

PROJECTED HEARING DATES
ARCOM 4/28/2024 - TOWN COUNCIL 5/15/2024

ENTRY RENOVATION
207 PENDLETON AVENUE
PALM BEACH, FLORIDA

REVISIONS PER 3/27 HEARING

- COVERED ENTRY ROOF & EAVE CHANGED TO MATCH EXISTING.
- SUPPORT STRUCTURE REVISED TO REGENCY STYLE METAL PATTERN.
- PROPORTION MODIFIED: PORCH IS DEEPER BUT MORE NARROW. AREA REMAINS THE SAME, CUBIC CONTENT DECREASED.



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.

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-	PROPERTY SURVEY	A33	EXTERIOR ELEVATIONS - NORTH	SITE	SITE PLAN RENDER
A02	NEIGHBORHOOD SITE PLAN	A34	EXTERIOR ELEVATIONS - WEST	EL1	ELEVATION
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A04	SITE PHOTOBOARD	A35A	EXTERIOR ELEVATIONS- RENDERING	EL3	ELEVATION
AI1	SITE PLANS	A36	EXTERIOR ELEVATIONS- RENDERING	EL4	ELEVATION
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A21	PLANS			OS2	FRONT YARD SETBACK- OPEN SPACE DIAGRAM
A31	EXTERIOR ELEVATIONS - SOUTH			OS3	10' PERIMETER- OPEN SPACE DIAGRAM
A31A	EXTERIOR ELEVATIONS- COMPARISON			CSP	CONSTRUCTION SCREENING/ STAGING PLAN
A31B	REFERENCE IMAGES			C-1	GRADING & DRAINAGE PLAN

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	

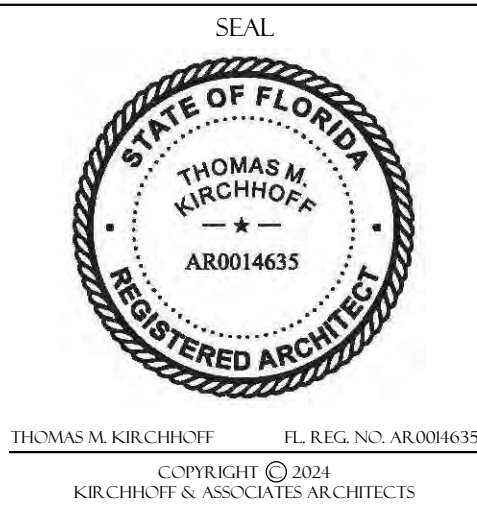
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ARCHITECTS

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



REVISIONS	
1	JANUARY 29, 2024
2	FEBRUARY 12, 2024
3	APRIL 8, 2024

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

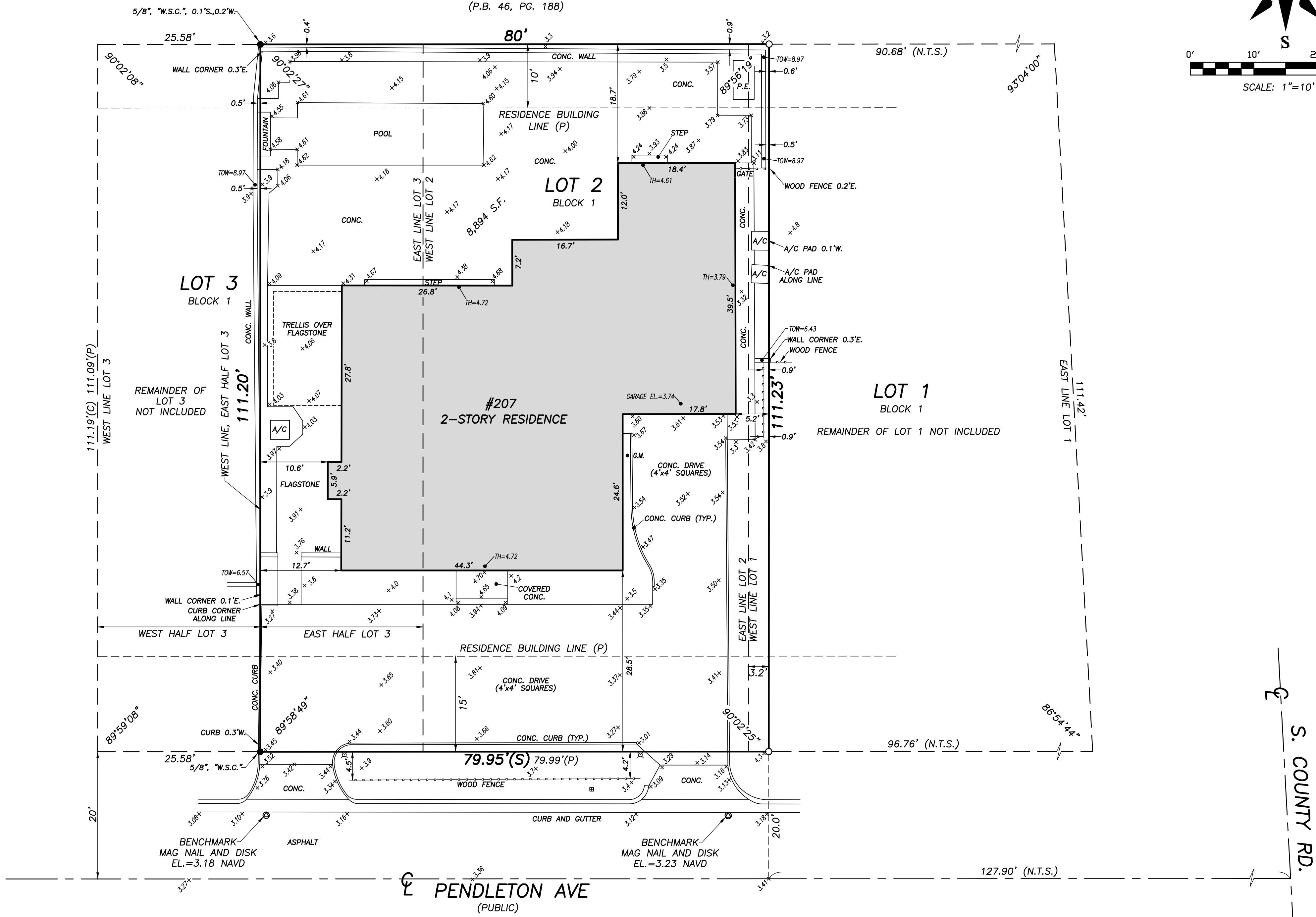
A0.1

SCALE
AS NOTED

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
SD = 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)



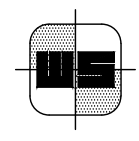
- FLOOD ZONE:**
This property is located in Flood Zone AE (EL 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583 F, dated 10-5-17.
- NOTES:**
- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was 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'.

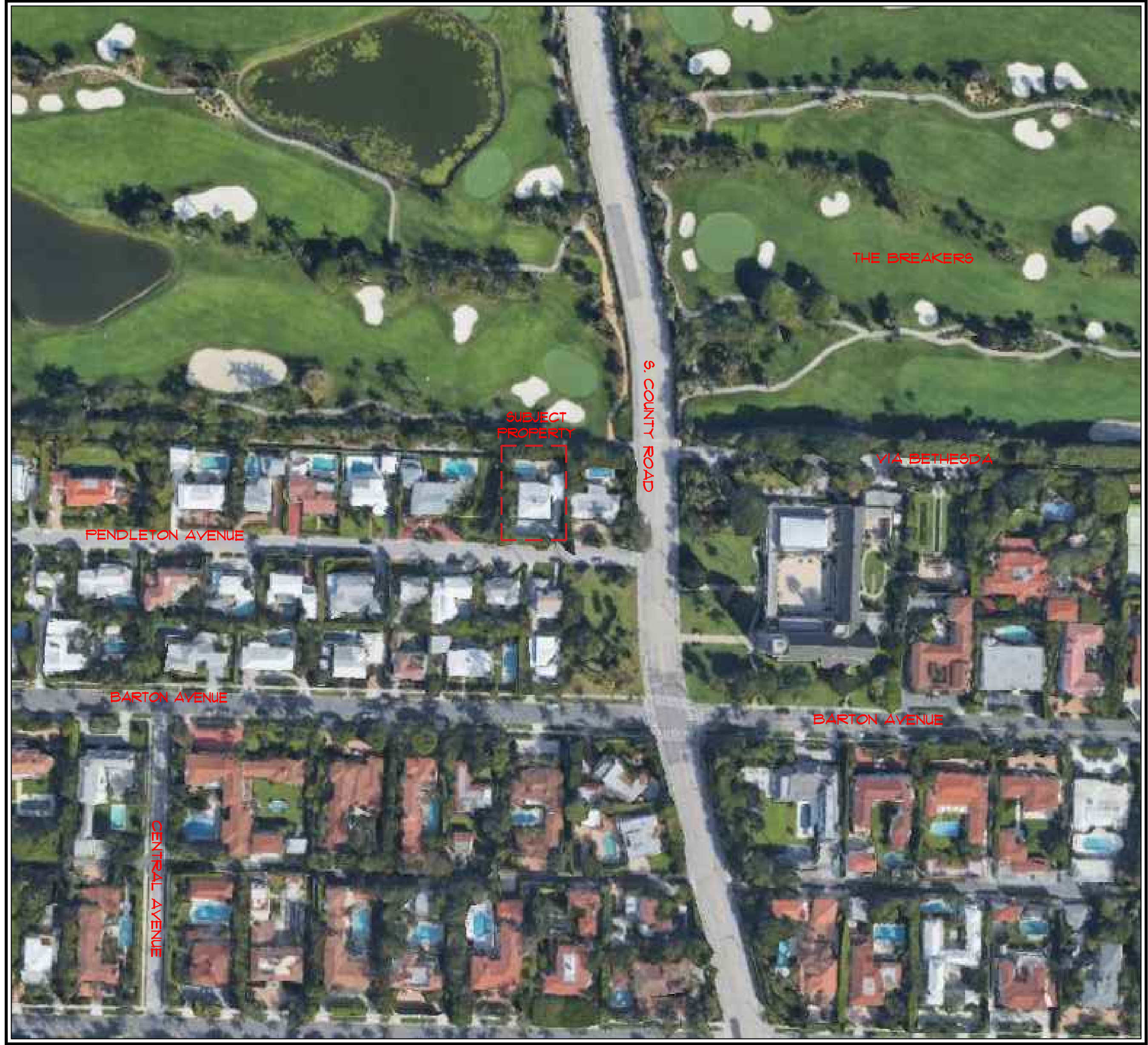
CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

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 # 4069 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"



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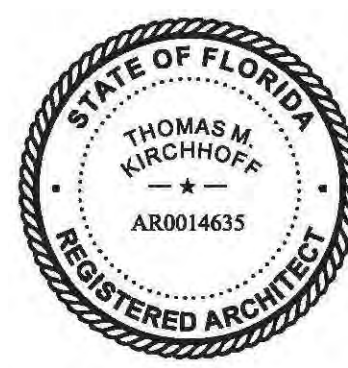
1907 COMMERCE LANE, SUITE 106
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Tel. 575-9994
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RENOVATION FOR:

BLUE MOUNTAIN
TRUST

207 PENDLETON AVE.
PALM BEACH, FLORIDA 33480

SEAL



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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



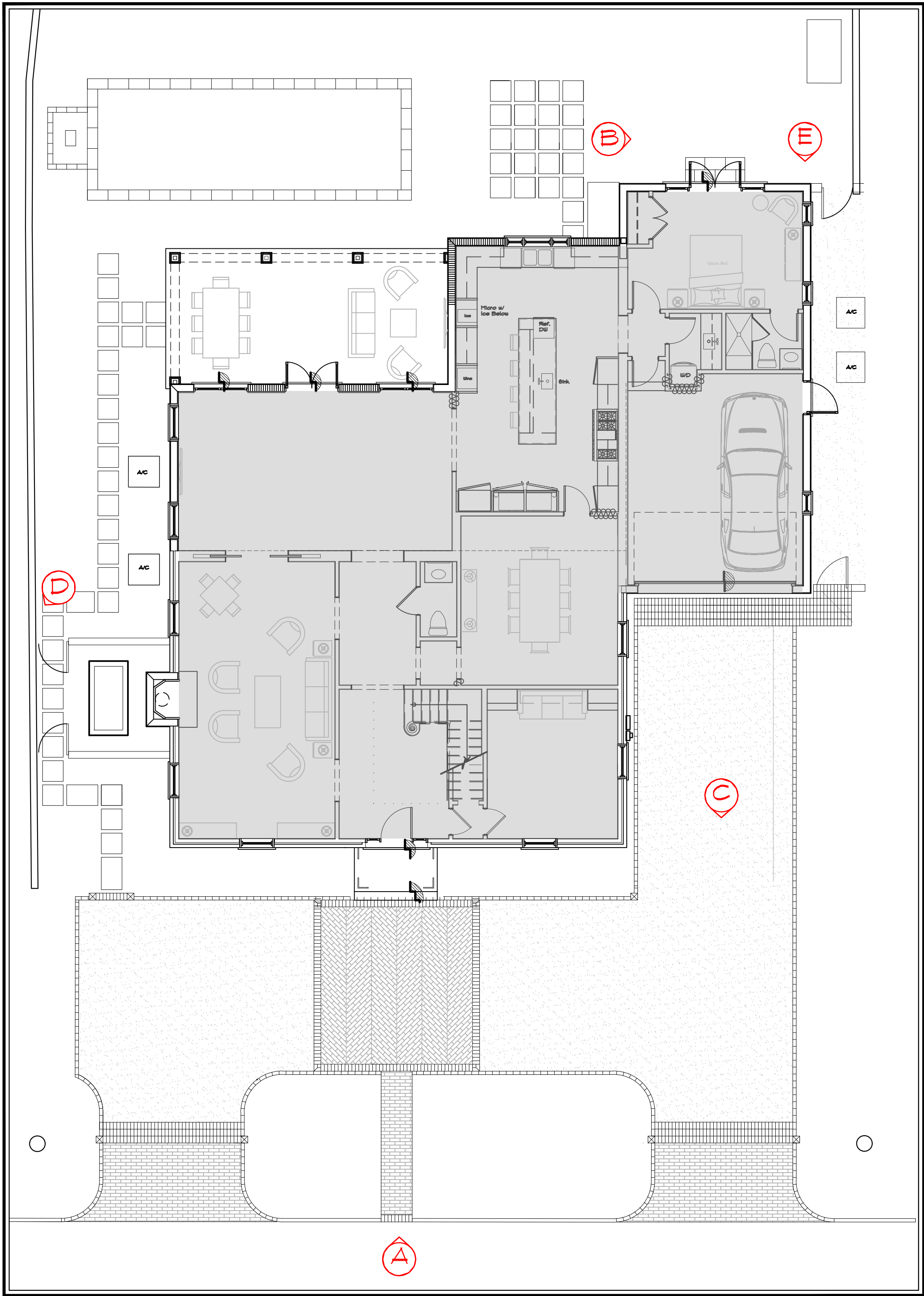
Ⓐ SOUTH ELEVATION



Ⓐ SOUTH ELEVATION- ENTRY



Ⓑ NORTH REAR YARD TO POOL



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



Ⓒ ENTRY TO GARAGE



Ⓓ WEST SIDE YARD A/C EQUIPMENT

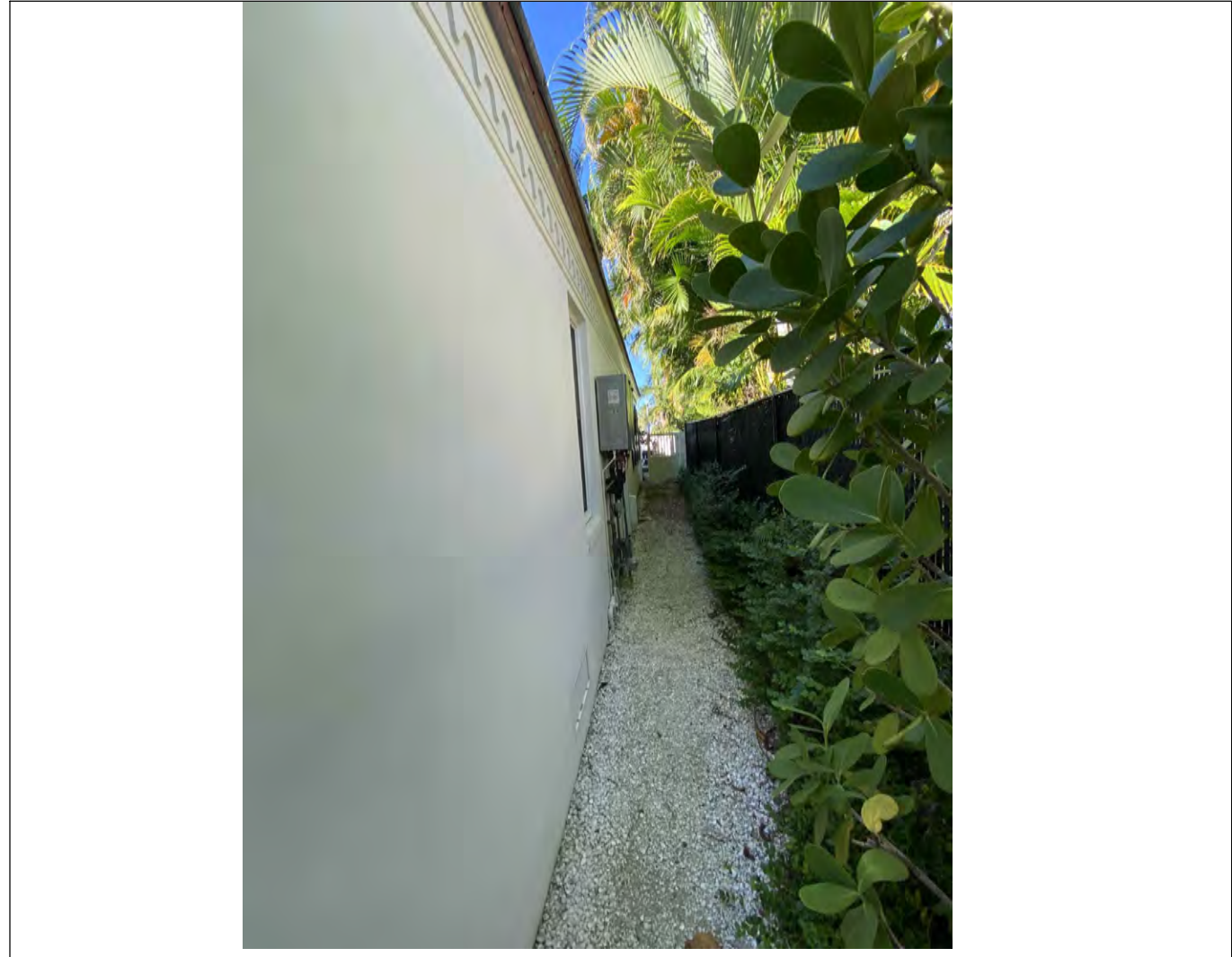


Ⓔ EXISTING POOL EQUIPMENT

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



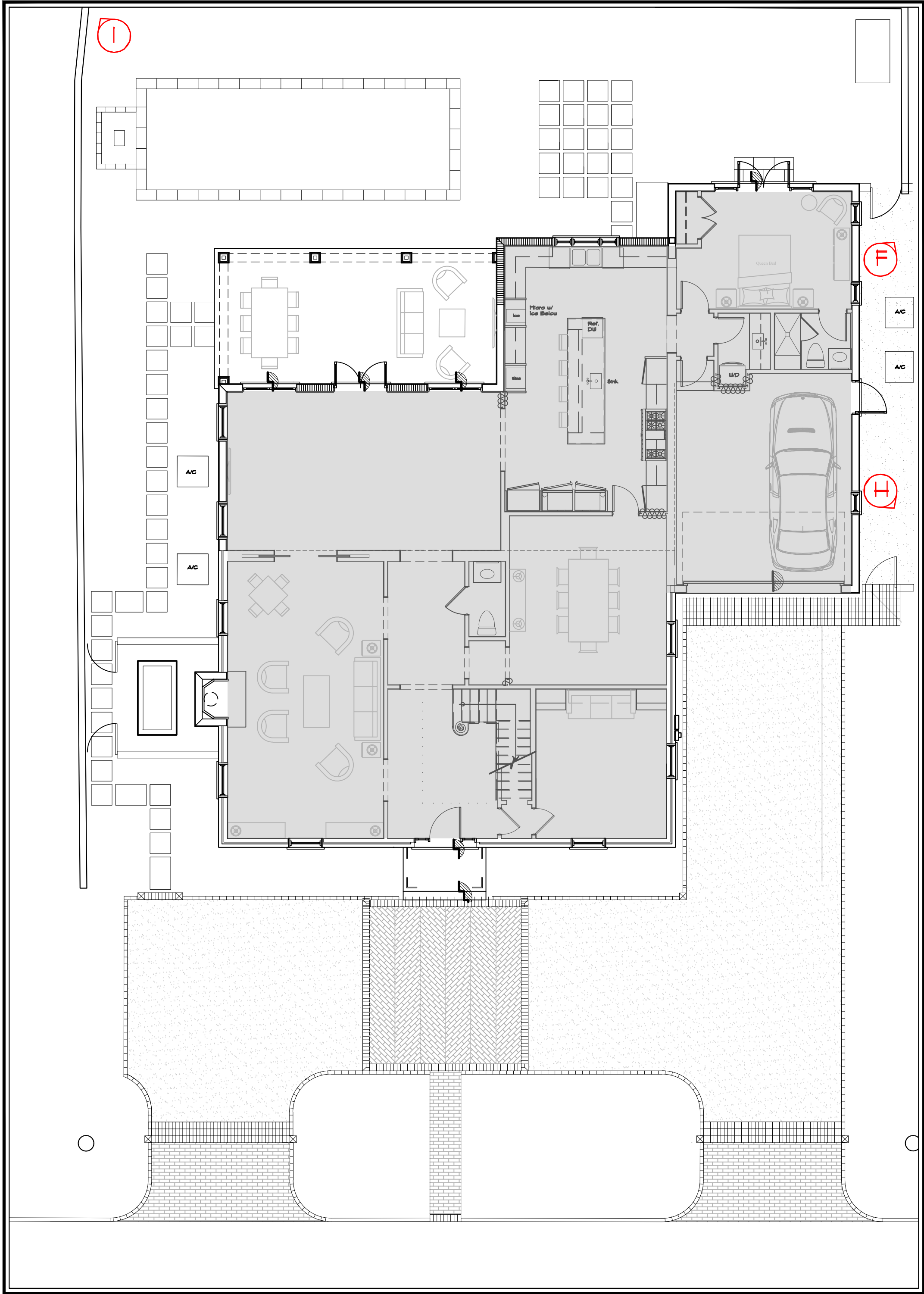
Ⓣ EAST YARD



ⓓ EAST SIDE YARD



Ⓛ POOL & NORTH ELEVATION



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

ARC - 24 - 038
ZON - 24 - 045



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DATE:	JAN. 12, 2024
DATE PLOTTED:	
DRAWN BY:	EC
CHECKED BY:	TK
DRAWING NUMBER:	

A0.4

SCALE
AS NOTED





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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PALM BEACH, FLORIDA 33480

SEAL
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

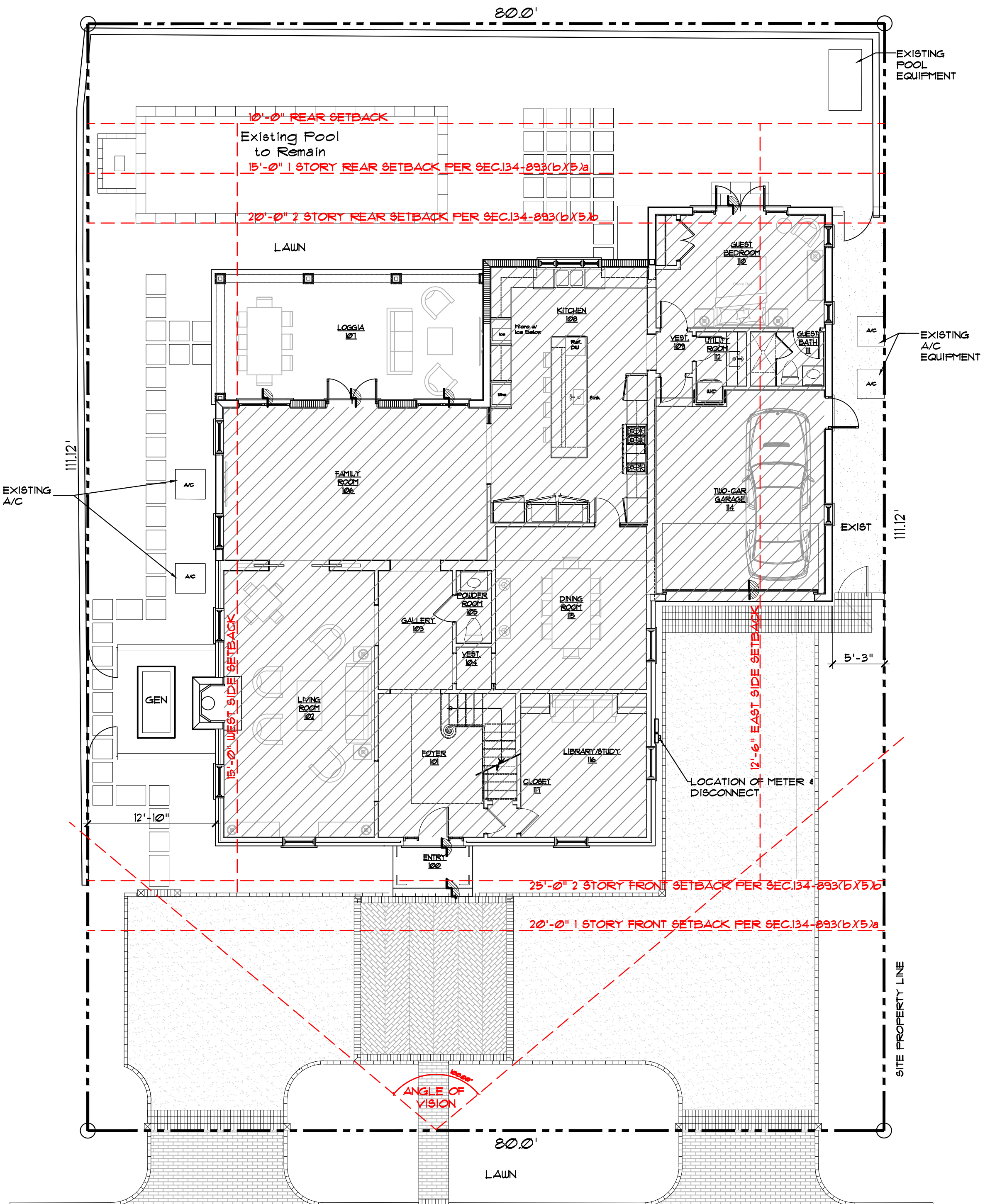
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TRUST**
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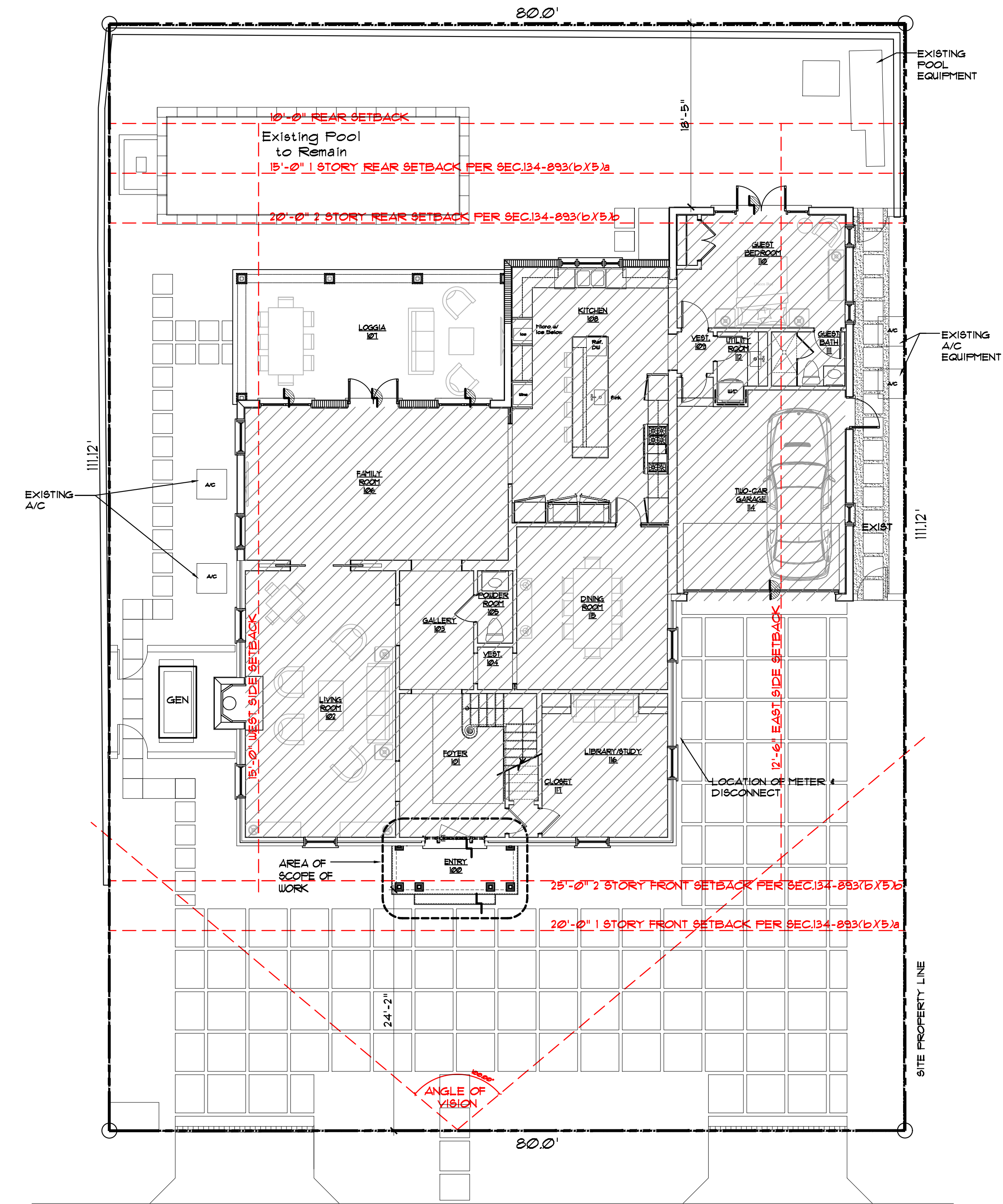
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REGISTERED ARCHITECT
AR0014635
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REVISIONS	
PROJECT NUMBER: 220	DATE: JAN. 12, 2024
ISSUED FOR: FIRST SUBMITTAL	DATE PLCTED:
DRAWN BY: G.G.	CHECKED BY: TK
DRAWING NUMBER: A1.1	

ARC - 24 - 038
ZON - 24 - 045
SCALE
AS NOTED



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

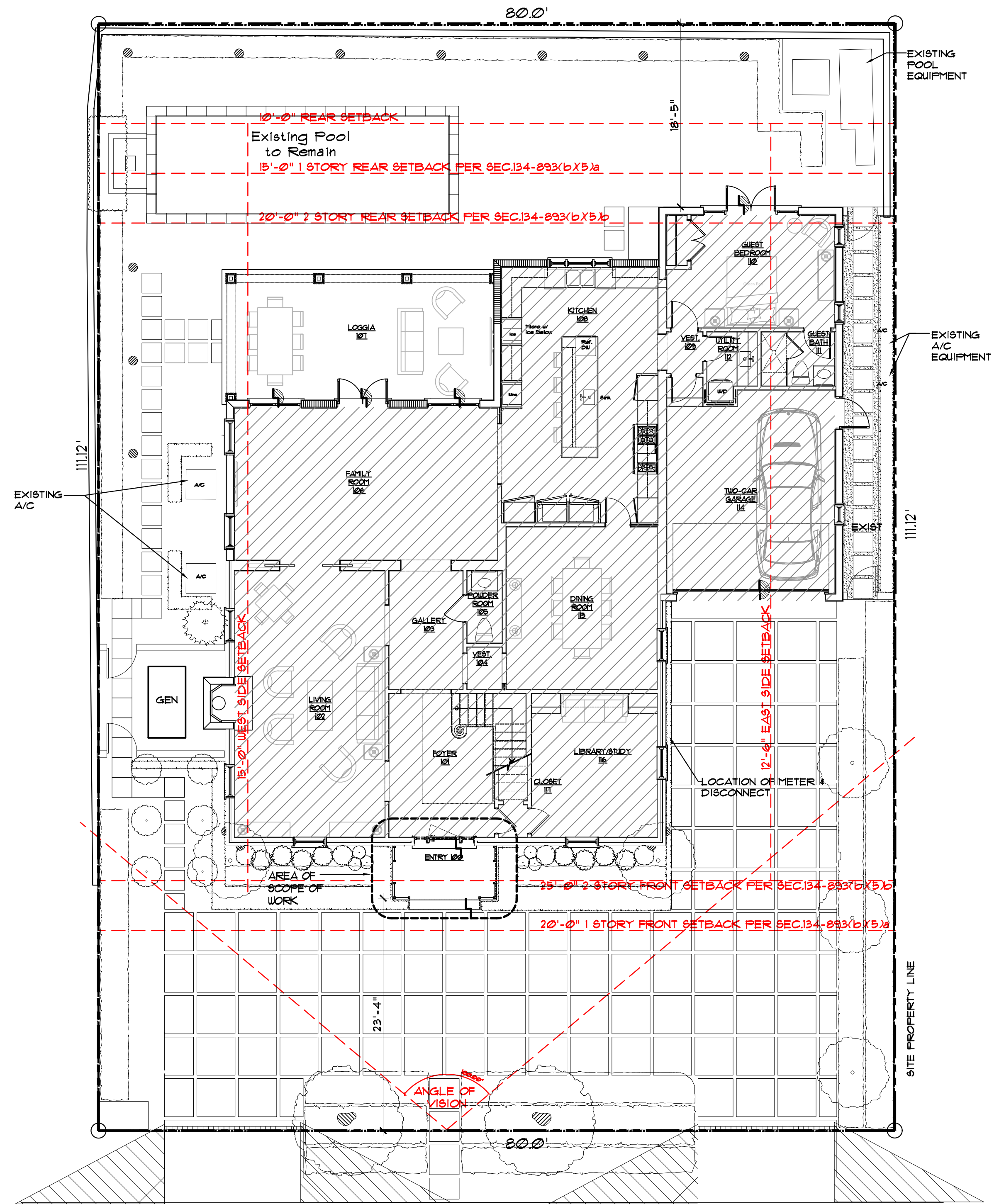
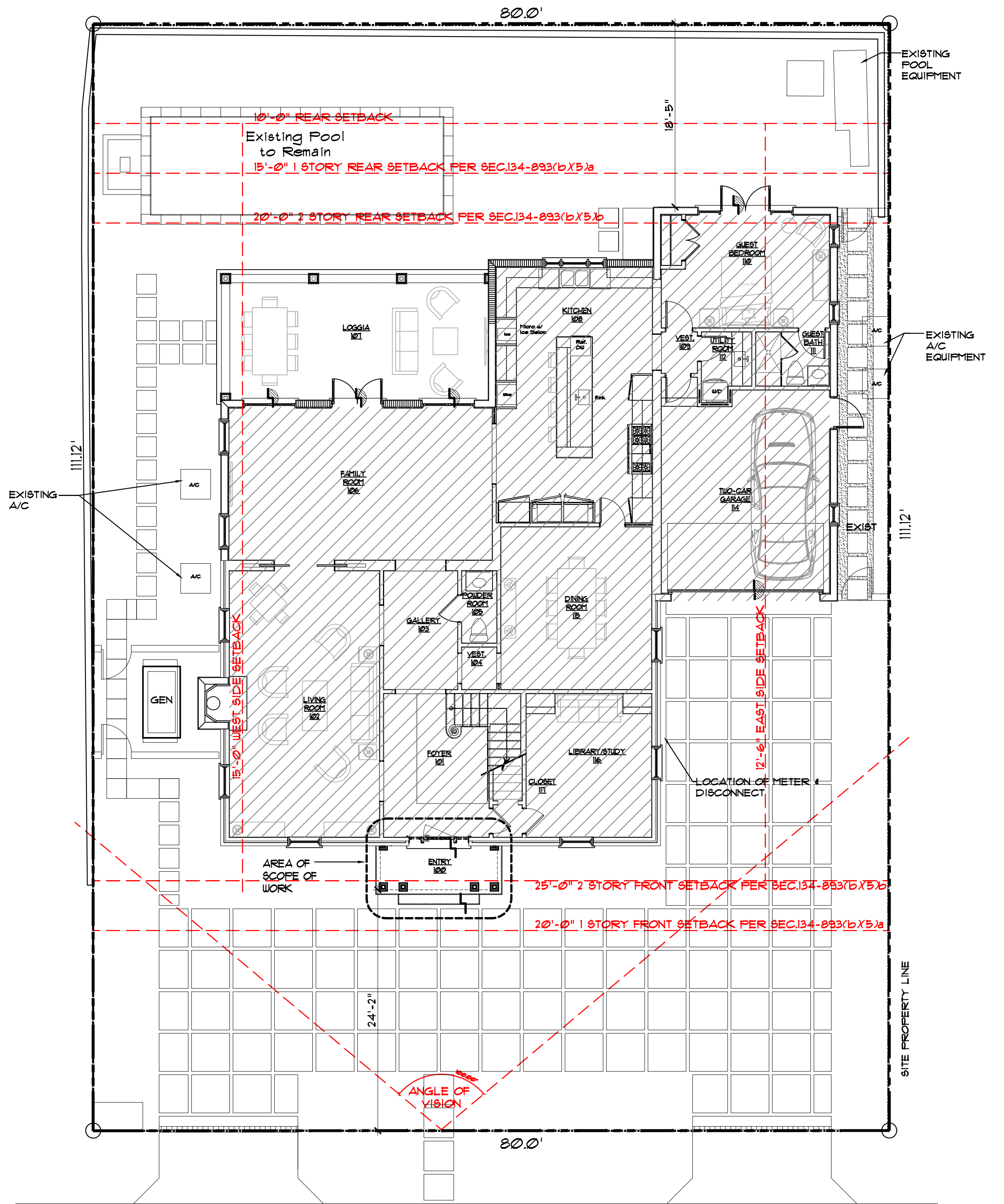


2 PROPOSED SITE PLAN
1/8" = 1'-0"

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

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SEAL
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THOMAS M. KIRCHHOFF
REGISTERED ARCHITECT
AR00014635
THOMAS M. KIRCHHOFF, P.L.L.C. REG. NO. AR00014635
KIRCHHOFF & ASSOCIATES ARCHITECTS

REVISIONS	
3	APRIL 8, 2024
PROJECT NUMBER: 220	DATE: JAN. 12, 2024
ISSUED FOR: FIRST SUBMITTAL	CHECKED BY: TK
DATE PLOTTED:	DRAWING NUMBER:
DRAWN BY: G G	
A1.1a	
SCALE AS NOTED	

ARC - 24 - 038
ZON - 24 - 045



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	207 Pendleton Ave. Palm Beach, FL. 33480		
2	Zoning District:	R-B LOW DENSITY RESIDENTIAL		
3	Structure Type:	Single Family		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000	8,894	N/C
6	Lot Depth	100'	111'	N/C
7	Lot Width	100'	80'	N/C
8	Lot Coverage (Sq Ft and %)	2,668 (30%)	3,302 (37.1%)	3325 (37.4%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accessory Structures, etc)	N/A	5,152 SF	N/C
10	Cubic Content Ratio (CCR) (R-B ONLY)	4.31	4.51	4.53 ^A
11	*Front Yard Setback (Ft.)	20' 1 stry 25' 2 stry	24'-7" / 28'-6"	24'-2" / N/C
12	* Side Yard Setback (1st Story) (Ft.)	12'-6" east	5'-3" east	N/C
13	* Side Yard Setback (2nd Story) (Ft.)	15'-0" west	12'-10 west	N/C
14	*Rear Yard Setback (Ft.)	15'	18'-5"	N/C
15	Angle of Vision (Deg.)	100°	100°	N/C
16	Building Height (Ft.)	22' 2 Story	18'-3"	N/C
17	Overall Building Height (Ft.)	30'	25'-8"	N/C
18	Crown of Road (COR) (NAVD)	N/A	3.41'	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
20	Finished Floor Elev. (FFE)(NAVD)	7.0'	4.96'	N/C
21	Zero Datum for point of meas. (NAVD)	7.0'	7.0'	N/C
22	FEMA Flood Zone Designation	AE6	AE6	N/C
23	Base Flood Elevation (BFE)(NAVD)	7.0'	7.0'	N/C
24	Landscape Open Space (LOS) (Sq Ft and %)	4,002 (45%)	2572 (28.9%)	2801 (31.5%)
25	Perimeter LOS (Sq Ft and %)	2001(50%)	1843 (46%)	2040 (51%)
26	Front Yard LOS (Sq Ft and %)	800 (40%)	533 (26.7%)	615 (30.1%)
27	**Native Plant Species %	N/A	N/A	N/A

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

If value is not applicable, enter N/A

** Provide Native plant species calculation per category as required by Ord. 24-2021 on separate table

If value is not changing, enter N/C



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

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GENERAL NOTES

LINE 10:
CCR INCLUDES LOGGIA EXCEPTION SET BY TOPB CODE SEC. 134-893(13'x5')

LINES 11 & 14: FRONT AND REAR YARD SETBACK SET BY TOPB CODE SEC. 134-893(6'x5')A



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RENOVATION FOR:

BLUE MOUNTAIN
TRUST

207 PENDLETON AVE.
PALM BEACH, FLORIDA 33480

SEAL



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REVISIONS

^A APRIL 8, 2024

PROJECT NUMBER:
220

ISSUED FOR:
FIRST SUBMITTAL

DATE PLCTED:

DRAWN BY:
AA, TH

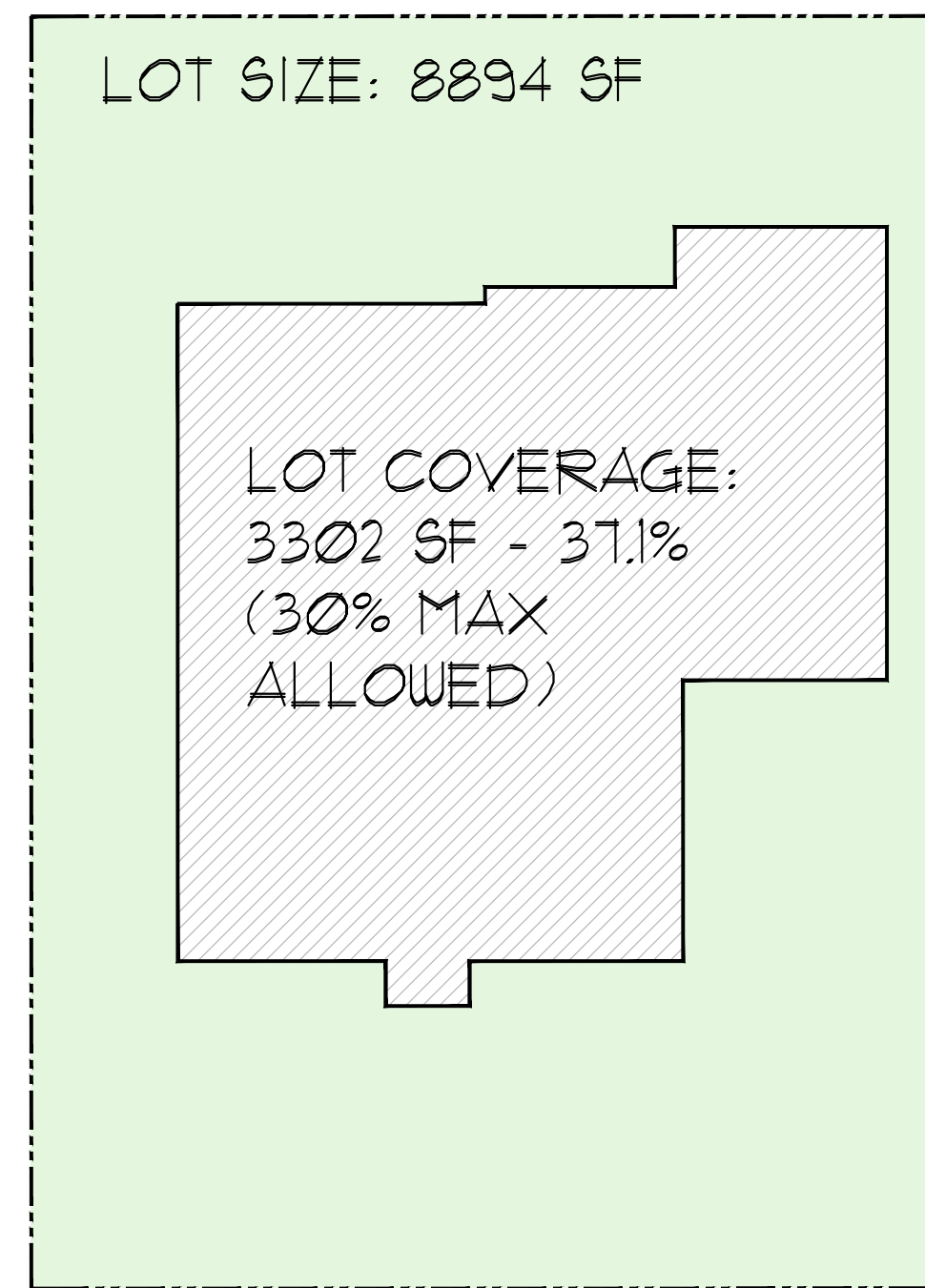
CHECKED BY:
TK

DRAWING NUMBER:

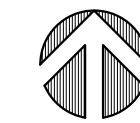
A1.2

SCALE
AS NOTED

* EXISTING LOT COVERAGE
EXCEEDS MAX. ALLOWED

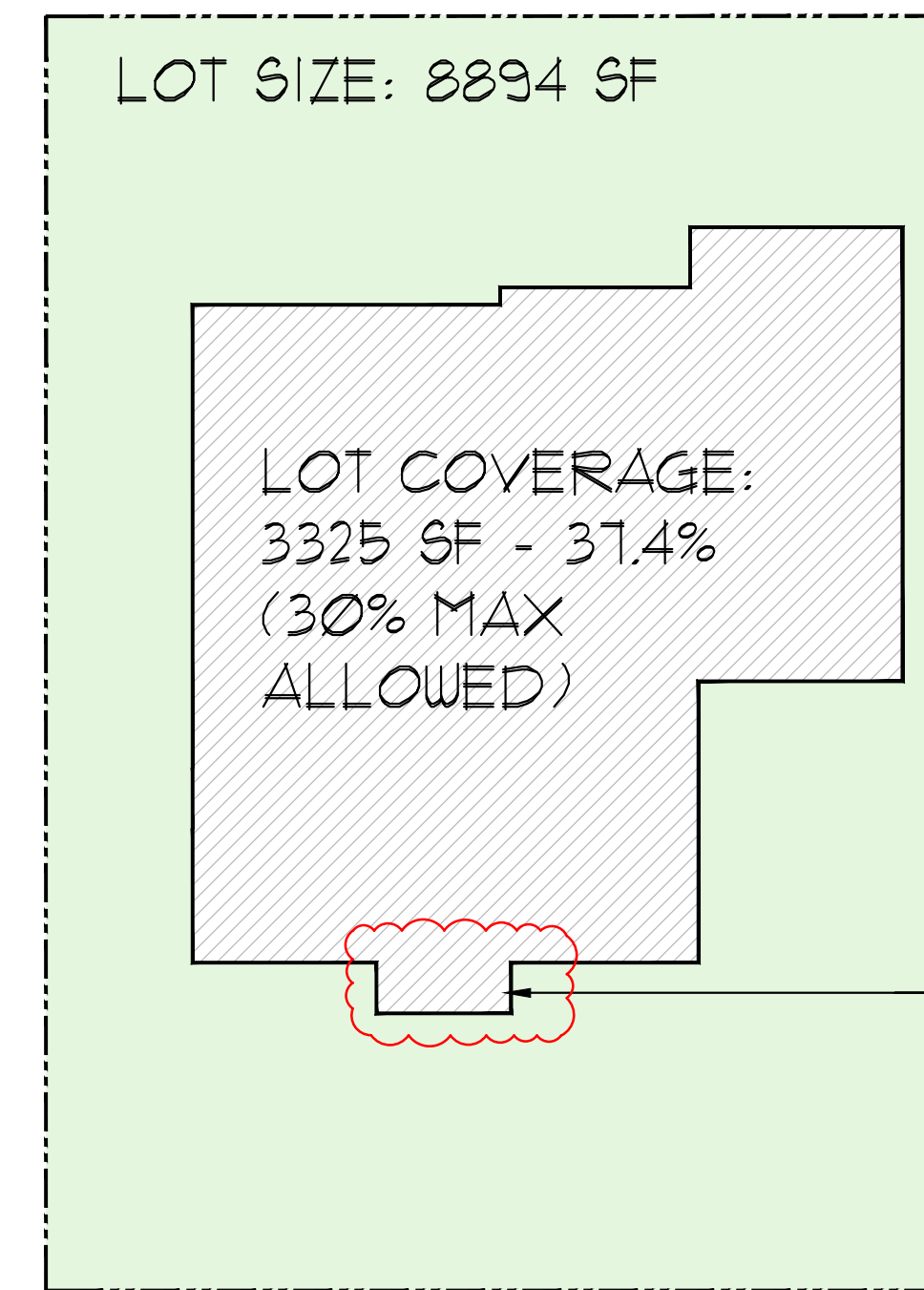


PENDLETON AVE.

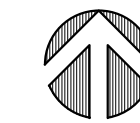


1 **LOT COVERAGE- EXISTING**

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



PENDLETON AVE.



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: = 40,088 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 6.54' =	340 CF

TOTAL PROPOSED RESIDENCE VOLUME: = 40,244 CF
TOTAL PROPOSED RESIDENCE CCR: = 4.53

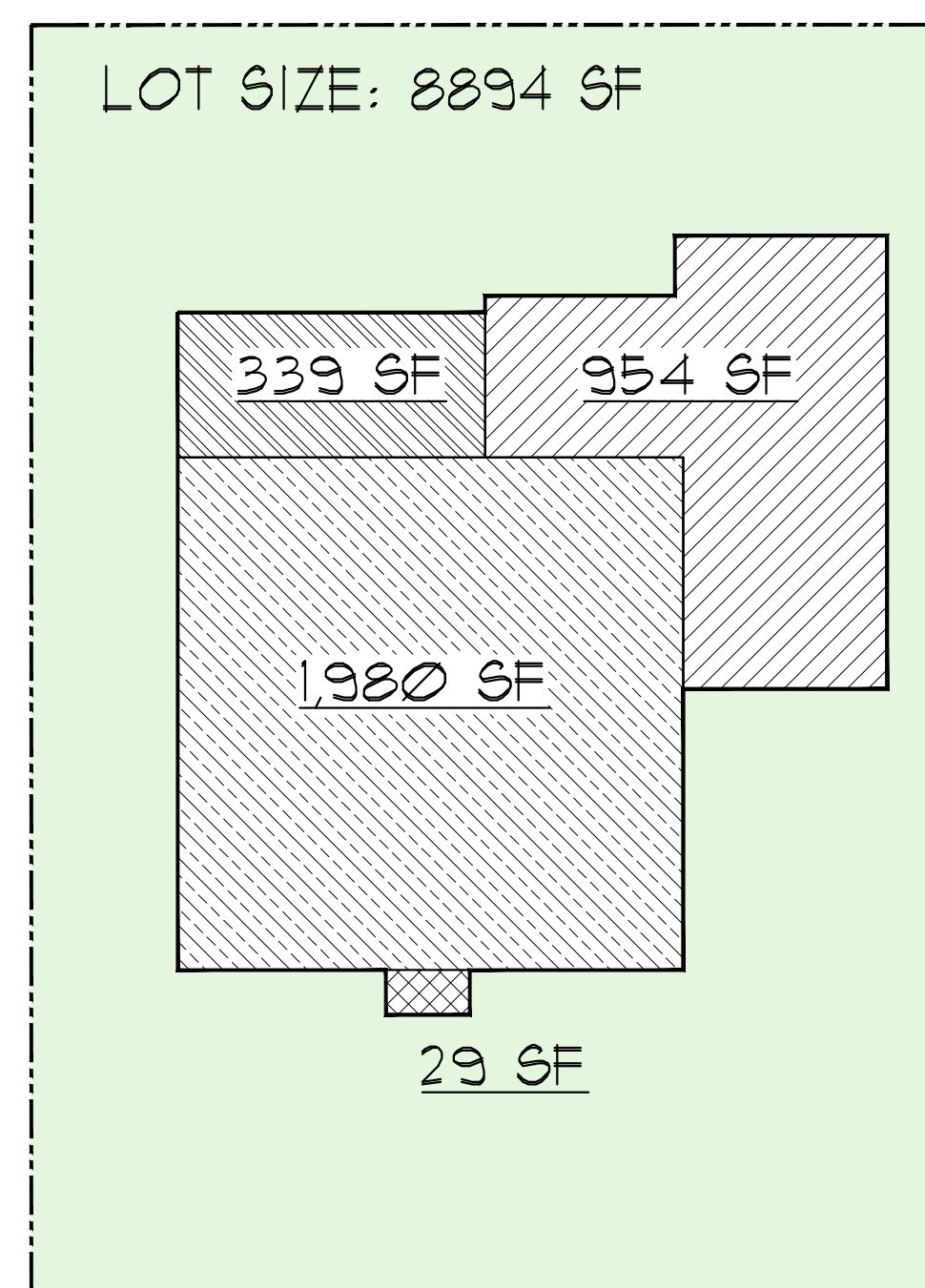
PROPOSED ADDITION VOLUME:

DEMOLITION EXISTING ENTRY PORCH	-29 SF X 6.33' =	-184 CF
PROPOSED ENTRY PORCH	52 SF X 6.54' =	340 CF

TOTAL ADDITION: 23 SF 195 CF

HEIGHT CALCULATION LEGEND

[Hatched Box] = ONE STORY VOLUME- 6.55'	[Hatched Box] = FRONT ENTRY PORCH- 6.33'
[Hatched Box] = TWO-STORY VOLUME- 15.97'	[Hatched Box] = LOGGIA VOLUME- 6.00'



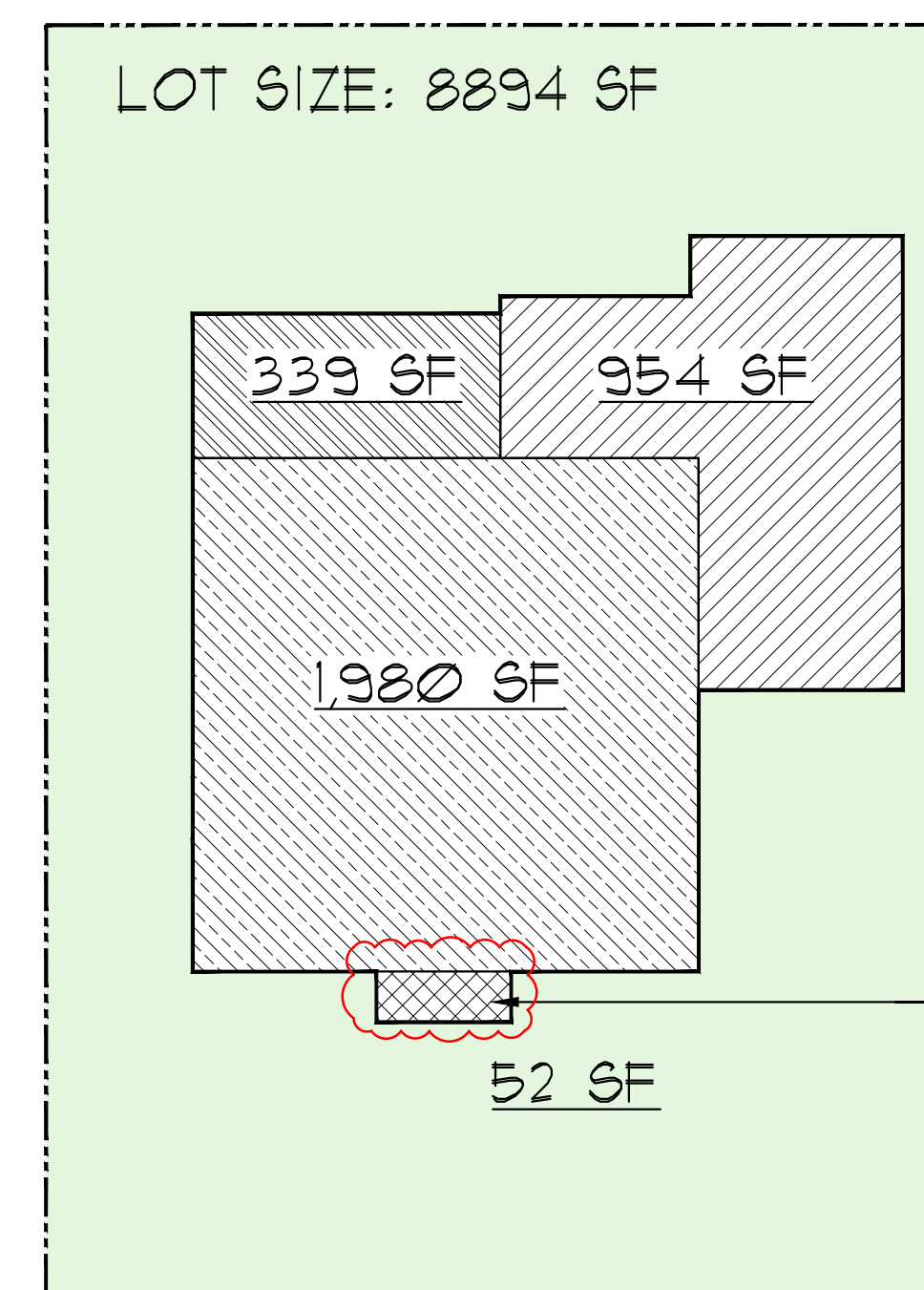
PENDLETON AVE.



3 **CUBIC CONTENT- EXISTING**

HEIGHT CALCULATION LEGEND

[Hatched Box] = ONE STORY VOLUME- 6.55'	[Hatched Box] = FRONT ENTRY PORCH- 6.54'
[Hatched Box] = TWO-STORY VOLUME- 15.97'	[Hatched Box] = LOGGIA VOLUME- 6.00'



PENDLETON AVE.



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
4.53 IN LIEU OF THE 4.51
EXISTING AND THE 4.31
MAXIMUM ALLOWABLE.

ADDED
CUBIC CONTENT:
195 CF



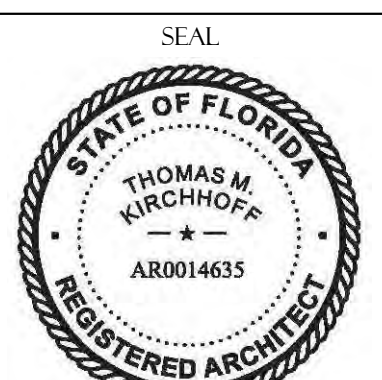
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THOMAS M. KIRCHHOFF FL. REG. NO. AR0014635
KIRCHHOFF & ASSOCIATES ARCHITECTS

REVISIONS

1	JANUARY 29, 2024
2	APRIL 8, 2024

PROJECT NUMBER:
220

ISSUED FOR:
FIRST SUBMITTAL

DATE: JAN. 12, 2024

DATE REVISIONS:

DRAWN BY: AA, TH

CHECKED BY: TK

DRAWING NUMBER:

A1.3

SCALE:
AS NOTED

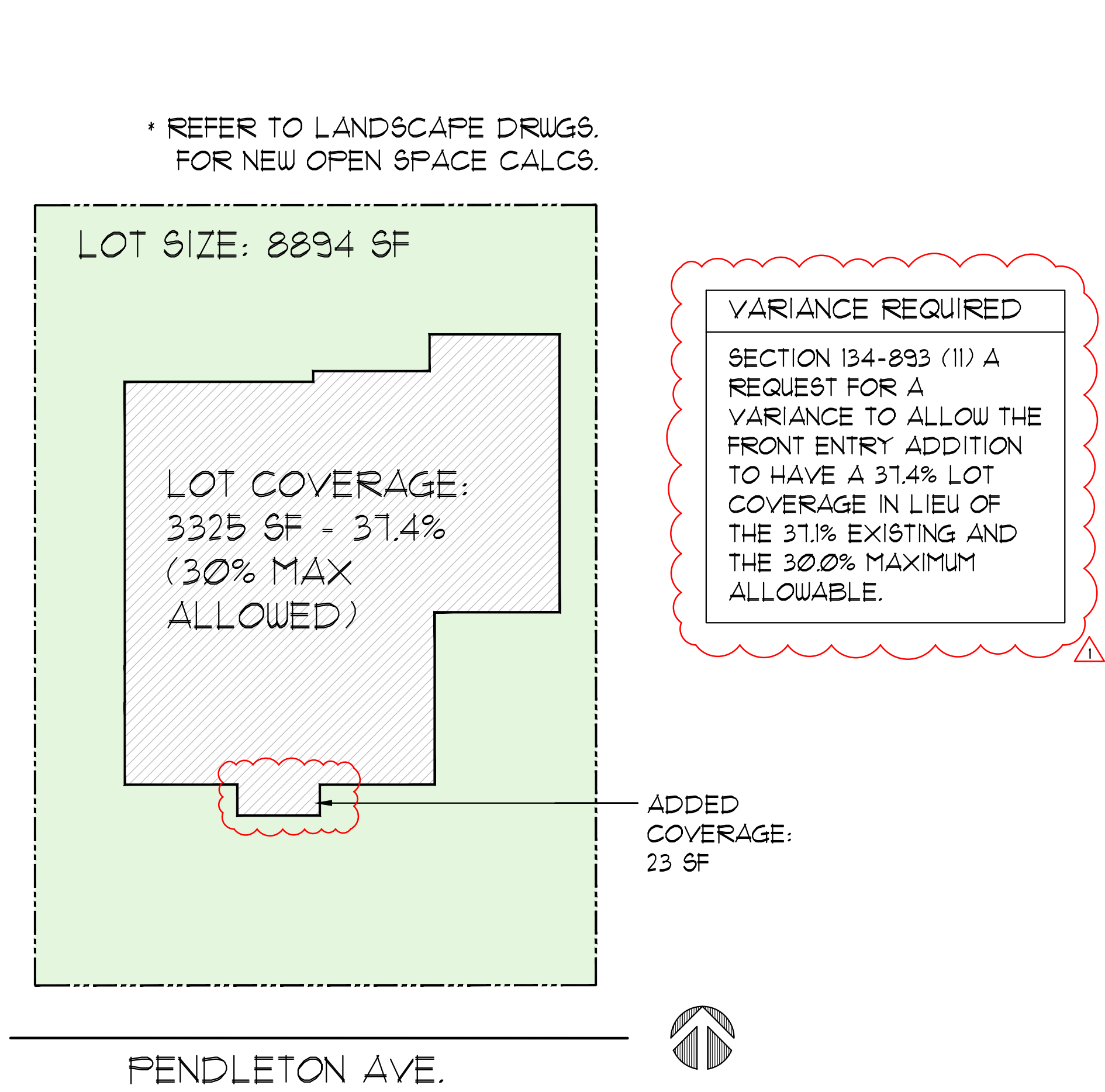
ARC - 24 - 038
ZON - 24 - 045

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 1.00'			
MEASURING POINT IS 1.00'			
EXISTING RESIDENCE VOLUME:			
TWO-STORY	1,980 SF X	15.91' =	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: = 40,088 CF			
TOTAL EXISTING RESIDENCE CCR: = 4.51			
PROPOSED RESIDENCE VOLUME:			
TWO-STORY (NO CHANGE)	1,980 SF X	15.91' =	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	6.54' =	340 CF
TOTAL PROPOSED RESIDENCE VOLUME: = 40,244 CF			
TOTAL PROPOSED RESIDENCE CCR: = 4.53			
PROPOSED ADDITION VOLUME:			
DEMOLITION EXISTING ENTRY PORCH	-29 SF X	6.33' =	-184 CF
PROPOSED ENTRY PORCH	52 SF X	6.54' =	340 CF
TOTAL ADDITION: 23 SF 195 CF			

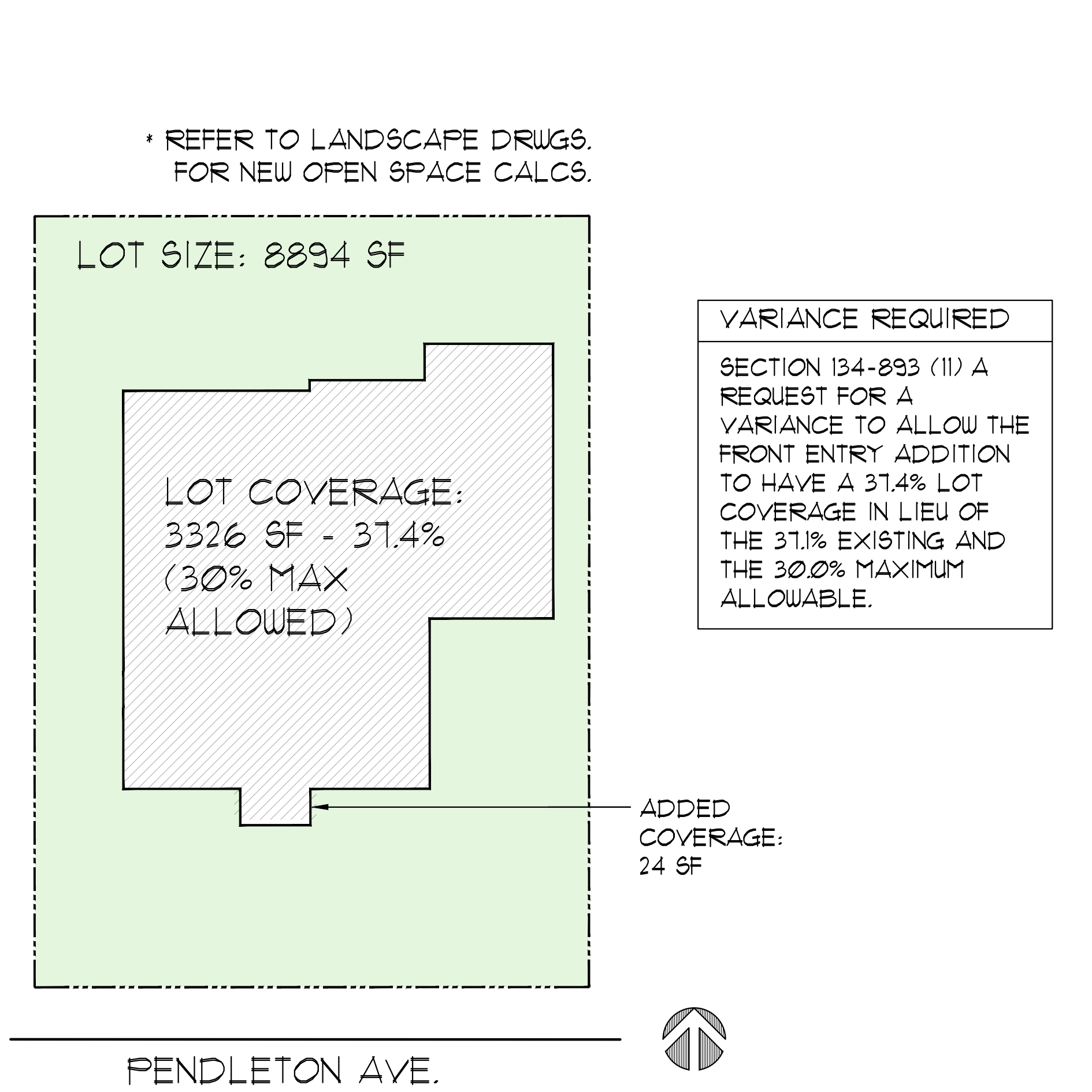
1 CALCULATION- PREVIOUS

CUBIC CONTENT CALCULATIONS - RB			
CCR = (BUILDING VOLUME/LOT AREA)			
LOT SIZE	=	8,894	SQUARE FEET
MAXIMUM ALLOWABLE CCR = $4.00 \times (10,000 - 8,894) / 10,000$			
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MEASURING POINT IS 1.00'			
EXISTING RESIDENCE VOLUME:			
TWO-STORY	1,980 SF X	15.91' =	31,621 CF
ONE-STORY	954 SF X	6.55' =	6,249 CF
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ENTRY PORCH	29 SF X	6.33' =	184 CF
TOTAL EXISTING RESIDENCE VOLUME: = 40,088 CF			
TOTAL EXISTING RESIDENCE CCR: = 4.51			
PROPOSED RESIDENCE VOLUME:			
TWO-STORY (NO CHANGE)	1,980 SF X	15.91' =	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)	53 SF X	6.25' =	331 CF
TOTAL PROPOSED RESIDENCE VOLUME: = 40,235 CF			
TOTAL PROPOSED RESIDENCE CCR: = 4.52			
PROPOSED ADDITION VOLUME:			
DEMOLITION EXISTING ENTRY PORCH	-29 SF X	6.33' =	-184 CF
PROPOSED ENTRY PORCH	53 SF X	6.25' =	331 CF
TOTAL ADDITION: 23 SF 147 CF			

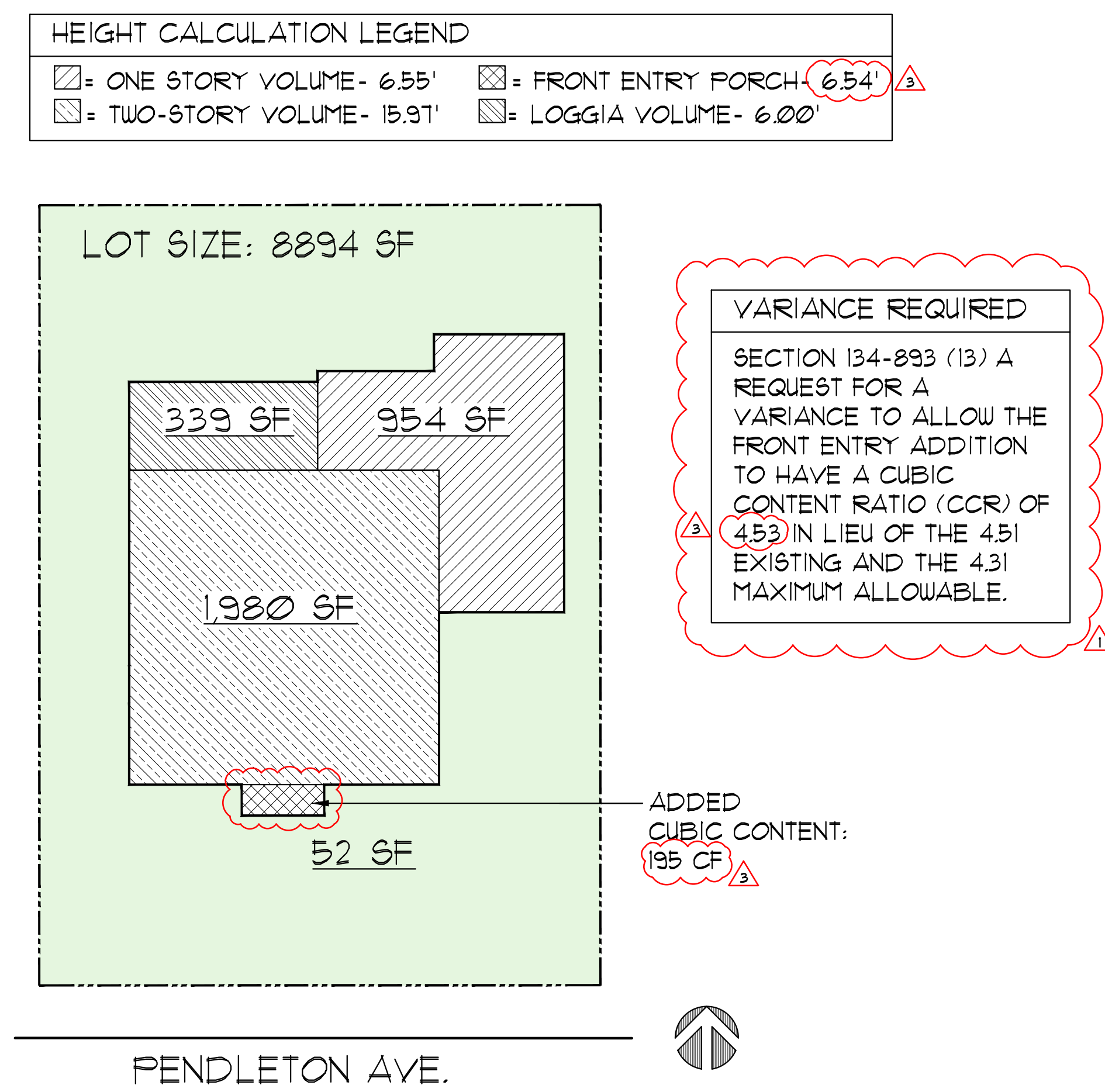
4 CALCULATION- CURRENT



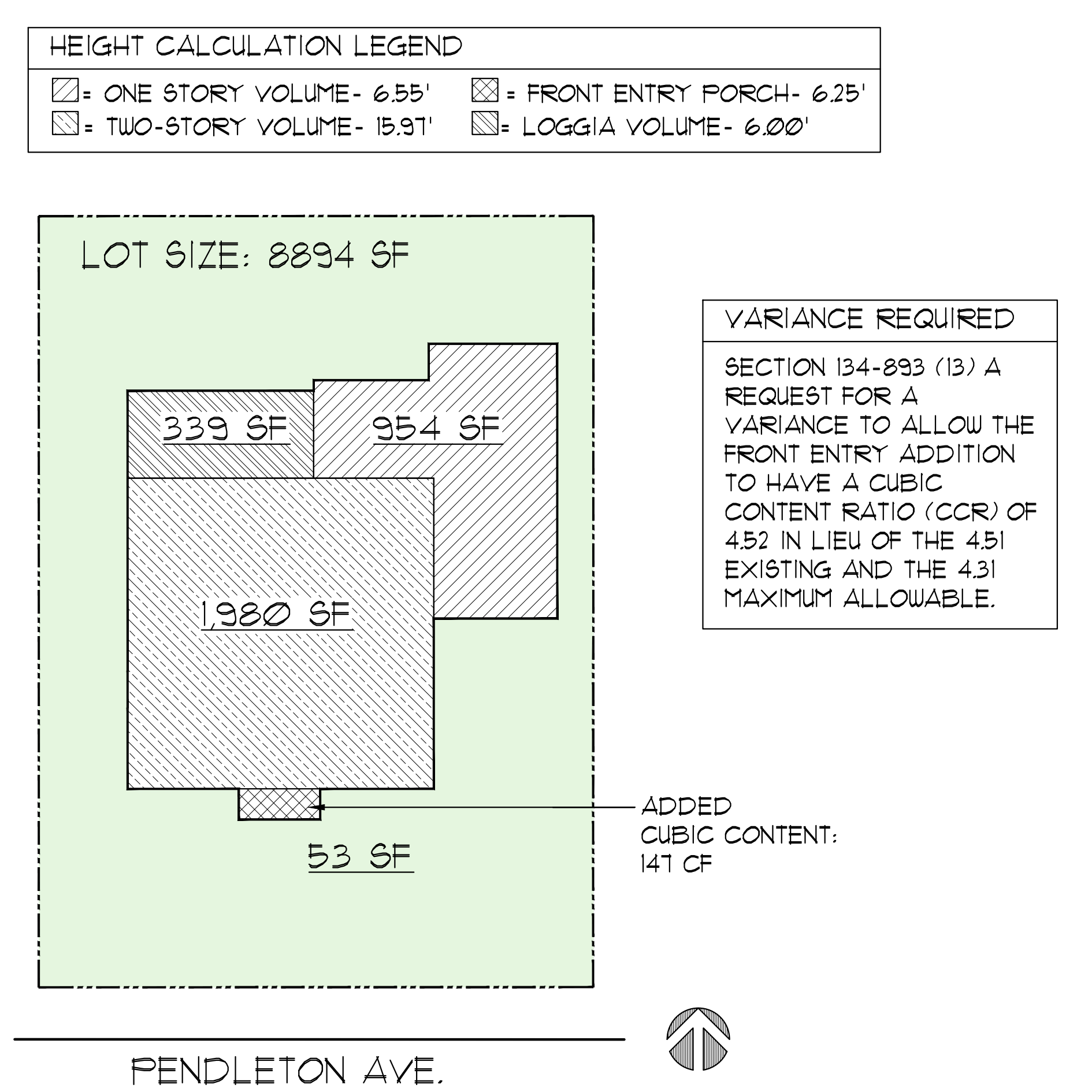
2 LOT COVERAGE- PREVIOUS



5 LOT COVERAGE- CURRENT



3 CUBIC CONTENT- PREVIOUS



6 CUBIC CONTENT- CURRENT

ARC - 24 - 038
ZON - 24 - 045



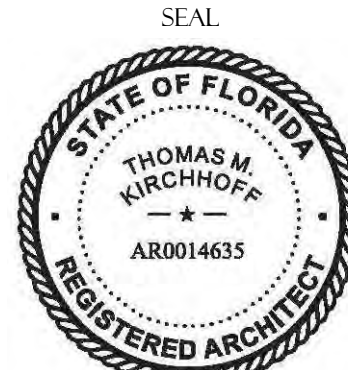
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THOMAS M. KIRCHHOFF
REGISTERED ARCHITECT
AR0014635

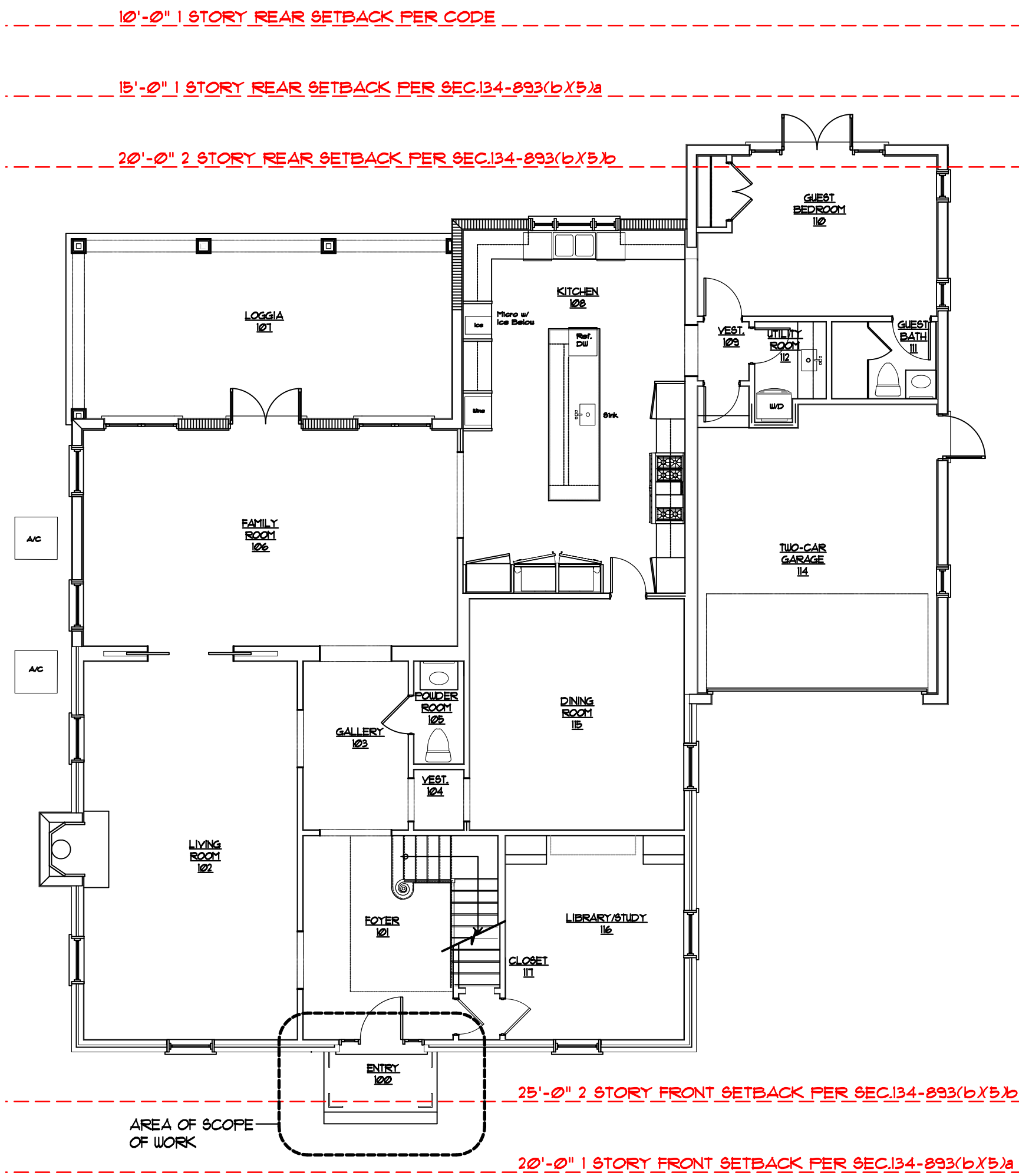
REVISIONS

3	APRIL 8, 2024

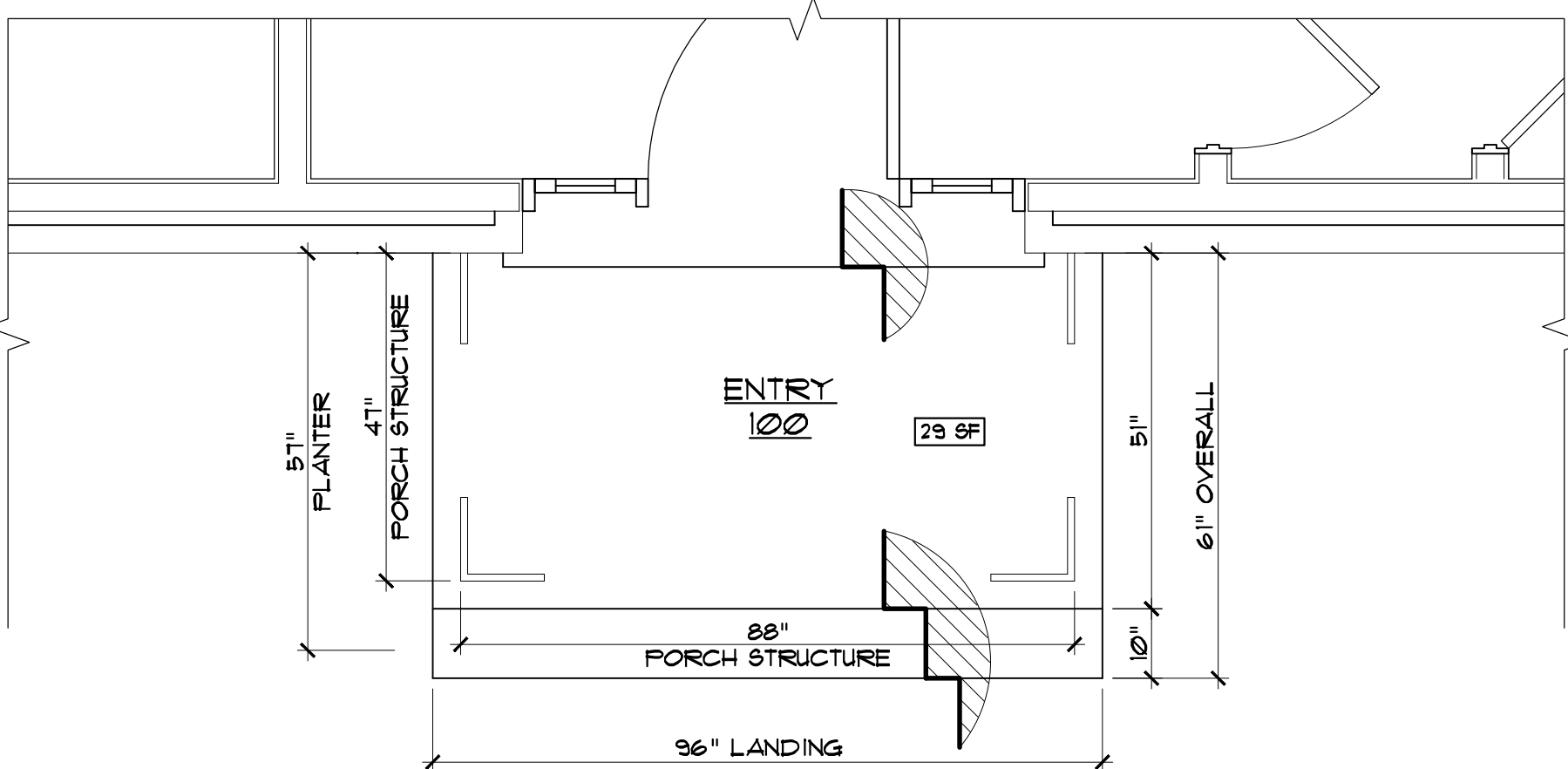
PROJECT NUMBER: 220	DATE: JAN. 12, 2024
ISSUED FOR: FIRST SUBMITTAL	DATE PLOTTED:
DRAWN BY: AA, TH	CHECKED BY: TK
DRAWING NUMBER:	

A1.3a

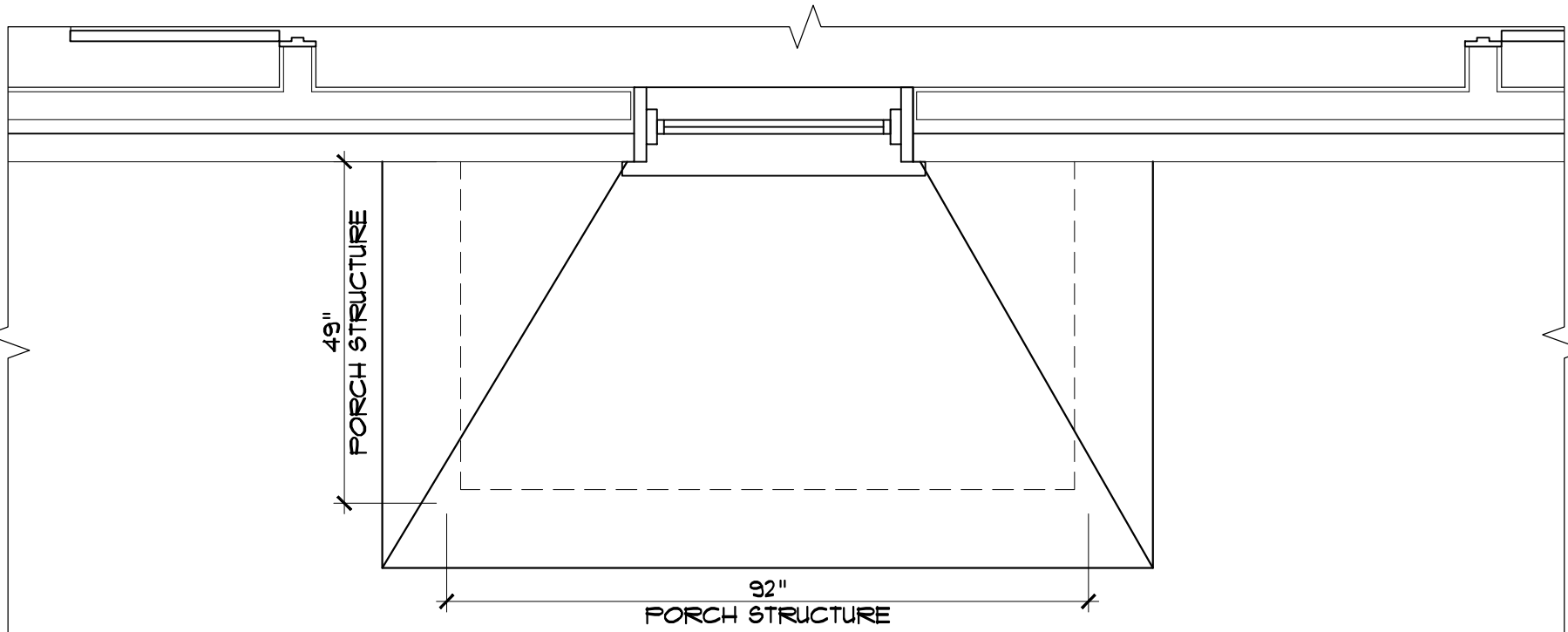
SCALE
AS NOTED



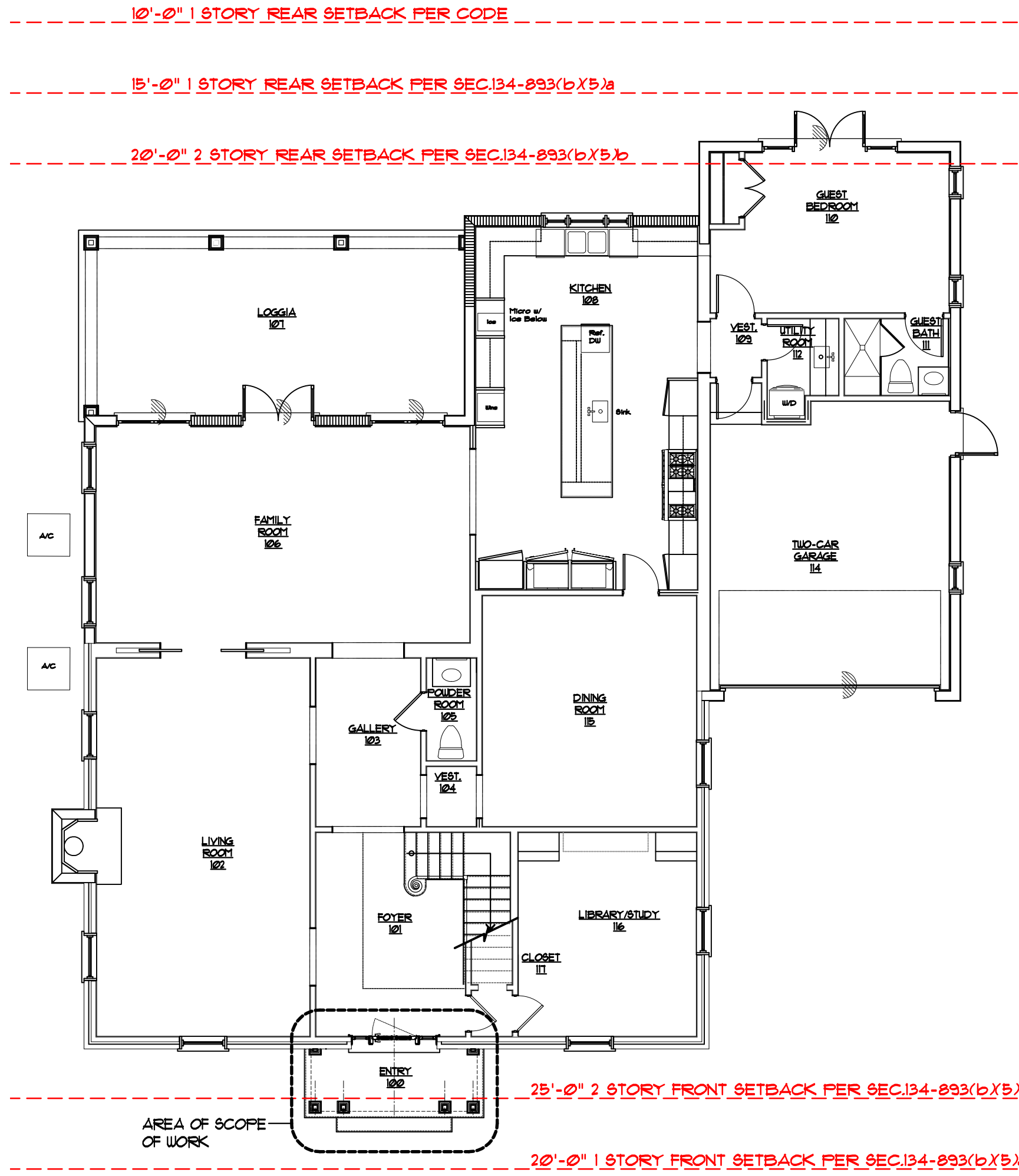
1 **EXISTING 1st FLOOR PLAN**
1/8" = 1'-0"



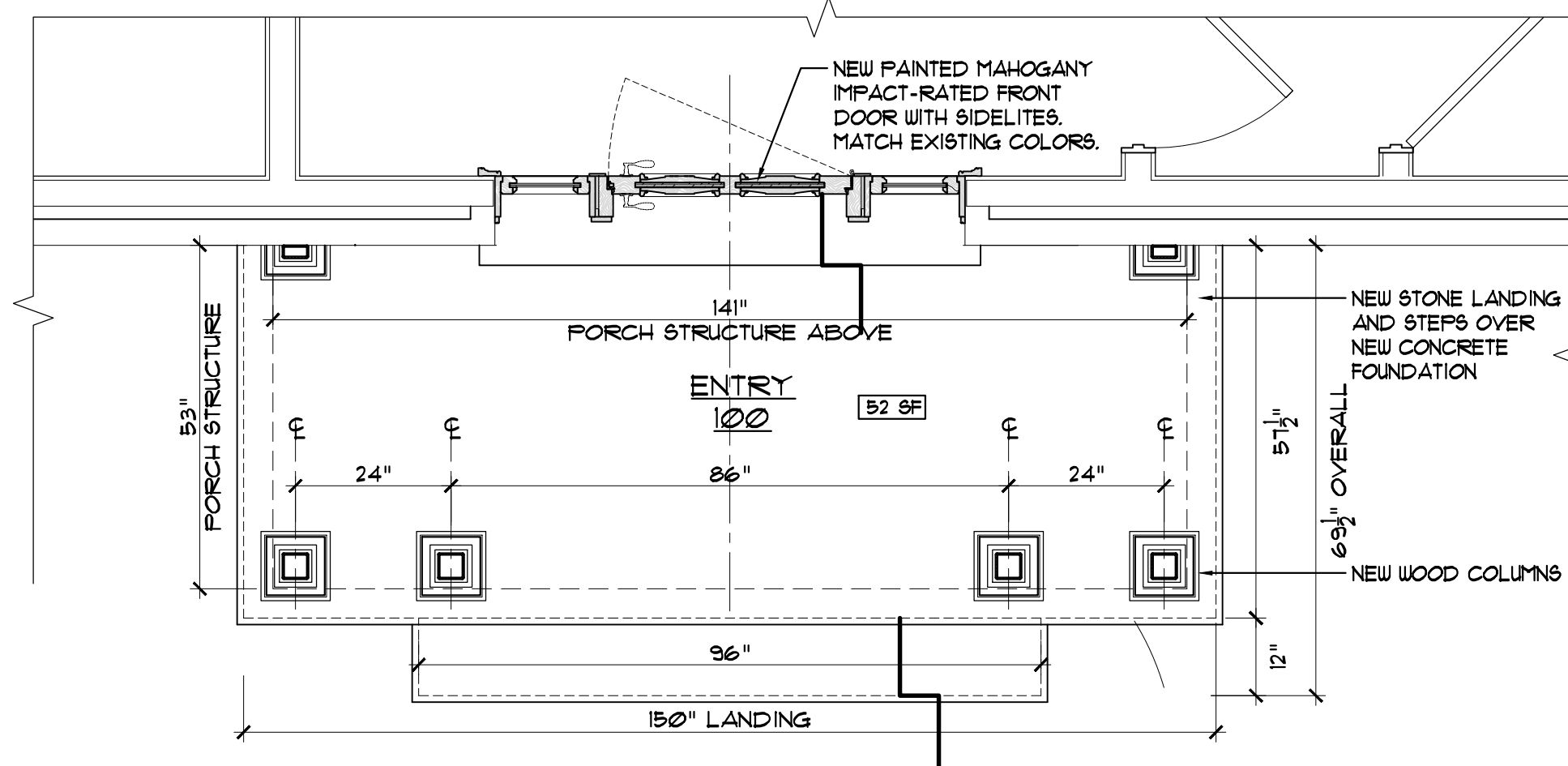
2 **EXISTING 1st FLOOR ENTRY**
1/2" = 1'-0"



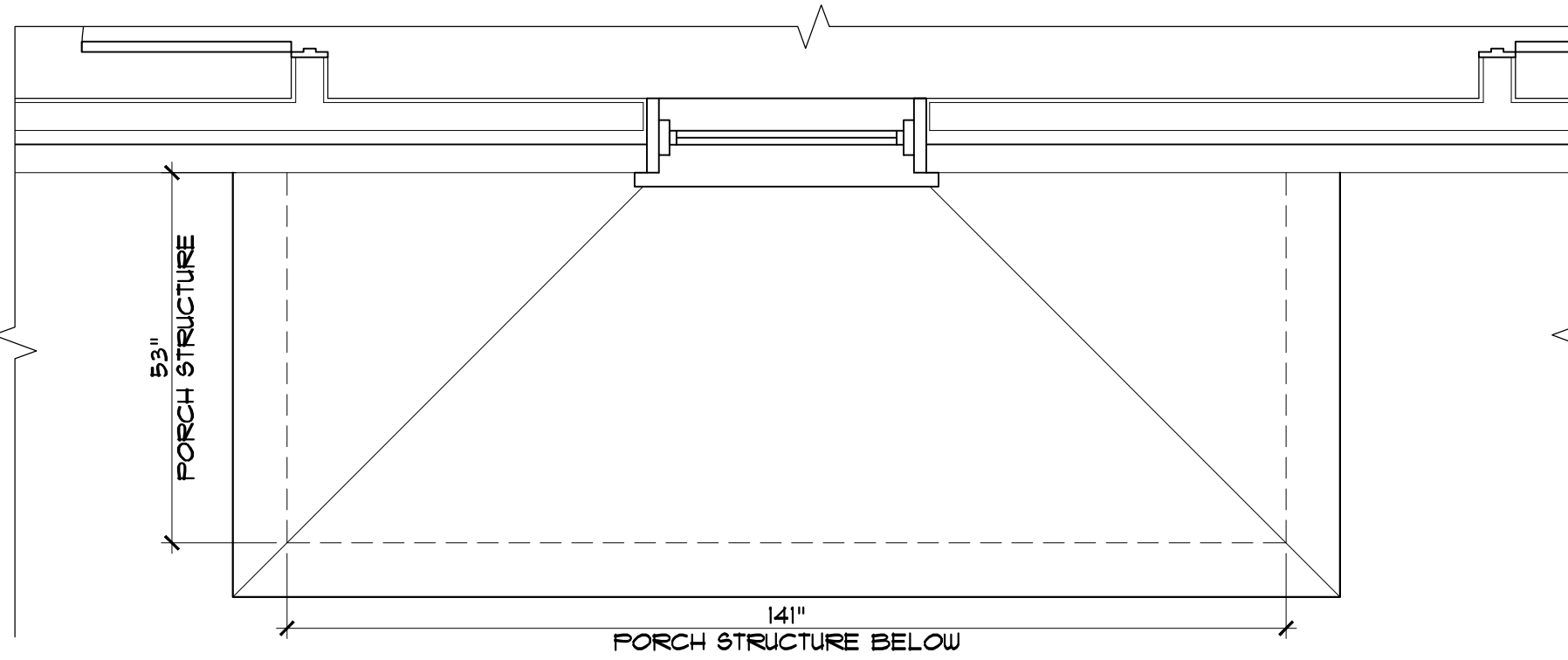
3 **EXISTING ENTRY ROOF PLAN**
1/2" = 1'-0"



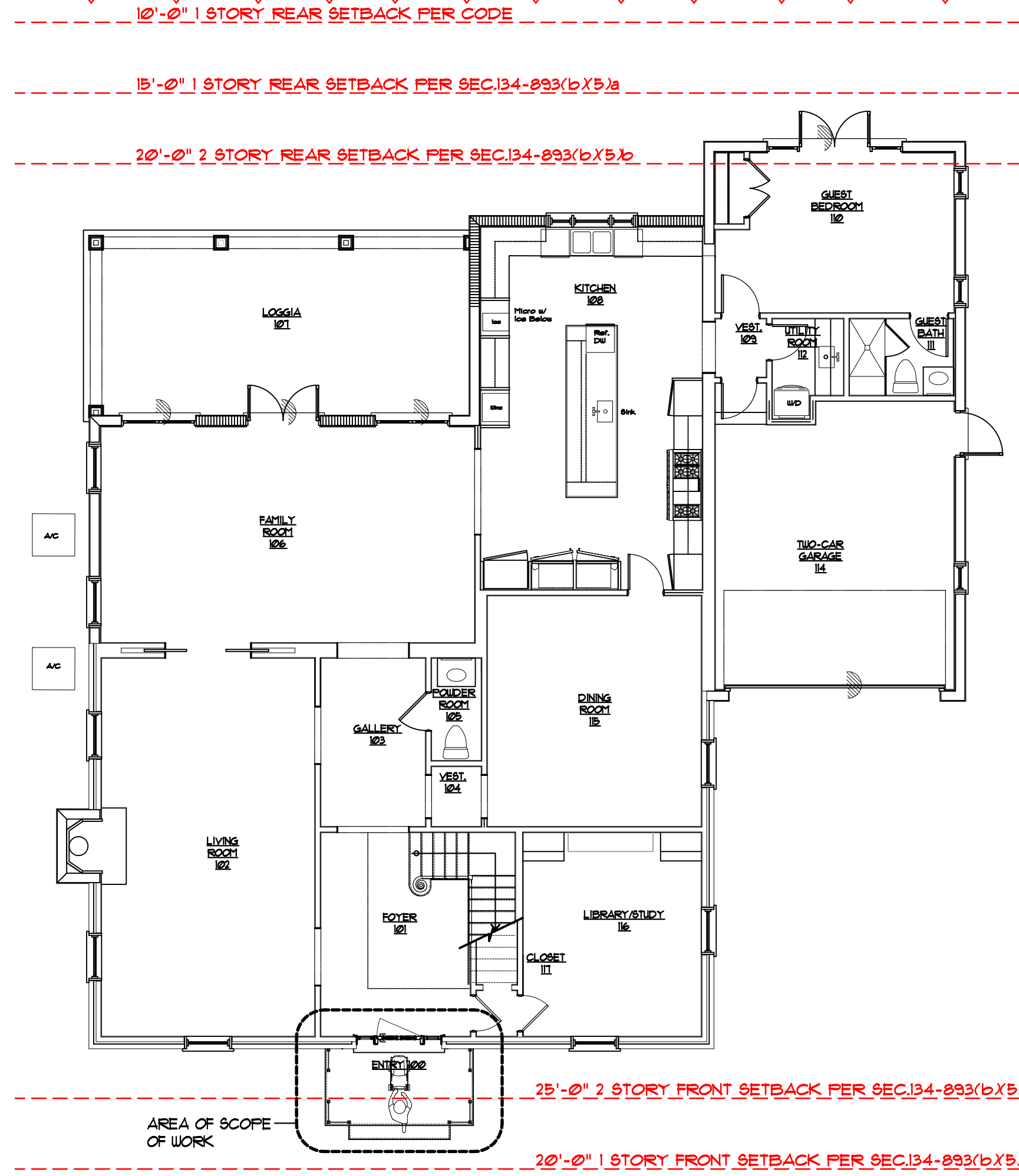
4 **PROPOSED 1st FLOOR PLAN**
1/8" = 1'-0"
PREVIOUS 3/27/24



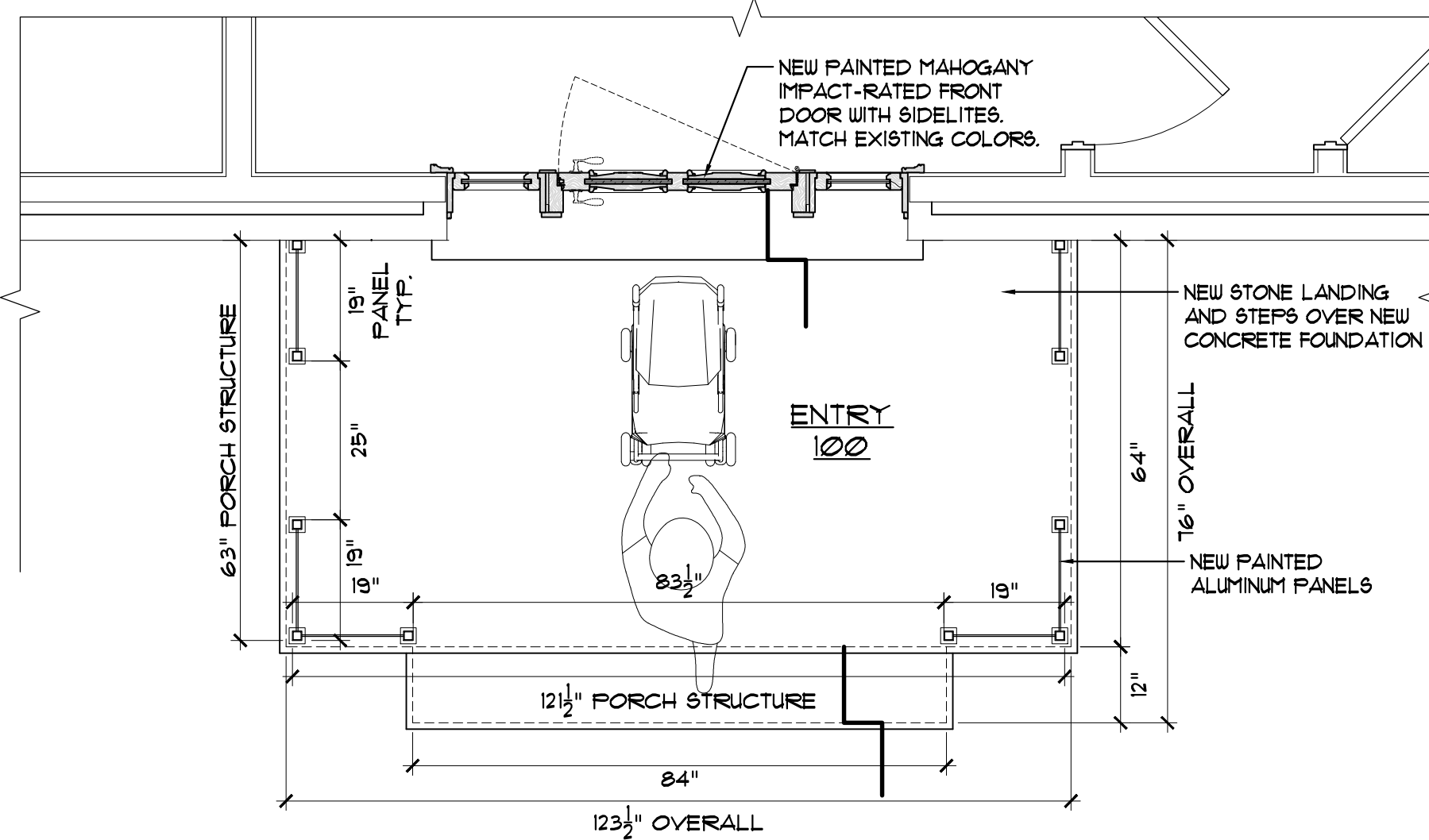
5 **PROPOSED 1st FLOOR ENTRY**
1/2" = 1'-0"
PREVIOUS 3/27/24



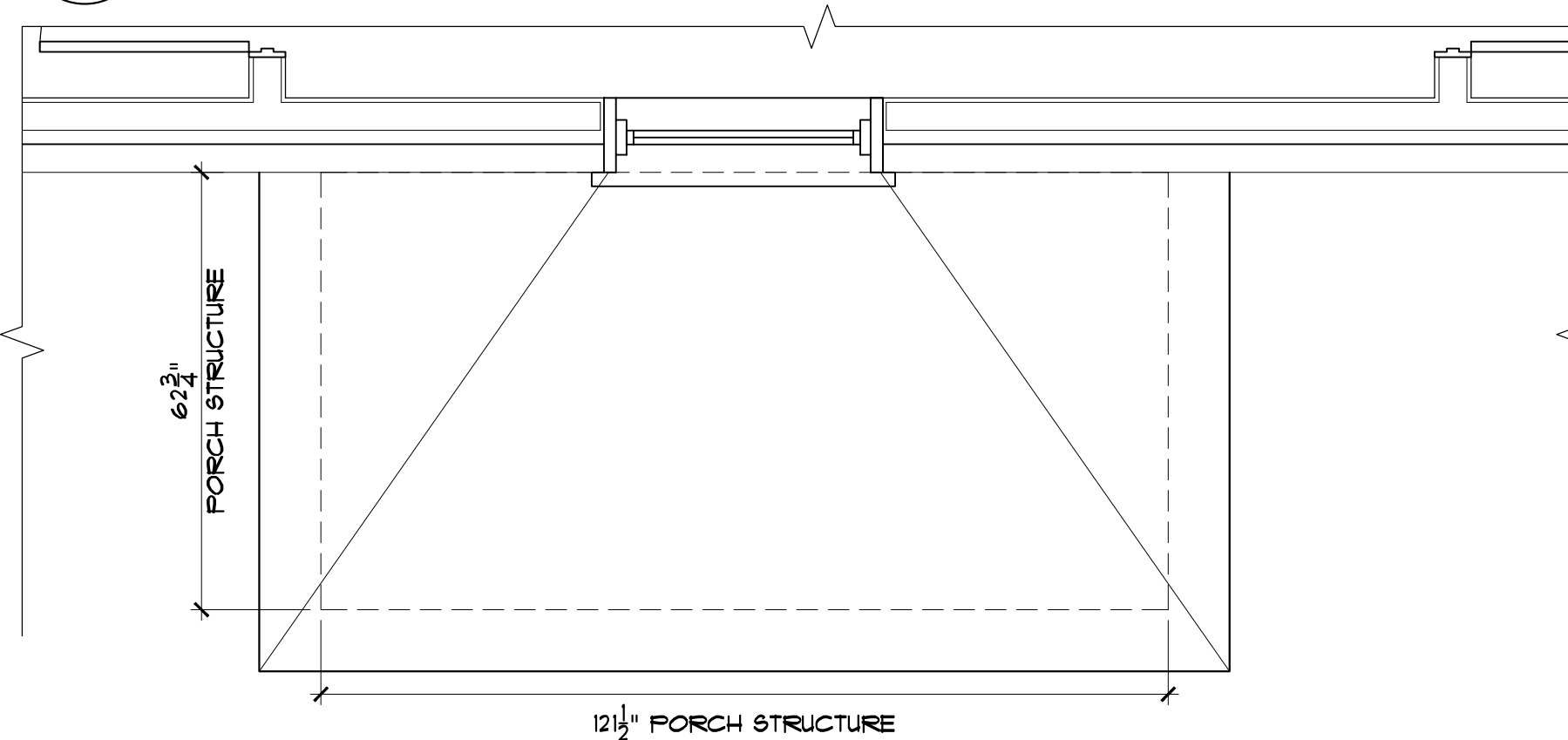
6 **PROPOSED ENTRY ROOF PLAN**
1/2" = 1'-0"
PREVIOUS 3/27/24



7 **PROPOSED 1st FLOOR PLAN**
1/8" = 1'-0"
CURRENT 4/24/24



8 **PROPOSED 1st FLOOR ENTRY**
1/2" = 1'-0"
CURRENT 4/24/24



9 **PROPOSED ENTRY ROOF PLAN**
1/2" = 1'-0"
CURRENT 4/24/24

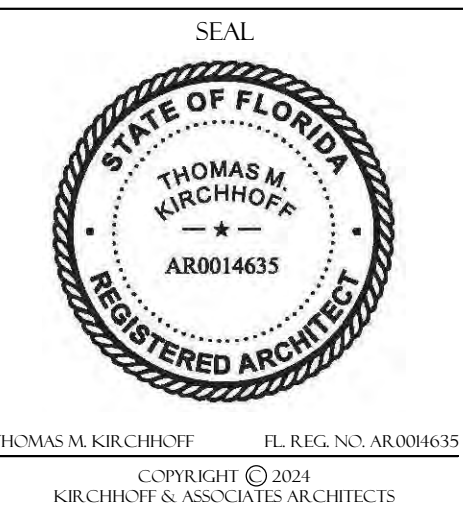


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3 APRIL 8, 2024

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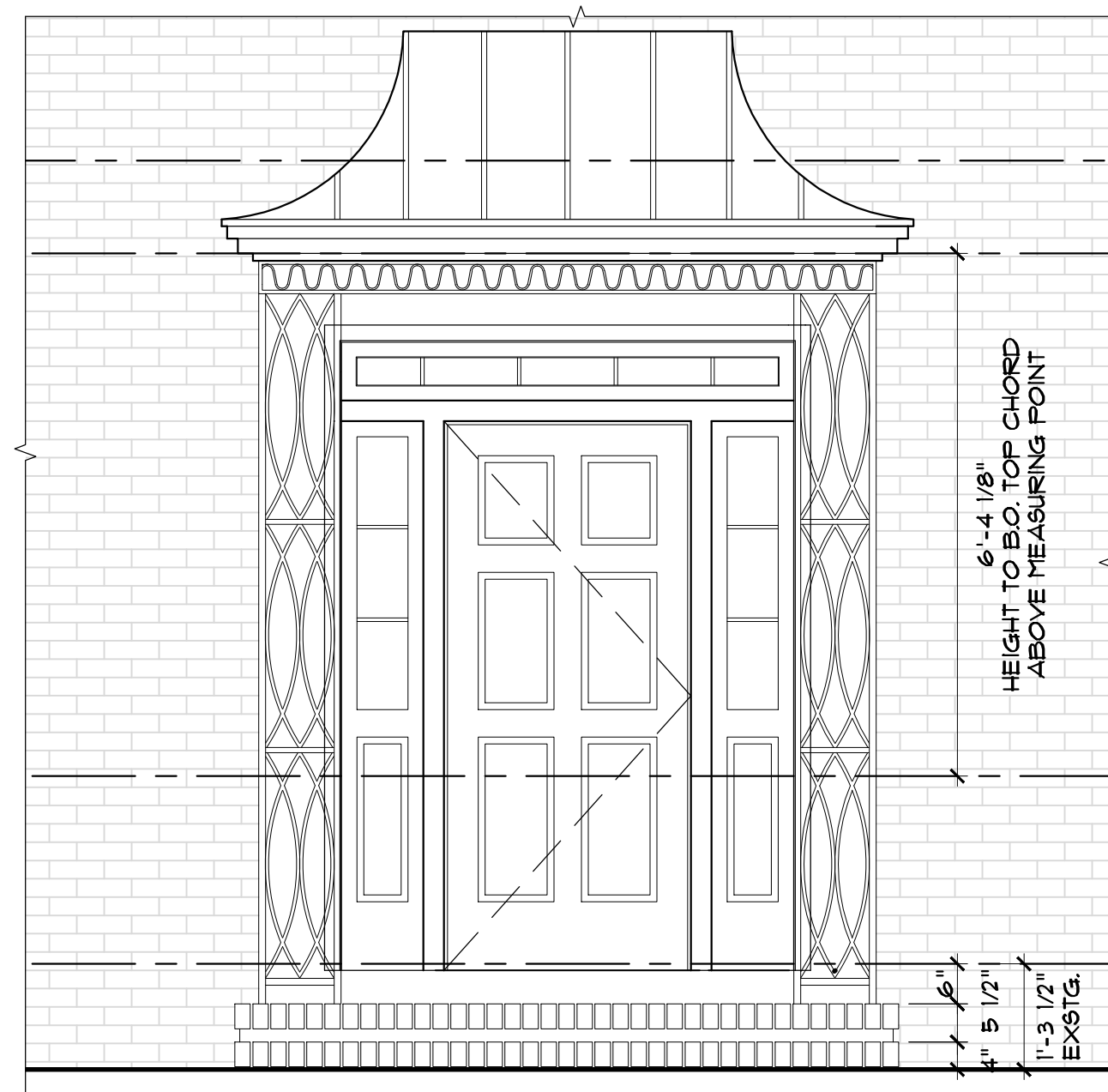
A2.1

SCALE:
AS NOTED

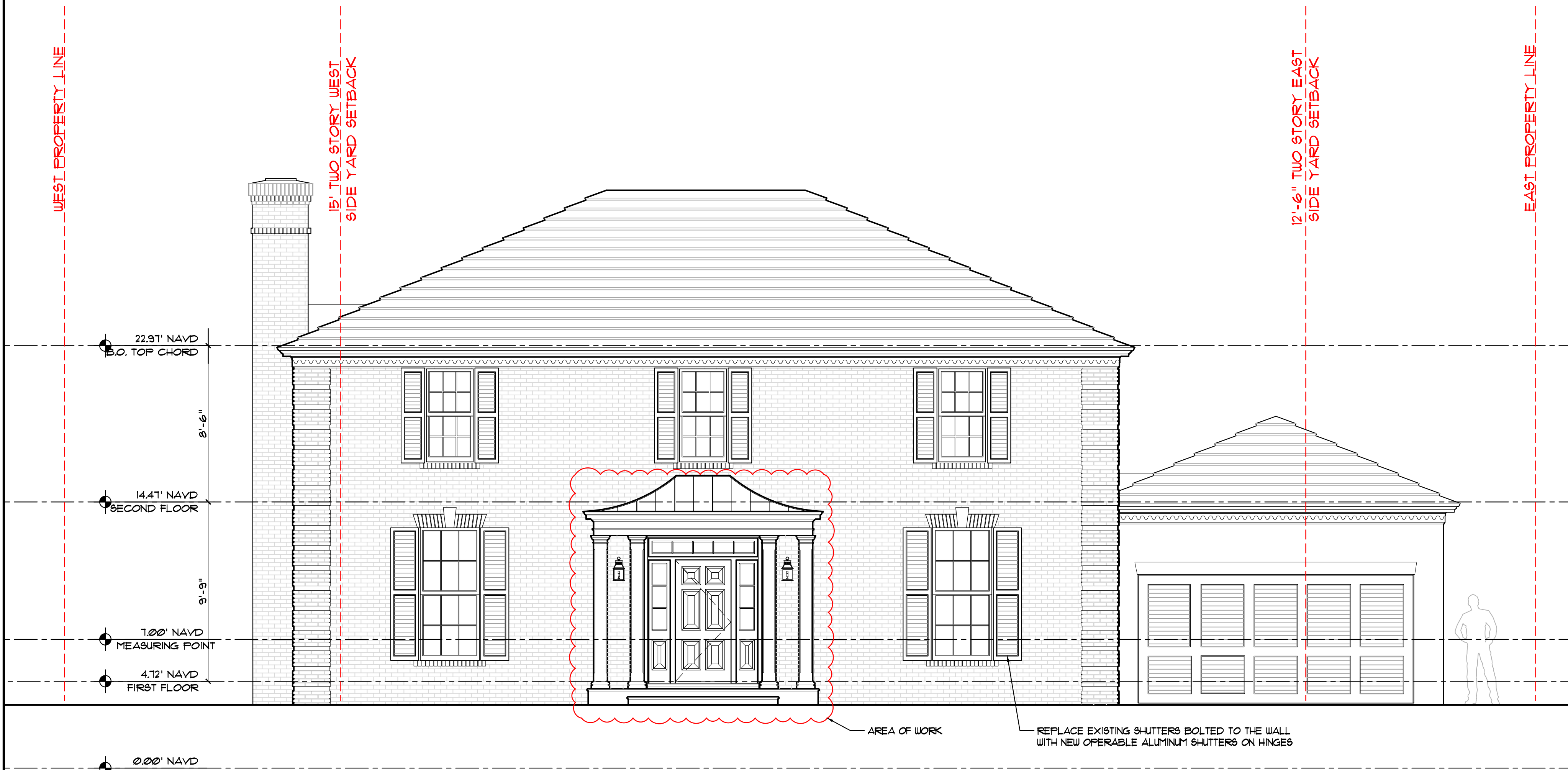
ARC - 24 - 038
ZON - 24 - 045



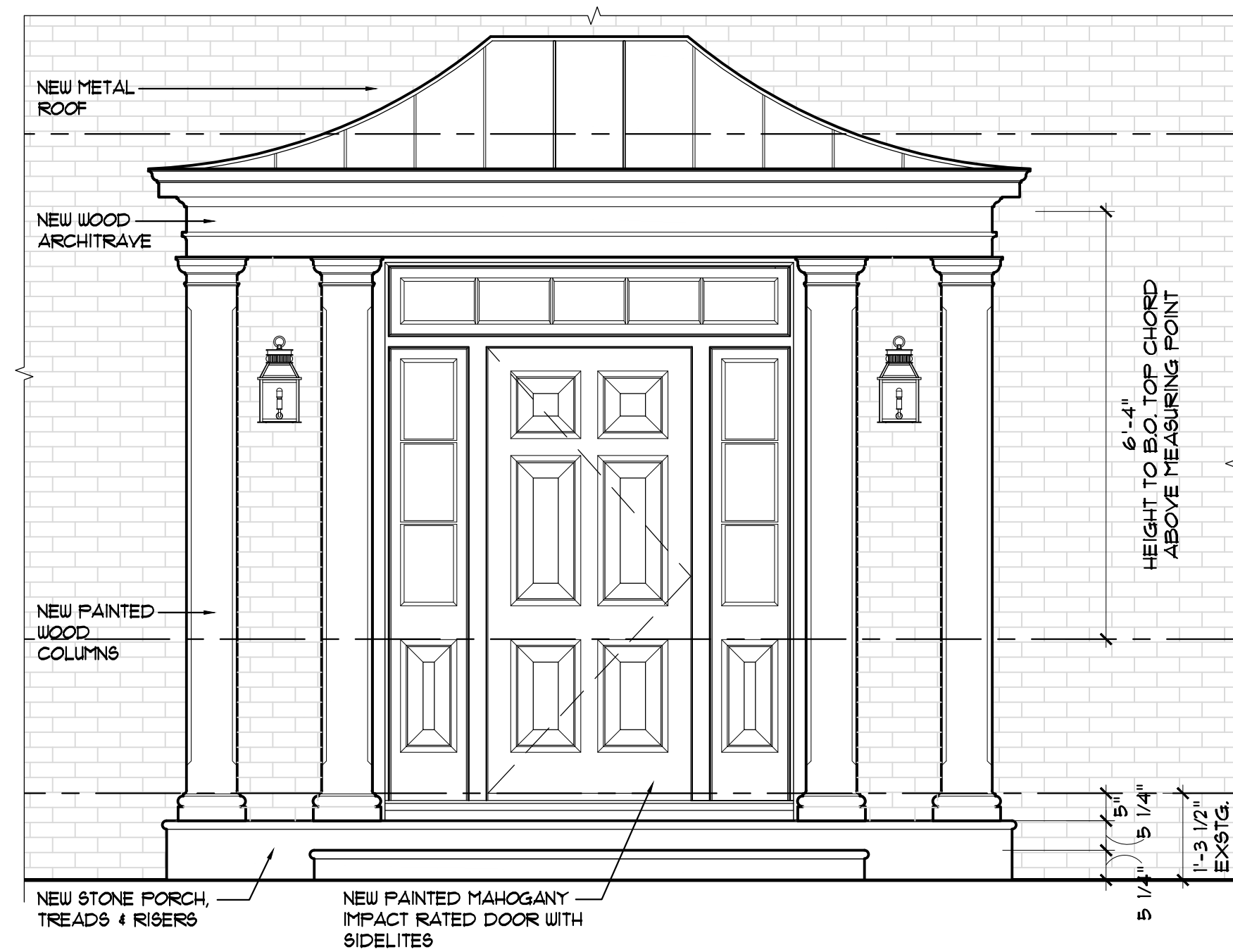
1a Existing South Elevation
1/4" = 1'-0"



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



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



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

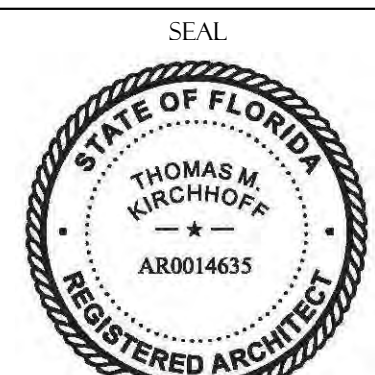
PREVIOUSLY PROPOSED
3/27/24

ARC - 24 - 038
ZON - 24 - 045

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TRUST

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PALM BEACH, FLORIDA 33480



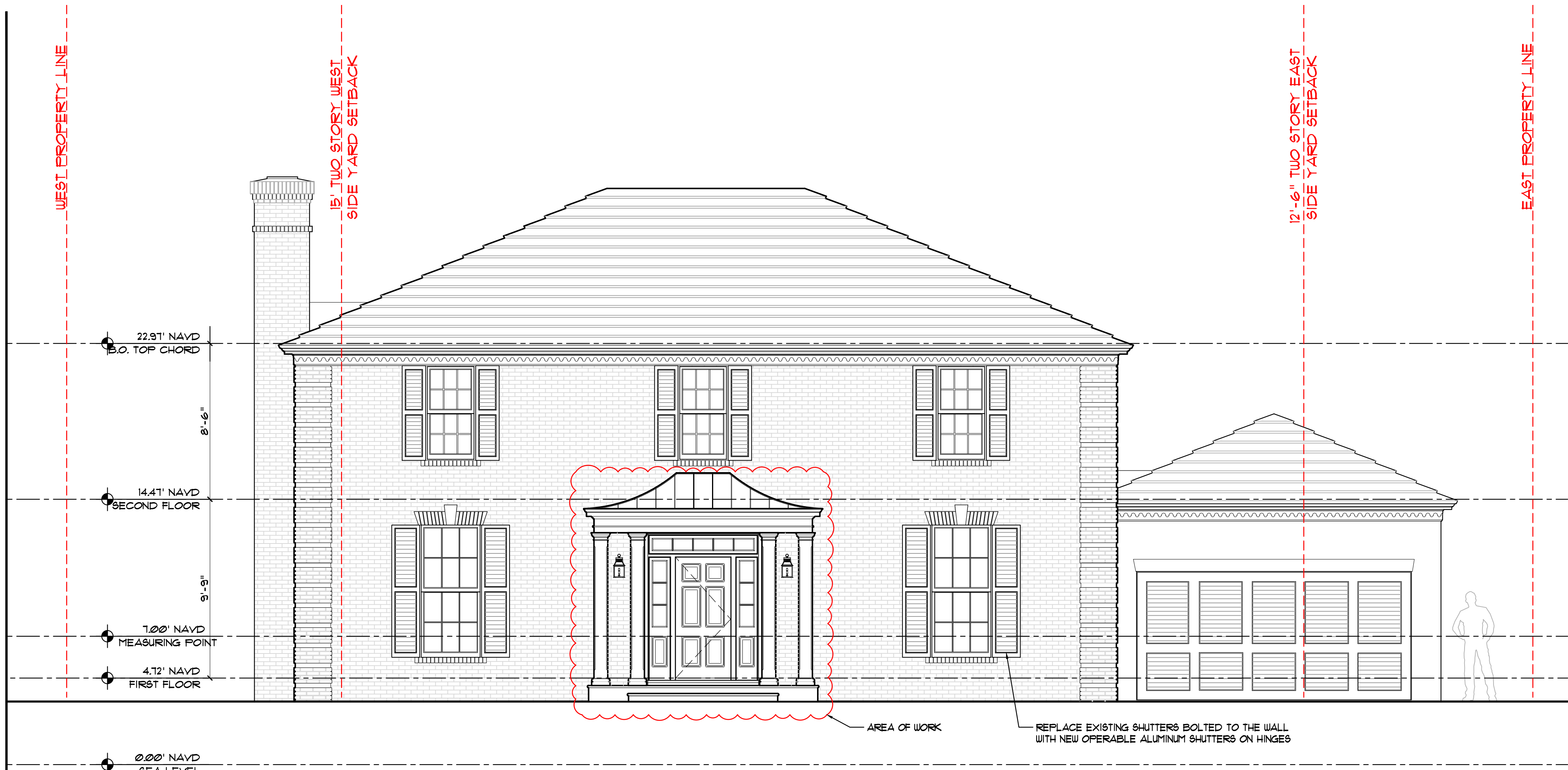
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REVISIONS

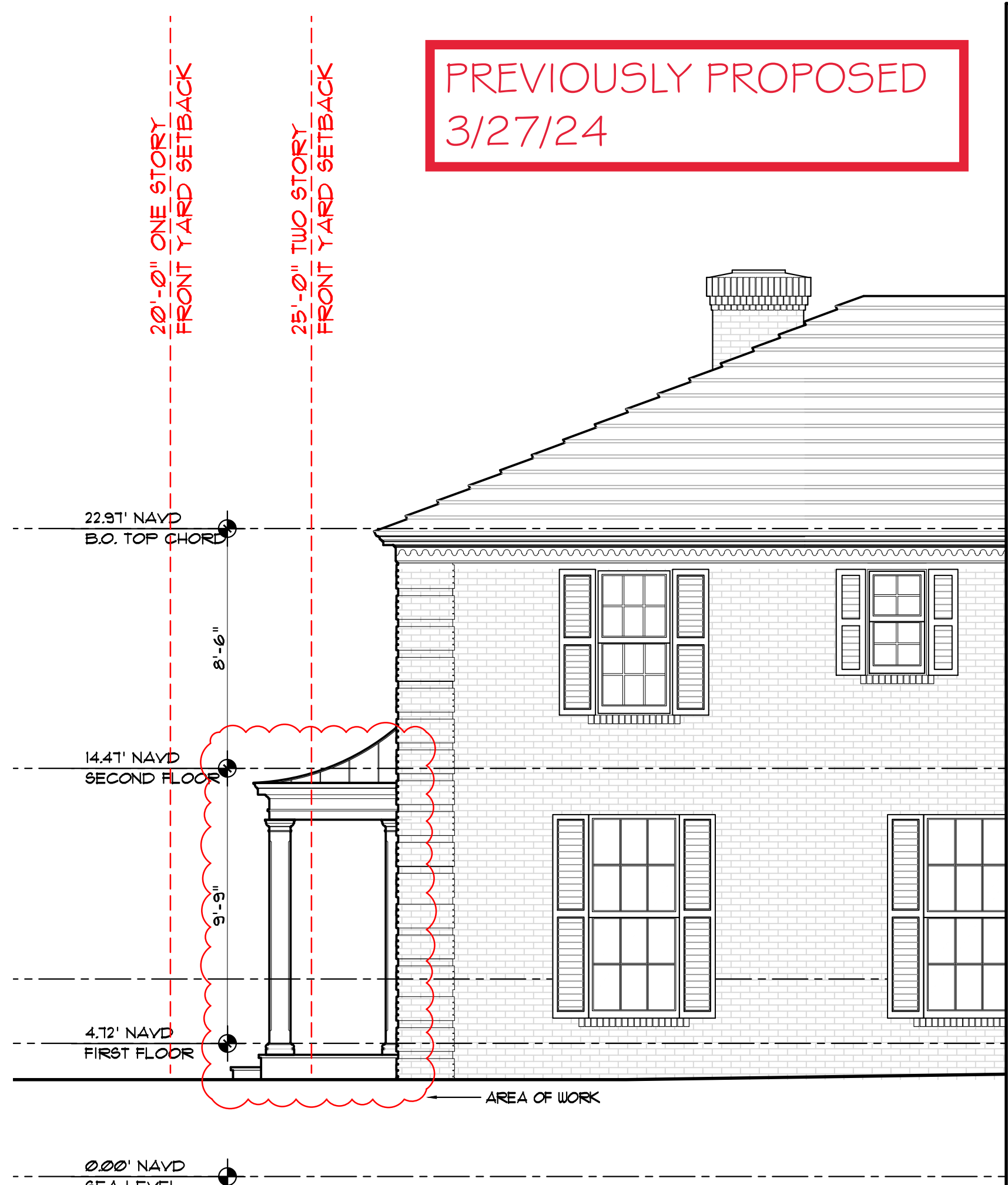
PROJECT NUMBER:
220
ISSUED FOR:
FIRST SUBMITTAL
DATE PLOTTED:
DRAWN BY:
AA, TH
CHECKED BY:
TK
DRAWING NUMBER:

A3.1

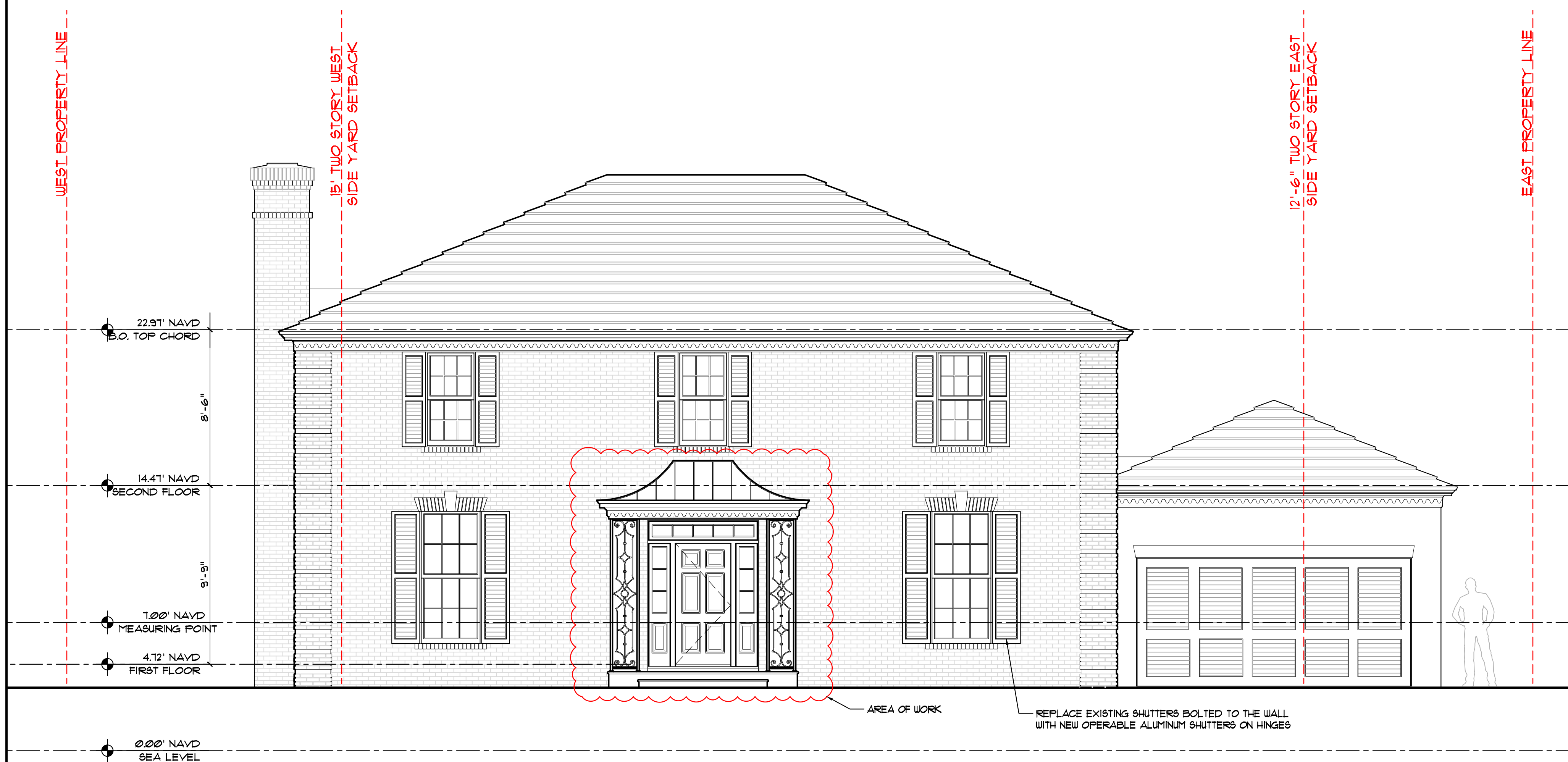
SCALE
AS NOTED



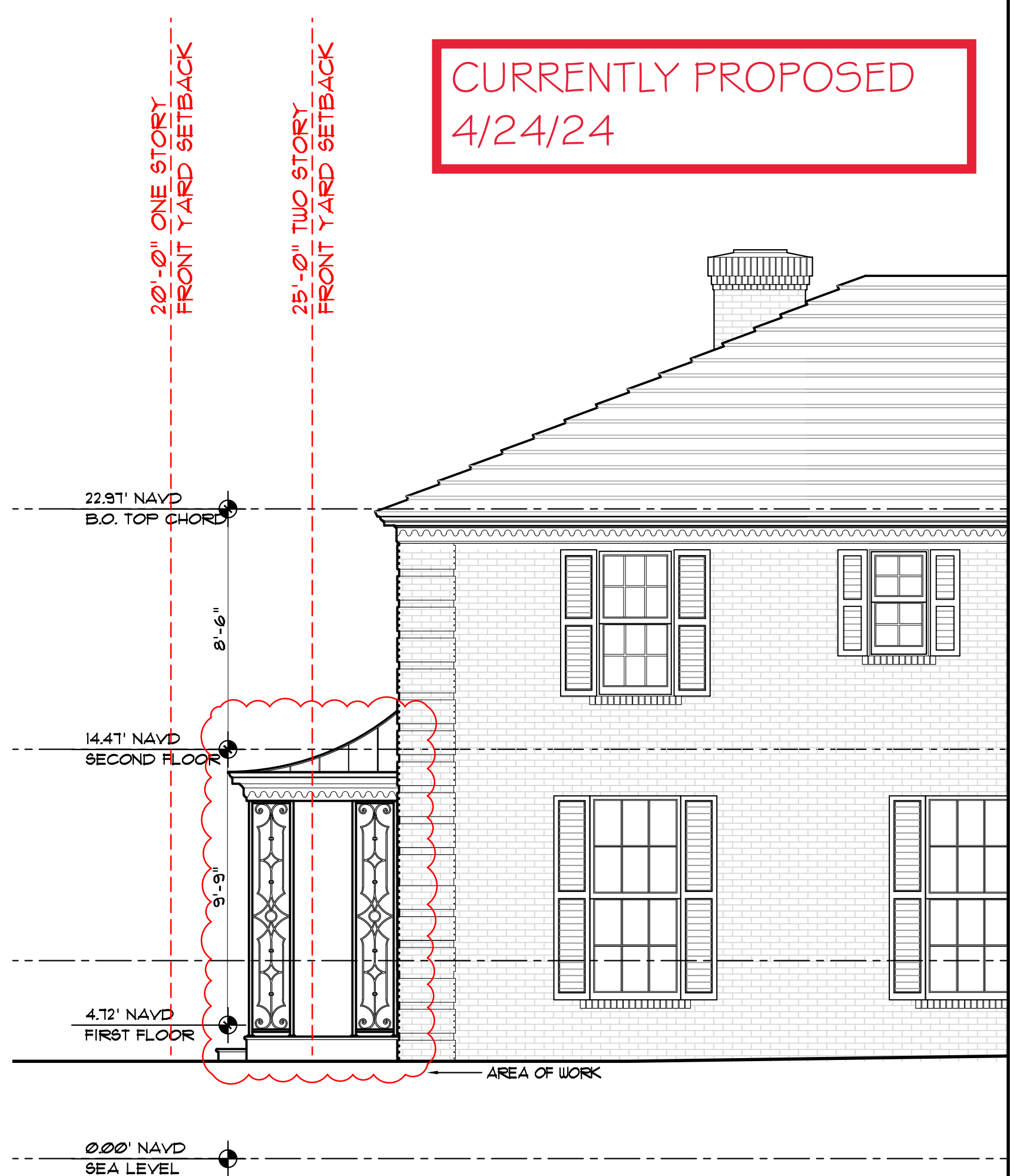
1b **Proposed South Elevation**
1/4" = 1'-0" Previous 3/27/24



2b **Proposed East Elevation**
1/4" = 1'-0" Previous 3/27/24



1b **South Elevation- Revised**
1/4" = 1'-0" Current 4/24/24



2b **East Elevation- Revised**
1/4" = 1'-0" Current 4/24/24

PREVIOUSLY PROPOSED
3/27/24

CURRENTLY PROPOSED
4/24/24



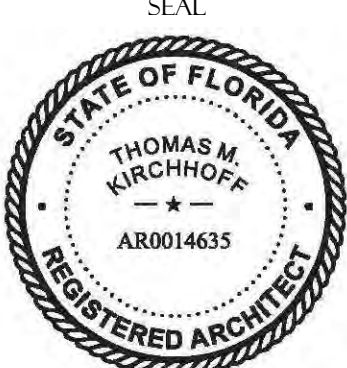
KIRCHOFF & ASSOCIATES
ARCHITECTS

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JUPITER, FLORIDA 33458
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AA, TH

CHECKED BY:
TK

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A3.1a

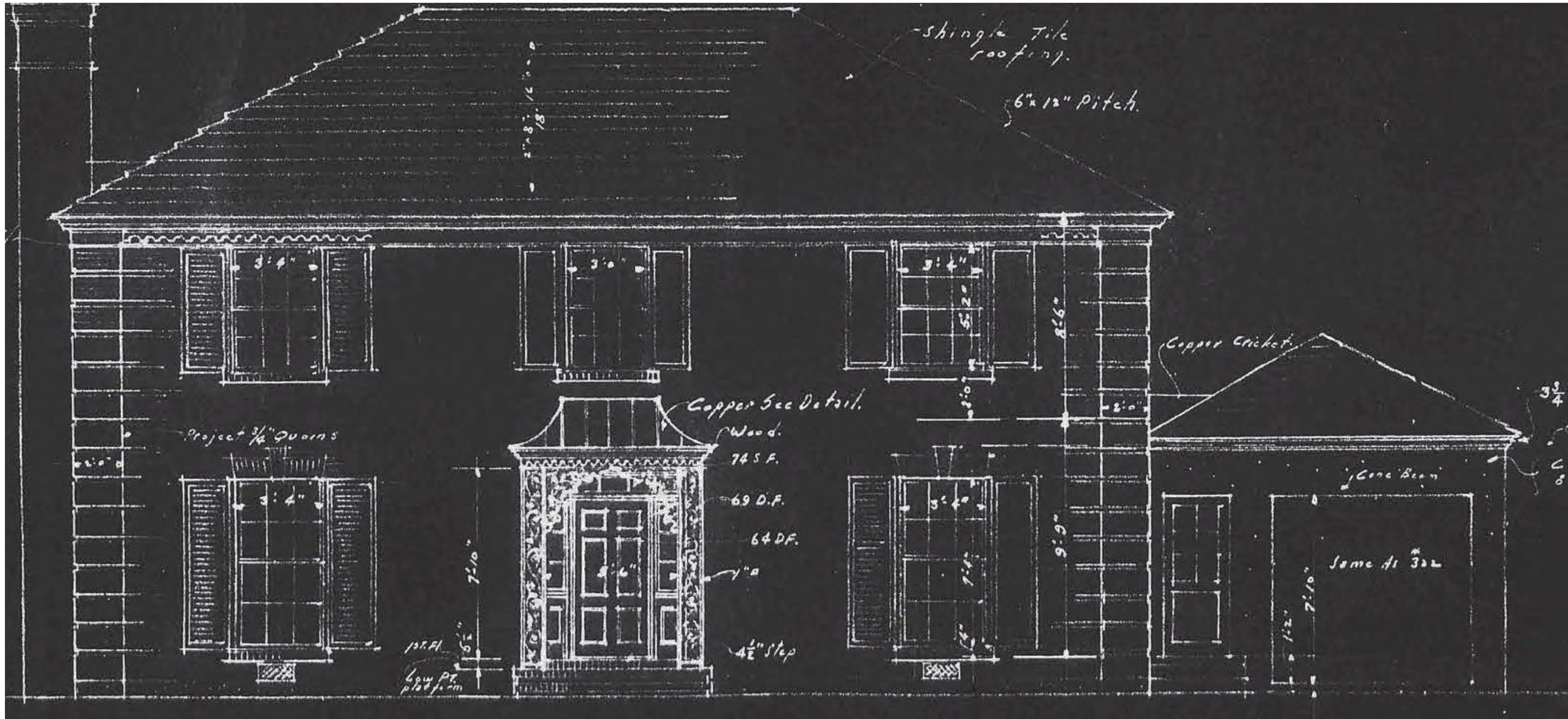
SCALE:
AS NOTED



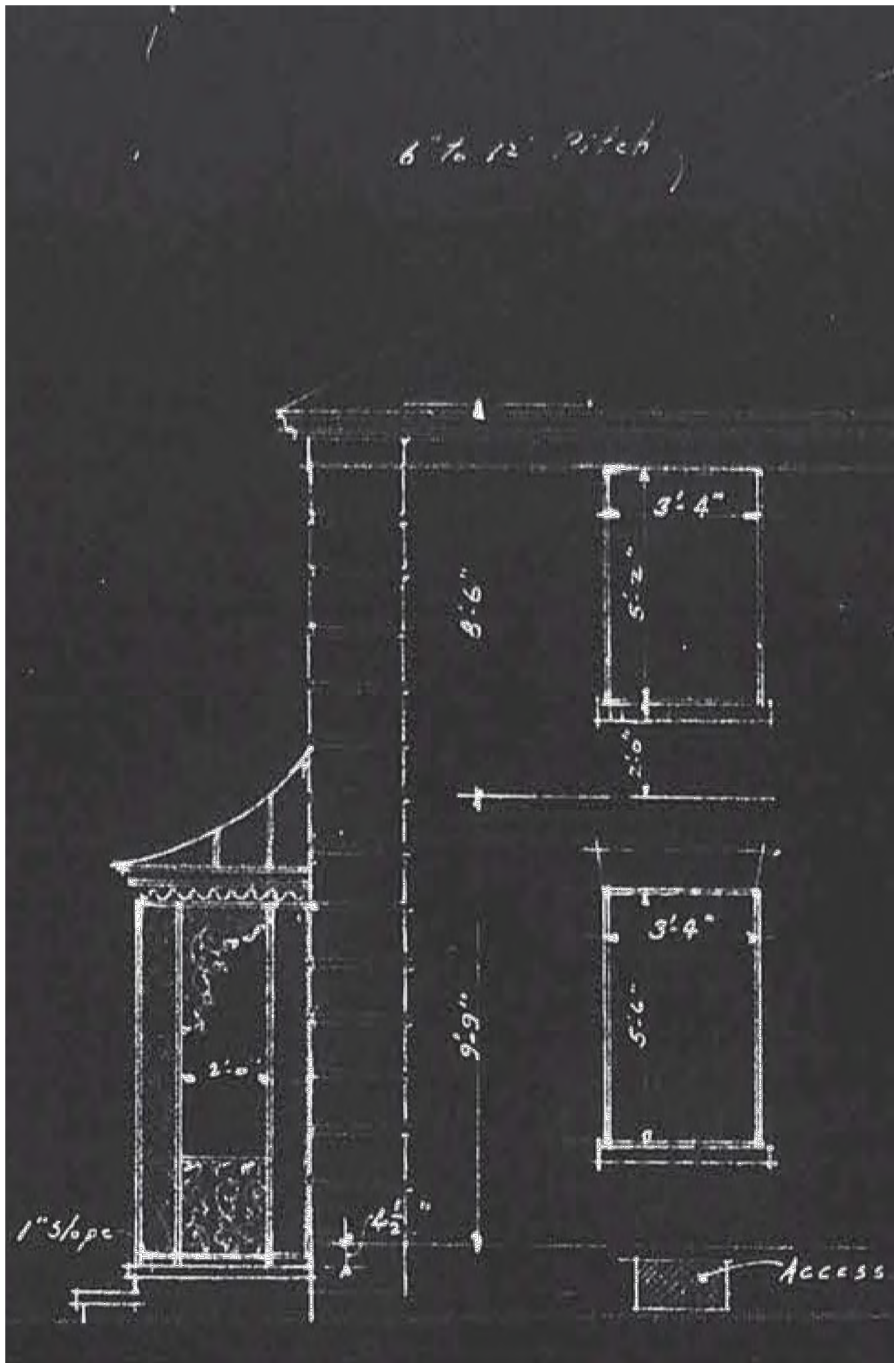
1 South Elevation- Previous



2 South Elevation- Current



3 South Elevation
ca. 1940



4 East Elevation
ca. 1940

ARC - 24 - 038
ZON - 24 - 045

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SEAL
STATE OF FLORIDA
THOMAS M. KIRCHHOFF
REGISTERED ARCHITECT
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REVISIONS
3 APRIL 8, 2024

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AA
CHECKED BY:
TK
DRAWING NUMBER:

A3.1b
SCALE
AS NOTED



2a

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



2b

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

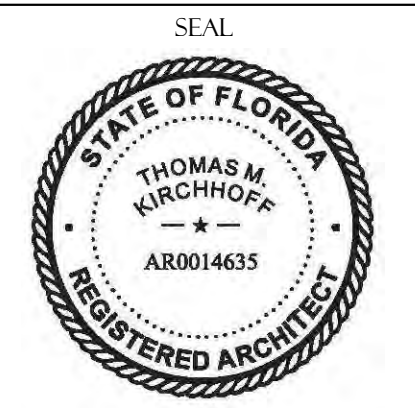
PREVIOUSLY PROPOSED
3/27/24


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1907 COMMERCE LANE, SUITE 106
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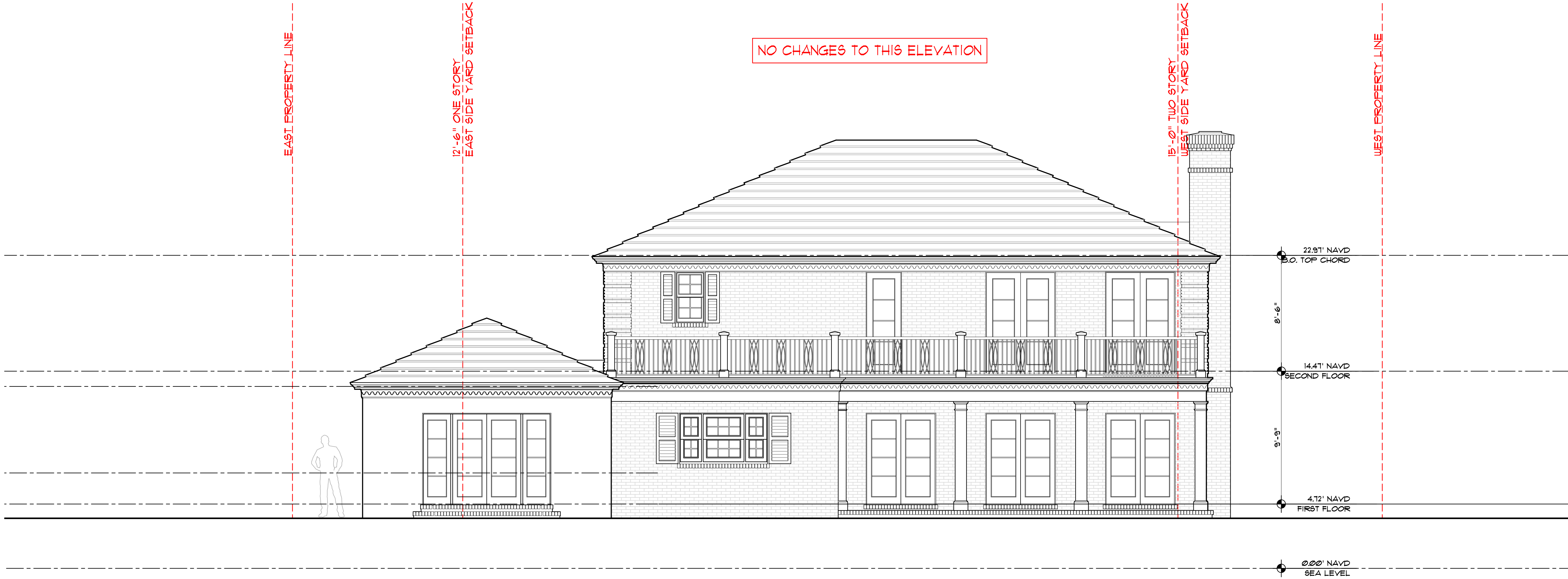
REVISIONS

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DATE:
JAN. 12, 2024
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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"

KIRCHHOFF & ASSOCIATES
ARCHITECTS
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REVISIONS	
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ISSUED FOR: FIRST SUBMITTAL	CHECKED BY: TK
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"

PREVIOUSLY PROPOSED
3/27/24

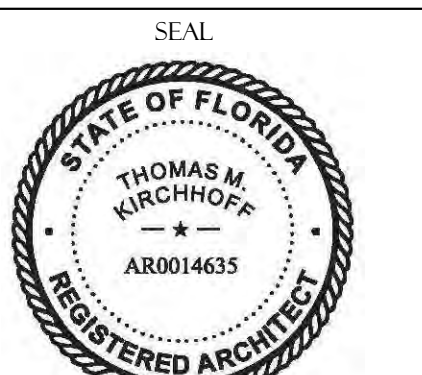

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TRUST

207 PENDLETON AVE.
PALM BEACH, FLORIDA 33480



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

REVISIONS

PROJECT NUMBER:
220

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

DRAWN BY: AA, TH CHECKED BY: TK

DRAWING NUMBER:

A3.4

SCALE:
AS NOTED

ARC - 24 - 038
ZON - 24 - 045



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



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

KIRCHHOFF & ASSOCIATES
ARCHITECTS

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

RENOVATION FOR:

BLUE MOUNTAIN
TRUST

207 PENDELTON AVE.
PALM BEACH, FLORIDA 33480

SEAL

STATE OF FLORIDA
THOMAS M. KIRCHHOFF
AR0014635
REGISTERED ARCHITECT

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REVISIONS	
3	APRIL 8, 2024
PROJECT NUMBER:	220
ISSUED FOR:	DATE: JAN. 12, 2024
DATE RECEIVED:	
DRAWN BY:	CHECKED BY:
AA, TH	TK
DRAWING NUMBER:	
A3.5a	
SCALE: AS NOTED	

ARC - 24 - 038
ZON - 24 - 045



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

PREVIOUSLY PROPOSED
3/27/24



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

PREVIOUSLY PROPOSED
3/27/24



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RENOVATION FOR:

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PALM BEACH, FLORIDA 33480



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REVISIONS

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

A3.5

SCALE:
AS NOTED

ARC - 24 - 038
ZON - 24 - 045



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

PREVIOUSLY PROPOSED
3/27/24



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

PREVIOUSLY PROPOSED
3/27/24

ARC - 24 - 038
ZON - 24 - 045



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RENOVATION FOR:

BLUE MOUNTAIN
TRUST

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PALM BEACH, FLORIDA 33480

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FL. REG. NO. AR0014635
REGISTERED ARCHITECT

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FL. REG. NO. AR0014635
KIRCHHOFF & ASSOCIATES ARCHITECTS

REVISIONS

▲ JANUARY 29, 2024

PROJECT NUMBER:
220

ISSUED FOR:
FIRST SUBMITTAL

DATE:
JAN. 12, 2024

DATE REVISED:

DRAWN BY:
AA, TH

CHECKED BY:
TK

DRAWING NUMBER:

A3.6

SCALE:
AS NOTED



PREVIOUSLY PROPOSED
3/27/24



1 **ARTISTIC RENDERINGS**
STREET ELEVATION

ARC - 24 - 038
ZON - 24 - 045



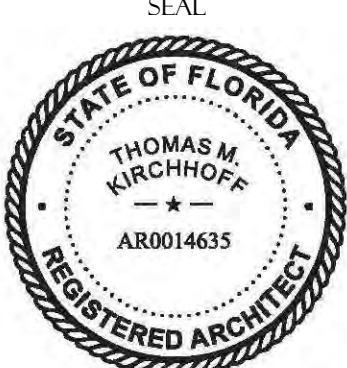
KIRCHHOFF & ASSOCIATES
ARCHITECTS

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

2	FEBRUARY 12, 2024

PROJECT NUMBER:
220

ISSUED FOR:
FIRST SUBMITTAL

DATE PLOTTED:

DATE:

JAN. 12, 2024

DRAWN BY:
AA, TH

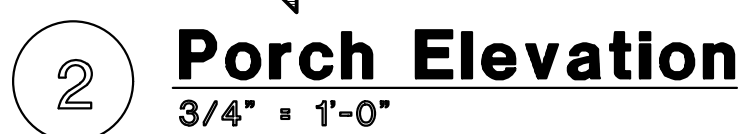
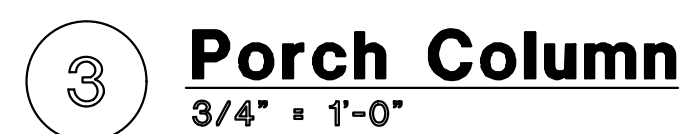
CHECKED BY:
TK

DRAWING NUMBER:

A3.7

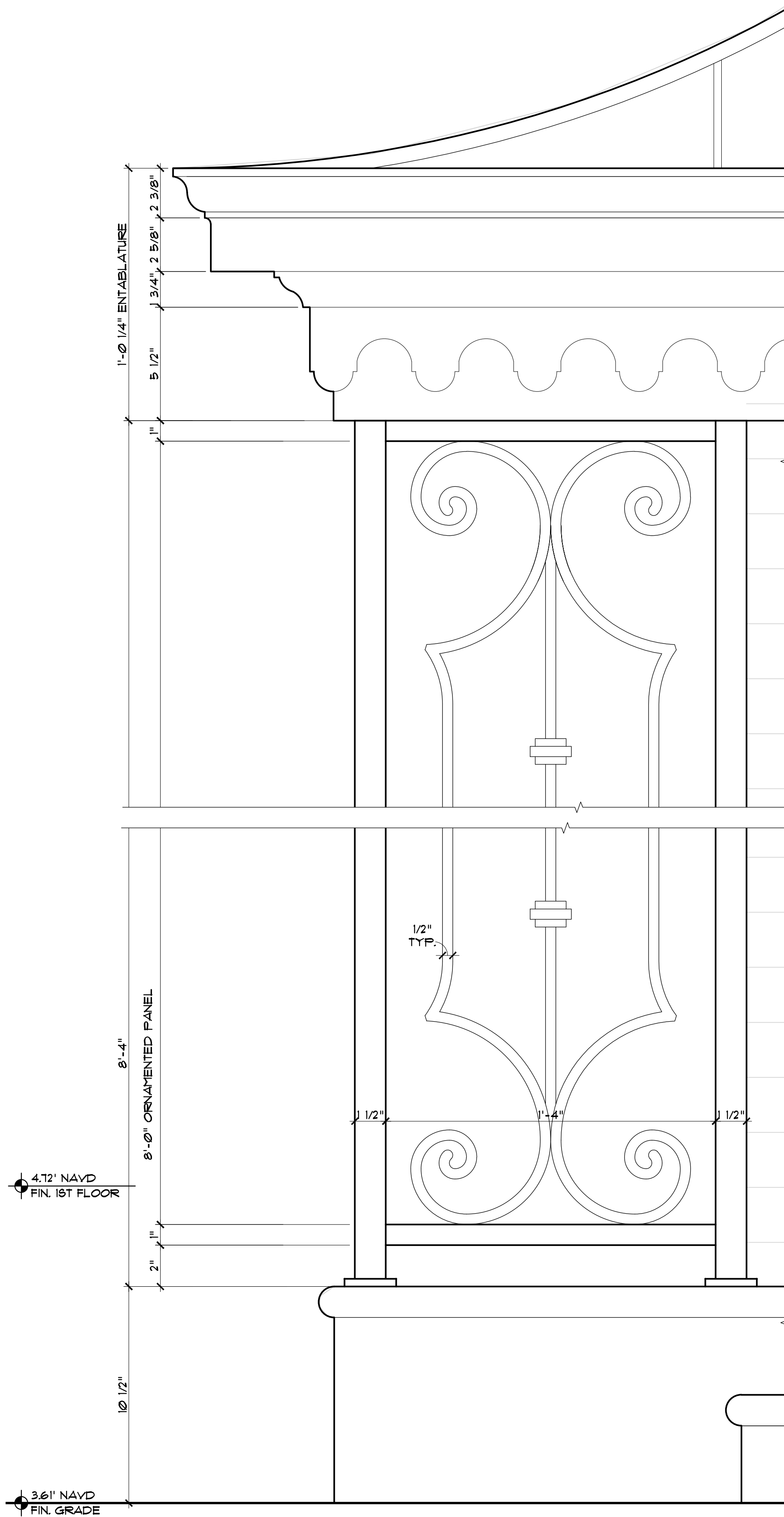
SCALE
AS NOTED

23

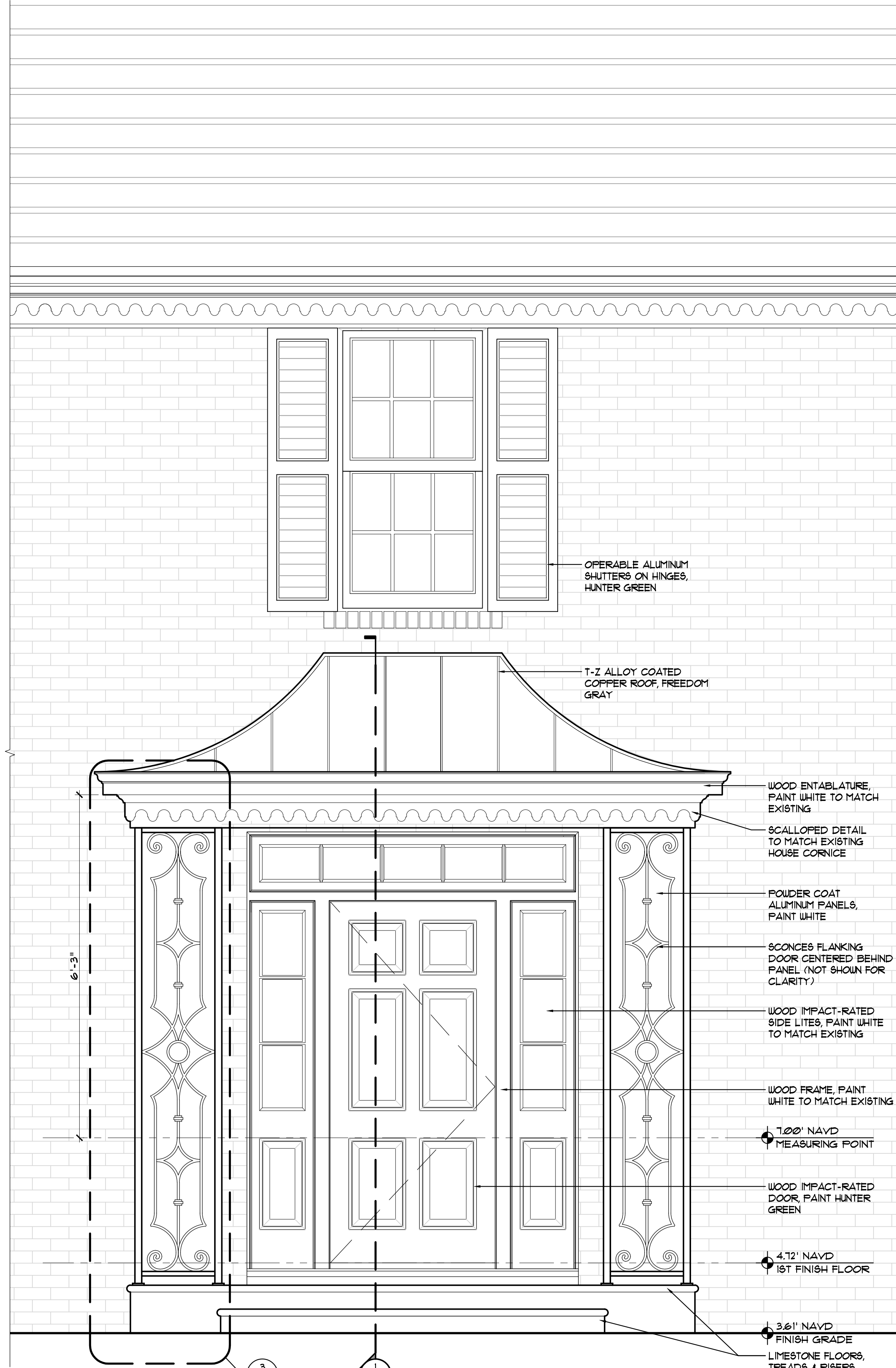


1 Porch Section
3/4" = 1'-0"

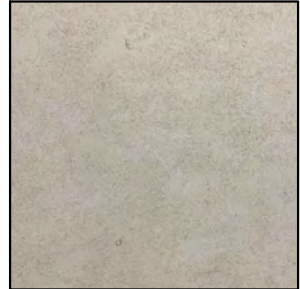
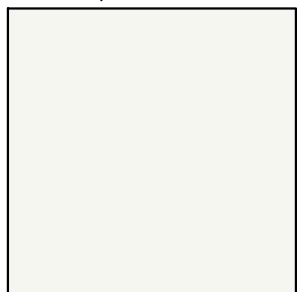
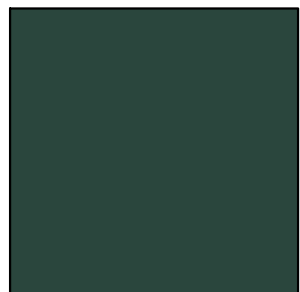
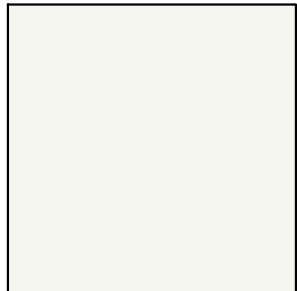
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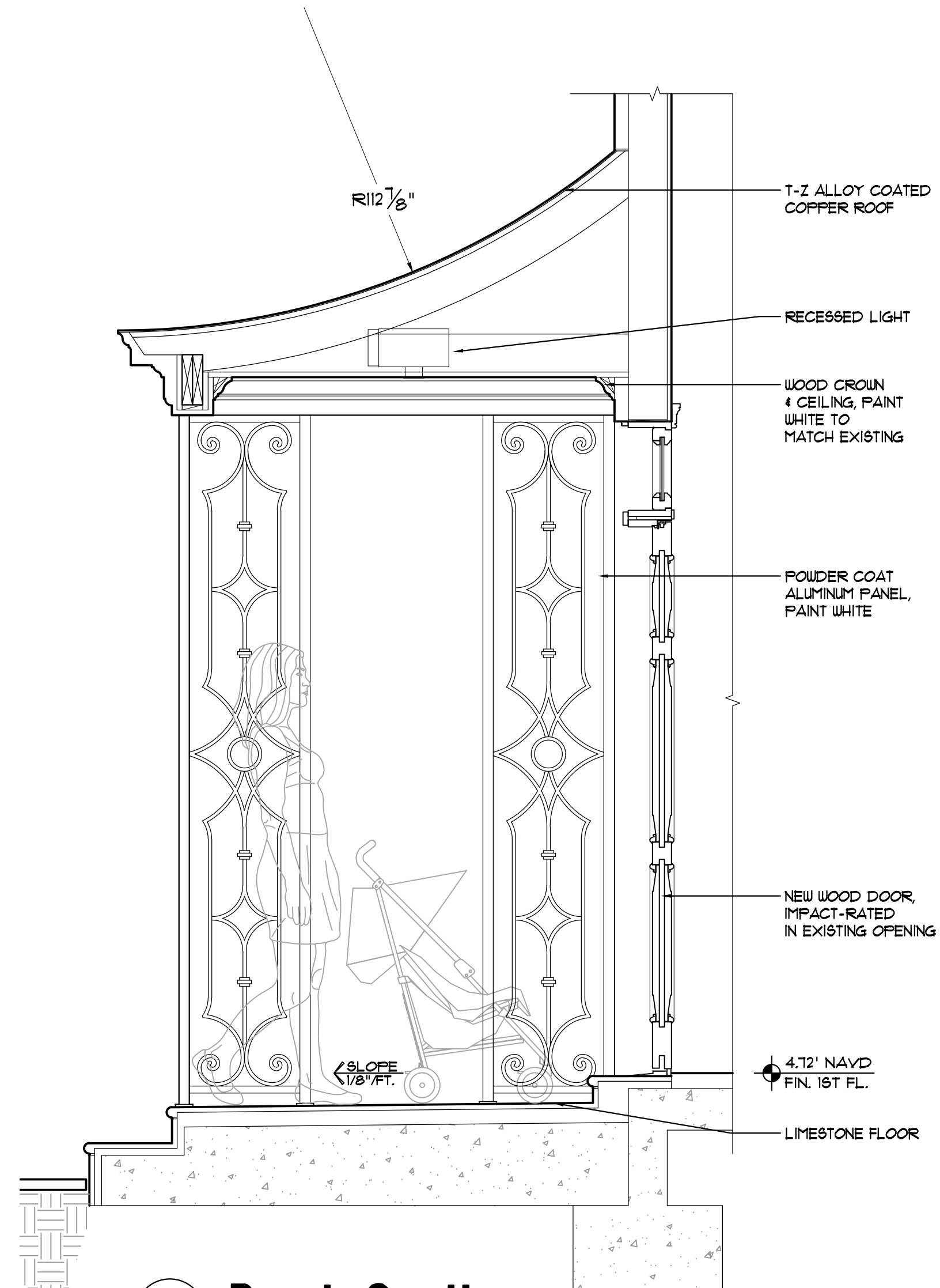


3 **Porch Panel**
3' x 1'-0"



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

MATERIALS & FINISHES			
ROOF T-Z ALLOY COATED COPPER	PORCH FLOOR & STEPS PALMEIRA LIMESTONE		
			
ENTABLATURE WHITE, MATCH EXSTG.	SHUTTERS & DOOR HUNTER GREEN		
			
PORCH STRUCTURE ALUMINUM PANELS POWDER COAT WHITE	SCONCES CHARLES EDWARDS REGENCY		
			



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

ARC - 24 - 038
ZON - 24 - 045

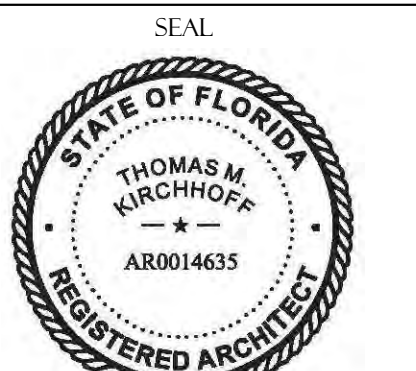


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RENOVATION FOR:

**BLUE MOUNTAIN
TRUST**

207 PENDLETON AVE.
PALM BEACH, FLORIDA 33480



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

REVISIONS

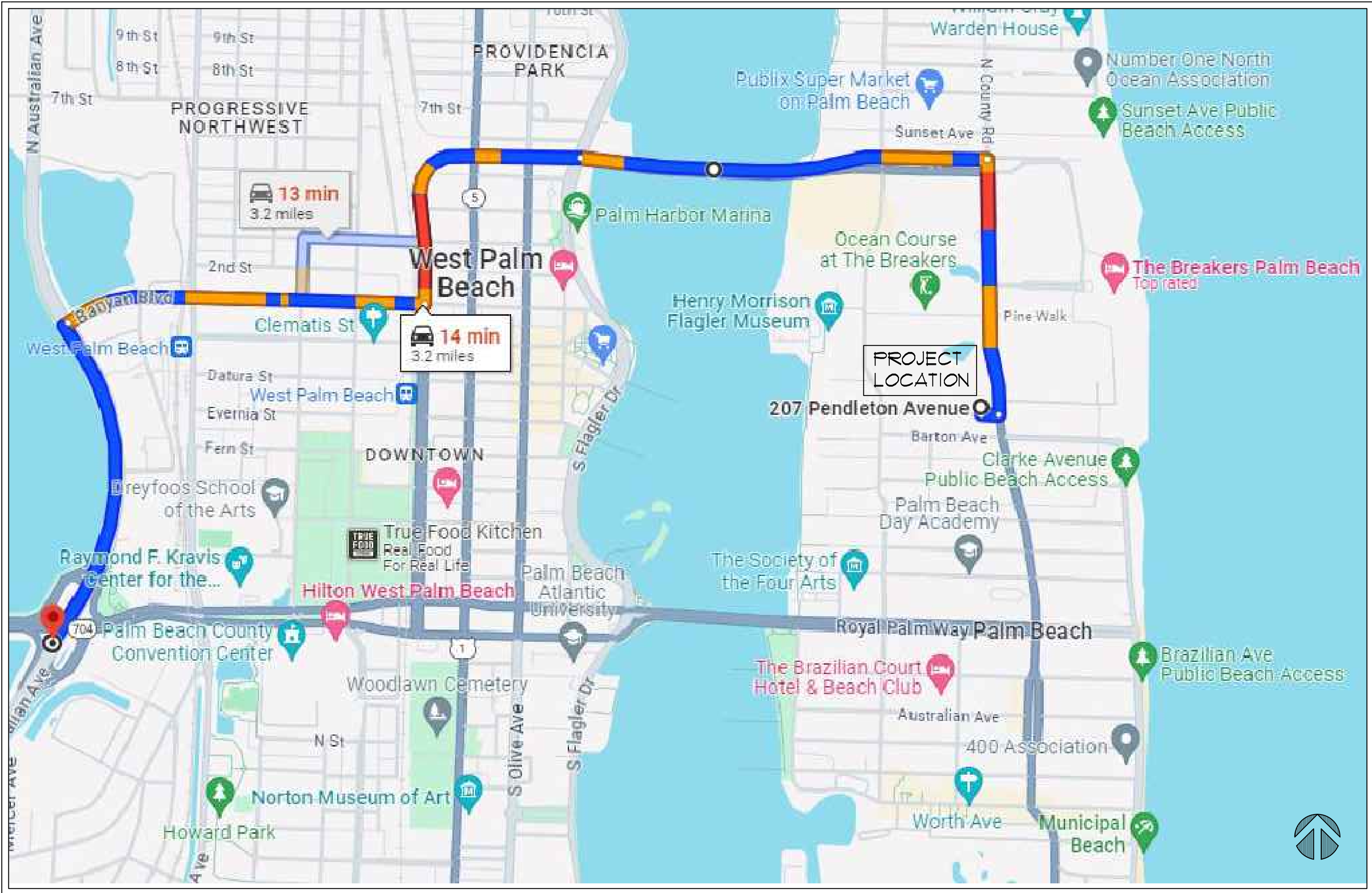
3 APRIL 8, 2024

PROJECT NUMBER:
220
ISSUED FOR:
FIRST SUBMITTAL
DATE PLOTTED:

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

A5.1a

SCALE
AS NOTED



GOOGLE MAPS - JANUARY 2024

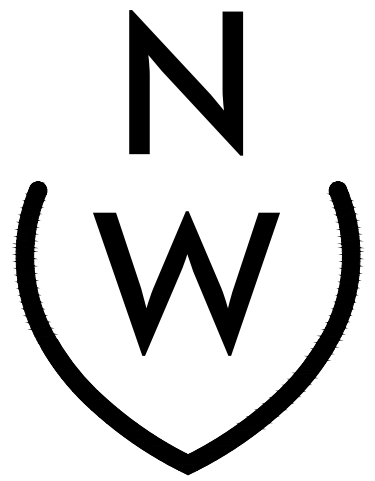
1 TRUCK INGRESS/EGRESS ROUTE

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.

EXISTING PLAN
207 PENDLETON
PALM BEACH, FLORIDA

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

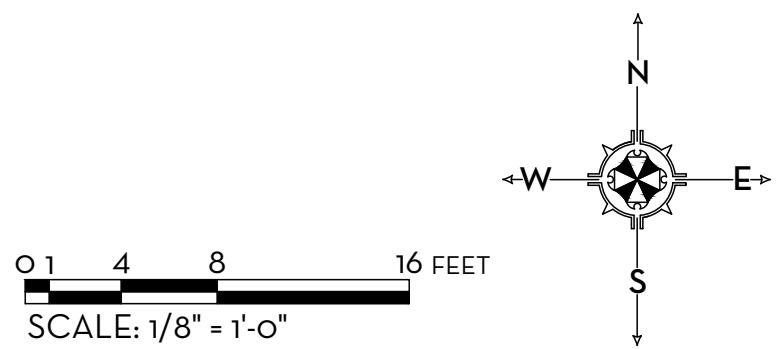
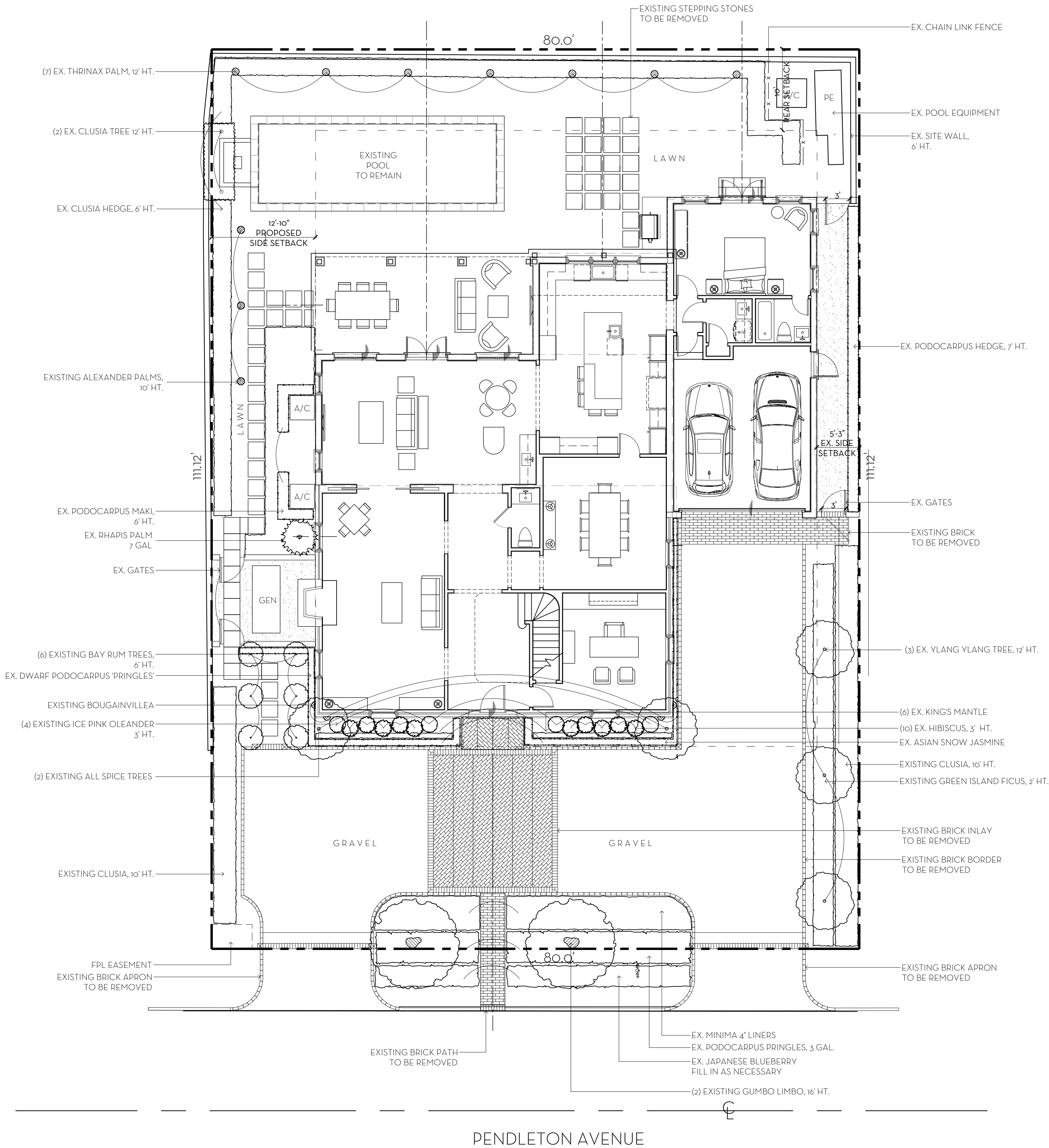


NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

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EX
ARC-24-038
ZON-24-045



SITE PLAN RENDER

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



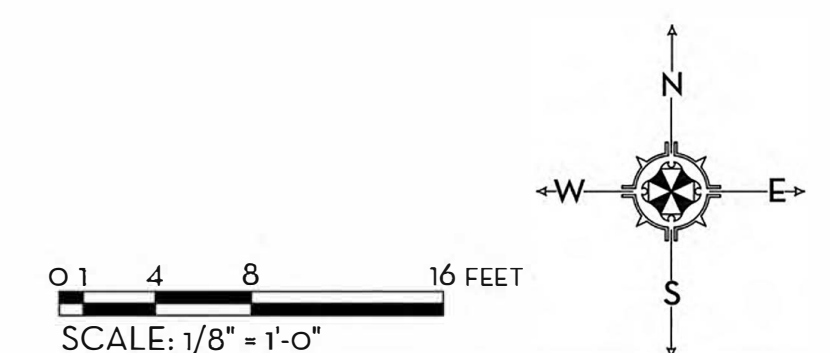
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SITE

ARC-24-038
ZON-24-045



SECOND SUBMITTAL
PROPOSED

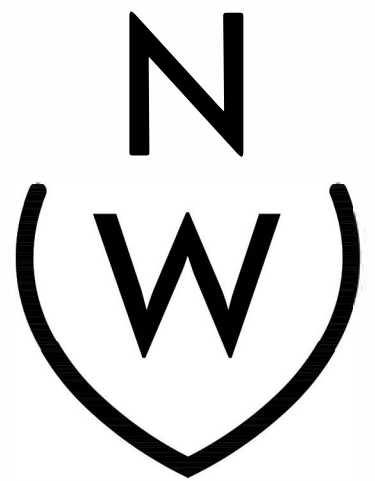
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

SITE PLAN RENDER
207 PENDLETON
PALM BEACH, FLORIDA

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



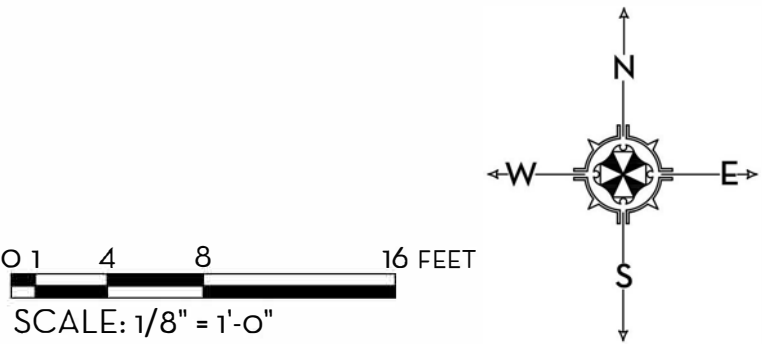
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SITE

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

05 APR 2024
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
PREVIOUSLY PRESENTED SOUTH ELEVATION (EXTERIOR)
SCALE: 1/4" = 1'-0"



1
EL1
PROPOSED SOUTH ELEVATION (EXTERIOR)
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

05 APR 2024
25 JAN 2024
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EL1.1

ARC-24-038
ZON-24-045



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



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

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



1 PROPOSED EAST ELEVATION
EL2 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
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EL2
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ZON-24-045

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6666856

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

ELEVATION
207 PENDLETON
PALM BEACH, FLORIDA

25 JAN 2024
19 JAN 2024
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EL3
ARC-24-038
ZON-24-045



1
EL3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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

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Registration No.
6666856

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

ELEVATION
207 PENDLETON
PALM BEACH, FLORIDA

25 JAN 2024
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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"

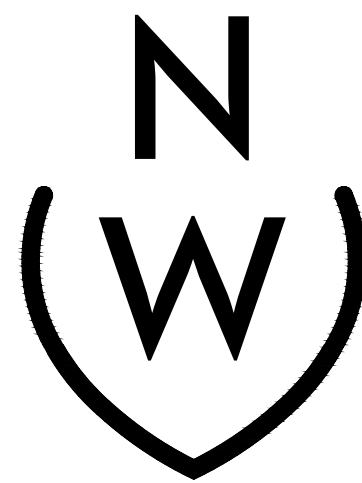
MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

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

HARDSCAPE PLAN
207 PENDLETON
PALM BEACH, FLORIDA

05 APR 2024
29 JAN 2024
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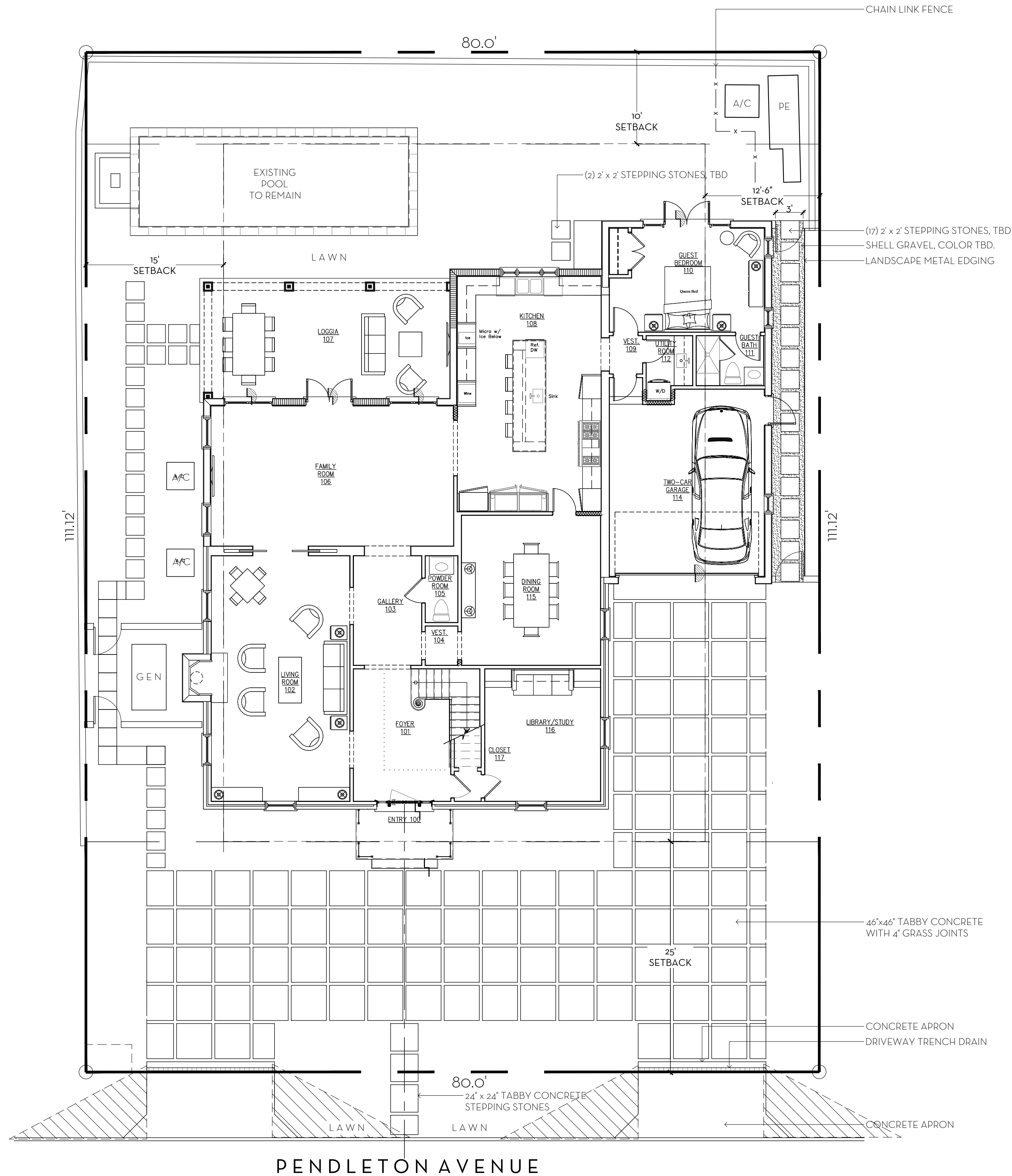
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L1

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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 =	2,805	SQ FT	31.6%

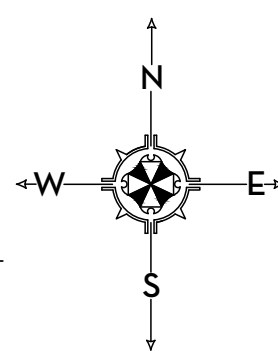
FRONT SETBACK SITE CALCULATIONS:

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

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



MARIO F. NIEVERA

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:

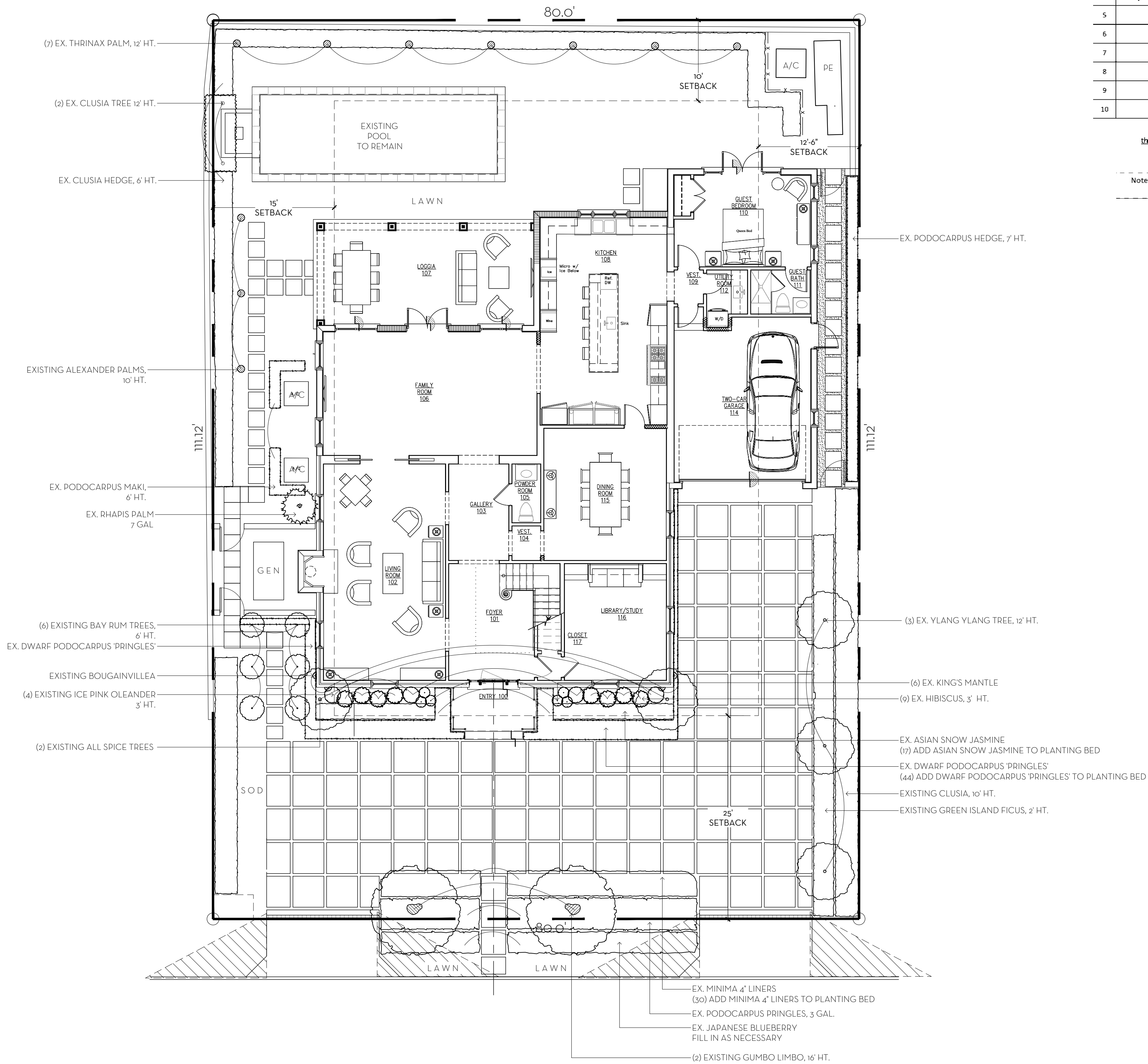
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

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.

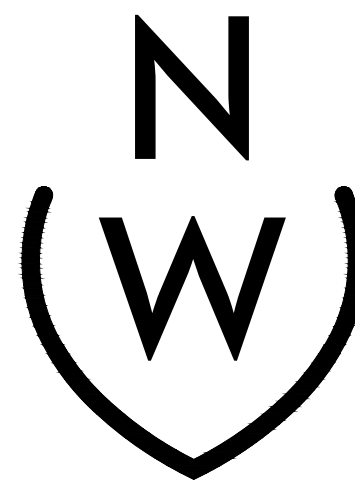
*NOTE: NOT ALTERING MORE THAN 50% OF LANDSCAPE



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

LANDSCAPE PLAN
207 PENDLETON
PALM BEACH, FLORIDA

08 APR 2024
29 JAN 2024
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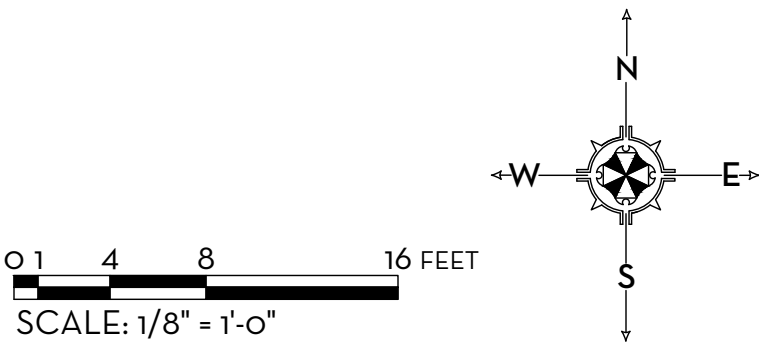


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LP1
ARC-24-038
ZON-24-045



SECOND SUBMITTAL

MARIO F. NIEVERA

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1	Property Address:	
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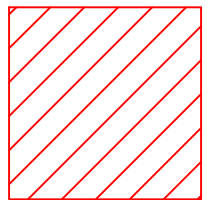
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List

OR

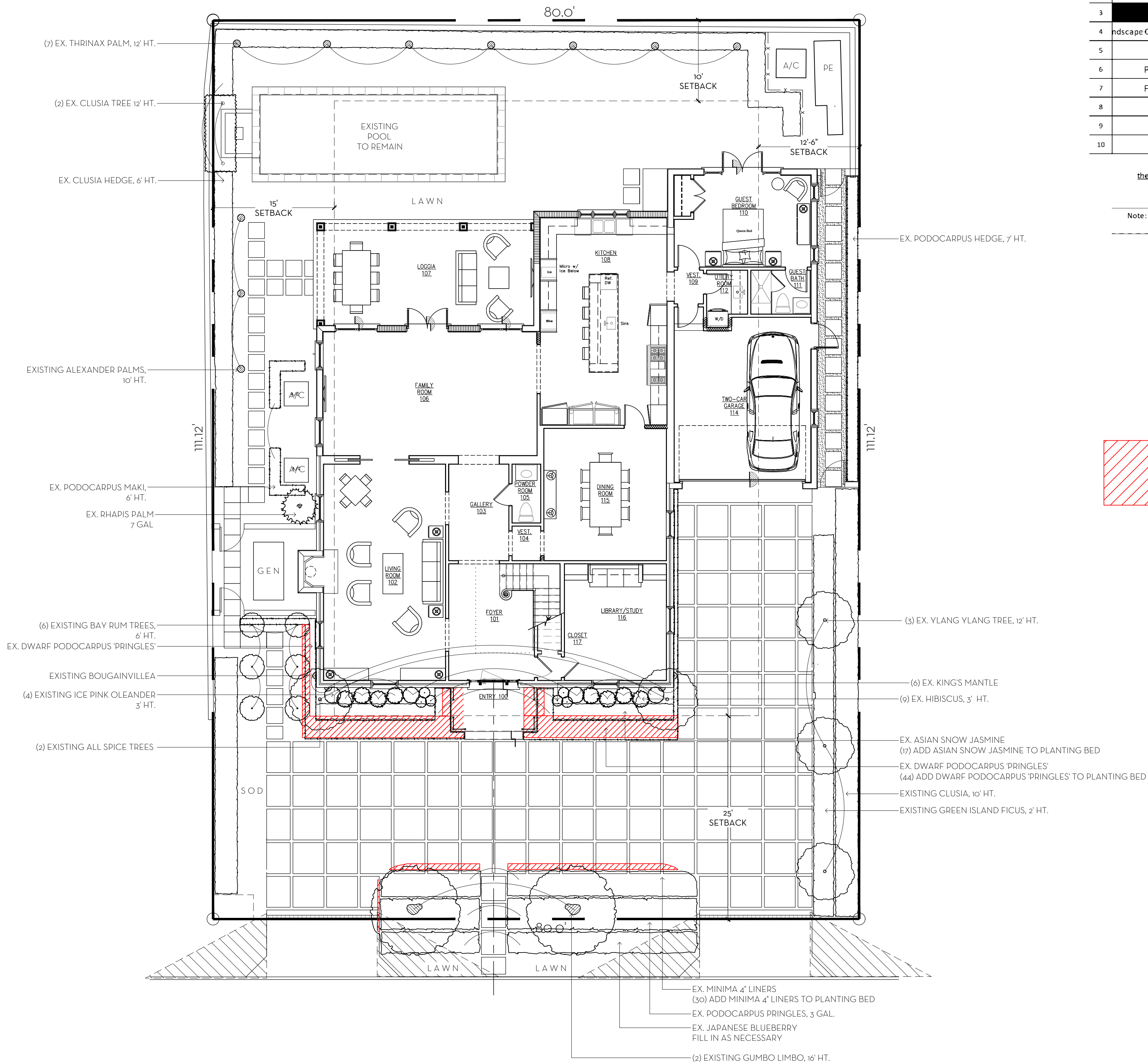
the Florida Native Plant Society Native Plants for Your Area List

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

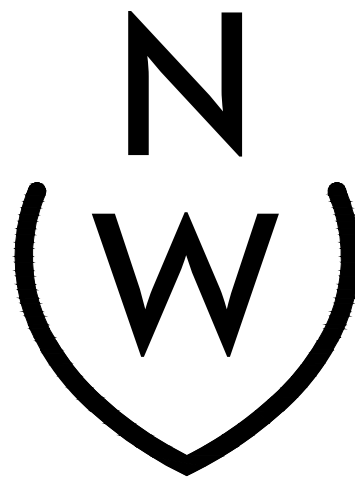


LANDSCAPE ALTERATION AREAS



LANDSCAPE ALTERATION PLAN
207 PENDLETON
PALM BEACH, FLORIDA

05 APR 2024
29 JAN 2024
19 JAN 2024
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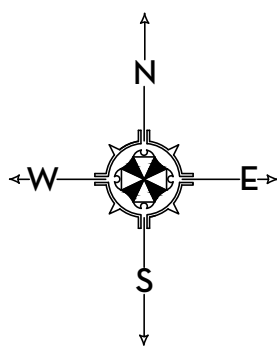


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F: 561-659-2113

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LA
ARC-24-038
ZON-24-045



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

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

08 APR 2024
29 JAN 2024
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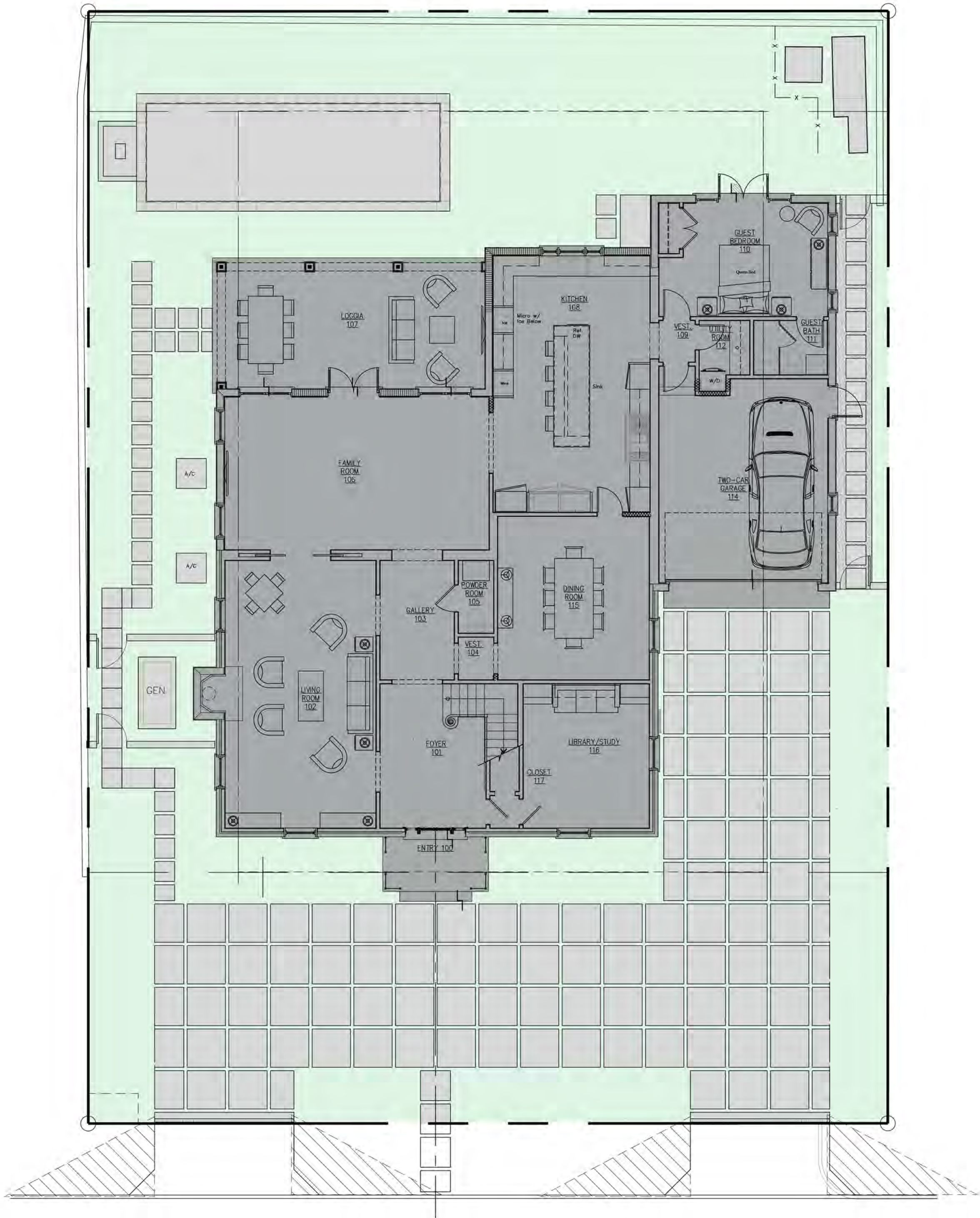
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Palm Beach, Florida 33480
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OS1

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 =	2,805	SQ FT	31.6%

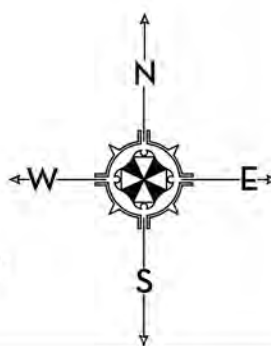
FRONT SETBACK SITE CALCULATIONS:

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 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

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

08 APR 2024
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

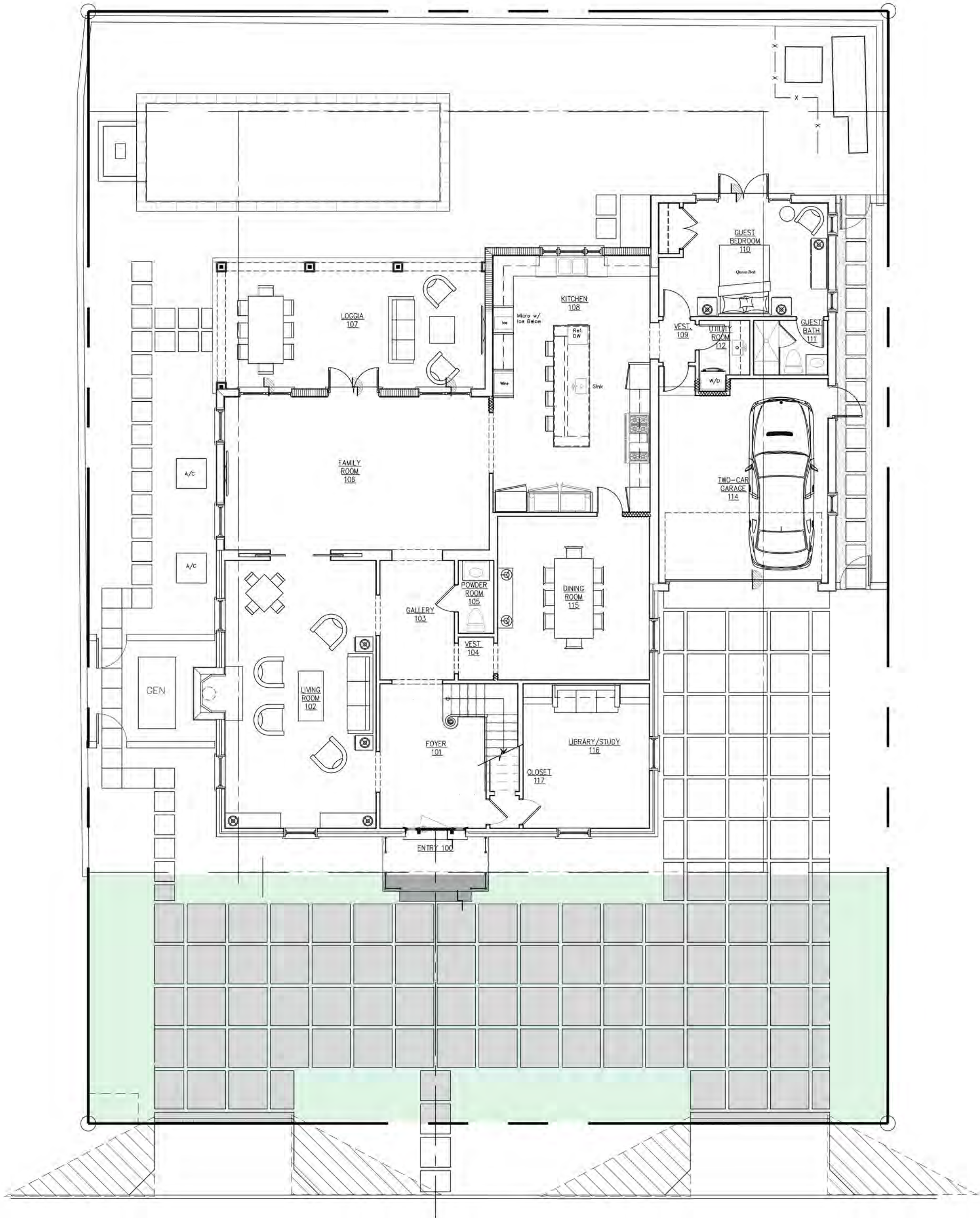
223 Sunset Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS2

ARC-24-038
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 =	2,805	SQ FT	31.6%

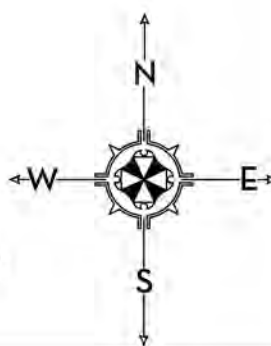
FRONT SETBACK SITE CALCULATIONS:

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 4,000 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

10' PERIMETER - OPEN SPACE DIAGRAM
207 PENDLETON
PALM BEACH, FLORIDA

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

08 APR 2024
29 JAN 2024
19 JAN 2024
12 JAN 2024
02 JAN 2024
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14 AUG 2023



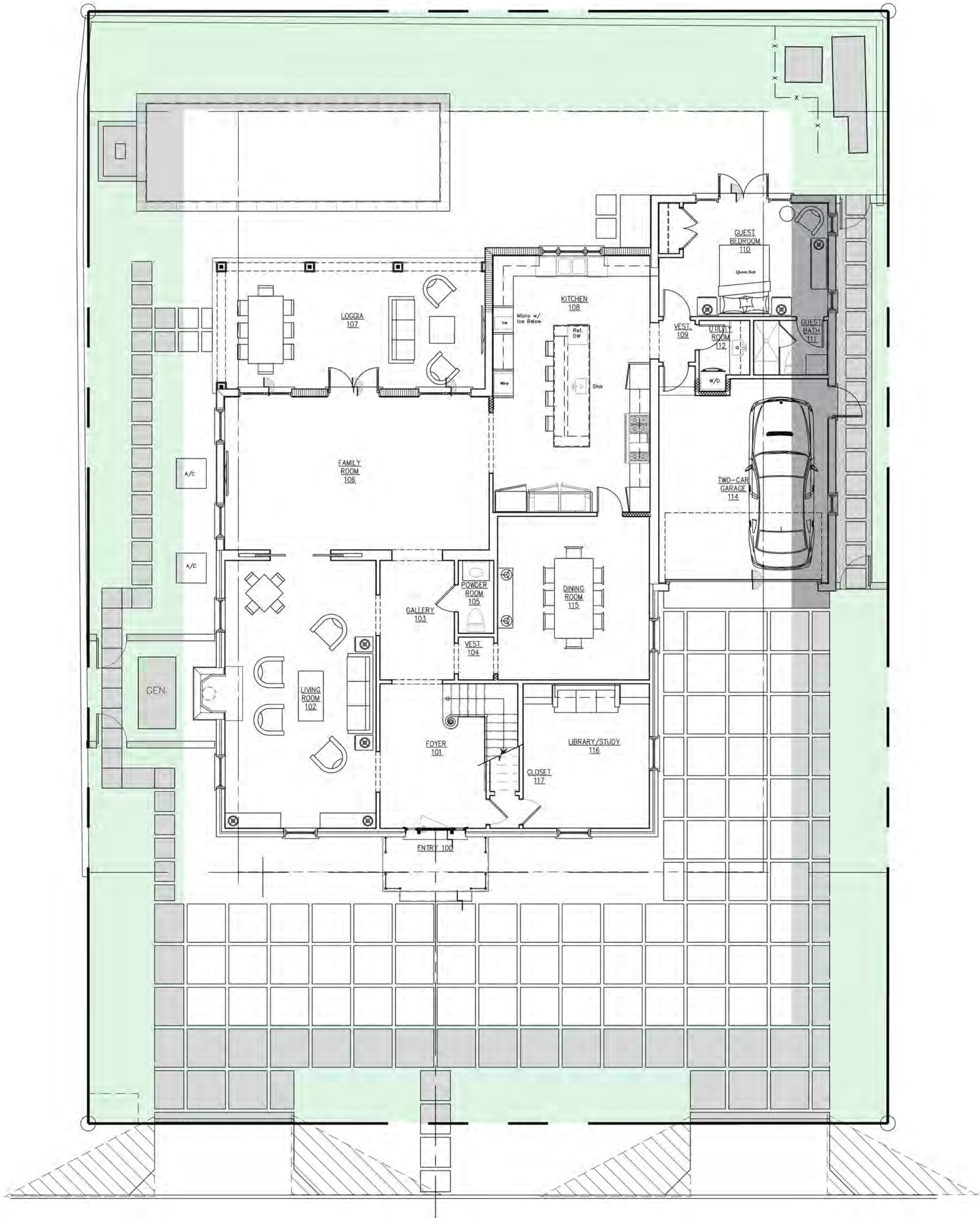
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OS3

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 = 2,805 SQ FT 31.6%

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%

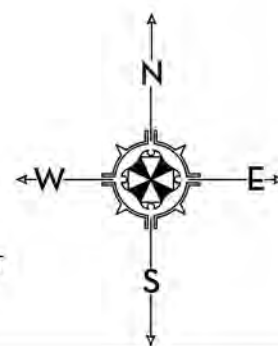
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 3,424 SQ FT

MINIMUM LANDSCAPE:

(50% OF 4,002 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"



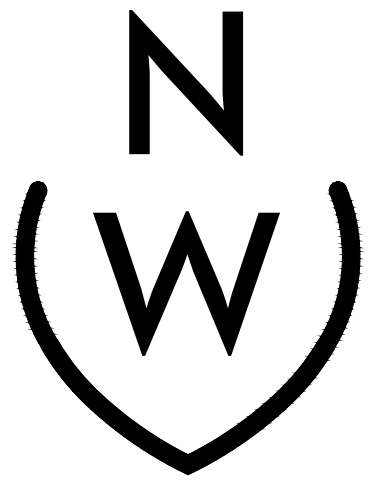
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING/STAGING PLAN
207 PENDLETON
PALM BEACH, FLORIDA

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

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



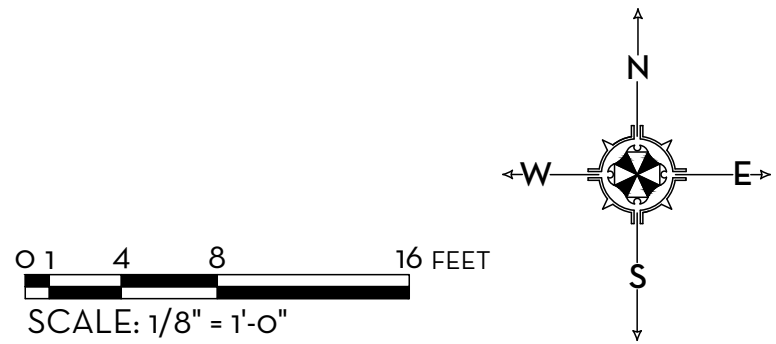
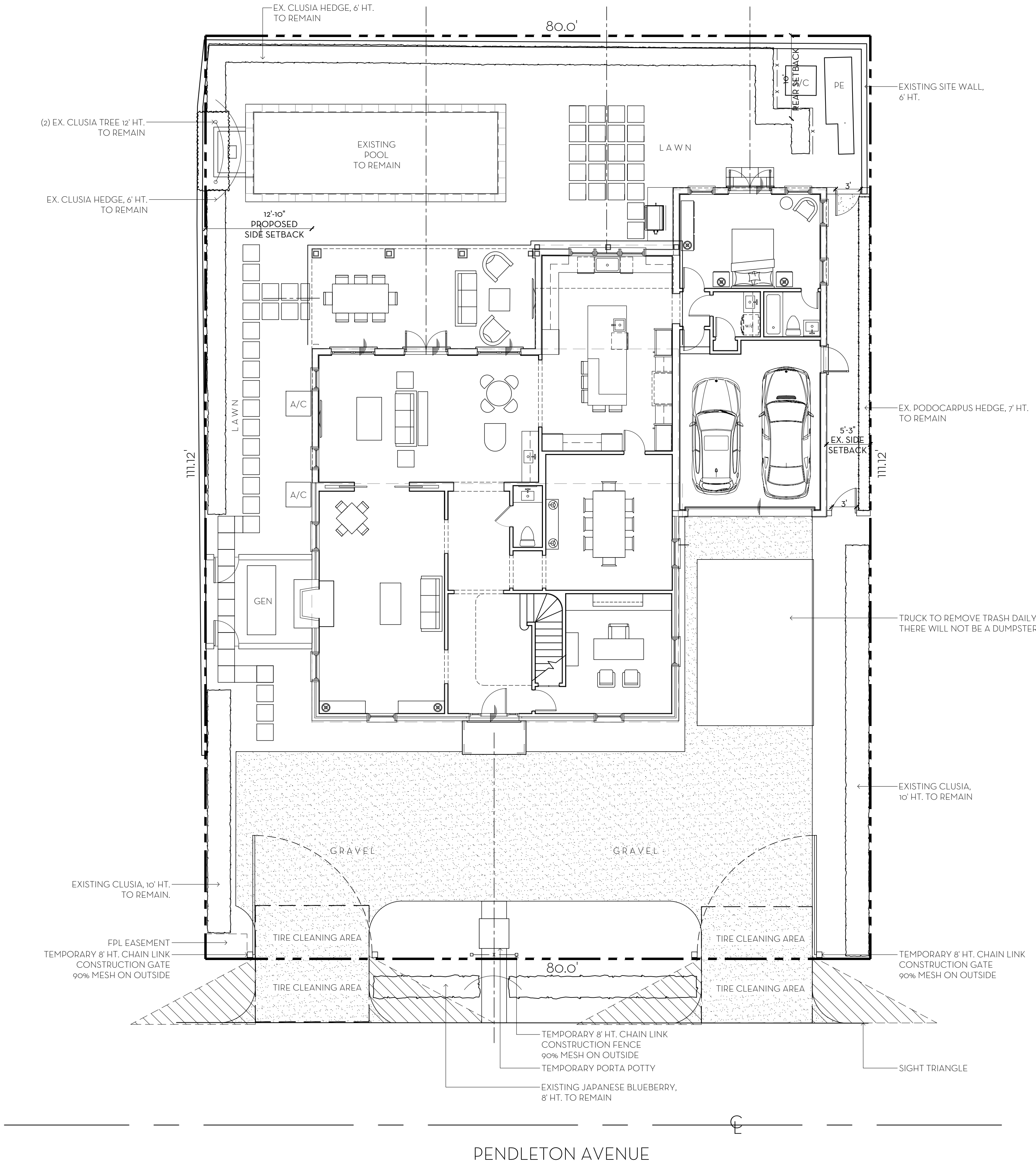
NIEVERA WILLIAMS
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48 HOURS BEFORE DIGGING
CALL
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



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	

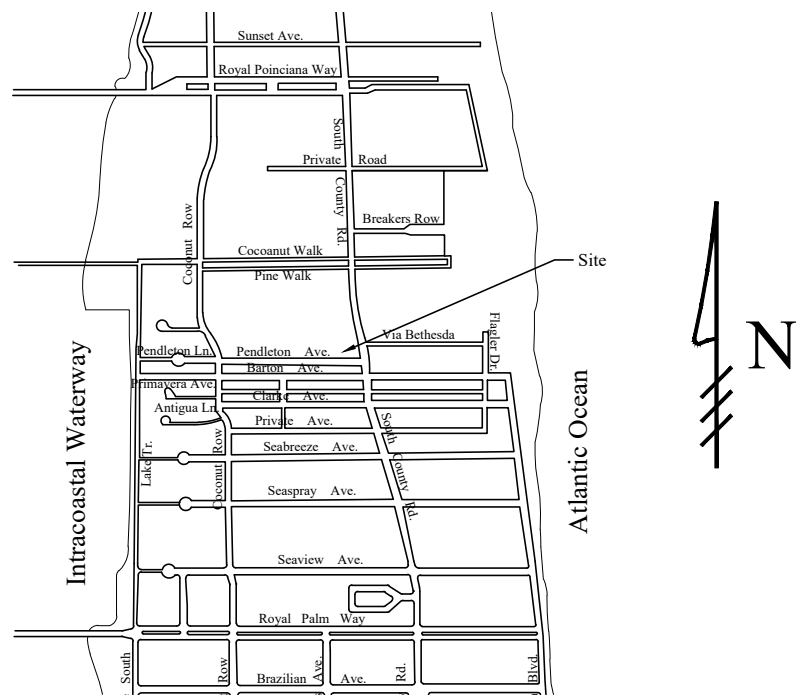
Renovation Grading & Drainage Plan For:
Proposed Entry Renovation
Palm Beach, Florida
207 Pendleton Avenue

Revisions	
1	
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Chad M. Gruber

FL P.E. No. 57466

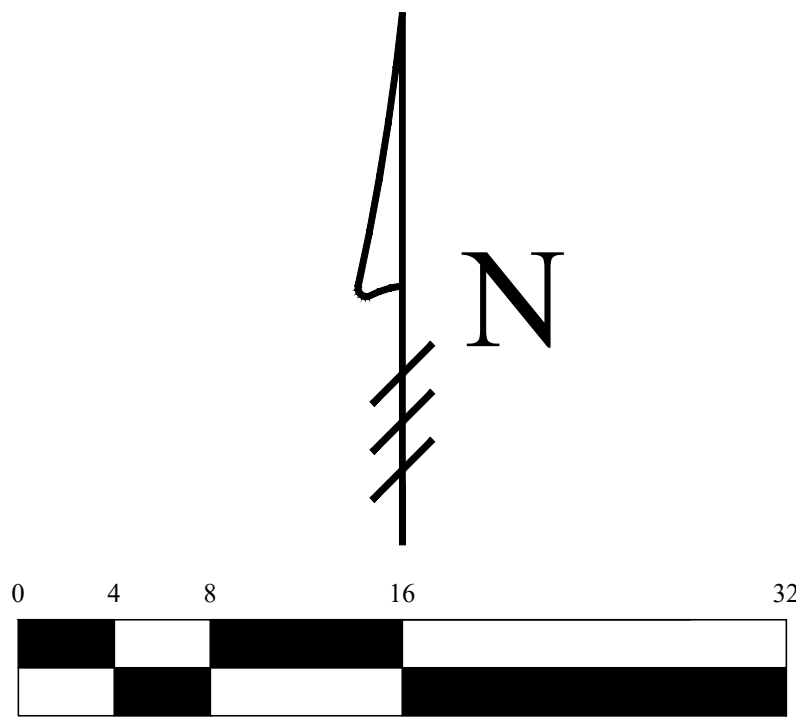
Sheet No.
C-1



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.

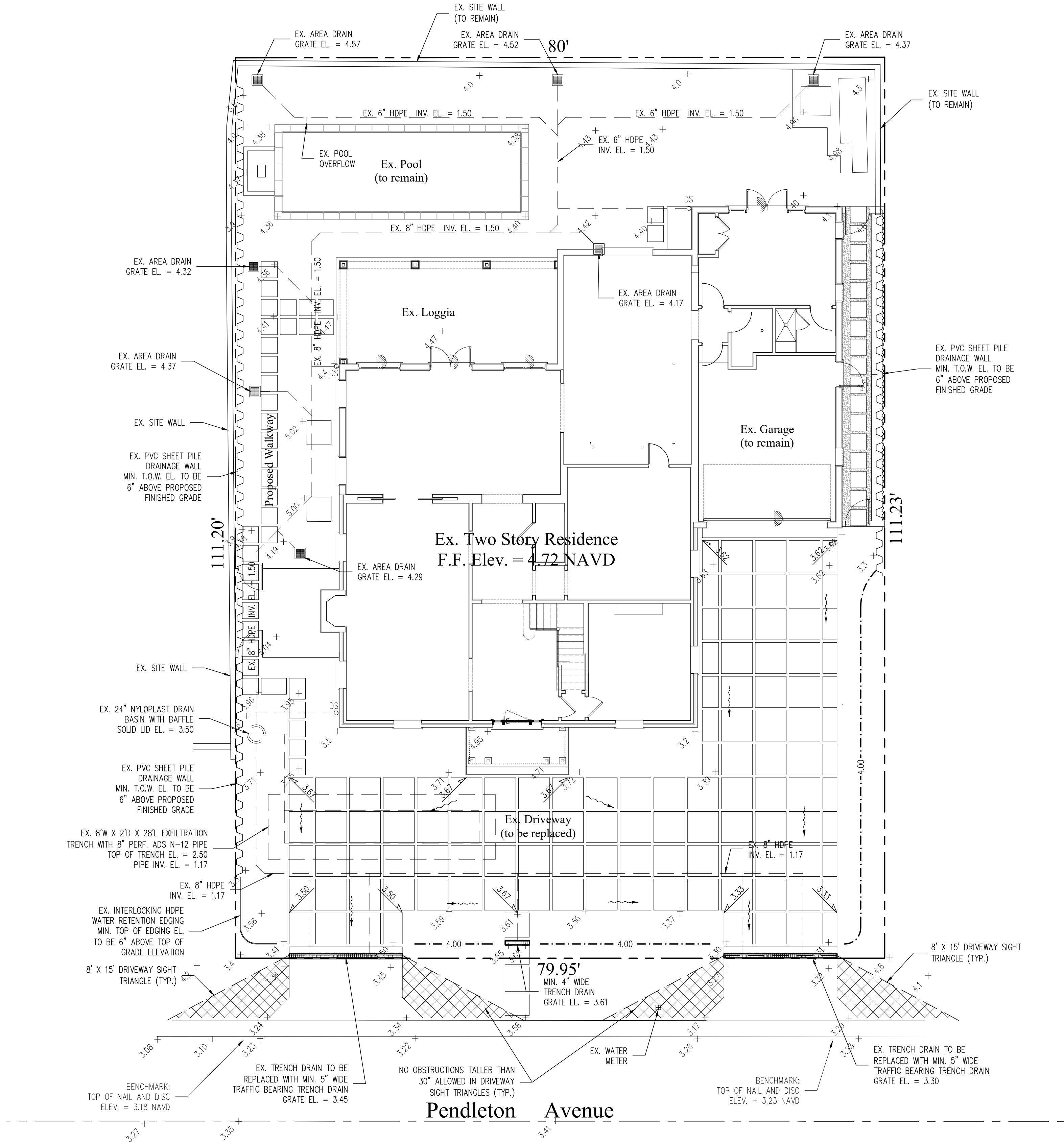
Total Volume to be Retained = 1,095 cu.ft.

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

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