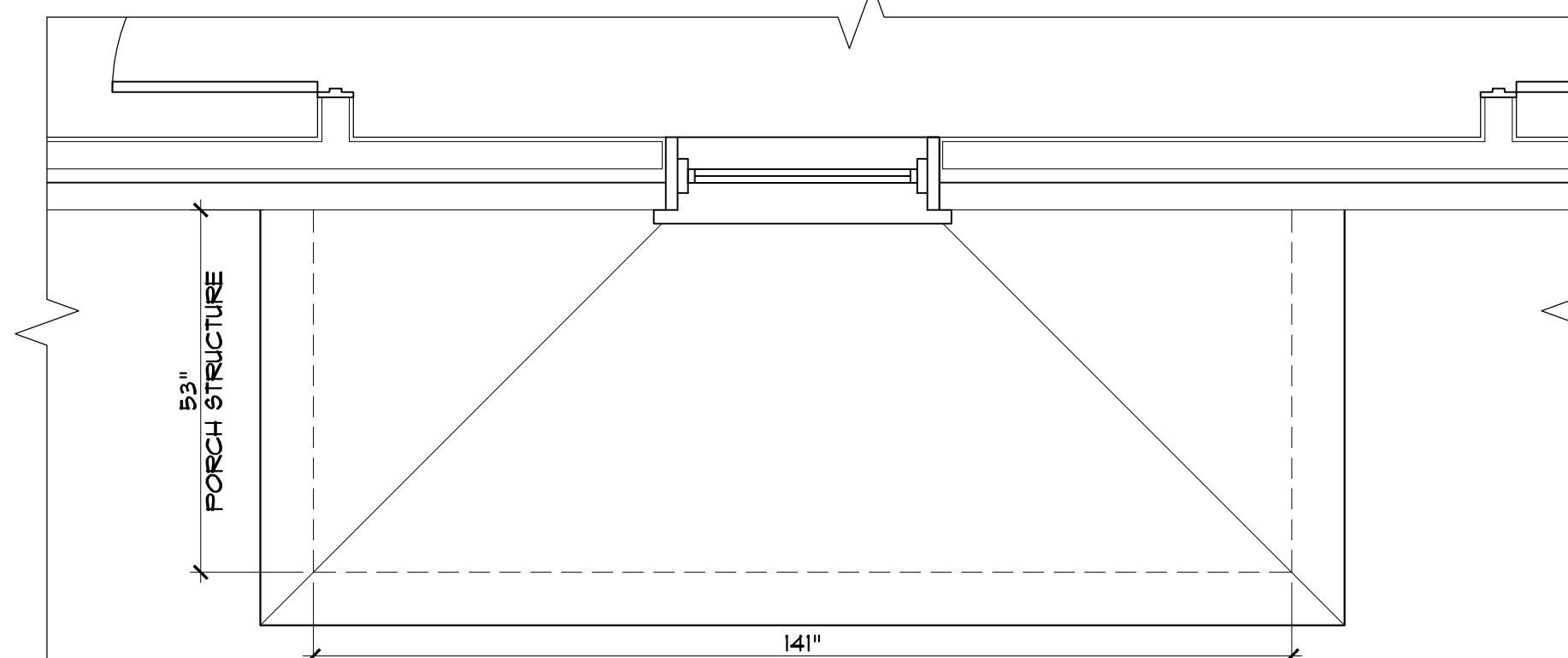
20'-0" 1 STORY FRONT SETBACK PER SEC.134-893(b)(5)a

4 **PROPOSED 1st FLOOR PLAN**
1/8" = 1'-0"

1/8" = 1'-0"



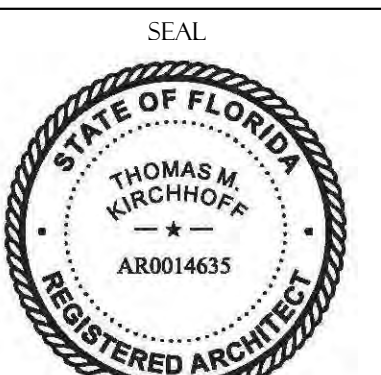
5 PROPOSED 1st FLOOR ENTRY
1/2" = 1'-0"

$$\frac{1}{2}'' = 1'-0''$$


6 PROPOSED ENTRY ROOF PLAN
1/2" = 1'-0"

$$\frac{1}{2}'' = 1'-0''$$
RENOVATION FOR:

207 PENDLETON AVE.
PALM BEACH, FLORIDA 33480



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REVISIONS

PROJECT NUMBER:
2210

ISSUED FOR: FIRST SUBMITTAL	DATE: JAN. 12, 2024
DATE PLOTTED:	

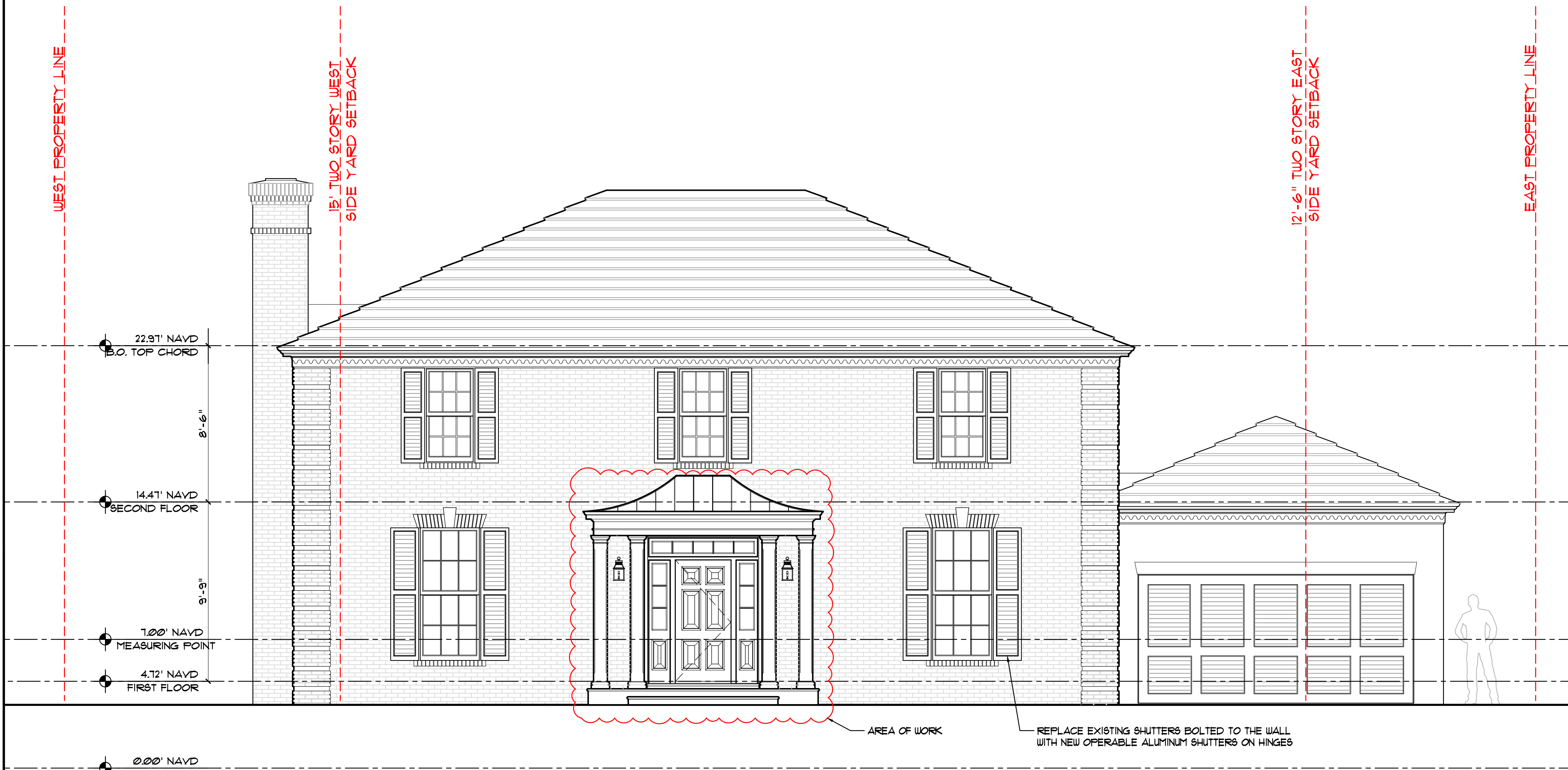
DRAWN BY: AA, TH	CHECKED BY: TK
DRAWING NUMBER:	

SCALE:
AS NOTED

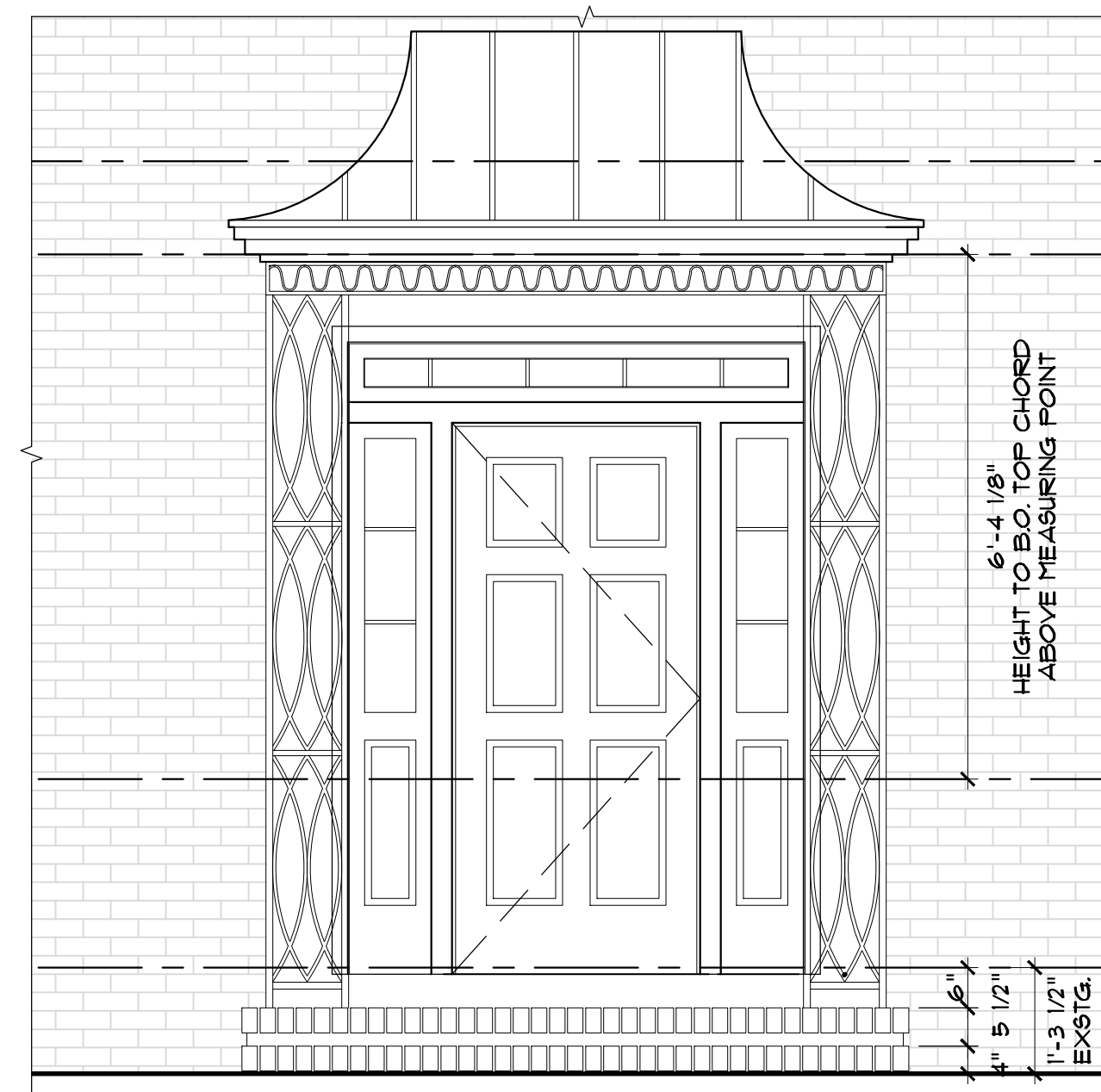
11



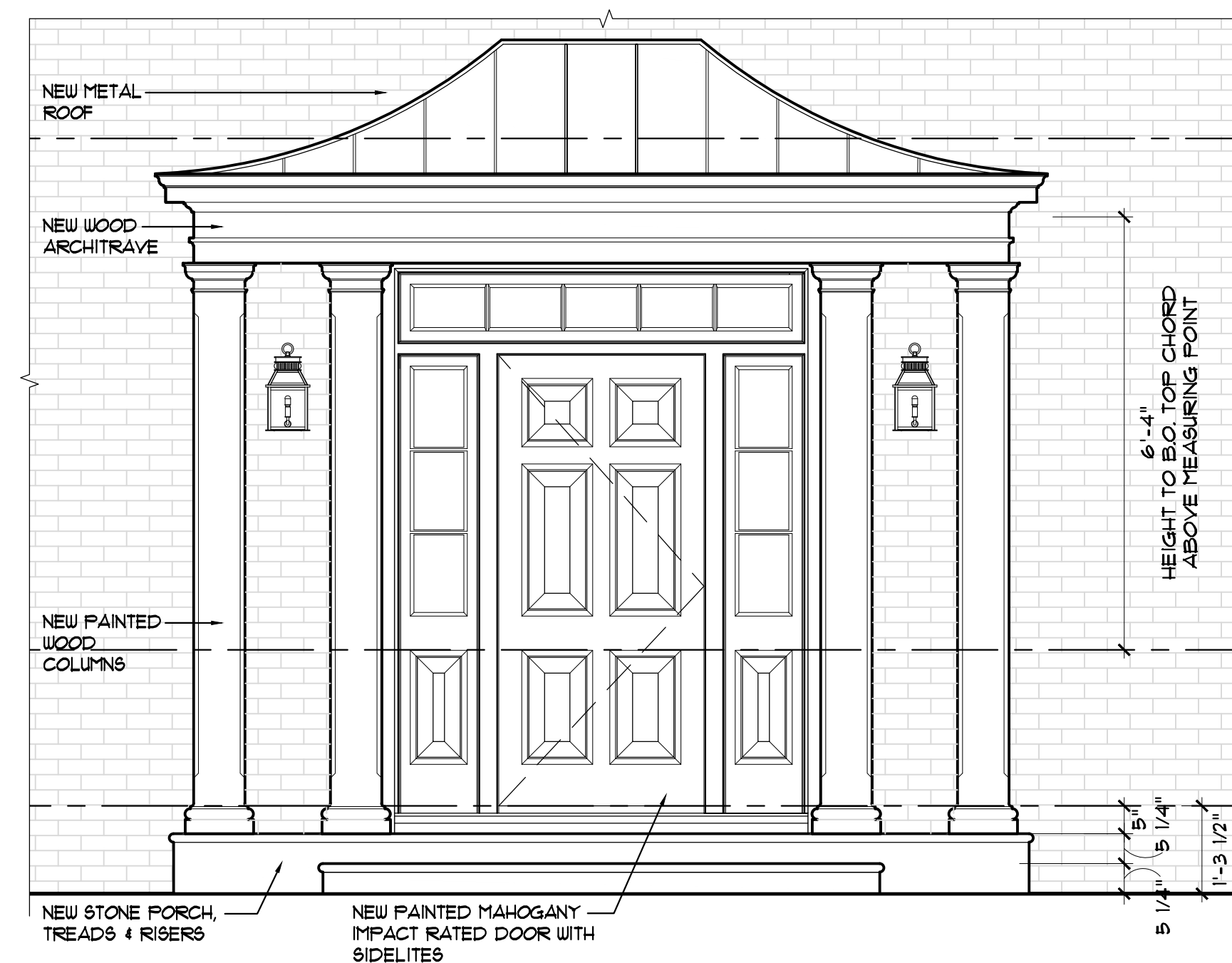
1a Existing South Elevation
1/4" = 1'-0"



1b Proposed South Elevation
1/4" = 1'-0"



1c Existing Porch
1/2" = 1'-0"



1d Proposed Porch
1/2" = 1'-0"

ARC - 24 - 038
ZON - 24 - 045



2a

Existing East Elevation
1/4" = 1'-0"



2b

Proposed East Elevation
1/4" = 1'-0"



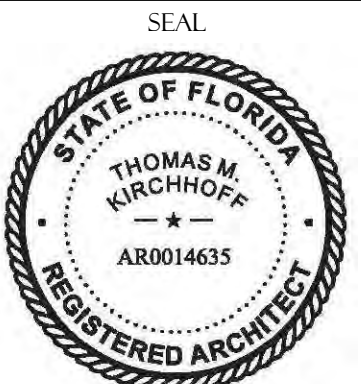
KIRCHHOFF & ASSOCIATES
ARCHITECTS

1907 COMMERCE LANE, SUITE 106
JUPITER, FLORIDA 33458
Tel. 575-9994
KIRCHHOFFARCHITECTS.COM

RENOVATION FOR:

BLUE MOUNTAIN
TRUST

207 PENDLETON AVE.
PALM BEACH, FLORIDA 33480



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REVISIONS

PROJECT NUMBER:
220

ISSUED FOR: FIRST SUBMITTAL DATE: JAN. 12, 2024

DATE PLOTTED:

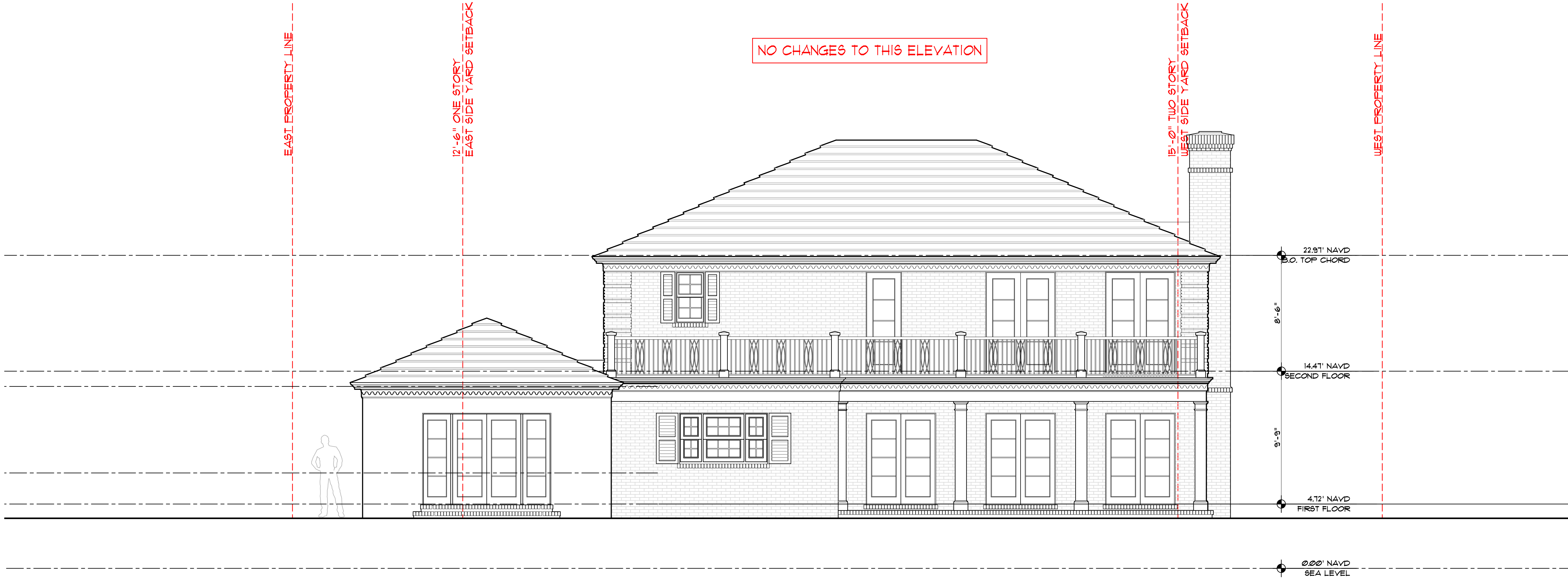
DRAWN BY: AA, TH CHECKED BY: TK

DRAWING NUMBER:

A3.2

SCALE
AS NOTED

ARC - 24 - 038
ZON - 24 - 045



3a Existing North Elevation
1/4" = 1'-0"

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RENOVATION FOR:
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REVISIONS	
PROJECT NUMBER: 220	DATE: JAN. 12, 2024
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DATE PLOTTED:	DRAWING NUMBER:

A3.3
SCALE:
AS NOTED



4a **Existing West Elevation**
1/4" = 1'-0"



4b **Proposed West Elevation**
1/4" = 1'-0"



KIRCHHOFF & ASSOCIATES
ARCHITECTS

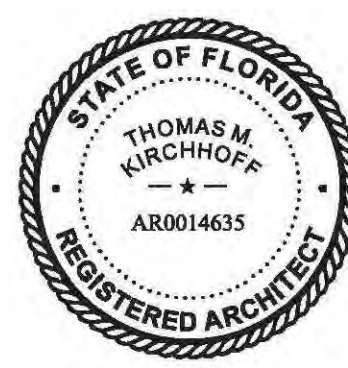
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RENOVATION FOR:

BLUE MOUNTAIN TRUST

207 PENDLETON AVE.
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DRAWING NUMBER:	

A3.4

SCALE
AS NOTED



1b Proposed South Elevation
1/4" = 1'-0"



2b Proposed East Elevation
1/4" = 1'-0"



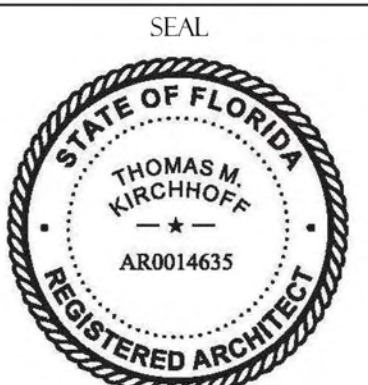
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RENOVATION FOR:

BLUE MOUNTAIN
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207 PENDELTON AVE.
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TK
DRAWING NUMBER:

A3.5

SCALE:
AS NOTED

ARC - 24 - 038
ZON - 24 - 045



3b Proposed North Elevation
1/4" = 1'-0"



4b Proposed West Elevation
1/4" = 1'-0"



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RENOVATION FOR:

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REVISIONS	
△	JANUARY 29, 2024

PROJECT NUMBER:
220

ISSUED FOR:
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DATE:
JAN. 12, 2024

DATE PLOTTED:

DRAWN BY:
AA, TH

CHECKED BY:
TK

DRAWING NUMBER:

A3.6

SCALE:
AS NOTED



1 **ARTISTIC RENDERINGS**
STREET ELEVATION

ARC - 24 - 038
ZON - 24 - 045


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RENOVATION FOR:

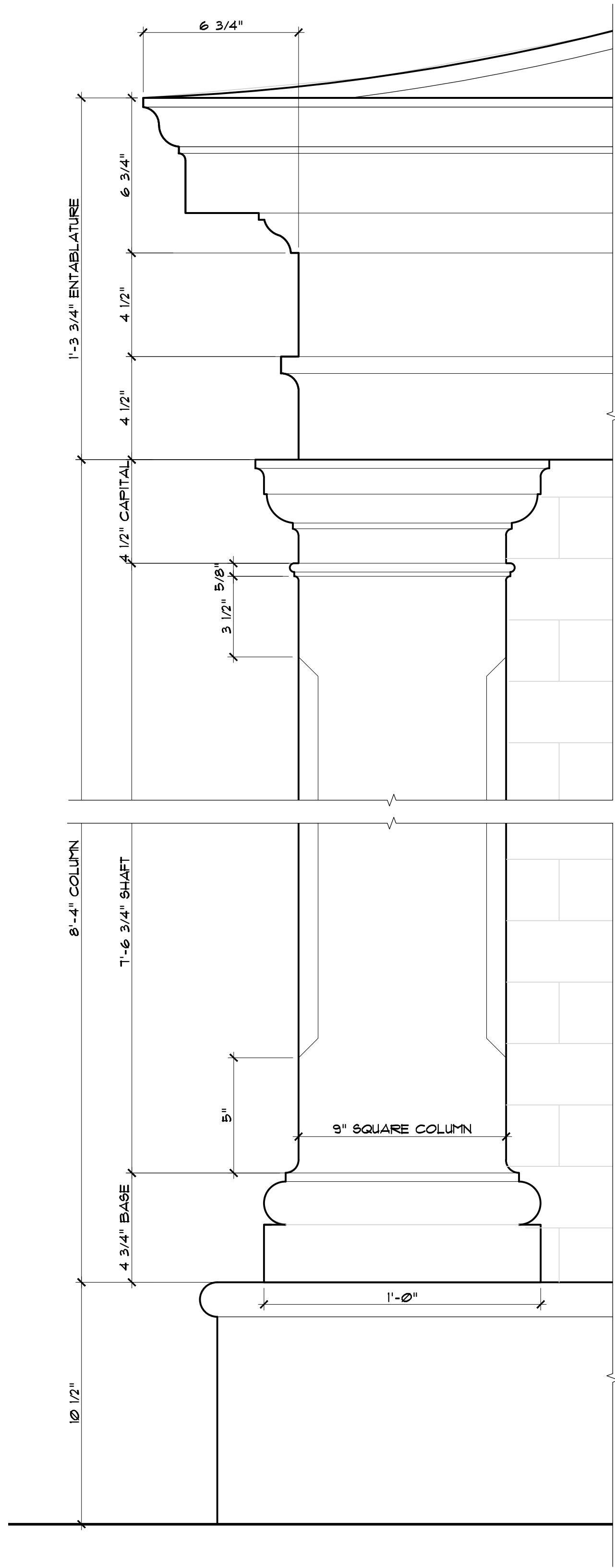
**BLUE MOUNTAIN
TRUST**

207 PENDLETON AVE.
PALM BEACH, FLORIDA 33480

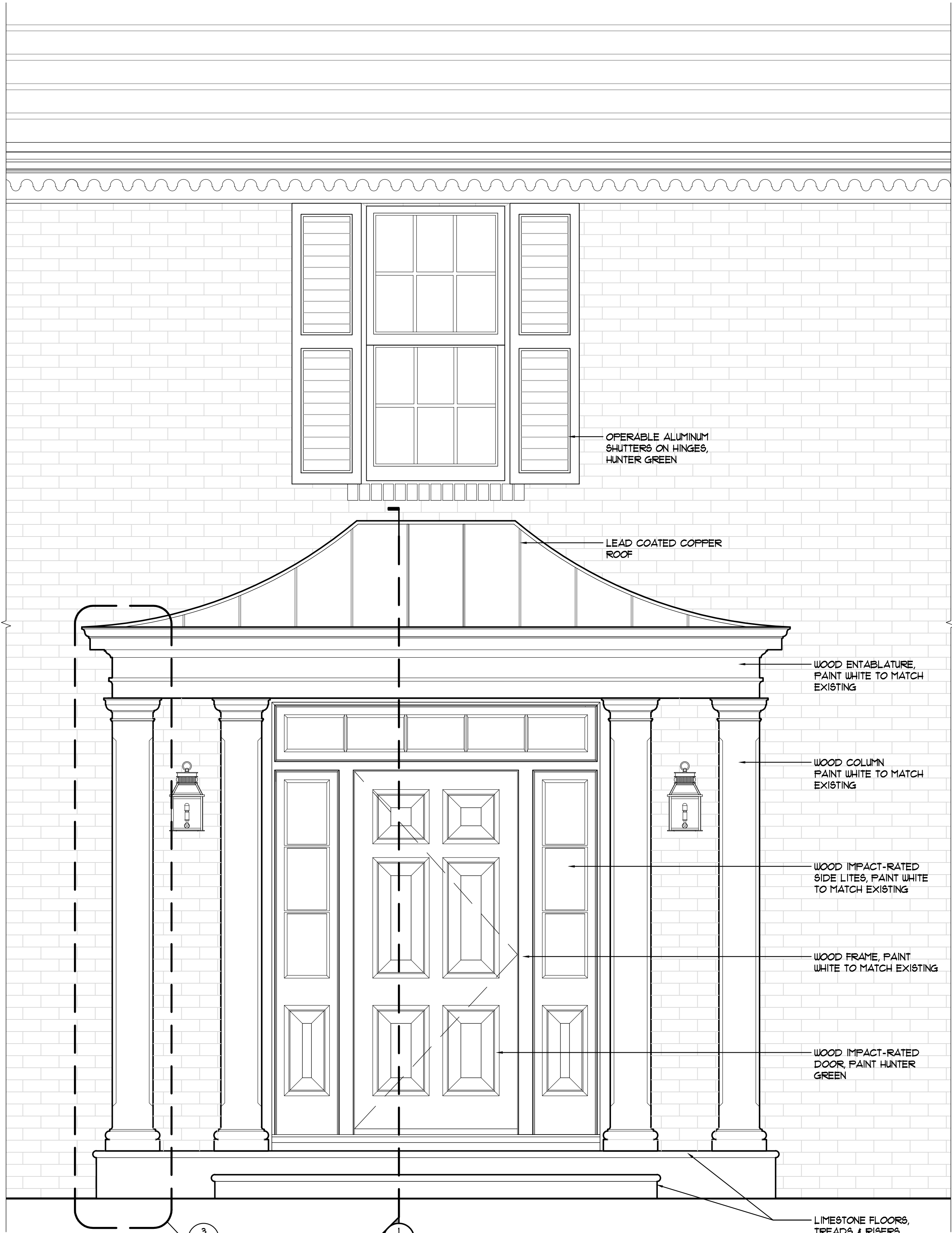
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REVISIONS	
2	FEBRUARY 12, 2024
PROJECT NUMBER:	220
ISSUED FOR:	DATE:
FIRST SUBMITTAL	JAN. 12, 2024
DATE PLOTTED:	
DRAWN BY:	CHECKED BY:
AA, TH	TK
DRAWING NUMBER:	
A3.7	
SCALE AS NOTED	



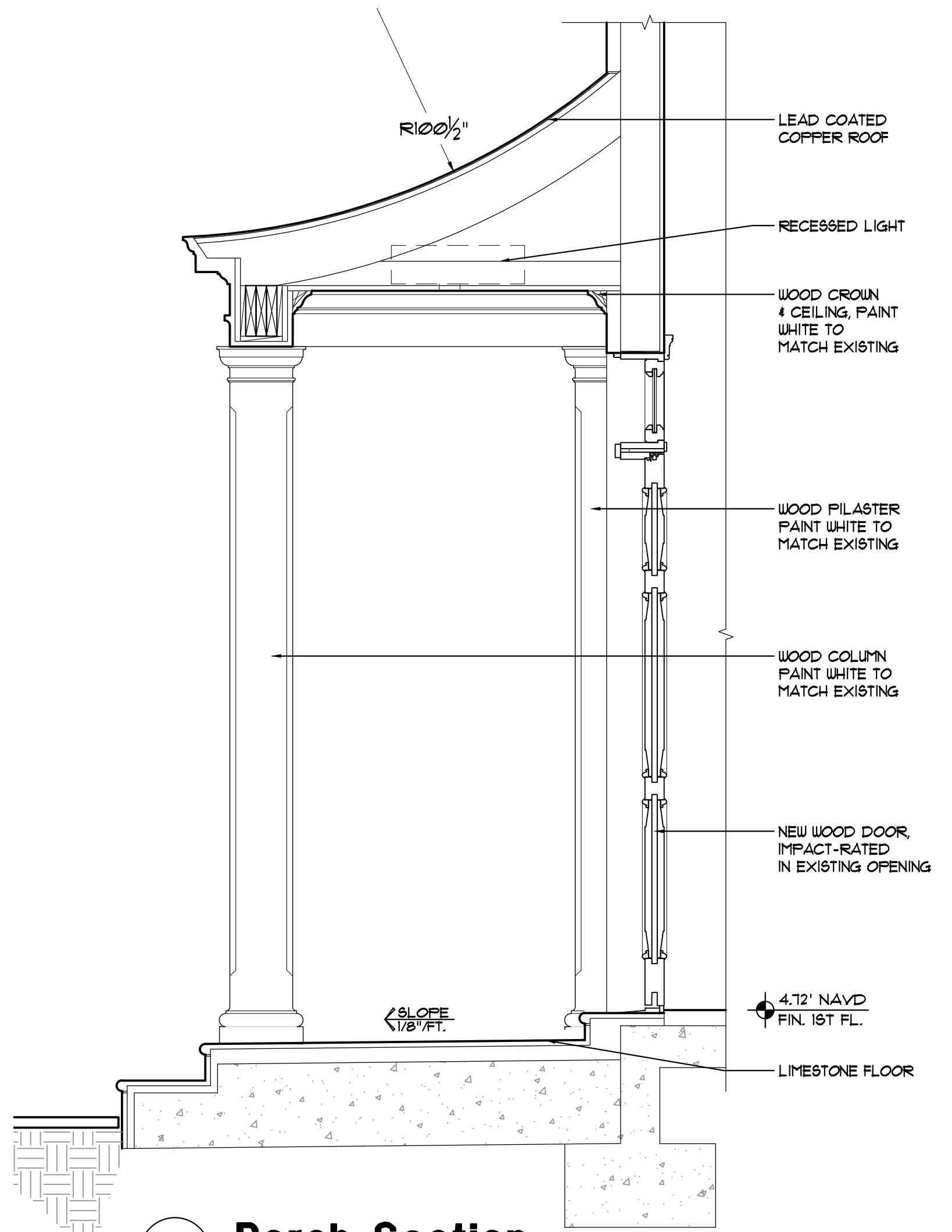
3 **Porch Column**
3/4" = 1'-0"



2 **Porch Elevation**
3/4" = 1'-0"

MATERIALS & FINISHES

ROOF LEAD COATED COPPER	PORCH FLOOR & STEPS PALMEIRA LIMESTONE
COLUMNS & ENTABLATURE WHITE, MATCH EXSTG.	SHUTTERS & DOOR HUNTER GREEN



1 **Porch Section**
3/4" = 1'-0"

ARC - 24 - 038
ZON - 24 - 045

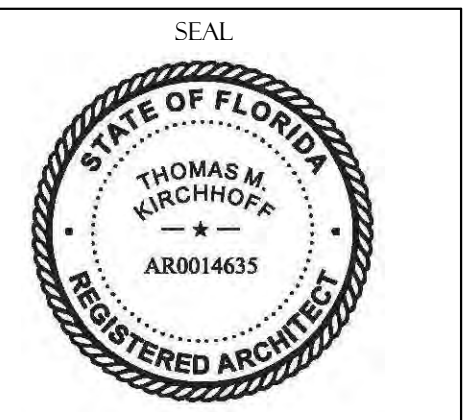
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RENOVATION FOR:

**BLUE MOUNTAIN
TRUST**

207 PENDLETON AVE.
PALM BEACH, FLORIDA 33480



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REVISIONS

PROJECT NUMBER: 220	DATE: JAN. 12, 2024
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DRAWN BY: AA, TH	CHECKED BY: TK
DRAWING NUMBER:	

PROJECT NUMBER:
220

ISSUED FOR:
FIRST SUBMITTAL

DATE PLOTTED:

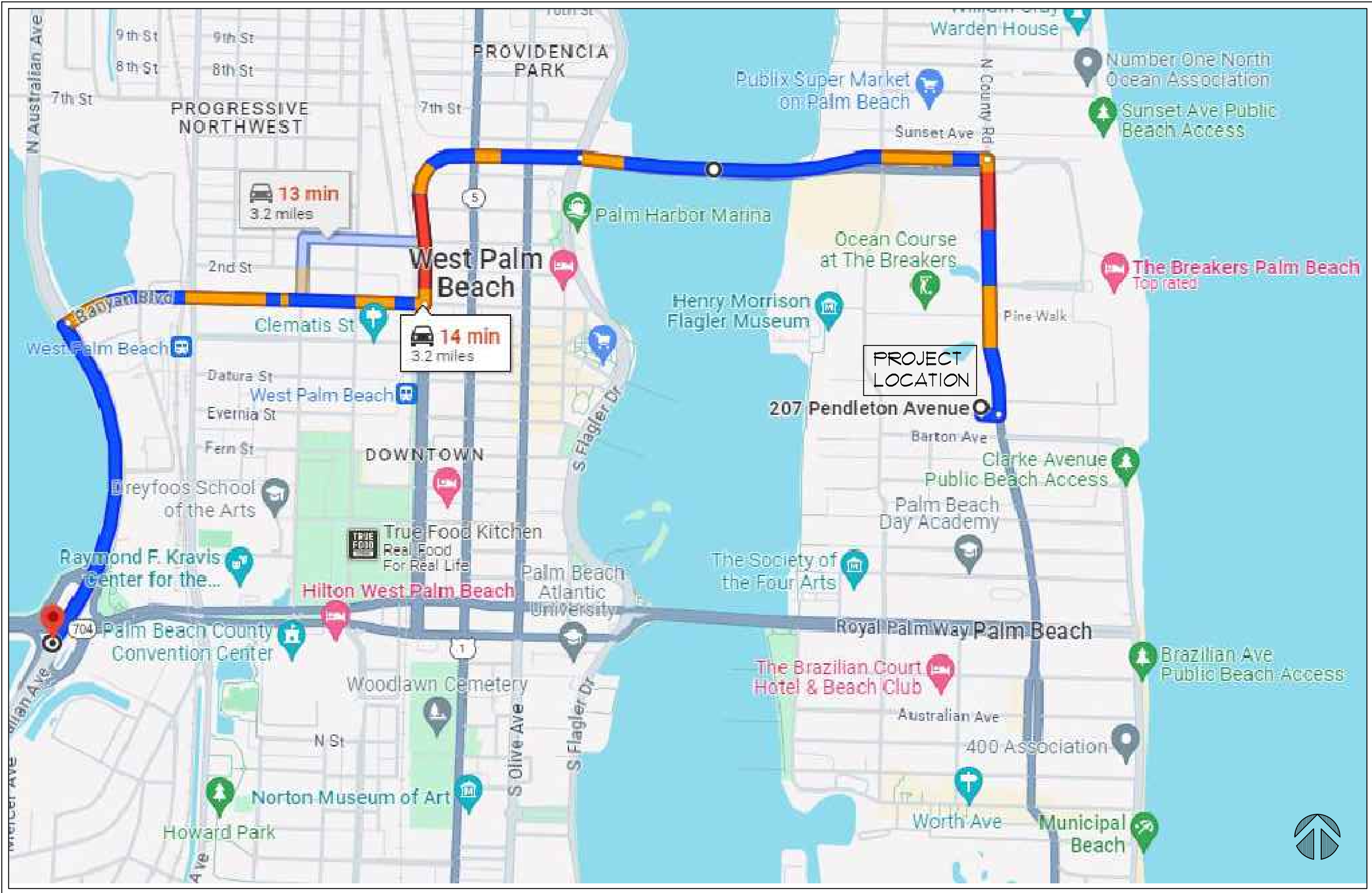
DRAWN BY:
AA, TH

CHECKED BY:
TK

DRAWING NUMBER:

A5.1

SCALE:
AS NOTED



GOOGLE MAPS - JANUARY 2024

1 TRUCK INGRESS/EGRESS ROUTE

GENERAL NOTES

1. THE BEST ROUTE IS INDICATED VIA THE FLAGLER MEMORIAL BRIDGE.
2. TRUCK DRIVERS WILL BE COGNIZANT OF SEASONS WHEN USE OF THE RIGHT-OF-WAY IS LIMITED/ RESTRICTED.
3. 10 TRUCK DELIVERIES WILL ACCESS THE PROPERTY OVER 3 MONTHS.

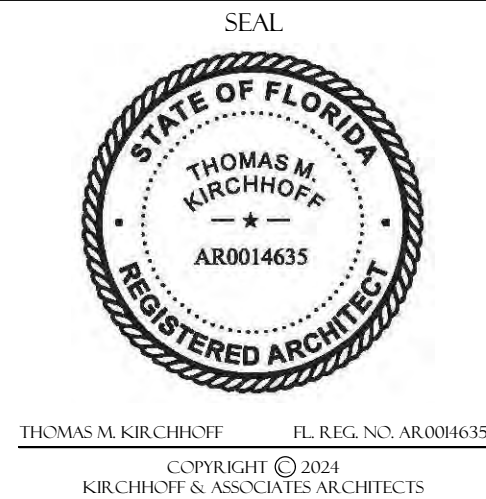
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RENOVATION FOR:

BLUE MOUNTAIN
TRUST

207 PENDLETON AVE.
PALM BEACH, FLORIDA 33480



REVISIONS

PROJECT NUMBER:
220
ISSUED FOR:
FIRST SUBMITTAL
DATE:
JAN. 12, 2024
DRAWN BY:
EC
CHECKED BY:
TK
DRAWING NUMBER:

A9.1
SCALE:
AS NOTED

ARC - 24 - 038
ZON - 24 - 045

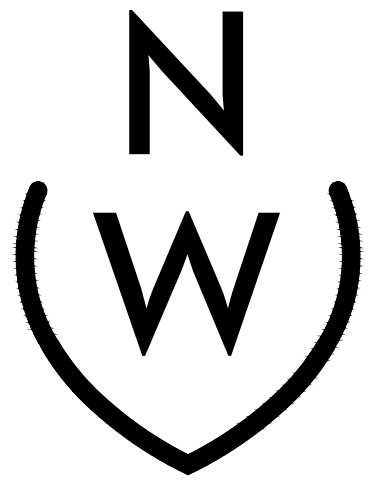
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

EXISTING PLAN
207 PENDLETON
PALM BEACH, FLORIDA

29 JAN 2024
19 JAN 2024
12 JAN 2024
09 JAN 2024
18 DEC 2023
22 NOV 2023
06 SEPT 2023
14 AUG 2023

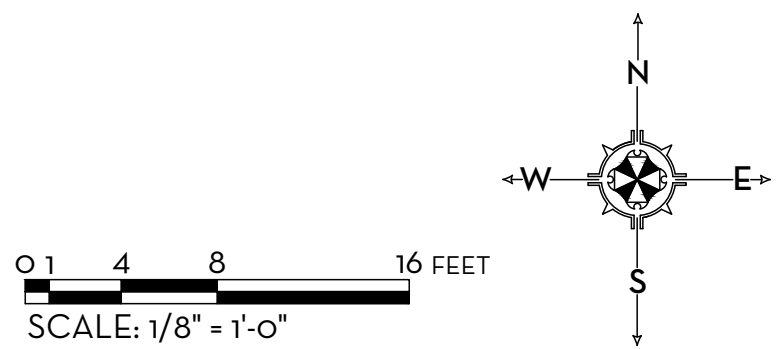
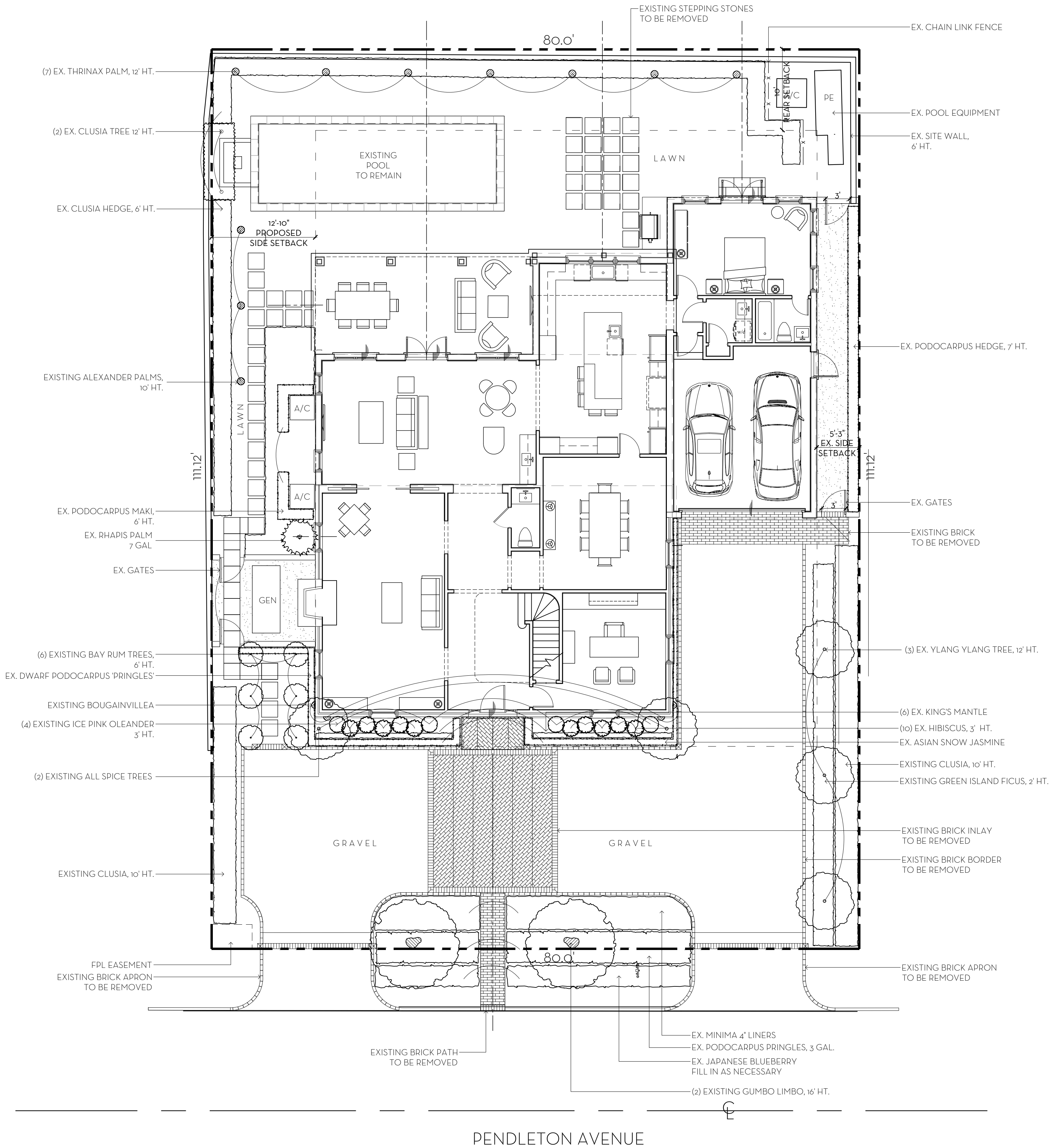


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DESIGN

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F: 561-659-2113

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EX
ARC-24-038
ZON-24-045



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN RENDER
207 PENDLETON
PALM BEACH, FLORIDA

29 JAN 2024
19 JAN 2024
12 JAN 2024
09 JAN 2024
18 DEC 2023
22 NOV 2023
06 SEPT 2023
14 AUG 2023



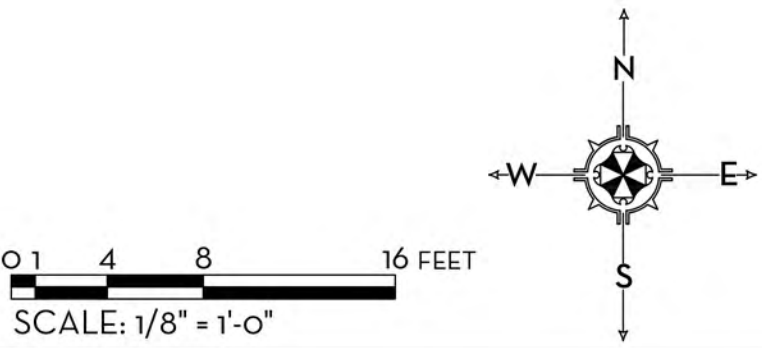
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SITE

ARC-24-038
ZON-24-045



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/4" = 1'-0"

ELEVATION
207 PENDLETON
PALM BEACH, FLORIDA

25 JAN 2024
19 JAN 2024
12 JAN 2024
02 JAN 2024
18 DEC 2023
22 NOV 2023
06 SEPT 2023
14 AUG 2023



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EL1
ARC-24-038
ZON-24-045

1
EL1
PROPOSED SOUTH ELEVATION (EXTERIOR)
SCALE: 1/4" = 1'-0"

1
EL1
PROPOSED SOUTH ELEVATION (INTERIOR)
SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/4" = 1'-0"

ELEVATION
207 PENDLETON
PALM BEACH, FLORIDA

25 JAN 2024
19 JAN 2024
12 JAN 2024
02 JAN 2024
18 DEC 2023
22 NOV 2023
06 SEPT 2023
14 AUG 2023



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EL2
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ZON-24-045



1 PROPOSED EAST ELEVATION
EL2 SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

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Landscape Architect
Registration No.
6666856

SCALE: 1/4" = 1'-0"

ELEVATION
207 PENDLETON
PALM BEACH, FLORIDA

25 JAN 2024
19 JAN 2024
12 JAN 2024
02 JAN 2024
18 DEC 2023
22 NOV 2023
06 SEPT 2023
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EL3
ARC-24-038
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1
EL3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

SCALE: 1/4" = 1'-0"

ELEVATION
207 PENDLETON
PALM BEACH, FLORIDA

25 JAN 2024
19 JAN 2024
12 JAN 2024
02 JAN 2024
18 DEC 2023
22 NOV 2023
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EL4

ARC-24-038
ZON-24-045

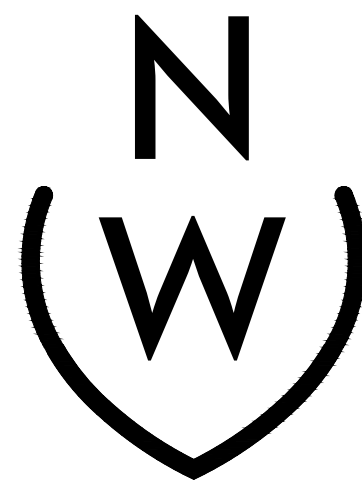


1 PROPOSED WEST ELEVATION
EL4 SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

HARDSCAPE PLAN
207 PENDLETON
PALM BEACH, FLORIDA

29 JAN 2024
19 JAN 2024
12 JAN 2024
02 JAN 2024
18 DEC 2023
22 NOV 2023
06 SEPT 2023
14 AUG 2023



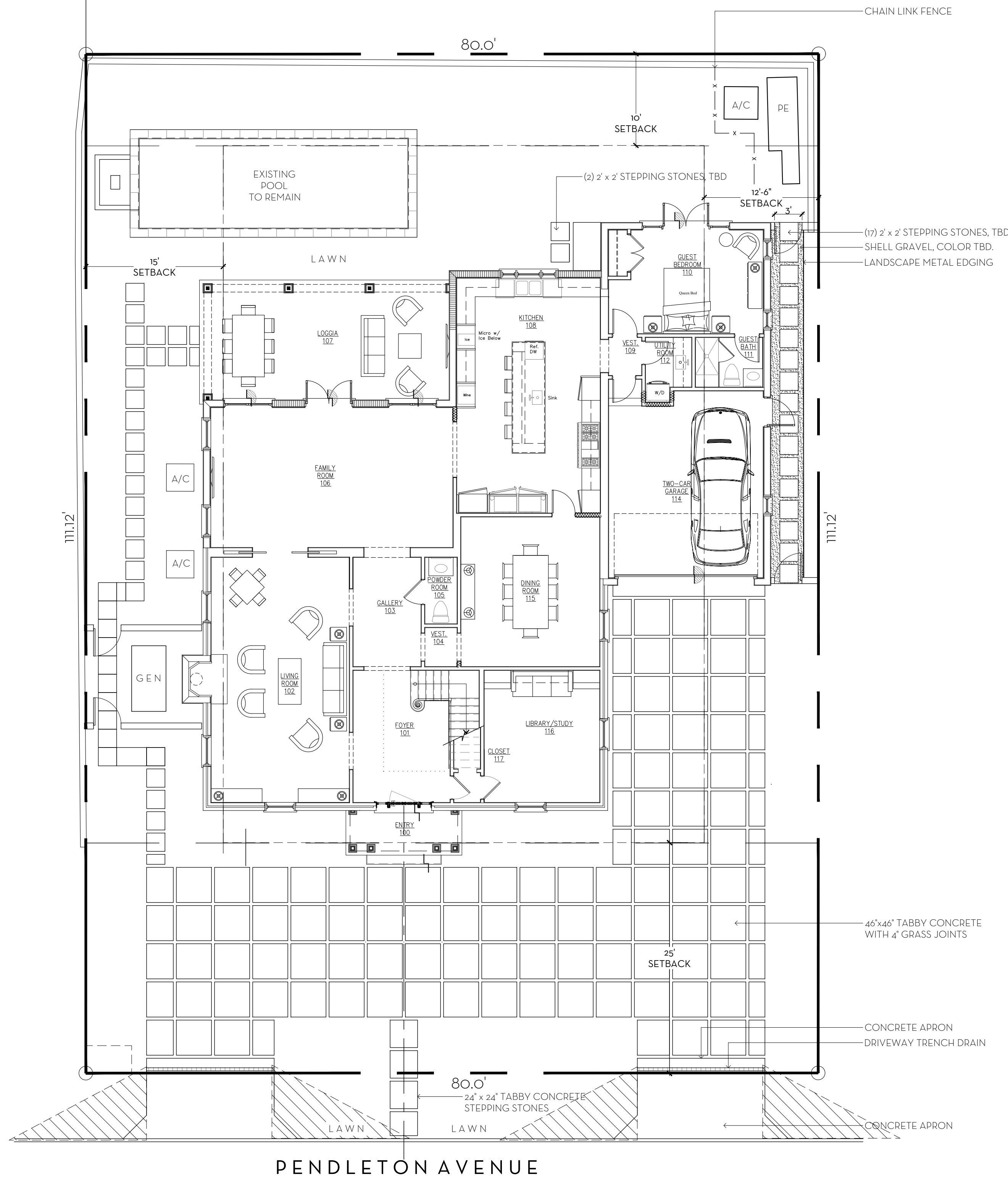
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L1

ARC-24-038
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OVERALL R-B SITE CALCULATIONS:

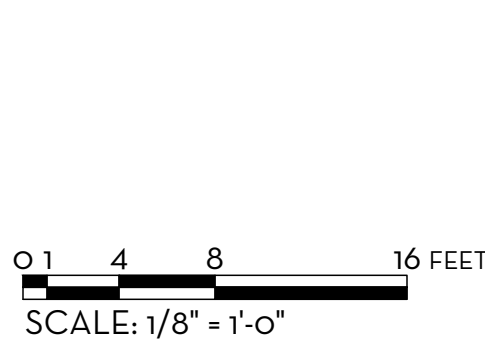
SITE AREA =	8,894	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,002	SQ FT	45%
EXISTING =	2,572	SQ FT	28.9%
PROPOSED =	2,801	SQ FT	31.5%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	800	SQ FT	40%
EXISTING =	533	SQ FT	26.7%
PROPOSED =	615	SQ FT	30.1%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,424	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 4,002 SQ FT) + 2,001 REQUIRED			
EXISTING =	1,843	SQ FT	
PROPOSED =	2,040	SQ FT	



State of Florida
Landscape Architect
Registration No.
6666856

Line #	Landscape Legend		
1	Property Address:		
2	Lot Area (sq. ft.):	8894 SQFT	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	4002 sqft	2801 sqft, 31.5%
5	LOS to be altered (Sq Ft and %)	N/A	147 sqft, 0.04%
6	Perimeter LOS (Sq Ft and %)	2000 sqft	615 sqft, 30.1%
7	Front Yard LOS (Sq Ft and %)	3434 sqft	2040 sqft, 59.5%
8	Native Trees %	30% (number of trees)	N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	N/A
10	Native Groundcover %	30% (groundcover area)	N/A

To determine qualifying native vegetation use either:

the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

OR

[the Florida Native Plant Society Native Plants for Your Area List](#)

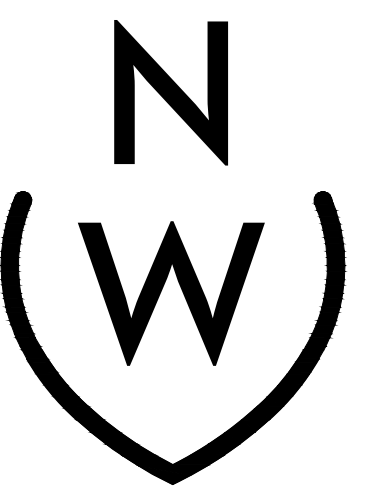
Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

***NOTE: NOT ALTERING MORE THAN 50% OF LANDSCAPE**

SCALE: 1/8 = 1-0

LANDSCAPE PLAN
207 PENDLETON
PALM BEACH, FLORIDA

29 JAN 2024
19 JAN 2024
12 JAN 2024
02 JAN 2024
18 DEC 2023
22 NOV 2023
06 SEPT 2023
14 AUG 2023

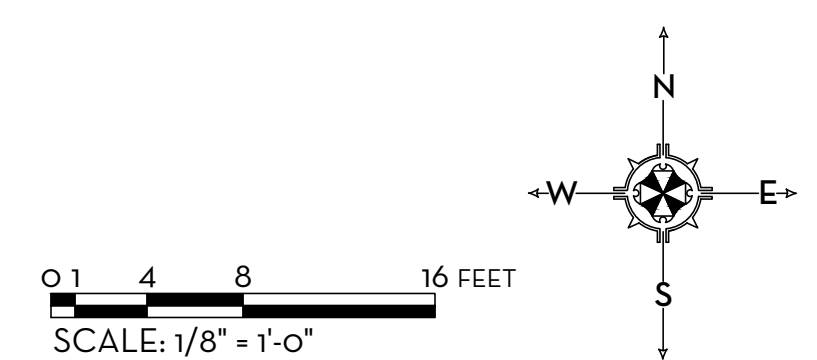
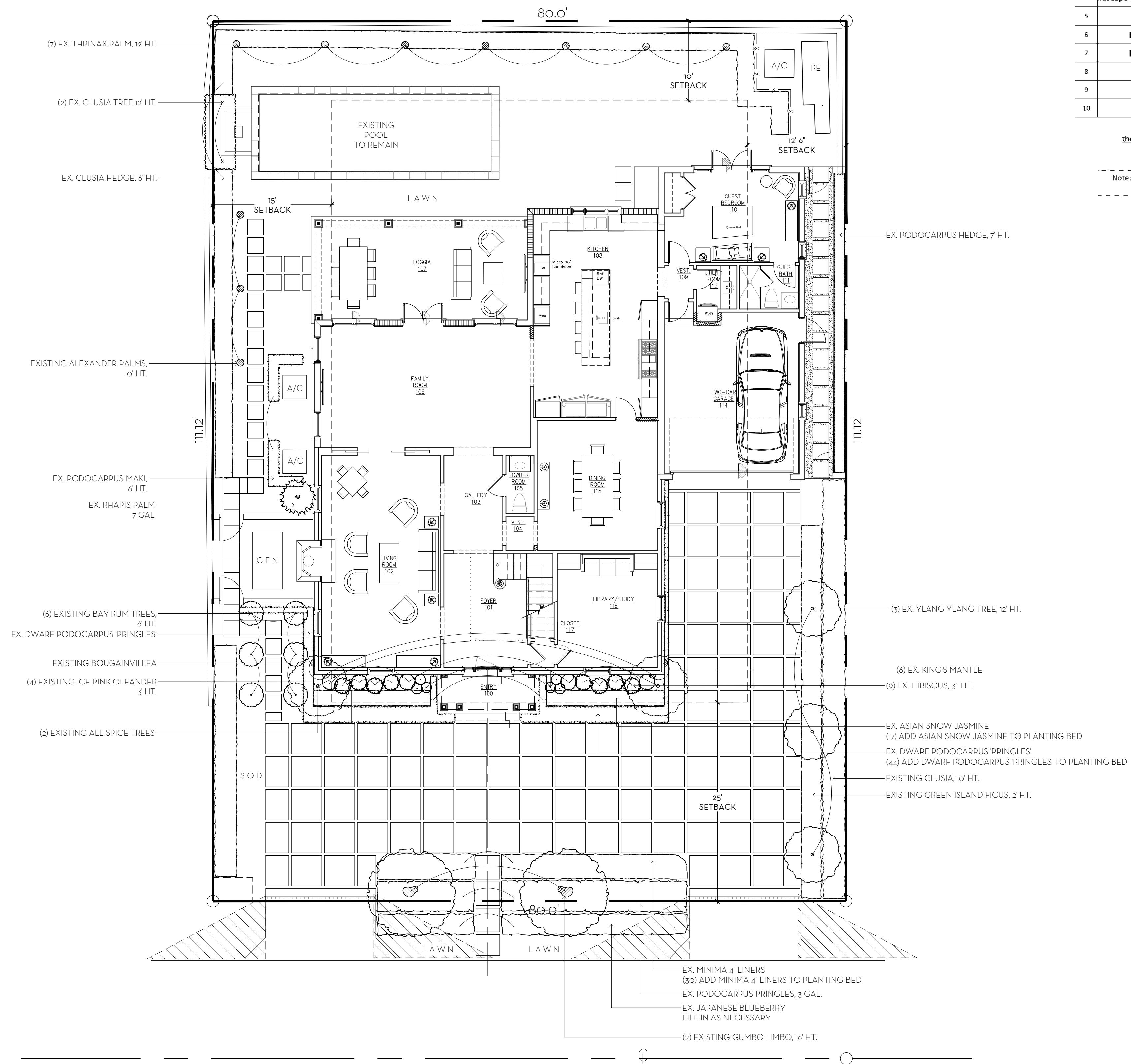


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SECOND SUBMITTAL

MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

Line #	Landscape Legend	
1	Property Address:	
2	Lot Area (sq. ft.):	8894 SQFT
3		REQUIRED PROPOSED
4	andscape Open Space (LOS) (Sq Ft and %)	4002 sqft 2801 sqft , 31.5%
5	LOS to be altered (Sq Ft and %)	N/A 147 sqft , 0.04%
6	Perimeter LOS (Sq Ft and %)	2000 sqft 615 sqft , 30.1%
7	Front Yard LOS (Sq Ft and %)	3434 sqft 2040 sqft , 59.5%
8	Native Trees %	30% (number of trees) N/A
9	Native Shrubs & Vines %	30% (number of shrubs & vines) N/A
10	Native Groundcover %	30% (groundcover area) N/A

To determine qualifying native vegetation use either:

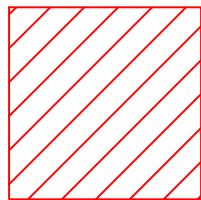
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

OR

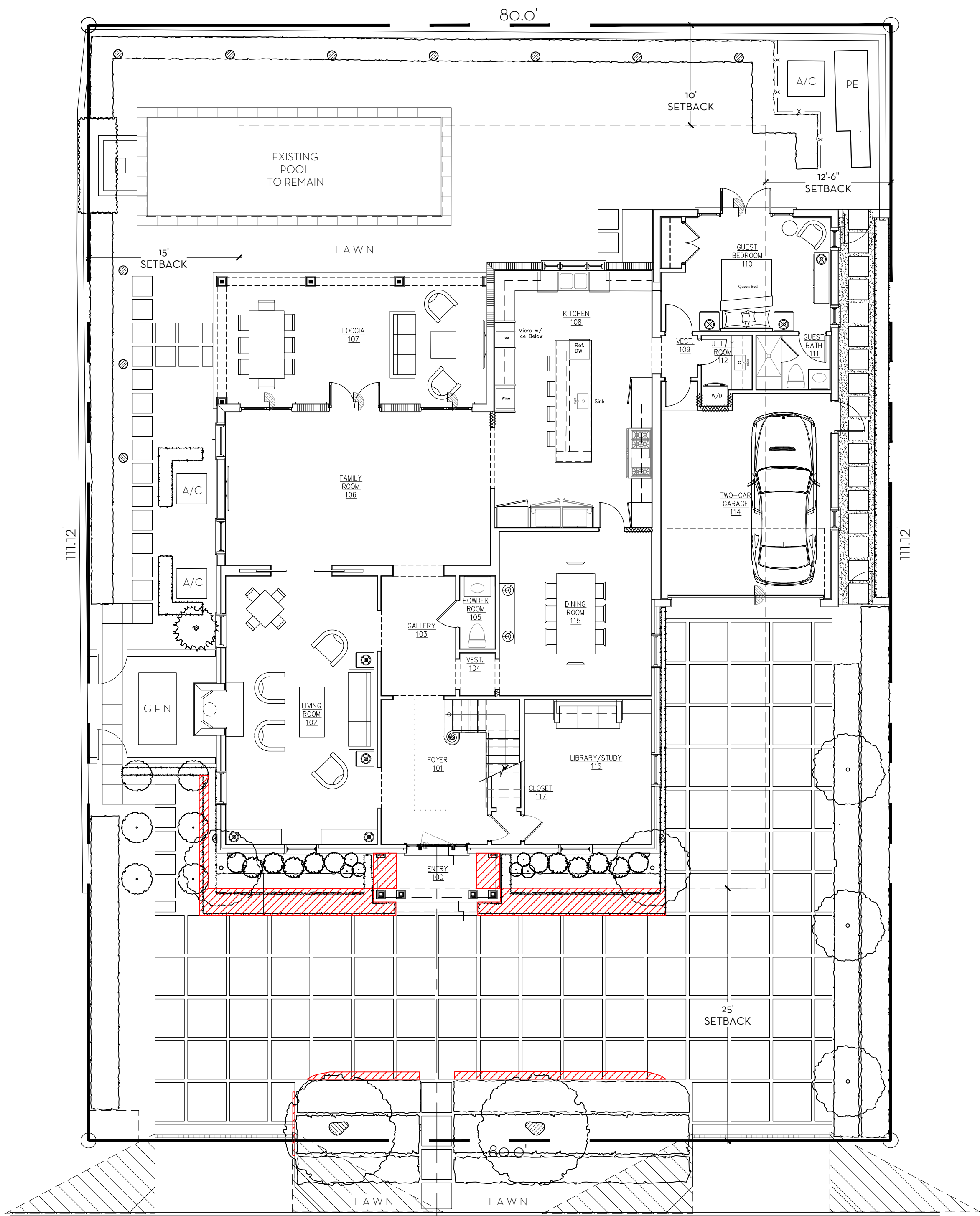
the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

*NOTE: NOT ALTERING MORE THAN 50% OF LANDSCAPE



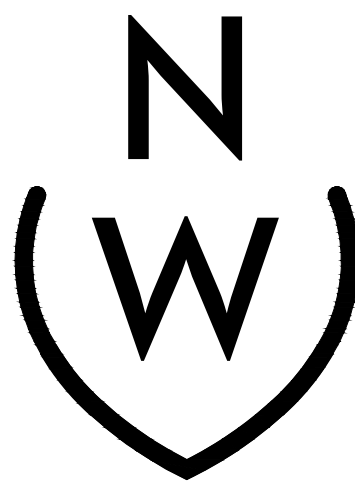
LANDSCAPE ALTERATION AREAS



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

LANDSCAPE ALTERATION PLAN
207 PENDLETON
PALM BEACH, FLORIDA

29 JAN 2024
19 JAN 2024
12 JAN 2024
02 JAN 2024
18 DEC 2023
22 NOV 2023
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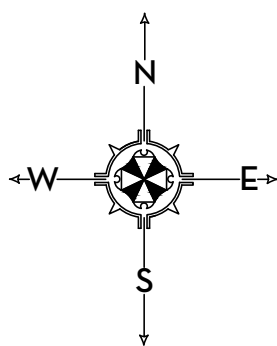


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LA
ARC-24-038
ZON-24-045



0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

OVERALL - OPEN SPACE DIAGRAM
207 PENDLETON
PALM BEACH, FLORIDA

29 JAN 2024
19 JAN 2024
12 JAN 2024
02 JAN 2024
18 DEC 2023
22 NOV 2023
06 SEPT 2023
14 AUG 2023



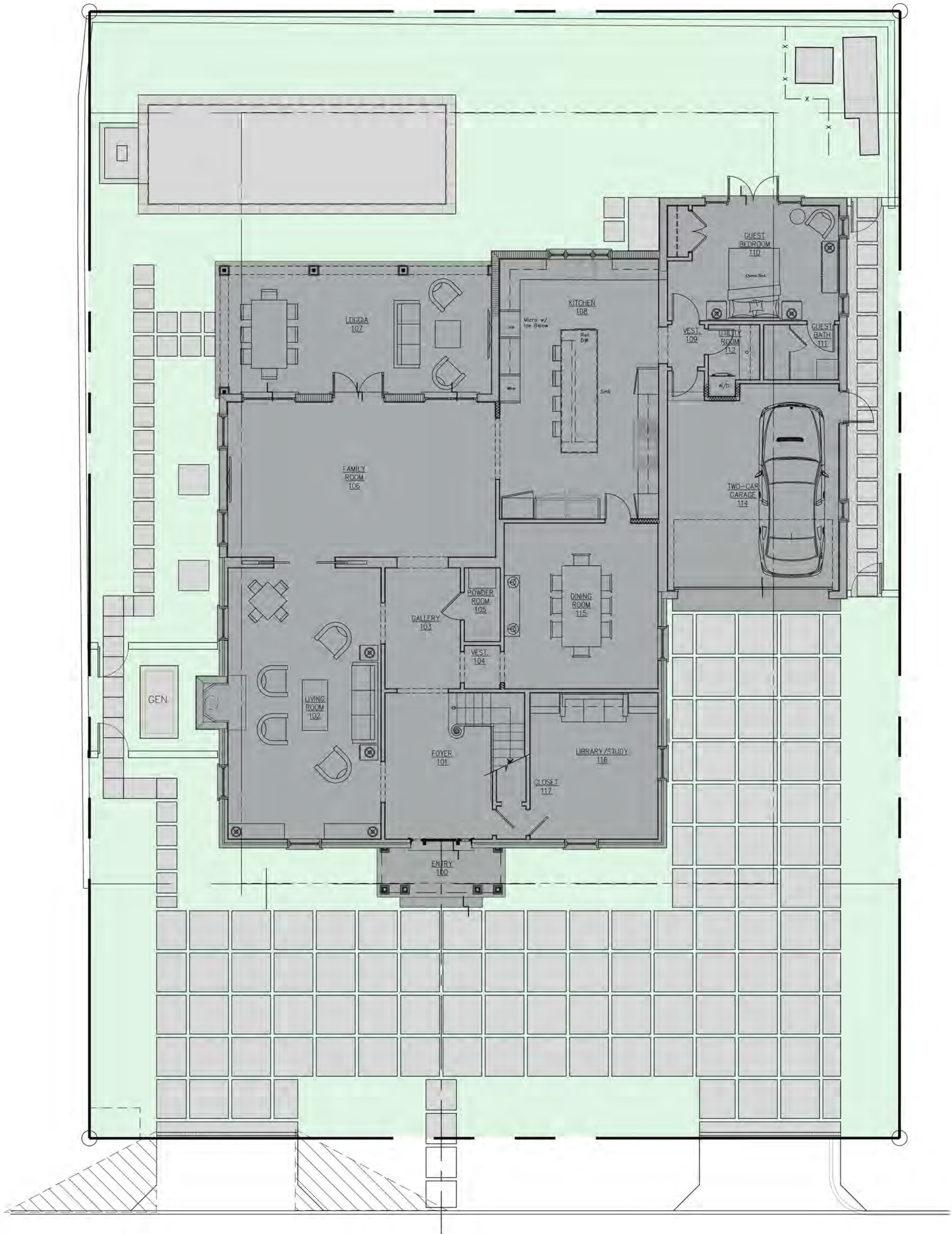
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P: 561-659-2820
F: 561-659-2113

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OS1

ARC-24-038
ZON-24-045



OVERALL R-B SITE CALCULATIONS:

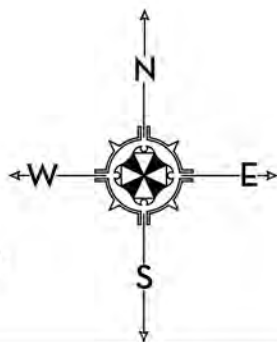
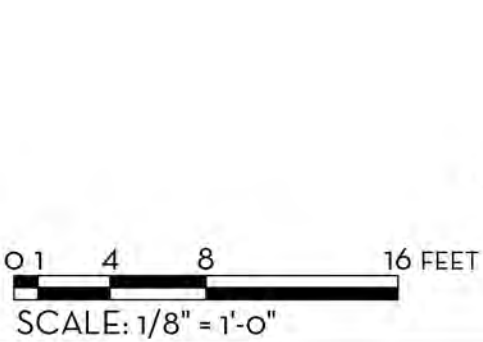
SITE AREA =	8,894	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,002	SQ FT	45%
EXISTING =	2,572	SQ FT	28.9%
PROPOSED =	2,801	SQ FT	31.5%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	800	SQ FT	40%
EXISTING =	533	SQ FT	26.7%
PROPOSED =	615	SQ FT	30.1%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,424	SQ FT	
MINIMUM LANDSCAPE:			
REQUIRED =	1,843	SQ FT	
EXISTING =	1,843	SQ FT	
PROPOSED =	2,040	SQ FT	



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

FRONT YARD SETBACK - OPEN SPACE DIAGRAM
207 PENDLETON
PALM BEACH, FLORIDA

29 JAN 2024
19 JAN 2024
12 JAN 2024
02 JAN 2024
18 DEC 2023
22 NOV 2023
06 SEPT 2023
14 AUG 2023



NIEVERA WILLIAMS
DESIGN

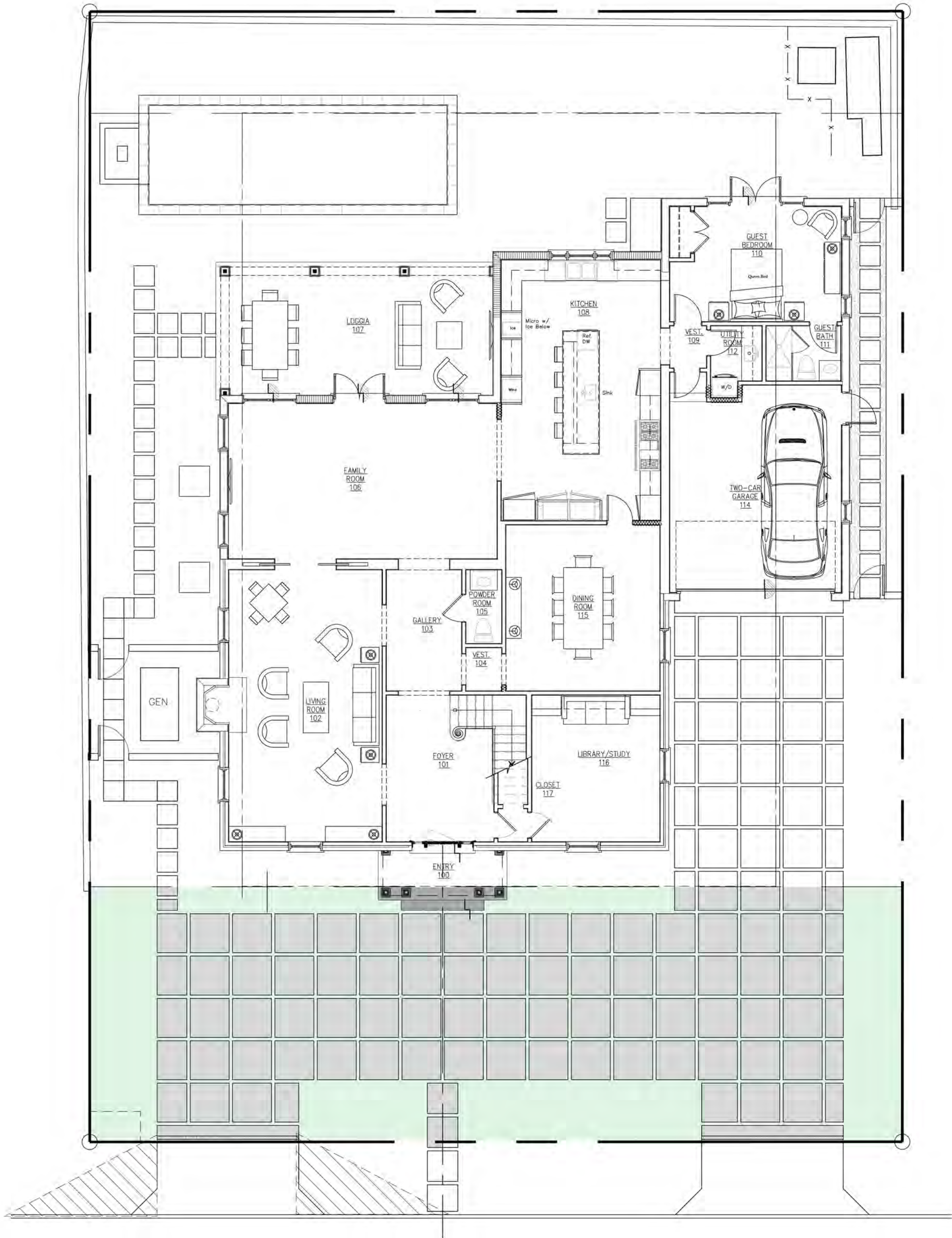
223 Sunset Avenue
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OS2

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ZON-24-045

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	8,894	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,002	SQ FT	45%
EXISTING =	2,572	SQ FT	28.9%
PROPOSED =	2,801	SQ FT	31.5%

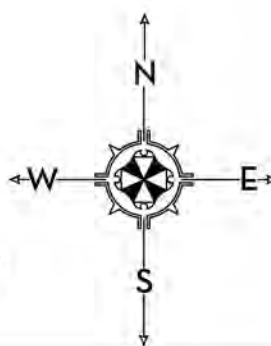
FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,000	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	800	SQ FT	40%
EXISTING =	533	SQ FT	26.7%
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10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,424	SQ FT	
MINIMUM LANDSCAPE:			
(50% OF 4,000 SF) = 2,001 REQUIRED			
EXISTING =	1,843	SQ FT	
PROPOSED =	2,040	SQ FT	

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

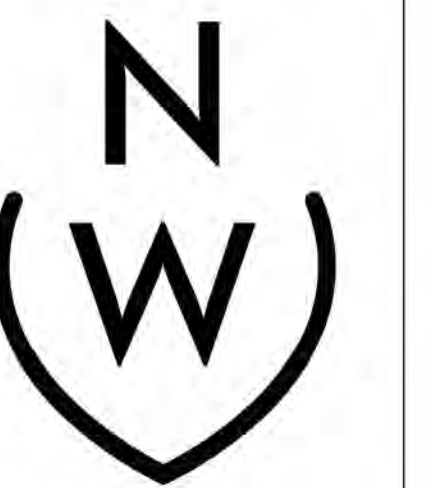
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10' PERIMETER - OPEN SPACE DIAGRAM

207 PENDLETON

PALM BEACH, FLORIDA

29 JAN 2024	19 JAN 2024	12 JAN 2024	02 JAN 2024	18 DEC 2023	22 NOV 2023	06 SEPT 2023	14 AUG 2023
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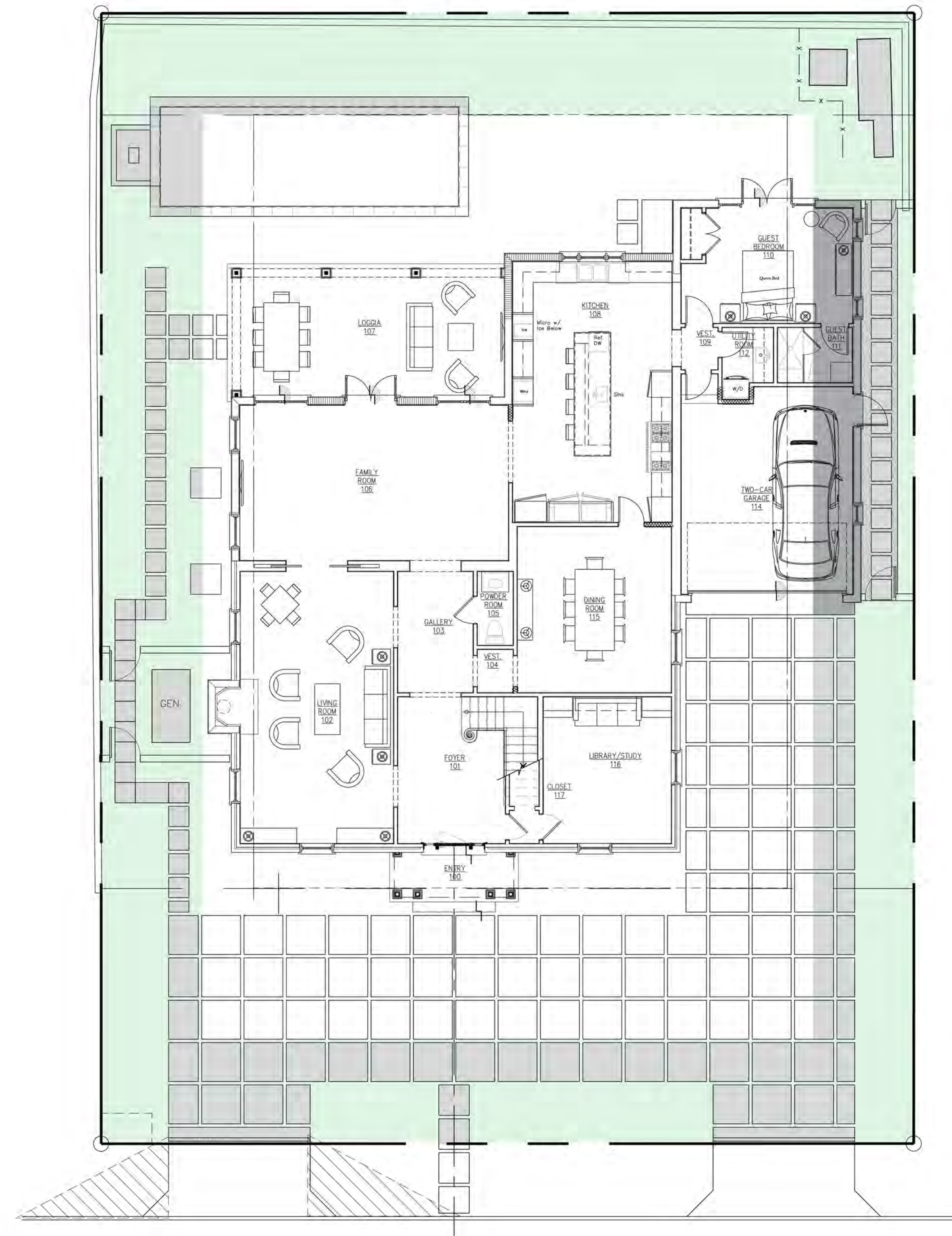
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DESIGN

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OS3

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OVERALL R-B SITE CALCULATIONS:

SITE AREA =	8,894	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	4,002	SQ FT	45%
EXISTING =	2,572	SQ FT	28.9%
PROPOSED =	2,801	SQ FT	31.5%

FRONT SETBACK SITE CALCULATIONS:

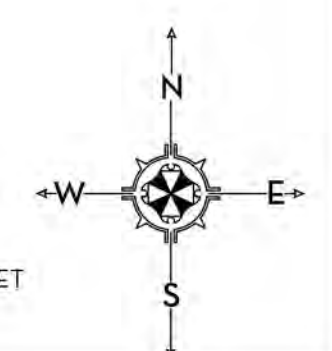
25' SETBACK AREA =	2,000 SQ FT	100%
MINIMUM LANDSCAPE:		
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(50% OF 4,002 SF) = 2,001 REQUIRED

EXISTING = 1,843 SQ FT
PROPOSED = 2,040 SQ FT

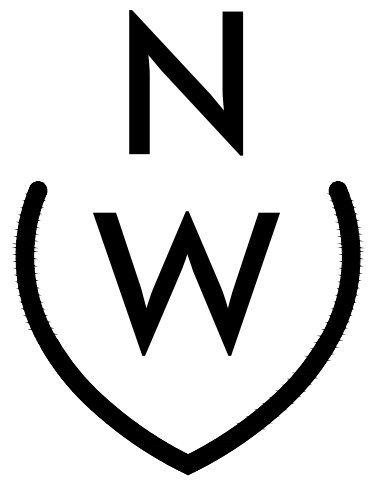


MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING/STAGING PLAN
207 PENDLETON
PALM BEACH, FLORIDA

29 JAN 2024
19 JAN 2024
12 JAN 2024
09 JAN 2024
18 DEC 2023
22 NOV 2023
06 SEPT 2023
14 AUG 2023



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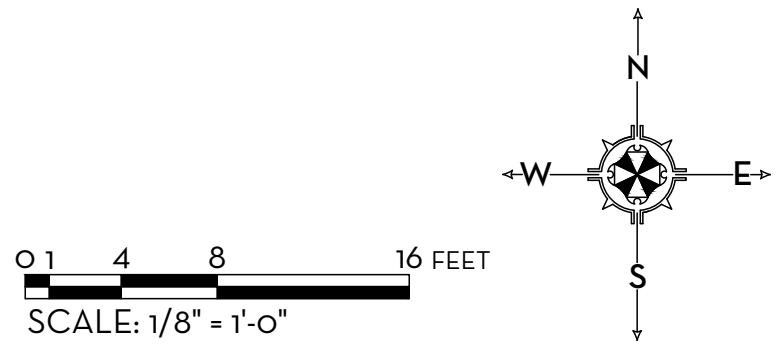
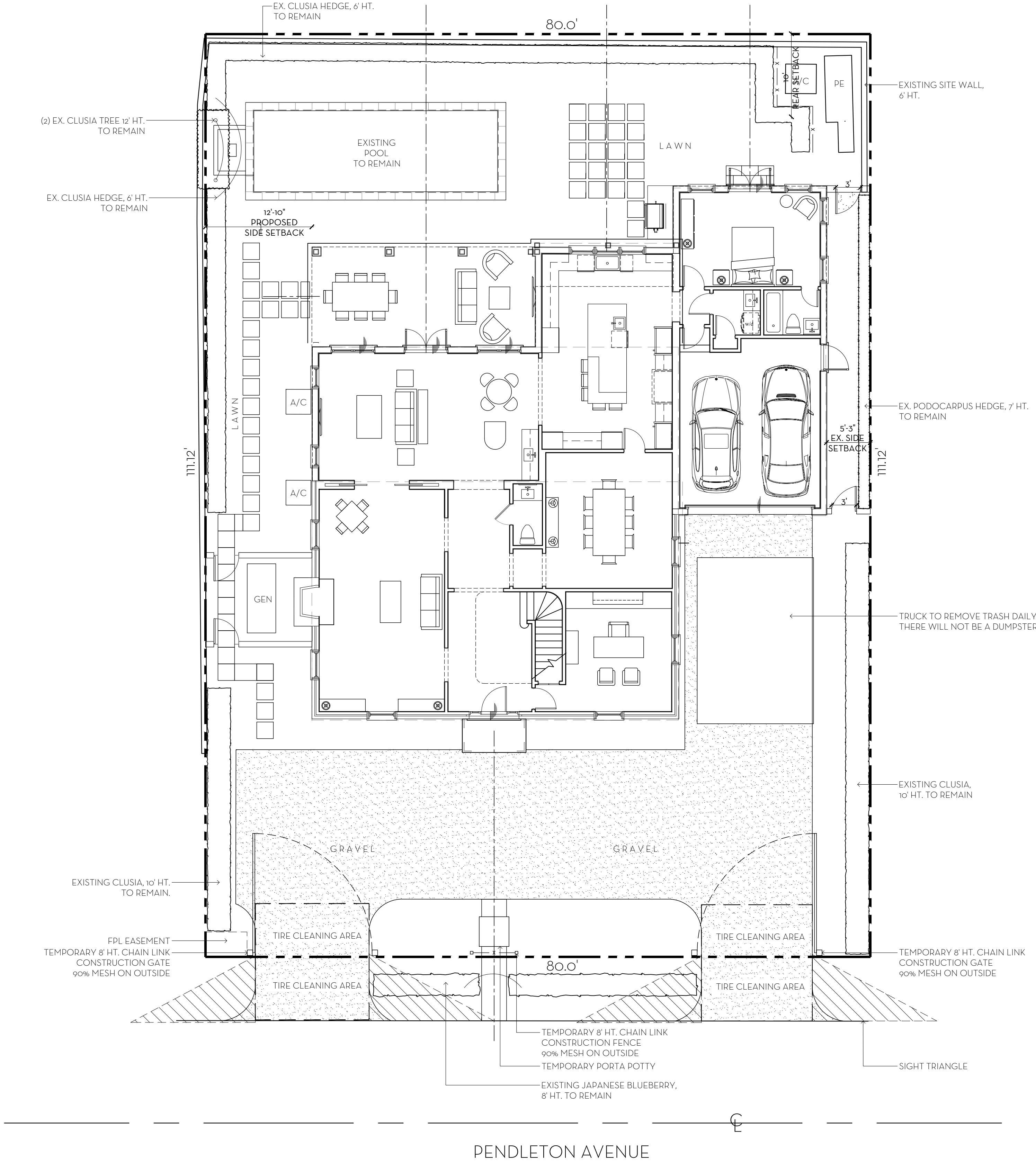
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F: 561-659-2113

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CSP

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ZON-24-045

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



48 HOURS BEFORE DIGGING
CALL
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



Gruber Consulting
Engineers, Inc.
SUNSHINE AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com

Project Information				
Project No.	2018-0108	Issue Date	01/17/2024	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
			CG	

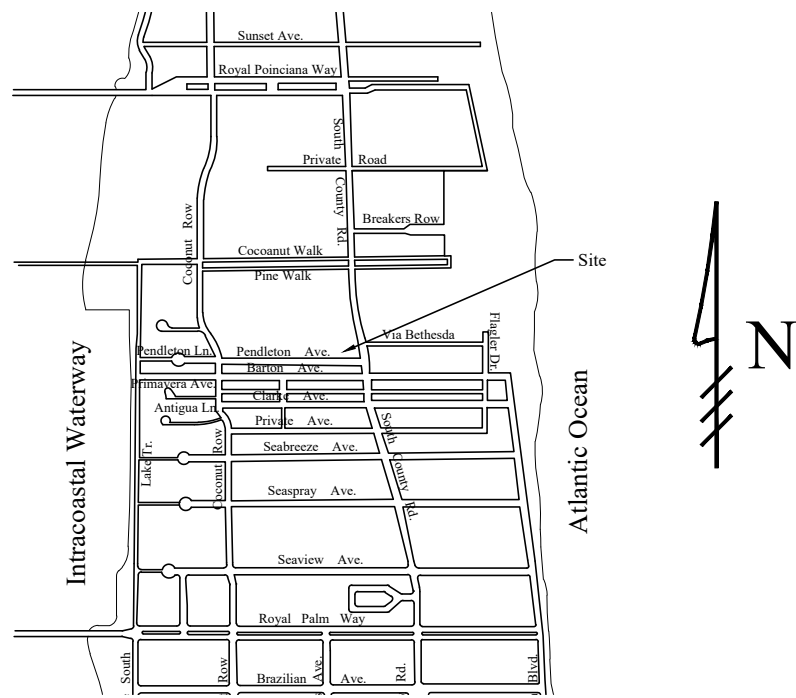
Renovation Grading & Drainage Plan For:
Proposed Entry Renovation
207 Pendleton Avenue
Palm Beach, Florida

Revisions	
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Chad M. Gruber

FL P.E. No. 57466

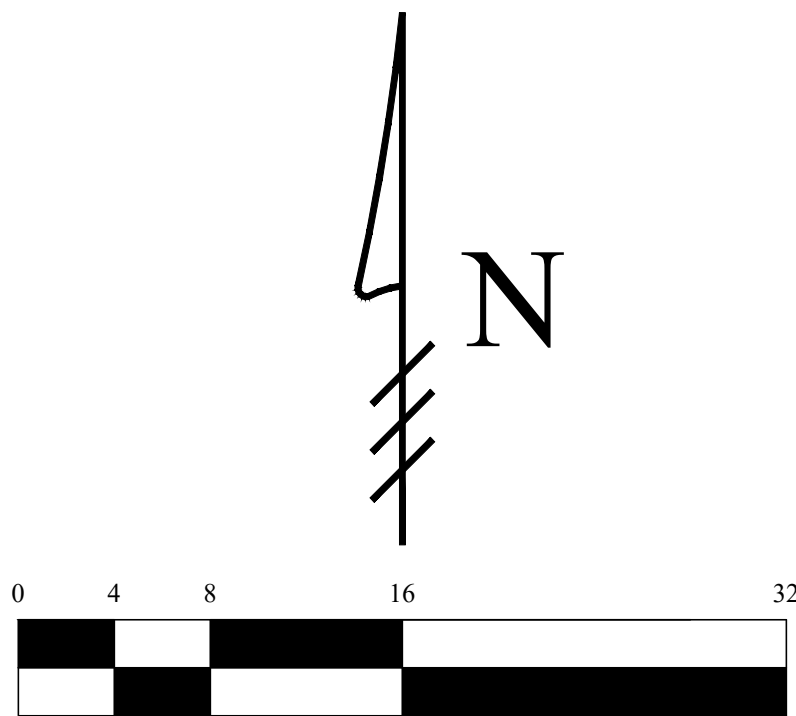
Sheet No.
C-1



Location Map
N.T.S.

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"

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 8,880 sq.ft.
Drainage Area Impervious Surface = 5,991 sq.ft.
Drainage Area Pervious Surface = 2,889 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 x 2 in/hr x 5,991 sq.ft. x 1 ft./12 in. = 999 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 2,889 sq.ft. x 1 ft./12 in. = 96 cu.ft.

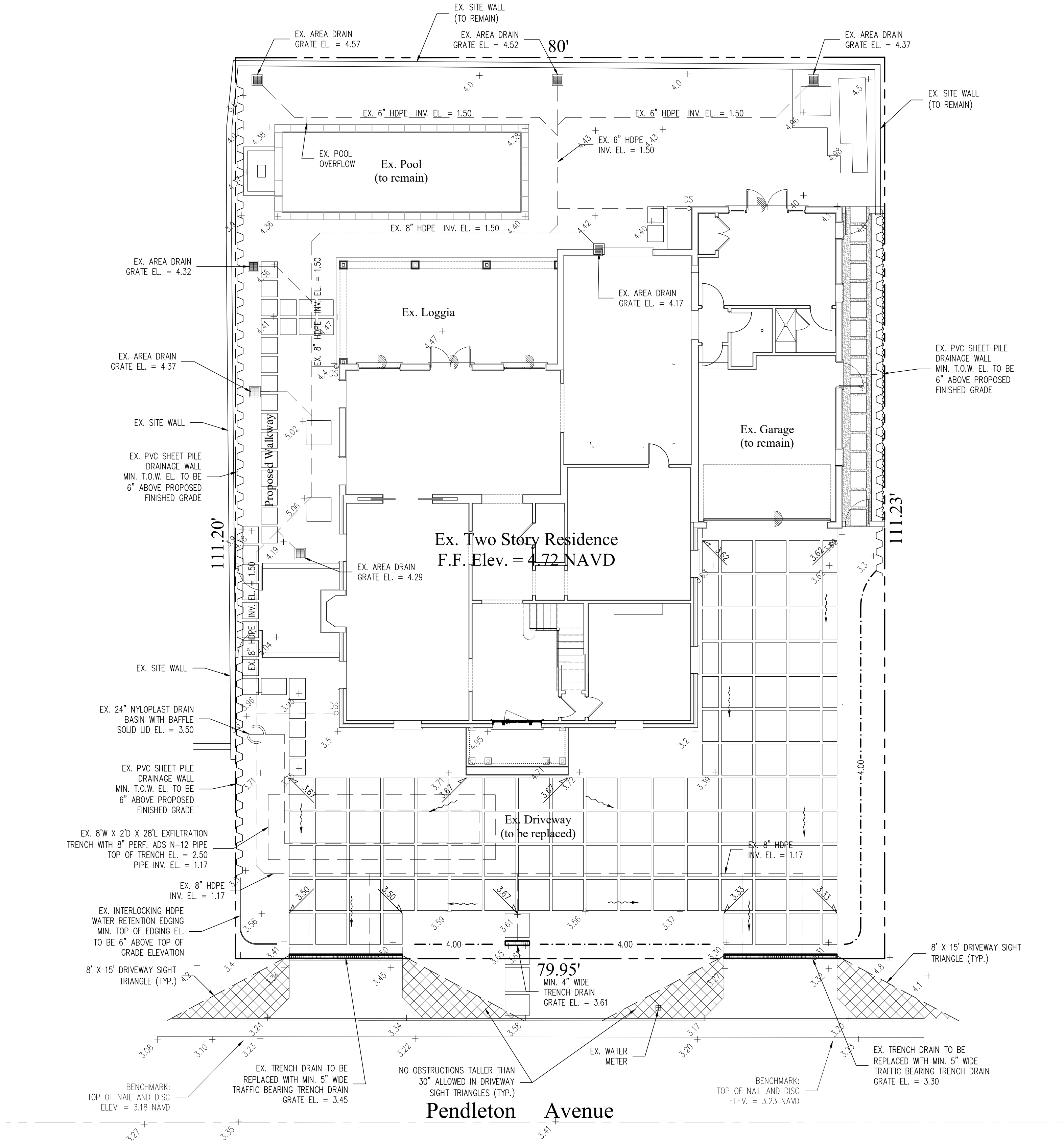
Total Volume to be Retained = 1,095 cu.ft.

C. EXISTING EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	28	ft
W	=	Trench Width	=	8	ft
K	=	Hydraulic Conductivity	=	0.000493	cf/s/sq.ft./ft. of head
H2	=	Depth to Water Table	=	1.80	ft
DU	=	Un-Saturated Trench Depth	=	1.00	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	1,145	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.
- 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.
- Existing drainage system to remain to be cleaned, video inspected, re-habilitated and re-certified prior to completion of project.



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
Nievera Williams Design Received 1/10/24

ARC-24-038
ZON-24-045

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