

PROPERTY CALCULATIONS

259 OLEANDER AVE
PALM BEACH, FL 33480

ZONING CLASSIFICATION: R-C / HIGH DENSITY RESIDENTIAL.

	ALLOWABLE	EXISTING		PROPOSED		REMARKS	
			% OF SITE		% OF SITE		
LOT AREA:		3,360 S.F.	100%			NON	CONFORMING.
LOT WIDTH:		60'				NON	CONFORMING.
LOT DEPTH:		56'				NON	CONFORMING.
LOT COVERAGE (30%):	1,008 S.F.	1,496 S.F.	44.5%	1,379 S.F.	41.0%	NON	CONFORMING.
LANDSCAPE AREA (45% MIN.):	1,512 S.F.						
FRONT YARD S.F. (50%):	1,680 S.F.						
FRONT YARD SETBACKS:	25'-0"	12'-1"		14'-6"		NON	CONFORMING.
SIDE YARD SETBACK (EAST):	10'-0"	7'-6"		5'-0"		NON	CONFORMING.
SIDE YARD SETBACK (WEST):	10'-0"	7'-4"		2'-8"		NON	CONFORMING.
REAR YARD SETBACK:	25'-0"	0'-10"		7'-6"		NON	CONFORMING.
<u>BUILDING HEIGHTS:</u>							
MAX. BEARING HEIGHT	23'-6"	17'-6"		19'-2"			CONFORMING.
MAX. HEIGHT ROOF TOP:	31'-6"	18'-4"		23'-9"			CONFORMING.
GROSS FIRST FLOOR AREA:		1,438.5 S.F.		1,379 S.F.		NON	CONFORMING.
GROSS SECOND FLOOR AREA:		1059.5 S.F.		1,199 S.F.		NON	CONFORMING.
FIRST FLOOR A/C AREA:		1,141.0 S.F.		1,114 S.F.		NON	CONFORMING.
SECOND FLOOR A/C AREA:		1,059.5 S.F.		1,379 S.F.		NON	CONFORMING.
TOTAL NET A/C FLOOR AREA:		2,470.4 S.F.		2,493 S.F.		NON	CONFORMING.
TOTAL GROSS FLOOR AREA:	2,016 S.F.	2,675 S.F.		2,578 S.F.		NON	CONFORMING.
<u>POINT OF MEASUREMENT:</u>	7'-0" N.A.V.D.			7'-0" N.A.V.D.			CONFORMING.
FIRST FLOOR FINISH FLOOR:	7'-0" N.A.V.D.	4'-9" N.A.V.D.		7'-0" N.A.V.D.		NON	CONFORMING.

259 OLEANDER LLC PROJECT TEAM

STUDIO SR ARCHITECTURE + DESIGN, INC., 44 COCONUT ROW SUITE T-6 PALM BEACH, FLORIDA 33480

Contact: Raphael Saladrigas Ph (561) 818 1152 Email: rs@stdsr.com

BGS LANDSCAPE ARCHITECTURE & ENGINEERING 512 LUCERNE AVE., LAKE WORTH, FLORIDA 33460

Contact: Don Skowron Ph (561) 602 6277 Email: bgspllc.com

KOCHMAN & ZISKA PLC 222 LAKEVIEW AVE., WEST PALM BEACH, FLORIDA 33401

Contact: Maura Ziska Ph (561) 802 8960 Email: mziska@floridawills.com

WALLACE SURVEYING 553 VILLAGE BLVD., WEST PALM BEACH, FLORIDA 33407

Contact: Craig Wallace Ph (561) 640 4551 Email: cwallace@wallacesurveying.com



FINAL SUBMITTAL

March 14th, 2023

ARCOM APRIL 26th, 2023

TOWN COUNCIL MAY 10TH, 2023

ARCOM: 23-043 ZONING: 23-04

259 OLEANDER LLC

259 OLEANDER AVE,

Palm Beach, FL 33480

StudioSR
Architecture+Design

License Number AA26003104

44 Cocoanut Row, Suite T-6 Palm Beach, FL 33480 561.659.3616

LIC Number AA26003104

DRAWING INDEX

RECEIVED

By Emily Lyn at 8:00 am, Mar 15, 2023

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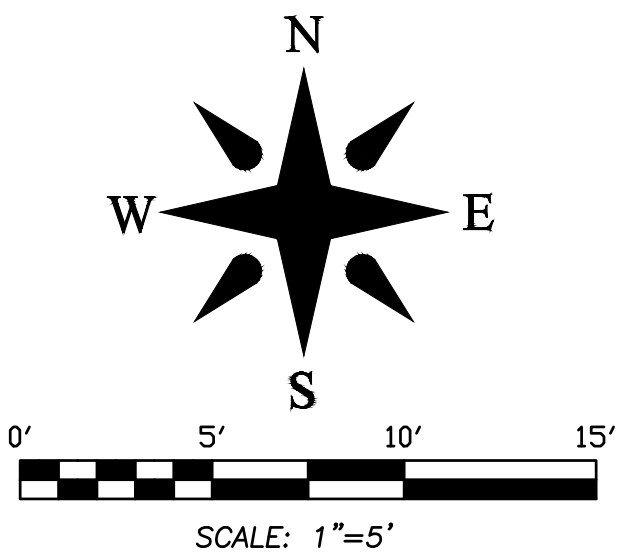
SCOPE OF WORK

A. REQUESTED DEMOLITION OF EXISTING MULTIFAMILY APARTMENT COMPLEX

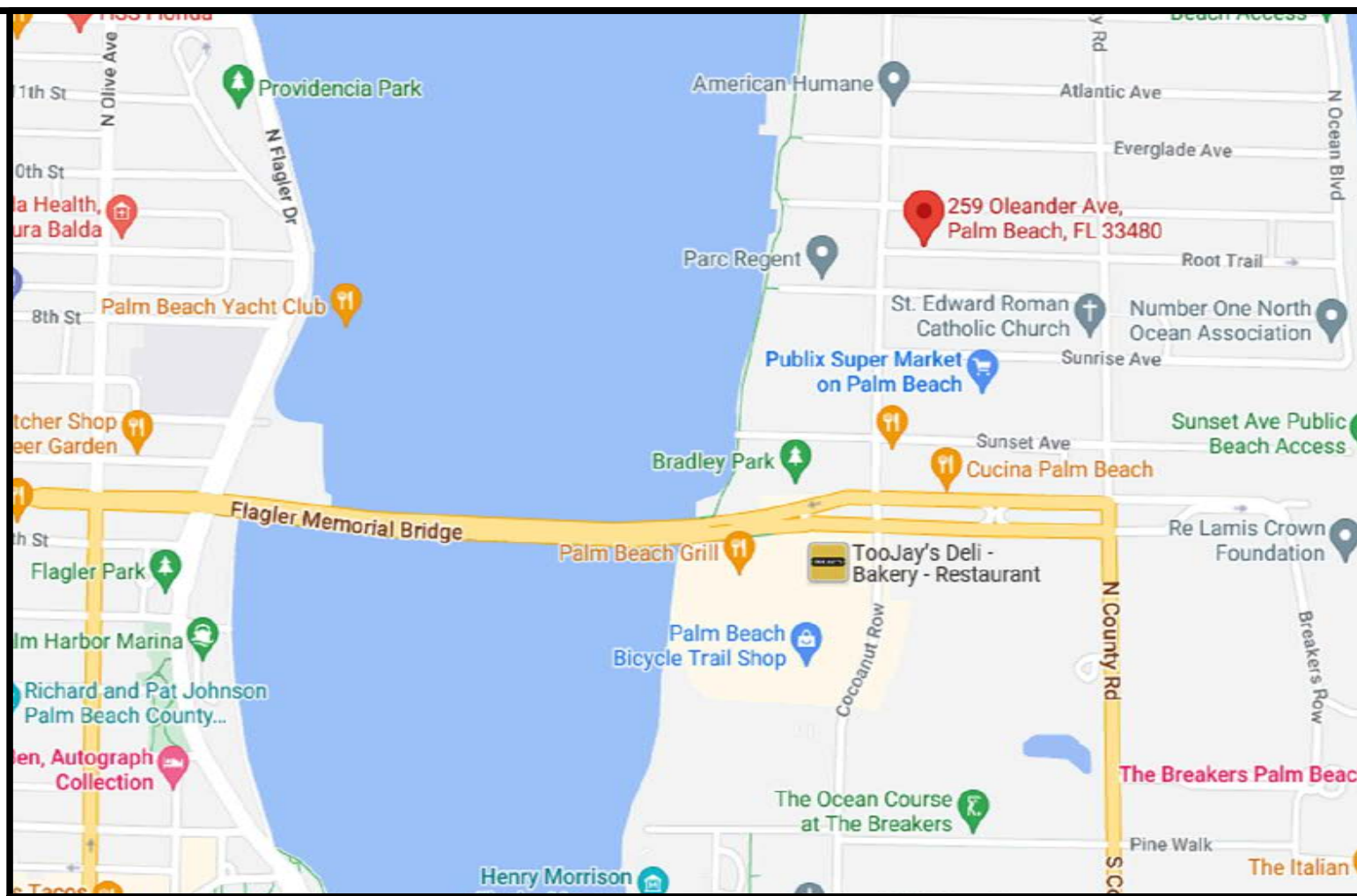
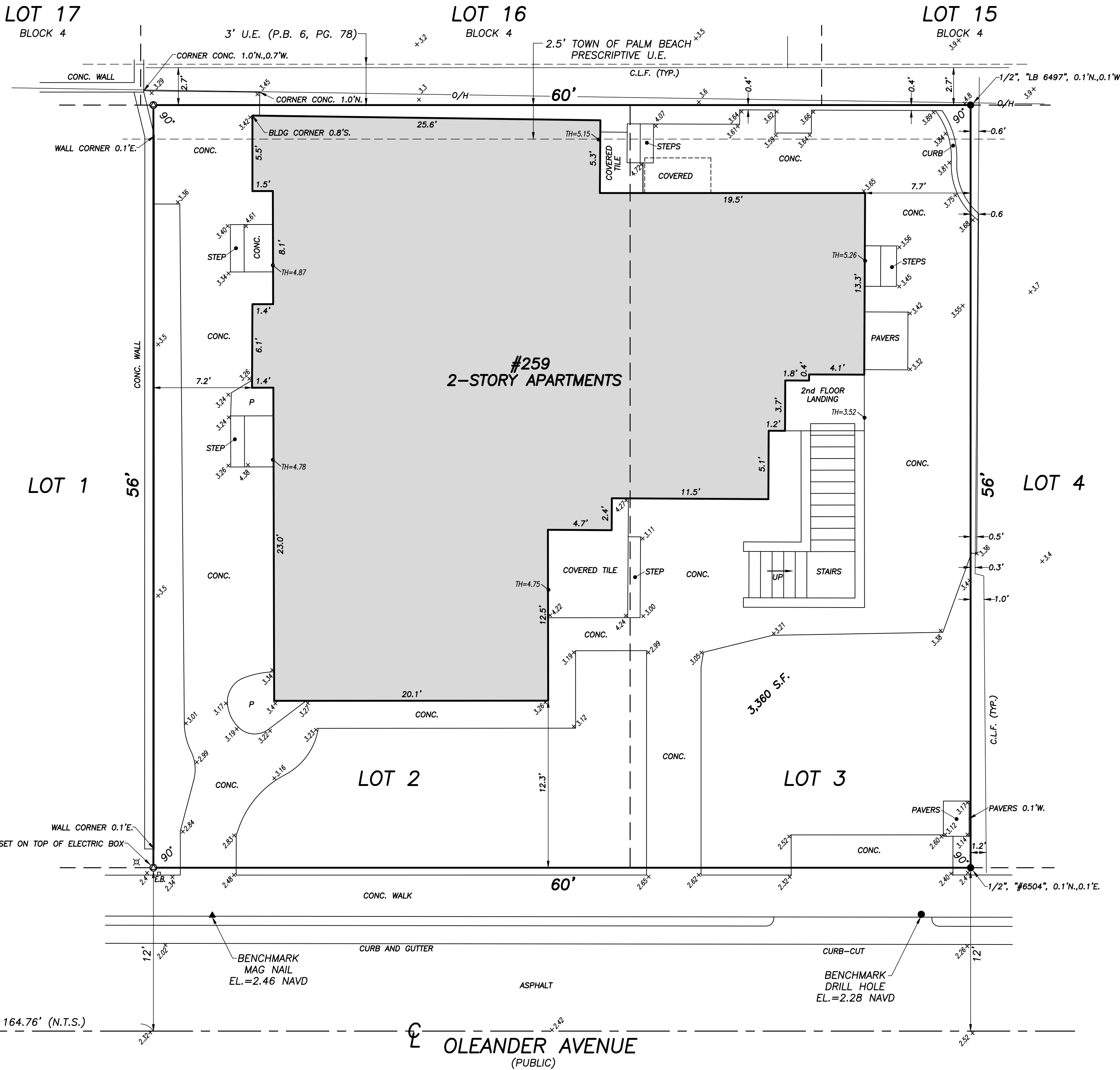
B. REQUESTED ARCOM APPROVAL OF A (2) STORY MEDITERRANEAN REVIVAL SINGLE FAMILY RESIDENCE

(1) CAR GARAGE ON A NON-CONFORMING SITE IN THE R-C MEDIUM DENSITY RESIDENTIAL DISTRICT.

C. VARIANCE RECOMMENDATIONS BY ARCOM & TOWN COUNCIL APPROVALS ARE REQUIRED AS A PART OF THIS SCOPE



OCEAN PARK, H.W. ROBBINS ADDITION
(P.B. 6, PG. 78)



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
259 OLEANDER LLC

This survey is made specifically and only for the following party for the purpose of design on the surveyed property.

259 Oleander LLC

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
259 Oleander Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 2 & 3, DAISY E. ERB'S ADDITION TO PALM BEACH, according to the Map or Plat thereof as recorded in Plat Book 9, Page 75, Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581F, dated 10/05/2017.

NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. 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 (shown thus x 0.00) and 0.1' (shown thus x 0.0) 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 presented in digital form with electronic seal and electronic signature this survey must bear 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 have been exaggerated 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'.

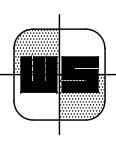
CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 10/19/2022

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

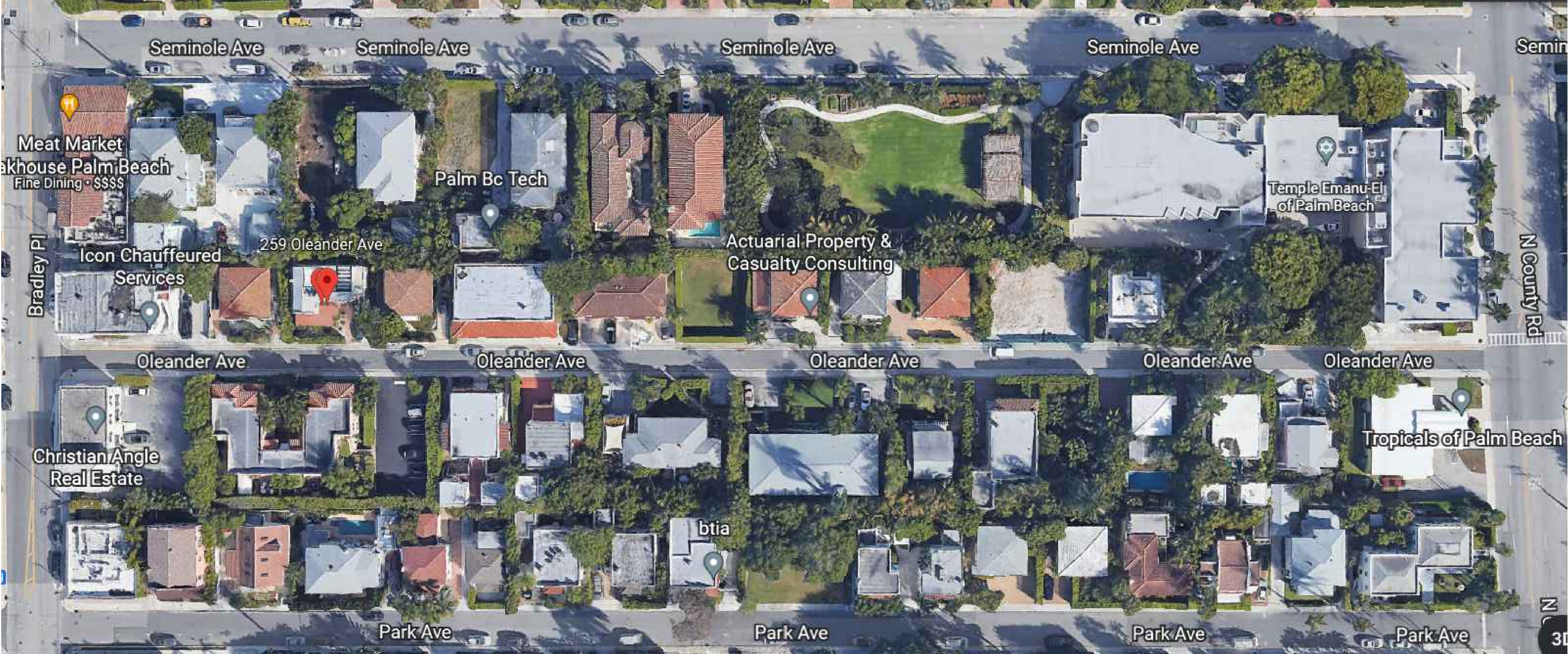
BOUNDARY SURVEY FOR:

259 OLEANDER LLC



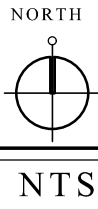
WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4069
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD	B.M.	JOB NO.	22-1436.1	F.B.	PB340	PG.	51
OFFICE:	M.B.	DATE:	10/19/22	DWG. NO.	22-1436		
C'K'D	C.W.	REF.	22-1436.DWG	SHEET	1	OF	1



VICINITY LOCATION MAP

SCALE:



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44 Coconut Row, Suite T-6 Palm Beach, FL 33480 561.659.3616

NEW RESIDENCE FOR:

259 Oleander Ave., Palm Beach,
FL, 33480

LIC Number AA26003104

REVISIONS

DATE:
01/30/2023

VLM



189 BRADLEY PLACE (NORTH SIDE)



263 OLEANDER AVE (NORTH SIDE)



259 OLEANDER AVE (SOUTH SIDE)



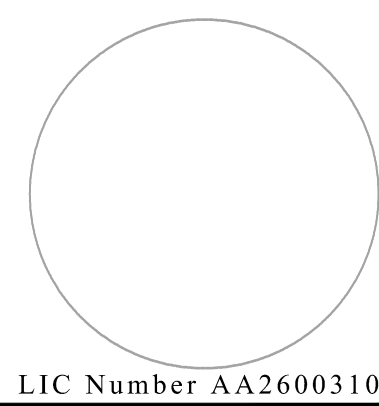
259 OLEANDER AVE (SOUTH SIDE)

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DATE:
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PHOTO-1



259 OLEANDER AVE (SOUTH SIDE)



259 OLEANDER AVE (NORTH SIDE)



259 OLEANDER AVE (EAST SIDE)

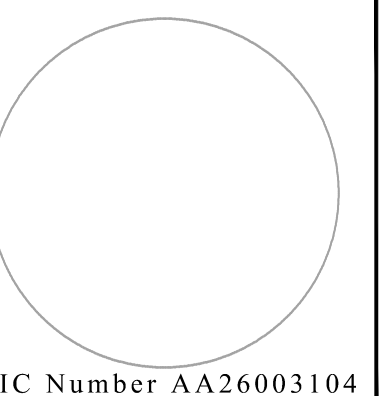


259 OLEANDER AVE (WEST SIDE)

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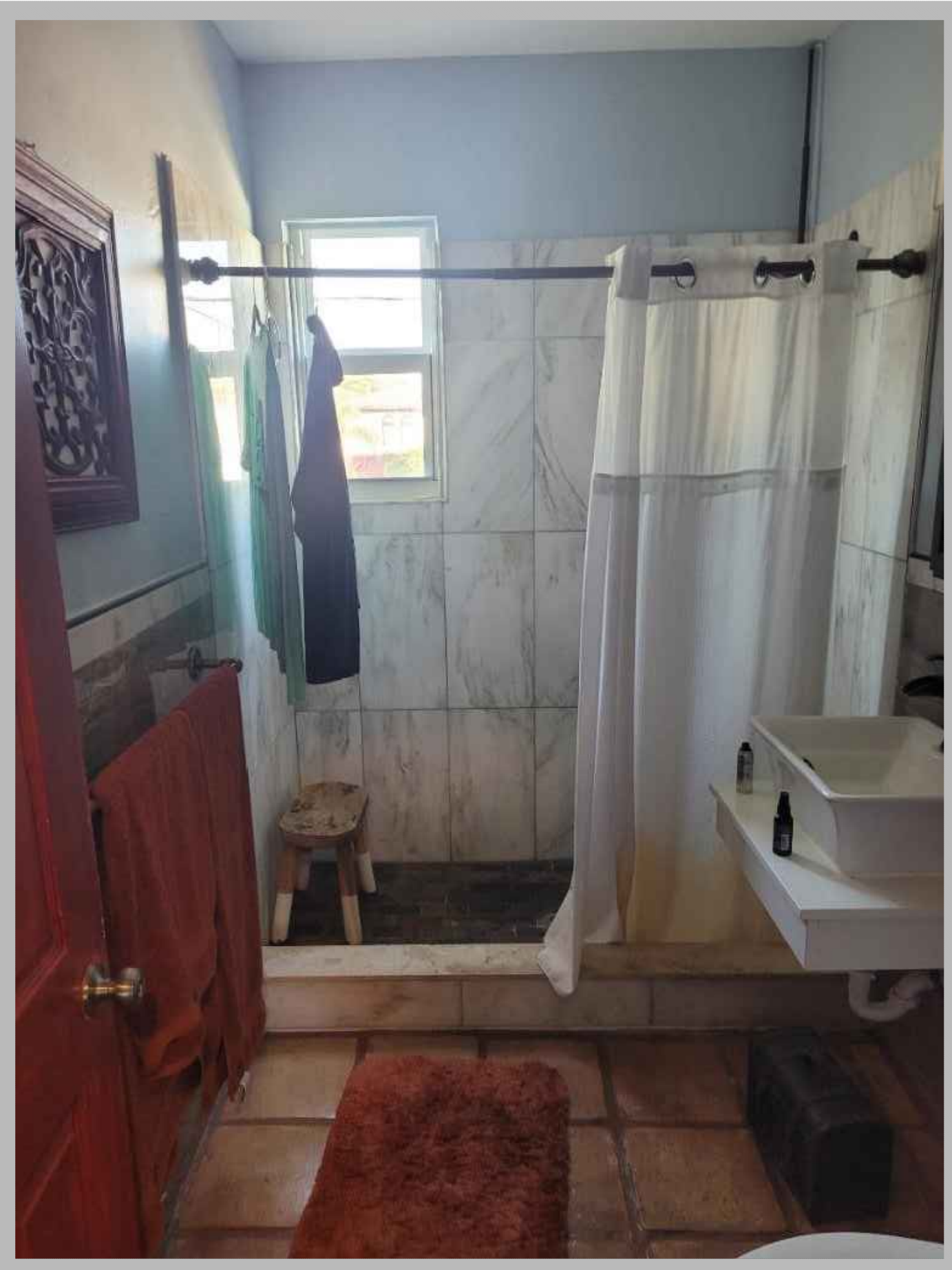
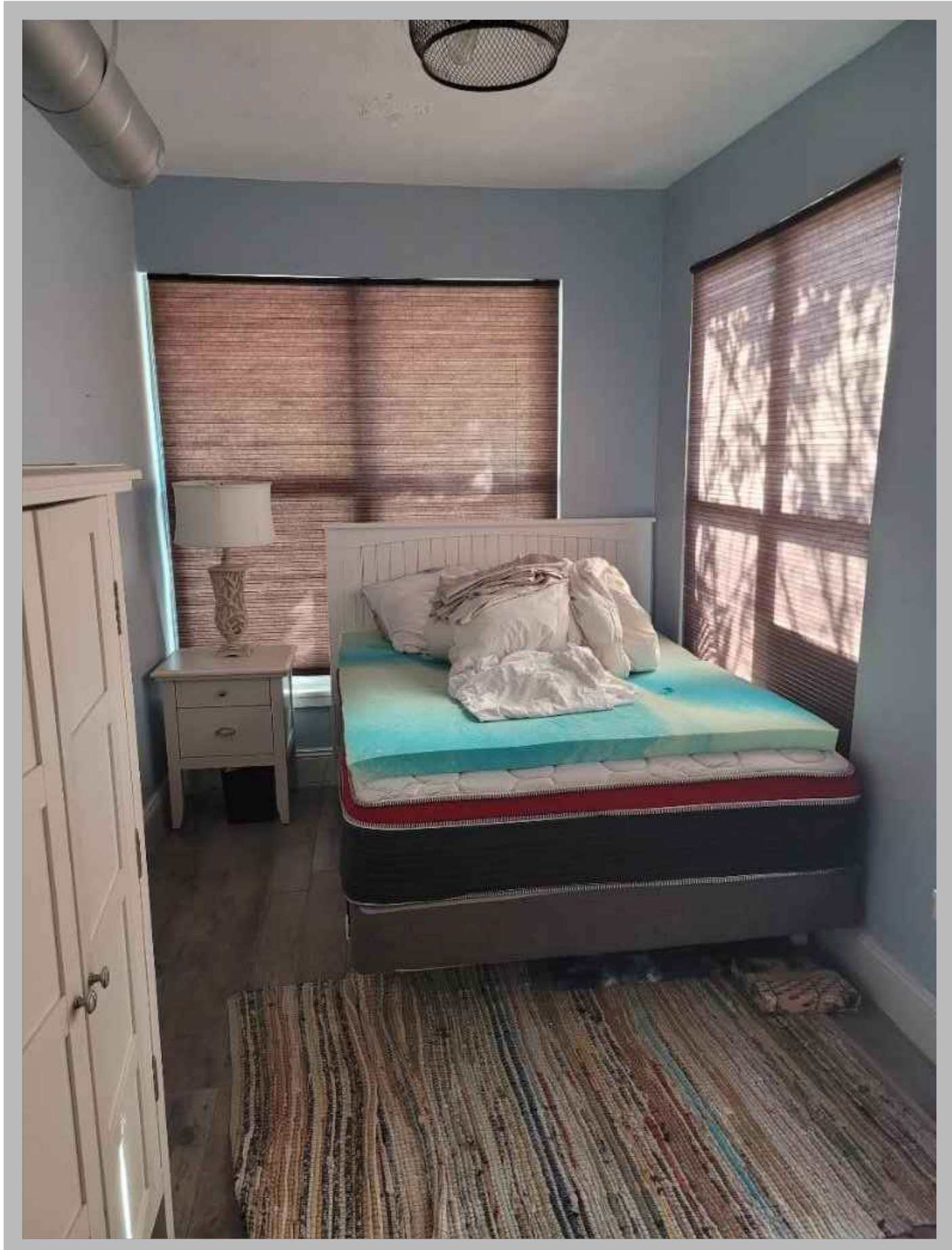
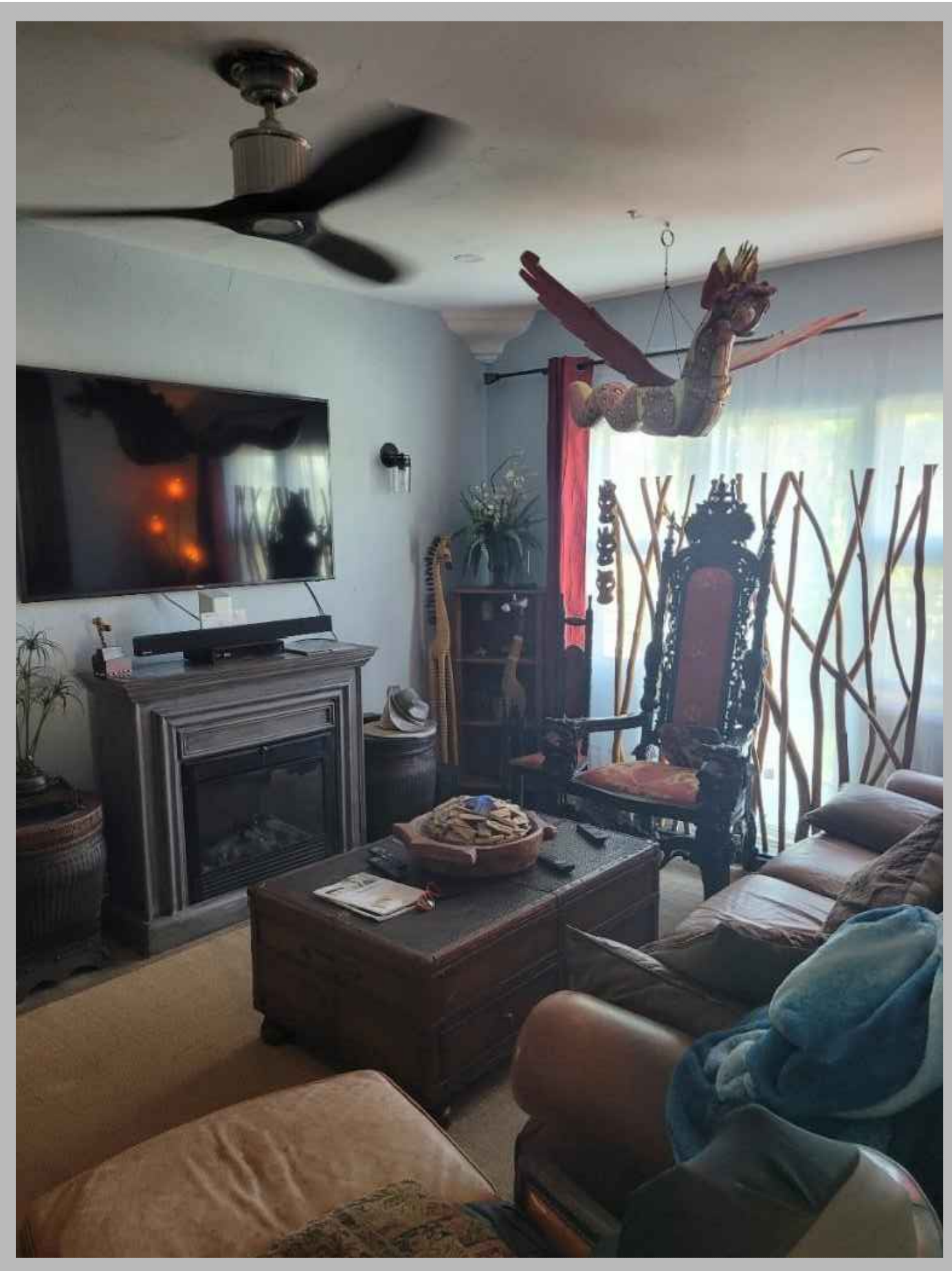
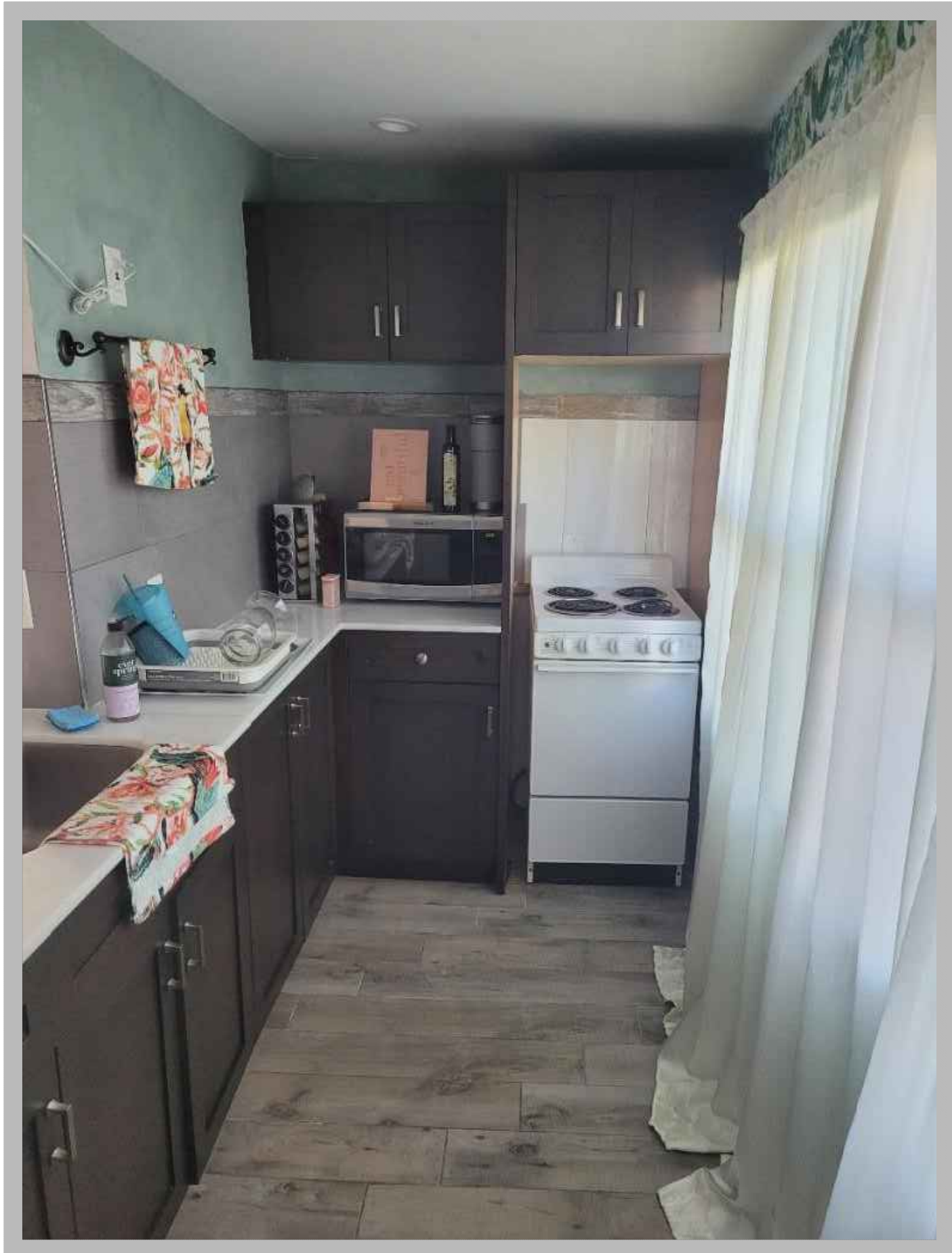
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PHOTO-2



259 OLEANDER AVE (INTERIOR PHOTOS)

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259 Oleander Ave., Palm Beach,
FL, 33480

LIC Number AA26003104

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DATE:
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PHOTO-3



257 OLEANDER AVE (NORTH SIDE)



253 OLEANDER AVE (NORTH SIDE)



251 OLEANDER AVE (NORTH SIDE)



237 OLEANDER AVE (NORTH SIDE)



260 OLEANDER AVE. (SOUTH SIDE)



252 OLEANDER AVE. (SOUTH SIDE)



246 OLEANDER AVE. (SOUTH SIDE)



244 OLEANDER AVE. (SOUTH SIDE)

An aerial photograph of a residential neighborhood. A red pin is placed on a house with a red roof, labeled '259 Oleander Ave'. The street is lined with various houses, some with red roofs and others with grey or white roofs. There are trees and greenery throughout the area. A road with a yellow curb runs along the left side of the image.

259 Oleander Ave., Palm Beach,
FL, 33480

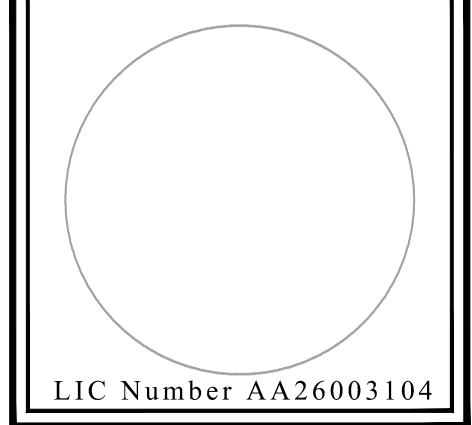
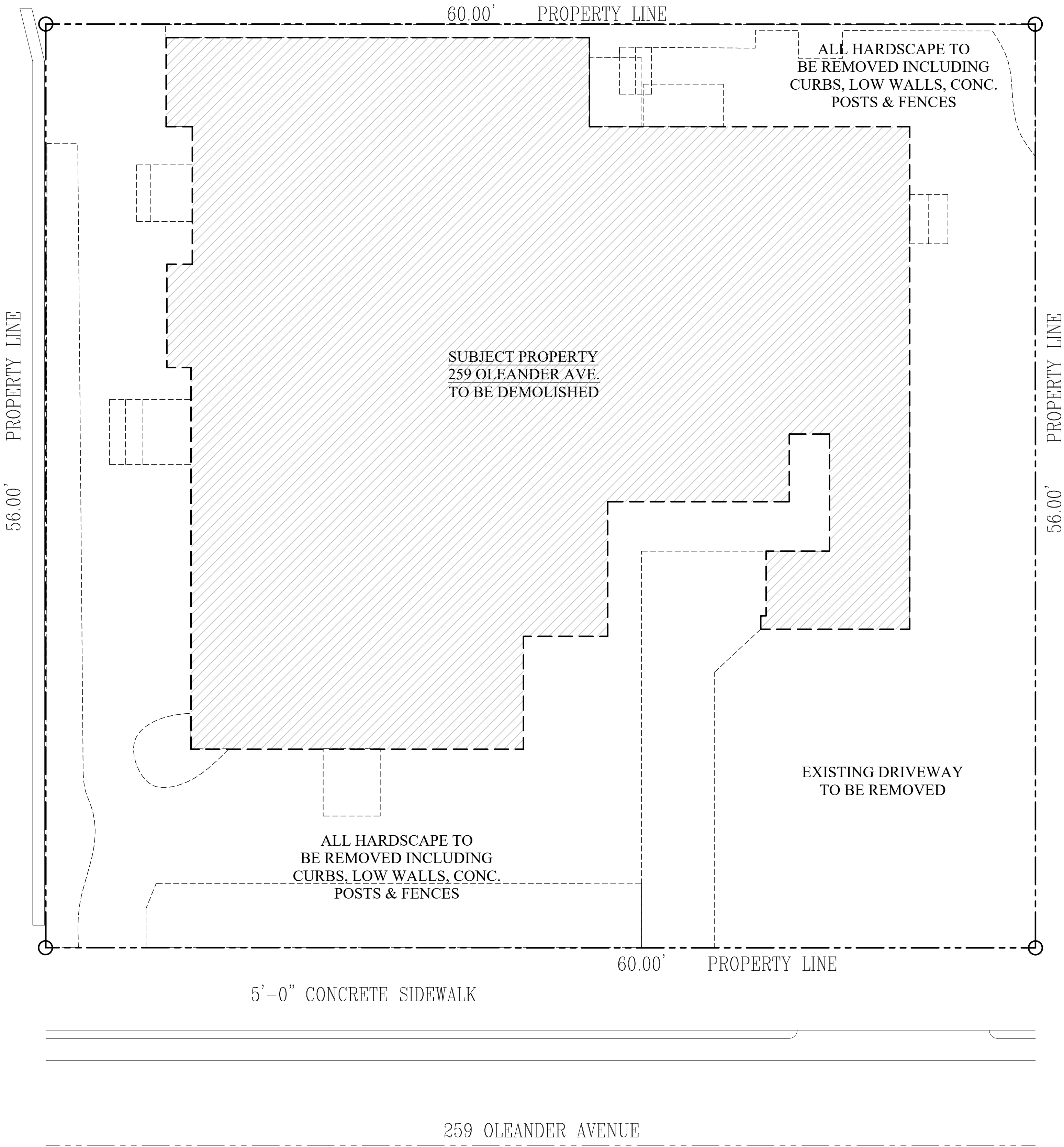
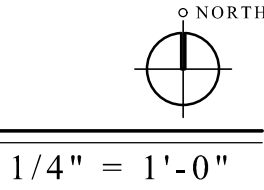


PHOTO-6



DEMOLITION DIAGRAM

SCALE:



1/4" = 1'-0"

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NEW RESIDENCE FOR:

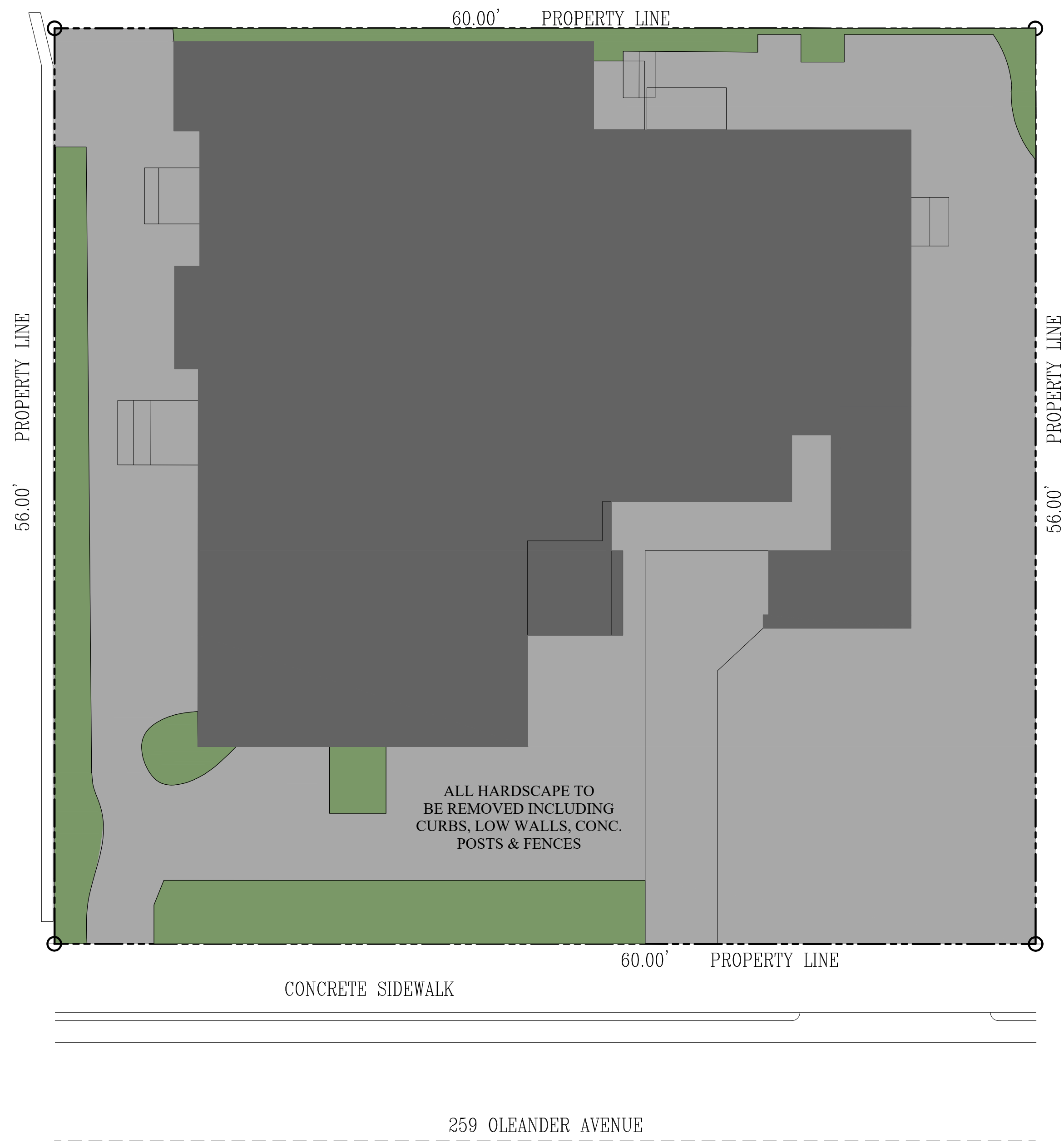
259 Oleander Ave., Palm Beach,
FL, 33480

LIC Number AA26003104

REVISIONS

DATE:
01/30/2023

D1.01



EXISTING LANDSCAPE OPEN SPACE

SCALE:

1/4" = 1'-0"



PROPOSED LANDSCAPE OPEN SPACE

SCALE:

1/4" = 1'-0"



PERIMETER LANDSCAPED	
REQUIRED/ALLOWED = 1,512 S.F (45%)	
	EXISTING LANDSCAPE
	AREA= 251.5 S.F.(7.49%)
	PROPOSED LANDSCAPE
	AREA= 1514.81 S.F.(45.08%)

NEW RESIDENCE FOR:

259 Oleander Ave., Palm Beach,
FL, 33480



LIC Number AA26003104

REVISIONS

DATE:
01/30/2023

D1.02

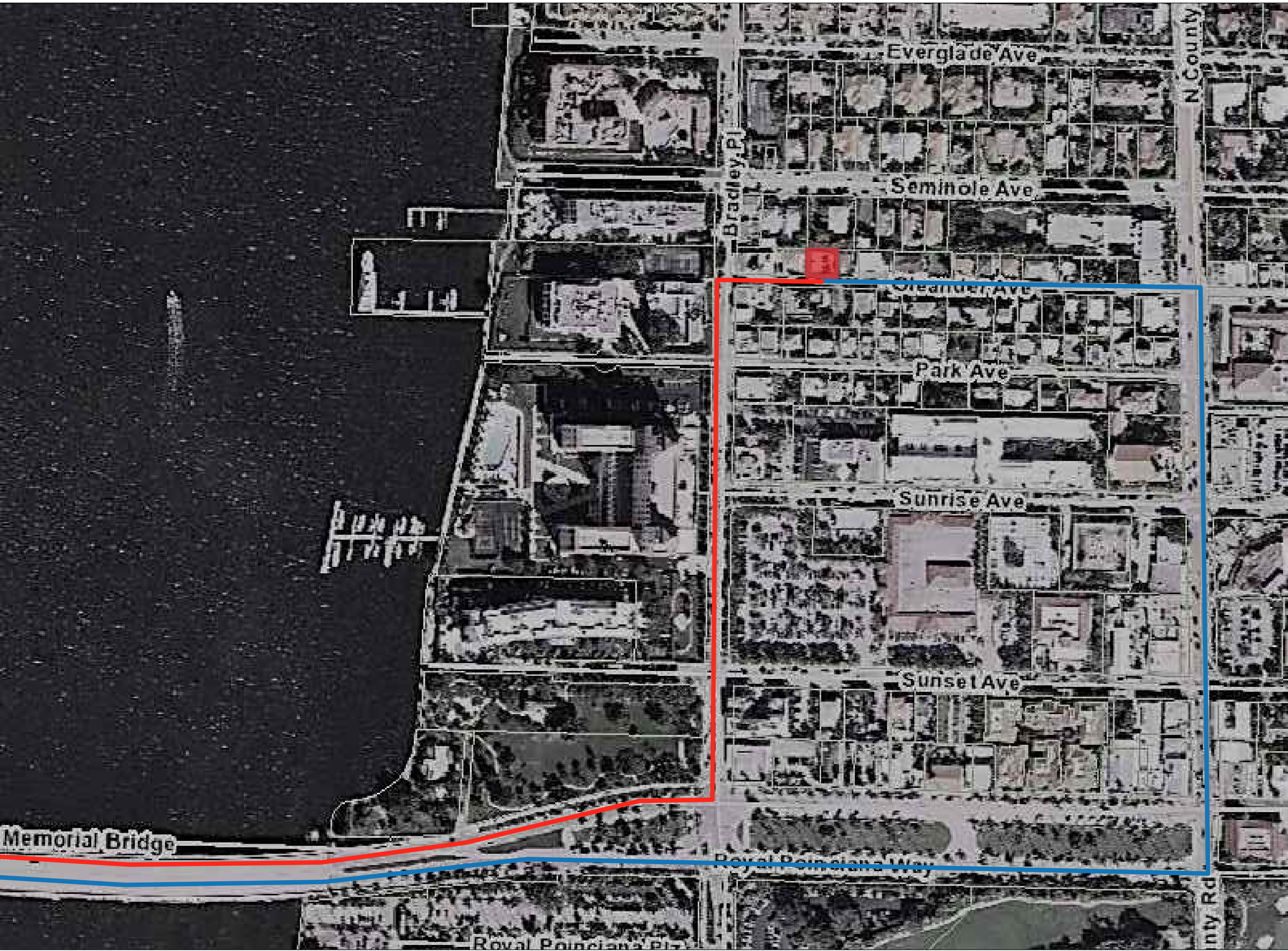
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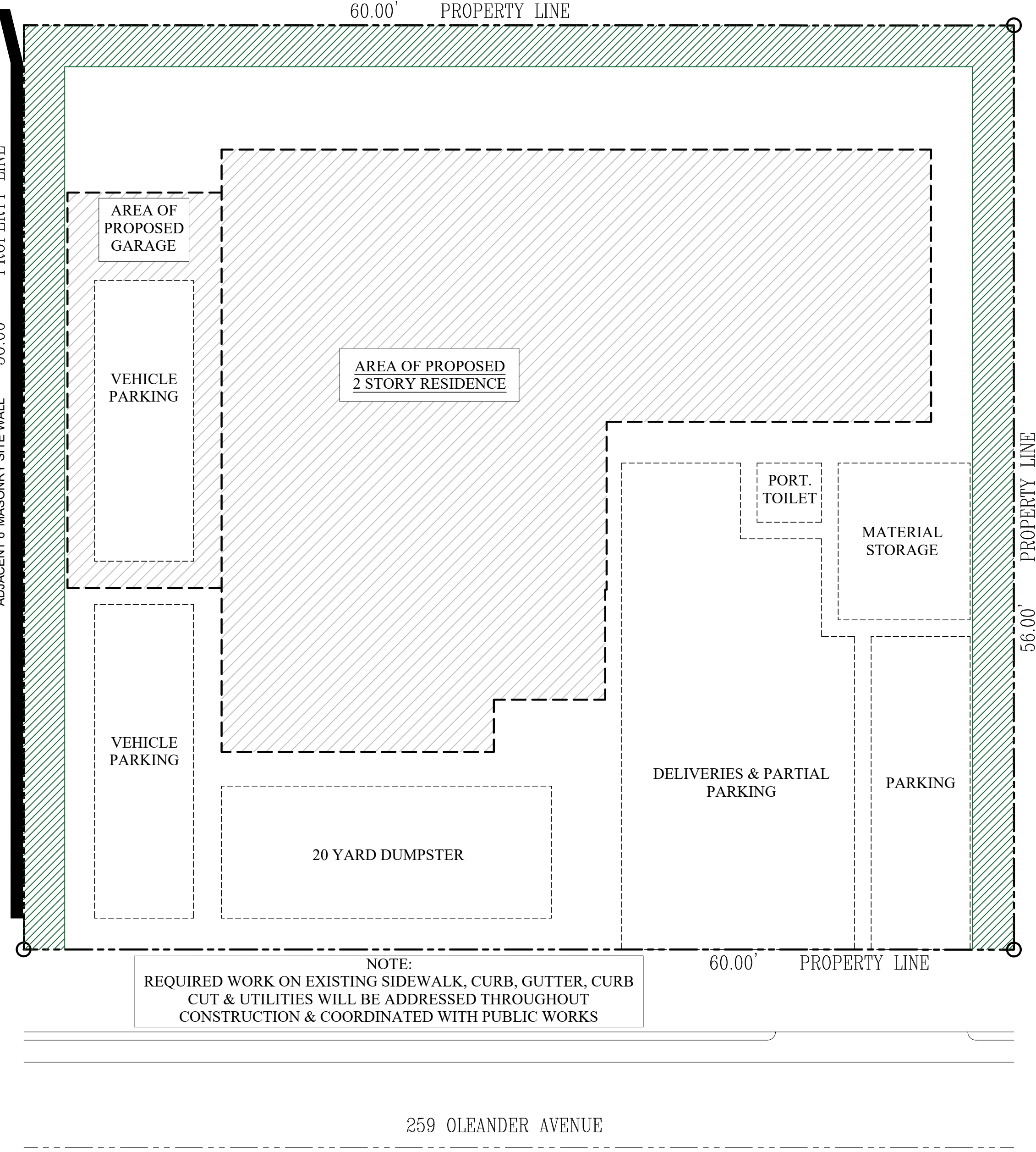
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PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE



PROPOSED TRUCK INGRESS/EGRESS ROUTES MAP
N.T.S.



PROPOSED CONSTRUCTION SCREENING & STAGING PLAN
SCALE:



1/4" = 1'-0"

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D1.03

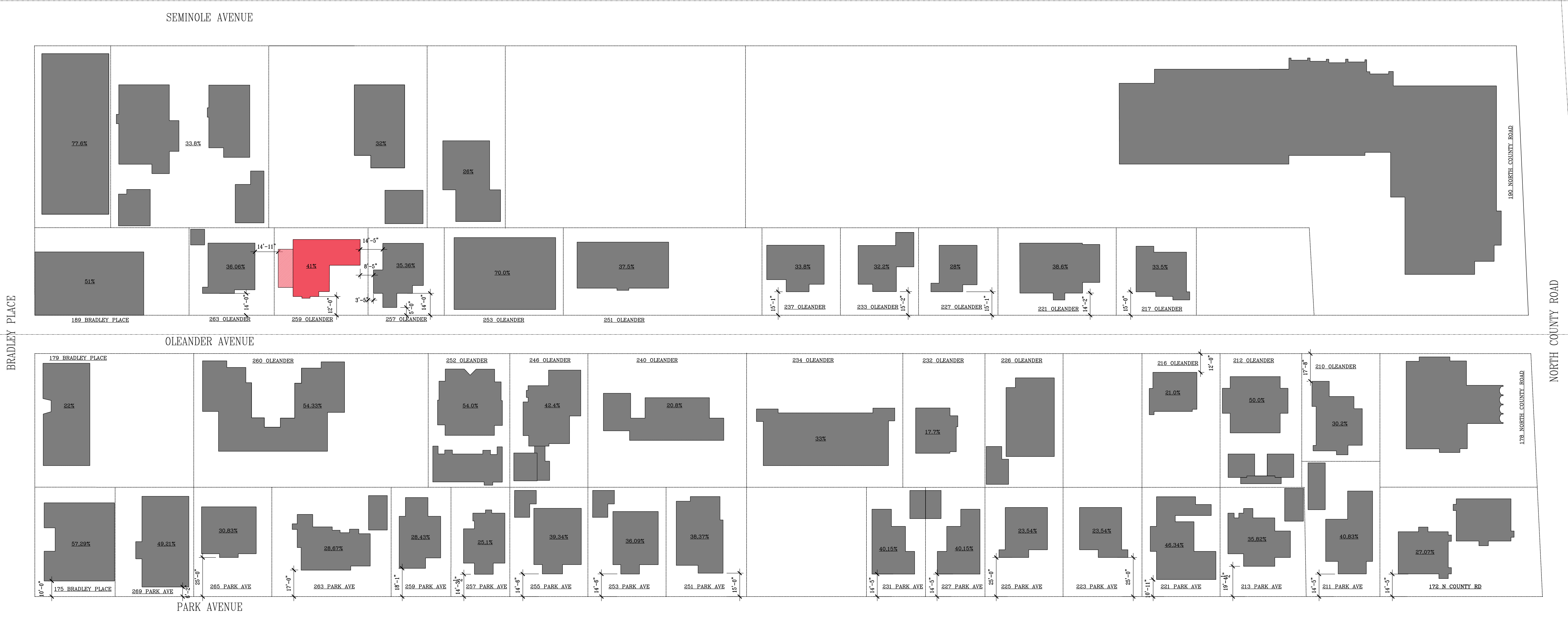
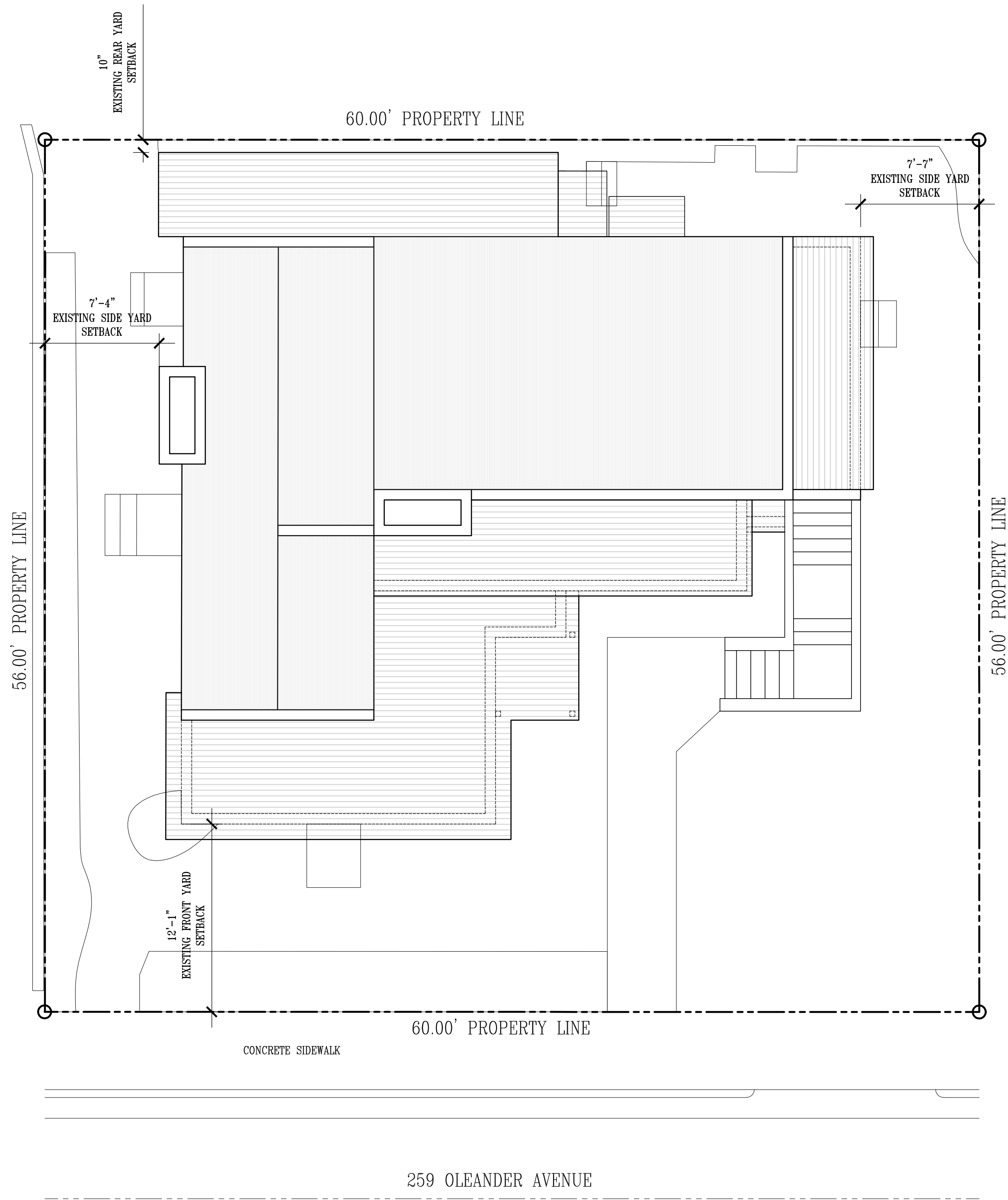


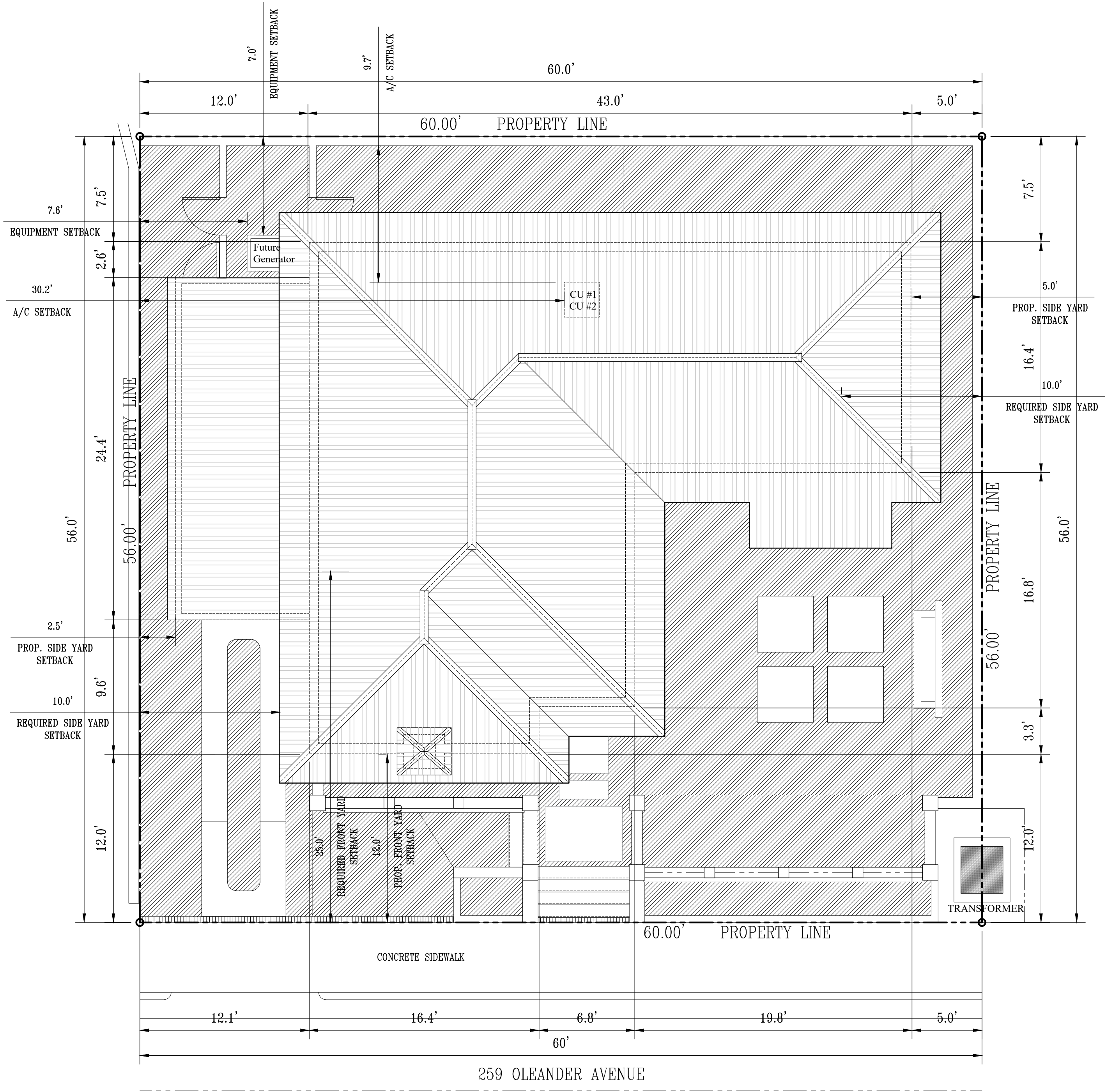
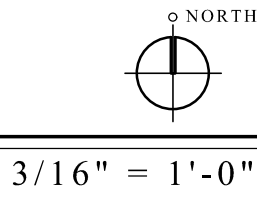
FIGURE GROUND SITE PLAN

SCALE: 1/32" = 1'-0"



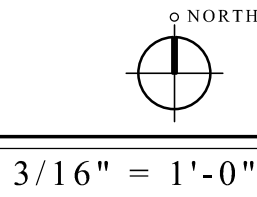
EXISTING SITE PLAN

SCALE:



PROPOSED SITE PLAN

SCALE:



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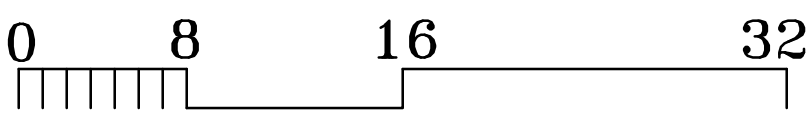
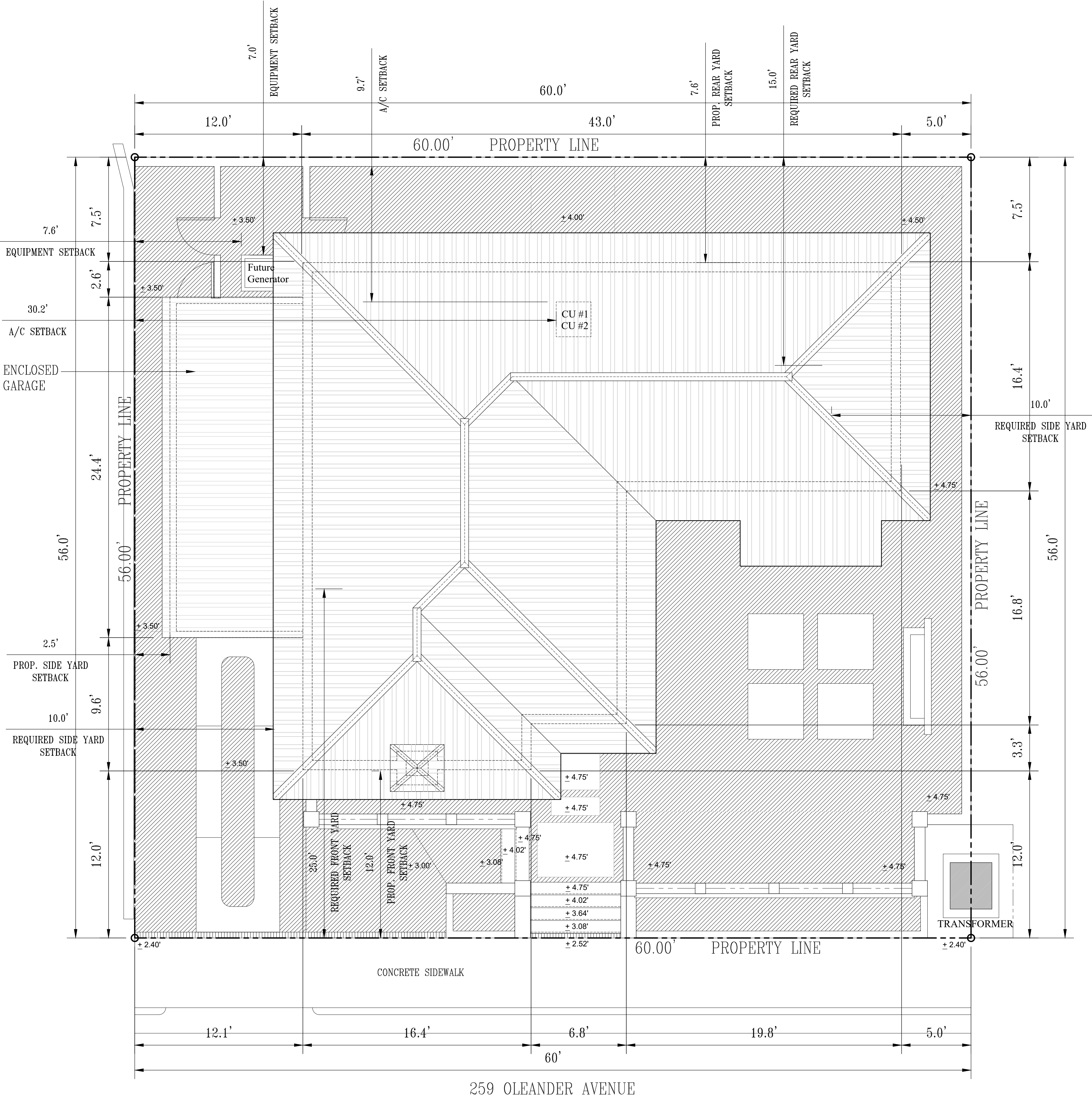
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LIC Number AA26003104

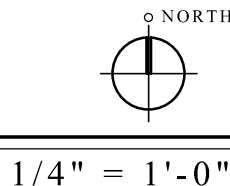
REVISIONS

DATE:
01/30/2023

A0.01



PROPOSED SITE PLAN
SCALE:



 Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com			
ZONING LEGEND			
Line #	Property Address:	259 OLEANDER AVENUE	
1	Zoning District:	R-C MEDIUM DENSITY RESIDENTIAL	
2	Structure Type:	PROPOSED SINGLE FAMILY (EXISTING MF)	
3		Required/Allowed	Existing
4		Proposed	
5	Lot Size (sq ft)	7,500 S.F.	3,360 S.F.
6	Lot Depth	100'	56'
7	Lot Width	100'	60'
8	Lot Coverage (Sq Ft and %)	(30%) 1,008 S.F. (44.55%)	1,379 S.F. (41%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures, etc)	2,016 S.F.	2,675 S.F.
10	Cubic Content Ratio (CCR) (R B ONLY)	N/A	N/A
11	*Front Yard Setback (Ft.)	25'-0"	12'-1"
12	* Side Yard Setback (1st Story) (Ft.)	10'-0"	7'-6"
13	* Side Yard Setback (2nd Story) (Ft.)	10'-0"	7'-6"
14	*Rear Yard Setback (Ft.)	15'-0"	0'-10"
15	Angle of Vision (Deg.)	N/A	N/A
16	Building Height (Ft.)	23'-6"	17'-6"
17	Overall Building Height (Ft.)	31'-6"	18'-4"
18	Crown of Road (COR) (NAVD)	2.42'	2.42'
19	Max. Amount of Fill Added to Site (Ft.)	2'	N/A
20	Finished Floor Elev. (FFE)(NAVD)	7.0'	4.75'
21	Zero Datum for point of meas. (NAVD)	7.0'	4.75'
22	FEMA Flood Zone Designation	ZONE AE	ZONE AE
23	Base Flood Elevation (BFE)(NAVD)	7.0'	4.70'
24	Landscape Open Space (LOS) (Sq Ft and %)	1512 S.F. (45%)	251.5 S.F.(7.49%)
25	Perimeter LOS (Sq Ft and %)	756 S.F. (50%)	251.5 S.F. (16.63%)
26	Front Yard LOS (Sq Ft and %)	600 S.F. (40%)	111.9 S.F. (7.46%)
27	**Native Plant Species %	Please refer to separate landscape legend.	

StudioSR

Architecture+Design

License Number AA26003104

44 Coconut Row, Suite T-6 Palm Beach, FL 33480

561.659.3616

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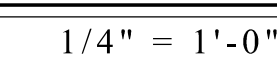
259 Oleander Ave., Palm Beach,
FL, 33480

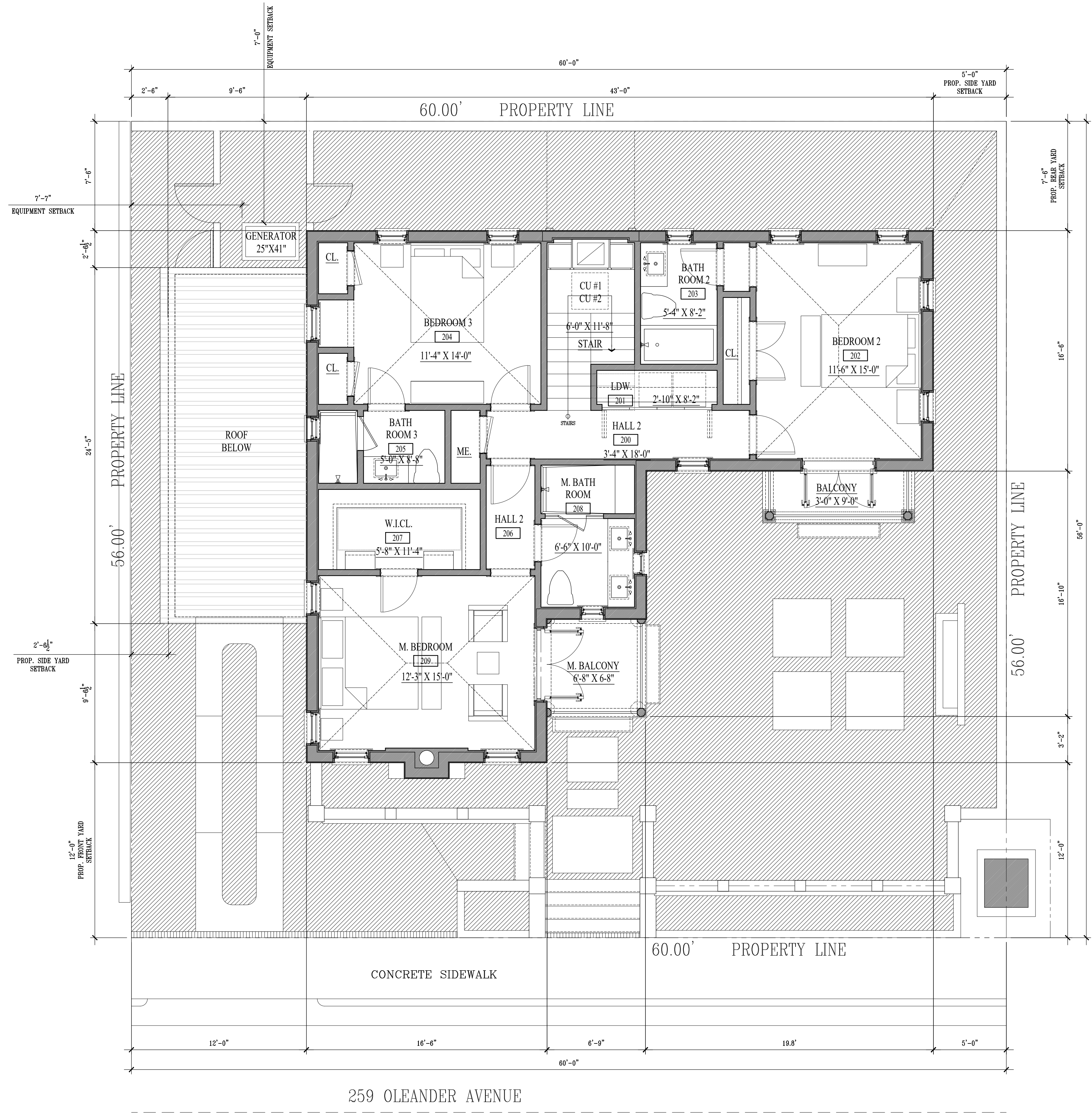
LIC Number AA26003104

REVISIONS

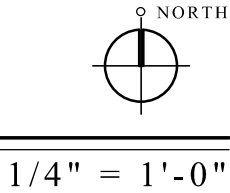
DATE:
01/30/2023

A0.02





PROPOSED 2ND FLOOR PLAN
SCALE:



StudioSR

Architecture+Design

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44 Coconut Row, Suite T-6 Palm Beach, FL 33480 561.659.3616

NEW RESIDENCE FOR:

259 Oleander Ave., Palm Beach,
FL, 33480

LIC Number AA26003104

REVISIONS

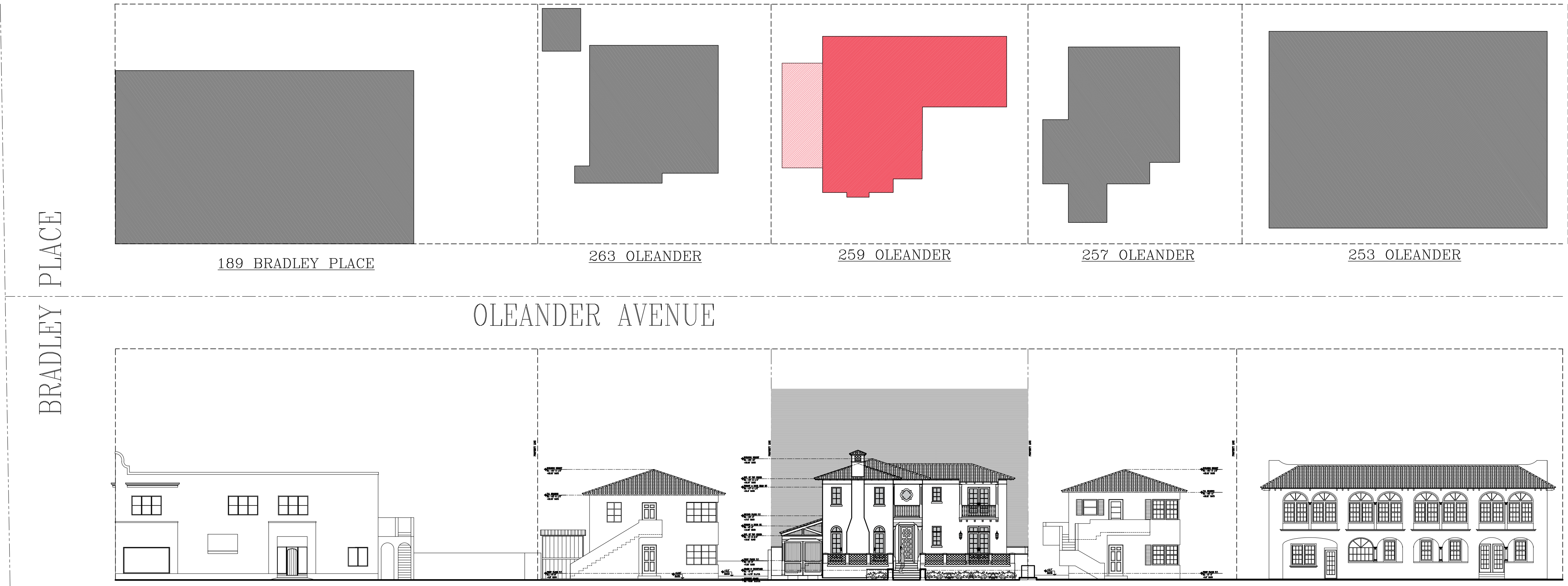
DATE:
01/30/2023

A1.02



A
A2.00
PROPOSED EAST STREETSCAPE ELEVATION AND FIGURE GROUND
SCALE:

3/16" = 1'-0"



B
A2.00
PROPOSED EAST STREETSCAPE ELEVATION AND FIGURE GROUND
SCALE:

1/16" = 1'-0"

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NO.	DESCRIPTION	DATE

DATE:
01/30/2023

A2.00



A
A2.01
PROPOSED SOUTH ELEVATION (VIEW FROM THE STREET)
SCALE:

1/4" = 1'-0"



B
A2.01
PROPOSED SOUTH ELEVATION (VIEW THRU COURTYARD)
SCALE:

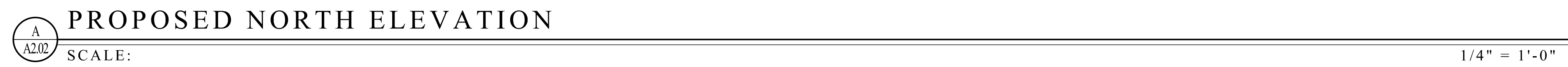
1/4" = 1'-0"



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



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



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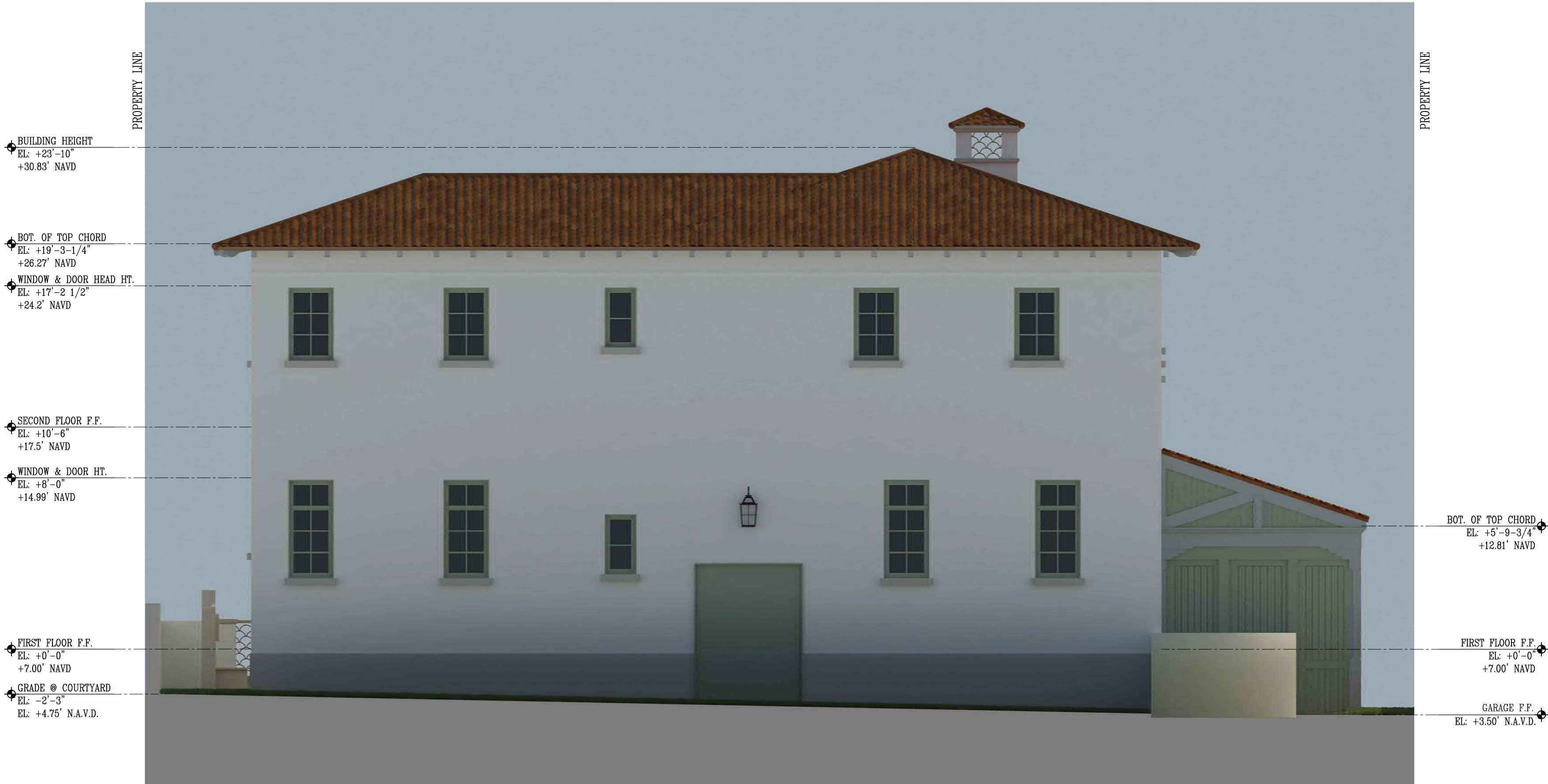
A2.03


$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$


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A2.04



PROPOSED COLOR NORTH ELEVATION
A
A2.05
SCALE:

1/4" = 1'-0"



PROPOSED COLOR WEST ELEVATION
B
A2.05
SCALE:

1/4" = 1'-0"

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A2.05



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A 3.01

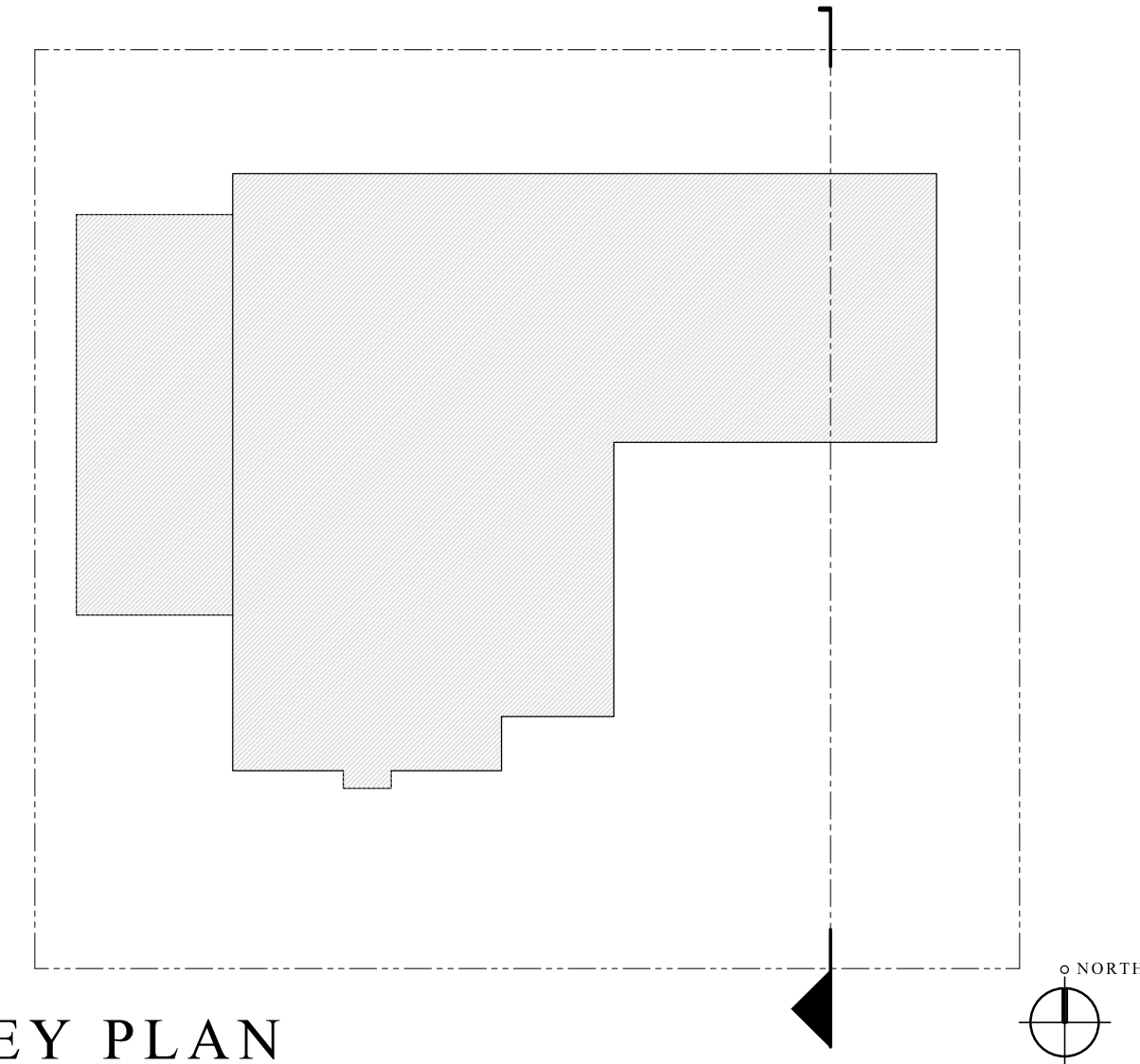


PROPOSED (NORTH-SOUTH) SECTION ELEVATION
SCALE:

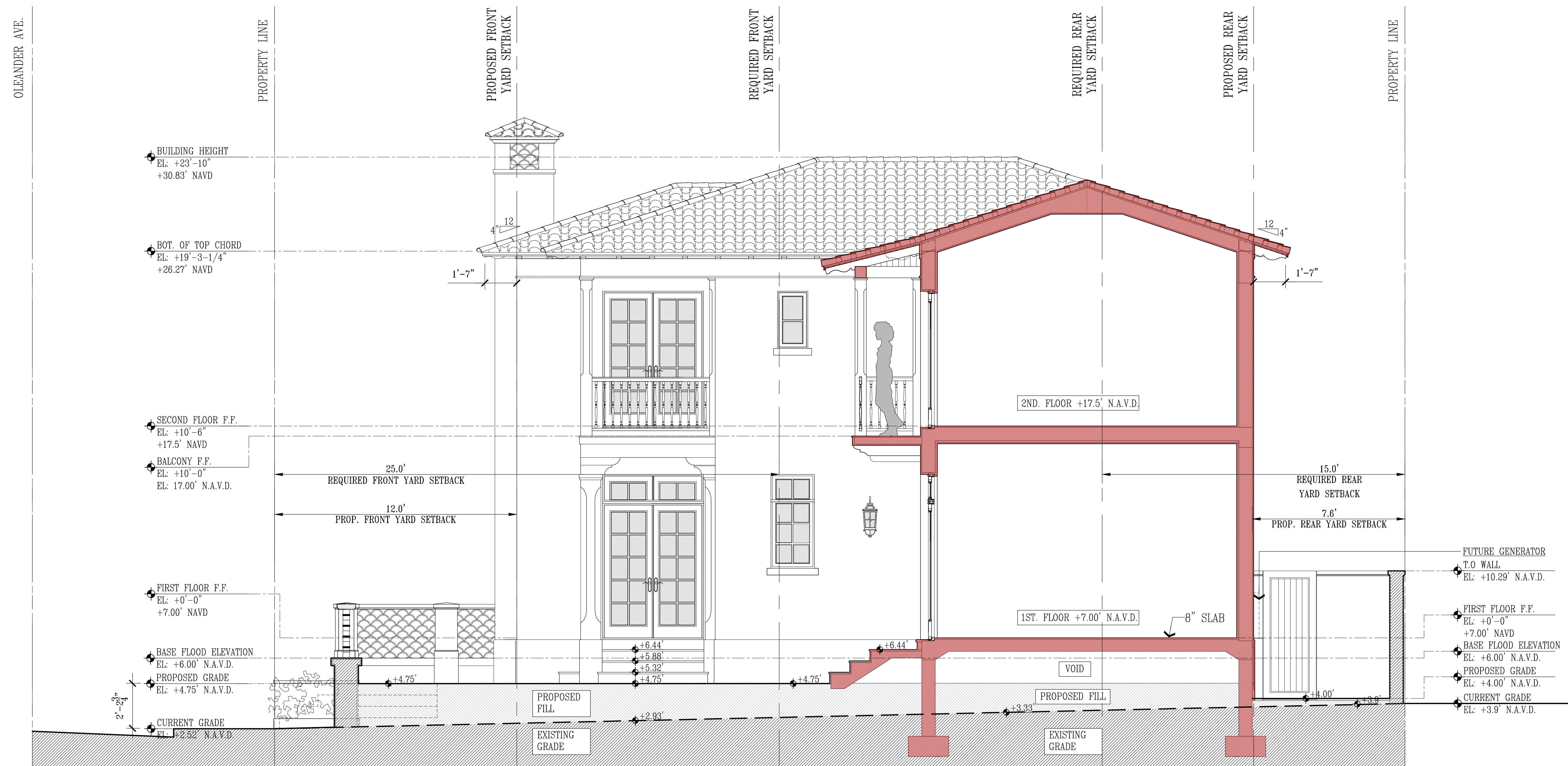
3/8" = 1'-0"

PARTITION LEGEND

	CURRENT GRADE LINE
	PROPOSED FILL
	CURRENT GRADES
	PROPOSED RESIDENCE



KEY PLAN



PROPOSED (NORTH-SOUTH YARD SECTION DIAGRAM)
SCALE:

3/8" = 1'-0"

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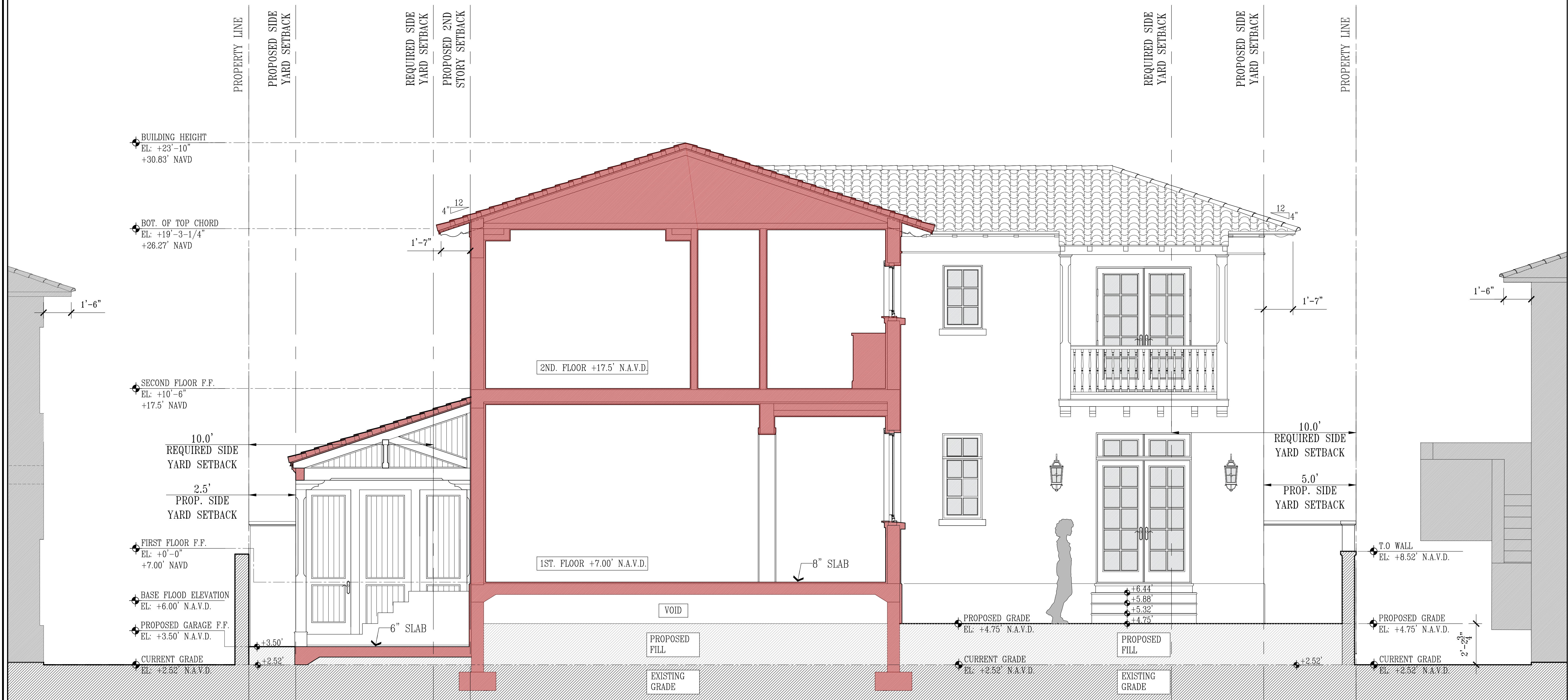
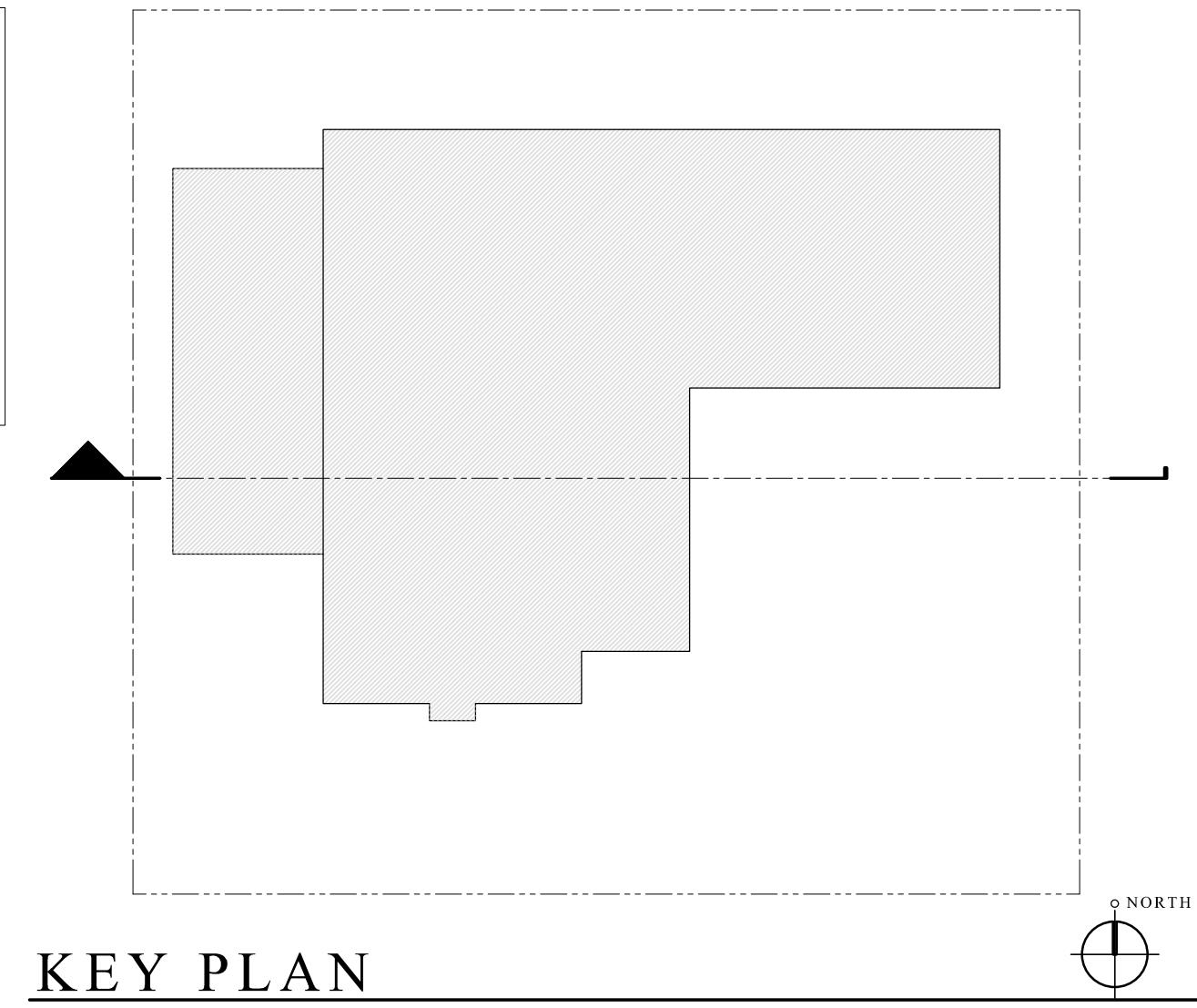
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A3.03

PARTITION LEGEND

	CURRENT GRADE LINE
	PROPOSED FILL
	CURRENT GRADES
	PROPOSED RESIDENCE



A
A3.04
PROPOSED (EAST-WEST YARD SECTION DIAGRAM)
SCALE:

3/8" = 1'-0"

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PROPOSED PLAN (FENCES, WALLS, & GATES)

SCALE:

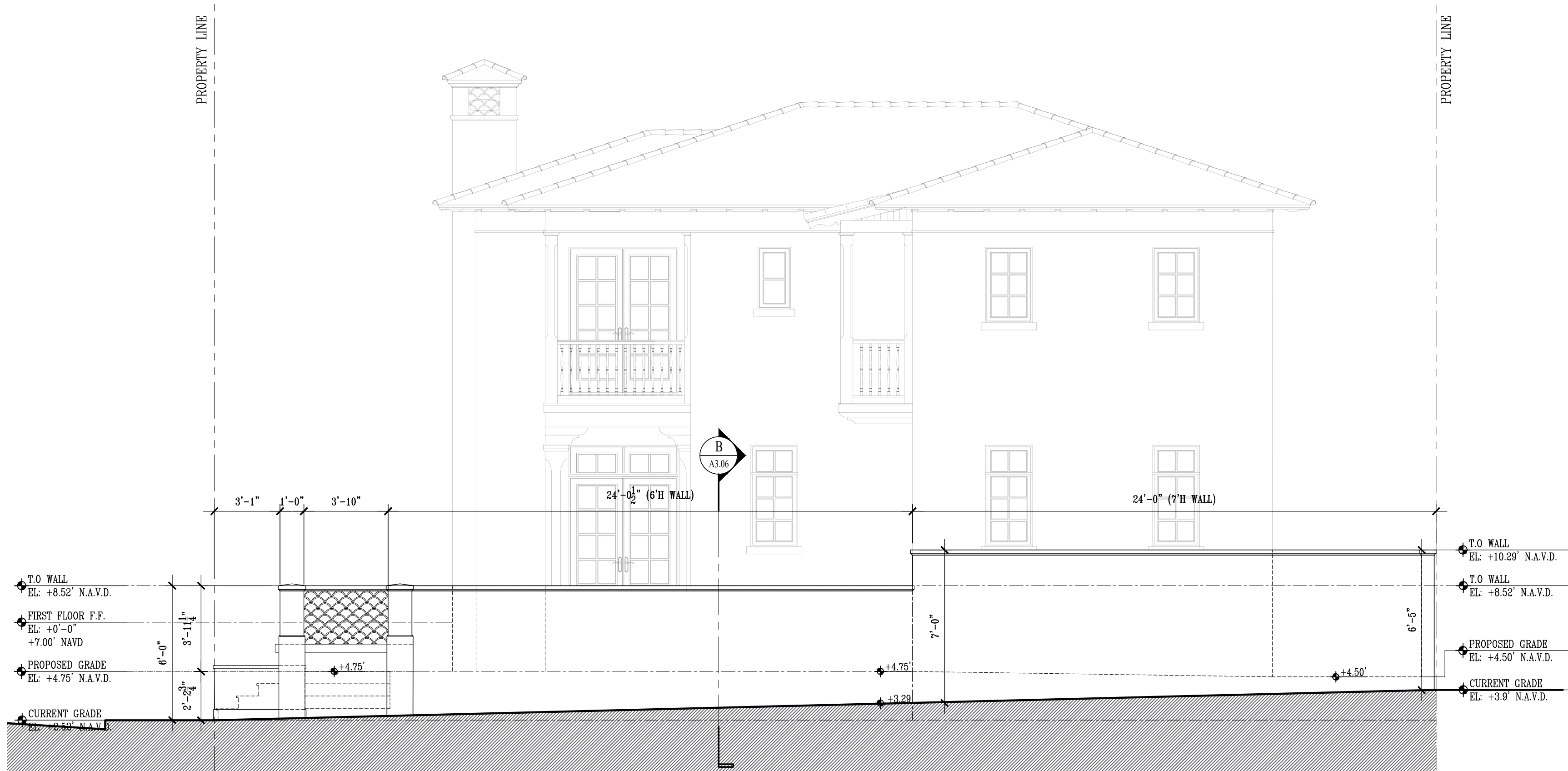

$$1/4'' = 1'-0'$$



A
A306
PROPOSED SOUTH ELEVATION (FENCES, WALLS AND GATES)

SCALE:

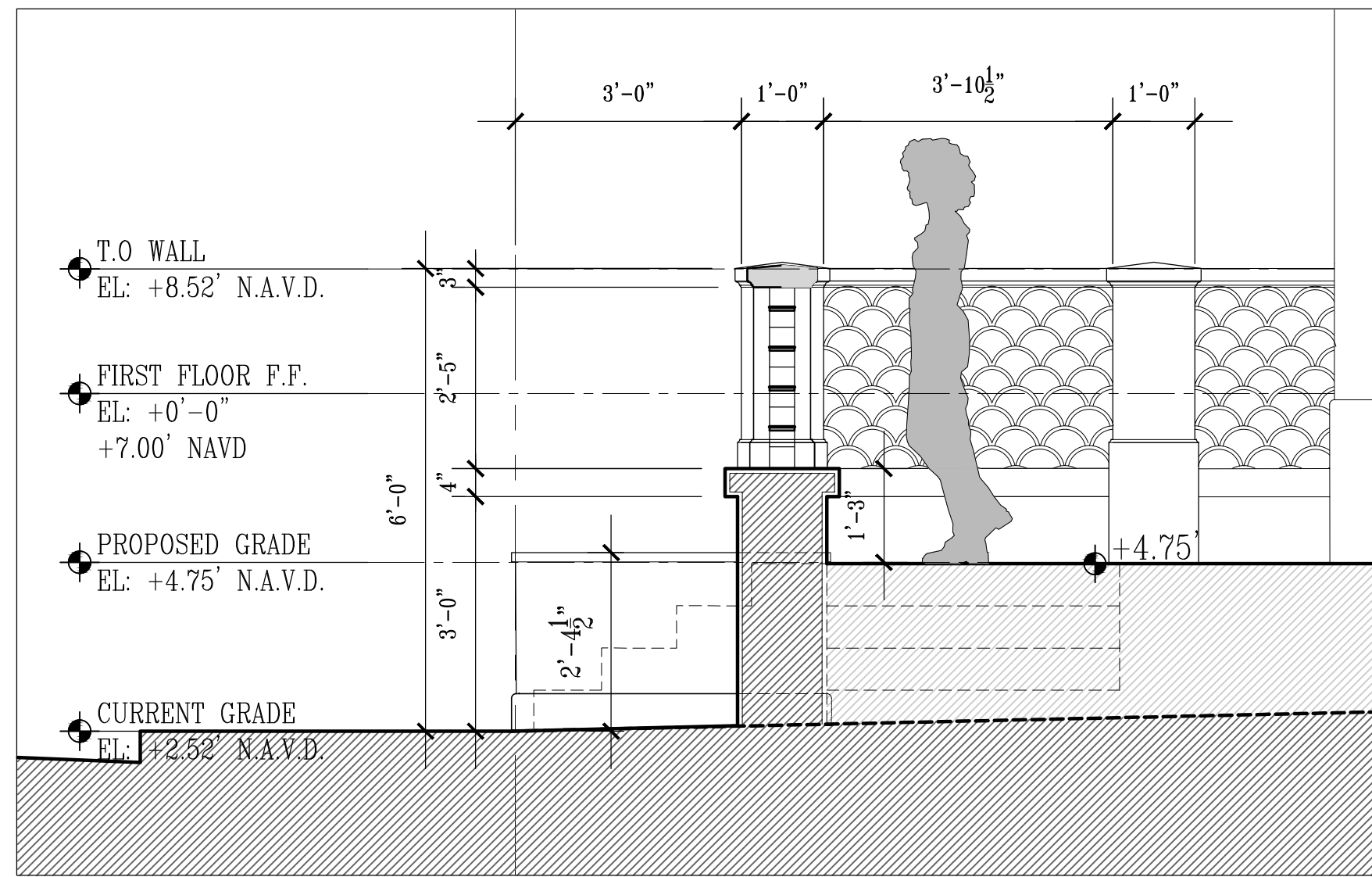
1/4" = 1'-0"



B
A306
PROPOSED EAST ELEVATION (FENCES, WALLS AND GATES)

SCALE:

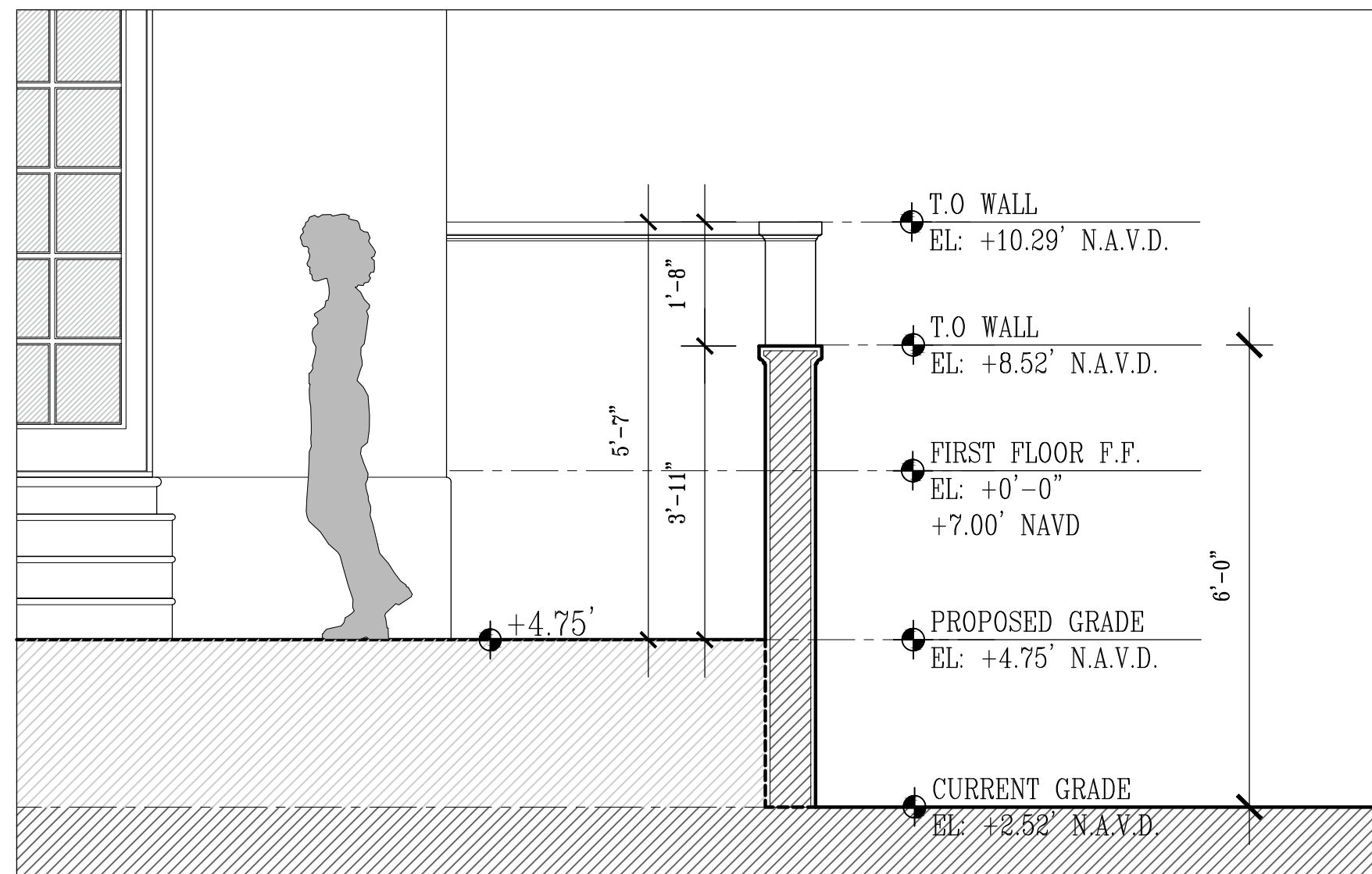
1/4" = 1'-0"



A
A306
FENCE & WALL SECTION DETAIL

SCALE:

1/2" = 1'-0"



B
A306
FENCE & WALL SECTION DETAIL

SCALE:

1/2" = 1'-0"

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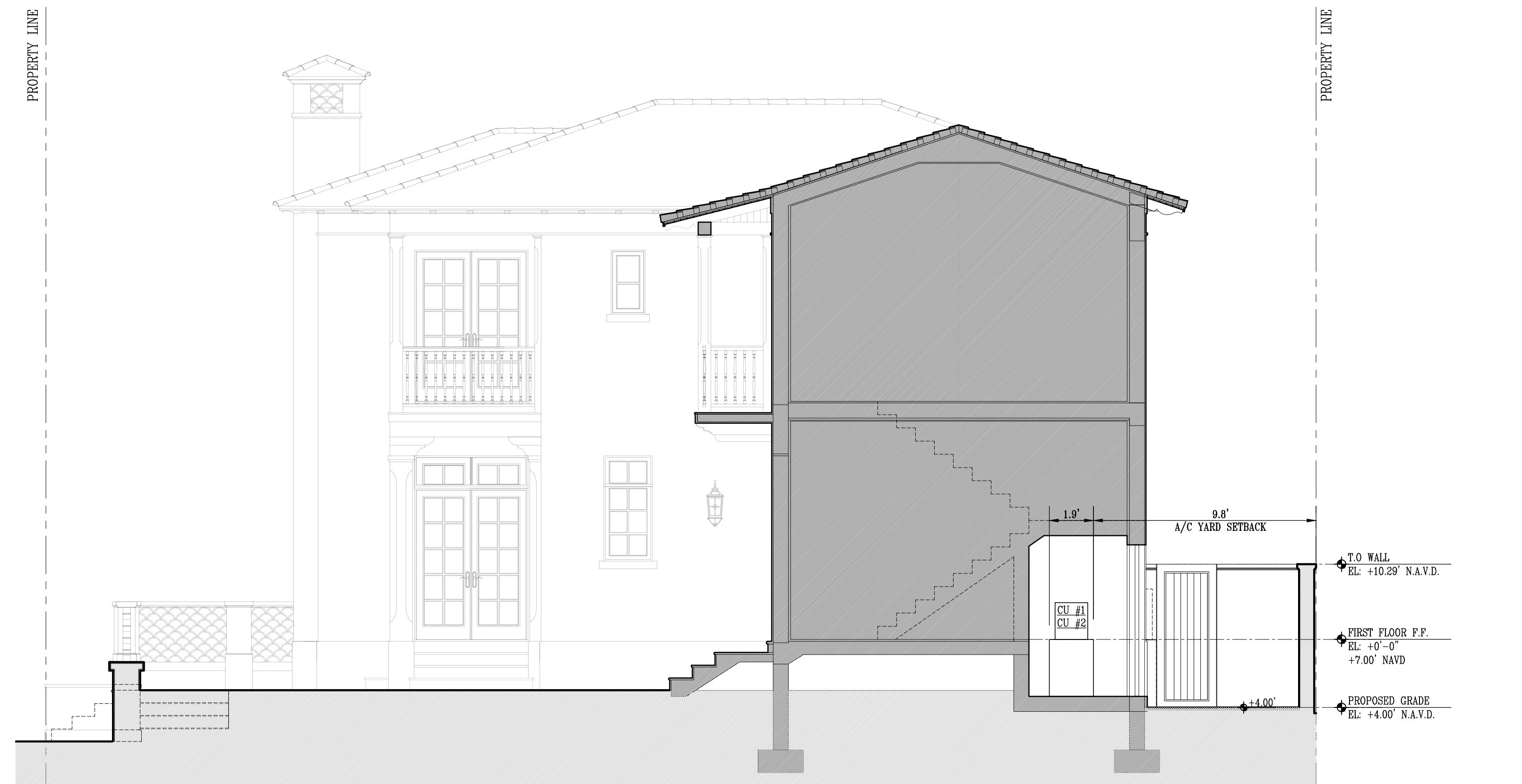
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A3.06



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DATE: 01/30/2023
A3.07

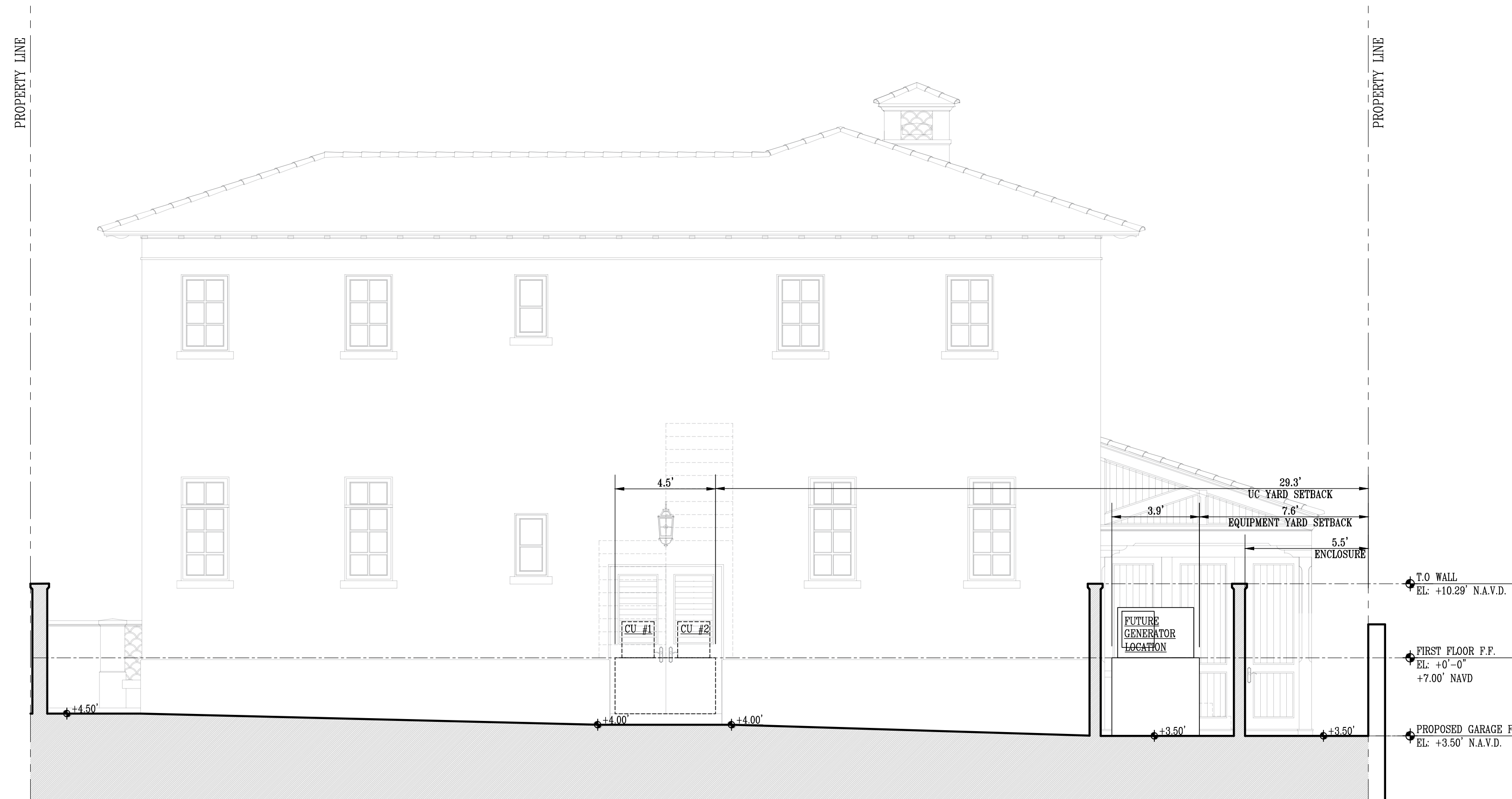


A
A3.08

MECHANICAL EQUIPMENT (NORTH-SOUTH SECTION DIAGRAM)

SCALE:

1/4" = 1'-0"

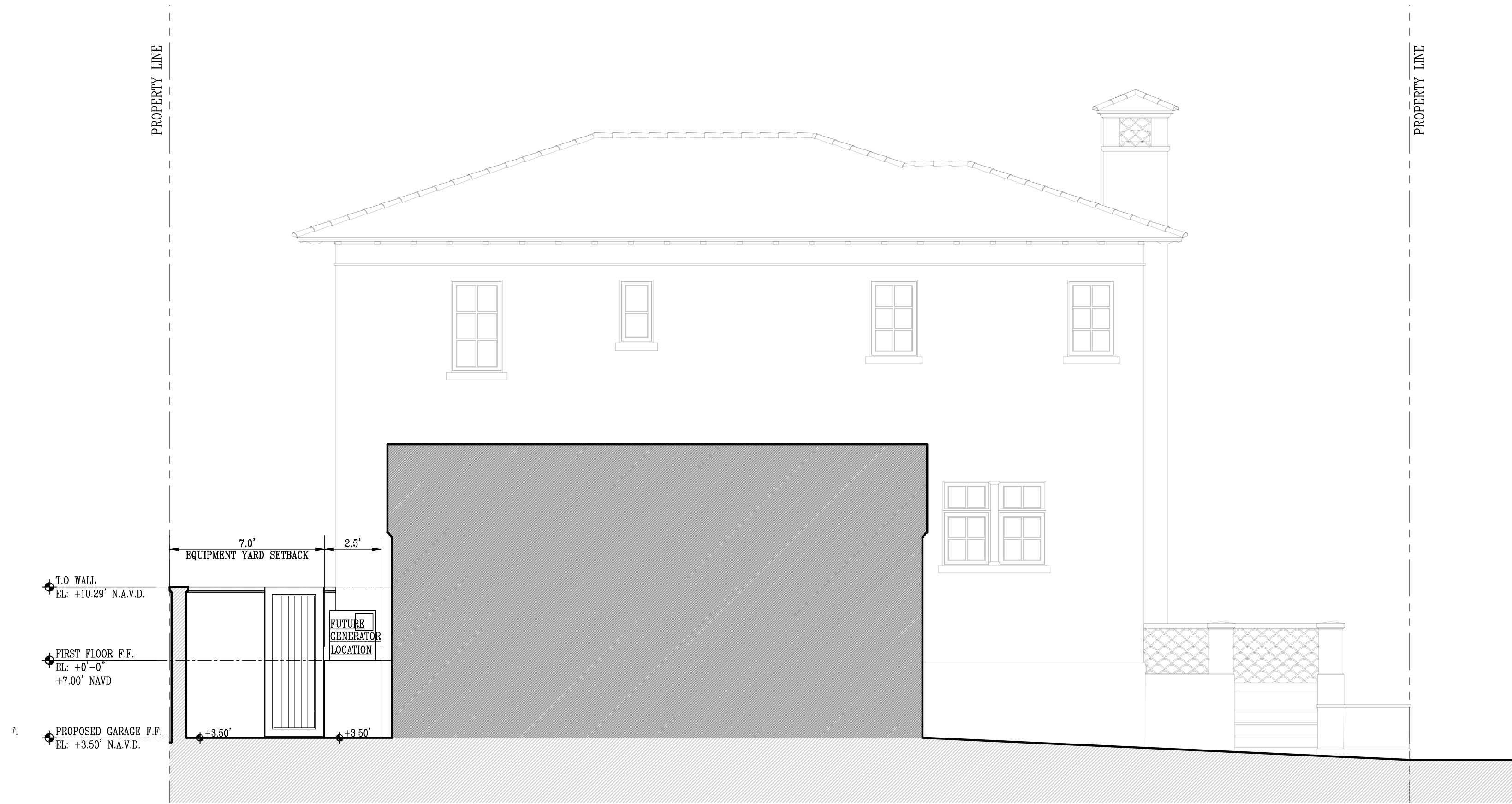


B
A3.08

MECHANICAL EQUIPMENT (EAST-WEST SECTION DIAGRAM)

SCALE:

1/4" = 1'-0"



A
A3.09 MECHANICAL EQUIPMENT (NORTH-SOUTH SECTION DIAGRAM)

SCALE:

1/4" = 1'-0"

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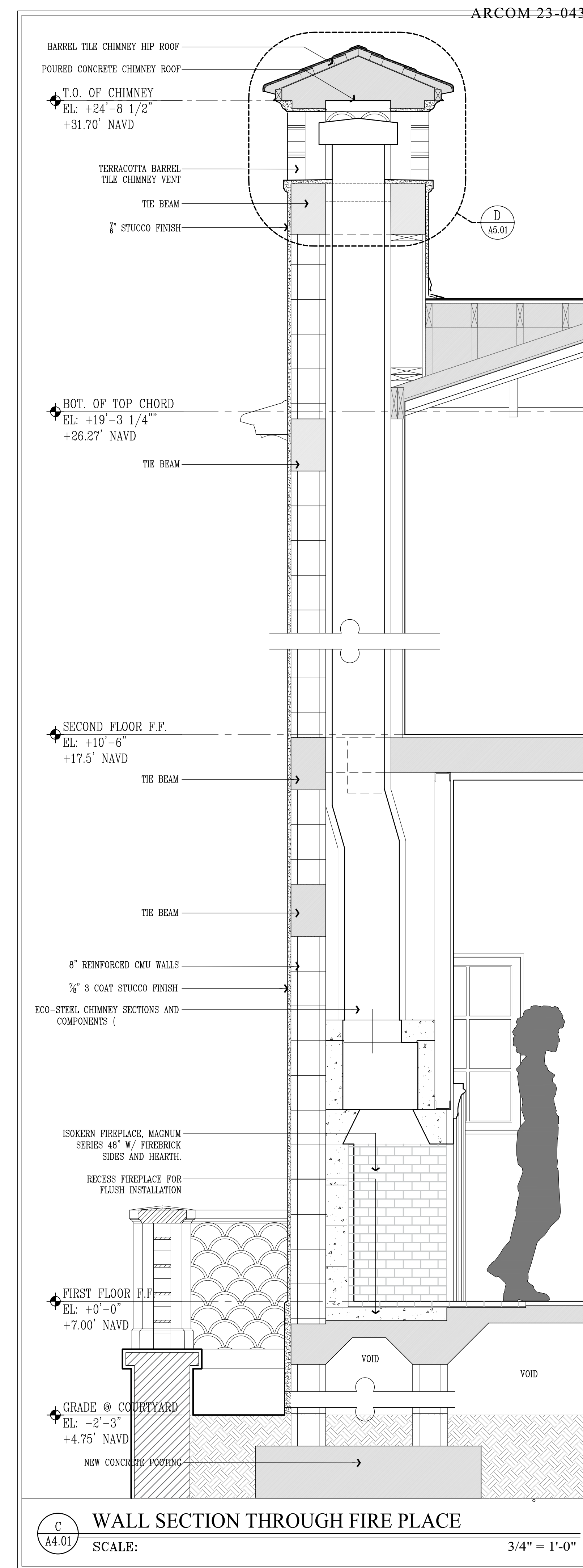
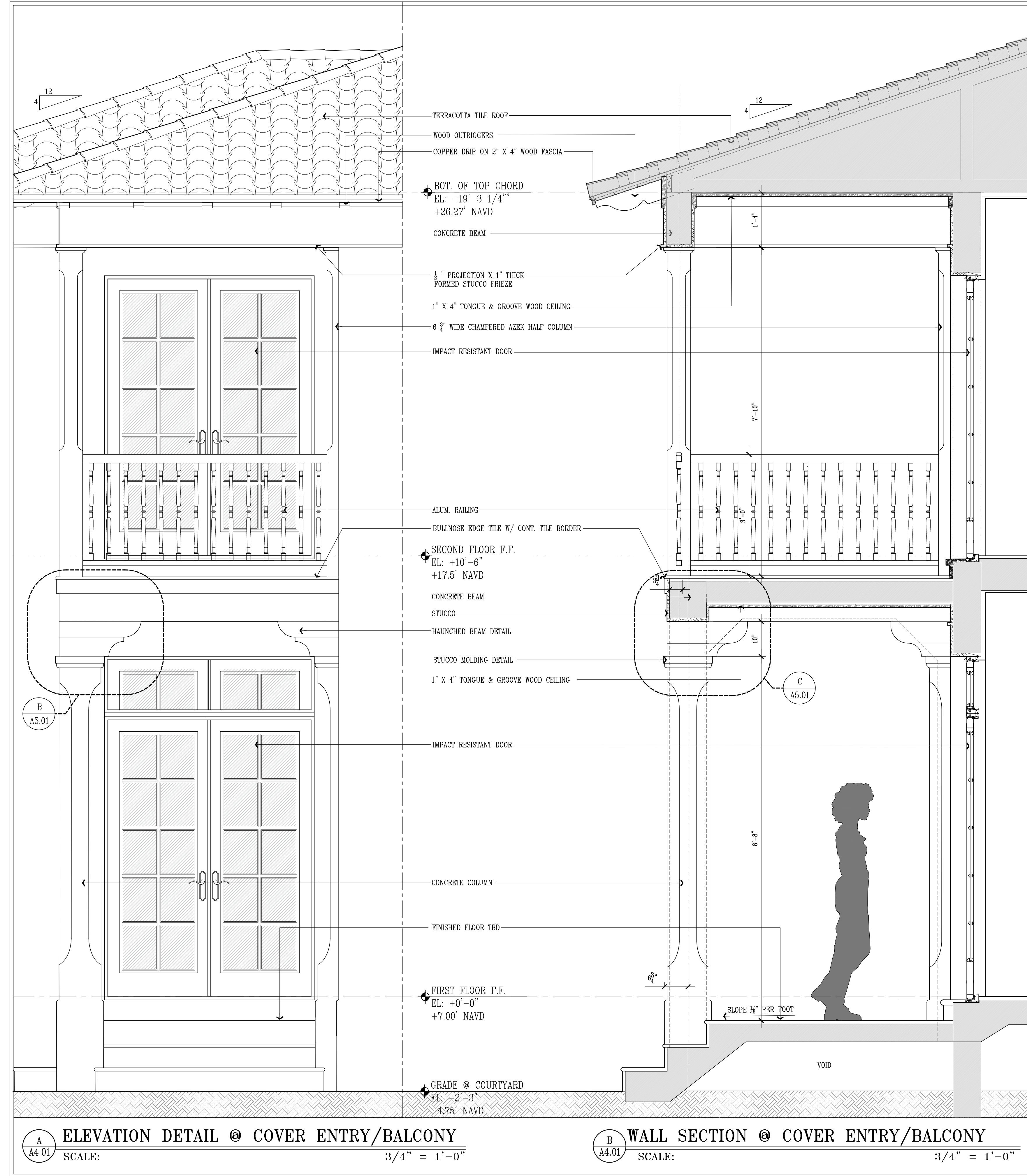
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A3.09



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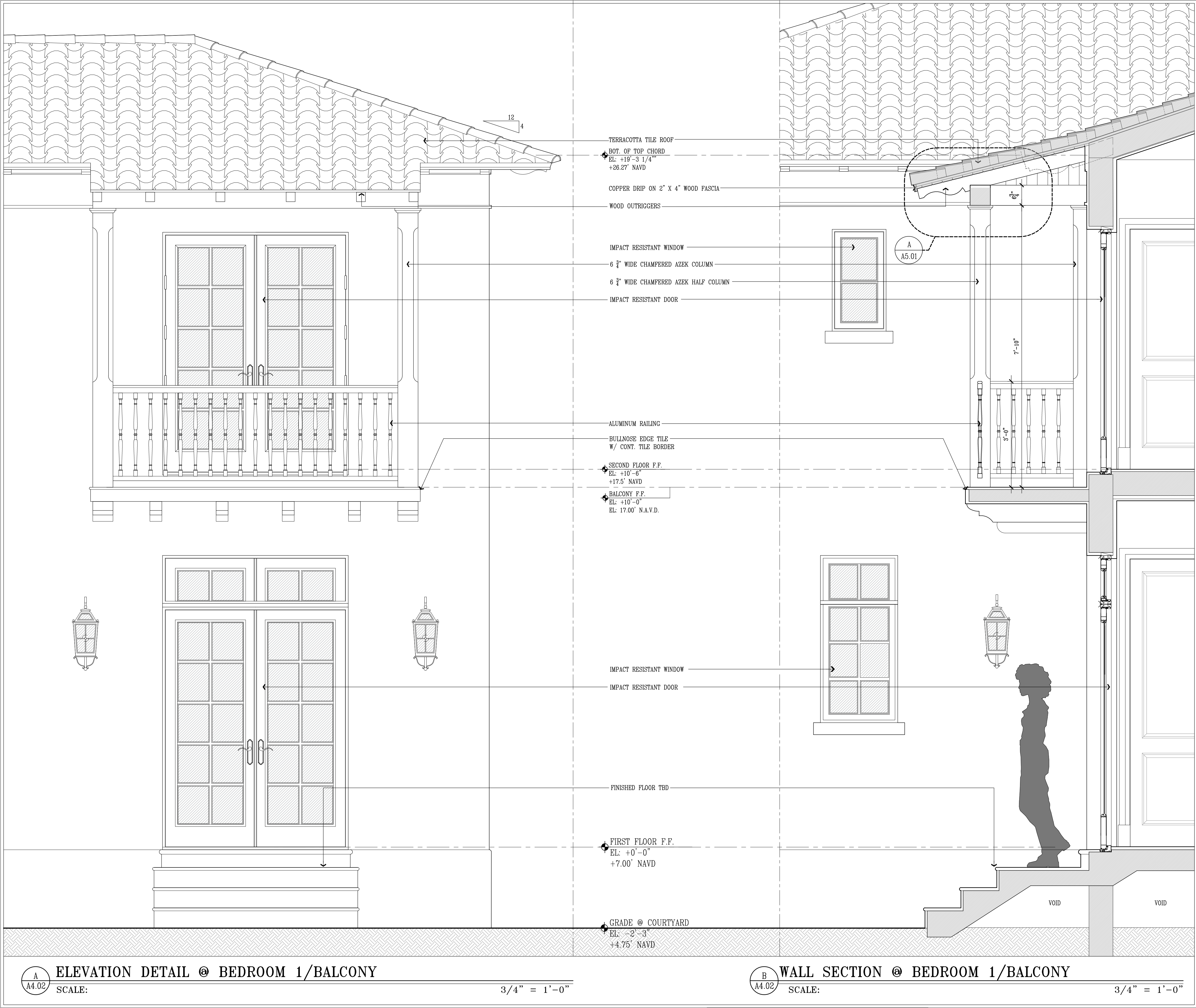
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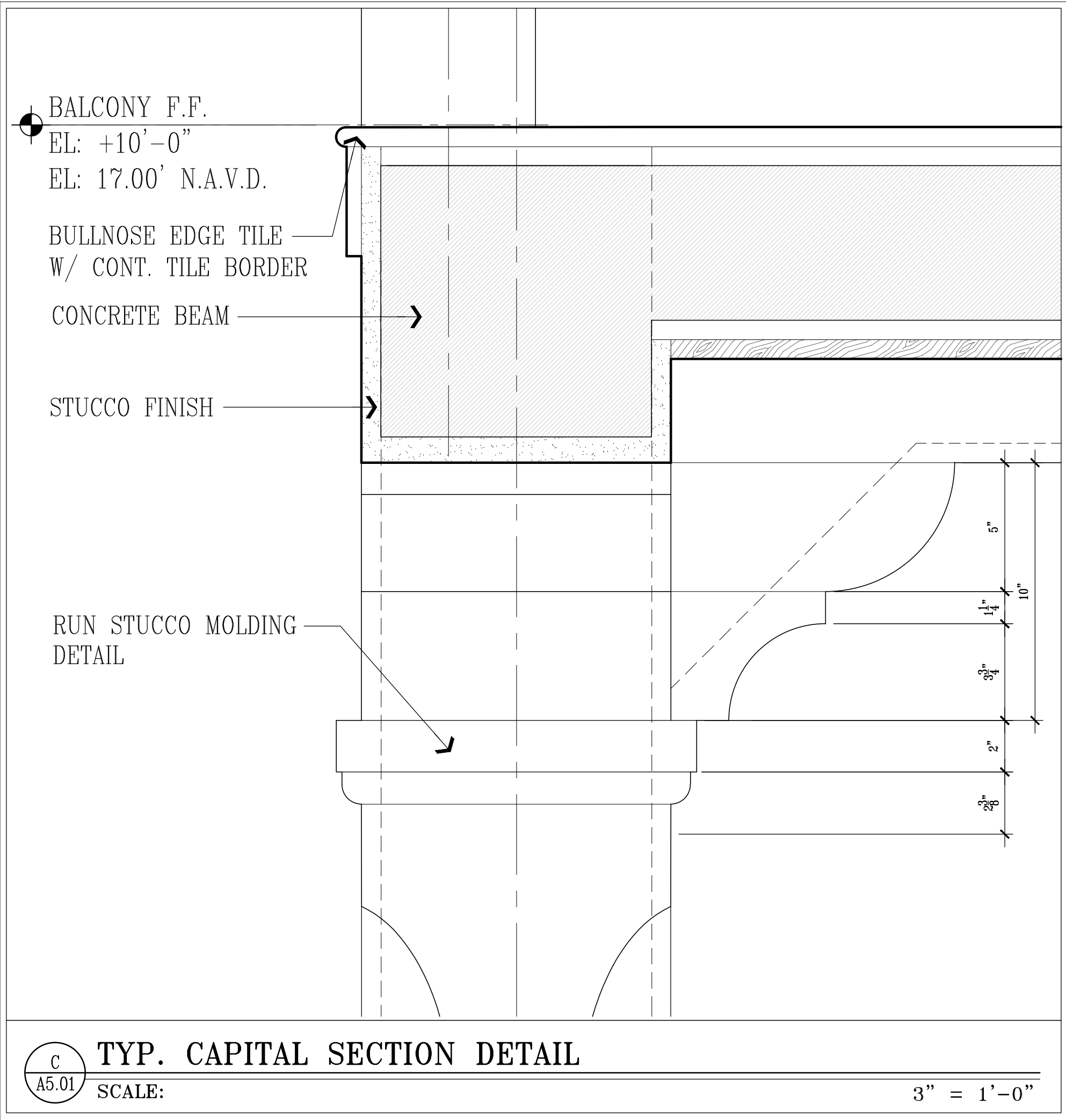
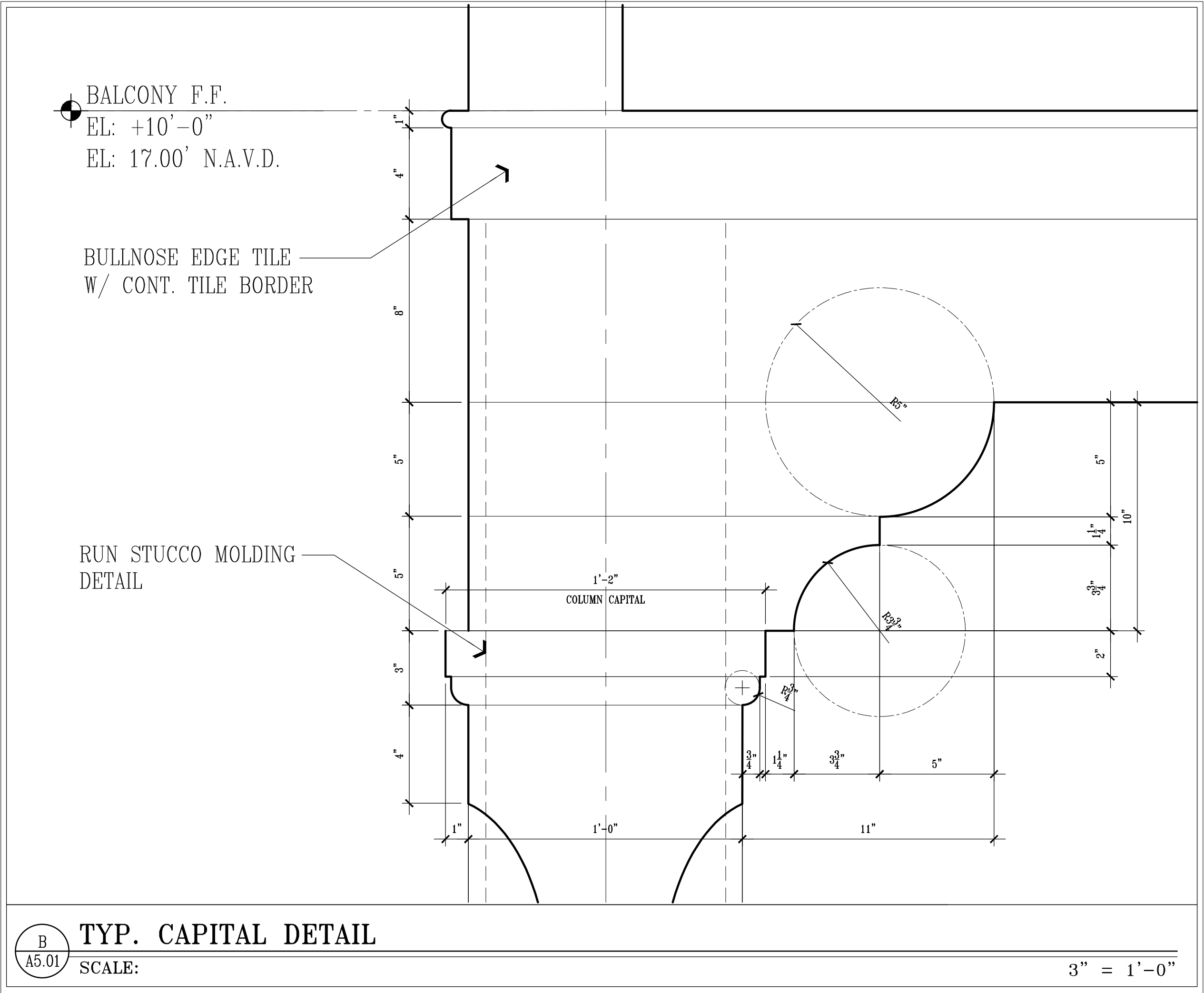
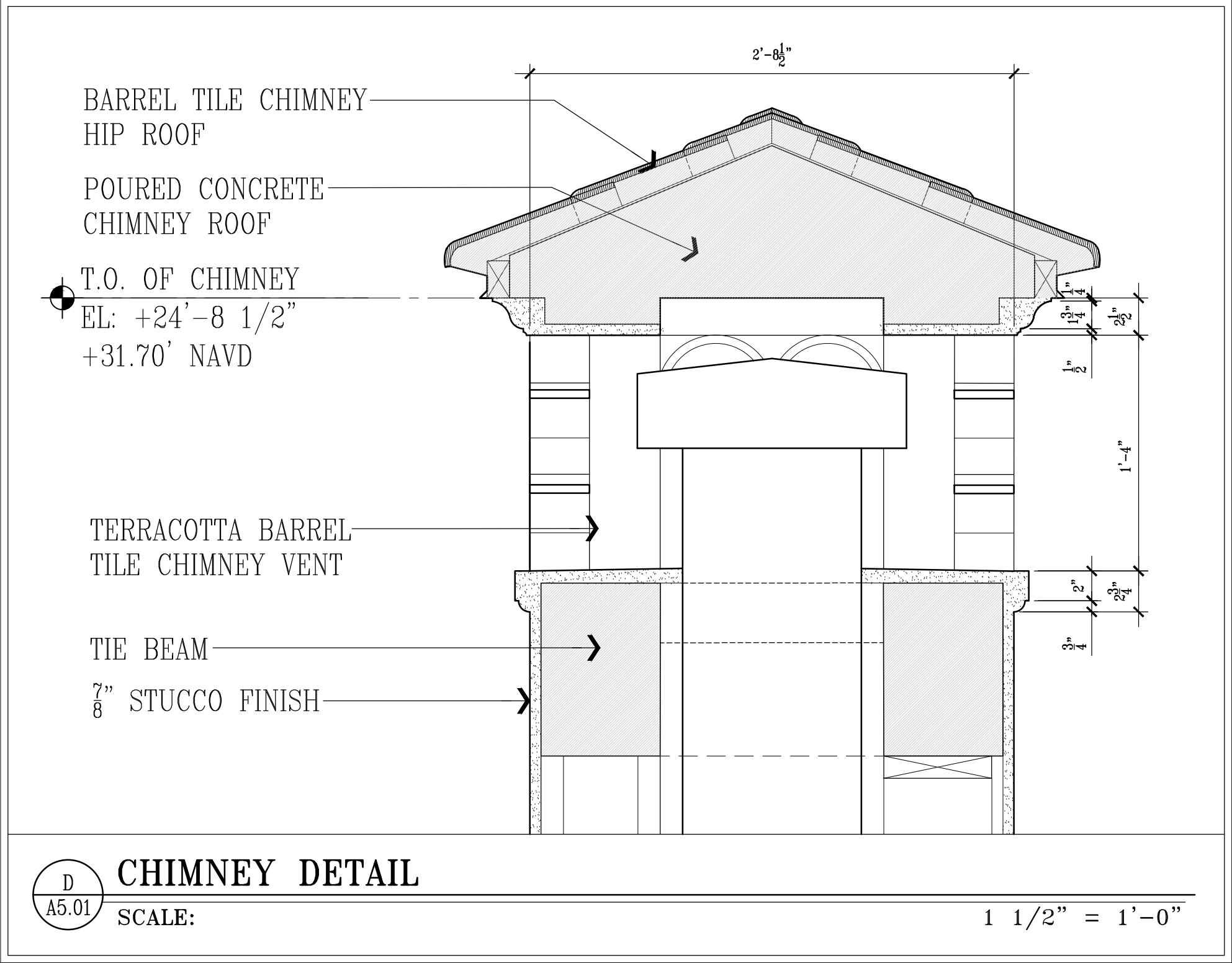
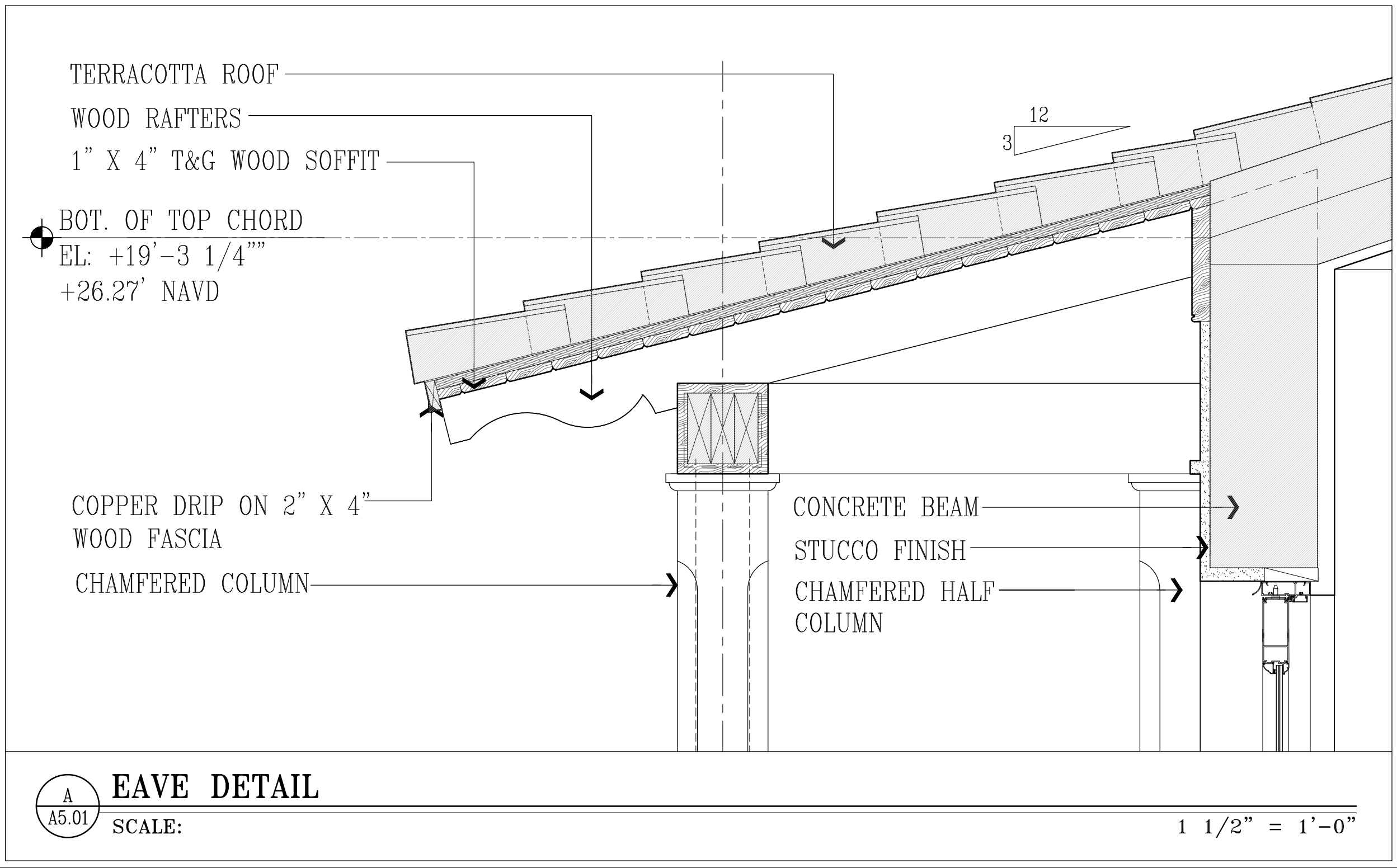
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A4.01







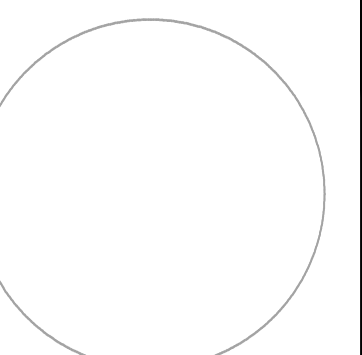
ARCOM 23-043 ZONING 23-042

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3 D - 1



259 OLEANDER AVE - SOUTH VIEW



259 OLEANDER AVE - EAST VIEW



259 OLEANDER AVE - AERIAL VIEW

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