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



BGS
Landscape
Architecture
& Engineering

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

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

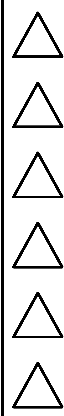
MINOR CHANGES TO
PREVIOUSLY APPROVED PROJECT
HSB-23-003

HSB-24-001
SECOND SUBMITTAL
NOVEMBER 20, 2023

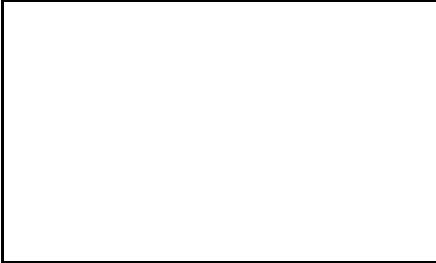
JOB #1004

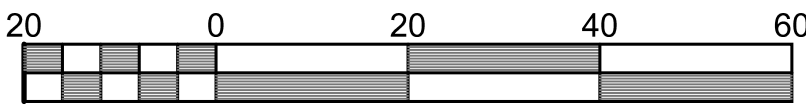
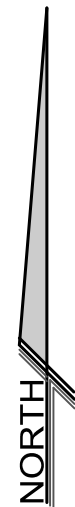
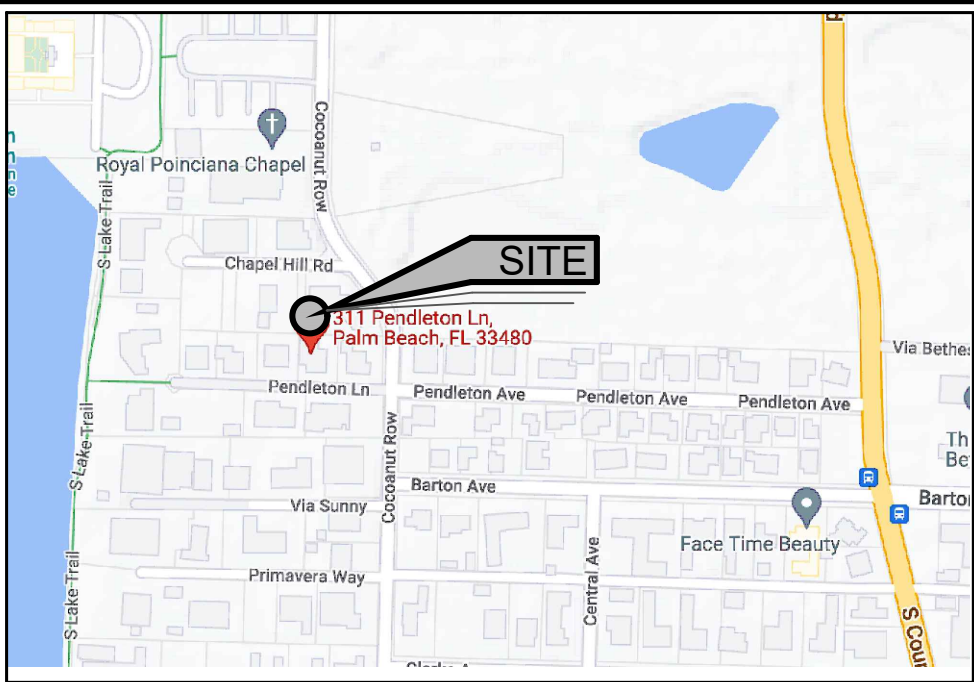
311 Pendleton Lane
Palm Beach
Florida

DATE ISSUED:
November 20, 2023

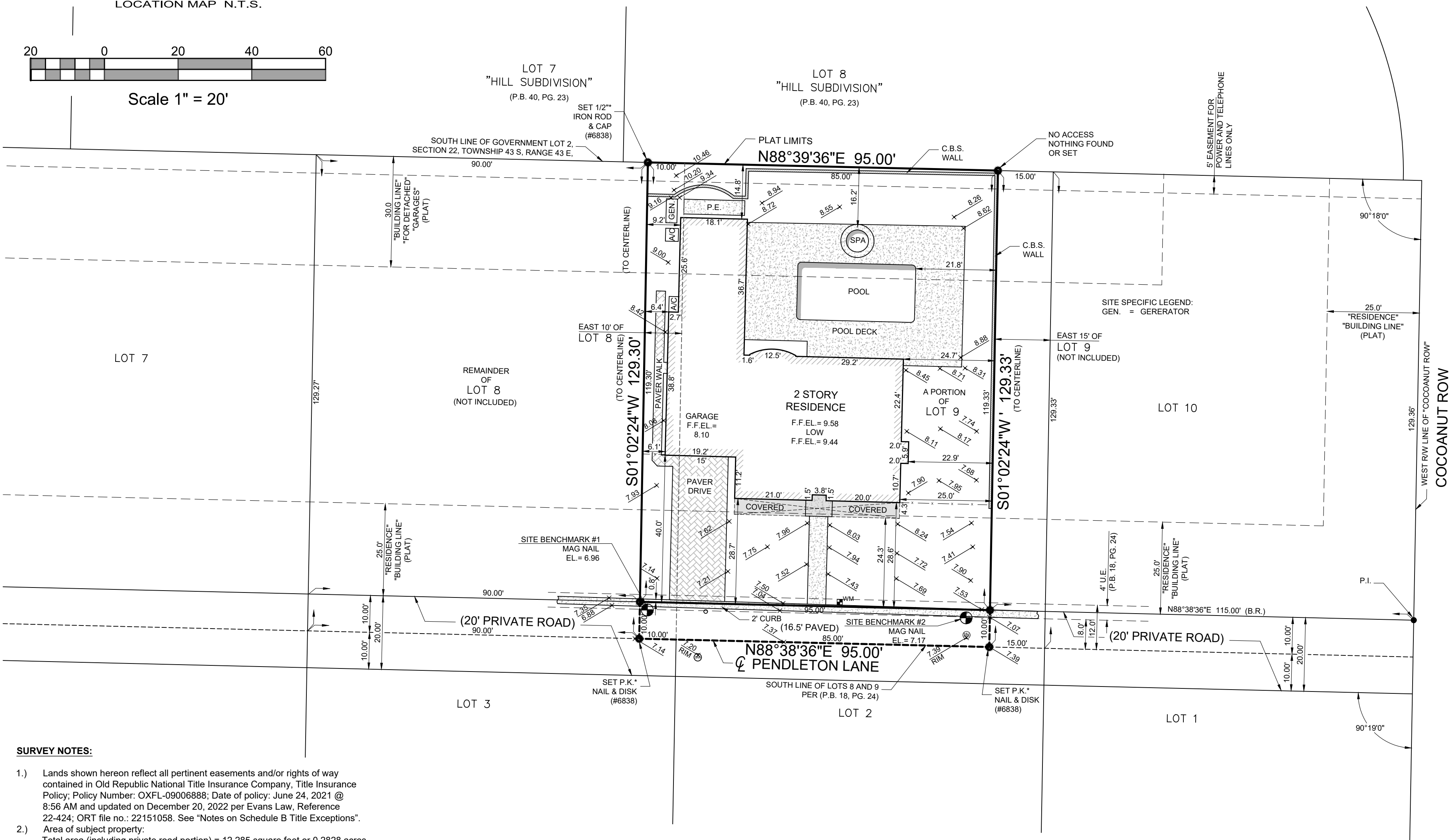


DATE PLOTTED:
November 20, 2023





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

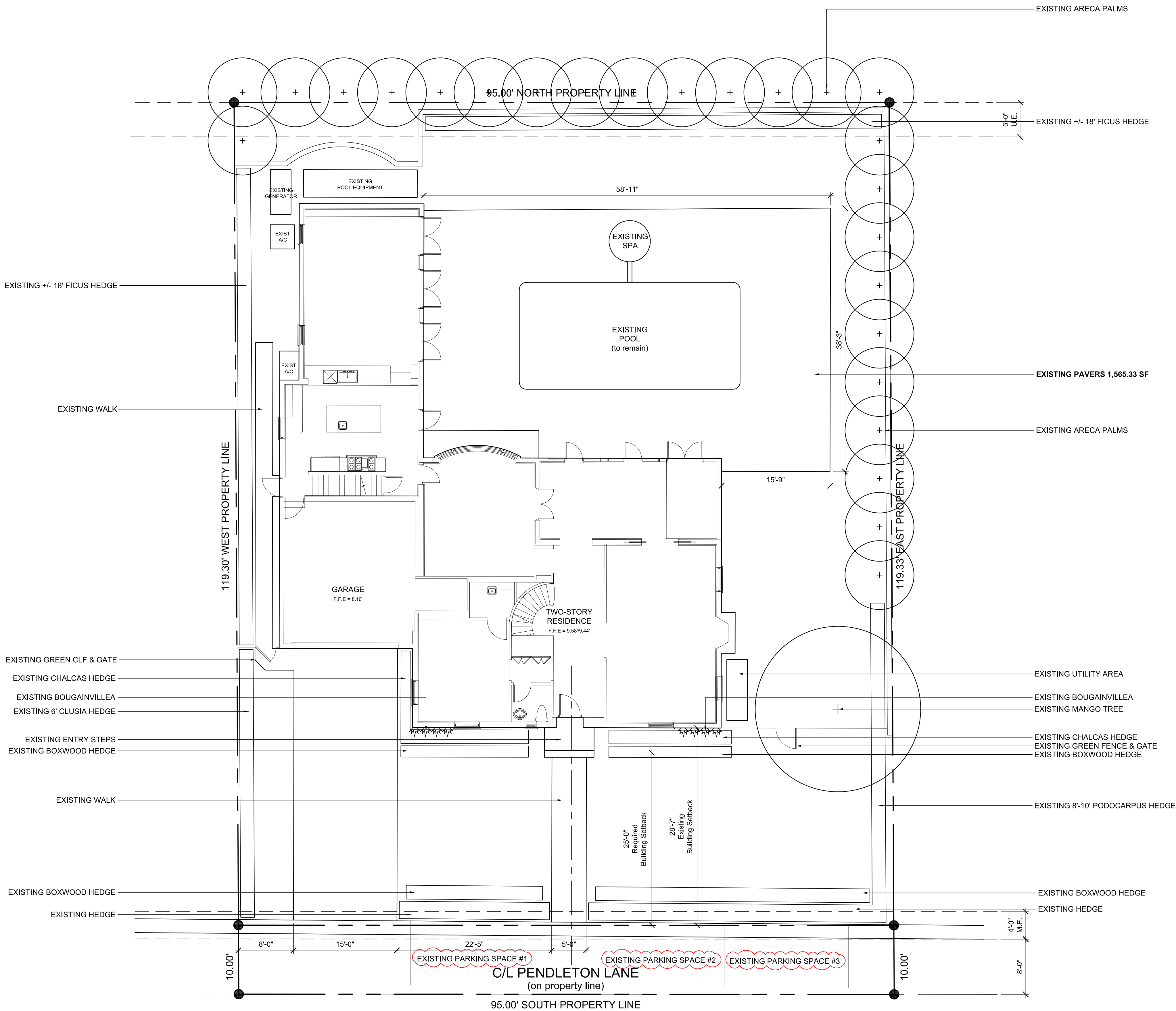
CRD. FILE Y221296

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 (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
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* 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. 154-1600)
*** 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	

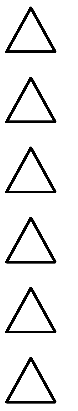
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EXISTING SITE PLAN

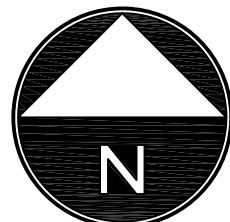
311 Pendleton Lane
Palm Beach
Florida

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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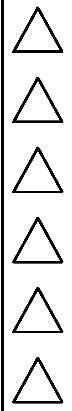
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DEMOLITION SITE PLAN

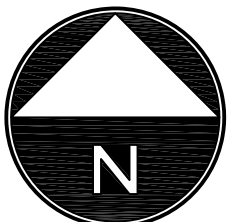
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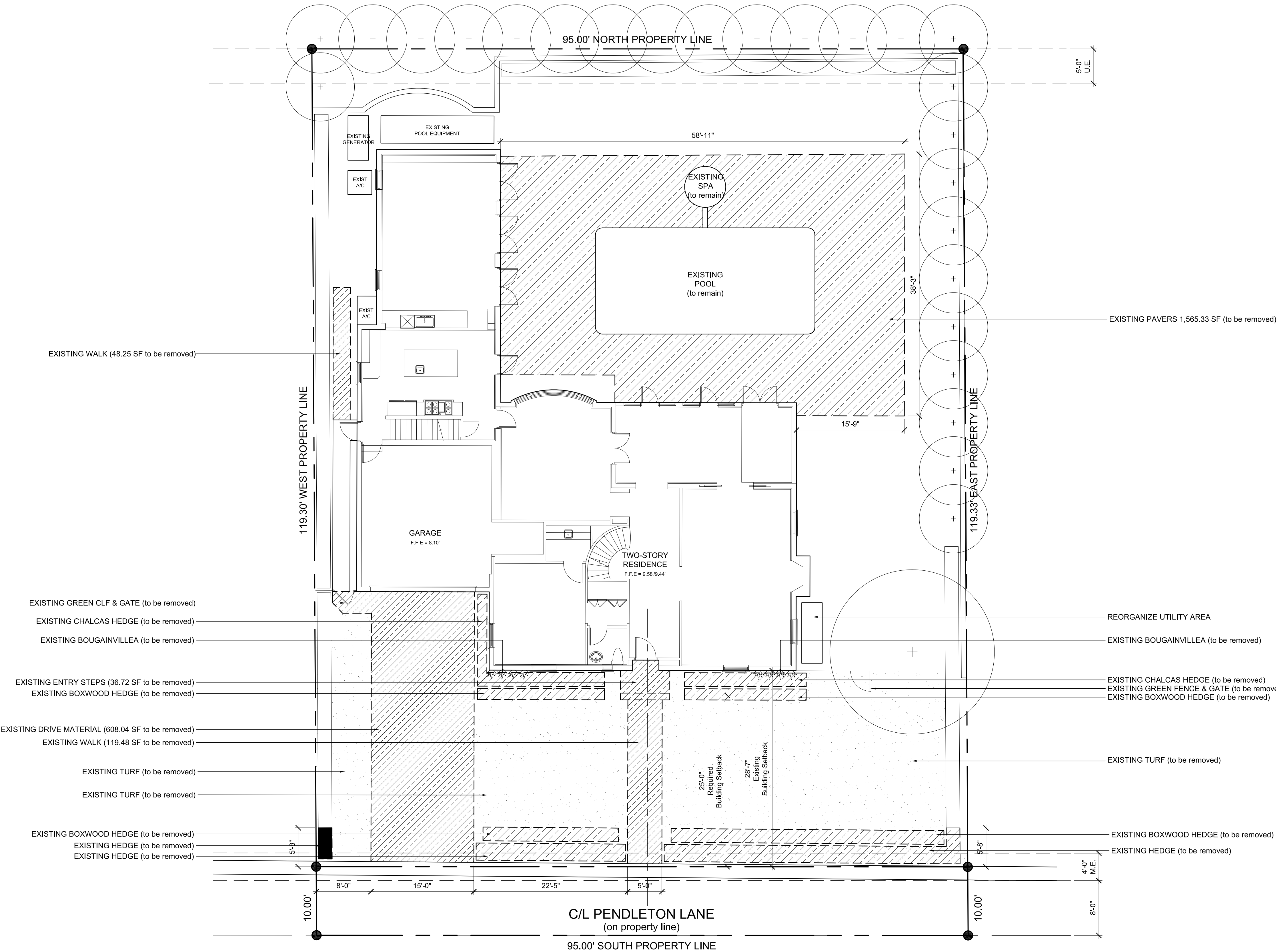
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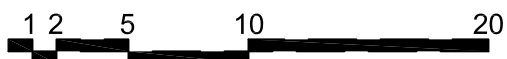
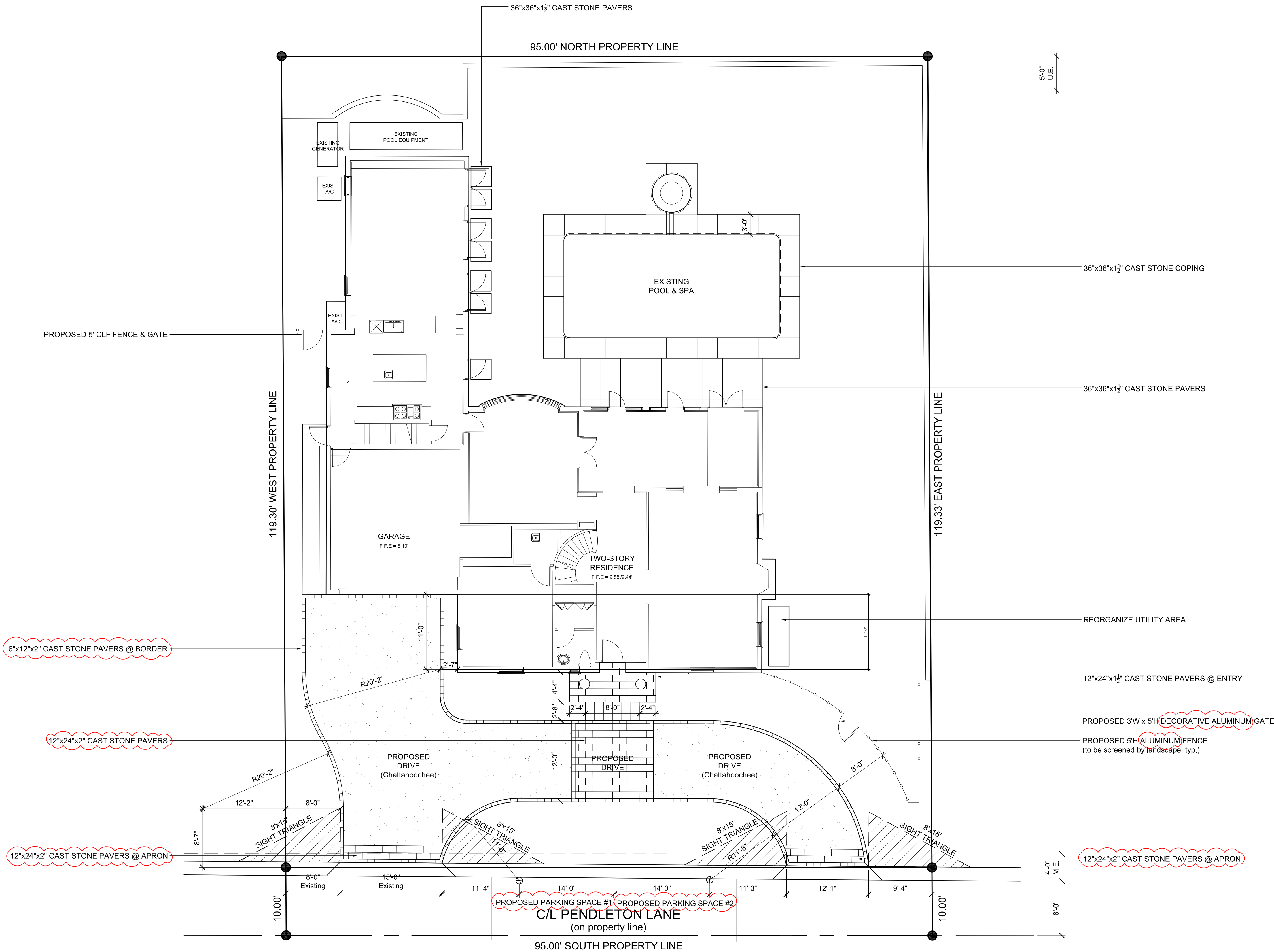
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HSB-24-001
SECOND SUBMITTAL
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REV BF 20230626			



HSB-24-001
SECOND SUBMITTAL
NOVEMBER 20, 2023

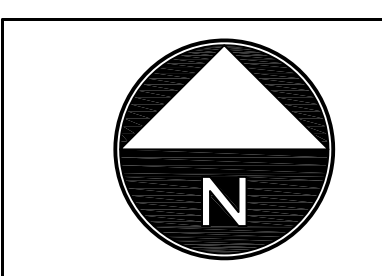
1016 Clare Avenue
West Palm Beach, FL 33401
(561) 602-6277
bgspllc.com
LA6666674

PROPOSED HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"

311 Pendleton Lane
Palm Beach
Florida

DATE ISSUED:
November 20, 2023

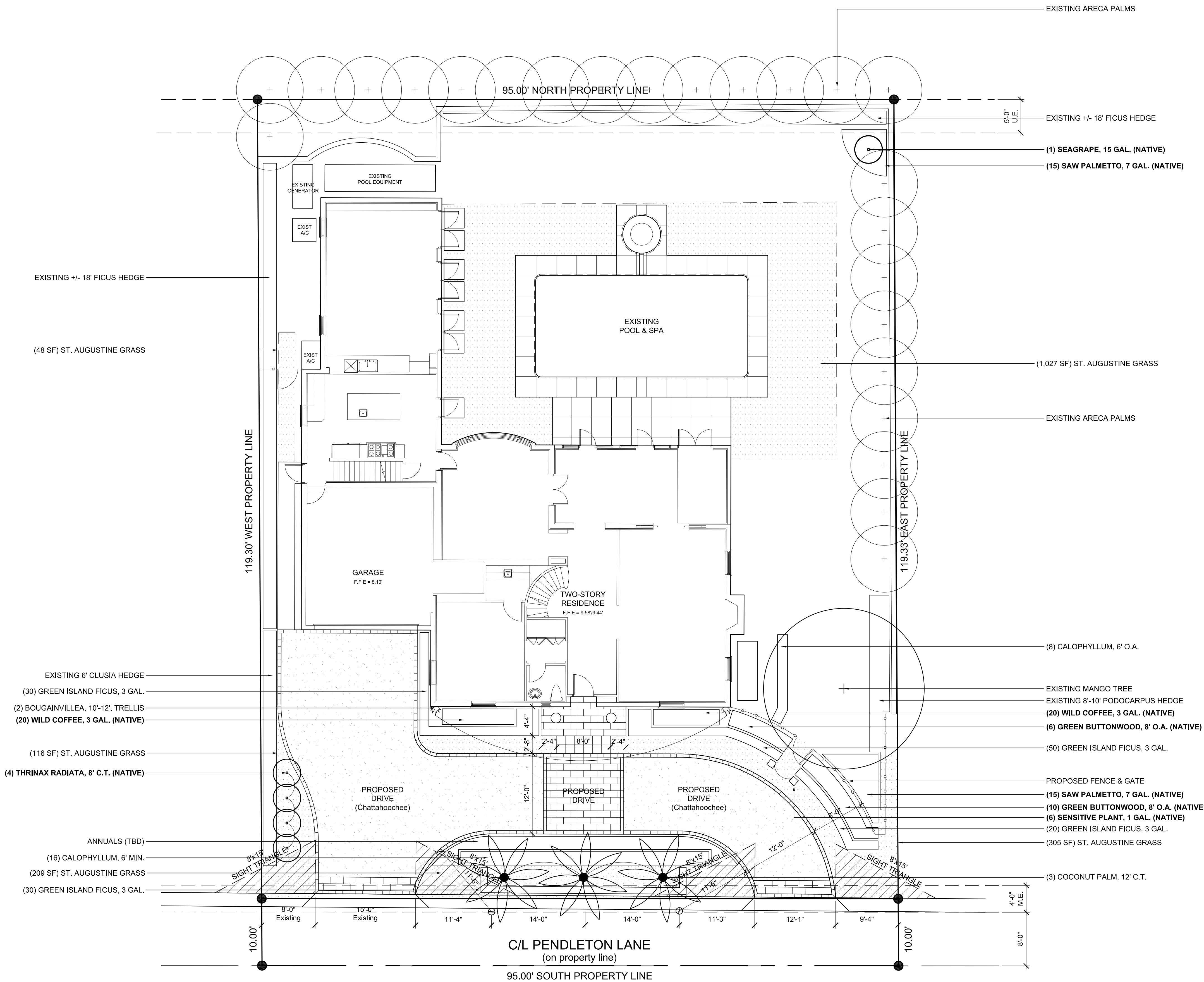
DATE PLOTTED:
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L1

JOB #1004

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*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each side yard with central direction (N, S, E, W) Enter N/A if value is not applicable. Enter N/C if value is not changing. REV BF 2020026

*** Difference of Fin. Floor Elev. (FFE) and Highest Crown of Road (COR) divided by two. (FFE - COR) / 2 + Max. Fill (Spec. 154-1600) Enter N/A if value is not applicable. Enter N/C if value is not changing. REV BF 2020026

*** Provide Native plant species info per category as required by Ord. 003-2023 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%)	5,298.01 (46.74%)	
LOS to be altered (Sq Ft and %)	N/A	1,835.42 (34.77%)	
Perimeter LOS (Sq Ft and %)	2,550.27 (50.00%)	2,966.88 (58.17%)	
Front Yard LOS (Sq Ft and %)	950.00 (40.00%)	1,125.86 (47.40%)	
Native Trees %	30% (1)	100.00% (1)	
Native Shrubs & Vines %	30% (279)	30.62% (66)	
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 mitigation plan for review.

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

See Ord. 003-2023

REV BF 2020027

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		
	142	Green Island Ficus	Ficus Microcarpa	3 gal., 12" o.c.		
CO	24	Calophyllum	Calophyllum Brasiliensis	15 gal., 6' min.	full to base, form hedge	
	30	Saw Palmetto	Serenoa Repens	7 gal.		X
	16	Green Buttonwood	Conocarpus Erectus	8" o.a.		X
	40	Wild Coffee	Psychotria Nervosa	3 gal.		X
	6	Sensitive Plant	Mimosa Strigillosa	1 gal.	2 sf	X
	1,705 SF	St. Augustine Grass	Stenotaphrum Secundatum			

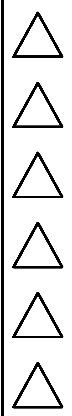
SCALE: 1/8" = 1'-0"

PROPOSED LANDSCAPE PLAN

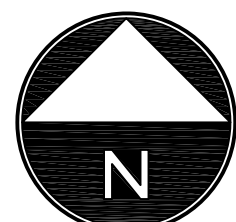
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JOB #1004

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November 20, 2023



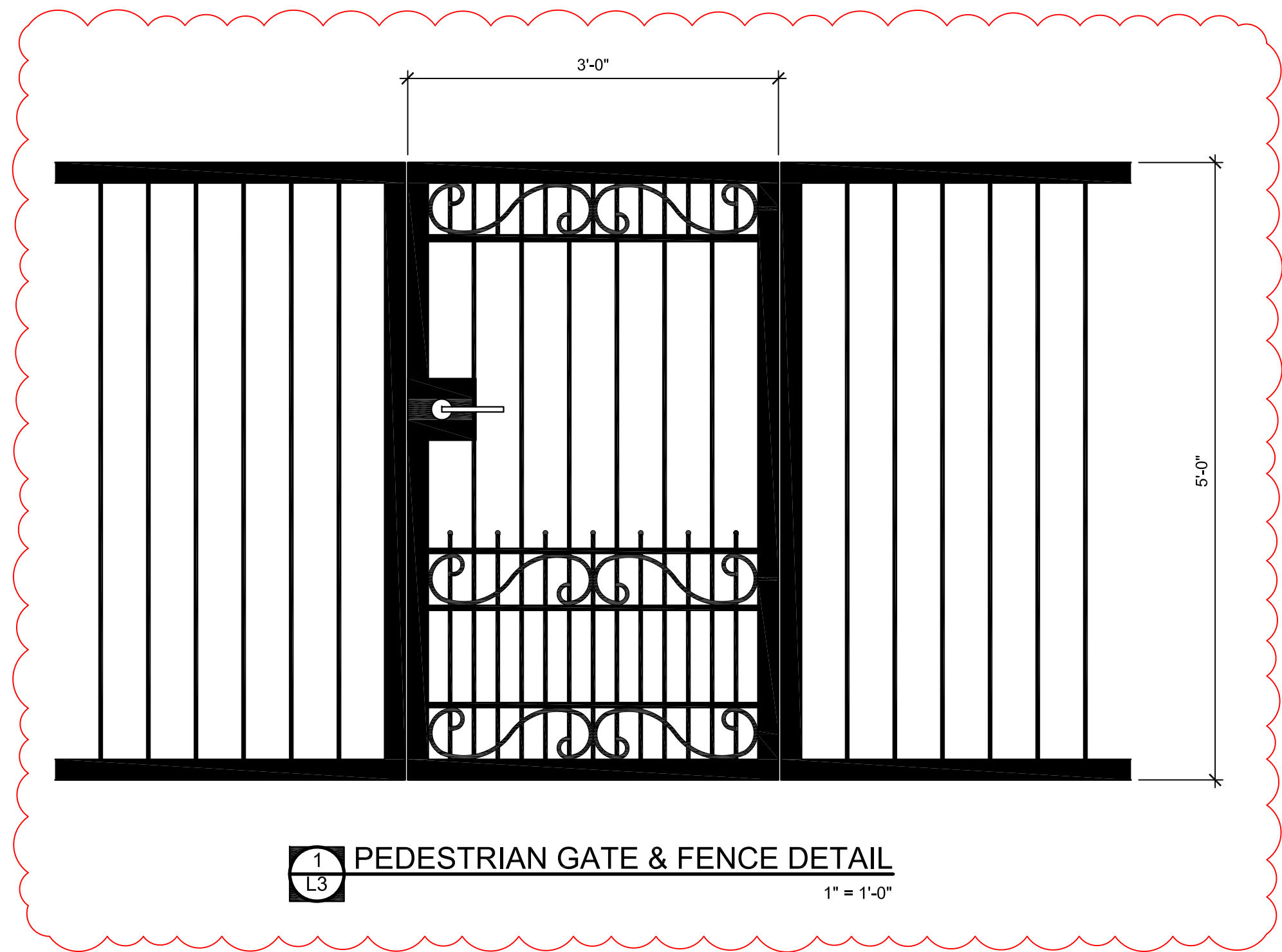
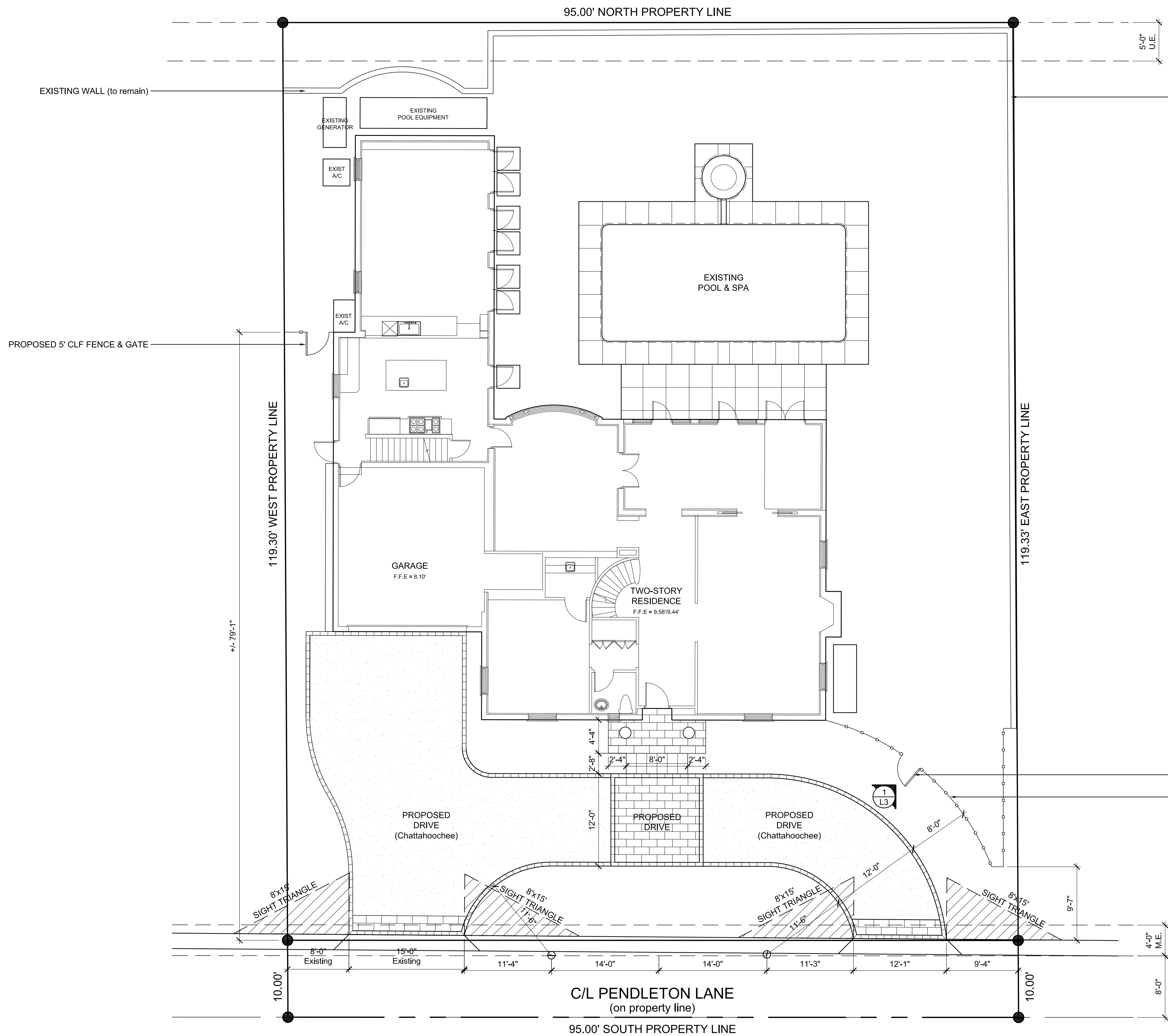
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L2

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PROPOSED 3'W x 5'H DECORATIVE ALUMINUM GATE
PROPOSED 5'H ALUMINUM FENCE
(to be screened by landscape, typ.)

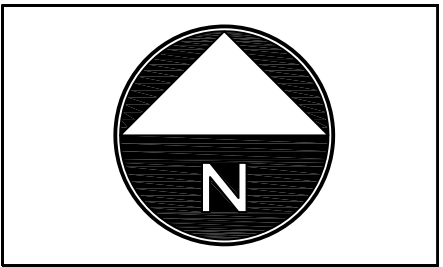
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EXISTING & PROPOSED FENCES, WALLS, & GATES
311 Pendleton Lane
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Florida
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L3

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PROPOSED EXTERIOR SOUTH ELEVATION



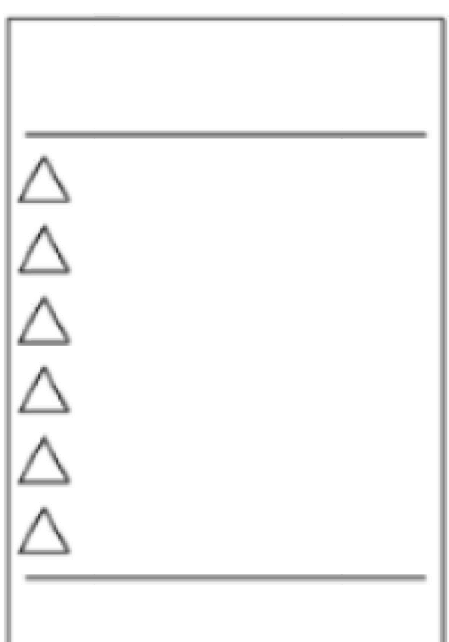
PROPOSED INTERIOR SOUTH ELEVATION



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

311 Pendleton Lane
Palm Beach
Florida

JOB #1004



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L4R

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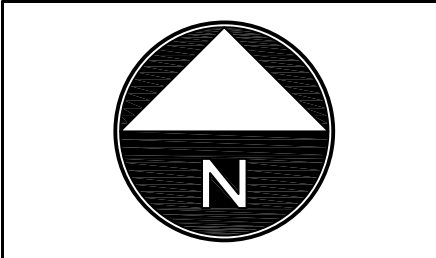
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NATIVE LANDSCAPE DIAGRAM & CALCULATIONS

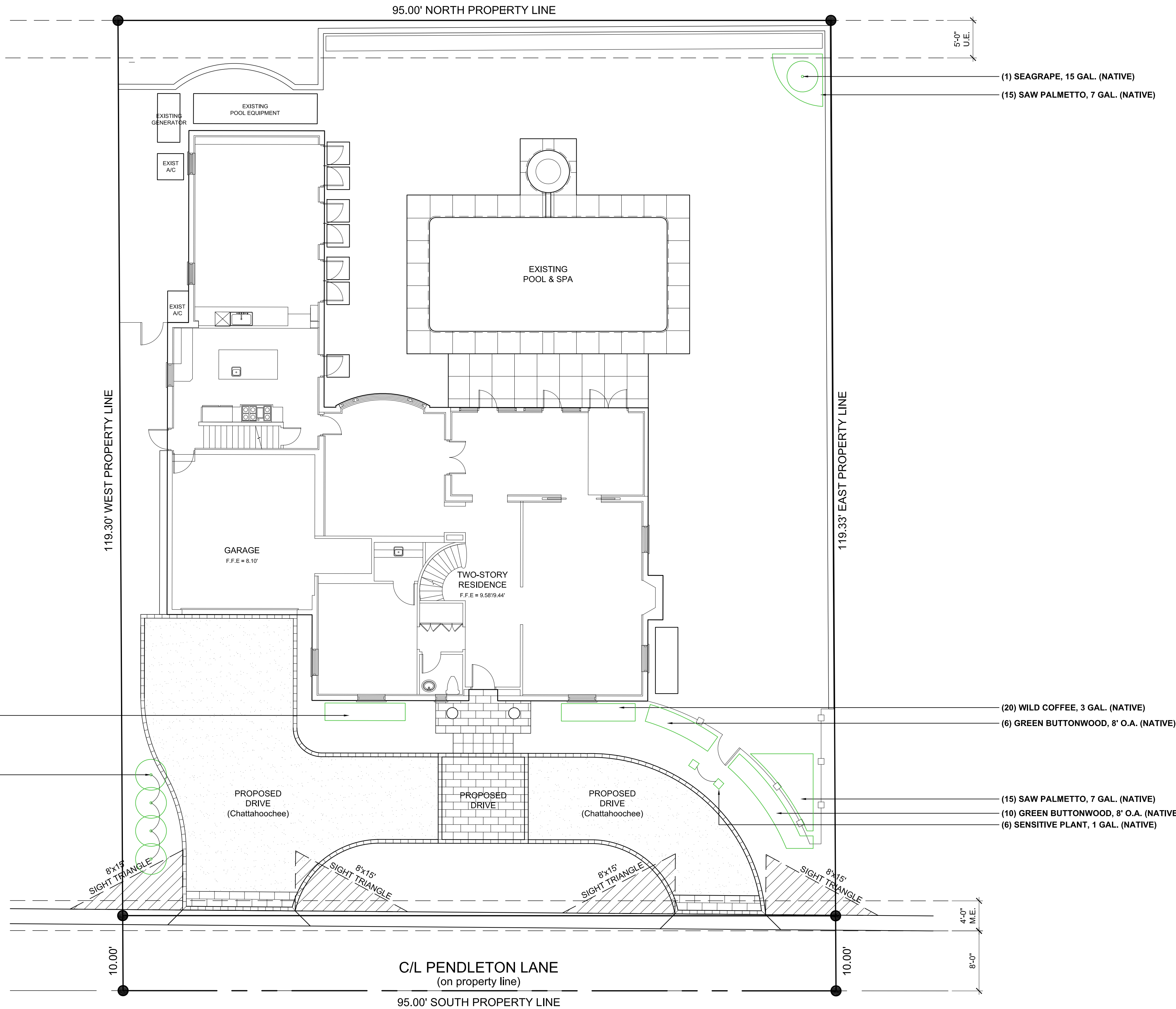
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November 20, 2023



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%)	5,298.01 (46.74%)
LOS to be altered (Sq Ft and %)	N/A	1,835.42 (34.77%)
Perimeter LOS (Sq Ft and %)	2,550.27 (50.00%)	2,966.88 (58.17%)
Front Yard LOS (Sq Ft and %)	950.00 (40.00%)	1,125.86 (47.40%)
Native Trees %	30% (1)	100.00% (1)
Native Shrubs & Vines %	30% (279)	30.82% (86)
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	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		
	142	Green Island Ficus	Ficus Microcarpa	3 gal., 12" o.c.		
	24	Calophyllum	Calophyllum Brasiliensis	15 gal., 6' min.	full to base, form hedge	
	30	Saw Palmetto	Serenoa Repens	7 gal.		X
	16	Green Buttonwood	Conocarpus Erectus	8" o.a.		X
	40	Wild Coffee	Psychotria Nervosa	3 gal.		X
	6	Sensitive Plant	Mimosa Strigillosa	1 gal.	2 sf	X
GC	1,705 SF	St. Augustine Grass	Stenotaphrum Secundatum			

1 2 5 10 20

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Cast Stone



Driveway



Chatahoochee Gravel



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MATERIALS & FINISHES

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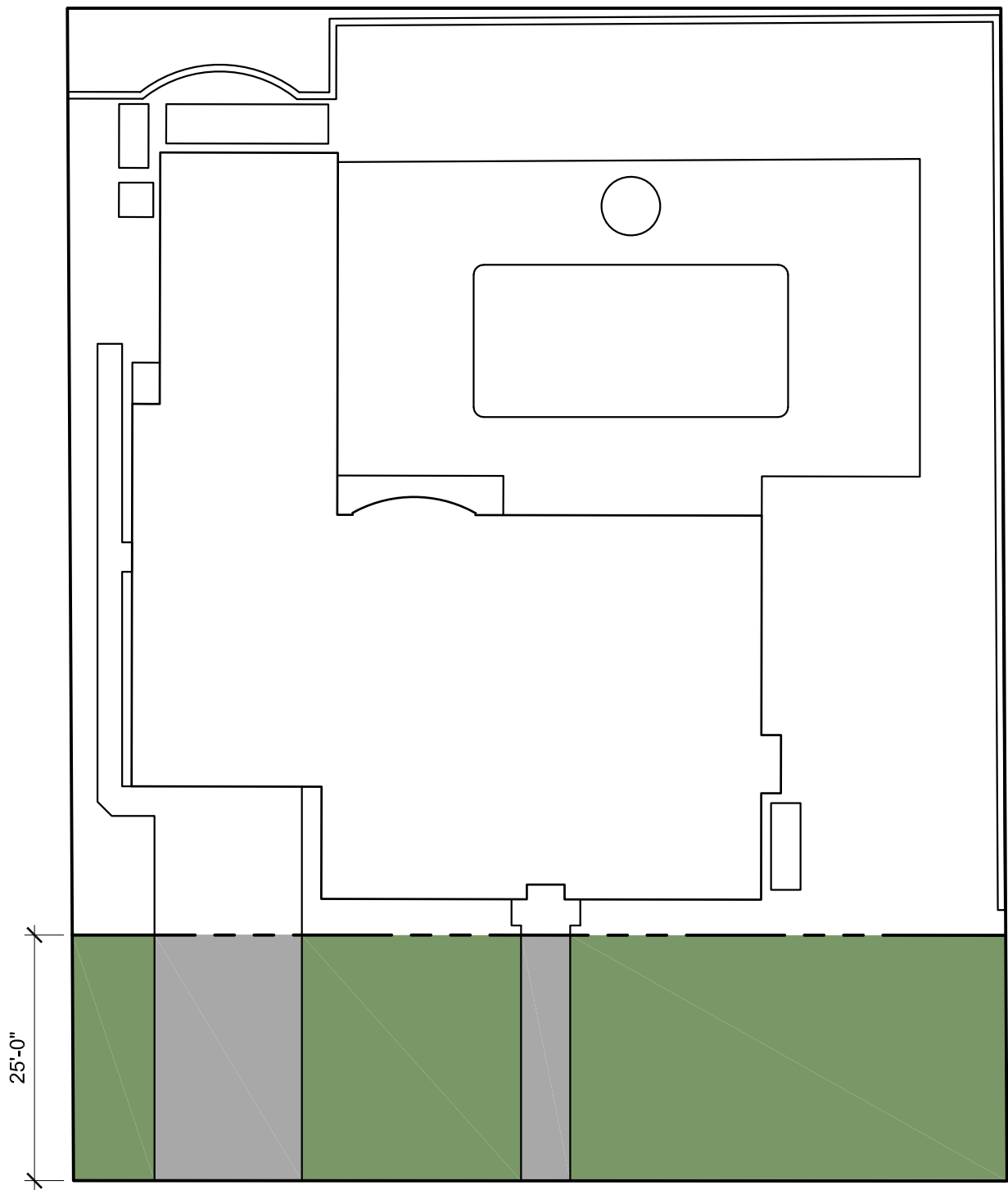
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November 20, 2023



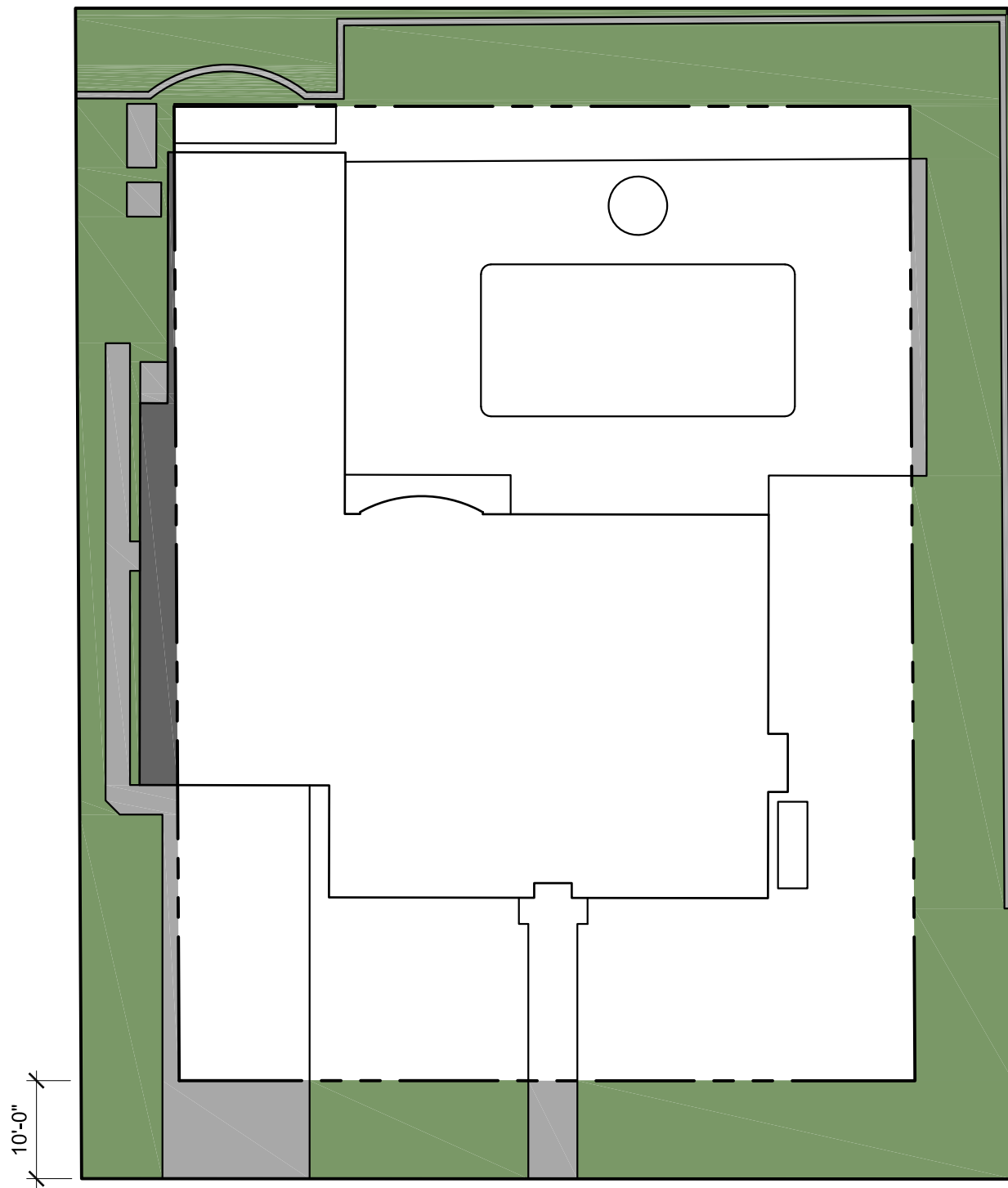
M1

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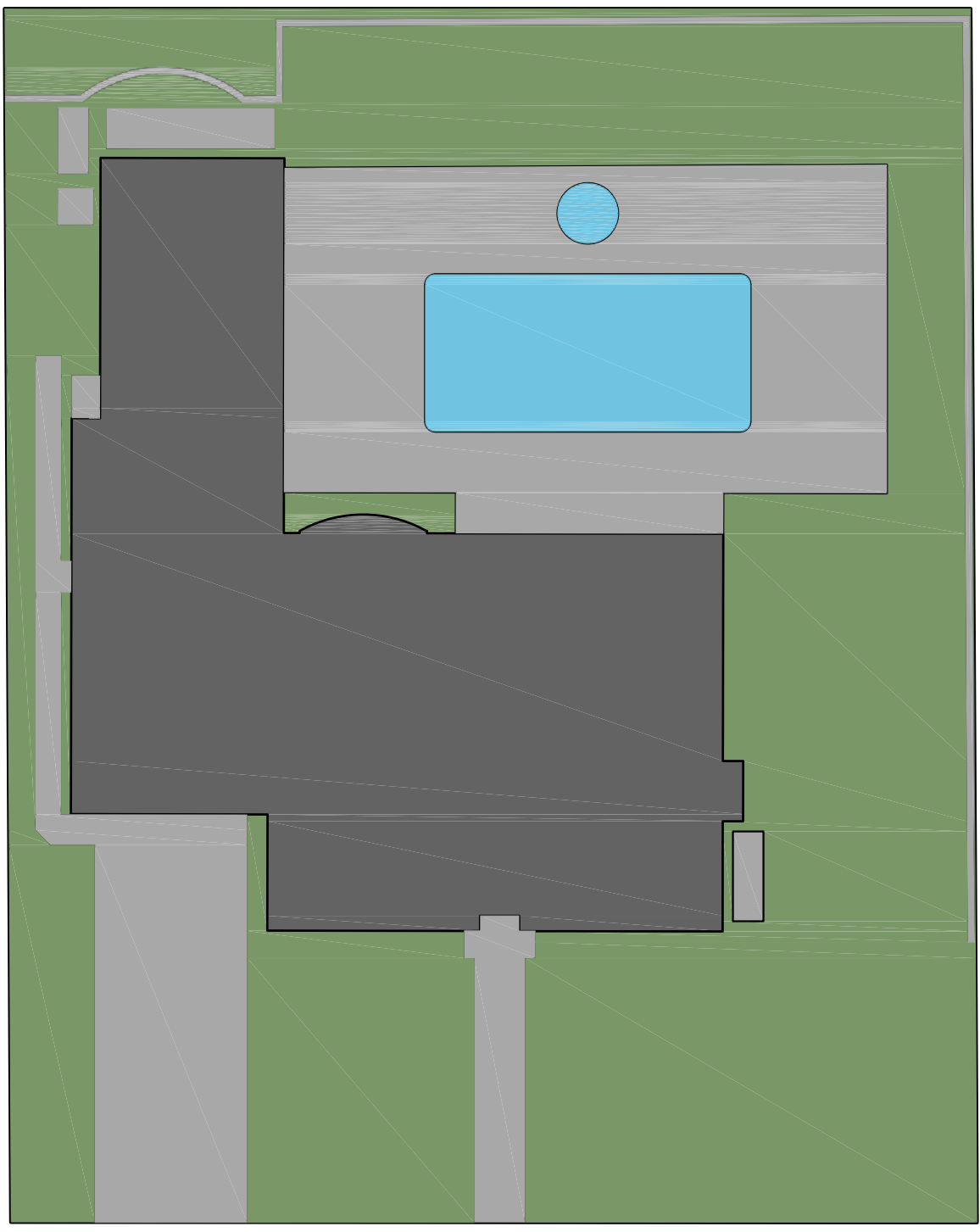
EXISTING FRONT YARD OPEN SPACE DIAGRAM

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



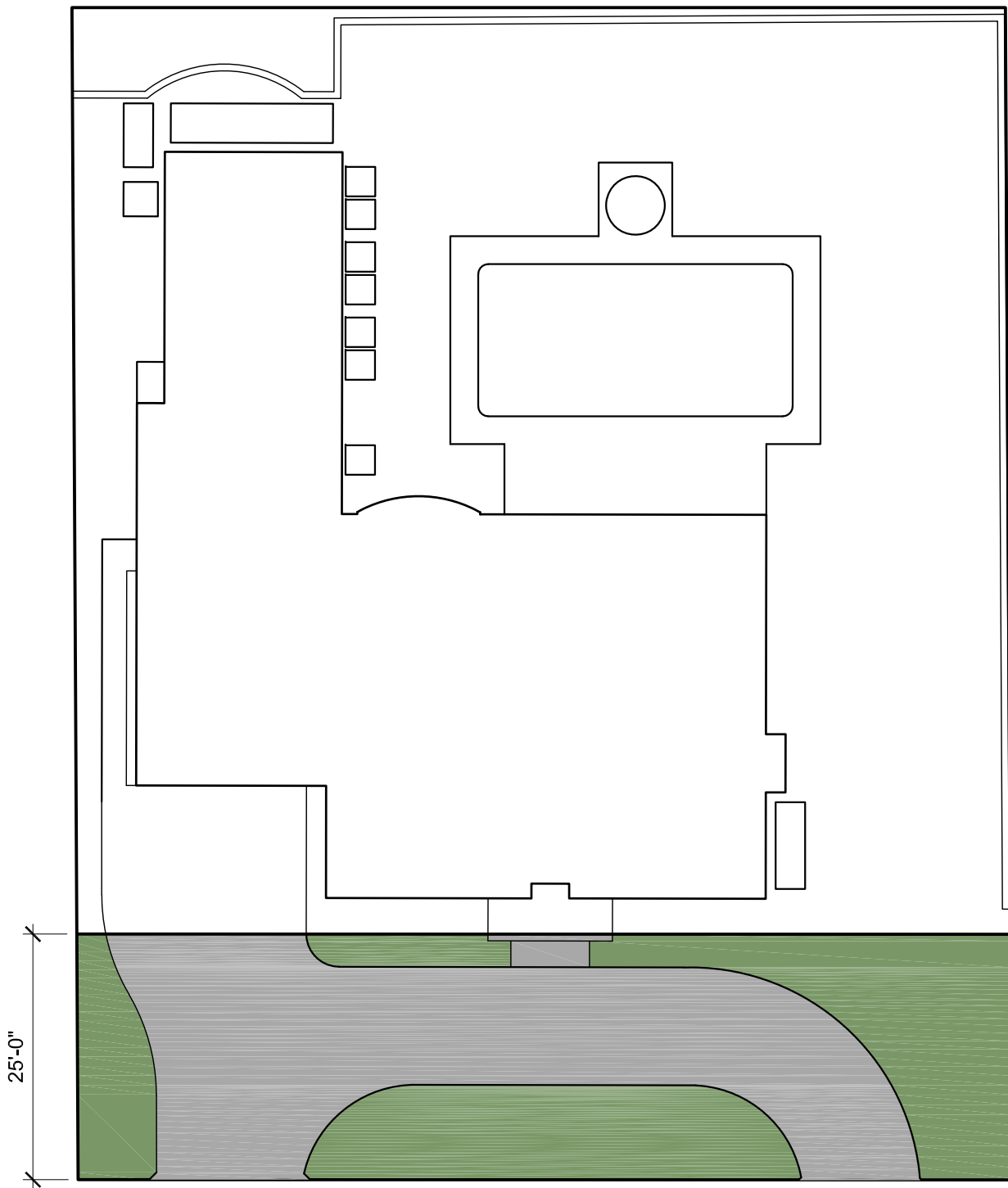
EXISTING 10' PERIMETER OPEN SPACE DIAGRAM

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



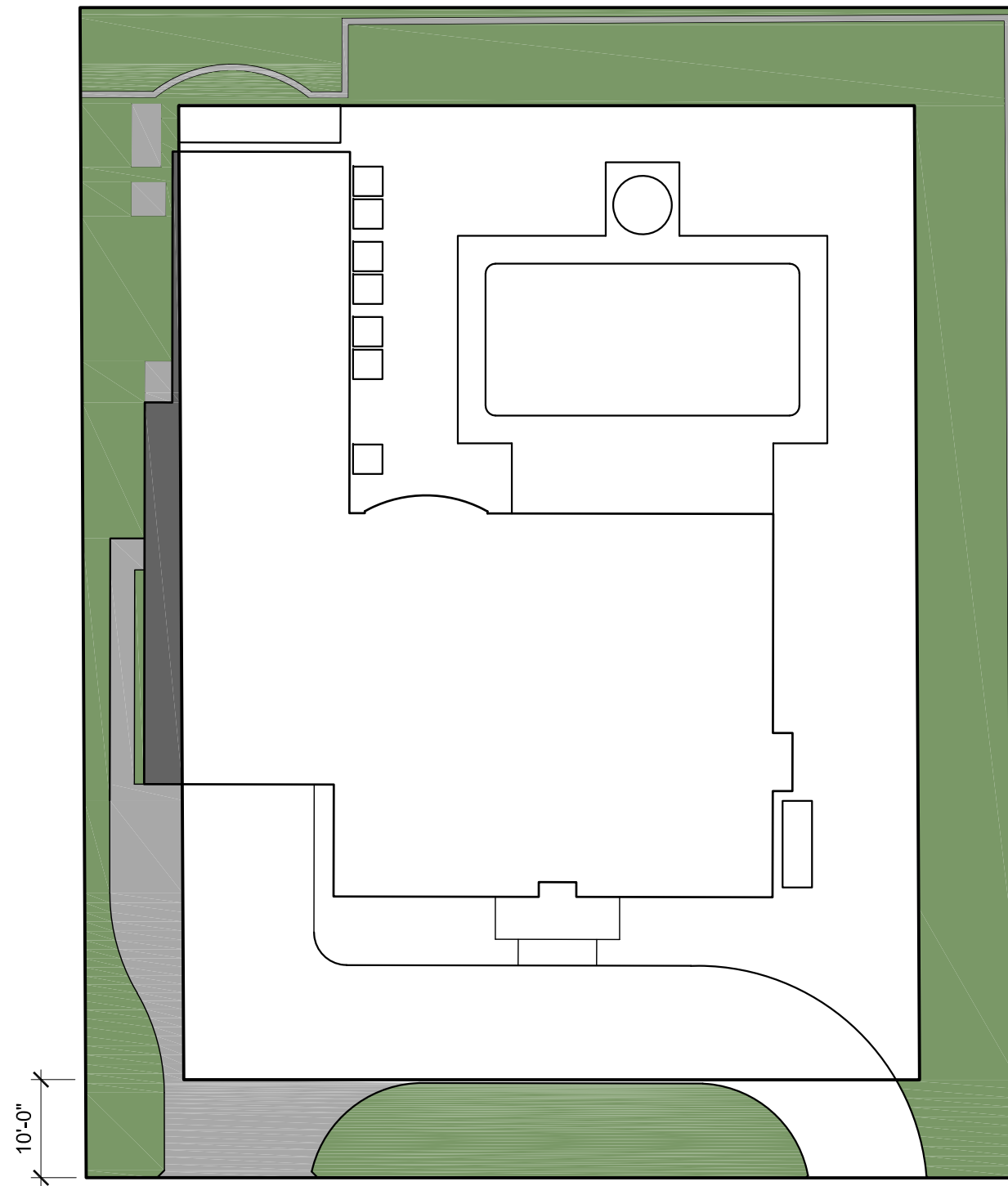
EXISTING LANDSCAPE OPEN SPACE DIAGRAM

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



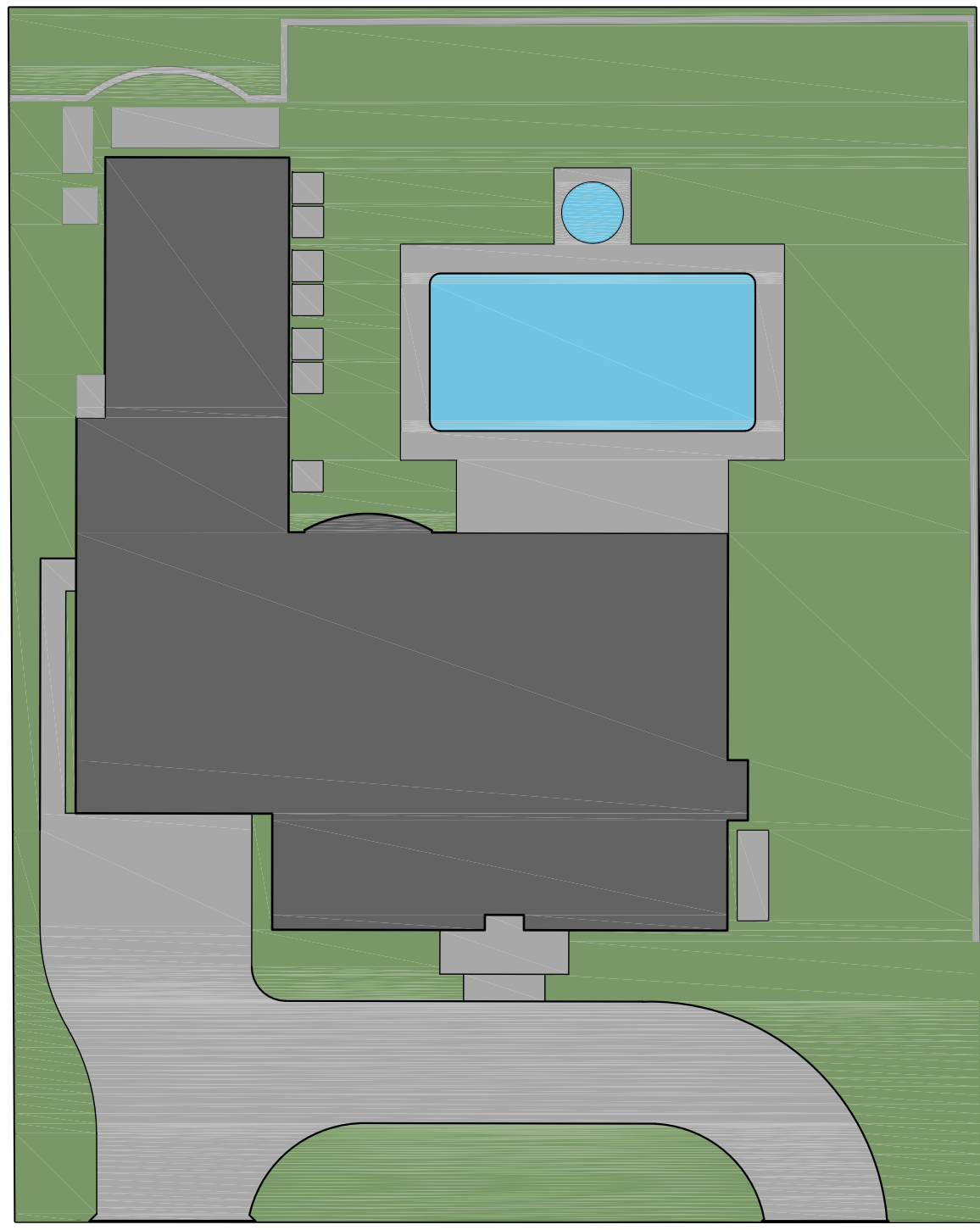
PROPOSED FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (2,375.00 SQ.FT.)
- Required 950.00 SQ.FT. 40.00%
- Approved 1,394.37 SQ.FT. 58.71%
- Proposed 1,125.86 SQ.FT. 47.40%



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 2,966.88 SQ.FT. 58.17%



PROPOSED LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL
- Required 5,100.54 SQ.FT. 45.00%
- Approved 5,440.37 SQ.FT. 48.00%
- Proposed 5,298.01 SQ.FT. 46.74%

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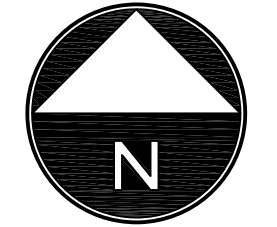
ZONING DIAGRAMS

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Z1