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NEW RESIDENCE LANDSCAPING & CIVIL ENGINEERING

259 OLEANDER AVENUE PALM BEACH, FLORIDA



BGS
Landscape
Architecture
& Engineering

512 Lucerne Avenue
Lake Worth Beach, FL 33460
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SHEET INDEX:

- EX1 Existing/Demolition Plan
- L1 Proposed Hardscape Plan
- L2 Proposed Landscape Plan
- L3 Existing & Proposed Fences, Walls, & Gates
- M1 Materials & Finishes
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- CS1 Construction Screening Plan
- C1 Site Grading & Drainage Plan

ARC-23-043
APRIL 26, 2023 MEETING

ZON-23-042
MAY 10, 2023 MEETING

SCOPE OF WORK:

- Demolish Existing Landscaping
- Demolish Existing Hardscape
- Install New Landscaping
- Install New Hardscape, Site Walls, & Water Feature
- Landscape Lighting

ARCHITECT:

Studio SR Architecture + Design
Raphael Saladrigas
44 Cocconut Row, Suite T-6
Palm Beach, FL 33480
(561) 659-3616

CONSULTANTS:

Surveyor
Wallace Surveying
5553 Village Boulevard
West Palm Beach, FL 33407
(561) 640-4551

ARC-23-043
ZON-23-042
FINAL SUBMITTAL
MARCH 14, 2023

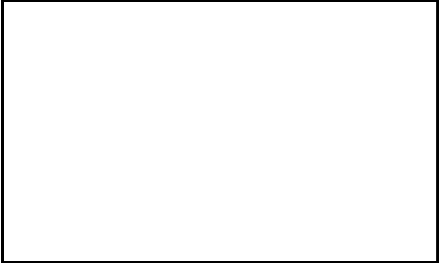
JOB #1009

259 Oleander Avenue
Palm Beach
Florida

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EXISTING/DEMOLITION PLAN

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

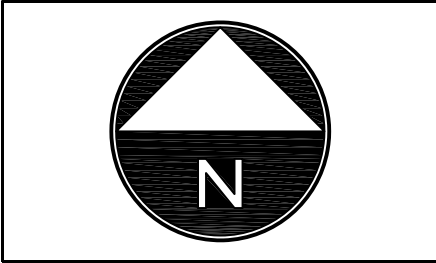
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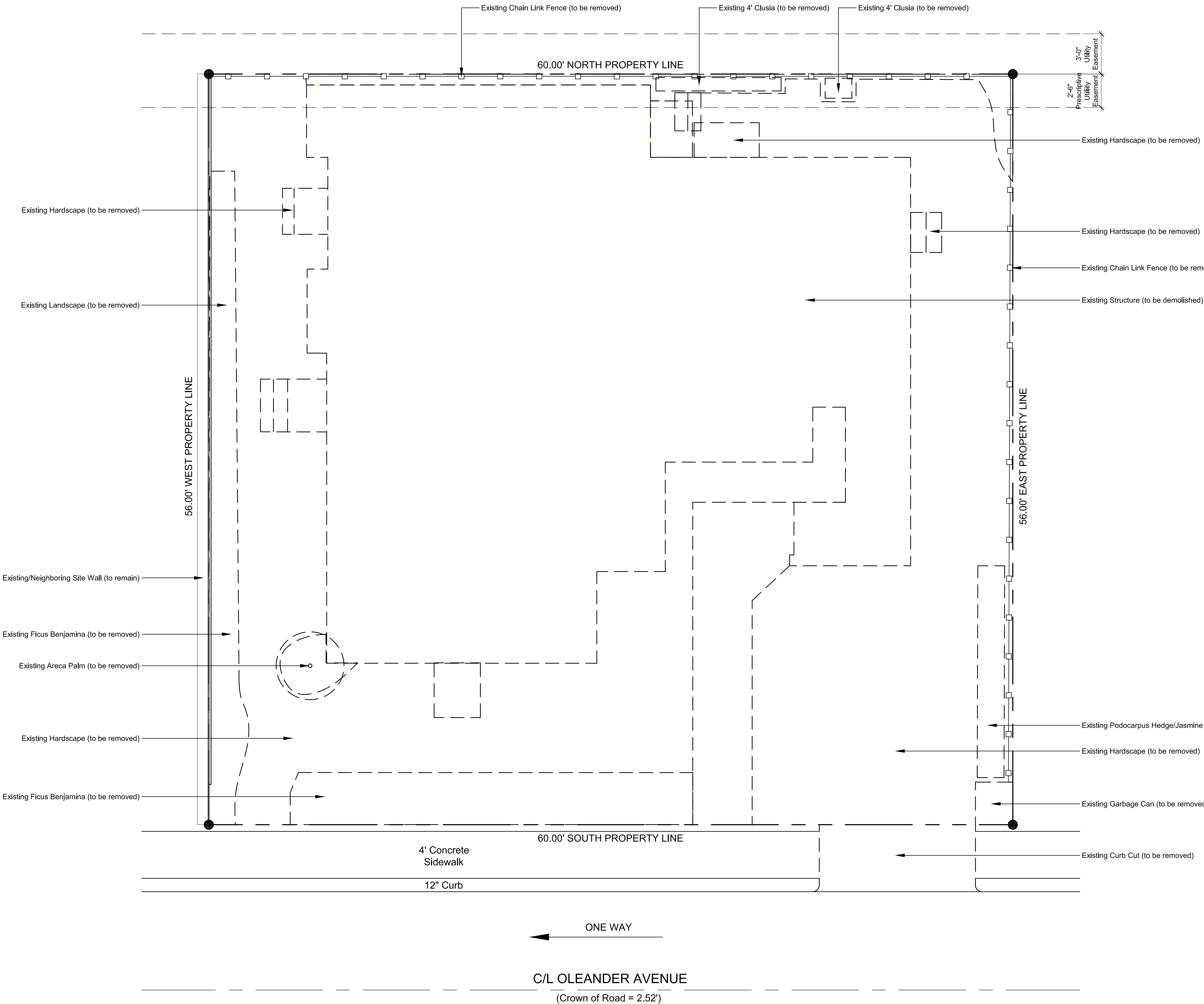
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EX1



Zoning Legend			
Property Address:	259 OLEANDER AVENUE, PALM BEACH, FL 33480		
Zoning District:	R-C MEDIUM DENSITY RESIDENTIAL		
Structure Type:	TWO-STORY SINGLE FAMILY RESIDENCE		
	Required/Allowed	Existing	Proposed
Lot Size (sq ft)	10,000	3,360.00	N/C
Lot Depth	100.00'	56.00'	N/C
Lot Width	75.00'	60.00'	N/C
Lot Coverage (sq ft and %)	1,008.00 (30.00%)	1,496.00 (44.50%)	1,379.00 (41.00%)
Enclosed Square Footage	2,016.00	2,675.00	2,578.00
Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
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Front Yard LOS (sq ft and %)	600.00 (40.00%)	111.90 (7.46%)	826.61 (55.11%)
** Native Plant Species %	Please refer to separate landscape legend.		
* Indicate each side yard with cardinal direction (N,S,E,W)			
** Provide Native plant species calculation per category as required by Ord. 24-2027 on separate table			
		If value is not applicable, enter N/A	
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REV BF 20220304			

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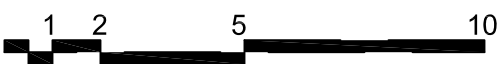
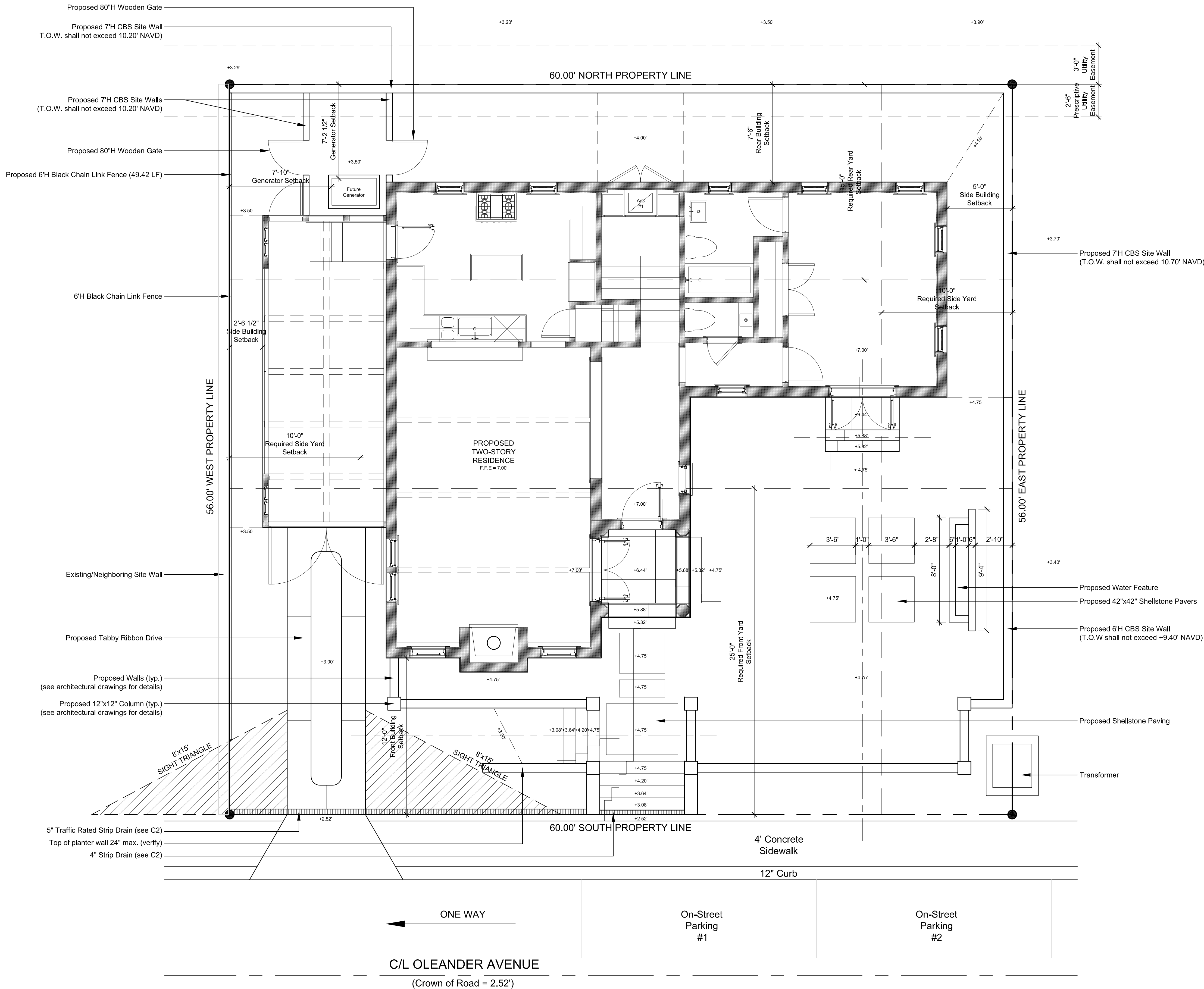
Existing Plant List						
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES						
PALMS		Areca	Areaceae sp.		to be removed	
SHRUBS		Clusia Hedge	Clusia Rosea		to be removed	
		Weeping Fig Hedge	Ficus Benjamina		to be removed	
		Podocarpus Hedge	Podocarpus Macrophyllus		to be removed	
GC/VINES		Jasmine Vine	Jasminum		to be removed	

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		REV BF 20220304	



ARC-23-043
ZON-23-042
FINAL SUBMITTAL
MARCH 14, 2023

PROPOSED HARDSCAPE PLAN

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

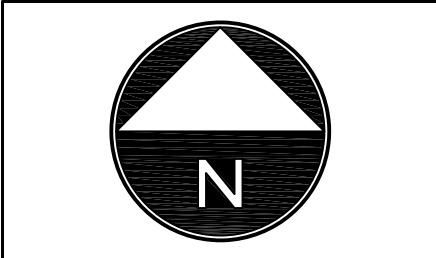
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L1



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min.

PROPOSED LANDSCAPE PLAN

259 Oleander Avenue
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2



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EXISTING & PROPOSED FENCES, WALLS, & GATES

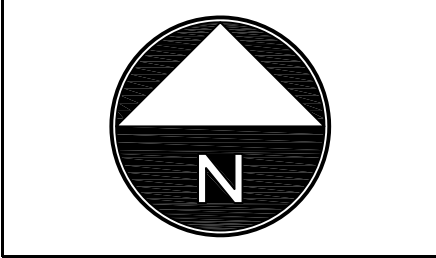
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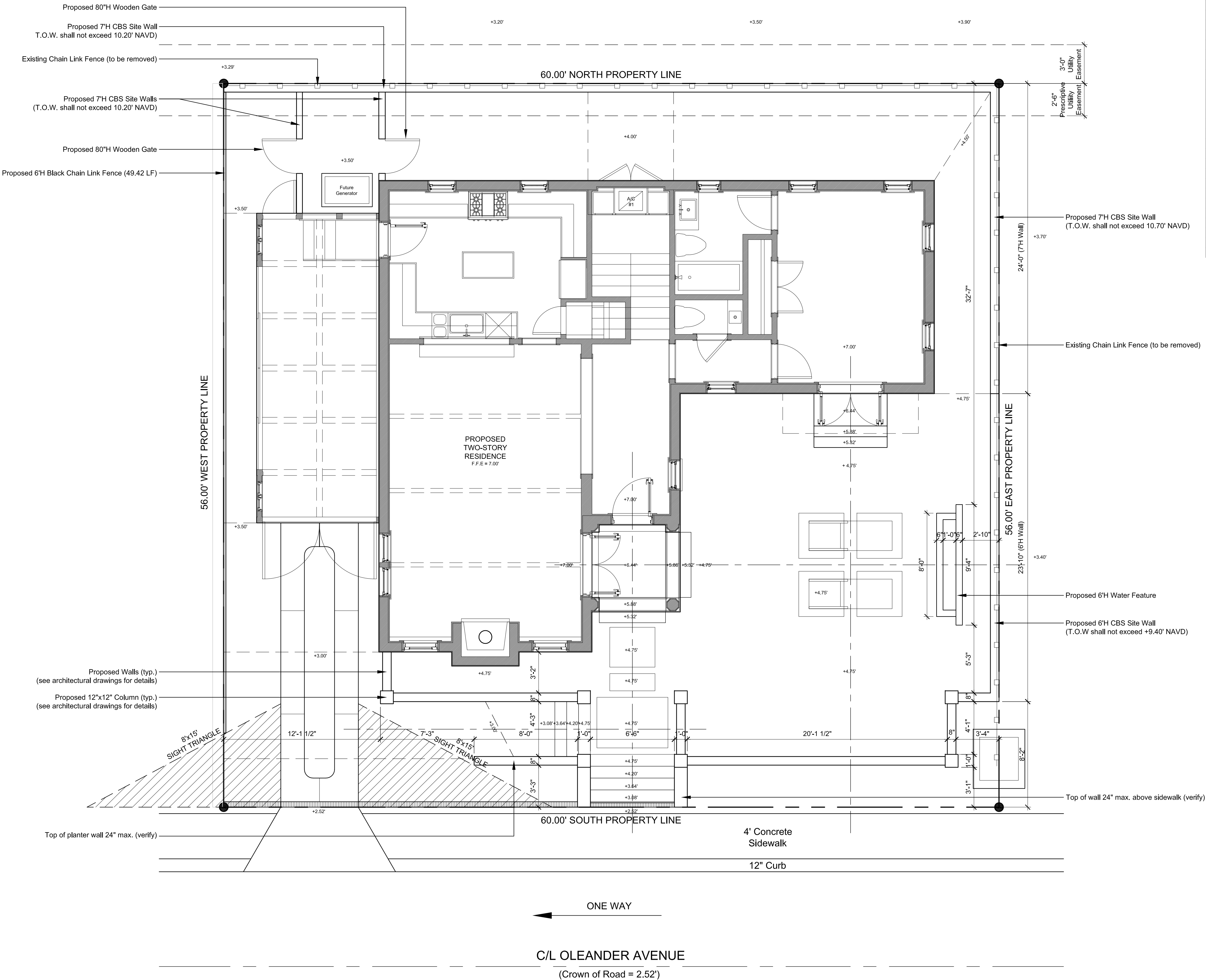
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L3

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Ribbon Drive Example



Tabby-Driveway Ribbon



Shell Stone Paving



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MATERIALS & FINISHES

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M1

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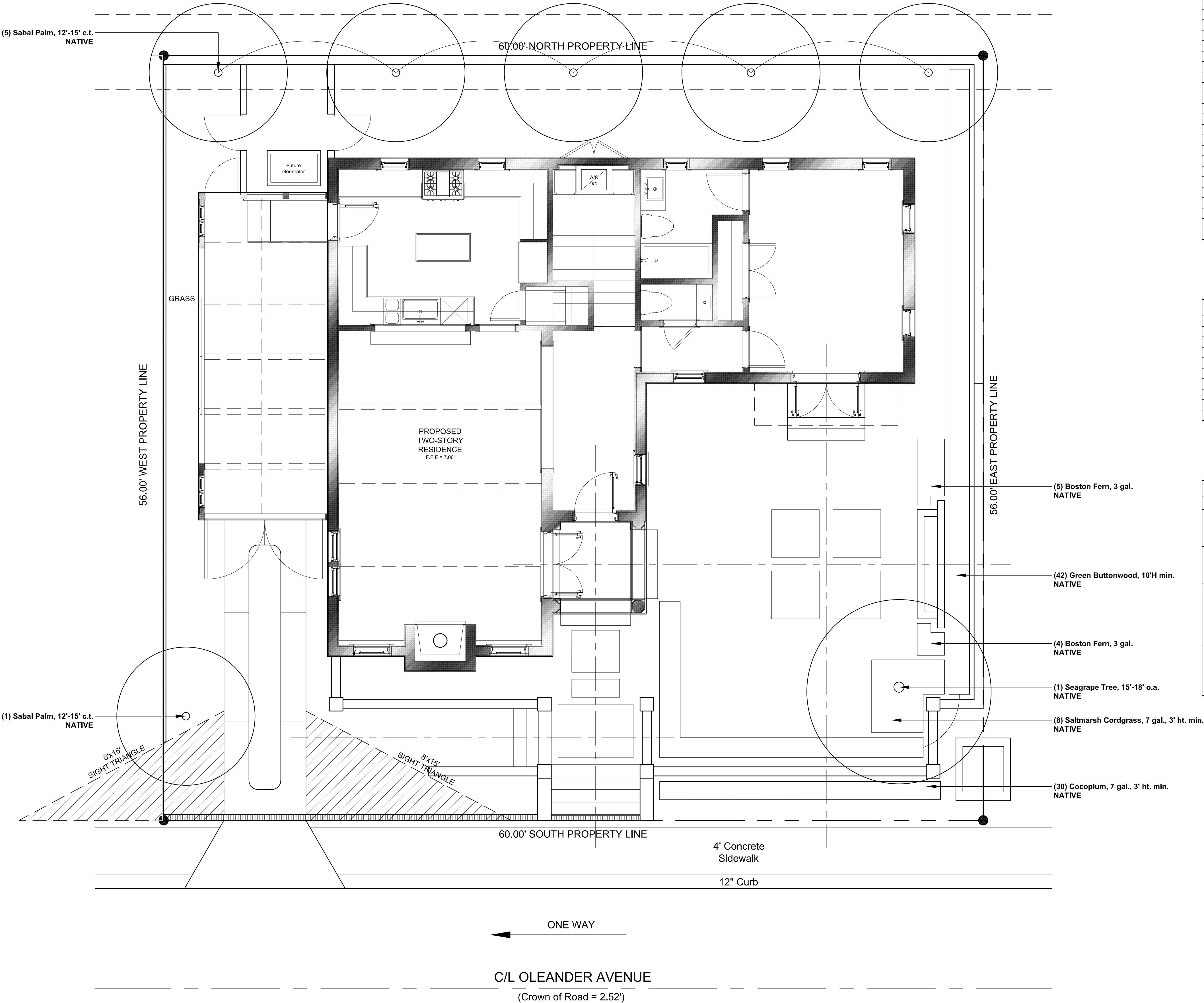


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Proposed Plant List						
	QTY	COMMON NAME	BOTANICAL NAME	SIZE	COMMENT	NATIVE
TREES	1	Seagrape	Coccoloba UVifera	15'-18' o.a.		X
PALMS	1	Coconut Palm	Cocos Nucifera	12'-15' c.t.		
	1	Coconut Palm	Cocos Nucifera	12'-15' c.t.	Curved	
	6	Sabal Palm	Sabal Palmetto	12'-15' c.t.		X
	30	Cocoplum	Chrysobalanus Icaco	7 gal., 3' ht. min.		X
SHRUBS	42	Green Buttonwood	Conocarpus Erectus	10' o.a. min.	Full to base, form hedge	X
	92	Green Island Ficus	Ficus Microcarpa	1 gal., 12" ht.		
	8	Saltmarsh Cordgrass	Spartina Alterniflora	7 gal., 3' ht. min.		X
GC/VINES	15	Clerodendron	Clerodendron Infortunatum	Trellis	White	
	9	Boston Fern	Nephrolepis Exaltata	3 gal.		X



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NATIVE LANDSCAPE DIAGRAM

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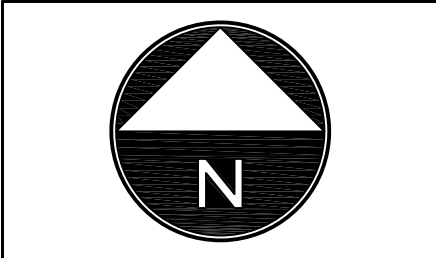
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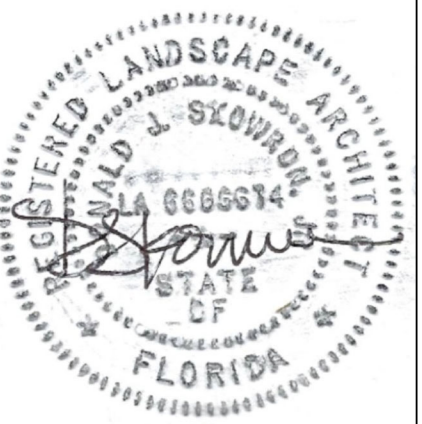
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PROPOSED LANDSCAPE LIGHTING PLAN SCALE: 1/4" = 1'-0"

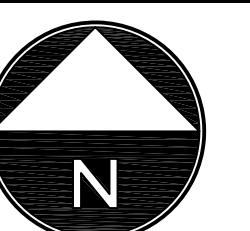
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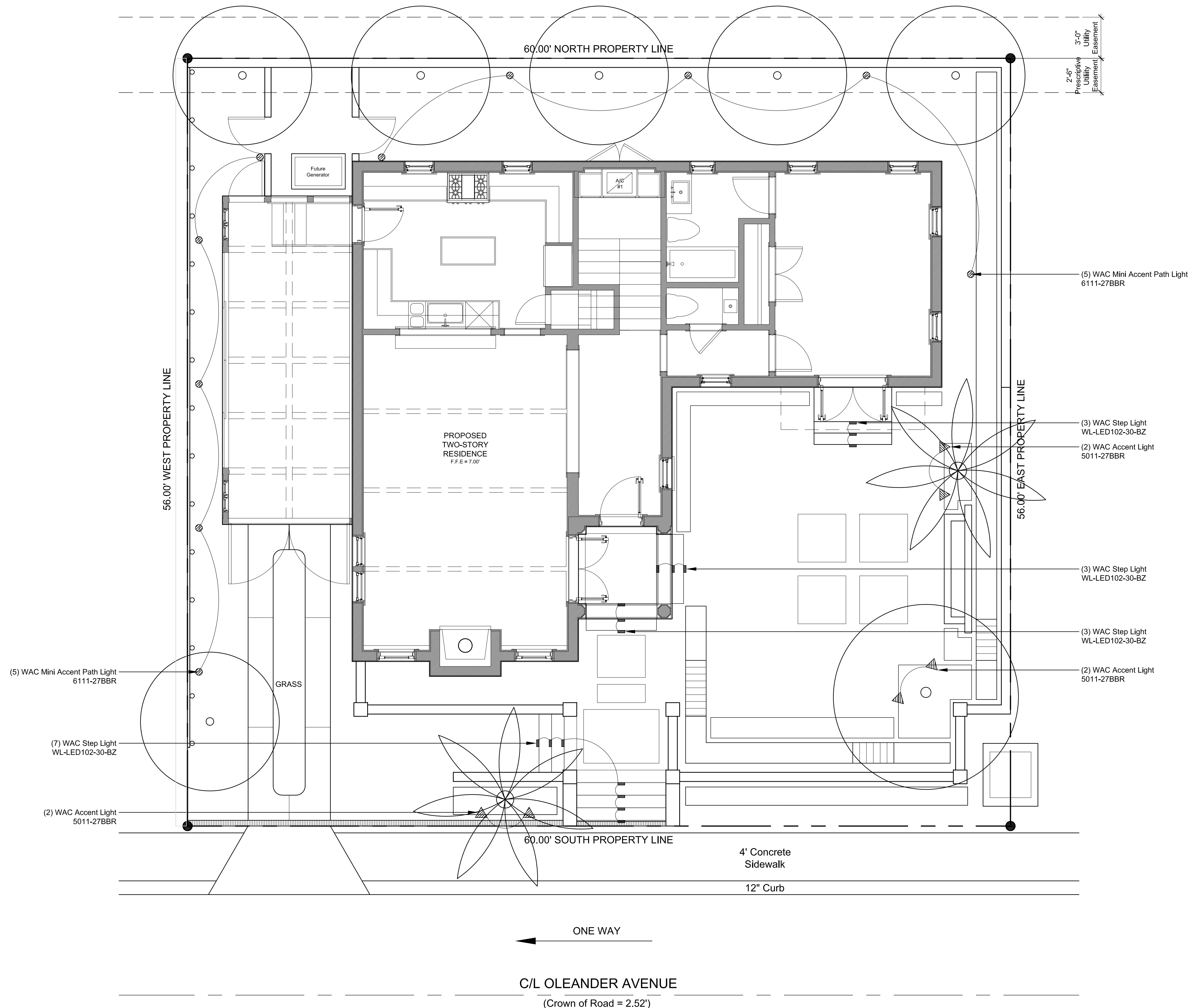
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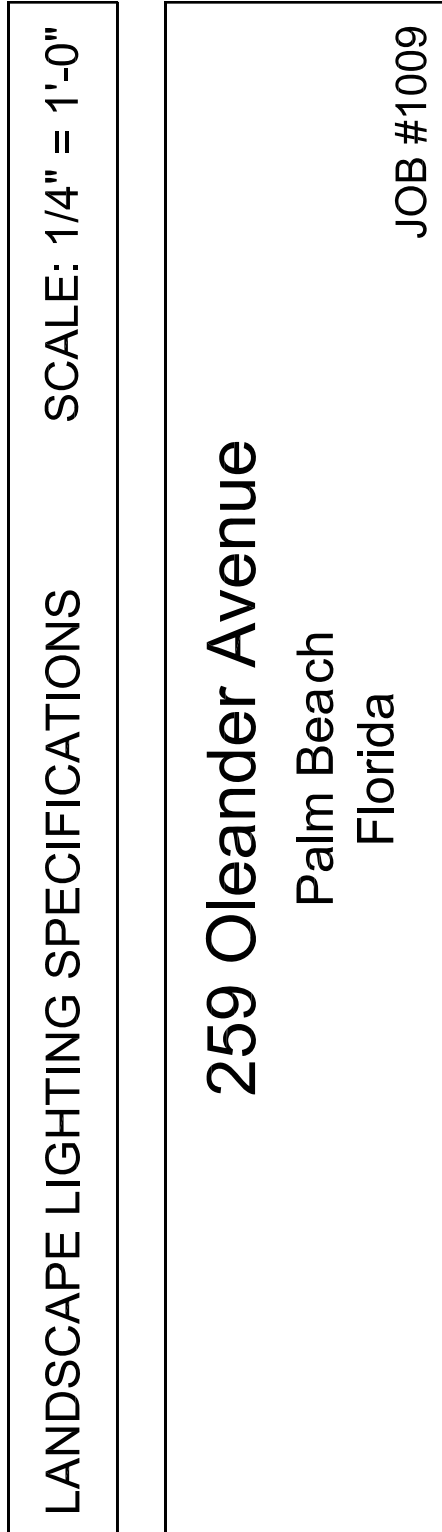
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LL1



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LL2

ACCENT 12V

5011

WAC

LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Landscape accent luminaires. One fixture replaces all other halogen landscape accent

FEATURES

- Adjustable and lockable beam angle
- Integral driver
- IP67 rated. Protected against high-pressure water jets
- Includes adjustable thermal
- Solid-state driver on corrosion resistant aluminum
- Factory sealed water-tight lens
- Mounting slots. 1 hole one end, two spaced apart that are not included
- Maintains constant lumen output against output drop
- UL 1058 listed
- MLX dimmable with remote MLX dimmers

SPECIFICATIONS

Input: 9 - 12VAC (transformer is required)
Power: 18 W @ 12V, 2.5 W @ 24V
Brightness: 50 lm to 1160 lm
Beam Angle: 25 to 60°
CR: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp.	Finish
5011	Accent 12V	27	BR Black on Aluminum
		30	BL Bronze on Aluminum
		40	BRN Bronze on Brass

5011-

Example 5011-30BR

Wac Lighting Co.
 10000 E. 15th Street
 Fox, Ontario L3G 4M9

Headquarters/Eastern Distribution Center
 44 Lusk Lane, Ohio
 Port Washington, NY 11050

Central Distribution Center
 1600 Distribution Circle
 Little Springs, GA 30122

Western Distribution Center
 1255 Archibald Avenue
 Ontario, CA 91702

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MINI ACCENT LED PATH

6111 / 6211

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Landscaping mini accent luminaire. One fixture replaces all older halogen landscape mini accent lights.

FEATURES

- Continuously Adjustable Beam Angles: Indexed at 15°, 25°, 40°, 50°
- Continuously Adjustable Beam Lengths: Indexed at 10', 20', 40', 60', 70'
- Adjustable beam angle
- IP66 rated, Protected against high-pressure water jets
- Includes a weatherable thread
- Solid die-cast housing or corrosion resistant aluminum
- Factory sealed water tight fixture
- Constant output for 50,000 hours
- Can be used as an uplight or downlight
- 2000K or 3000K color temperature
- Gauged-die-cast thread, 6' lead wire and direct burial gal. flat wire nuts included
- UL E85, UL818 listed

SPECIFICATIONS

6111	120°
Input:	9-150WAC (Transformer is required)
Power:	19W to 70W / 2MA - 15.0VA
Brightness:	4000 to 30,000
CRI:	90
Rated Life:	50,000 hours
6211	Down
Input:	9-150WAC (Transformer is required)
Power:	19W to 70W / 2MA - 15.00VA x 2
Brightness:	4000 to 30,000
CRI:	90
Rated Life:	50,000 hours

ORDERING NUMBER

	Color Temp.	Finish
6111	Single 27° 2700K Warm White 30° 3000K Pure White	BBR Brushed Brass Brushed Aluminum

6111 - BBR

Example: 6111-BBBR

wacighting.com
Phone: (800) 325-0268
Fax: (800) 326-2295

Headquarters/Eastern Distribution Center
41 Huxford Park Drive
Port Washington, NY 11050

Central Distribution Center
36020 Hollister Ct
Lubbock, Texas 79422

Western Distribution Center
1750 Rockwood Lane
Ontario, CA 91760

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WAC LIGHTING

Step Light with Photocell

Fixture Type:

Catalog Number:

Project:

Location:

Model & Voltage	Color Temp. & Ohm	Lumen	Finish
WL-SL0010-120VAC	3,300K +/- 2A 100Ω	85 lm	Black Coated Aluminum 90° Beam Angle 90° Beam Angle WT White on Aluminum

FEATURES:

- Operates in low-cost brass or 316 marine-grade stainless steel
- Fits into 2"x4" x 3-lbs max. with minimum inside dimensions of 3"x2"x4"
- One-hour needed
- Low heat reflection
- Low-profile, flush to wall aesthetically with no visible hardware
- Balanced lighting, free of shadows with minimum glare
- Integrated photocell for energy saving
- Durable concealed behind face of fixtures
- 5-year warranty

SPECIFICATIONS

Construction:	Corrosion resistant aluminum alloy, stainless Steel
Power:	2W
Input:	120 VAC, 50/60Hz
Light Source:	Integrated LED
Life:	3 Step Mac Adam Ellipse
Temp:	Temperature Class
Rated Life:	50,000 hours
Finish:	Enamel Coated/Black on Aluminum, Enamel Coated Stainless on Aluminum, Enamel Coated/White on Aluminum, Enamel Coated/Stainless Nickel on Aluminum, 40PF to 122°F (-40°C to 50°C)

Operating Temp:

Standards: ITC, ULT, Wet Location Listed, IP66, AIAA

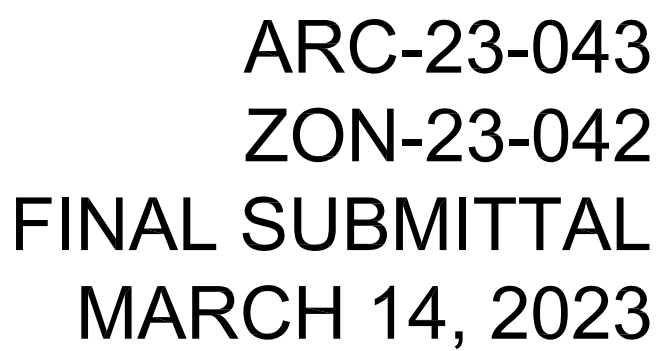
FINISHES:

Black SS	Stainless SS	Enamel Coated White on Aluminum

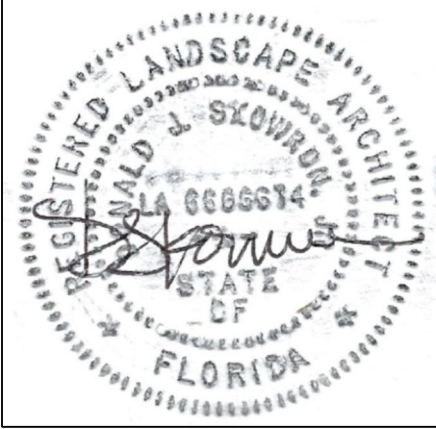
LINE DRAWING:

www.lighting.com | Phone (800) 524-2981 • Fax (800) 524-2983 • usa@wac-lighting.com Distribution Center: At Harbor Point Plaza West, Washington, WA 1000
WAC Lighting reserves the right to modify the design or color without notice and/or discontinue items without prior written consent. September 2003, Page 2/23

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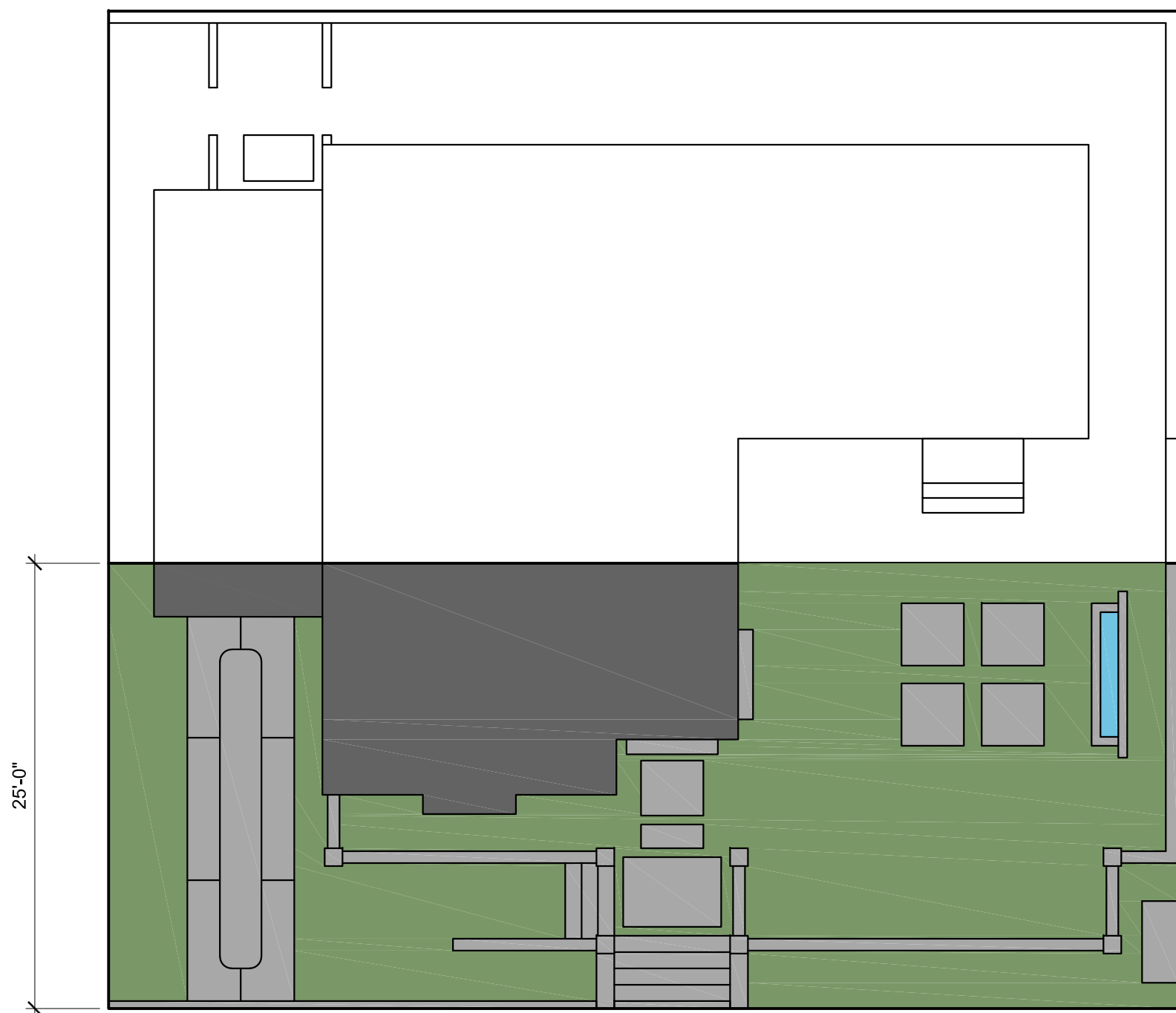
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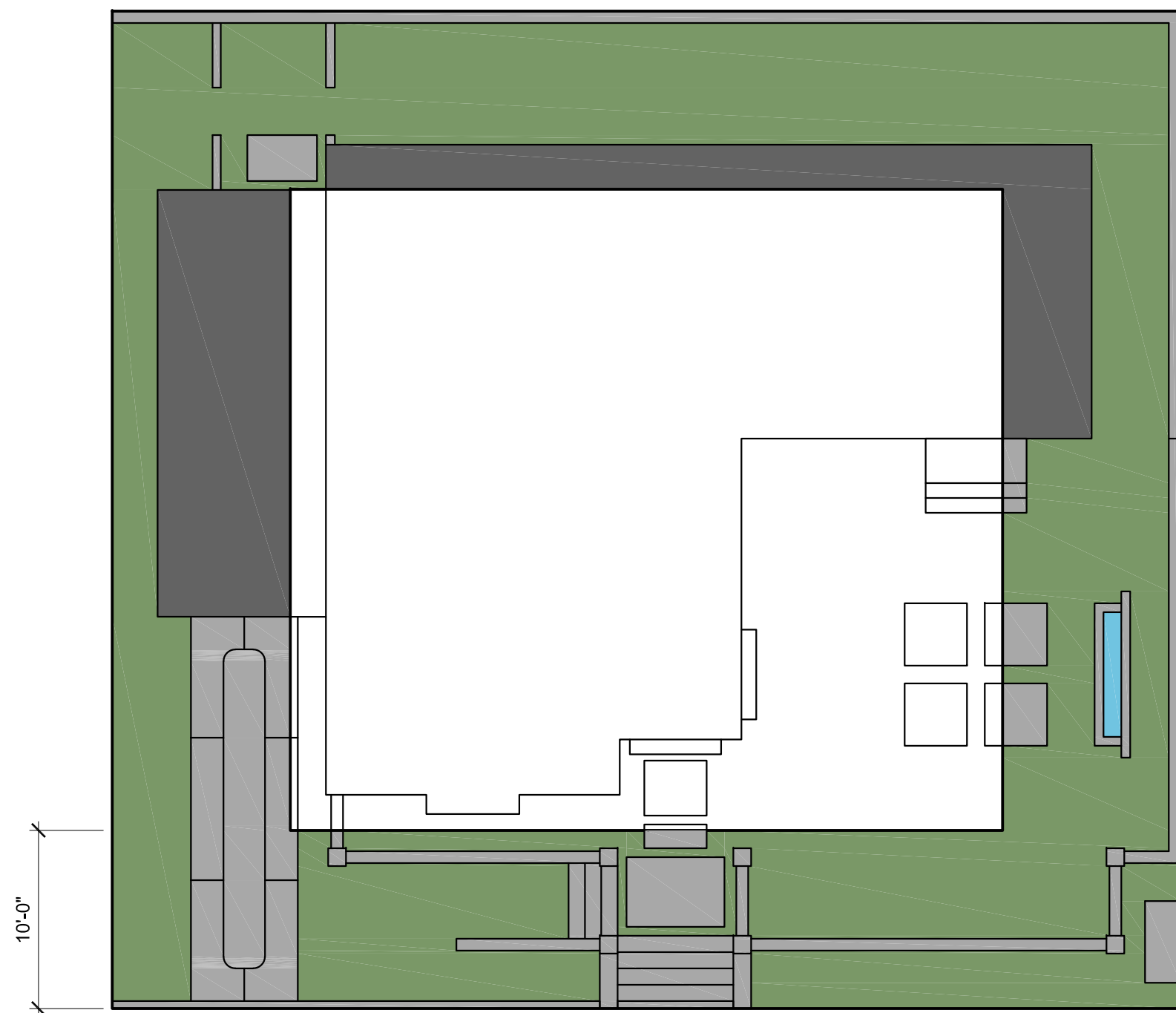
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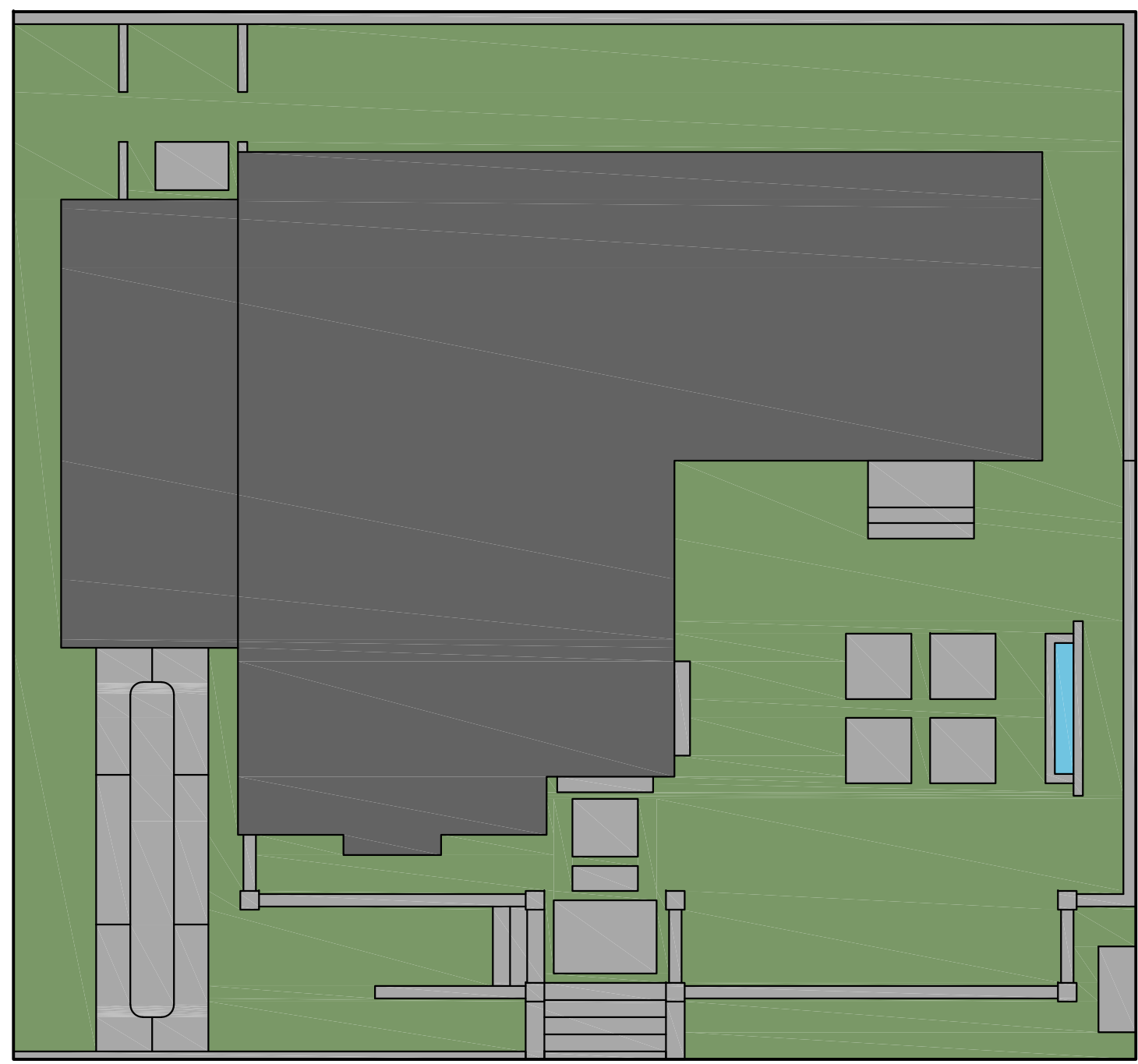
PROPOSED FRONT YARD OPEN SPACE DIAGRAM

LANDSCAPE - FRONT YARD (1,500.00 SQ.FT.)			
- Required	600.00	SQ.FT.	40.00%
- Proposed	826.61	SQ.FT.	55.11%



PROPOSED 10' PERIMETER OPEN SPACE DIAGRAM

LANDSCAPE - 10' PERIMETER (50% of Overall Required)			
- Required	756.00	SQ.FT.	50.00%
- Proposed	1,186.88	SQ.FT.	78.50%



PROPOSED LANDSCAPE OPEN SPACE DIAGRAM

LANDSCAPE - OVERALL			
- Required	1,512.00	SQ.FT.	45.00%
- Proposed	1,514.81	SQ.FT.	45.08%

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ZONING DIAGRAMS

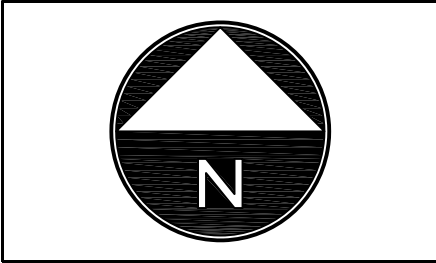
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SCALE: 1/4" = 1'-0"

PROPOSED SOUTH ELEVATIONS

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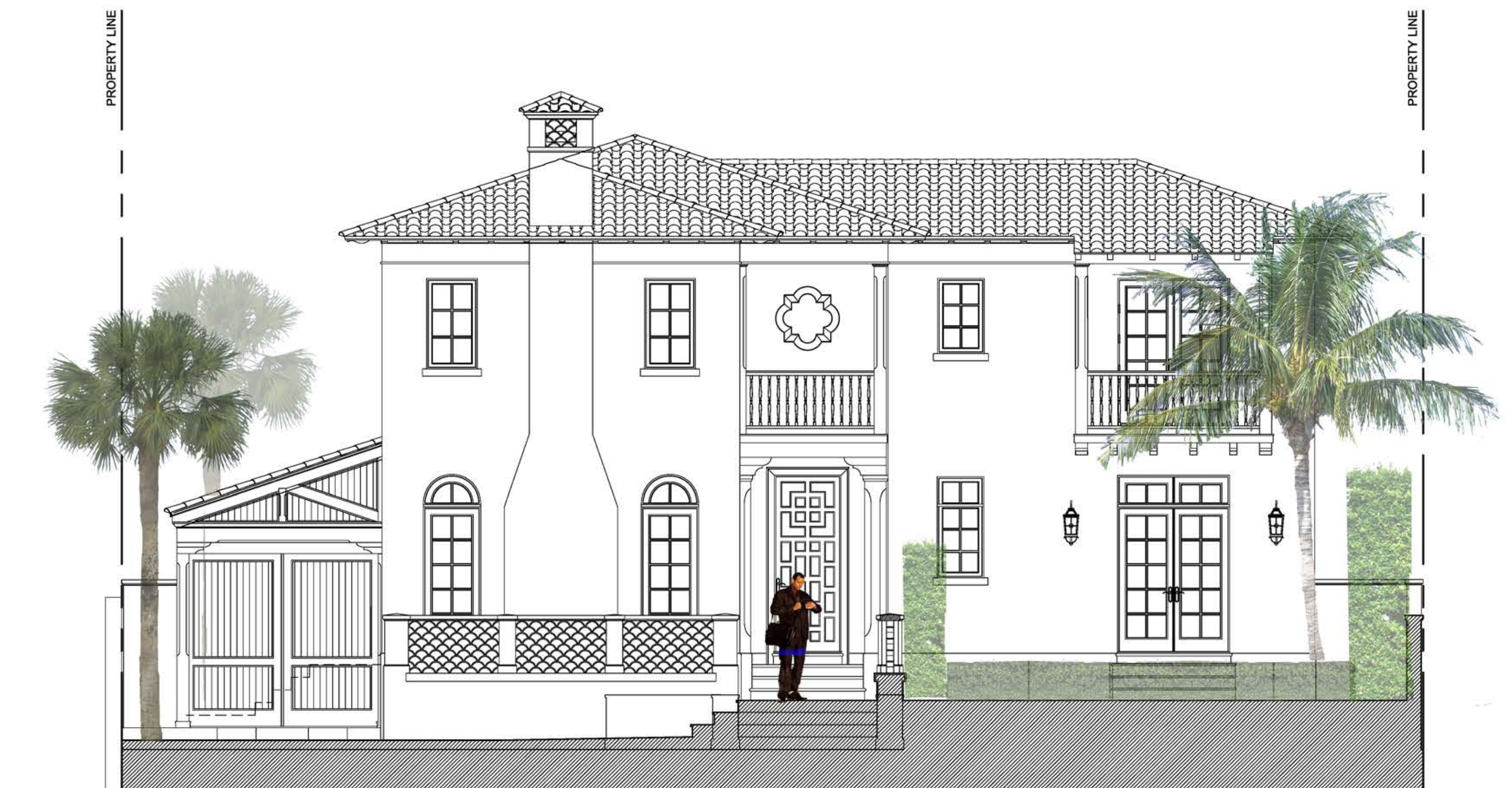
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PROPOSED EXTERIOR SOUTH ELEVATION



PROPOSED INTERIOR SOUTH ELEVATION

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PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

PROPOSED EAST & WEST ELEVATIONS SCALE: 1/4" = 1'-0"

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PROPOSED NORTH ELEVATION

PROPOSED NORTH ELEVATION

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

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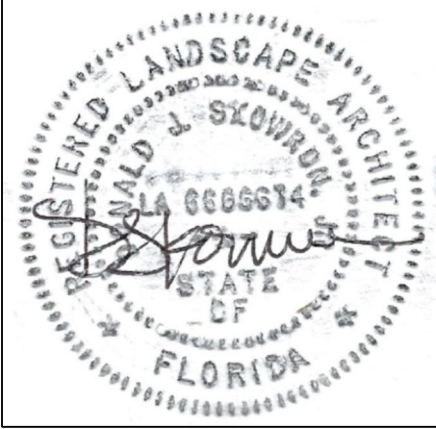
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CONSTRUCTION SCREENING PLAN

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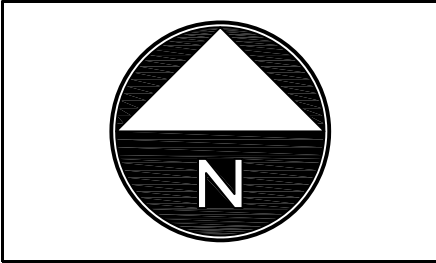
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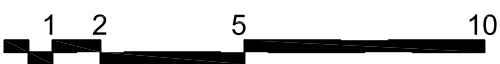
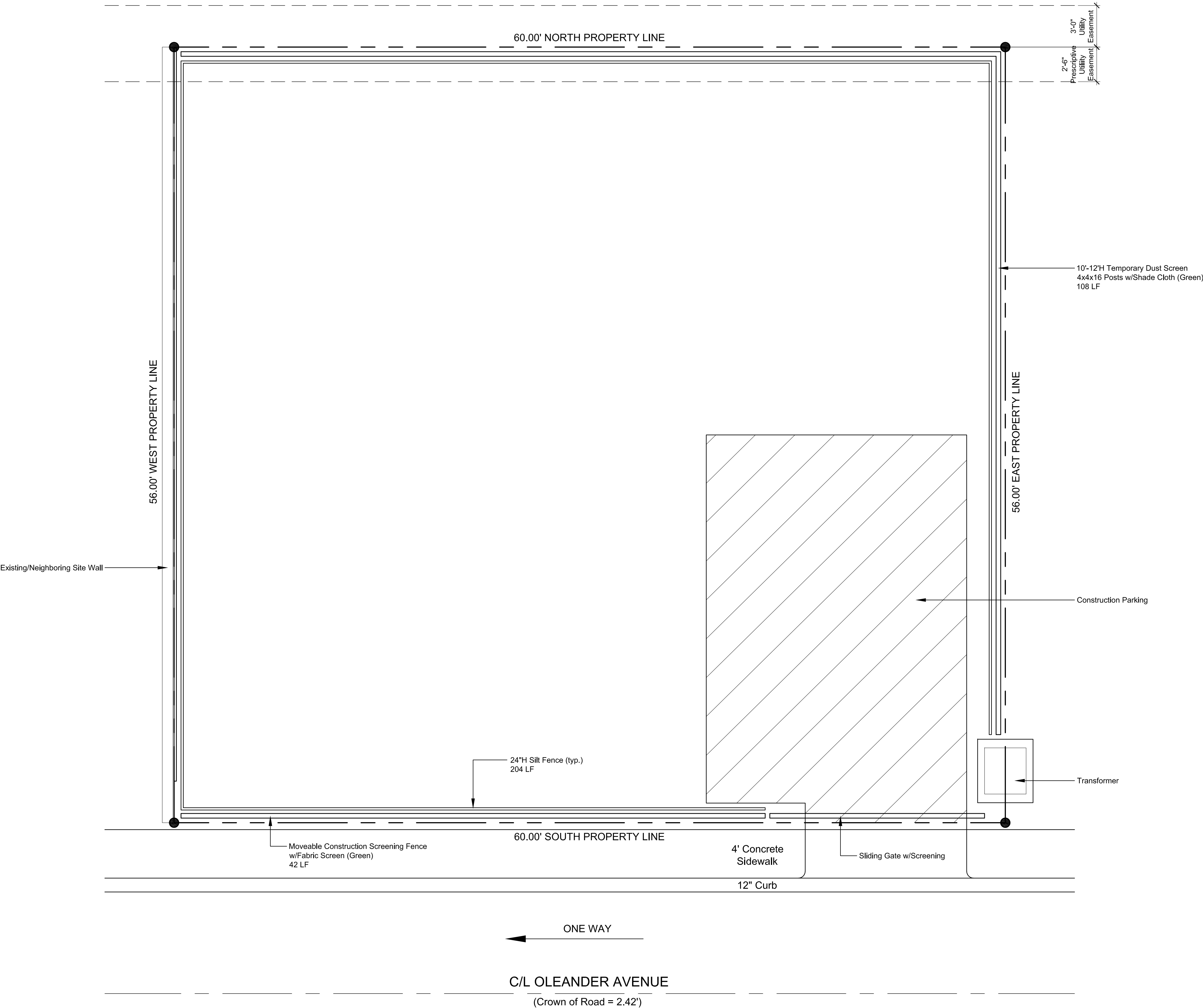
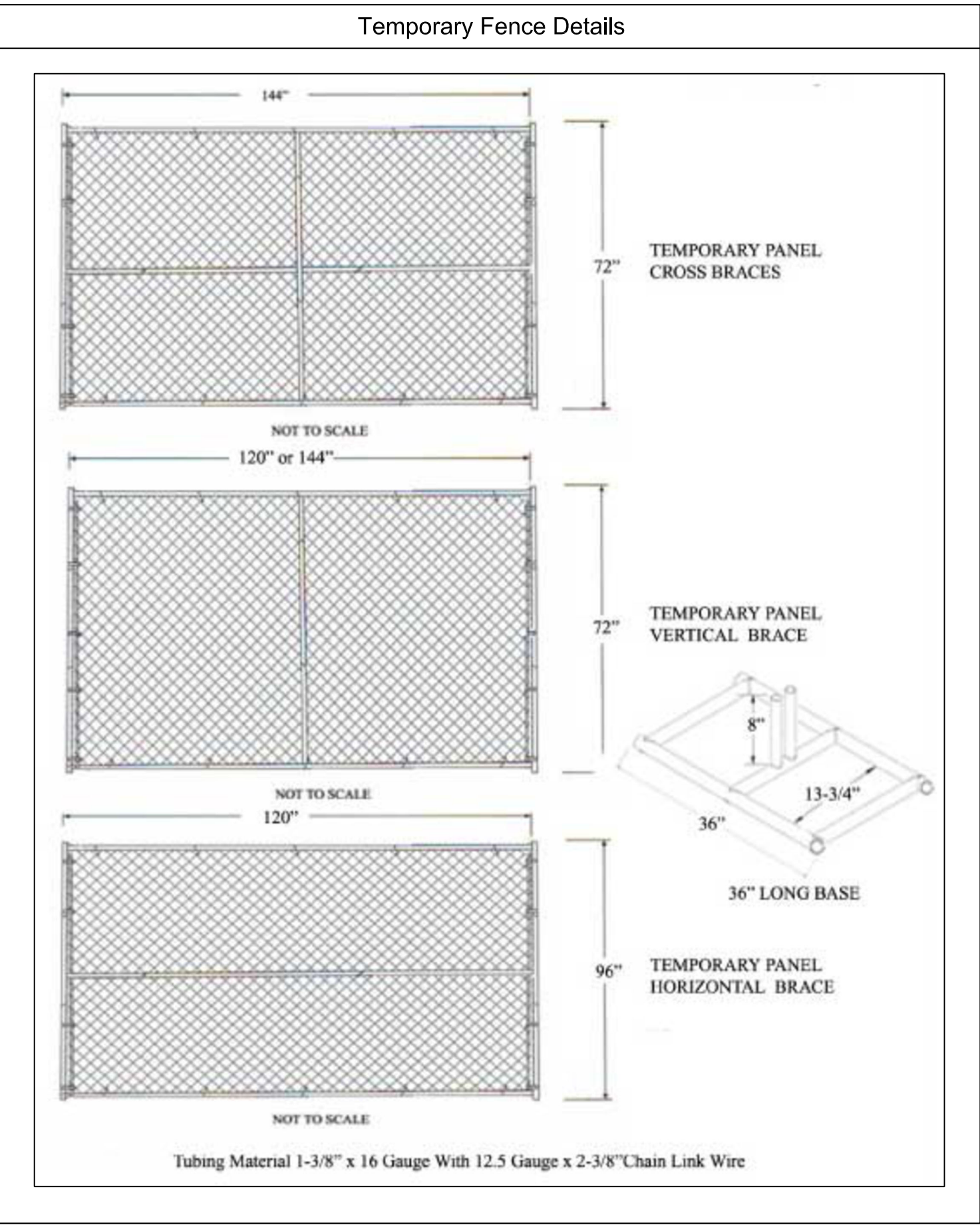
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Legend - Storm Water Management

- Property Line
- X Size & Type Drainage Pipe
- Exfiltration Trench
- Drain Basin
- Area Drain
- Trench Drain
- Slope Direction
- (7.50) Existing Elevation
- +7.50 Proposed Elevation



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SITE GRADING & DRAINAGE PLAN

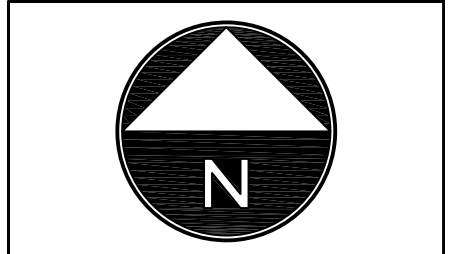
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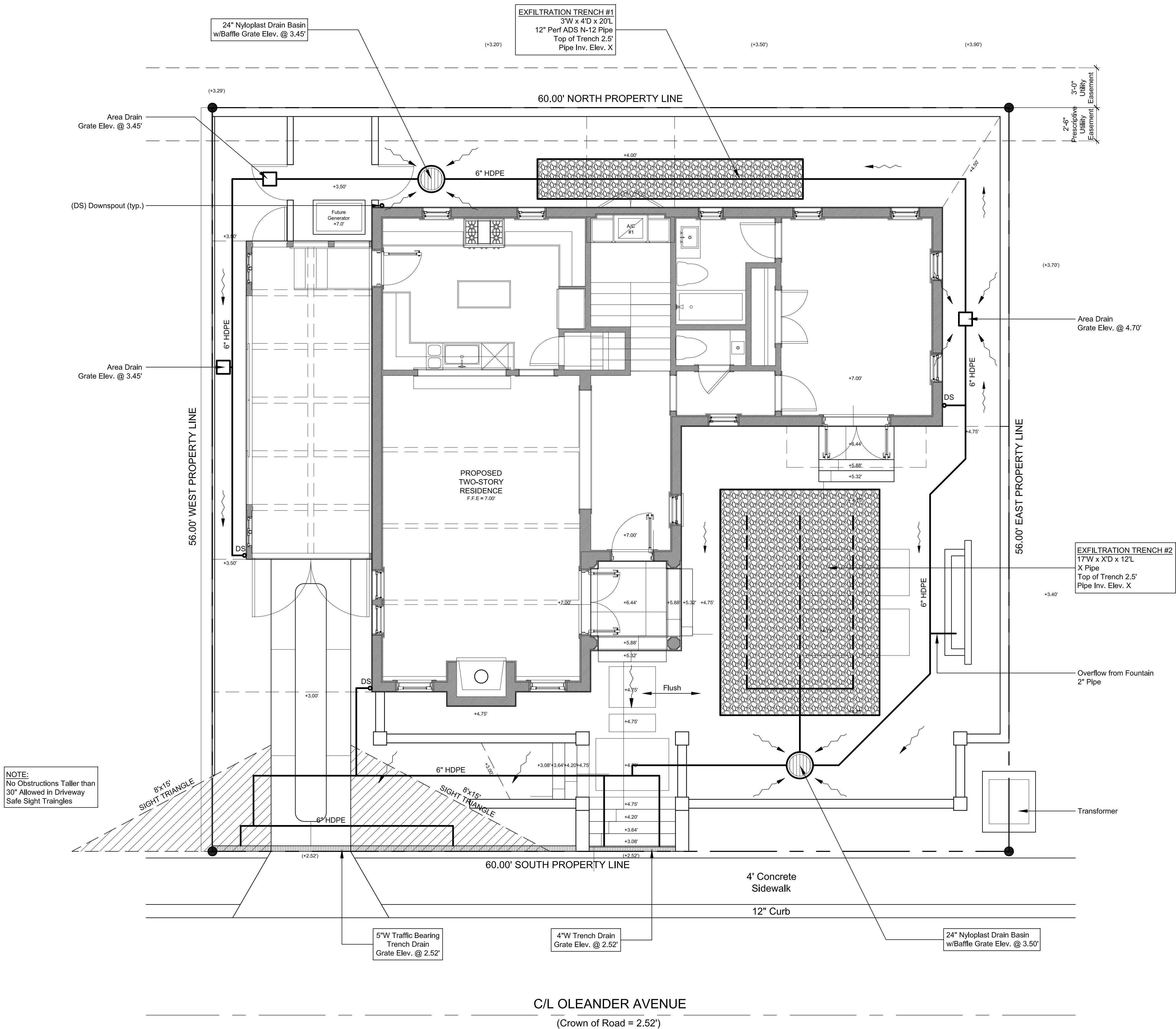
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