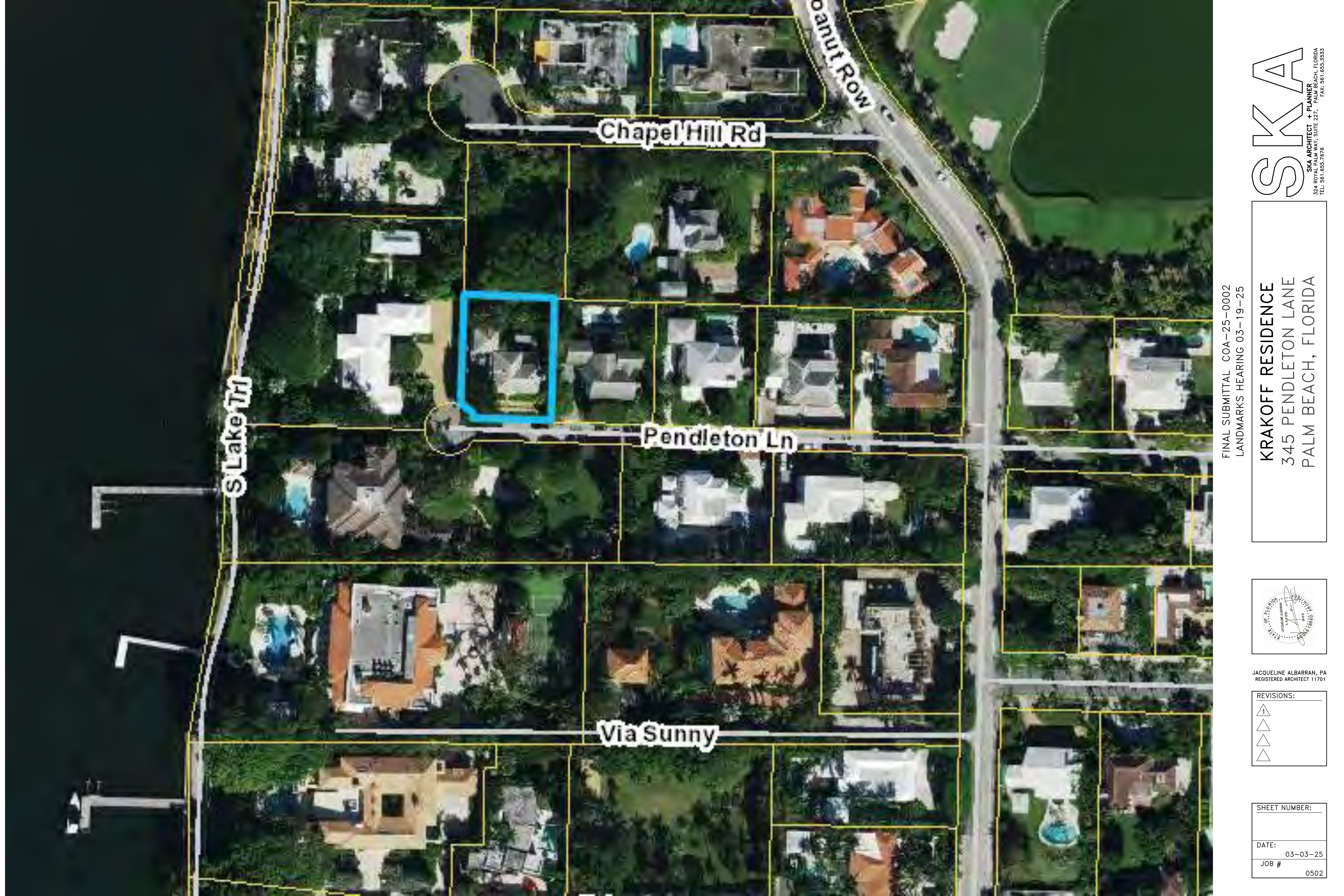




FINAL SUBMITTAL COA-25-0002
LANDMARKS HEARING 03-19-25

KRAKOFF RESIDENCE
345 PENDLETON LANE
PALM BEACH, FLORIDA

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SKA ARCHITECT + PLANNER
324 FOX LAKE WAY, SUITE 227, PALM BEACH, FLORIDA
TEL: 561.655.7676 FAX: 561.655.3533



JACQUELINE ALBARRAN, PA
REGISTERED ARCHITECT 11701

REVISIONS:	
1	
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SHEET NUMBER:	
DATE:	03-03-25
JOB #	0502

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SURVEY

- BOUNDARY, TOPOGRAPHIC AND EASEMENT SURVEY

ARCHITECT:

SKA Architect + Planner
Attn: Jacqueline Albarran
324 Royal Palm Way
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Palm Beach, FL 33480
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LANDSCAPE ARCHITECT

SMI Landscape Architecture Inc.
Attn: Peter Coyle
140 Royal Palm Way Suite 206
Palm Beach, FL 33480
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CIVIL ENGINEER

Gruber Consulting Engineers, Inc.
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2465 Mercer Ave. Ste 206
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CONSULTING SURVEYORS

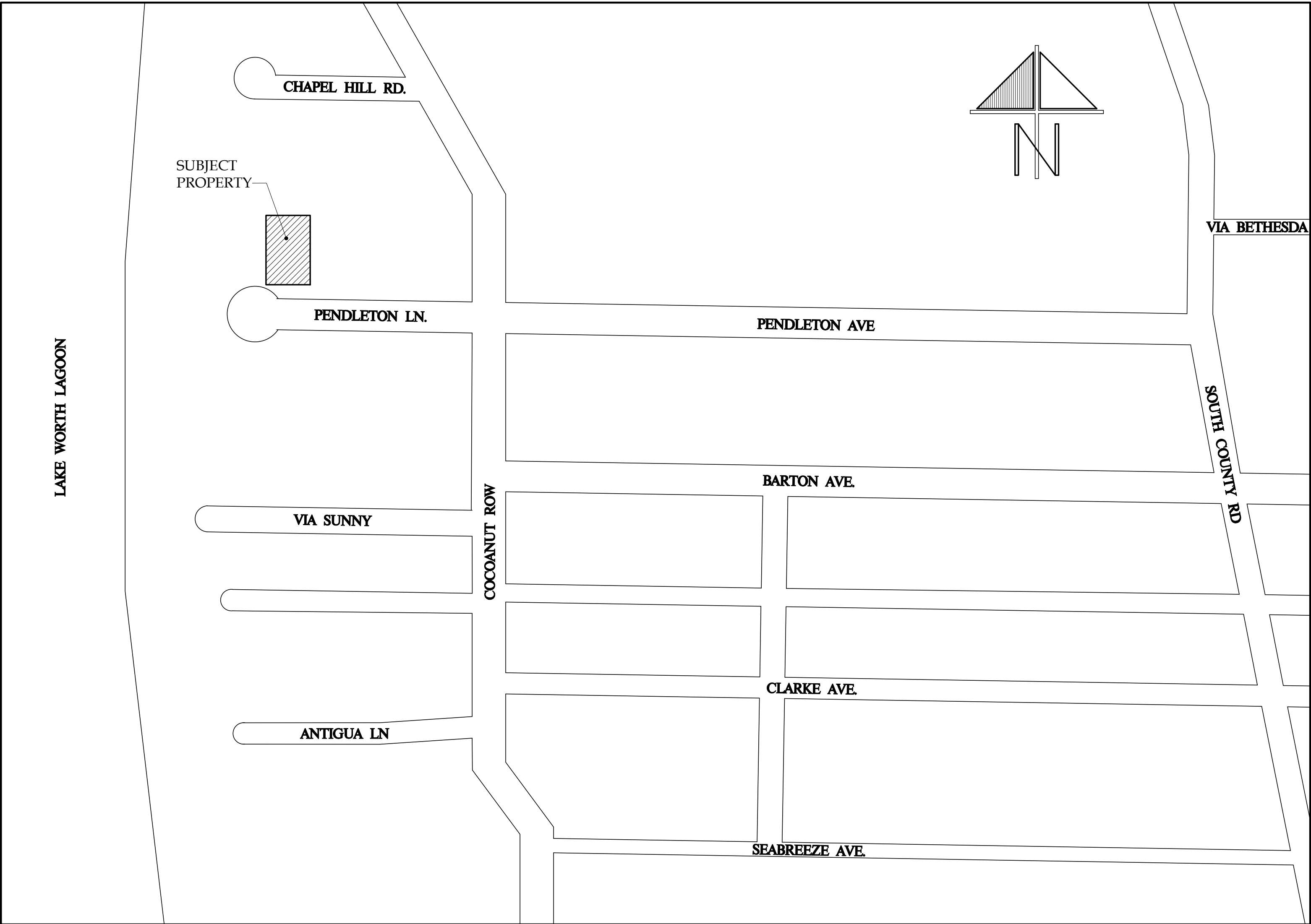
Principal Meridian Surveying, Inc.
Attn: Mr. Doug Walker
4546 Cambridge St.
West Palm Beach, FL 33415
(561) 478-7764

GENERAL CONTRACTOR

Givens Buildings
Attn: Tim Givens
(561) 762-2500

SCOPE OF WORK

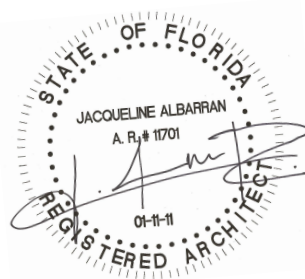
WE ARE PROPOSING ALTERATIONS TO THE REAR OF THE PROPERTY INCLUDING RESTORING AN OPEN TERRACE AND ADDING A HIP ROOF ABOVE IT. A NEW POOL WILL REPLACE THE EXISTING AND THE POOL DECK WILL BE REMOVED. POOL EQUIPMENT WILL BE RELOCATED, AND A GENERATOR WILL BE ADDED. OTHER CHANGES INCLUDE REPLACING NON-ORIGINAL CASEMENT AND AWNING WINDOWS WITH SINGLE-HUNG WOOD WINDOWS AND INSTALLING A NEW GARAGE DOOR, ALL TO MATCH EXISTING. THE LANDSCAPING WILL BE UPGRADED AND GARDEN WALLS ADDED.



Line 0	ZONING LEGEND			
1	PROPERTY ADDRESS	345 PENDLETON LANE		
2	ZONING DISTRICT	R-B		
3	LOT SIZE (SQ. FT.)	10,605 SQ. FT.		
4	LOT WIDTH (W) & DEPTH (D)	90' (W) & 119.24' (D)		
5	STRUCTURE TYPE	SINGLE-FAMILY		
6	FEMA FLOOD ZONE DESIGNATION	FLOOD ZONE AE6' & X		
7	ZERO DATUM FOR POINT OF MEAS. (NAVD)	8.0' NAVD		
8	CROWN OF ROAD (COR) (NAVD)	4.70' NAVD (HIGHEST POINT)		
9		REQUIRED/ALLOWED	EXISTING	PROPOSED
10	LOT COVERAGE (SQ. FT.)	3,181.5 (30%)	2,955 (28%)	2,955 (28%)
11	ENCLOSED SQUARE FOOTAGE		4,986	4,757
12	FRONT YARD SETBACK (1 STORY/2 STORY)	30.0/25.0	NA / 27.33'	NA / 27.33'
13	SIDE YARD SETBACK (1 STORY)	12.5' MIN.	5.41' (W) 21.66' (E)	5.41' (W) 21.66' (E)
14	SIDE YARD SETBACK (2 STORY)	15.0' MIN.	5.41' (W) 21.66' (E)	5.41' (W) 21.66' (E)
15	REAR YARD SETBACK (1 STORY/2 STORY)	10.0'/15.0' MIN.	18.84'/31.04'	18.84'/31.04'
16	ANGLE OF VISION	100°	78.51°	78.51°
17	BUILDING HEIGHT	22.0'	16.68'	16.68'
18	OVERALL BUILDING HEIGHT	30.0'	24.34'	24.34'
19	CUBIC CONTENT RATIO	3.99	4.26	4.26 (NO CHANGE)
20	MAX. AMOUNT OF FILL ADDED TO SITE			NONE
21	FINISH FLOOR ELEVATION (FFE) (NAVD)		6.26'	6.26'
22	BASE FLOOD ELEVATION (BFE) (NAVD)	7.0'	7.0'	7.0'
23	LANDSCAPE OPEN SPACE (LOS)	4,772 (45%)	3,376 (32%)	5,278 (50%)
24	PERIMETER (LOS)	1,178 (50%)	1,641 (70.0%)	1,560 (66.0%)
25	FRONT YARD (LOS)	1,128 (40%)	1,255 (45%)	2,039 (72%)
26	NATIVE PLANT SPECIES %	30%		53% (NEW PLANTING)

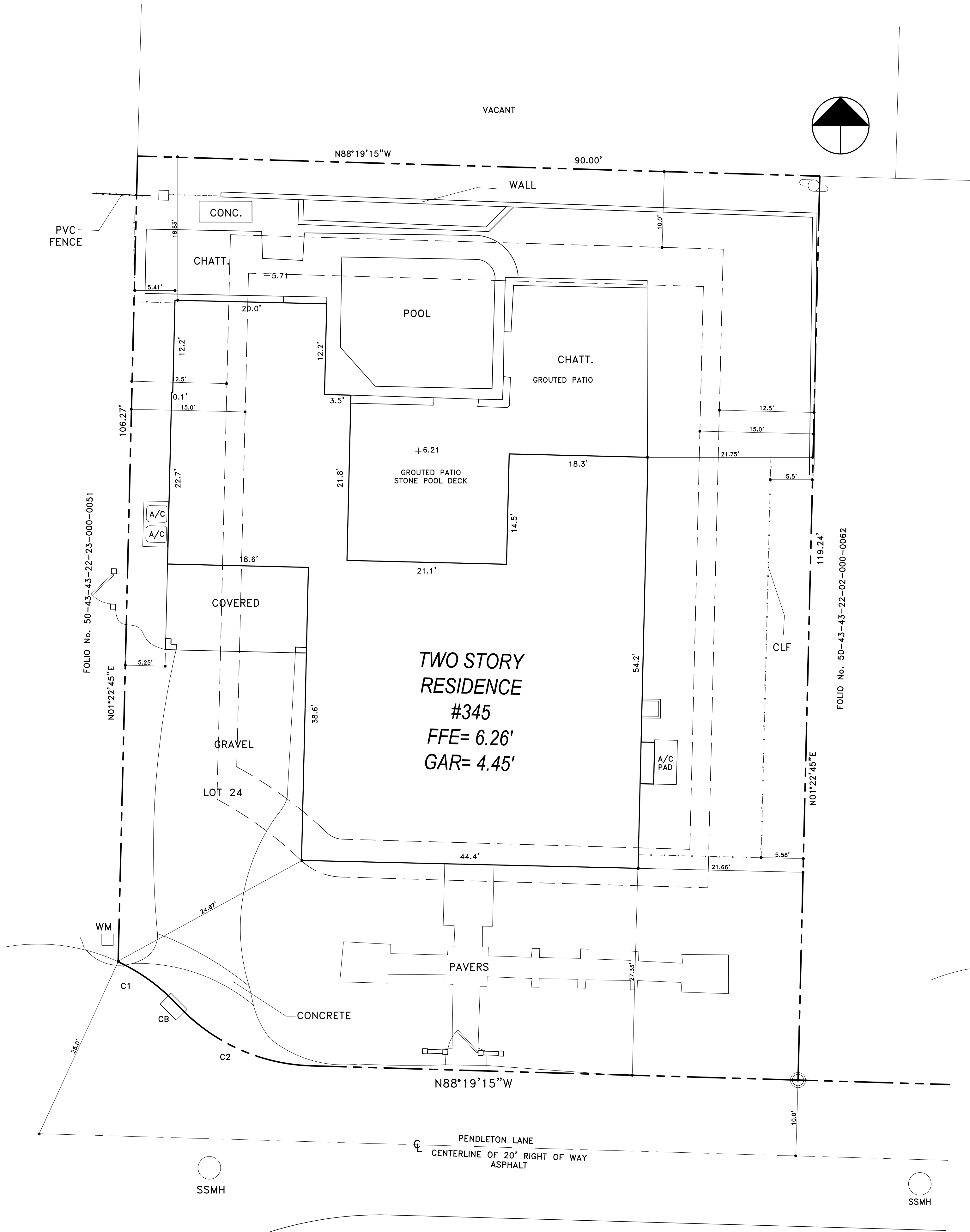


Jacquelin e Albarran

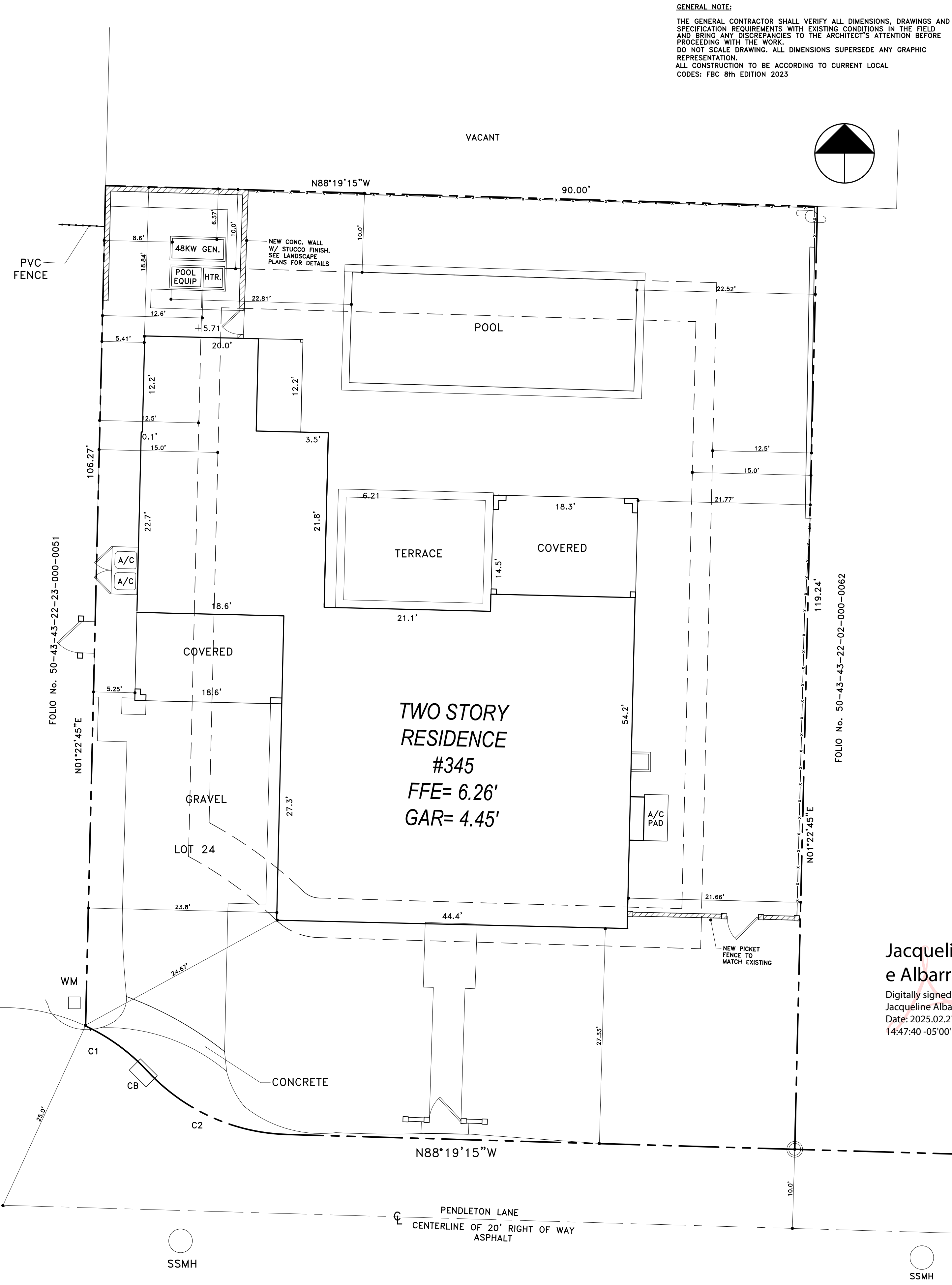


DATE: 03-03-25

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



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

GENERAL NOTE:
THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DRAWINGS AND SPECIFICATION REQUIREMENTS WITH EXISTING CONDITIONS IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE DRAWING. ALL DIMENSIONS SUPERSEDE ANY GRAPHIC REPRESENTATION.
ALL CONSTRUCTION TO BE ACCORDING TO CURRENT LOCAL CODES: FBC 8th EDITION 2023

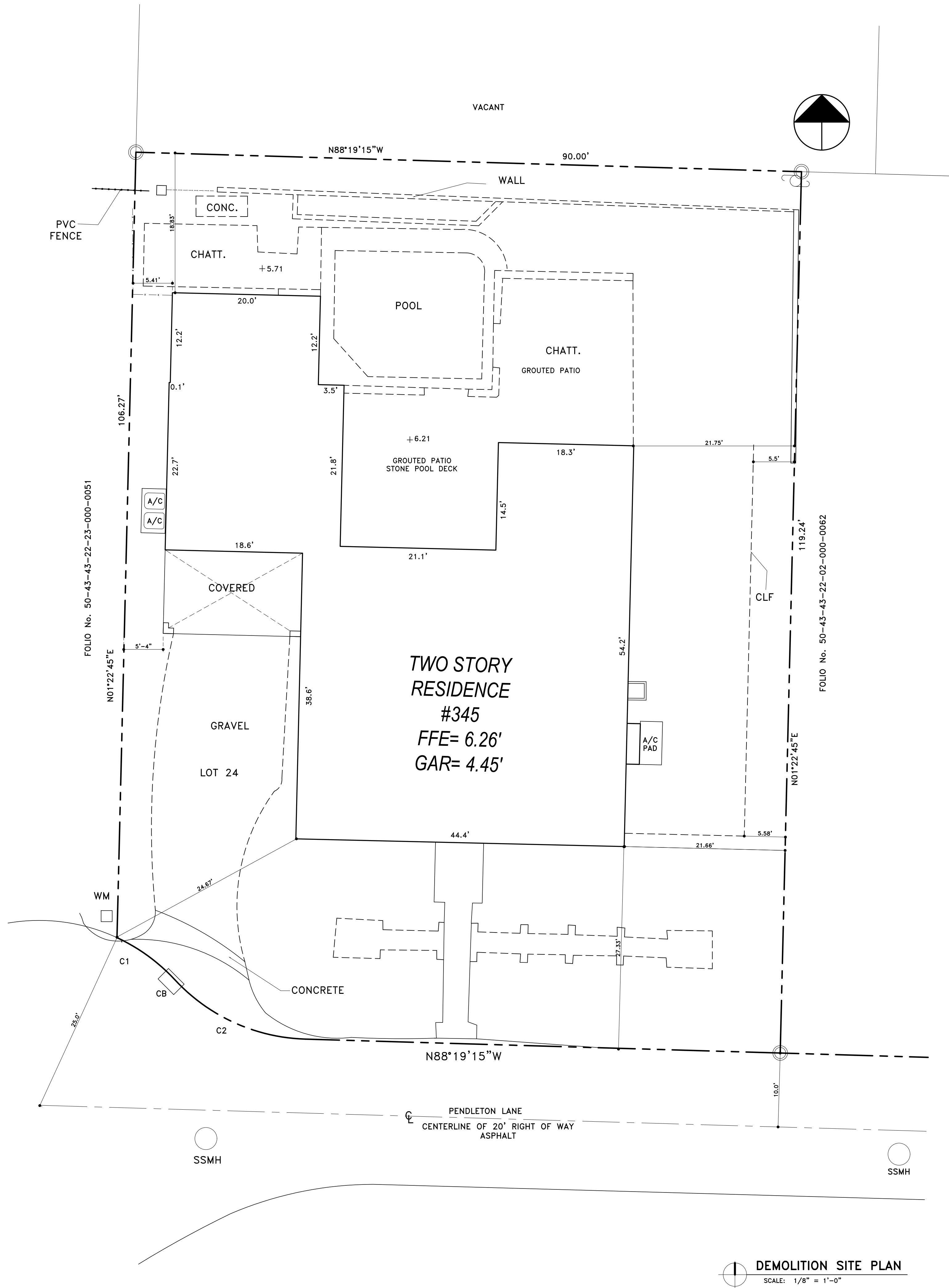
KRAKOFF RESIDENCE
345 PENDLETON LANE
PALM BEACH, FLORIDA

Jacqueline Albarran
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Jacqueline Albarran
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REVISIONS:
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A1.2
DATE:
03-03-25
JOB #
0502

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LEGEND:
——— EXISTING WALLS TO REMAIN
- - - - - ELEMENTS ABOVE
..... TO BE REMOVED

KRAKOFF RESIDENCE
345 PENDLETON LANE
PALM BEACH, FLORIDA



REVISIONS:
1

SHEET NUMBER:
A2
DATE:
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JOB #
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SUBJECT PROPERTY



333 PENDLETON LN



333 PENDLETON LN



315 PENDLETON LN



322 PENDLETON LN



5 SOUTH LAKE TRAIL



5 SOUTH LAKE TRAIL



4 SOUTH LAKE TRAIL



SUBJECT PROPERTY





SUBJECT PROPERTY





SUBJECT PROPERTY

