

1016 Clare Avenue  
West Palm Beach, FL 33401  
(561) 602-6277  
bgspllc.com  
LA6666674

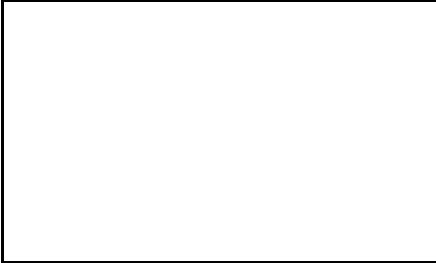
JOB #1004

311 Pendleton Lane  
Palm Beach  
Florida

DATE ISSUED:  
March 4, 2024

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DATE PLOTTED:  
March 4, 2024



# 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 Existing & Proposed South Elevation (rendered)
- L5R Existing & Proposed East Elevation (rendered)
- L6R Existing & Proposed North Elevation (rendered)
- L7R Existing & Proposed West Elevation (rendered)
- NL1 Native Landscape Diagrams & Calculations
- M1 Materials & Finishes
- Z1 Zoning Diagrams & Calculations

HSB-24-001

MARCH 20, 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:

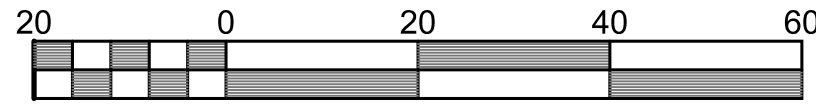
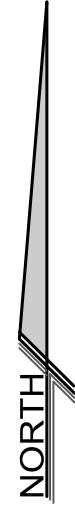
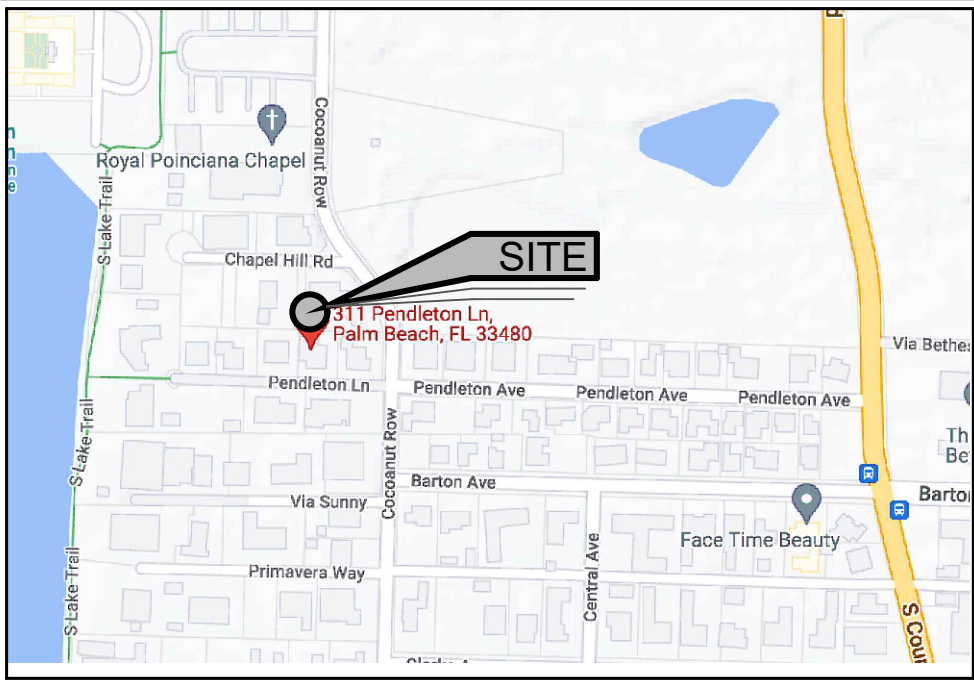
SKA Architect + Planner  
Patrick W. Segraves, P.A.  
249 Peruvian Avenue, Suite F2  
Palm Beach, FL 33480  
(561) 655-1116

CONSULTANTS:

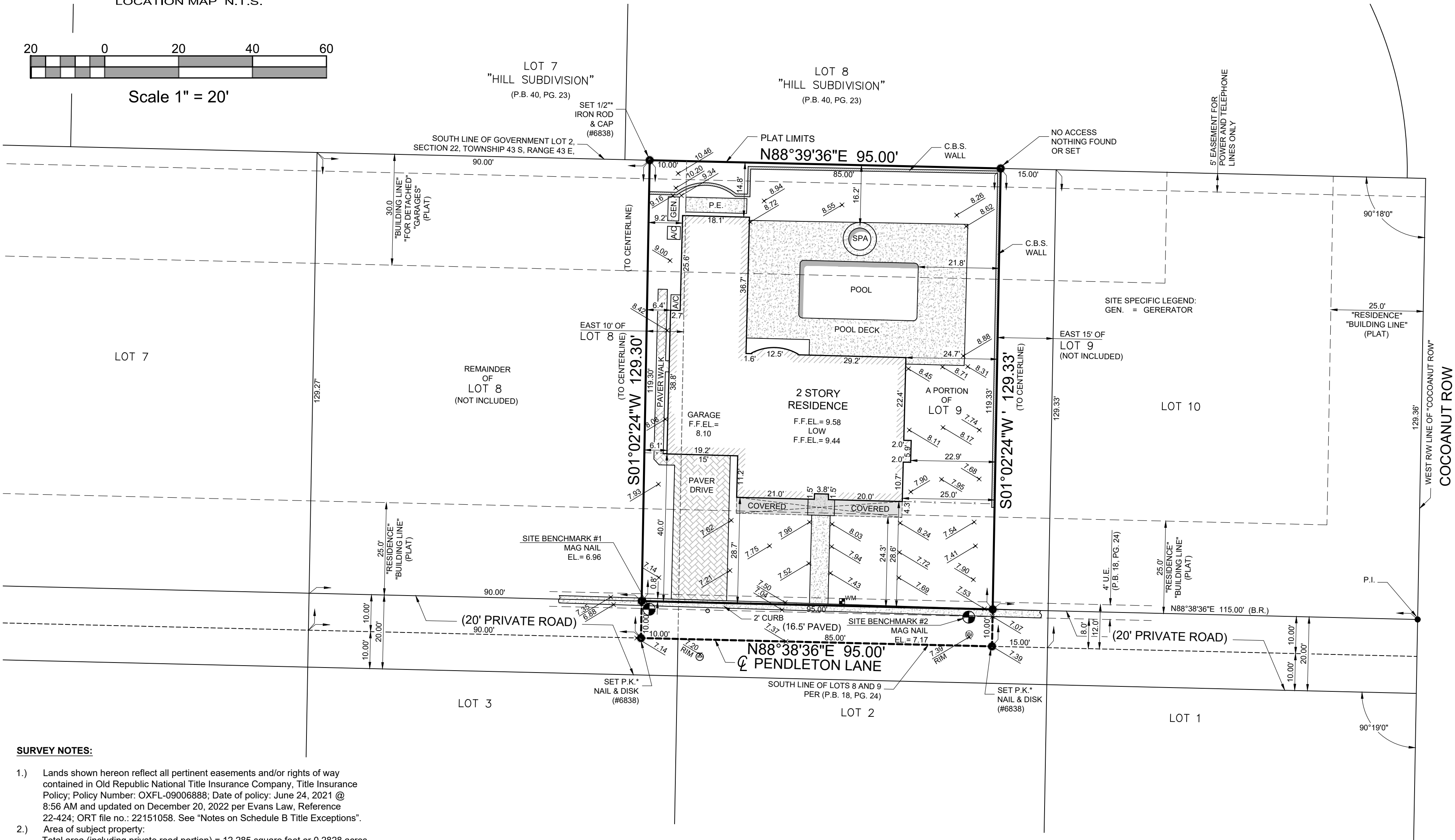
Survey  
Miller Surveying & Mapping  
1121 Lake Avenue  
Lake Worth Beach, FL 33460  
(561) 586-2669

MINOR CHANGES TO  
PREVIOUSLY APPROVED PROJECT  
HSB-23-003

HSB-24-001  
PRESENTATION REV 1  
MARCH 20, 2024



Scale 1" = 20'



**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.
- 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		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= PAVER BRICK FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R.W.	= RIGHT OF WAY		= CHAIN LINK FENCE
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= WOOD FENCE		= METAL FENCE
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= COVERED		= WOOD POWER POLE
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= CENTERLINE		= WATER METER
F.F.E.L.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= EASEMENT		= FIRE HYDRANT
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= COVERED		= CATCH BASIN
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= OVERHEAD LINES		= SANITARY MANHOLE
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= LOT TIE		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE				

**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.***

**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 Cocoonut 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

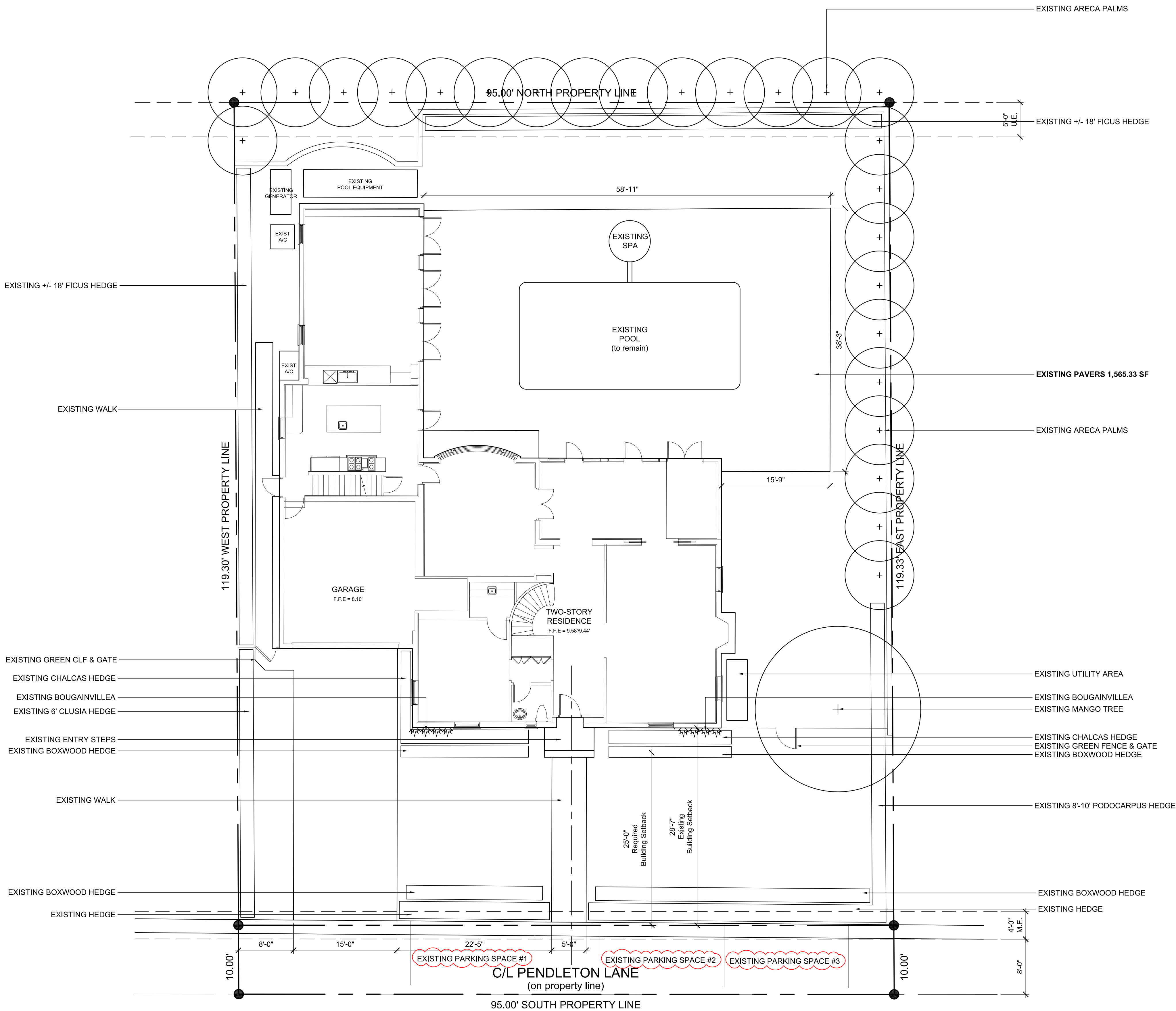
SCALE: 1" = 20'  
DRAWN BY: PICARD (C)  
FIELD WK: C.D./J.R.  
DATE: 01/04/2023

**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**



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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 119.30' D (W) & 119.33' D (E)		
Structure Type	TWO-STORY SINGLE-FAMILY RESIDENCE		
(Single-Family, Multi-Family, Comm., Other)			
FEMA Flood Zone Designation	7.00' MIN.		
Zero Datum for point of meas. (NAVD)	7.39' N.A.V.D.		
Crown of Road (COR) (NAVD)			
	REQ'D / PERMITTED	EXISTING	PROPOSED
Lot Coverage (sq ft and %)	3,685.48 (30.00%)	2,999.66 (24.42%)	N/C
Enclosed Square Footage (Basement, 1st Fl., 2nd Fl., Accessory Structures, etc.)	N/A	3,540.32	N/C
* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	28.60' (1st) 28.60' (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°	67°	N/C
Building Height (ft.)	14.00' (one-story) 22.00' (two-story)	N/A (one-story) 19.00' (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%)	5,561.90 (49.07%)
Perimeter LOS (sq ft and %)	2,550.27 (50.00%)	3,106.12 (60.90%)	3,003.17 (58.86%)
Front Yard LOS (sq ft and %)	950.00 (40.00%)	1,874.89 (78.97%)	1,394.36 (58.71%)
*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

\* Indicate each side yard with cardinal direction (N, S, E, W)

Enter N/A if value is not applicable.

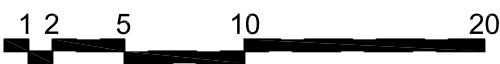
REV BF 20230626

\*\*\* Difference of Fin. Floor Elev. (FFE) and Highest Crown of Road (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Spec. 134-1600)

Enter N/C if value is not changing.

\*\*\* Provide Native plant species info per category as required by Ord. 002-2023 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	
	Ficus	18' o.a.	to remain	
GC/VINES	Podocarpus	8'-10" o.a.	to remain	
	Bougainvillea		to be removed	



HSB-24-001  
PRESENTATION REV 1  
MARCH 20, 2024

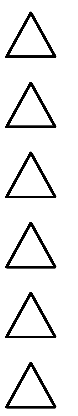
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EXISTING SITE PLAN

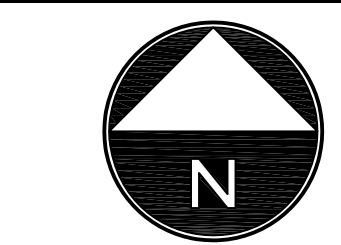
311 Pendleton Lane  
Palm Beach  
Florida

JOB #1004

DATE ISSUED:  
March 4, 2024



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March 4, 2024



EX1



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Enter N/A if value is not applicable.  
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REV BF 20230626

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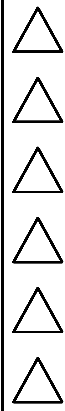
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DEMOLITION SITE PLAN

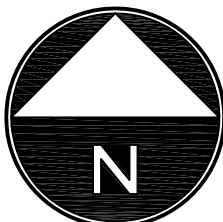
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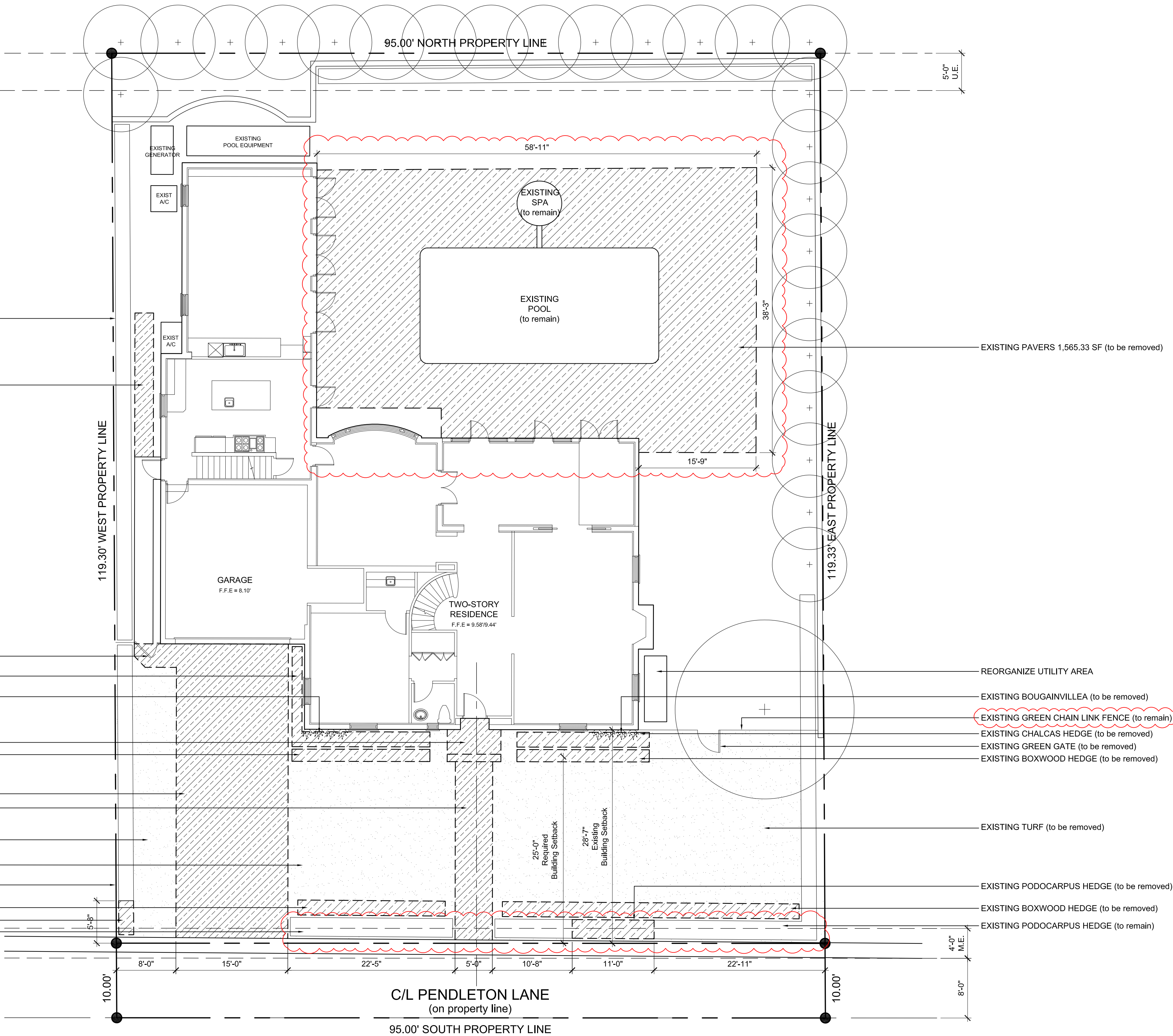
DATE ISSUED:  
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March 4, 2024



D1



1 2 5 10 20

HSB-24-001  
PRESENTATION REV 1  
MARCH 20, 2024



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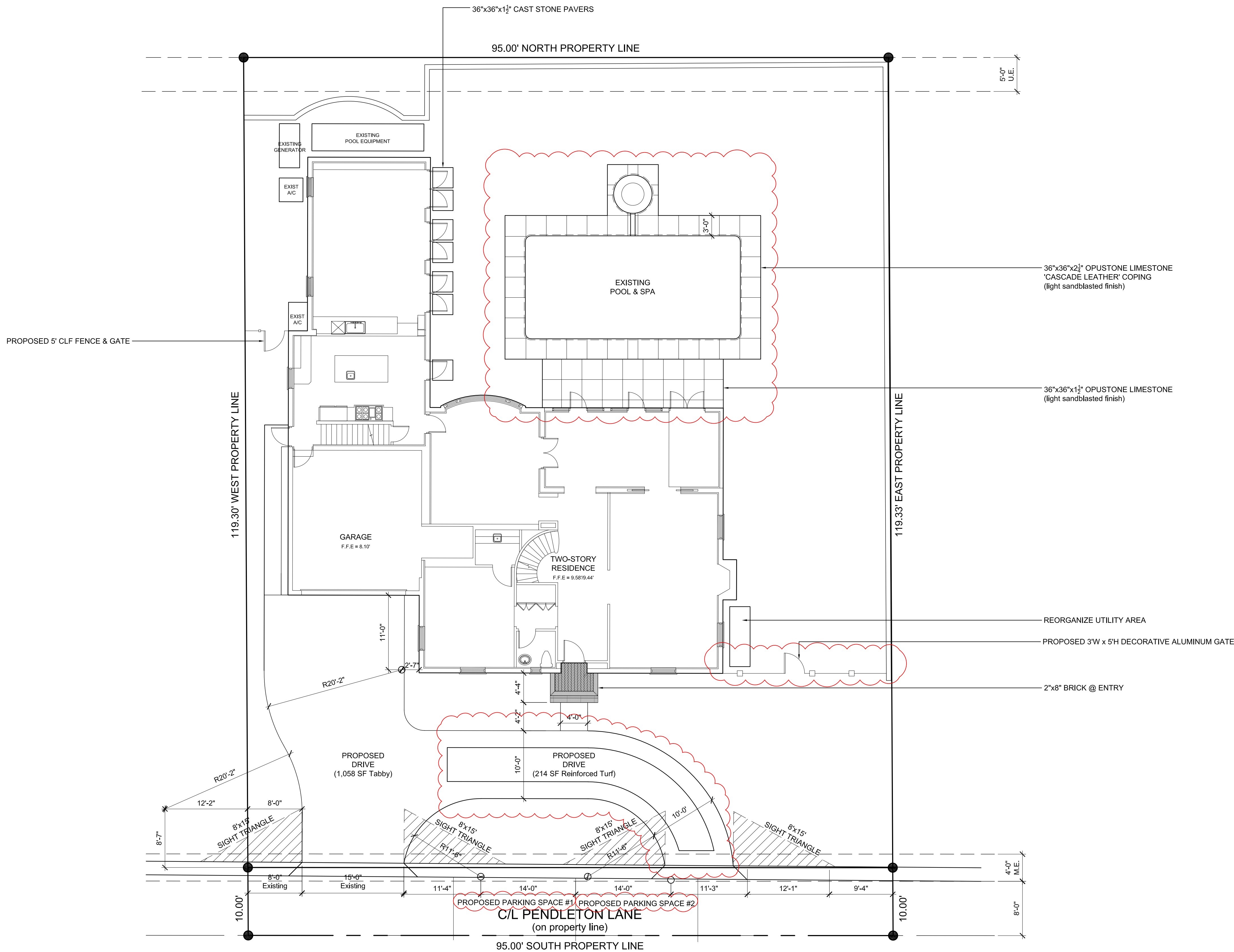
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HSB-24-001  
PRESENTATION REV 1  
MARCH 20, 2024



BGS

**Landscape  
Architecture  
& Engineering**

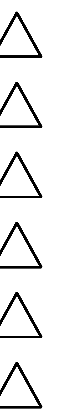
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LA6666674

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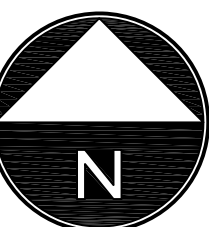
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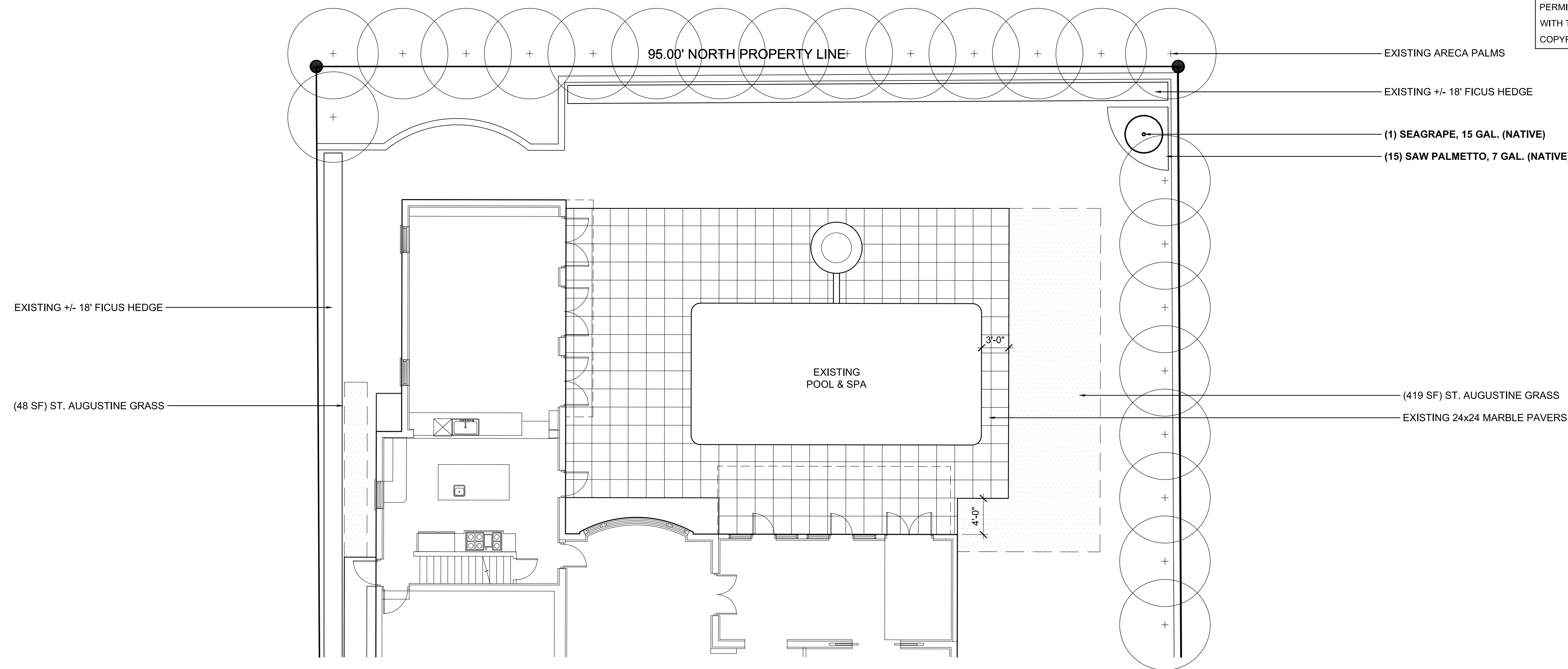
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April 4, 2024



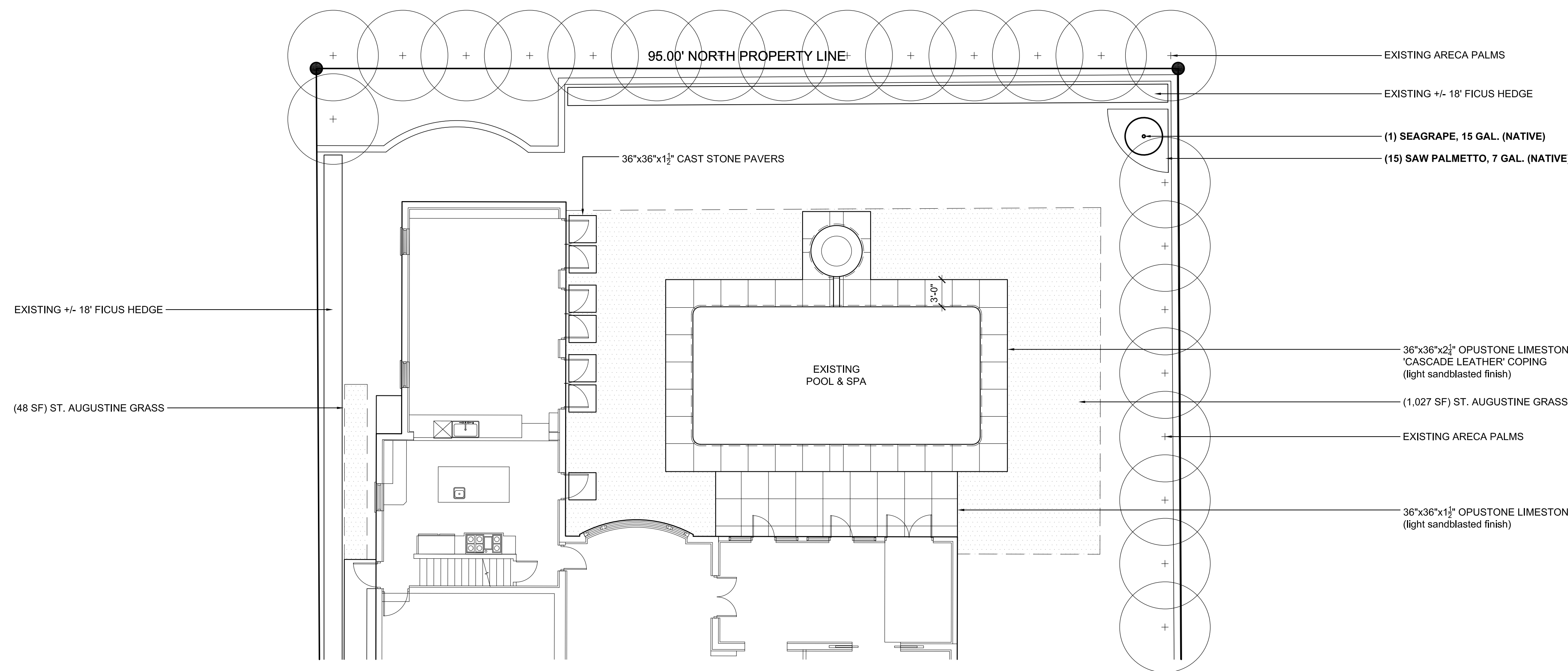
# L1



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APPROVED POOL DECK



PROPOSED POOL DECK

1 2 5 10 20

HSB-24-001  
PRESENTATION REV 1  
MARCH 20, 2024

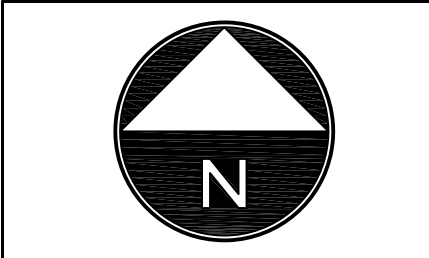
FRONT YARD PLAN SCALE: 1/8" = 1'-0"

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L1.1



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* Front Yard Setback (ft.)	25.00' (1st) 30.00' (2nd)	28.60' (1st) 28.60' (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) 19.00' (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%)	5,561.90 (49.07%)
Perimeter LOS (sq ft and %)	2,550.27 (50.00%)	3,106.12 (60.90%)	3,003.17 (58.88%)
Front Yard LOS (sq ft and %)	950.00 (40.00%)	1,874.89 (78.97%)	1,394.36 (58.71%)
*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

\* Indicate each side yard with cardinal direction (N, S, E, W) Enter N/A if value is not applicable. REV BF 20230626

\*\*\* Difference of Fin. Floor Elev. (FFE) and Highest Crown of Road (COR) divided by two. (FFE - COR) / 2 + Max. Fill (Spec. 134-1600) Enter N/C if value is not changing.

\*\*\* Provide Native plant species info per category as required by Ord. 002-2023 on separate TOPB Landscape Legend.

Native Landscape Legend			
Property Address	311 PENDLETON AVENUE, PALM BEACH, FL 33480		
Lot Area (sq ft)	13,825.00 SF		
	REQUIRED	PROPOSED	
Landscape Open Space (LOS) (Sq Ft and %)	5,100.54 (45.00%)	5,561.90 (49.07%)	
LOS to be altered (Sq Ft and %)	N/A	1,835.42 (34.77%)	
Perimeter LOS (Sq Ft and %)	2,550.27 (50.00%)	3,003.17 (58.88%)	
Front Yard LOS (Sq Ft and %)	950.00 (40.00%)	1,394.36 (58.71%)	
Native Trees %	30% (1)	100.00% (1)	
Native Shrubs & Vines %	30% (161)	55.90% (90)	
Native Groundcover %	30% (2 sf)	100.00% (2 sf)	

\* 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

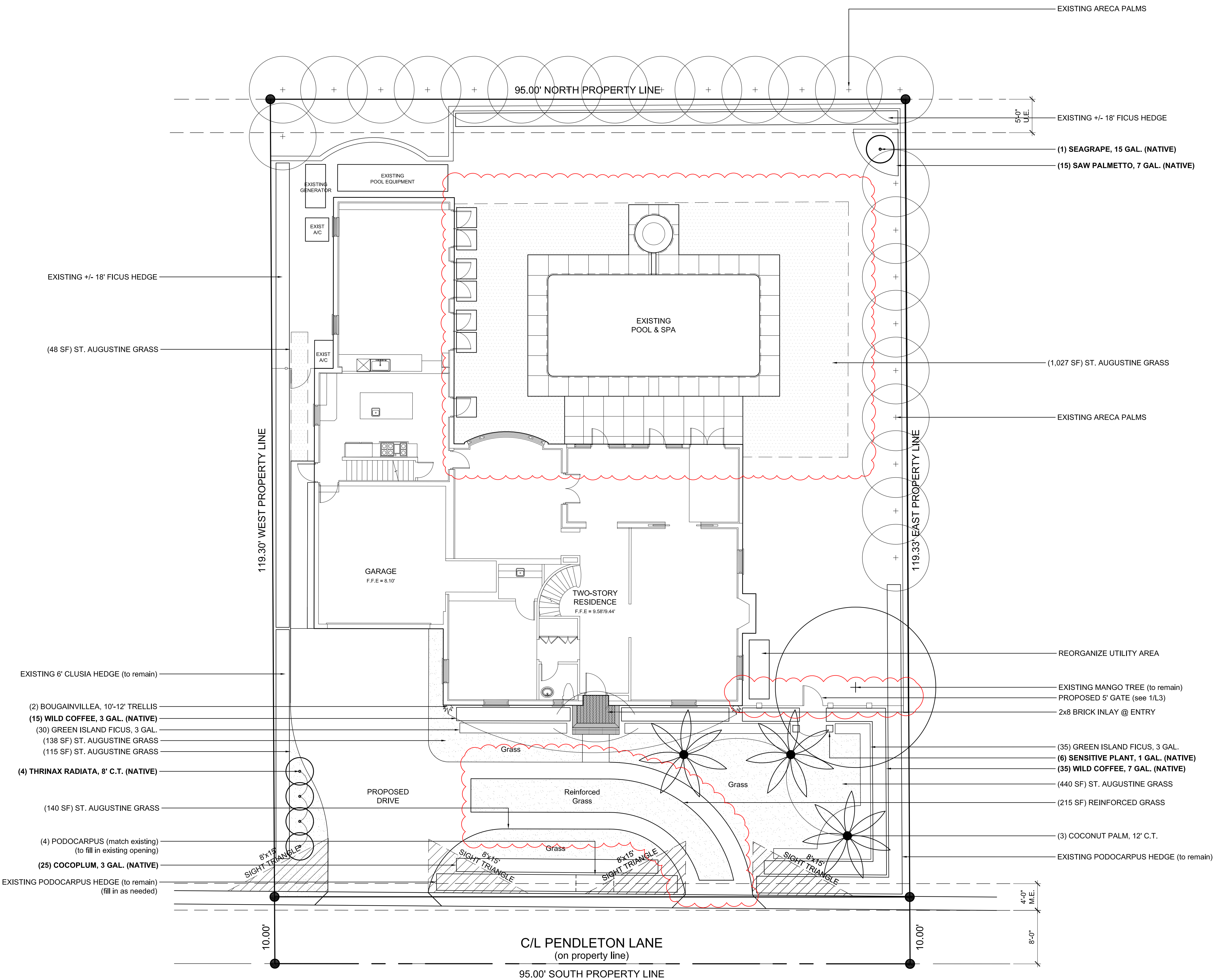
Note: Modification of >50% of existing landscape/greenspace are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 002-2023

REV BF 20230727

Proposed Plant List						
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES	1	Seagrape	Coccoloba Uvifera	15 gal.		X
PALMS	3	Coconut	Cocos Nucifera	12' c.t.		
	4	Florida Thatch Palm	Thrinax Radiata	8' c.t.		X
SHRUBS/VINES	2	Bougainvillea	Bougainvillea Spectabilis	10'-12' trellis		
	65	Green Island Ficus	Ficus Microcarpa	3 gal., 12" o.c.		
CC	25	Cocoplum	Chrysobalanus Icaeo	3 gal.	full to base, form hedge	X
	4	Podocarpus	Podocarpus	match existing	full to base, form hedge	
	15	Saw Palmetto	Serenoa Repens	7 gal.		X
	50	Wild Coffee	Psychotria Nervosa	7 gal.		X
	6	Sensitive Plant	Mimosa Strigillosa	1 gal.	2 sf	X
	1,860 SF	St. Augustine Grass	Stenotaphrum Secundatum		reinforced turf	
	215 S5	St. Augustine Grass	Stenotaphrum Secundatum			



1 2 5 10 20

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

PROPOSED LANDSCAPE PLAN

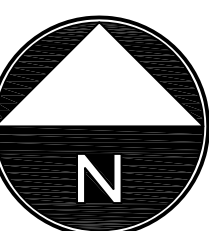
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L2



**EXISTING:**

- (30) GREEN ISLAND FICUS, 3 GAL.
- (2) BOUGAINVILLEA, 10'-12'. TRELLIS
- (15) WILD COFFEE, 3 GAL. (NATIVE)
- (4) THRINAX RADIATA, 8' C.T. (NATIVE)
- CONTROL JOINT (typ.)
- ANNUALS (TBD)
- (16) PODOCARPUS, 6' MIN.
- (1) COCONUT PALM, 12' C.T.
- (30) GREEN ISLAND FICUS, 3 GAL.

**PROPOSED DRIVE (tabby)**

**SIGHT TRIANGLES:**

- 8x15'
- 9x15'
- 8x20'
- 8x15'

**C/L PENDLETON LANE (on property line)**

**95.00' SOUTH PROPERTY LINE**

**NOTES:**

- Planting in Side Sight Triangles to be maintained below 30"

**EXISTING:**

- (8) PODOCARPUS, 6' O.A.
- REORGANIZE UTILITY AREA
- EXISTING MANGO TREE
- EXISTING 8"-10' PODOCARPUS HEDGE
- 2x8 BRICK INLAY @ ENTRY
- (6) GREEN BUTTWOOD, 8' O.A. (NATIVE)
- (25) WILD COFFEE, 3 GAL. (NATIVE)
- (50) GREEN ISLAND FICUS, 3 GAL.
- (1) COCONUT PALM, 12' C.T., CURVED AWAY FROM BALCONY
- PROPOSED FENCE & GATE
- (15) SAW PALMETTO, 7 GAL. (NATIVE)
- (10) GREEN BUTTWOOD, 8' O.A. (NATIVE)
- (6) SENSITIVE PLANT, 1 GAL. (NATIVE)
- (20) GREEN ISLAND FICUS, 3 GAL.
- (25) WILD COFFEE, 3 GAL. (NATIVE)
- (1) COCONUT PALM, 12' C.T.

**EXISTING 6' CLUSIA HEDGE (to remain)**

**(2) BOUGAINVILLEA, 10'-12' TRELLIS**

**(15) WILD COFFEE, 3 GAL. (NATIVE)**

**(30) GREEN ISLAND FICUS, 3 GAL.**

**(115 SF) ST. AUGUSTINE GRASS**

**(4) THRINAX RADIATA, 8' C.T. (NATIVE)**

**(4) PODOCARPUS (match existing) (to fill in existing opening)**

**(25) COCOPLUM, 3 GAL. (NATIVE)**

**EXISTING PODOCARPUS HEDGE (to remain) (fill in as needed)**

**PROPOSED DRIVE (1,058 SF Tabby)**

**PROPOSED DRIVE (214 SF Grass)**

**Grass**

**REORGANIZE UTILITY AREA**

**EXISTING MANGO TREE (to remain)**

**PROPOSED 4' FENCE & GATE**

**2x8 BRICK INLAY @ ENTRY**

**(35) GREEN ISLAND FICUS, 3 GAL.**

**(35) WILD COFFEE, 7 GAL. (NATIVE)**

**EXISTING PODOCARPUS HEDGE (to remain) (215 SF) REINFORCED GRASS**

**(3) COCONUT PALM, 12' C.T.**

**8'x15' SIGHT TRIANGLE**

**8'x15' SIGHT TRIANGLE**

**8'x15' SIGHT TRIANGLE**

**8'-0" Existing**

**15'-0" Existing**

**11'-4"**

**15'-9"**

**11'-4"**

**10'-0"**

**23'-7"**

**10'-0"**

**4'-0" M.E.**

**8'-0"**

**C/L PENDLETON LANE (on property line)**

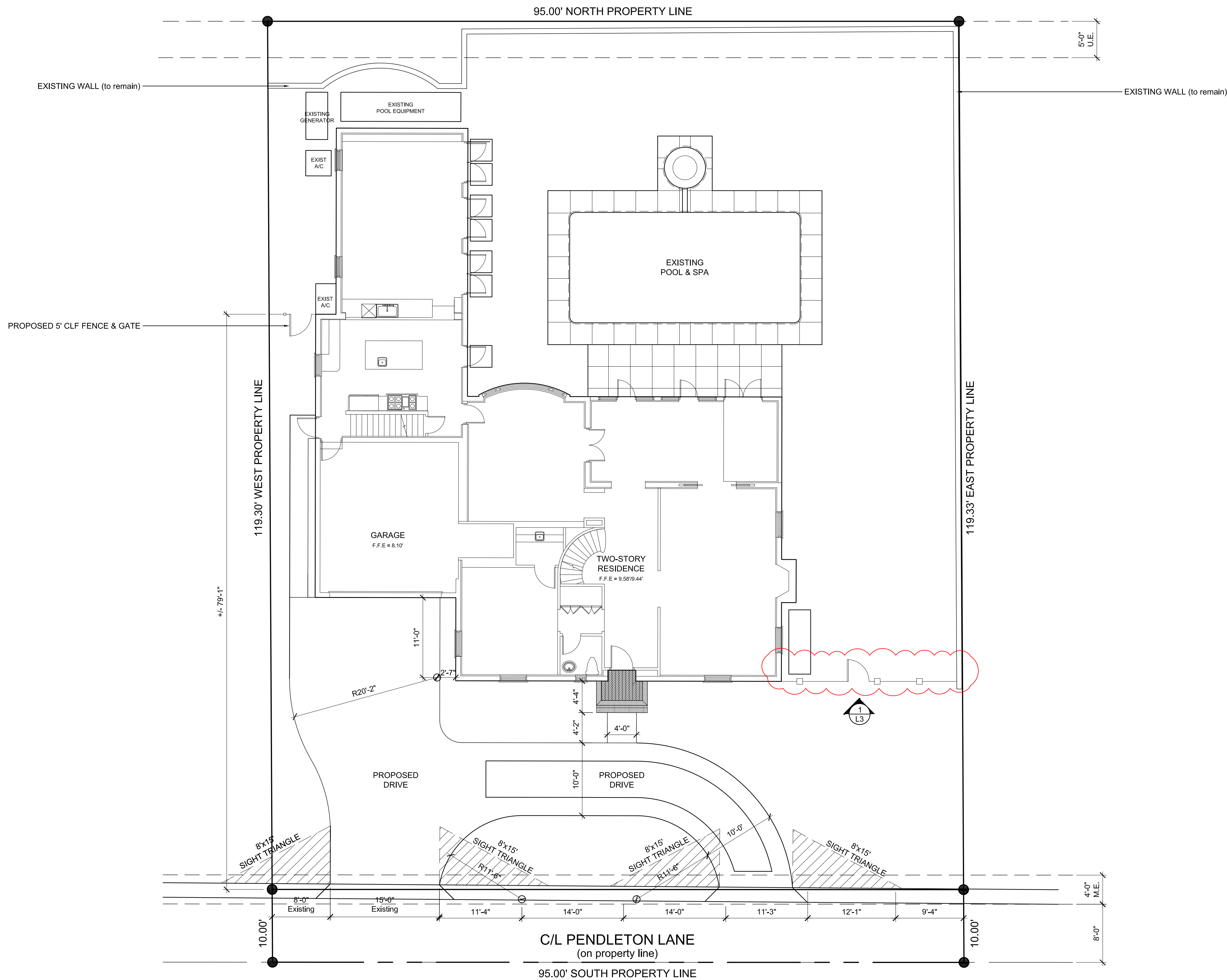
**95.00' SOUTH PROPERTY LINE**

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PRESENTATION REV 1  
MARCH 20, 2024

## L2.1



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1 PEDESTRIAN GATE & FENCE DETAIL  
1" = 1'-0"

1 2 5 10 20

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EXISTING & PROPOSED FENCES, WALLS, & GATES

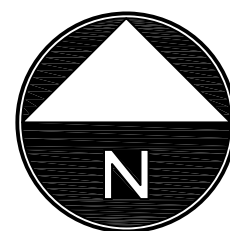
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L3



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## PROPOSED SOUTH ELEVATION



## PROPOSED SOUTH ELEVATION- Inside Hedge

1 2 5 10

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EXISTING & PROPOSED SOUTH ELEVATION SCALE: 1/4" = 1'-0"

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L4



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PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION



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PRESENTATION  
JANUARY 12, 2024

EXISTING & PROPOSED EAST ELEVATION    SCALE: 1/8" = 1'-0"

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L5

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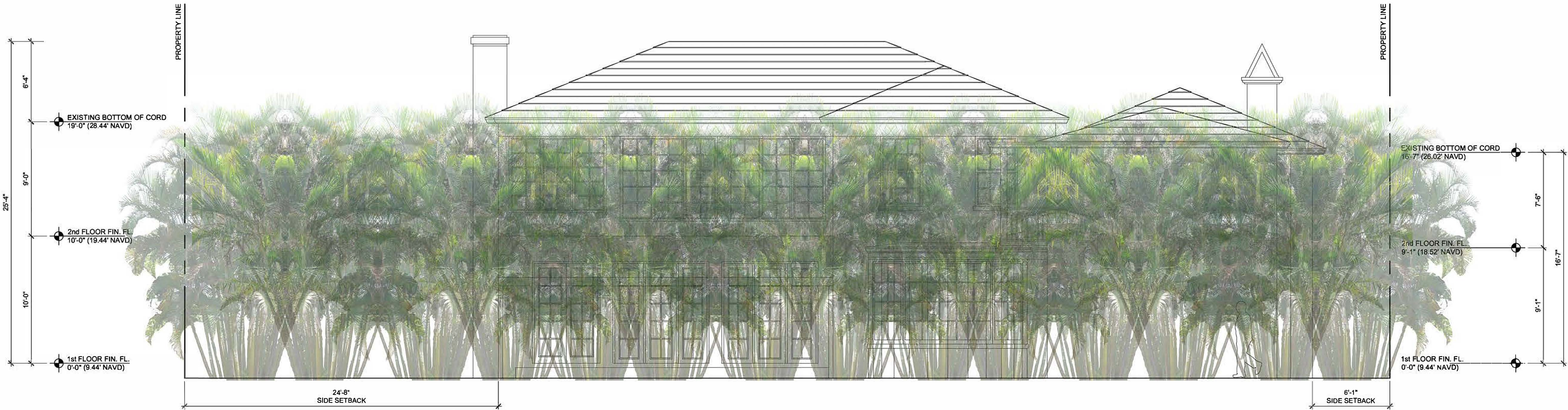
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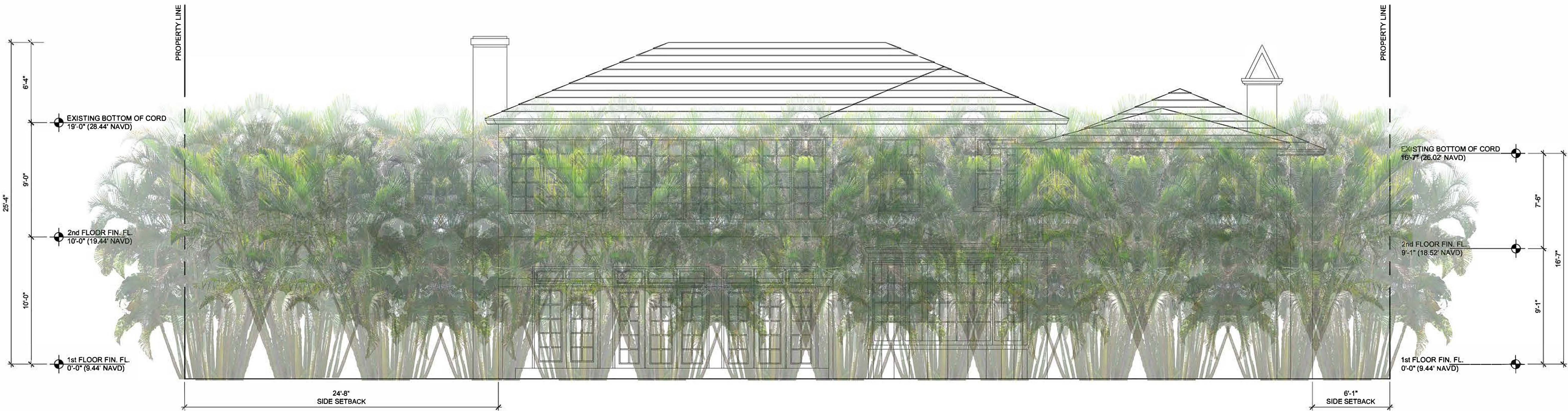


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PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION



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PRESENTATION  
JANUARY 12, 2024

EXISTING & PROPOSED NORTH ELEVATION    SCALE: 1/8" = 1'-0"

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L6

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EXISTING & PROPOSED WEST ELEVATION    SCALE: 1/8" = 1'-0"

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PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION



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PRESENTATION  
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L7



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NATIVE LANDSCAPE DIAGRAM & CALCULATIONS

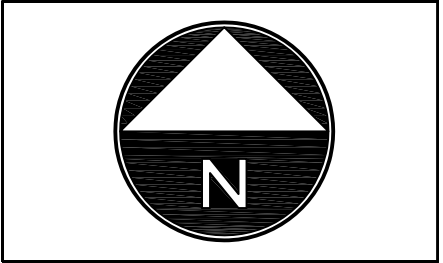
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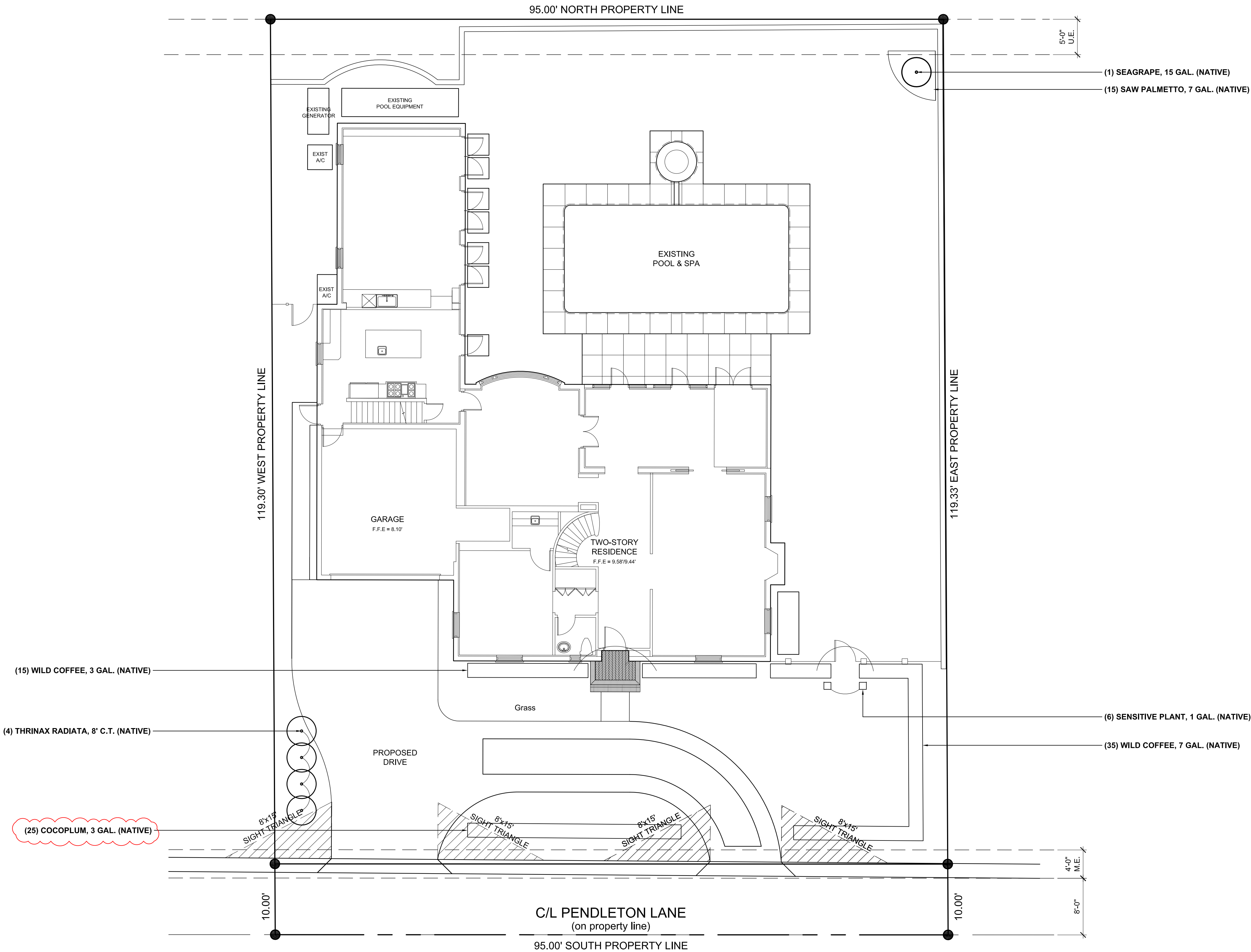
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NL1



Native Landscape Legend		
Property Address	311 PENDLETON AVENUE, PALM BEACH, FL 33480	
Lot Area (sq ft)	13,825.00 SF	
	REQUIRED	PROPOSED
Landscape Open Space (LOS) (Sq Ft and %)	5,100.54 (45.00%)	5,561.90 (49.07%)
LOS to be altered (Sq Ft and %)	N/A	1,835.42 (34.77%)
Perimeter LOS (Sq Ft and %)	2,550.27 (50.00%)	3,003.17 (58.88%)
Front Yard LOS (Sq Ft and %)	950.00 (40.00%)	1,394.36 (58.71%)
Native Trees %	30% (1)	100.00% (1)
Native Shrubs & Vines %	30% (161)	55.90% (90)
Native Groundcover %	30% (2 sf)	100.00% (2 sf)

\* 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/greenspace are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.  
This table shall be included on the landscape species Index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.  
See Ord. 003-2023 REV BF 20230727

Proposed Plant List						
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES	1	Seagrape	Coccoloba Uvifera	15 gal.		X
PALMS	4	Florida Thatch Palm	Thrinax Radiata	8' c.t.		X
SHRUBS/VINES	25	Cocoplum	Chrysobalanus Icaco	3 gal.	full to base, form hedge	X
	15	Saw Palmetto	Serenoa Repens	7 gal.		X
	50	Wild Coffee	Psychotria Nervosa	7 gal.		X
GC	6	Sensitive Plant	Mimosa Strigillosa	1 gal.	2 sf	X

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**1**  
**M1** TABBY DRIVE W/REINFORCED TURF



**2**  
**M1** OPUSTONE 'CASCADE LEATHER' COPING  
(light sandblasted finish)

MATERIALS & FINISHES

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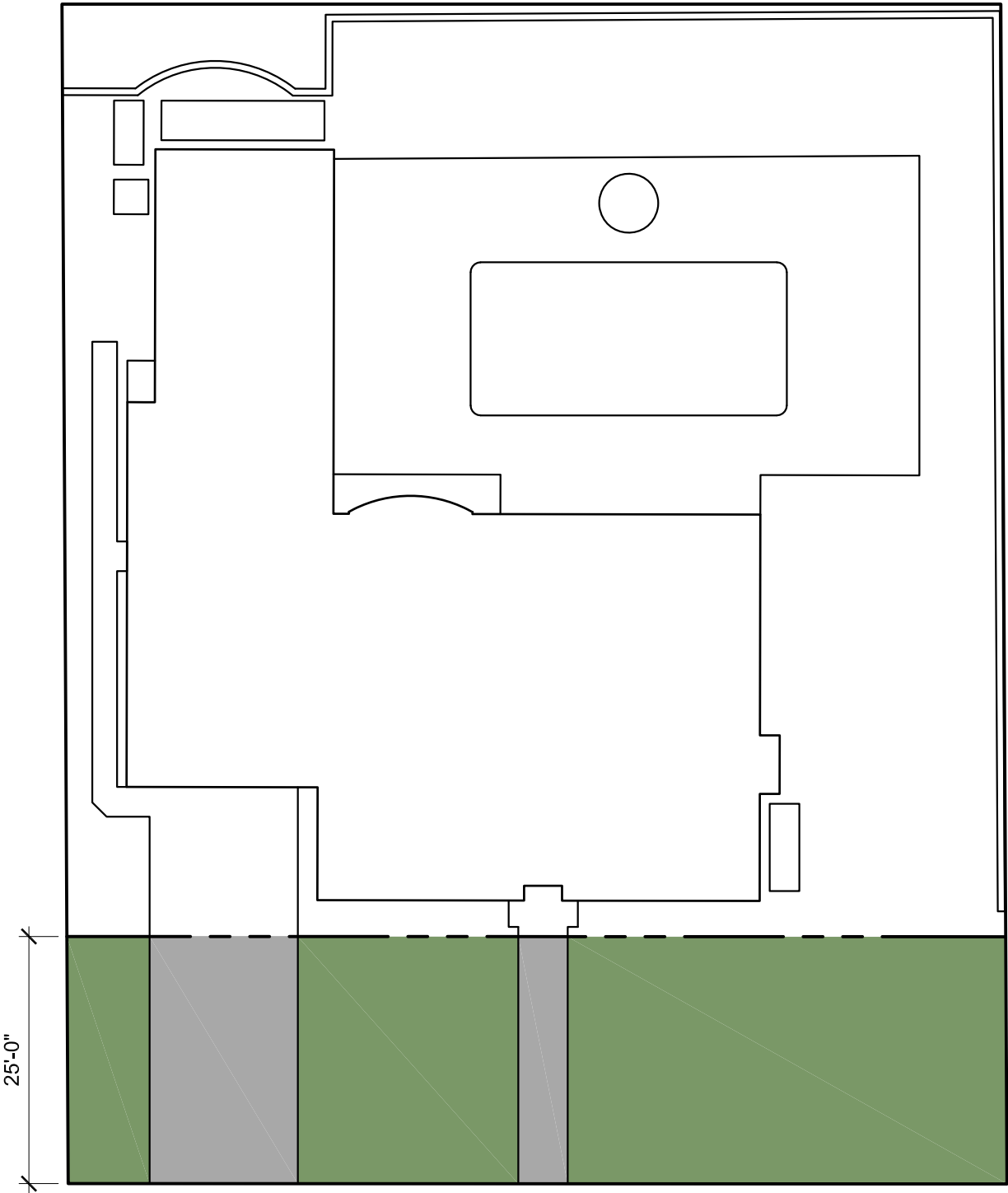
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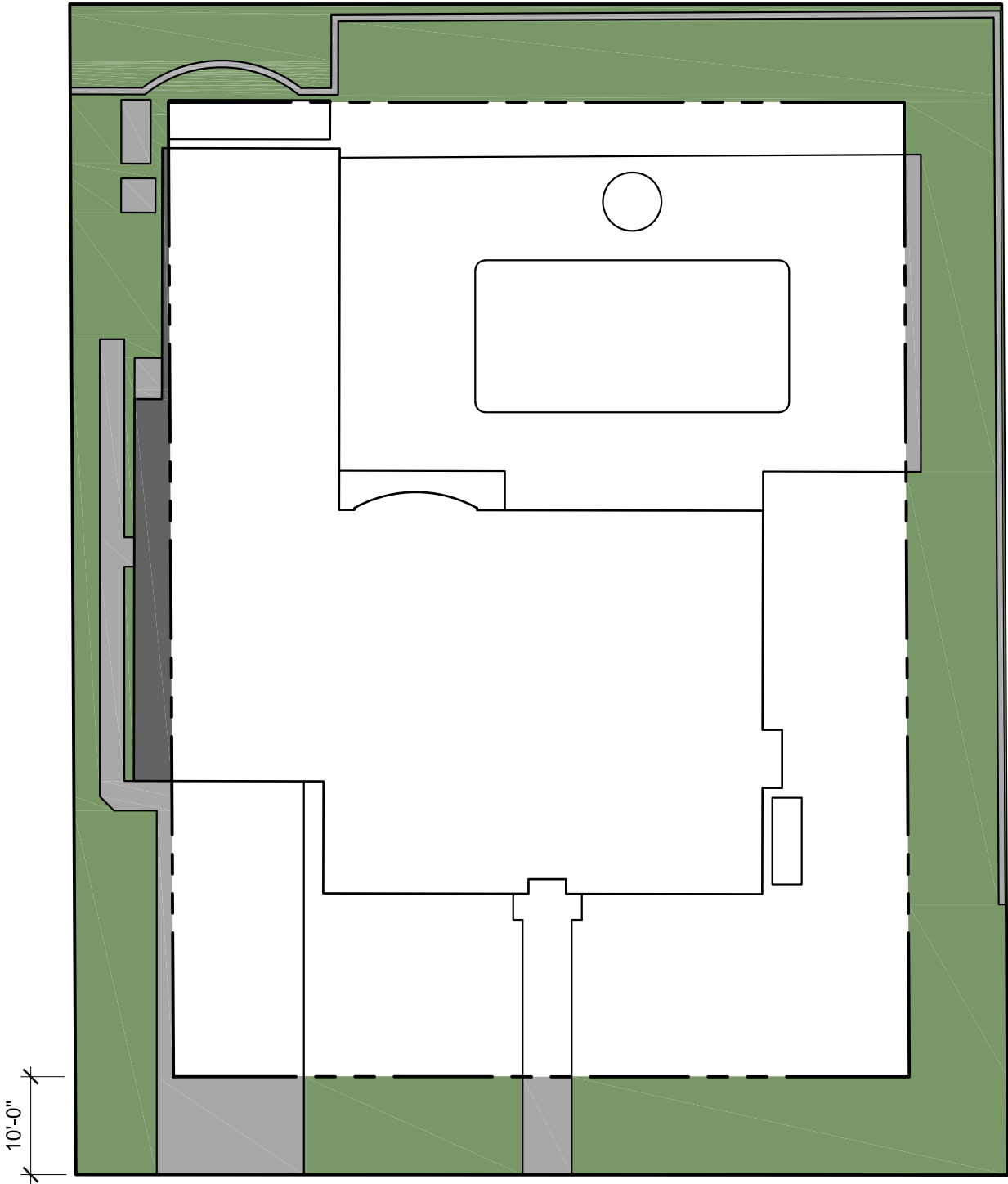


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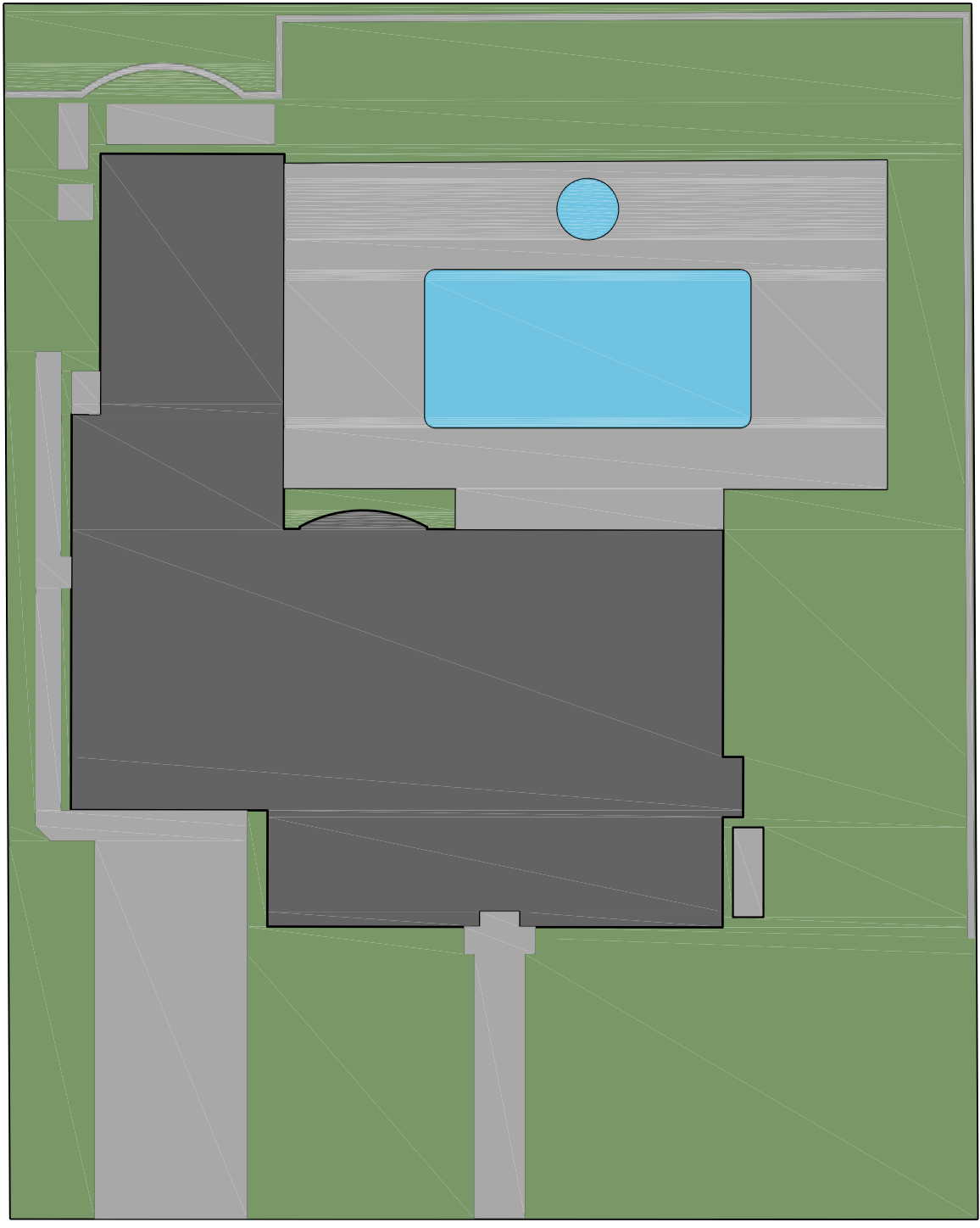
EXISTING FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (2,375.00 SQ.FT.)			
- Required	950.00	SQ.FT.	40.00%
- Existing	1,874.89	SQ.FT.	78.94%



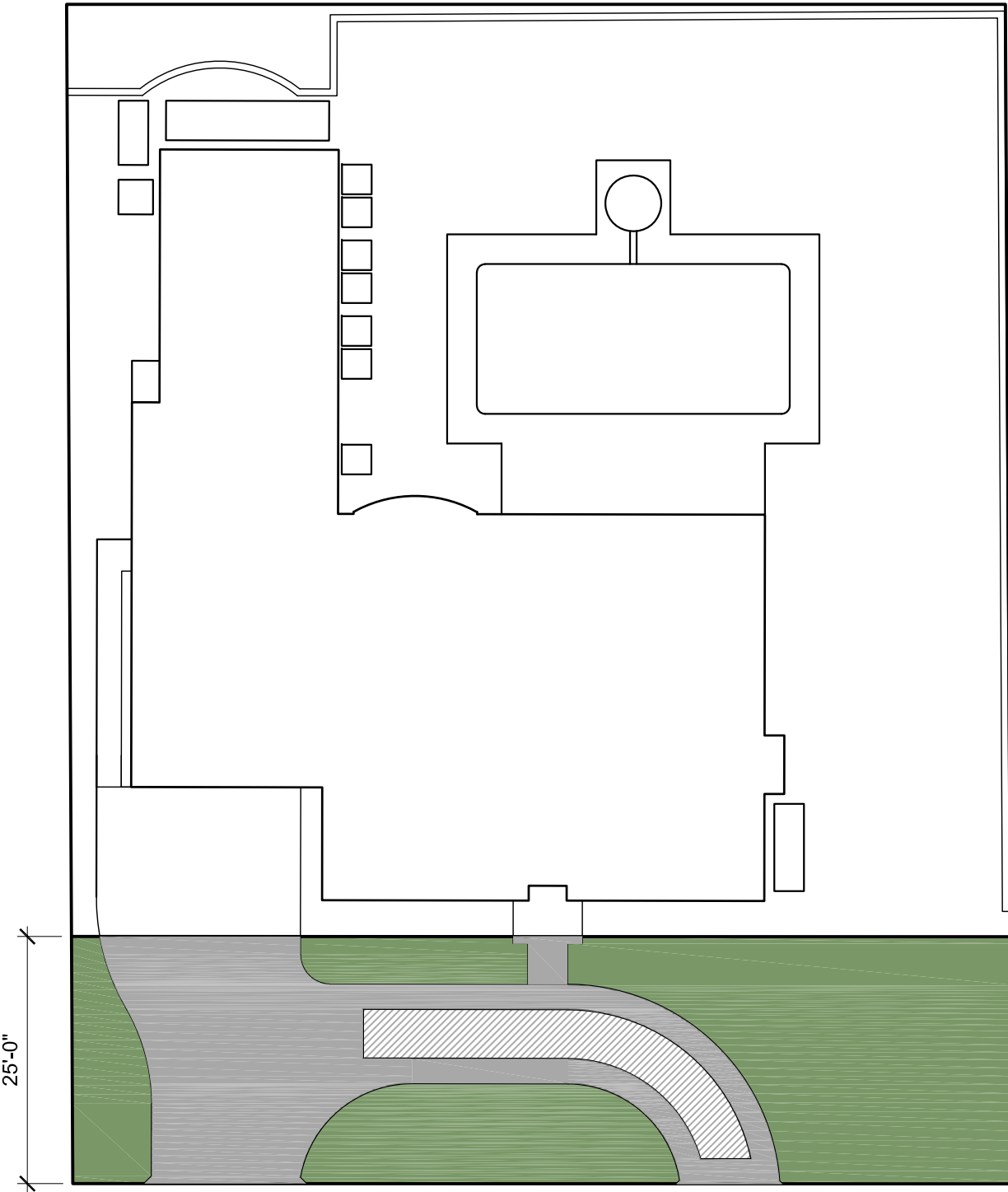
EXISTING 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of Overall Required)			
- Required	2,550.27	SQ.FT.	50.00%
- Existing	3,106.12	SQ.FT.	60.90%



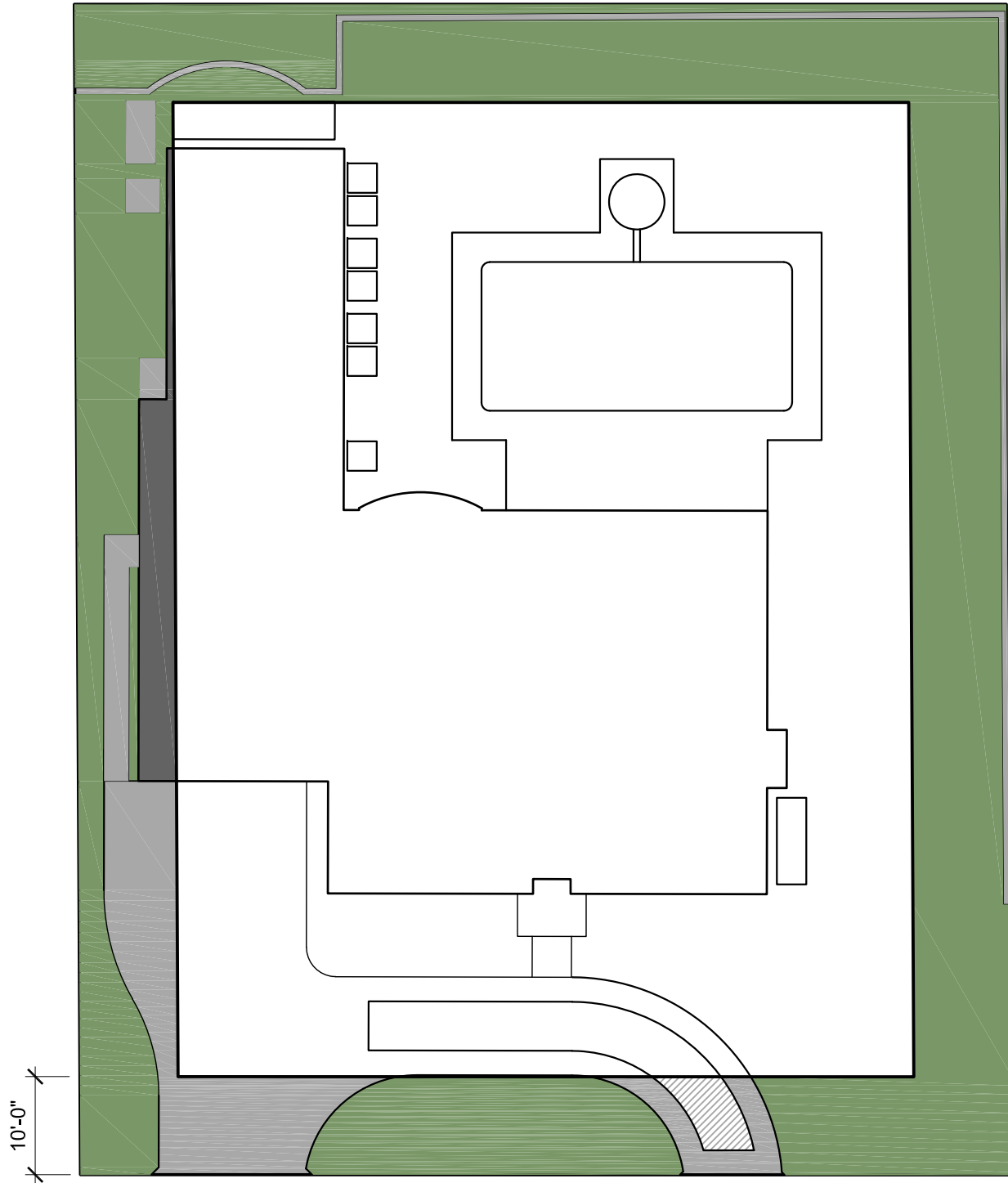
EXISTING LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL			
- Required	5,100.54	SQ.FT.	45.00%
- Existing	5,279.10	SQ.FT.	46.58%



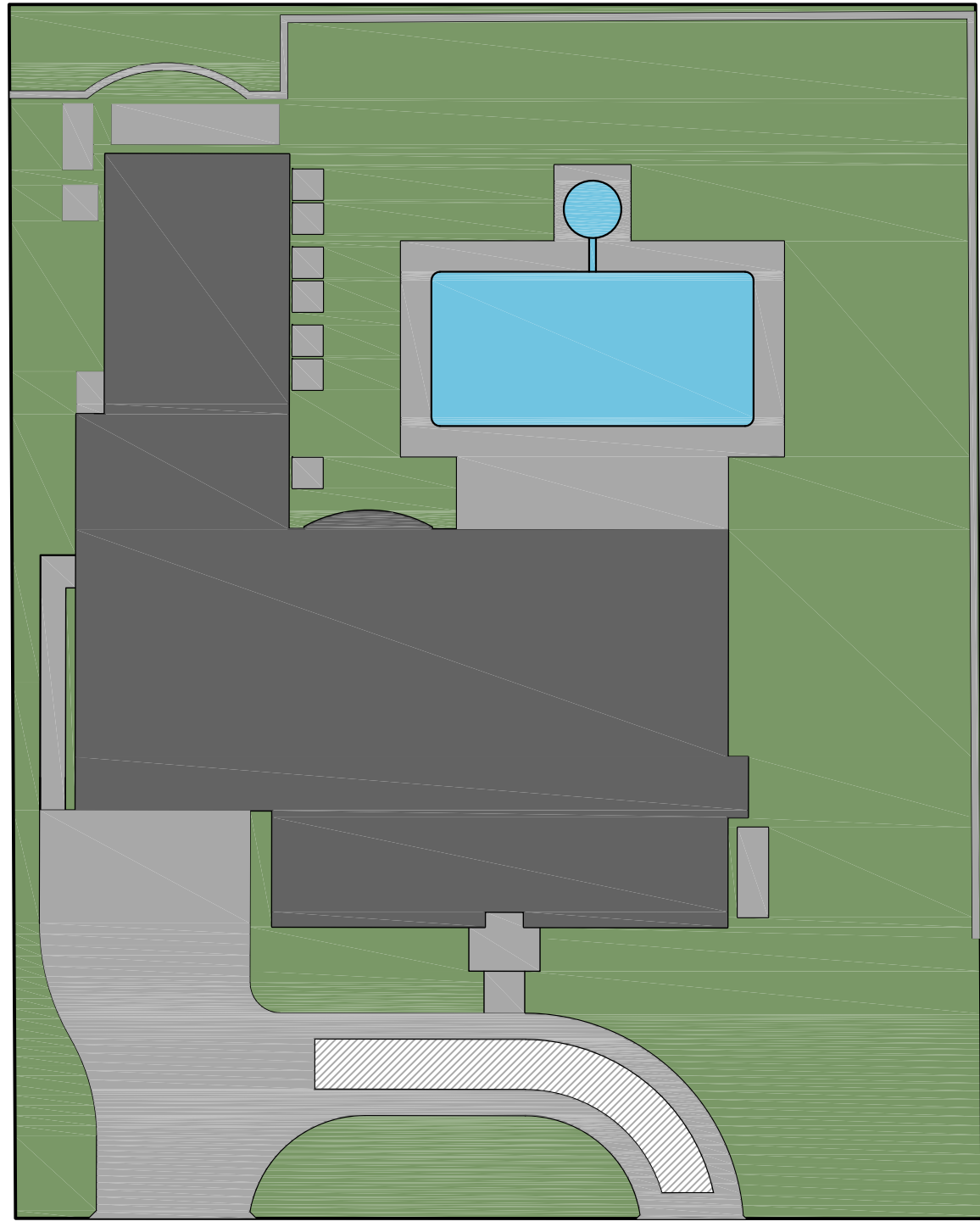
PROPOSED FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (2,375.00 SQ.FT.)			
- Required	950.00	SQ.FT.	40.00%
- Approved	1,394.37	SQ.FT.	58.71%
- Proposed	1,394.36	SQ.FT.	58.71%



PROPOSED 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of Overall Required)			
- Required	2,550.27	SQ.FT.	50.00%
- Approved	3,003.41	SQ.FT.	58.88%
- Proposed	3,003.17	SQ.FT.	58.88%



PROPOSED LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL			
- Required	5,100.54	SQ.FT.	45.00%
- Approved	5,440.37	SQ.FT.	48.00%
- Proposed	5,561.90	SQ.FT.	49.07%

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ZONING DIAGRAMS

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N

Z1