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Zoning Legend			
Property Address	311 PENDLETON LANE, PALM BEACH, FL 33480		
Zoning District	R-B LOW DENSITY RESIDENTIAL		
Lot Area (sq ft)	11,334.54 SF		
Lot Width (W) & Depth (D) (ft)	95.00' W x 119.33' D (W) & 119.33' D (E)		
Structure Type (Single-Family, Multi-Family, Comm., Other)	TWO-STORY SINGLE-FAMILY RESIDENCE		
FEMA Flood Zone Designation	7.00' MIN.		
Zero Datum for point of meas. (NAVD)	7.39' N.A.V.D.		
Crown of Road (COR) (NAVD)	7.39' N.A.V.D.		
	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°	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'		
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 a circular dimension (N/E/S/W).
** Difference of Fin. Floor Elev. (FFE) and Highest Crown of Road (COR) divided by two. (FFE - COR) / 2 = Max. Fill (25% - 100%).
*** Provide Native plant species info per category as required by QAS 100.000 on separate TOPB Landscape Legend.

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

REV 07/2020/026

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% (178)	36.52% (85)	
Native Groundcover %	30% (2 sf)	100.00% (2 sf)	

* To determine qualifying native vegetation, use either:

OR
Go to Institute for Regional Conservation, Native Plant Society, FL Statewide Plant List
the Florida Native Plant Society Native Plants for Your Area List

Note: Modification of >50% of existing landscape/vegetation is 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 space data shall be incorporated on to corresponding zoning legend.

See Ord. 953-2023

REV 07/2020/027

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.		
	12	Green Island Ficus	Ficus microcarpa	3 gal., 30" max. ht.		
	16	Podocarpus	Podocarpus	6' min.	full to base, form hedge	
	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
	1,720 SF	St. Augustine Grass	Stenotaphrum secundatum			
	152 SF	St. Augustine Grass	Stenotaphrum secundatum		reinforced turf	

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

PROPOSED LANDSCAPE PLAN

311 Pendleton Lane
Palm Beach
Florida

JOB #1004

DATE ISSUED:
April 1, 2024

Revisions to Drive & Landscape per
LPC meeting comments

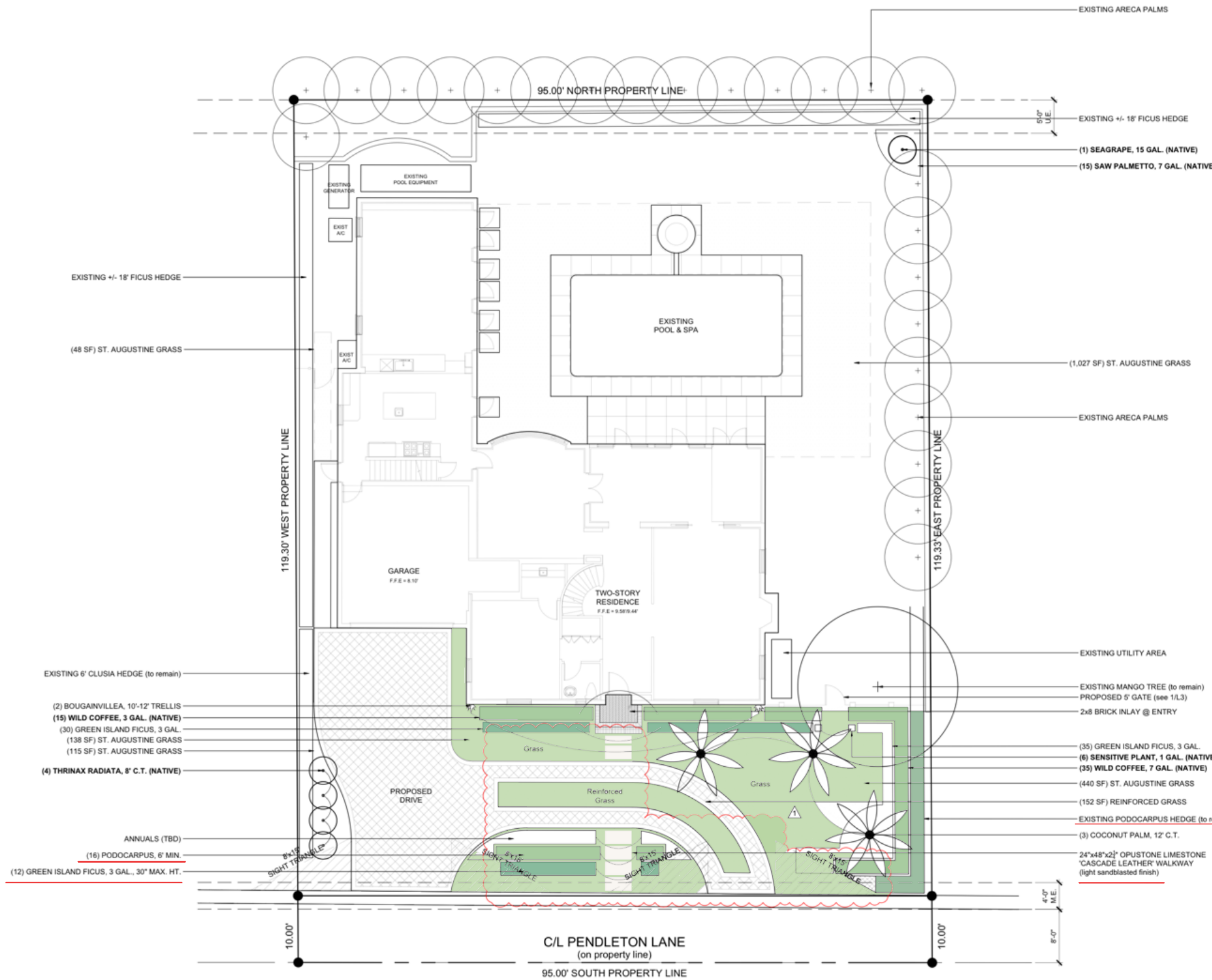
DATE PLOTTED:
April 1, 2024



L2

1 2 5 10 20

HSB-24-001
PRESENTATION REV 2
APRIL 1, 2024



[illegible][illegible]

A horizontal bar divided into four segments of increasing length, labeled 1, 2, 5, and 10, with a final segment labeled 20.



BGS

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Foot # 2006

311 Pendleton Lane
Palm Beach
Florida

DATE ISSUED:
April 1, 2024

DATE PLOTTED: 11/10/2000



L2.1