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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



**BGS**  
Landscape  
Architecture  
& Engineering

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

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

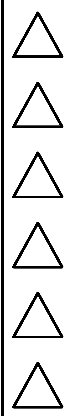
MINOR CHANGES TO  
PREVIOUSLY APPROVED PROJECT  
HSB-23-003

HSB-24-001  
SECOND SUBMITTAL  
NOVEMBER 20, 2023

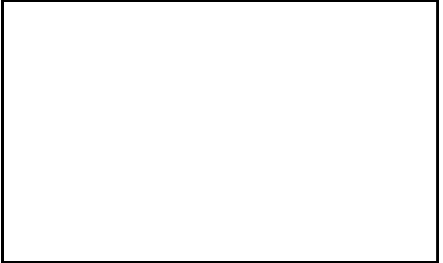
JOB #1004

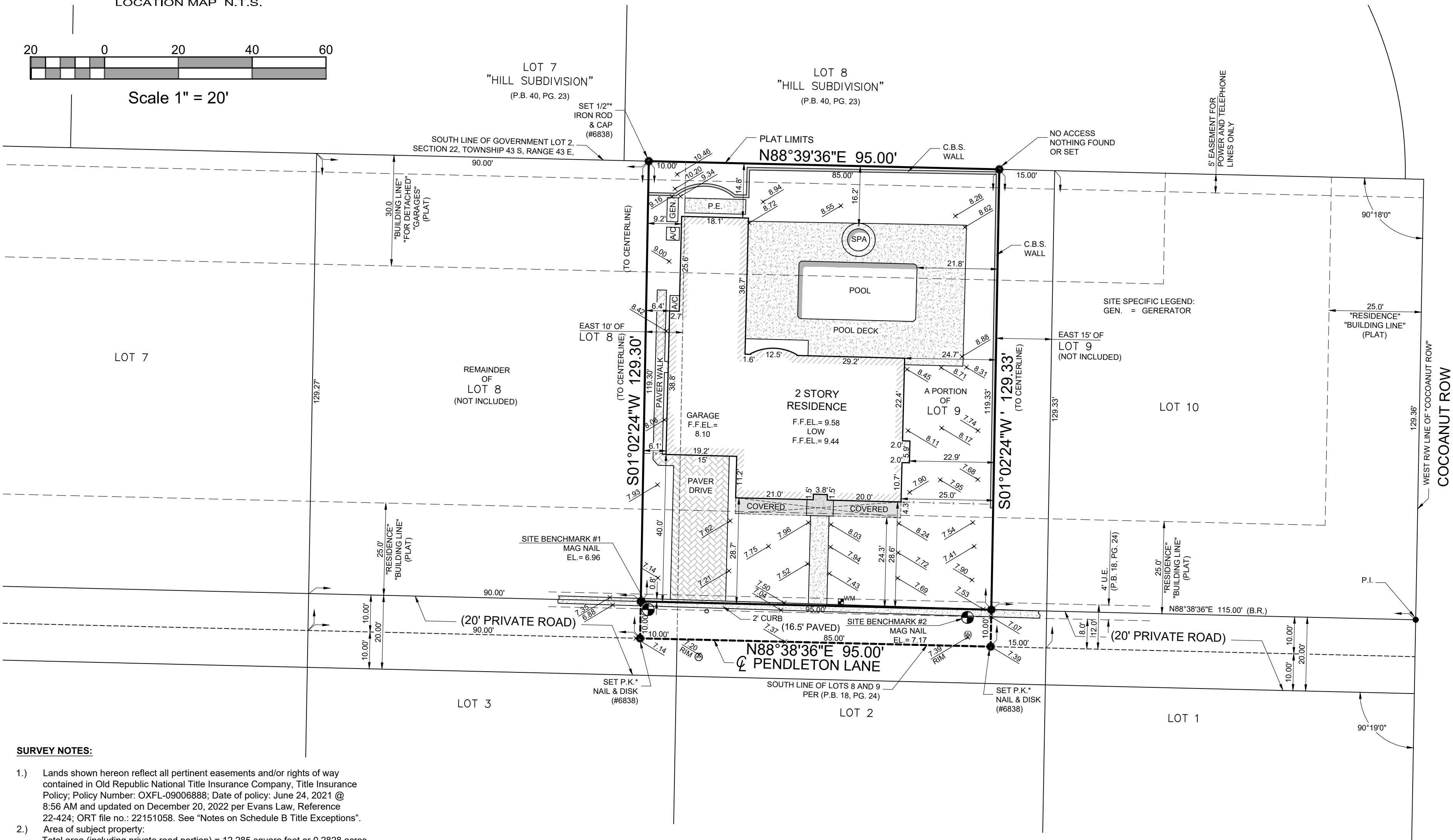
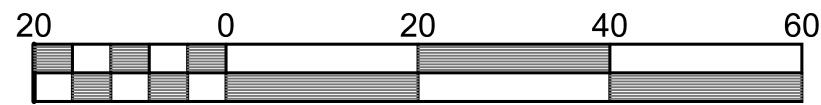
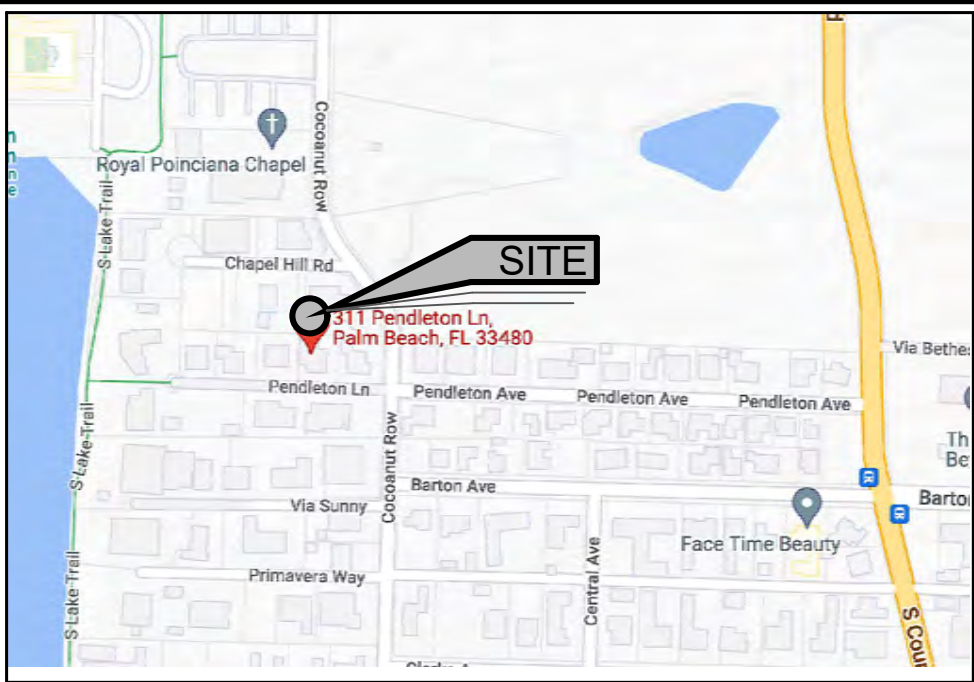
311 Pendleton Lane  
Palm Beach  
Florida

DATE ISSUED:  
November 20, 2023



DATE PLOTTED:  
November 20, 2023





**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				

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

**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.

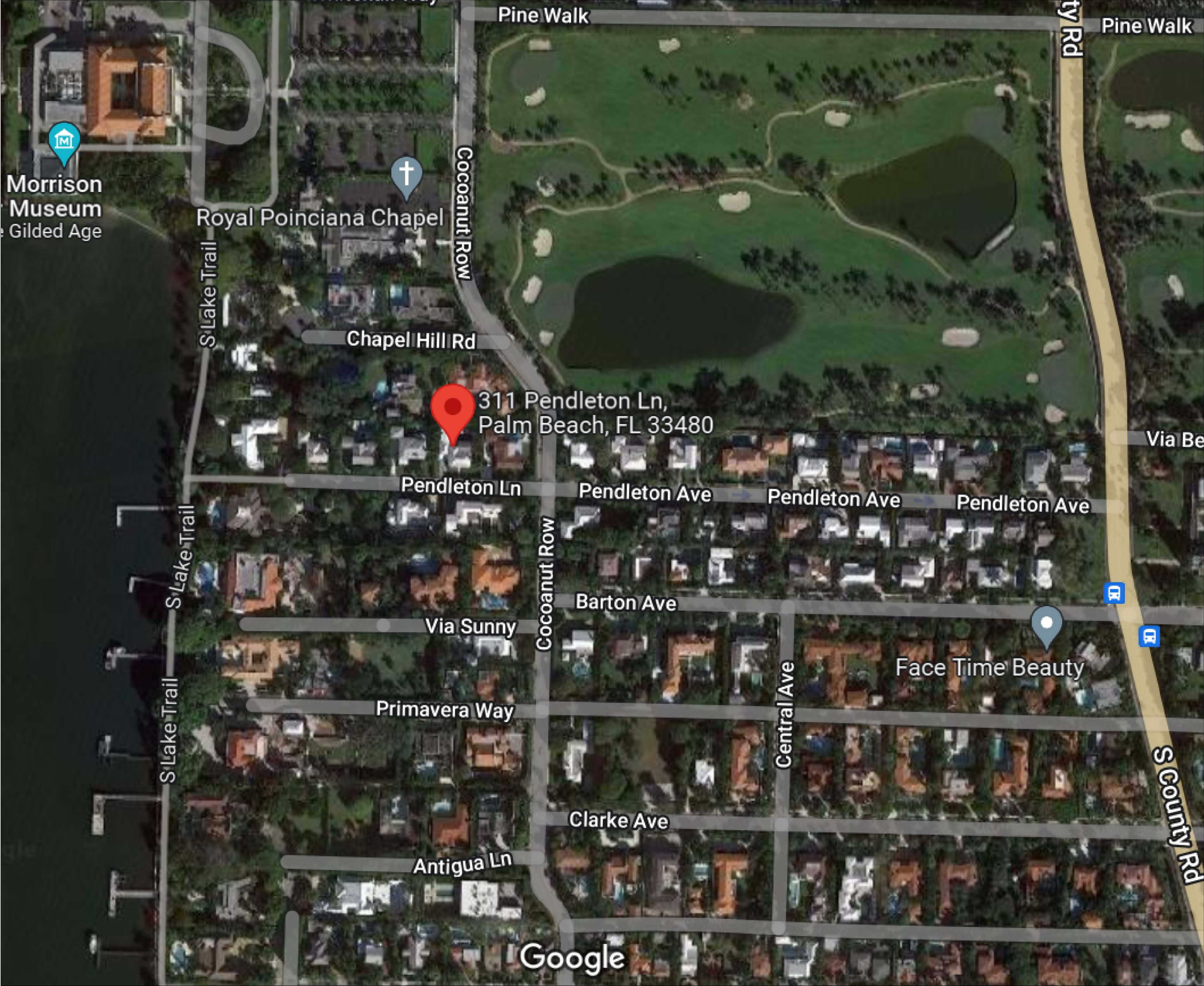
**BOUNDARY SURVEY**

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





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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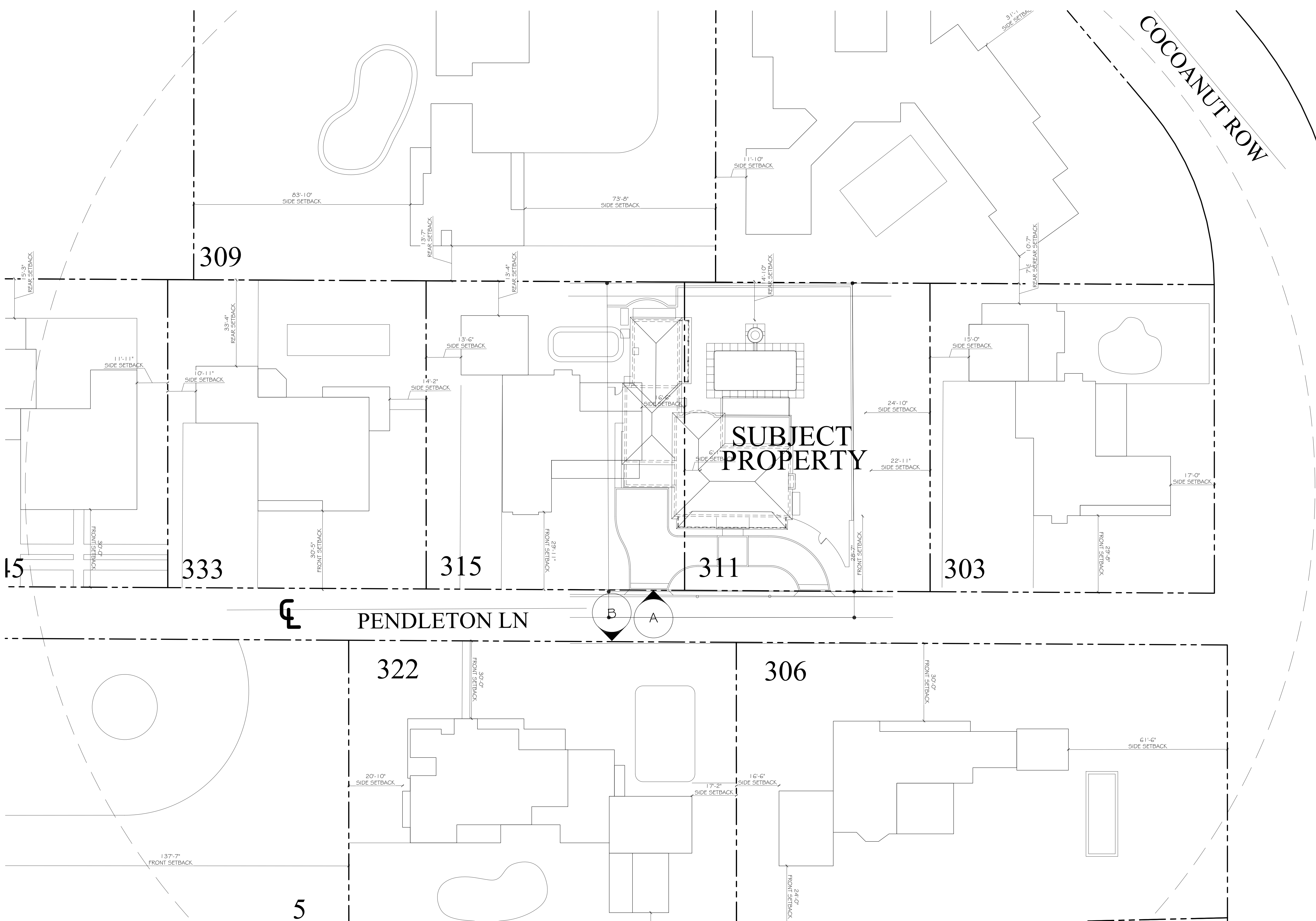
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ISSUE 11-02-23  
DATE: PREV. 01-05-23

JOB #: H5B-24-001

PREVIOUS - H5B-23-003





309

333

315

311

303

322

306

PENDLETON LN

COCOANUT ROW

SUBJECT  
PROPERTY

CONTEXTUAL SITE PLAN

SCALE: N.T.S.



**SKA**  
S K A A R C H I T E C T + P L A N N E R  
O F F I C E 5 6 1 - 6 5 5 - 1 1 1 6 F A X 5 6 1 - 8 3 2 - 7 8 2 8  
2 8 9 F E R R I S A V E , S U I T E F - 2 , P A L M B E A C H , F L 3 3 4 8 0

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SHEET NUMBER:

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ISSUE 11-02-23  
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PREVIOUS - H5B-23-003













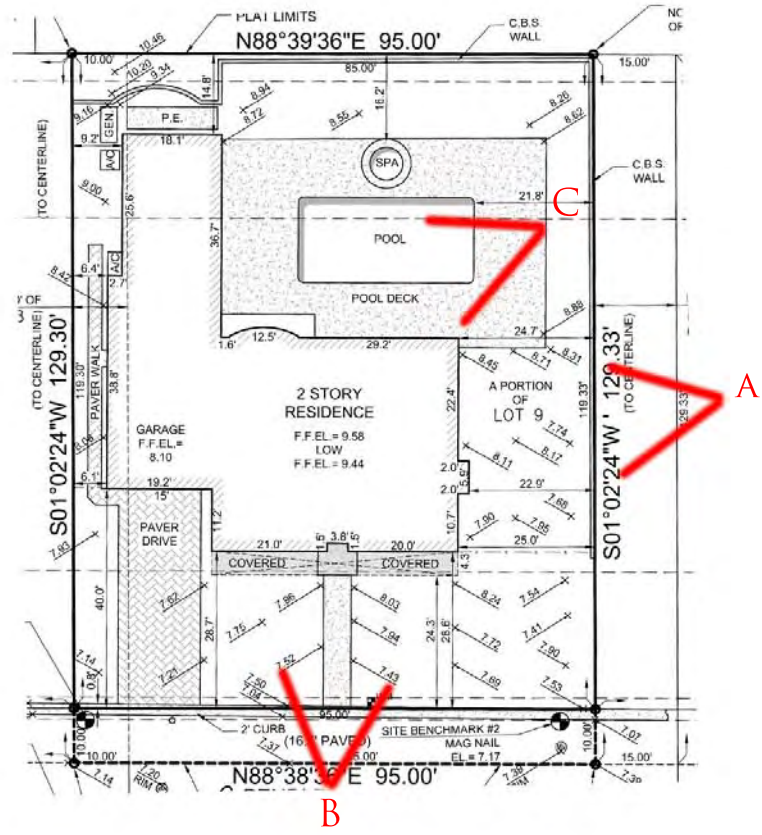








A



B



C



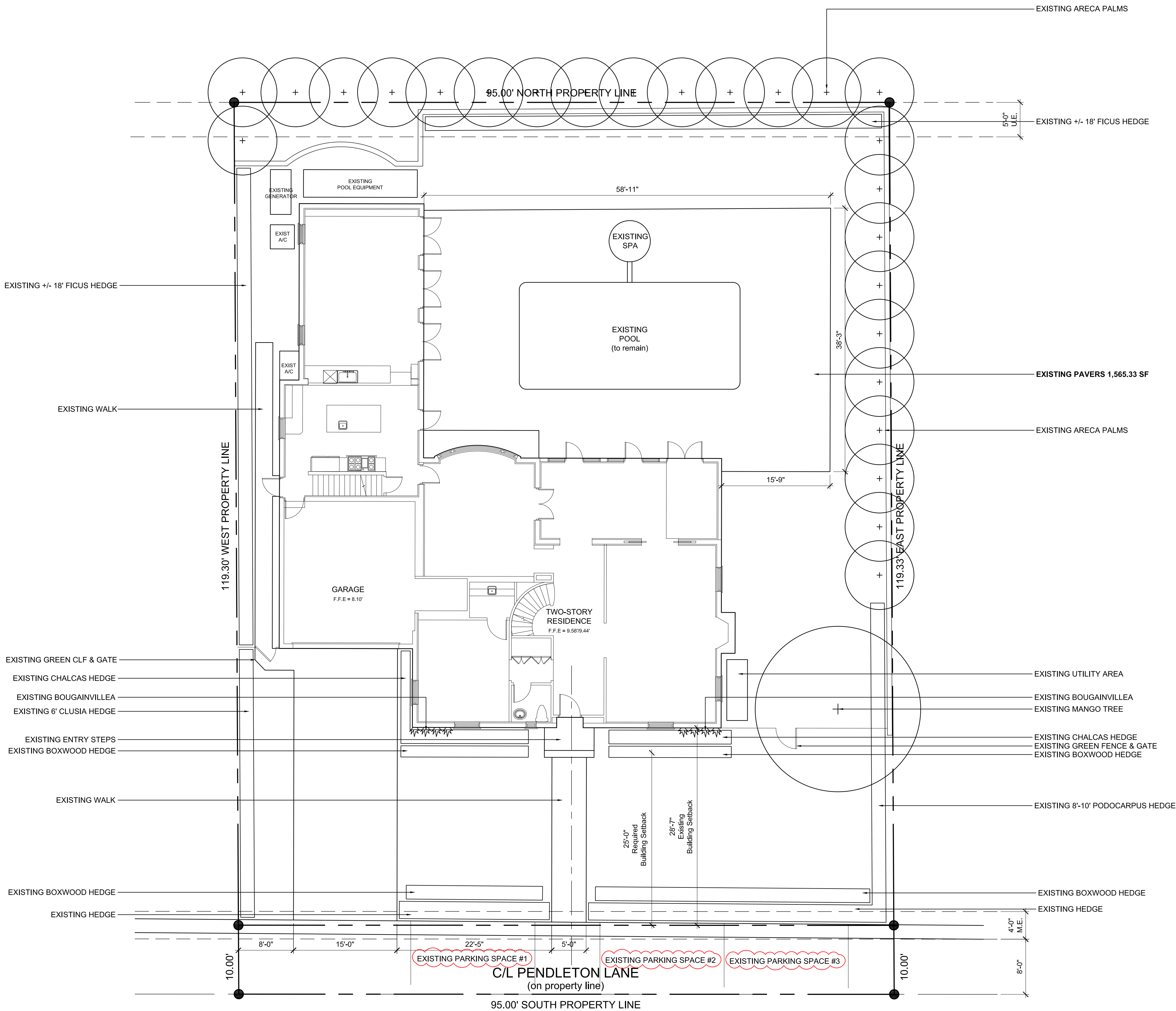








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Zoning Legend			
Property Address	311 PENDLETON LANE, PALM BEACH, FL 33480		
Zoning District	R-8 LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	11,334.54 SF		
Lot Width (W) & Depth (D) (ft)	95.00' W x 119.30' D (W) & 119.33' D (E)		
Structure Type (Single-Family, Multi-Family, Comm., Other)	TWO-STORY SINGLE-FAMILY RESIDENCE		
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%)	5,298.01 (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 cardinal 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. 134-1600)  
\*\*\* Provide Native plant species info per category as required by Ord. 002-2023 on separate TOPB Landscape Legend.

Enter N/A if value is not applicable.  
Enter N/C if value is not changing.

REV BF 20230626

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	

EXISTING SITE PLAN

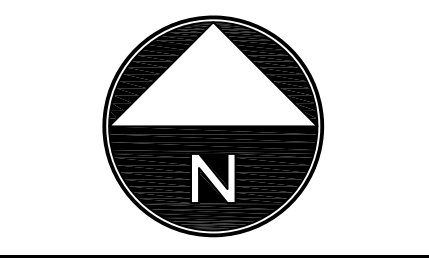
SCALE: 1/8" = 1'-0"

311 Pendleton Lane  
Palm Beach  
Florida

JOB #1004

DATE ISSUED:  
November 20, 2023

DATE PLOTTED:  
November 20, 2023



EX1

HSB-24-001  
SECOND SUBMITTAL  
NOVEMBER 20, 2023



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REV BF 20230626

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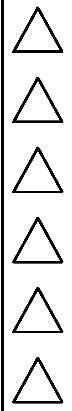
SCALE: 1/8" = 1'-0"

DEMOLITION SITE PLAN

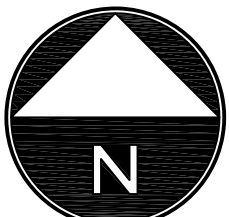
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D1

1 2 5 10 20

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