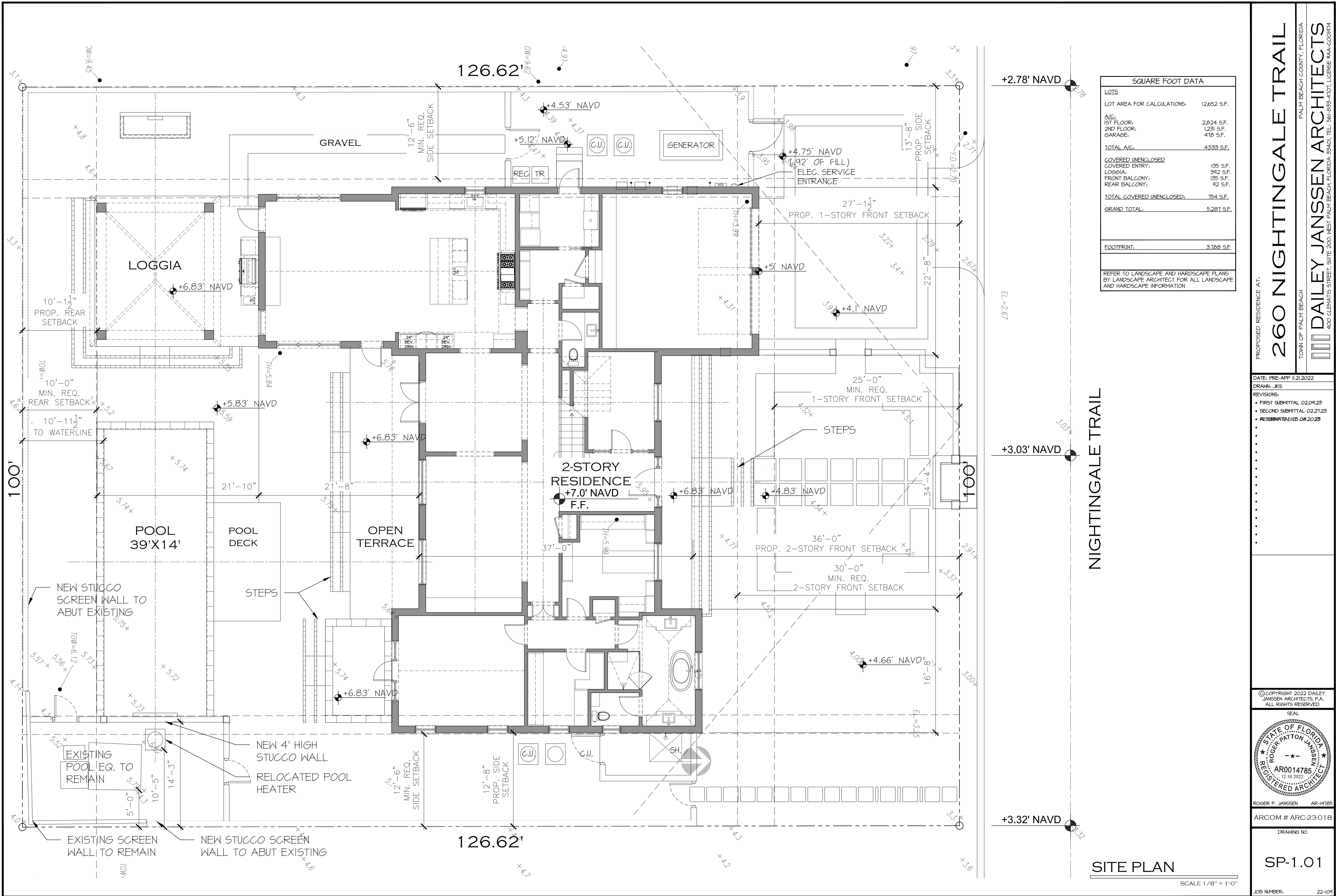




PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C001914

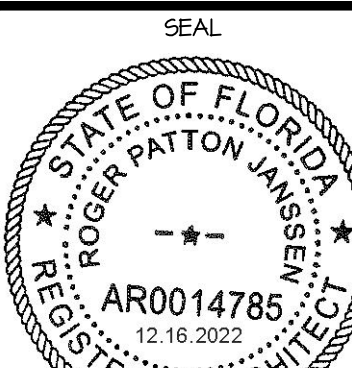
DATE: PRE-APP 11.21.2022

DRAWN: JKS

REVISIONS:

- FIRST SUBMITTAL 02.04.23
- SECOND SUBMITTAL 02.21.23
- RESUBMITTAL 05.08.2023

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

DRAWING NO.

SP-1.01

JOB NUMBER: 22-109

LAKE WORTH LAGOON

SITE

ATLANTIC OCEAN

VICINITY SKETCH N.T.S.

LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
B.F.P. = BACKFLOW PREVENTER
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
C.P. = CAMERA POST
(D) = DESCRIPTION DATUM
(D.B.) = DEED BOOK
D.E. = DRAINAGE EASEMENT
E.B. = ELECTRIC BOX
EL. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT. = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
GEN. = GENERATOR
G.M. = GAS METER
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.S.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.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
(P) = PLANTER
(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.P. = PERMANENT CONTROL POINT
P.G. = 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
R.GE. = RANGE
R.P.B. = ROAD PLAT BOOK
R.W. = RIGHT OF WAY
(S) = SURVEY DATUM
S.B. = SETBACK
SEC. = SECTION
S/D. = 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
SW. = SIDEWALK
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
C = CENTERLINE
Δ = 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)
● = MAD NAIL & DISK SET (LB #4569)
● = PROPERTY LINE
● = UTILITY POLE
● = FIRE HYDRANT
● = WATER METER
● = WATER VALVE
● = LIGHT POLE

BOUNDARY SURVEY FOR: 260 NIGHTINGALE LLC, A FLORIDA LIMITED LIABILITY COMPANY

This survey is made specifically and only for the following parties for the purpose of a permit on the surveyed property.

260 Nightingale LLC, a Florida limited liability company
KHRE SMA Funding, LLC, a Delaware limited liability company, ISAOA ATIMA
First American Title Insurance Company
Kochman & Ziska, PLC

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

PROPERTY ADDRESS:

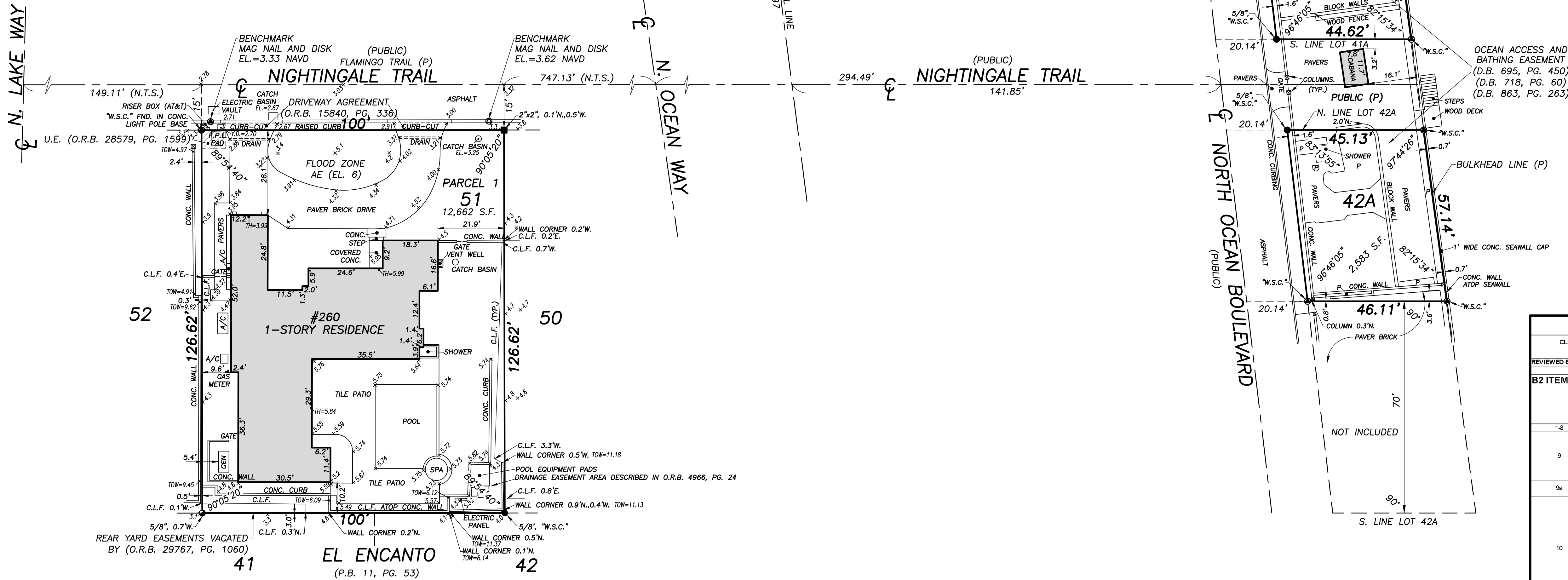
260 Nightingale Trail
Palm Beach, FL 33480

LEGAL DESCRIPTION:

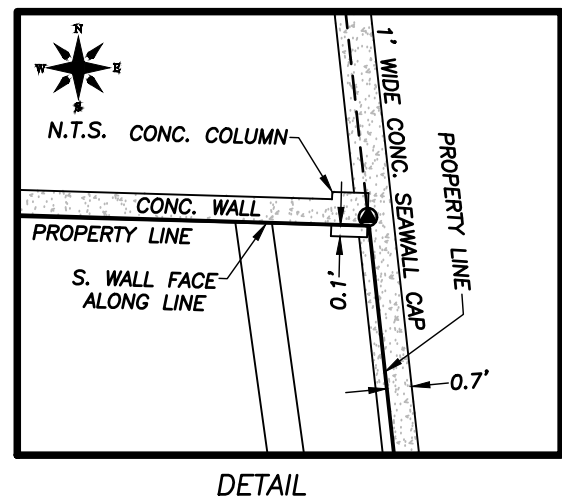
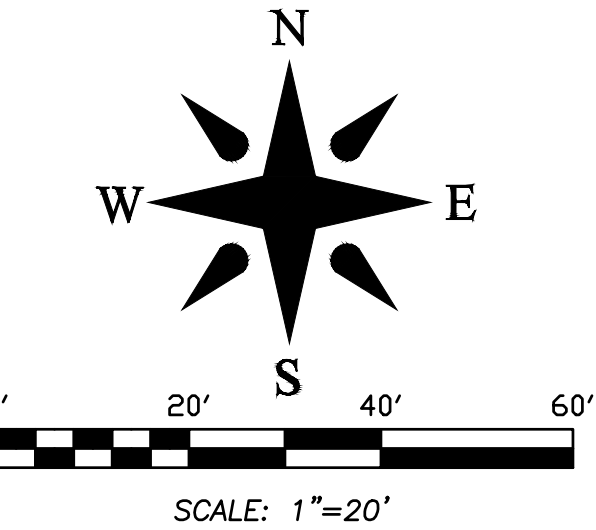
Parcel 1:
Lot 51, **MOCKINGBIRD TRAIL TRACT**, according to the plat thereof as recorded in Plat Book 18, at Page 7, of the Public Records of Palm Beach County, Florida.

Parcel 2:

An undivided 1/26 interest in that part of Lots 41A and 42A, as shown on the Plat of **MOCKINGBIRD TRAIL TRACT**, lying between a line parallel to the South line of said **MOCKINGBIRD TRAIL TRACT** and 70 feet North thereof (measured at right angles), and a line parallel to the North line of said Lot 41A and 52.5 feet South thereof (measured at right angles) together with the area East of Ocean Boulevard lying between said Lots 41A and 42A.



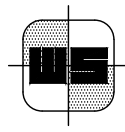
ATLANTIC OCEAN



TITLE COMMITMENT REVIEW					
CLIENT: Beau Taylor	COMMITMENT NO.: 1062-6128077	DATE: 07/06/22			
REVIEWED BY: Craig Wallace	JOB NO.: 10-1238-16				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT
1-8	N/A	Standard Exceptions.			•
9	PB 18, PG 7	Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of Mocking Bird Trail Tract.	•		
9a	ORB 29767, PG 1060	As affected by Resolution No. 33-2015	•		
10	D.B. 620, PG 378	Easement contained in Deed from Bessemer Properties, Incorporated for the purpose of constructing, laying, building, maintaining, operating and otherwise using water, gas, sewer, electric transmission or similar public utility lines, mains, pipes and conduits. (Vacated by ORB 29767, PG. 1060)			•
11	ORB 4966, PG 24	Damage assessment generally at the S.E. parcel corner for pool water.		•	
12	ORB 15840, PG 338	Driveway Agreement as set forth in instrument.	•		
13	ORB 28579, PG 1599	Easement.	•		
14	D.B. 863, PG 263	Easements and Covenant as to Ocean access contained in Deed from Bessemer Properties, Incorporated.	•		
15-17	N/A	Standard Exceptions.			•

REVISIONS:
06/03/22 ADD PARCEL 2 S.W. 10-1238-17
07/11/22 SURVEY AND TIE-IN UPDATE J.O./M.B. 10-1238-16 PB334/78
08/25/20 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS B.M./M.B. 10-1238-11 PB301/17
10/18/19 SURVEY AND TIE-IN UPDATE B.M./M.B. 10-1238-9 PB284/76
08/20/16 SURVEY UPDATE AND FINAL TIE-IN B.M./M.B. 10-1238-8 PB283/28

BOUNDARY SURVEY FOR: BEAU TAYLOR



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4089
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD: B.M.	JOB NO.: 10-1238-6	F.B.: PB280 PG. 44
OFFICE: M.B.	DATE: 7/9/19	DWG. NO.: 10-1238-1
C.K.D.: C.W.	REF: 10-1238-1.DWG	SHEET 1 OF 1

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: 2/27/2023

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

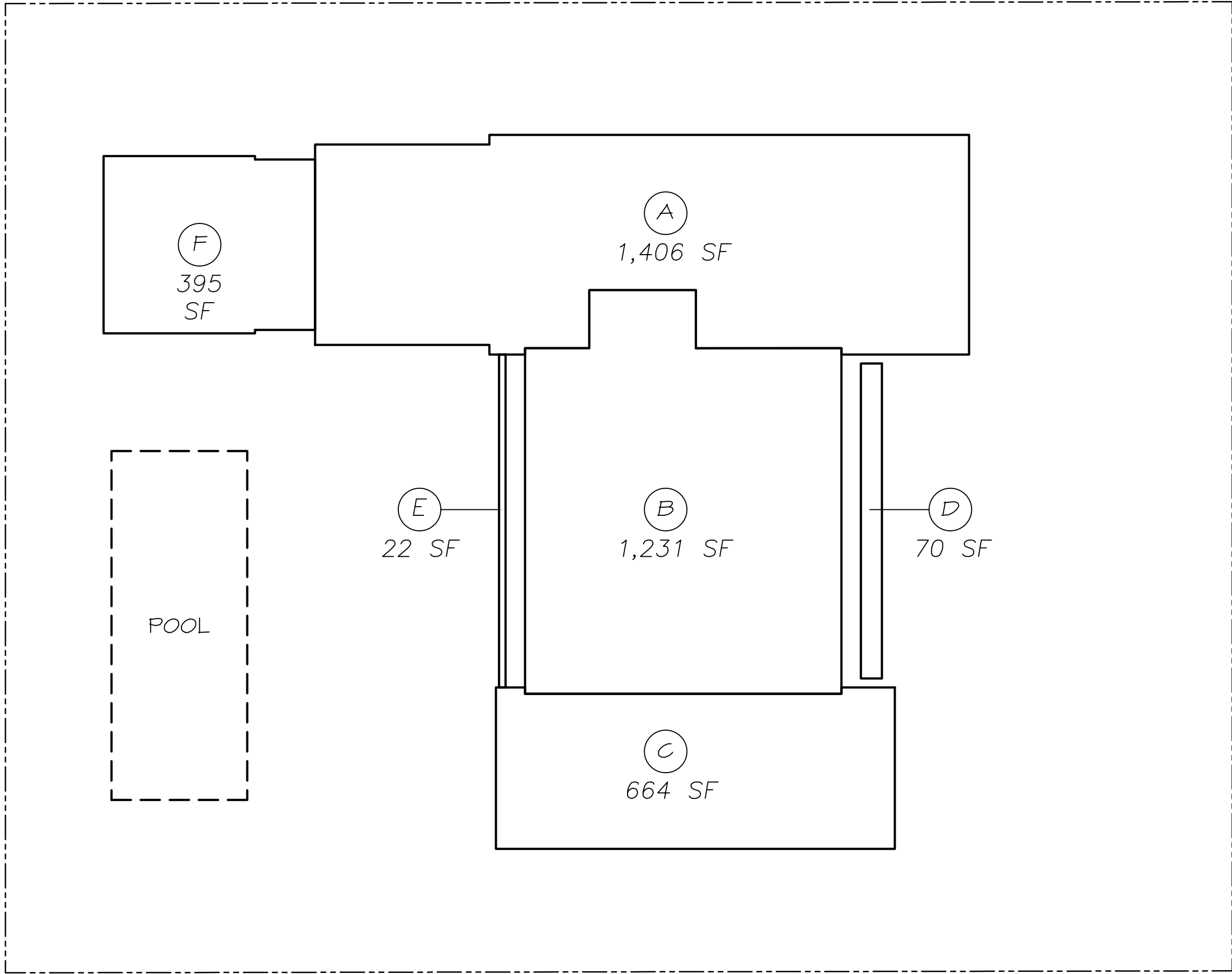
FLOOD ZONES:

This property is located in Flood Zones AE (EL. 6) and VE (EL. 9), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0383F, dated 10/05/2017.

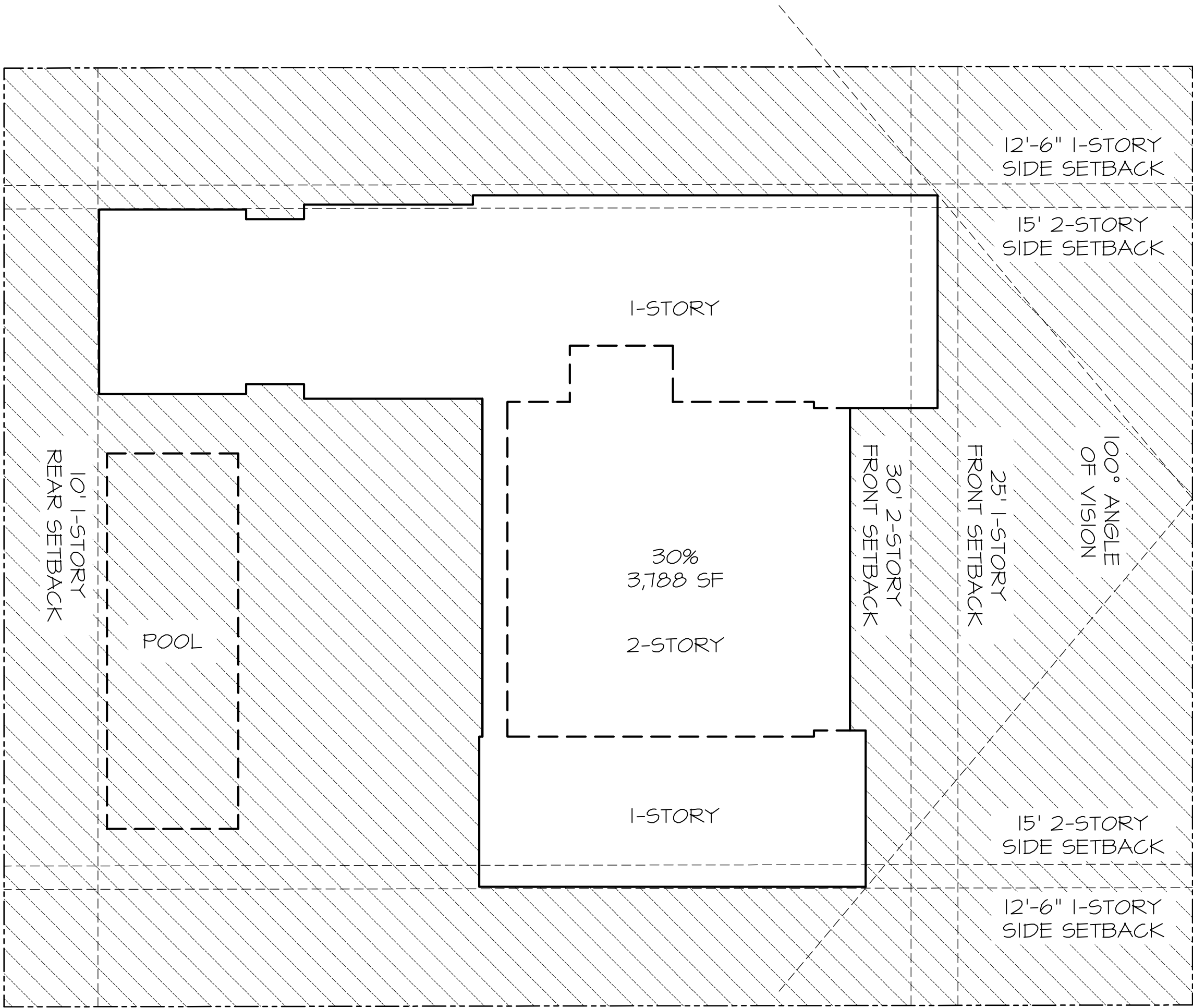
NOTES:

- 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 1062-6128077, issued by First American Title Insurance Company, dated July 6, 2022. 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'.

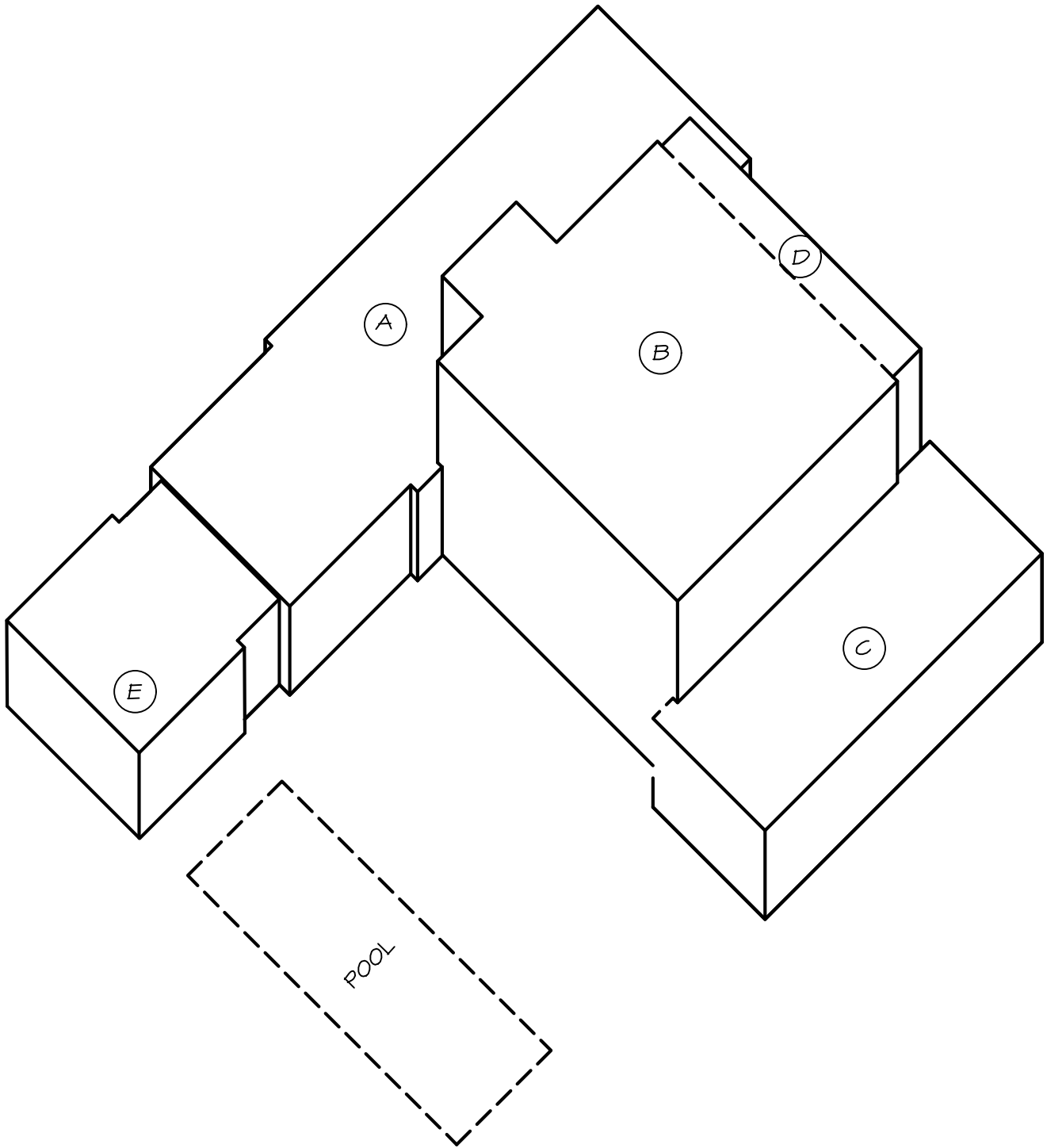
CUBIC CONTENT DIAGRAM



LOT COVERAGE AND SETBACK DIAGRAM



CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE: 12652 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
ENCLOSED SPACE			
A- ENCLOSED ONE STORY	1,406 SF	9'-4"	13,122 CF
B- ENCLOSED TWO STORY	1,231 SF	19'-6"	24,005 CF
C- ENCLOSED ONE STORY	664 SF	9'-4"	6,191 CF
TOTAL ENCLOSED:			43,324 CF
UNENCLOSED SPACE:			
D- UNENCLOSED TWO STORY	135 SF	19'-6"	2,633 CF
E- UNENCLOSED ONE STORY	392 SF	9'-4"	3,659 CF
			6,292 CF
ALLOWABLE CREDIT FOR UNENCLOSED COVERED = 5.0% OF CC OR 2511 CF MAX			
TOTAL UNENCLOSED:		6292 CF - 2511 CF CREDIT = 3,781 CF	
TOTAL CC:			47,105 CF
MAX. ALLOWABLE CC = 50,228 CF			
ALLOWABLE CREDIT FOR UNENCLOSED COVERED = 5.0% OF CC OR 2511 CF MAX			



PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C001914

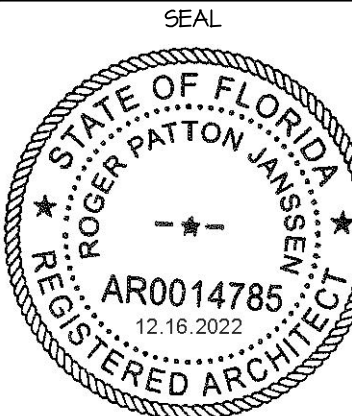
DATE: PRE-APP 11.21.2022

DRAWN: JKS

REVISIONS:

- FIRST SUBMITTAL 02.04.23
- SECOND SUBMITTAL 02.21.23
- RESUBMITTAL 05.08.2023

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

DRAWING NO.

SP-1.02

JOB NUMBER: 22-109



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:	260 Nightingale Trail		
2	Zoning District:	RB		
3	Structure Type:	CBS		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	10,000 SF MIN.	12,652 SF	NC
6	Lot Depth	100 FT	126.52 FT	NC
7	Lot Width	100 FT	100 FT	NC
8	Lot Coverage (Sq Ft and %)	3,000 SF	3,796 SF (30%)	3,788 SF (30%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd Fl., Accesory Structures, etc)	NA	NA	4,533 SF
10	Cubic Content Ratio (CCR) (R-B ONLY)	50,228 CF	NA	47105 CF
11	*Front Yard Setback (Ft.)	25 FT / 30 FT	NA	27'-1.5"/36'-0"
12	* Side Yard Setback (1st Story) (Ft.)	12 FT 6 IN	NA	12'-8"E/13'-8"W
13	* Side Yard Setback (2nd Story) (Ft.)	15 FT	NA	28'-8"E/29'-7"W
14	*Rear Yard Setback (Ft.)	10 FT	NA	10'-1.5"
15	Angle of Vision (Deg.)	100	100	100
16	Building Height (Ft.)	22 FT	NA	19 FT 6 IN
17	Overall Building Height (Ft.)	30 FT	NA	29 FT 6 IN
18	Crown of Road (COR) (NAVD)	3.32 FT	3.32 FT	3.32 FT
19	Max. Amount of Fill Added to Site (Ft.)	1.84 FT	NA	0.91 FT
20	Finished Floor Elev. (FFE)(NAVD)	7 FT	NA	7 FT
21	Zero Datum for point of meas. (NAVD)	7 FT	NA	7 FT
22	FEMA Flood Zone Designation	AE (EL6)	AE (EL6)	AE (EL6)
23	Base Flood Elevation (BFE)(NAVD)	7 FT	7 FT	7 FT
24	Landscape Open Space (LOS) (Sq Ft and %)	45%	47.50%	SEE LANDSCAPE
25	Perimeter LOS (Sq Ft and %)	1670SF	2908SF	SEE LANDSCAPE
26	Front Yard LOS (Sq Ft and %)	1000SF	1492SF	SEE LANDSCAPE
27	**Native Plant Species %	Please refer to separate landscape legend.		

* 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 requited by Ord. 24-2021 on separate table

If value is not changing, enter N/C

REV BF 20220304

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C001R14

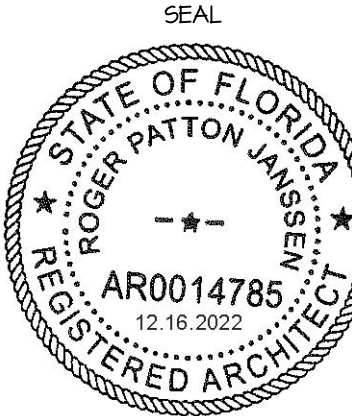
DATE: PRE-APP 11.21.2022

DRAWN: JKS

REVISIONS:

- FIRST SUBMITTAL 02.04.23
- SECOND SUBMITTAL 02.21.23
- RESUBMITTAL 05.08.2023

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ROGER P. JANSSEN AR-14785

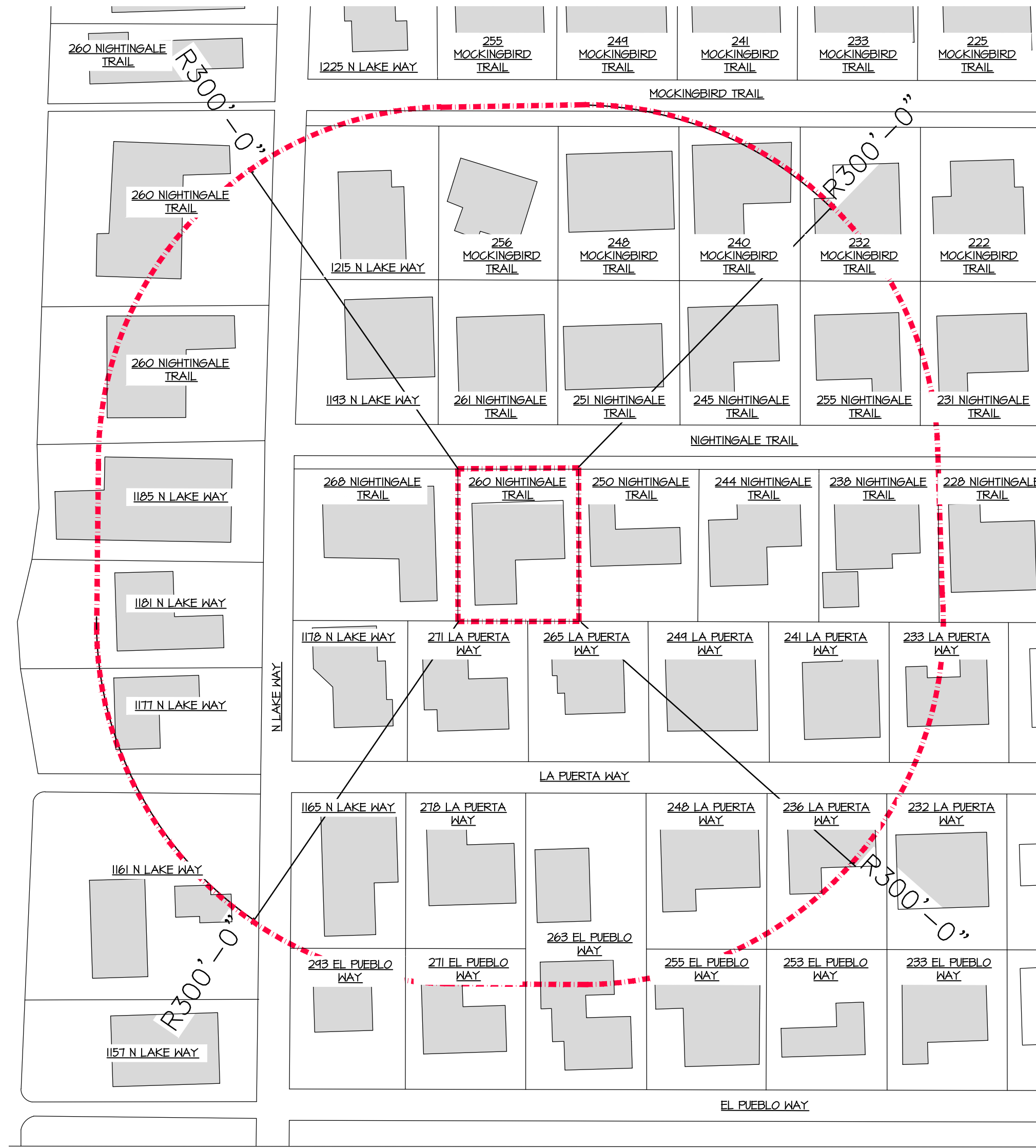
ARCOM # ARC-23-018

DRAWING NO.

SP-1.03

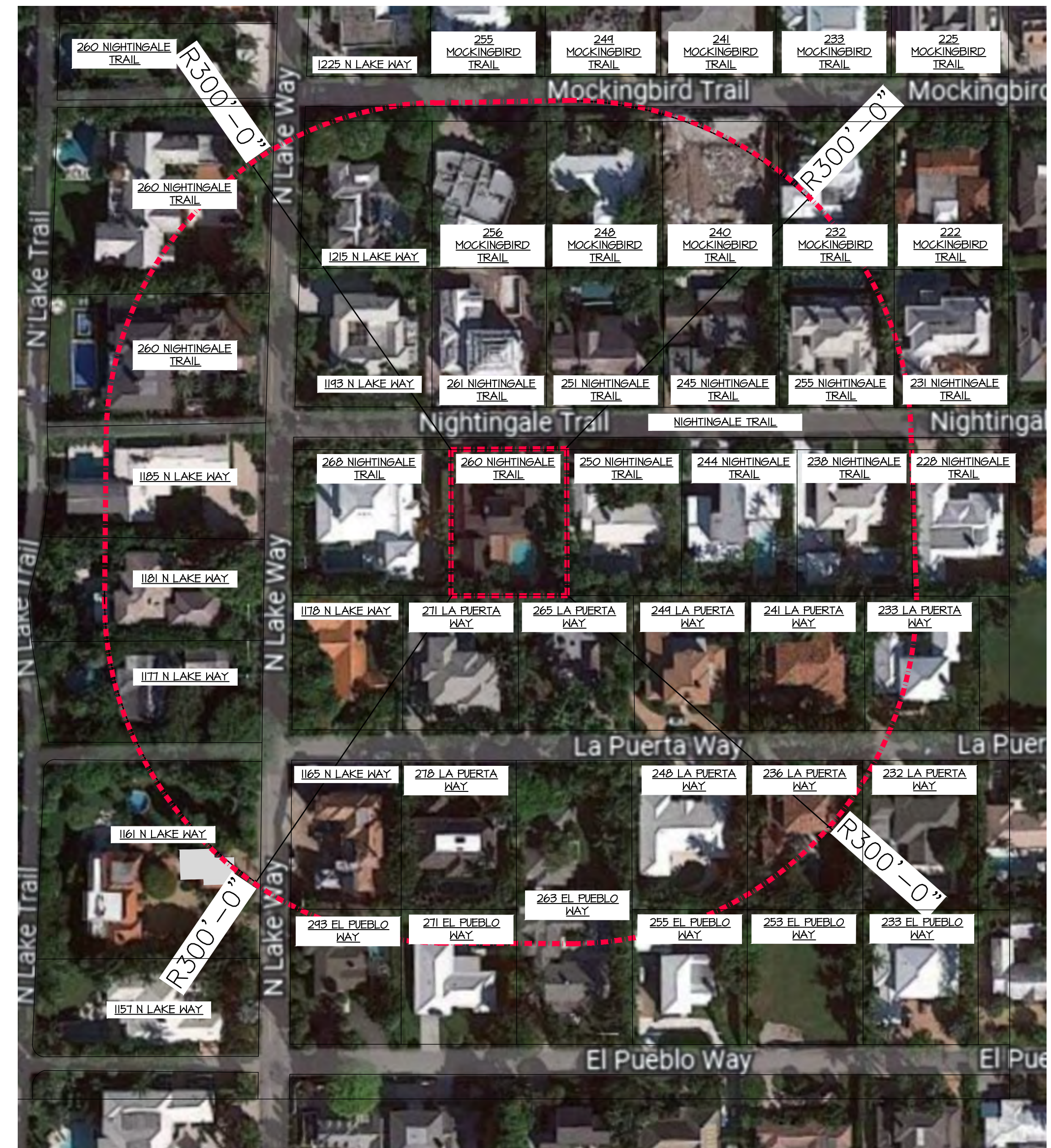
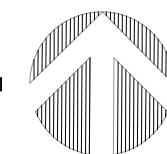
JOB NUMBER:

22-109



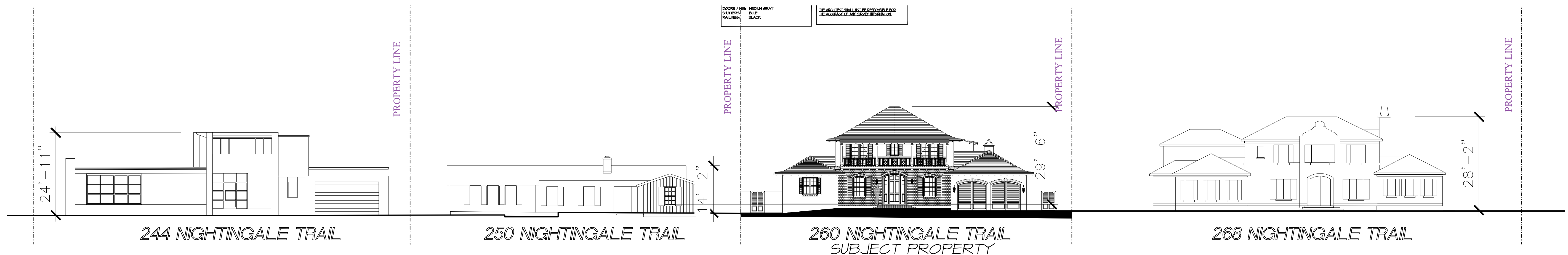
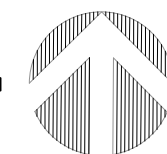
LOCATION PLAN

SCALE: N.T.S.



AERIAL MAP

SCALE: N.T.S.



260 NIGHTINGALE TRAIL STREETSCAPE

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

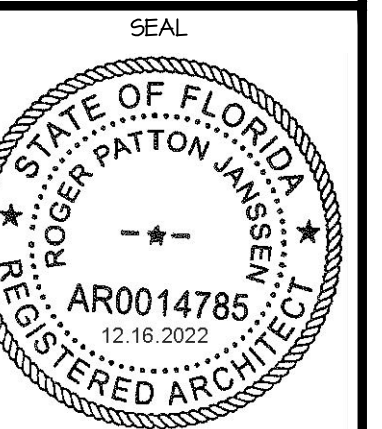
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-4707, LICENSE #AA-C001974

DATE: PRE-APP 11.21.2022
DRAWN: JKS
REVISIONS:
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• RESUBMITTAL 05.08.2023

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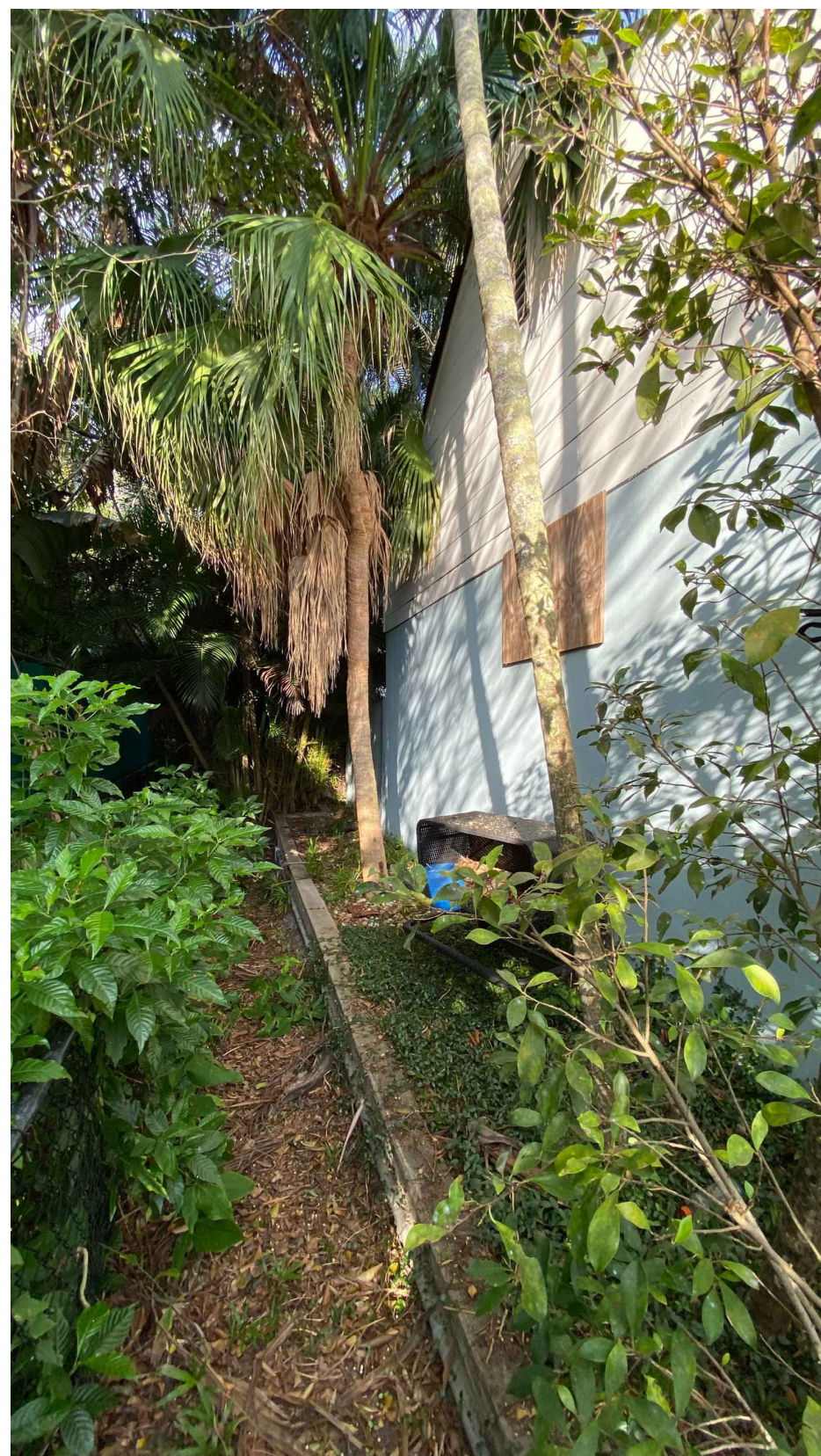
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

DRAWING NO.

SP-1.04

JOB NUMBER: 22-109



260 NIGHTINGALE TRAIL EXISTING SITE PHOTOS

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C00174

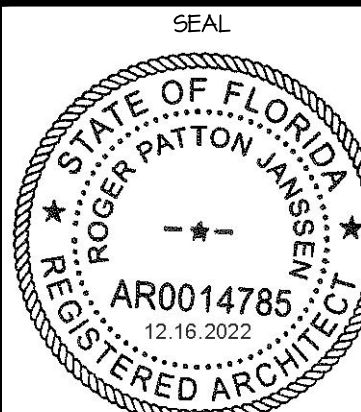
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ROGER P. JANSSEN AR-14785

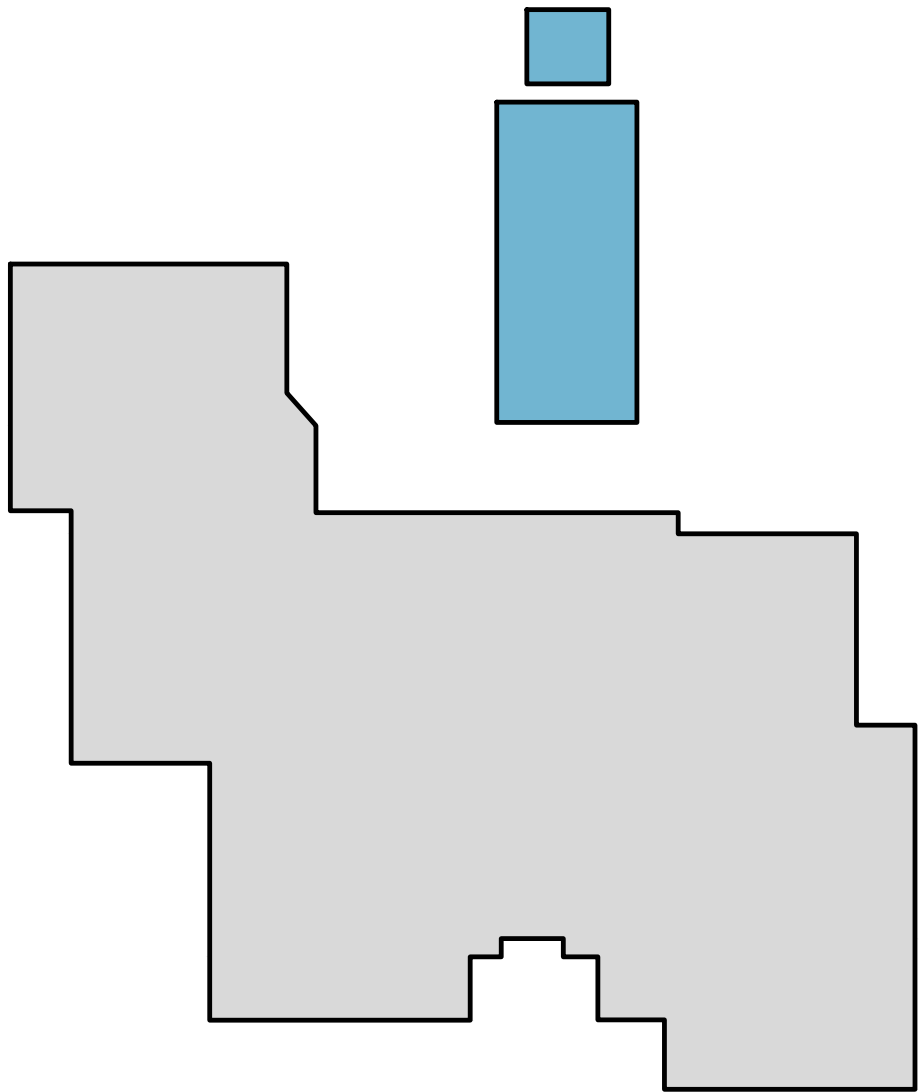
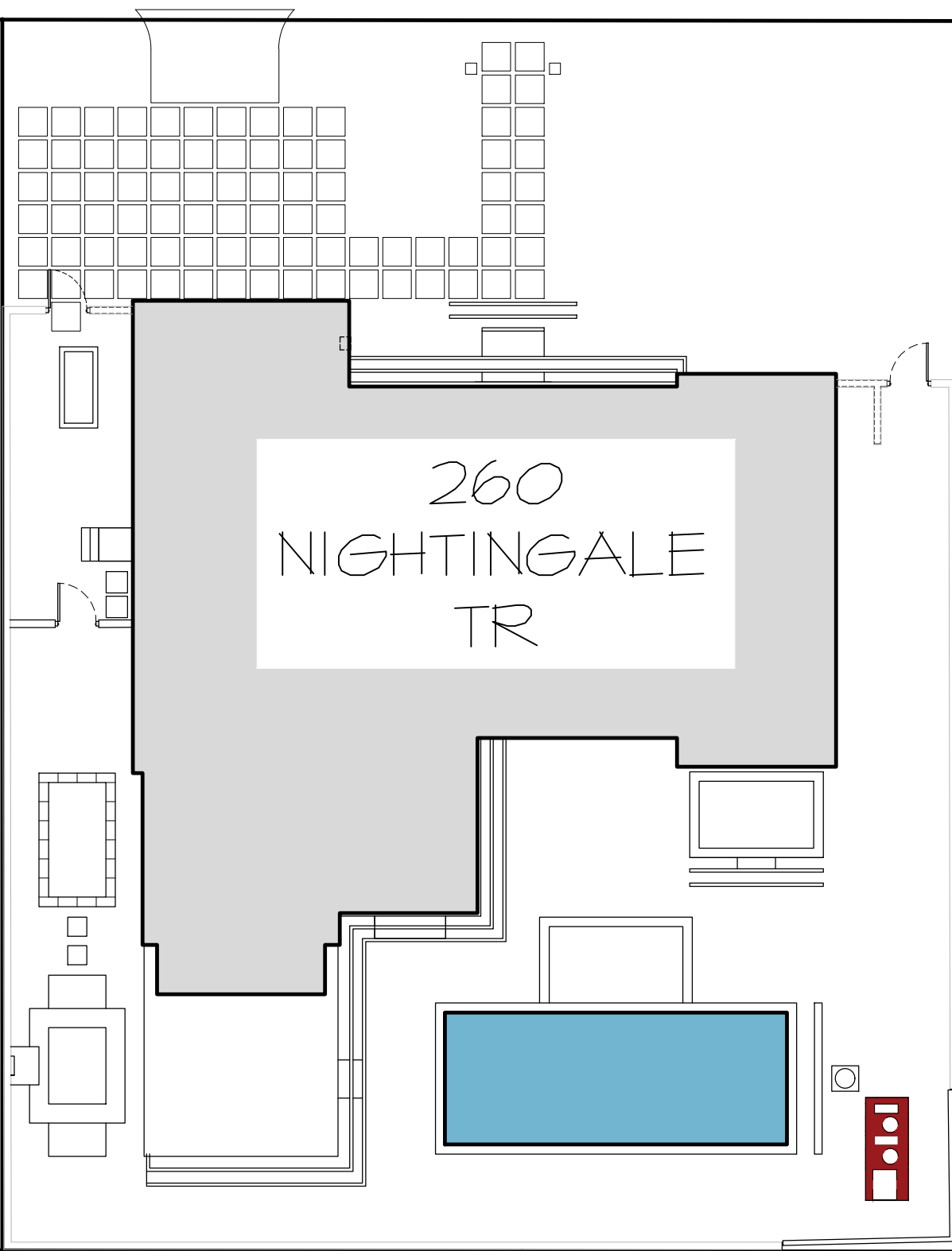
ARCOM # ARC-23-018

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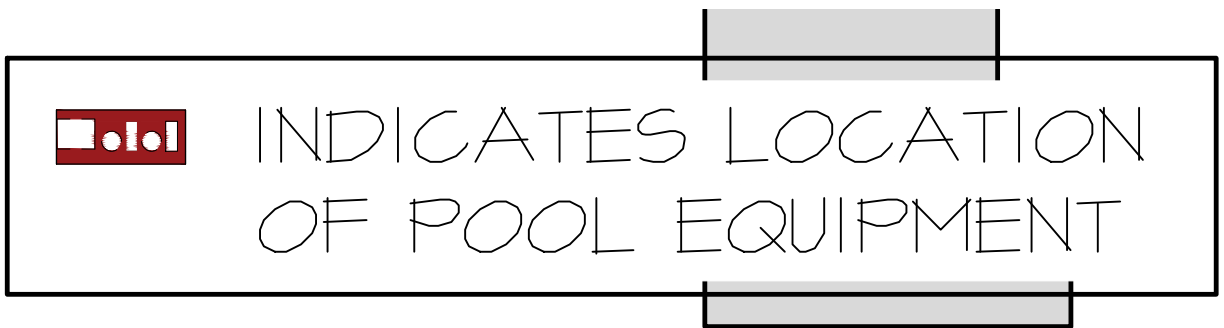
SP-1.05

JOB NUMBER: 22-104

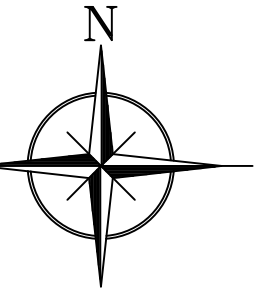
NIGHTINGALE TRAIL



LA PUERTA WAY



AERIAL STUDY
POOL EQUIPMENT



PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C001914

DATE: PRE-APP 11.21.2022

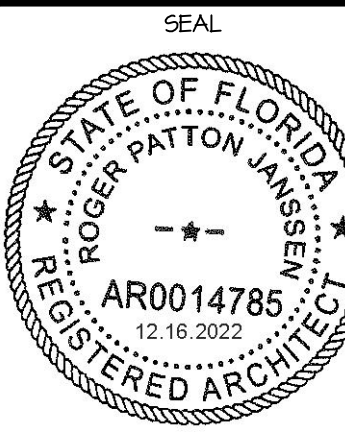
DRAWN: JKS

REVISIONS:

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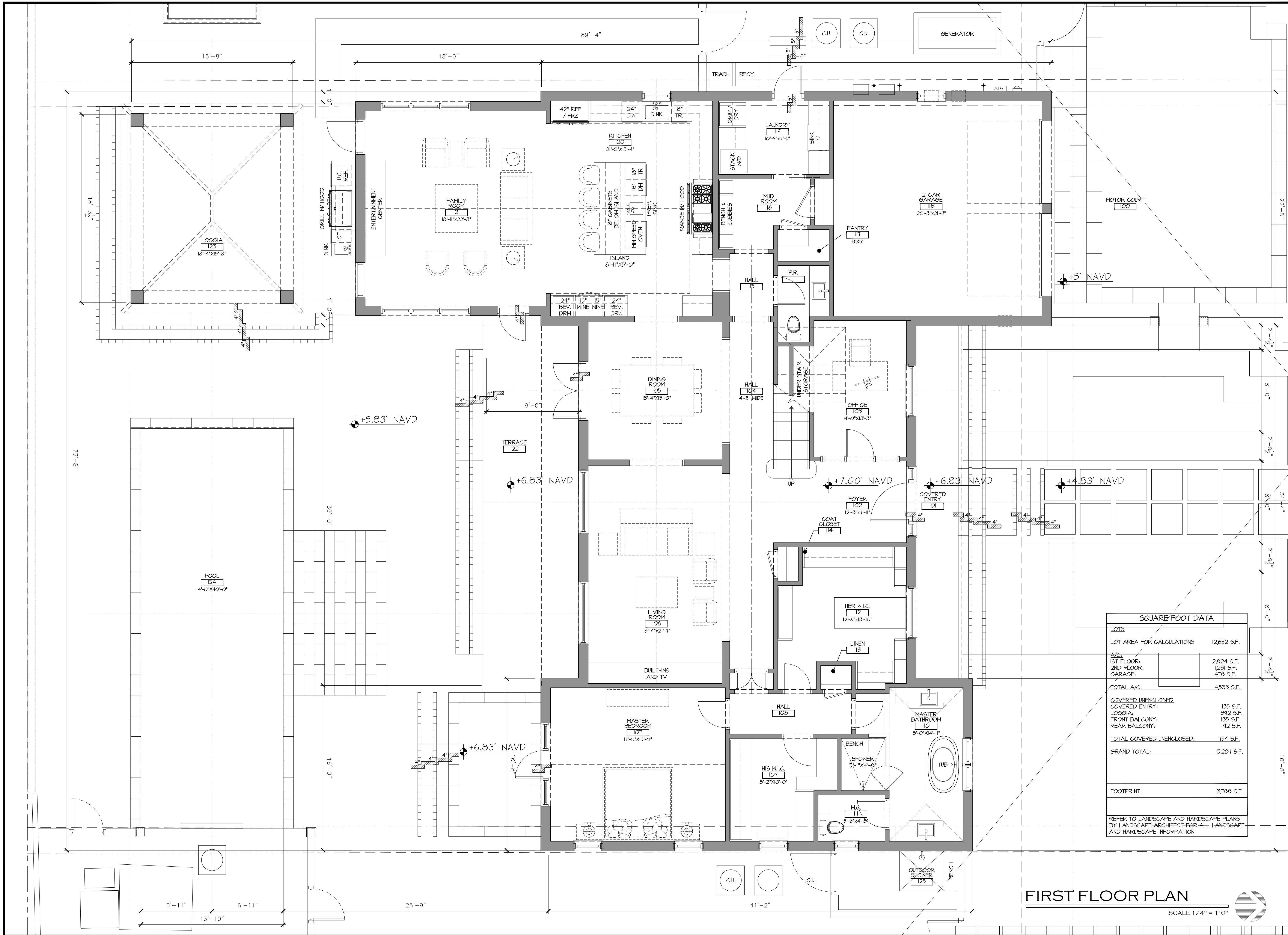
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

DRAWING NO.

SP-1.06

JOB NUMBER: 22-109



SQUARE FOOT DATA	
LOTS	
LOT AREA FOR CALCULATIONS:	12652 S.F.
A/C:	
1ST FLOOR:	2824 S.F.
2ND FLOOR:	1231 S.F.
GARAGE:	418 S.F.
TOTAL A/C:	4533 S.F.
COVERED UNENCLOSED	
COVERED ENTRY:	135 S.F.
LOGGIA:	342 S.F.
FRONT BALCONY:	135 S.F.
REAR BALCONY:	42 S.F.
TOTAL COVERED UNENCLOSED:	754 S.F.
GRAND TOTAL:	5,287 S.F.
FOOTPRINT:	
	3,188 S.F.
REFER TO LANDSCAPE AND HARDSCAPE PLANS BY LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND HARDSCAPE INFORMATION	

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

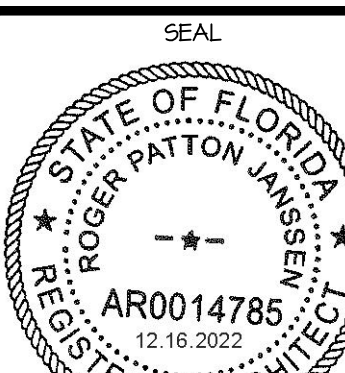
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C001914

DATE: PRE-APP 11.21.2022
DRAWN: JKS
REVISIONS:
• FIRST SUBMITTAL 02.04.23
• SECOND SUBMITTAL 02.21.23
• RESUBMITTAL 05.08.2023

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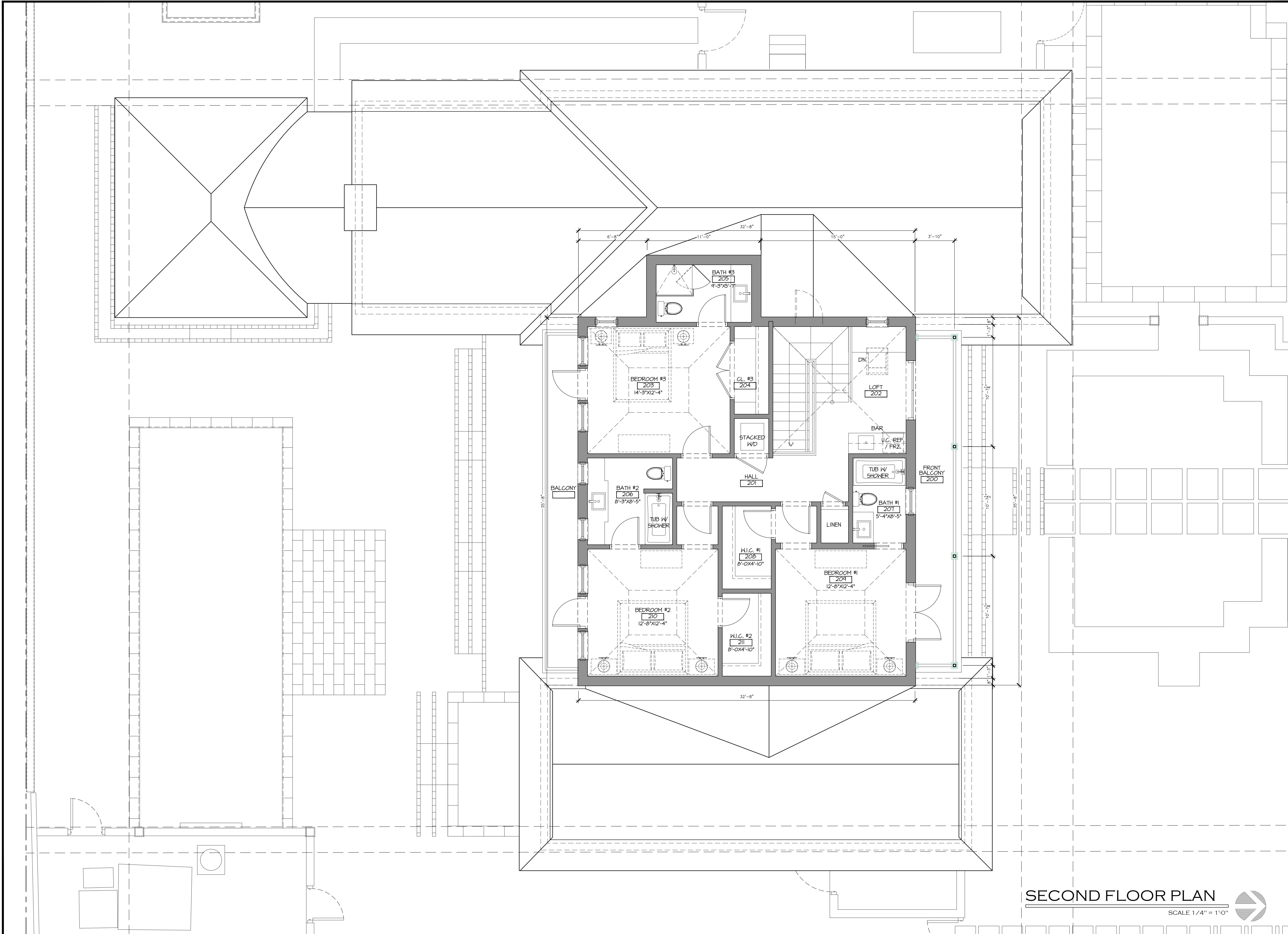
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

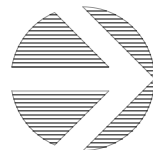
DRAWING NO.

A-1.10

JOB NUMBER: 22-109



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS
400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4707, LICENSE #AA-C001974

DATE: PRE-APP 11.21.2022

DRAWN: JKS

REVISIONS:

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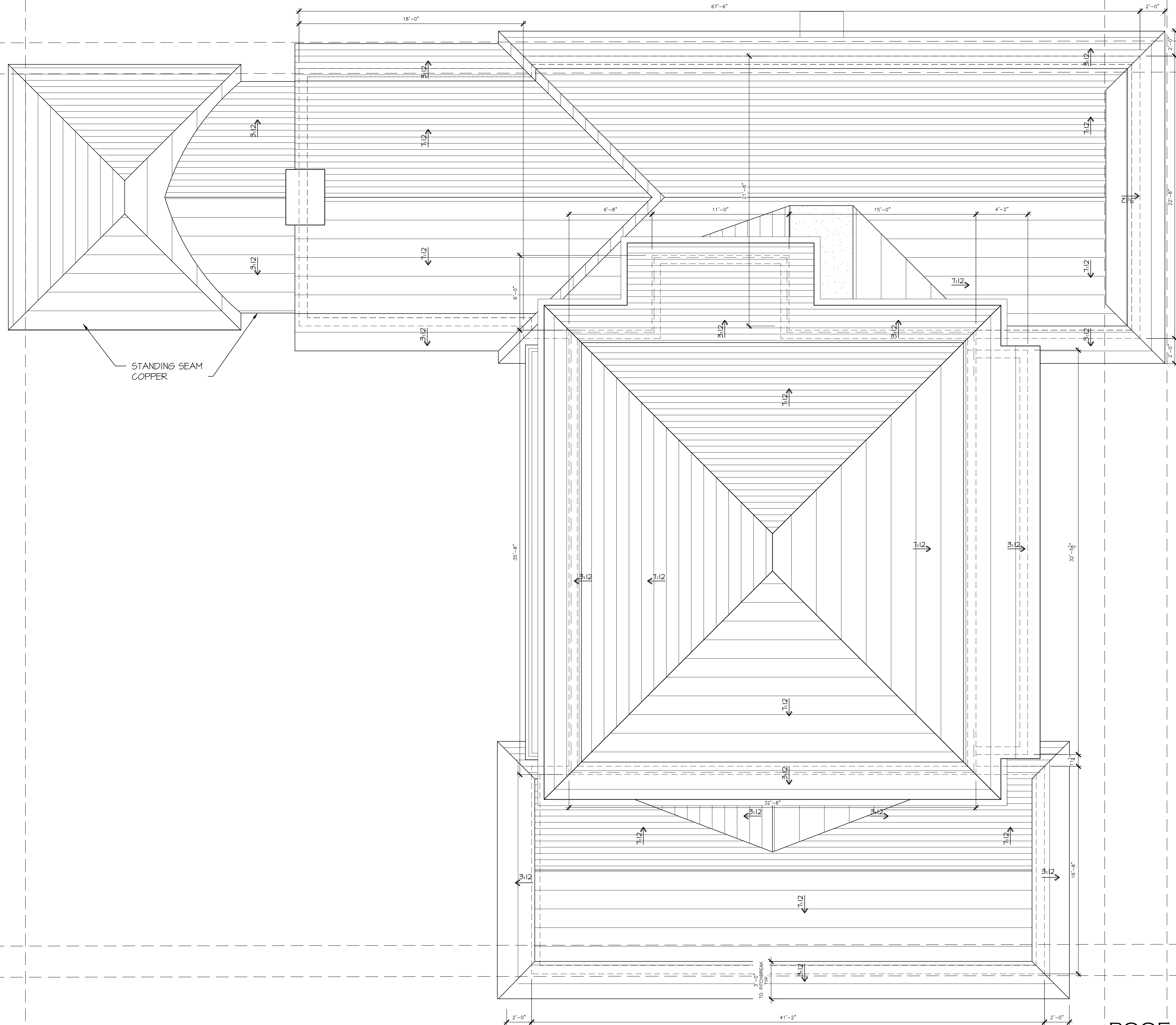
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

DRAWING NO.

A-1.11

JOB NUMBER: 22-109



- ROOF NOTES:
1. ROOF TILE TO BE SLATE GRAY CEMENT TILE.
 2. HIPs AND RIDGES TO BE MITERED.
 3. FLAT ROOF TO BE MODIFIED BITUMEN SYSTEM.
 4. ROOF JACKS TO BE COPPER. NO ROOF JACKS ON STREET FRONTAGE.
 5. CONTINUOUS GUTTERS TO BE 6" HALF ROUND COPPER CONNECTED TO 4"Ø DOWNSPOUTS.

ROOF PLAN

SCALE 1/4" = 1'-0"



PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

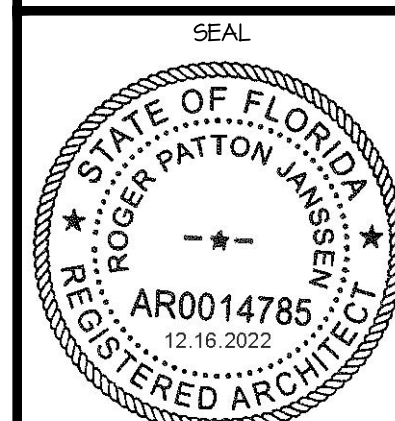
DATE, PRE-APP 11.21.2022

DRAWN: JKS

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

DRAWING NO.

A-1.12

JOB NUMBER:

22-109



PREVIOUSLY PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"



CURRENTLY PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

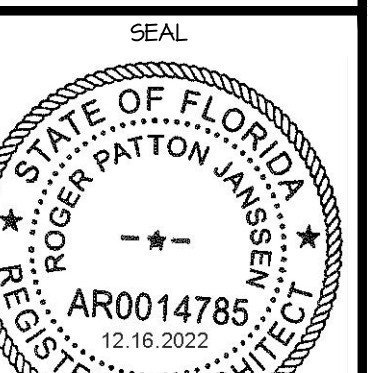
PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-833-4101, LICENSE #AA-C00174

DATE: PRE-APP 11.21.2022
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ROGER P. JANSSEN AR-14785
ARCOM # ARC-23-018

DRAWING NO.

A-2.01

JOB NUMBER: 22-109



PREVIOUSLY PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"



CURRENTLY PROPOSED SOUTH ELEVATION

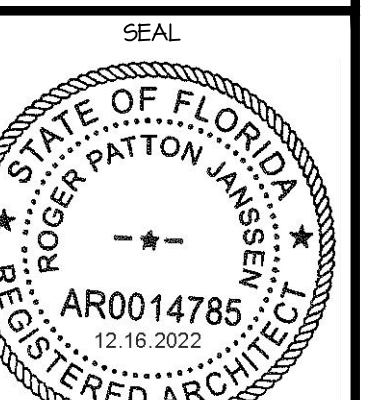
SCALE 1/4" = 1'-0"

260 NIGHTINGALE TRAIL

DAILEY JANSSEN ARCHITECTS

DATE: PRE-APP 11.21.2022
DRAWN: JKS
REVISIONS:
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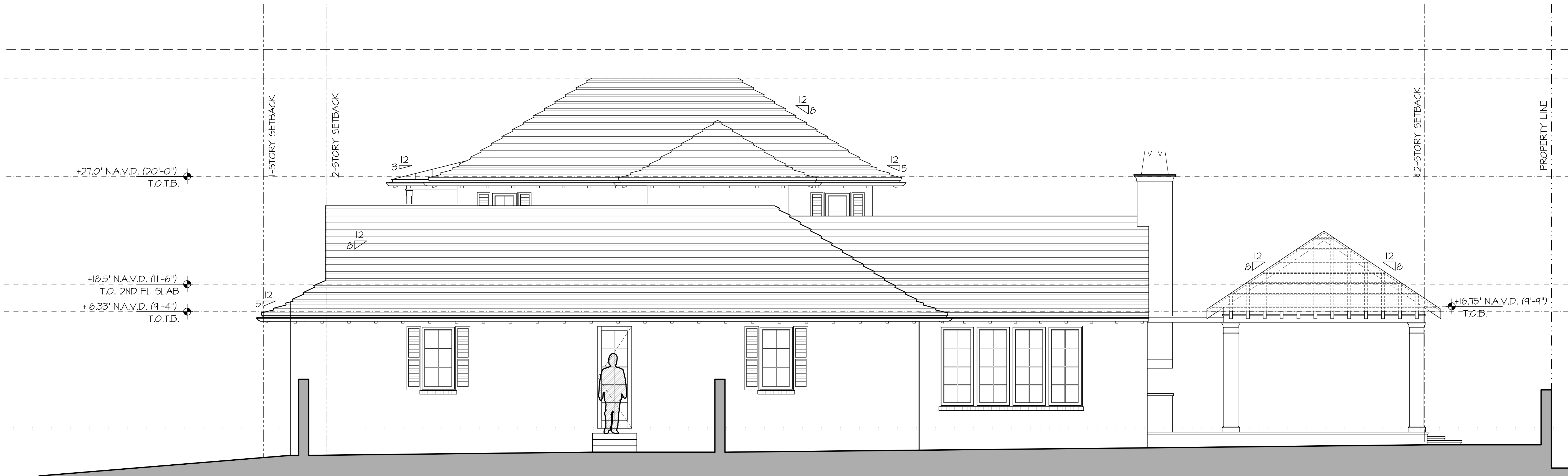
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

DRAWING NO.

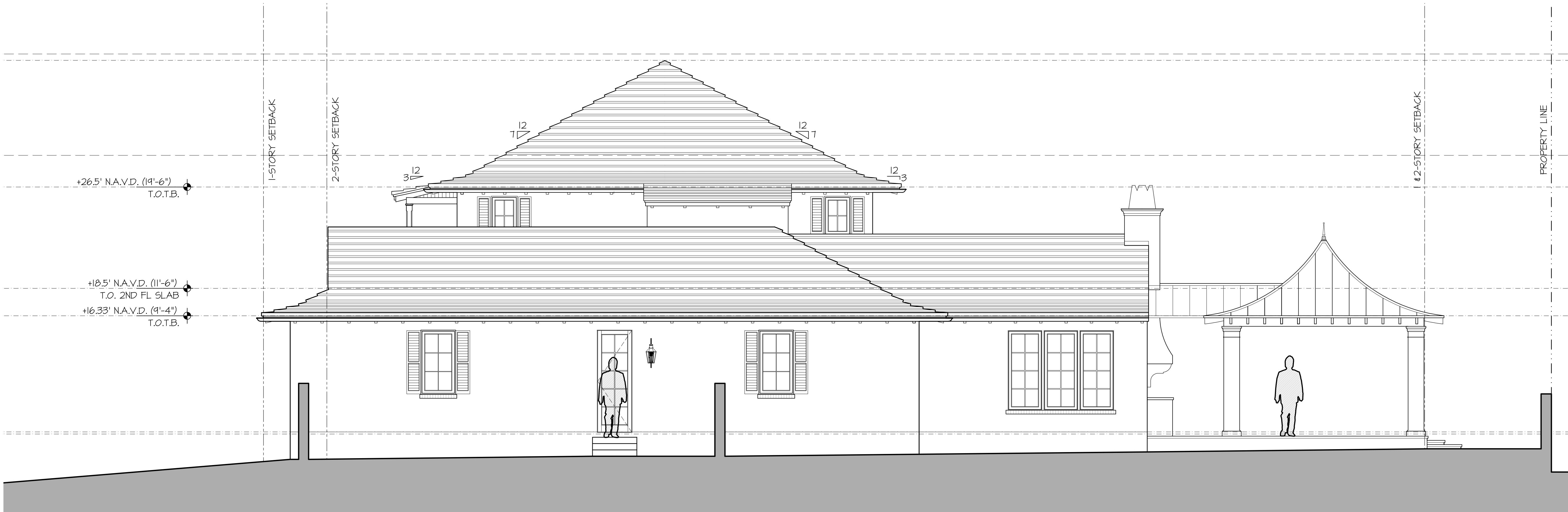
A-2.02

JOB NUMBER: 22-109



PREVIOUSLY PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"



CURRENTLY PROPOSED WEST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-833-4101, LICENSE #AA-C00174

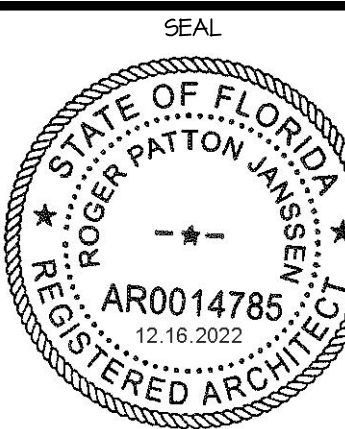
DATE, PRE-APP 11.21.2022

DRAWN: JKS

REVISIONS:

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

DRAWING NO.

A-2.03

JOB NUMBER: 22-109



PREVIOUSLY PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"



CURRENTLY PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C001914

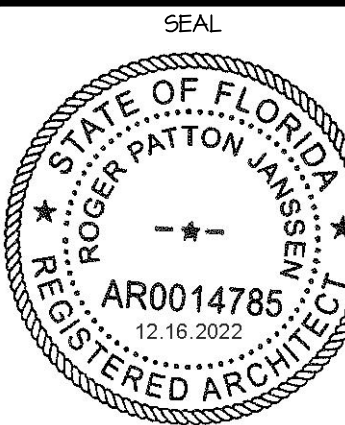
DATE, PRE-APP 11.21.2022

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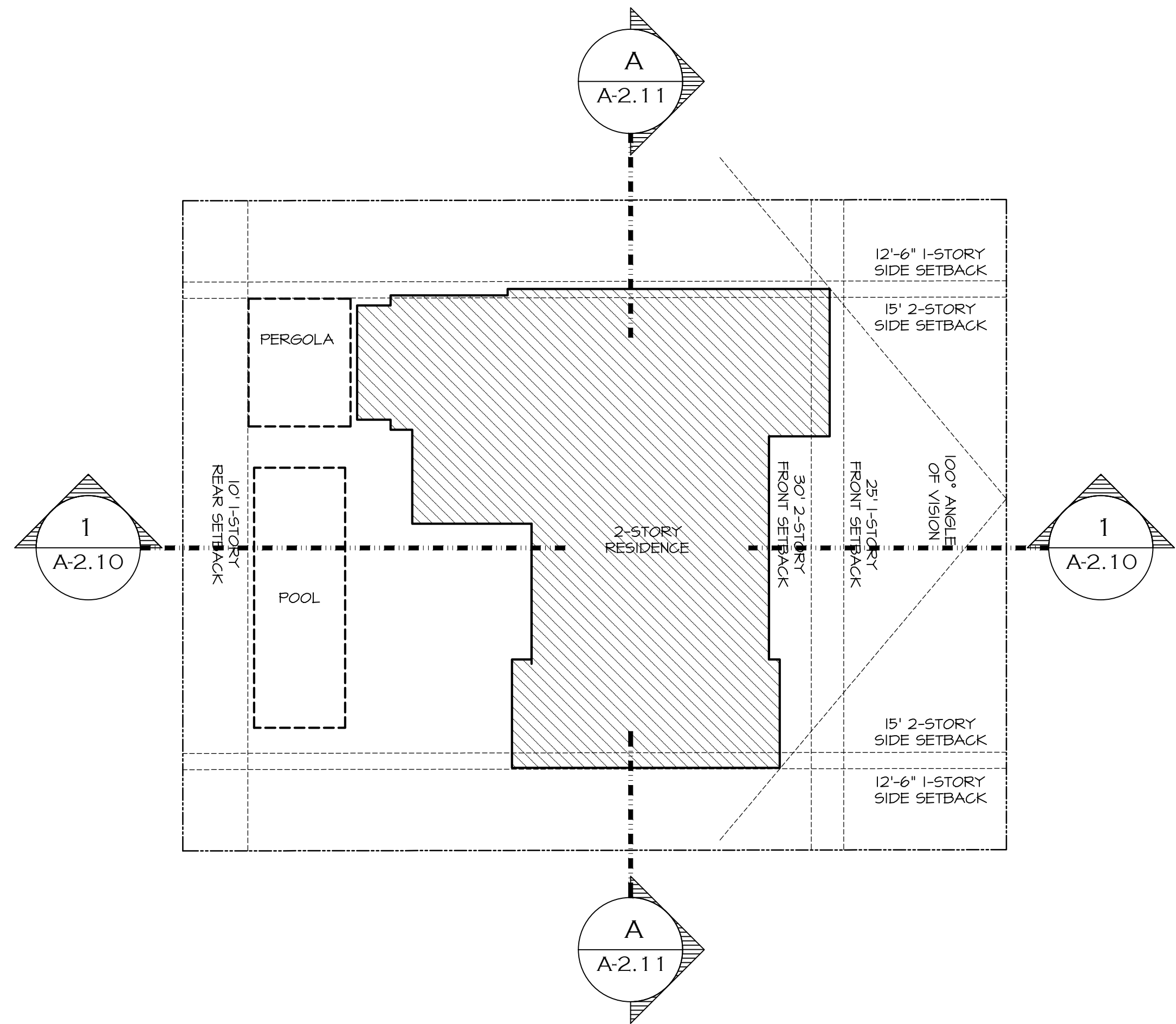
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

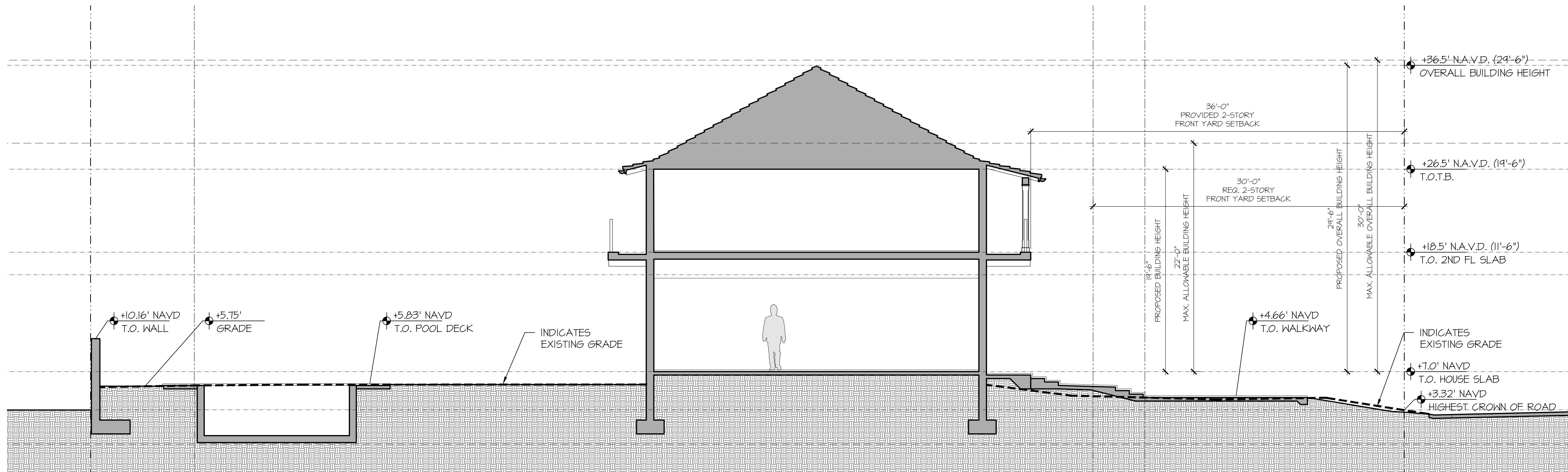
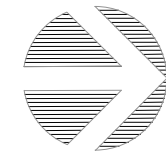
DRAWING NO.

A-2.04

JOB NUMBER: 22-109



BUILDING SECTION KEY PLAN



1 NORTH-SOUTH BUILDING AND SITE SECTION
A-2.10
SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4101, LICENSE #AA-C00174

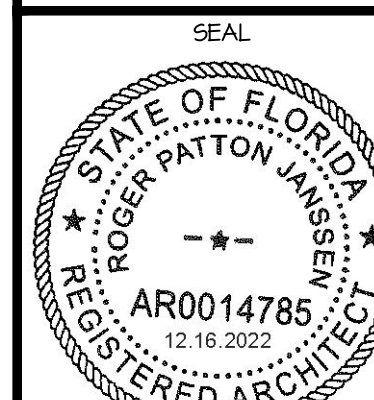
DATE: PRE-APP 11.21.2022

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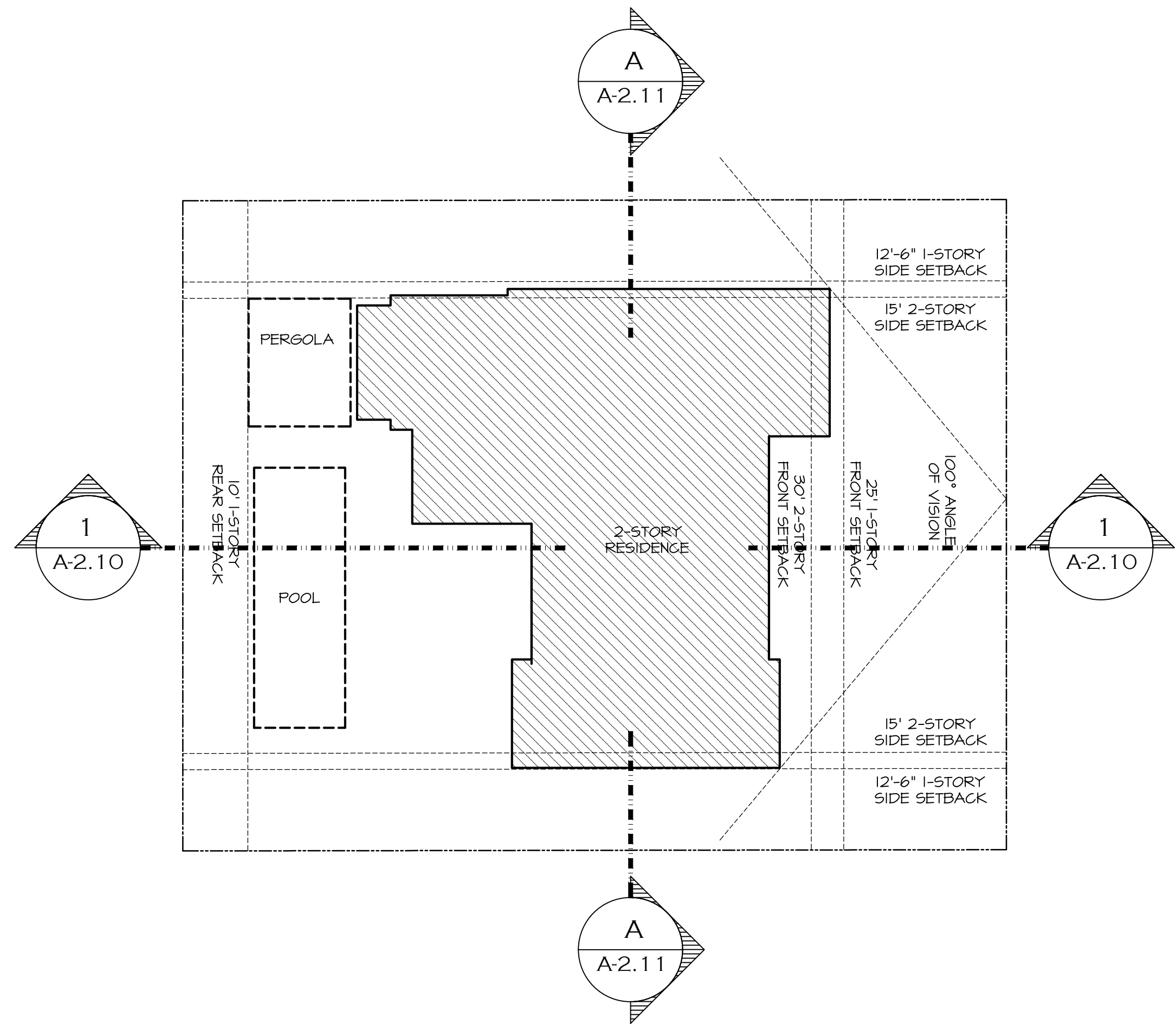
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

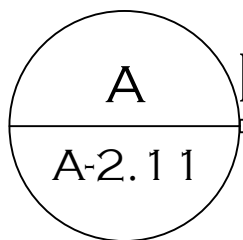
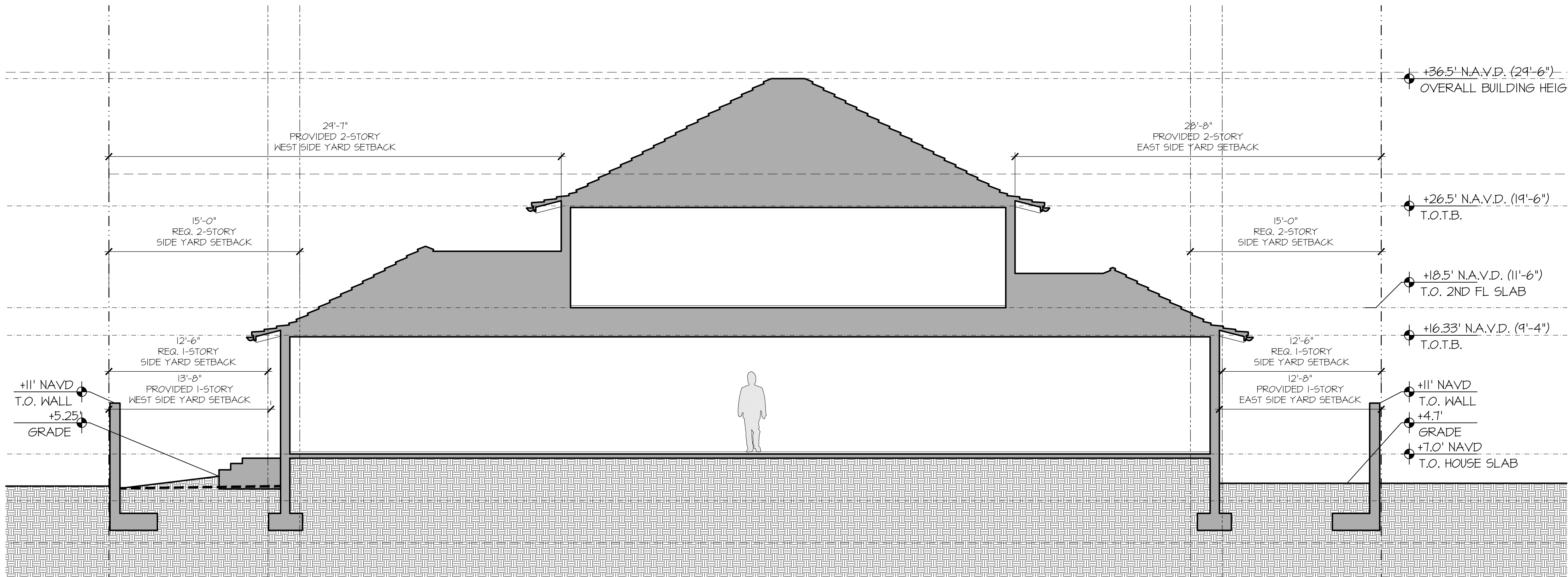
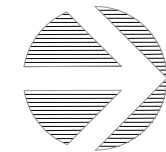
DRAWING NO.

A-2.10

JOB NUMBER: 22-109



BUILDING SECTION KEY PLAN



EAST-WEST BUILDING AND SITE SECTION

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401, TEL: 561-833-4707, LICENSE #AA-C001974

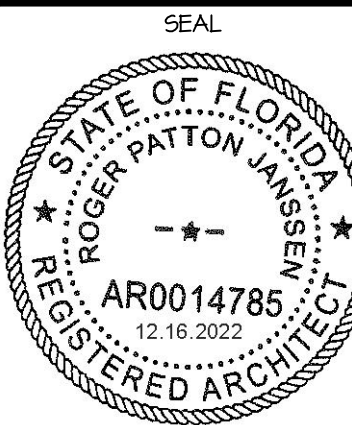
DATE, PRE-APP 11.21.2022

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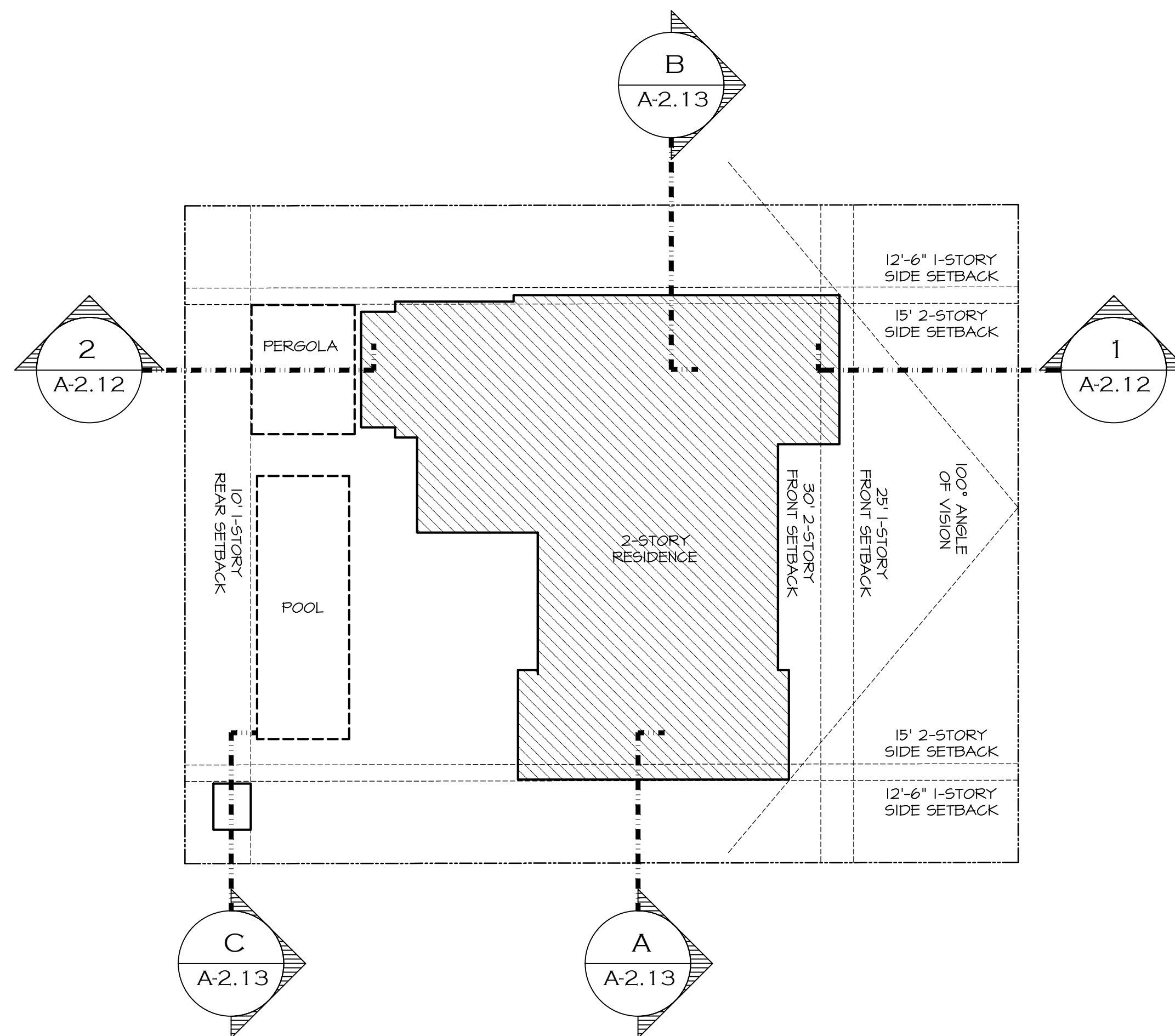
ARCOM # ARC-23-018

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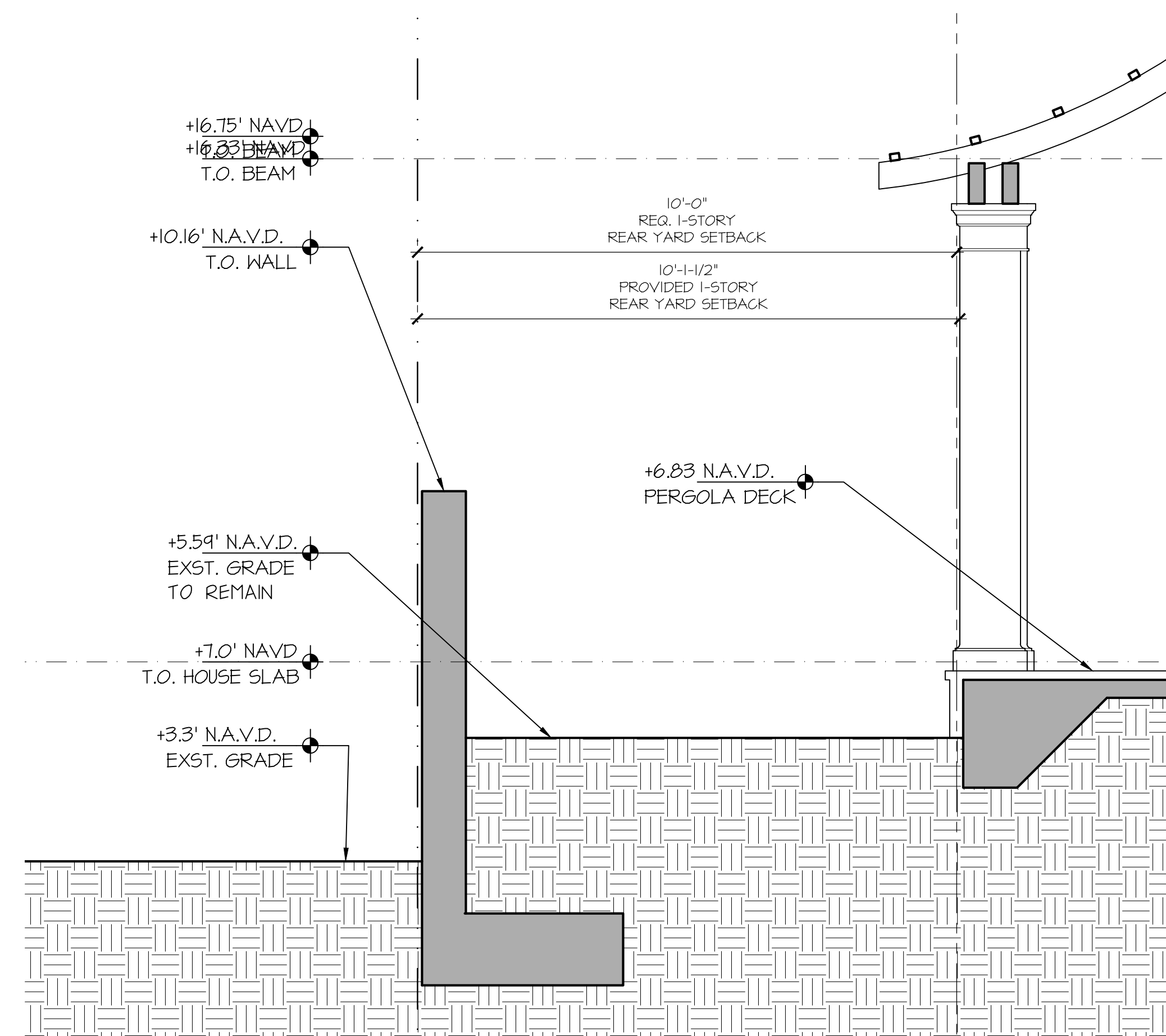
A-2.11

JOB NUMBER:

22-109

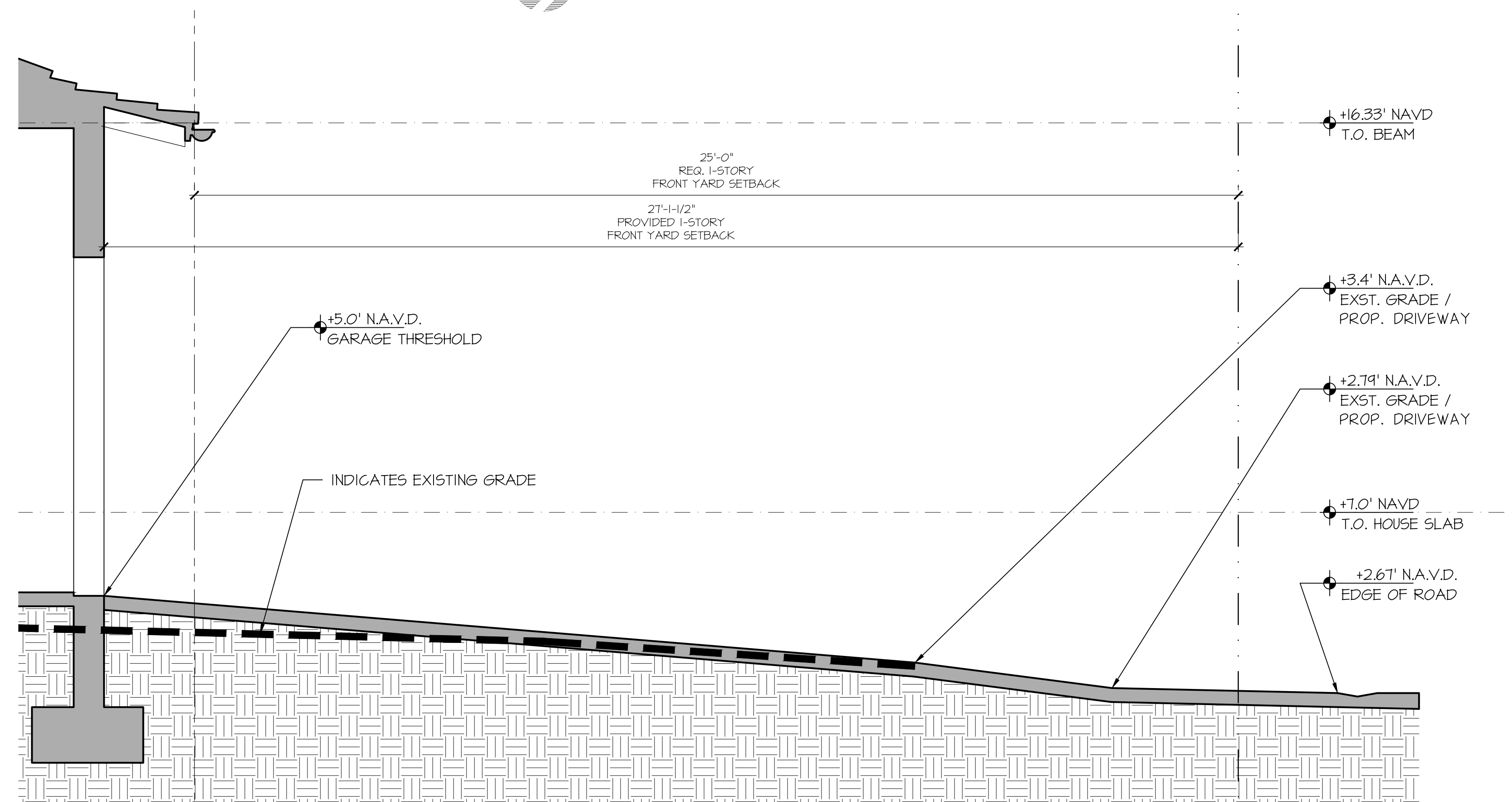


YARD SECTION KEY PLAN



2 REAR YARD SECTION
A-2.12

SCALE 3/16" = 1'-0"



1 FRONT YARD SECTION
A-2.12

SCALE 3/16" = 1'-0"

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

PALM BEACH COUNTY, FLORIDA

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

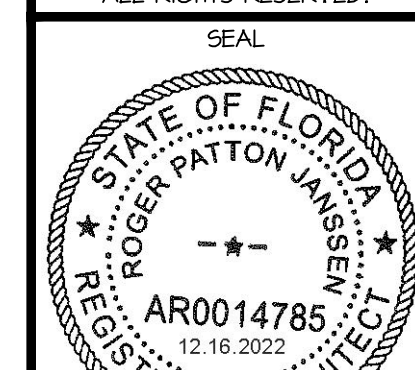
DATE: PRE-APP 11.21.2022

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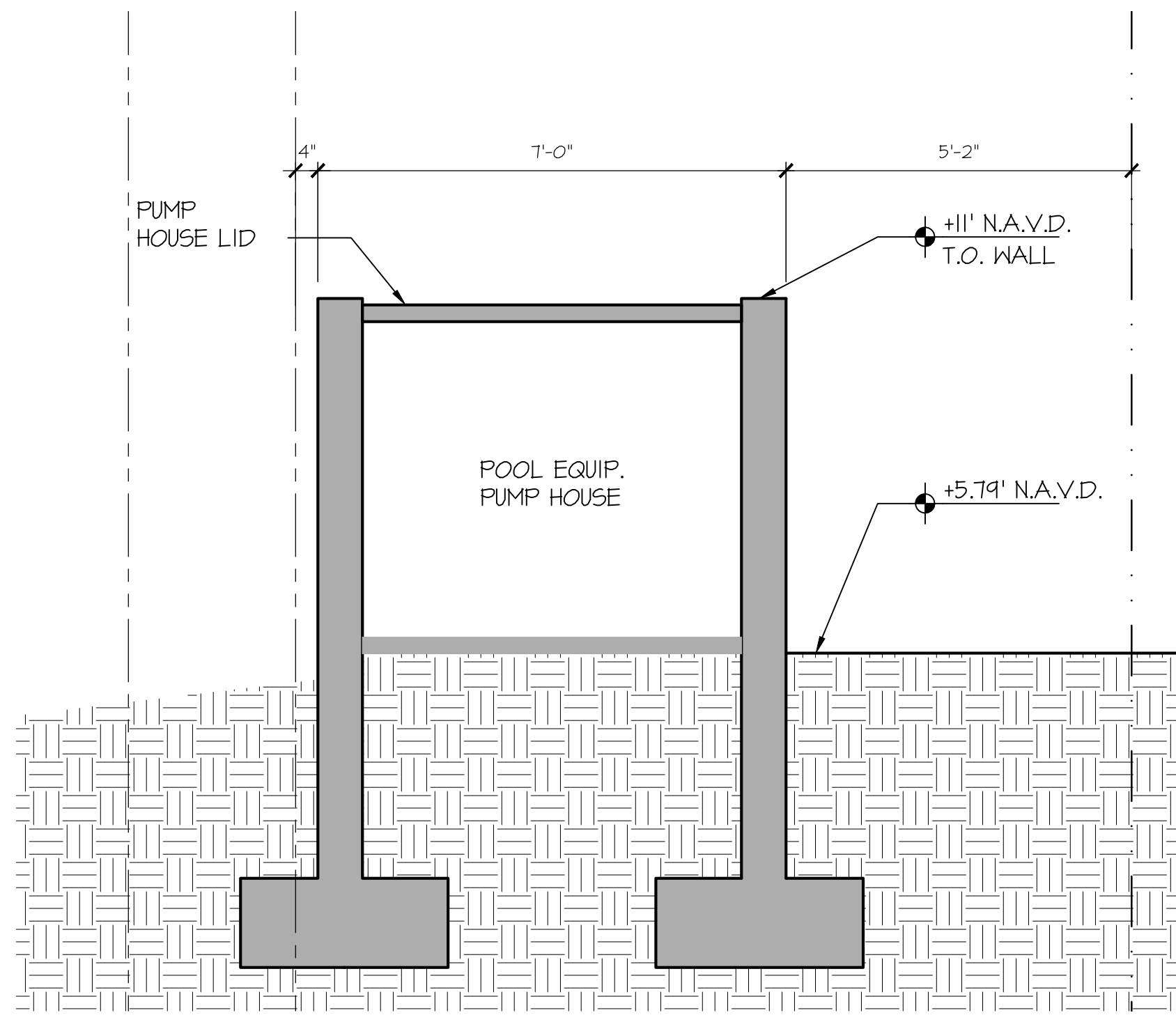
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

DRAWING NO.

A-2.12

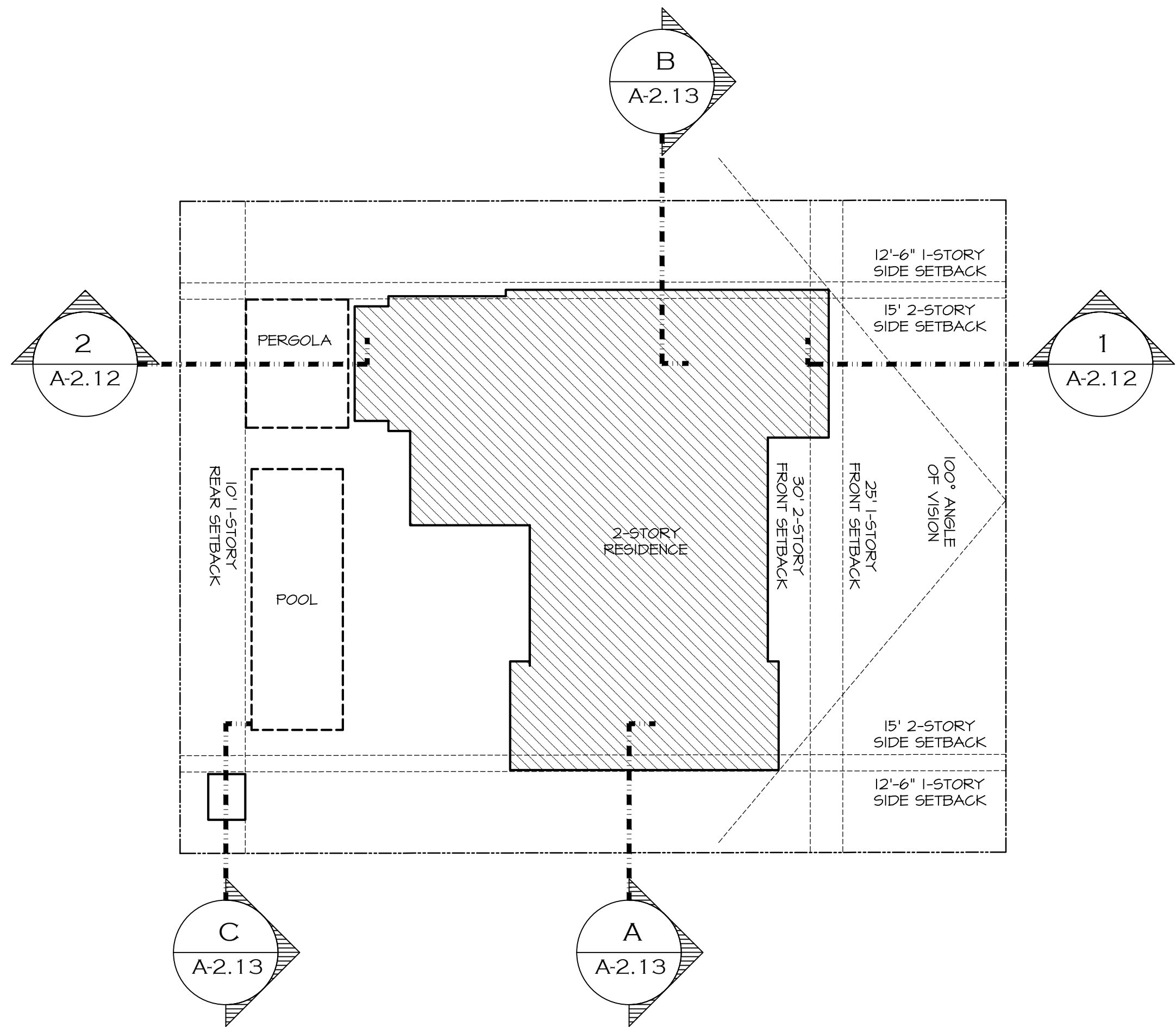
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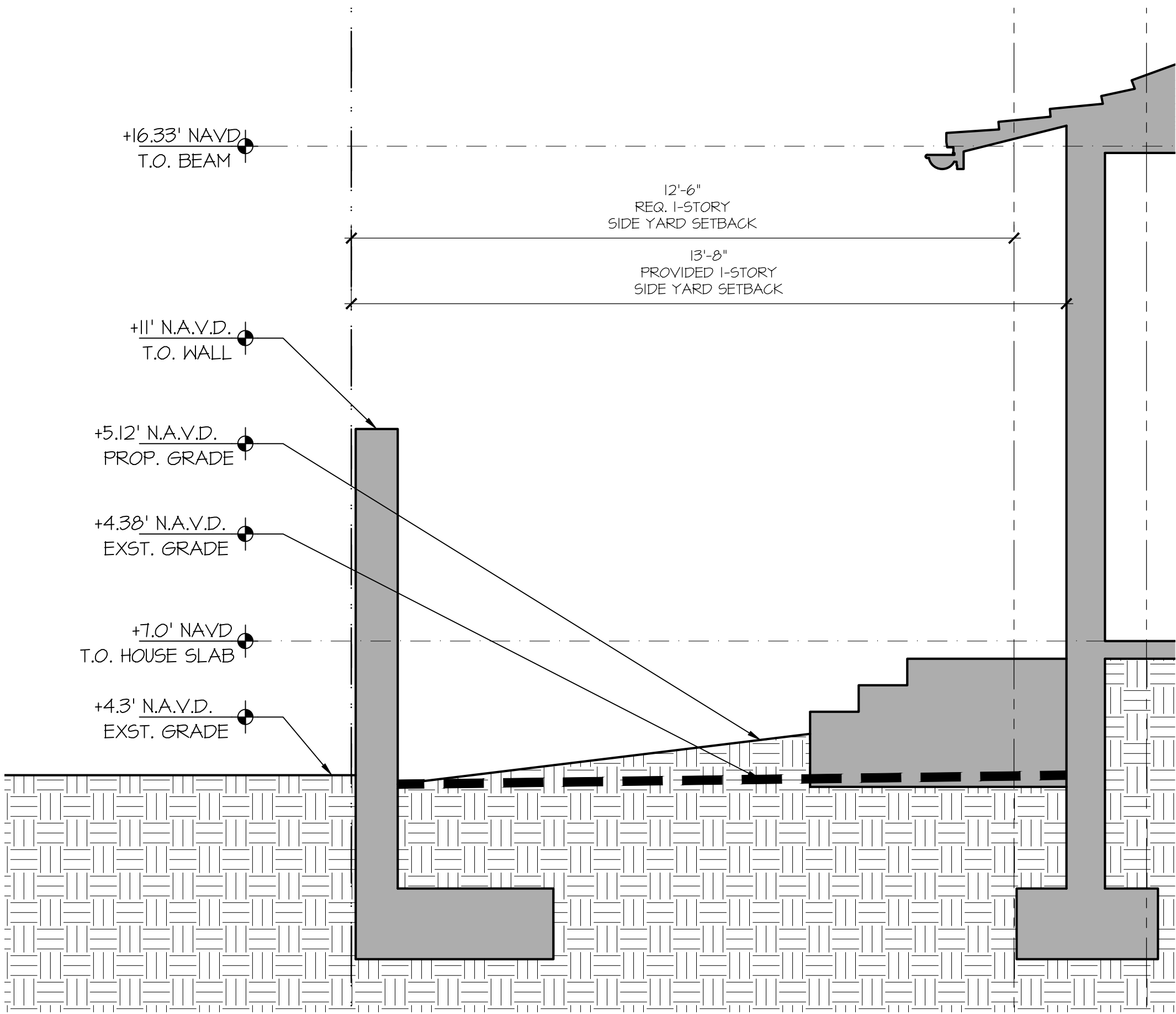
C WEST SIDE YARD SECTION

A-2.13

SCALE 1/2" = 1'-0"



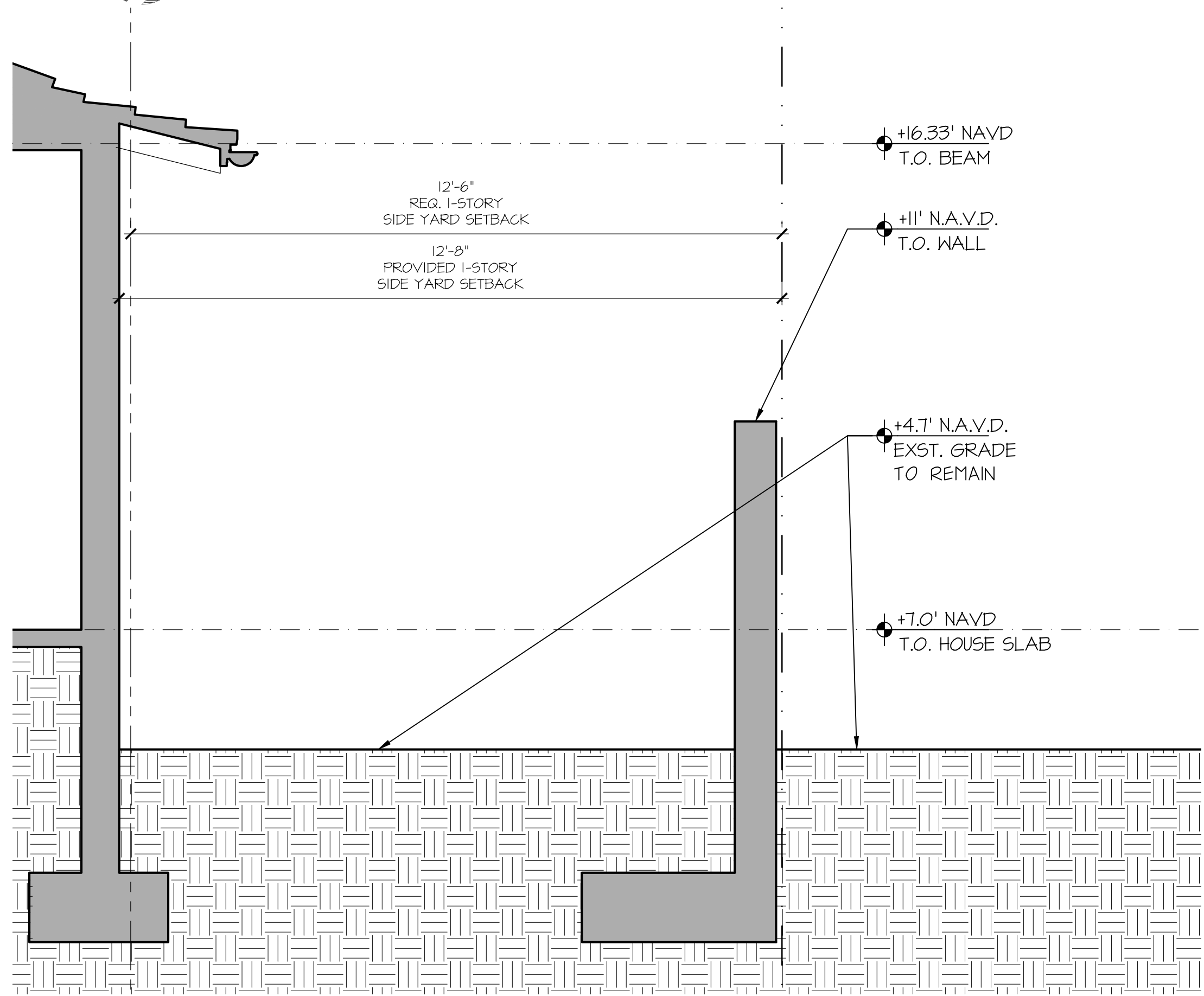
YARD SECTION KEY PLAN



B WEST SIDE YARD SECTION

A-2.13

SCALE 1/2" = 1'-0"



A EAST SIDE YARD SECTION

A-2.13

SCALE 1/2" = 1'-0"

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

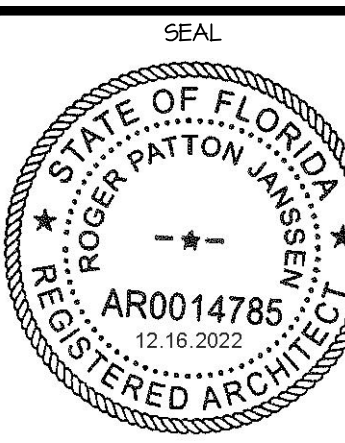
DATE: PRE-APP 11.21.2022

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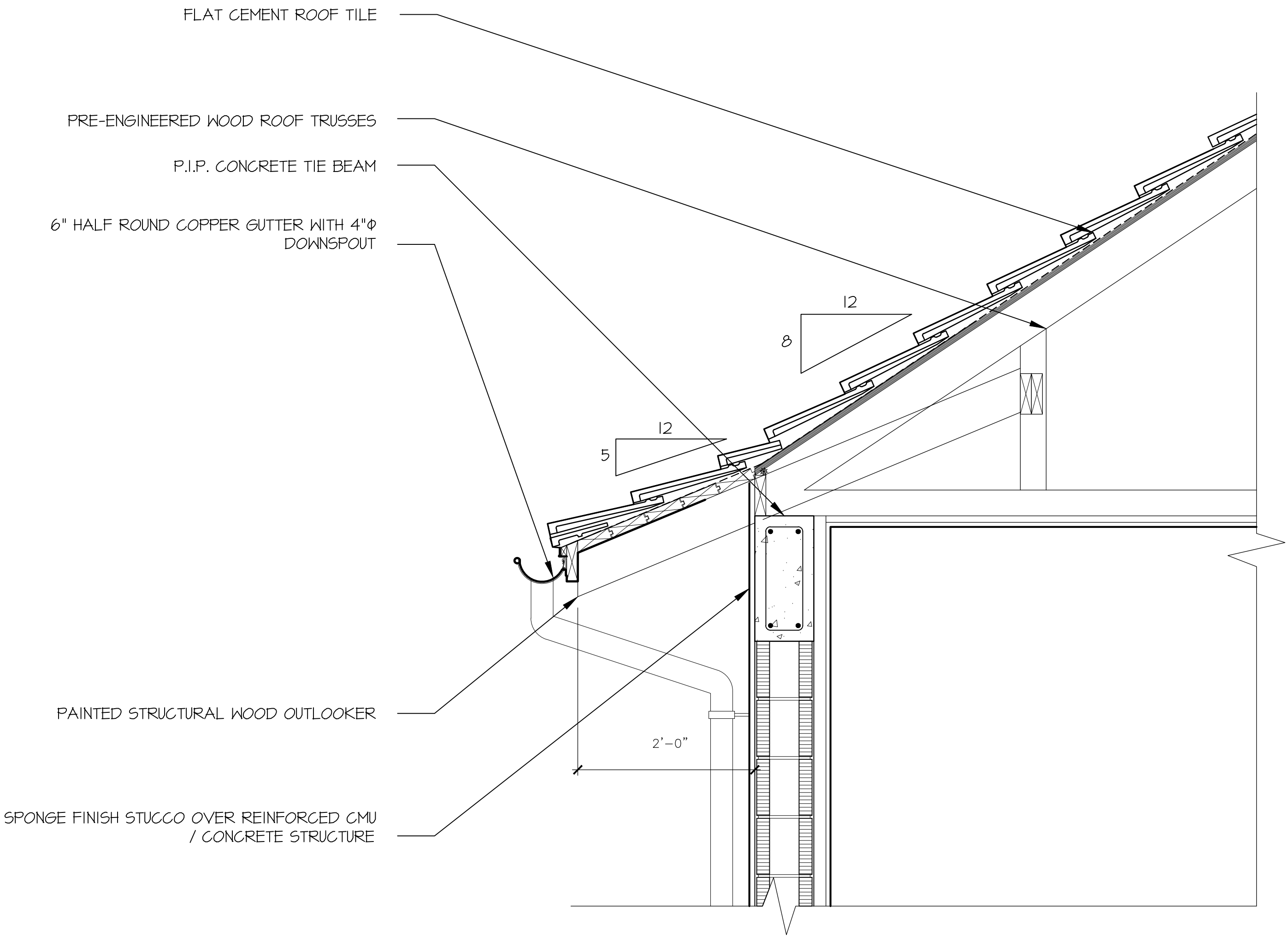
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

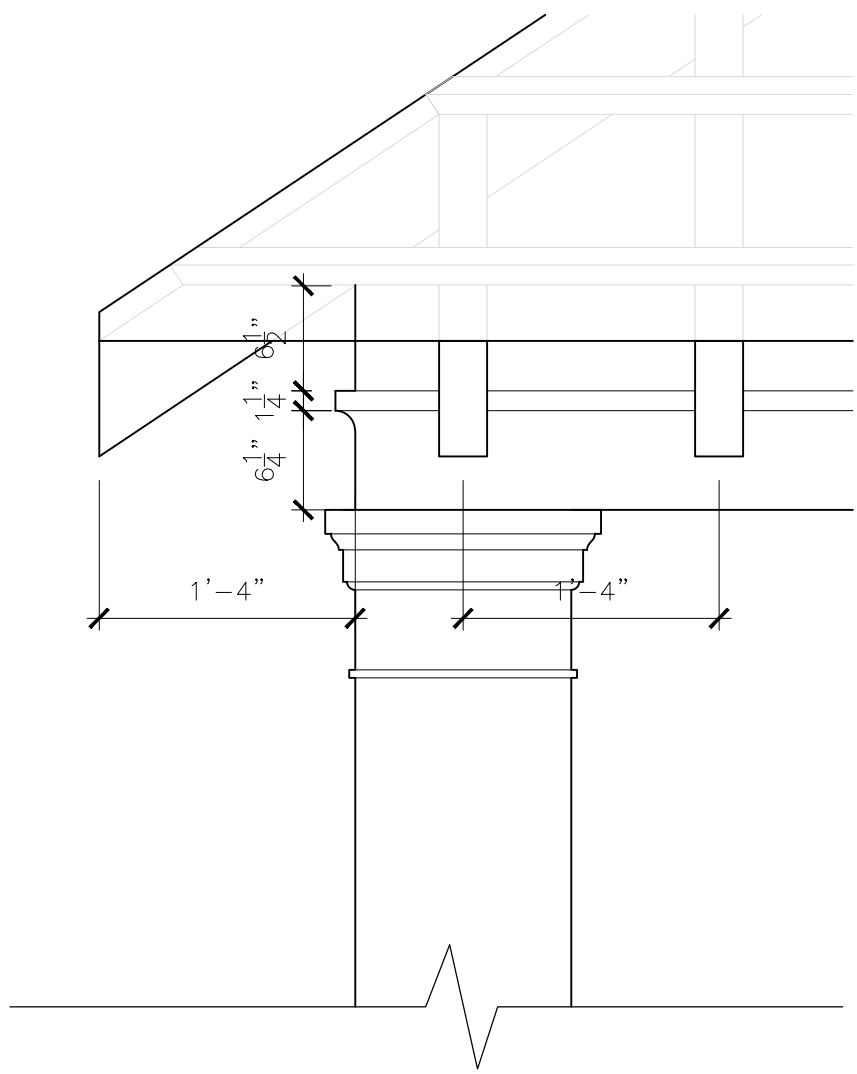
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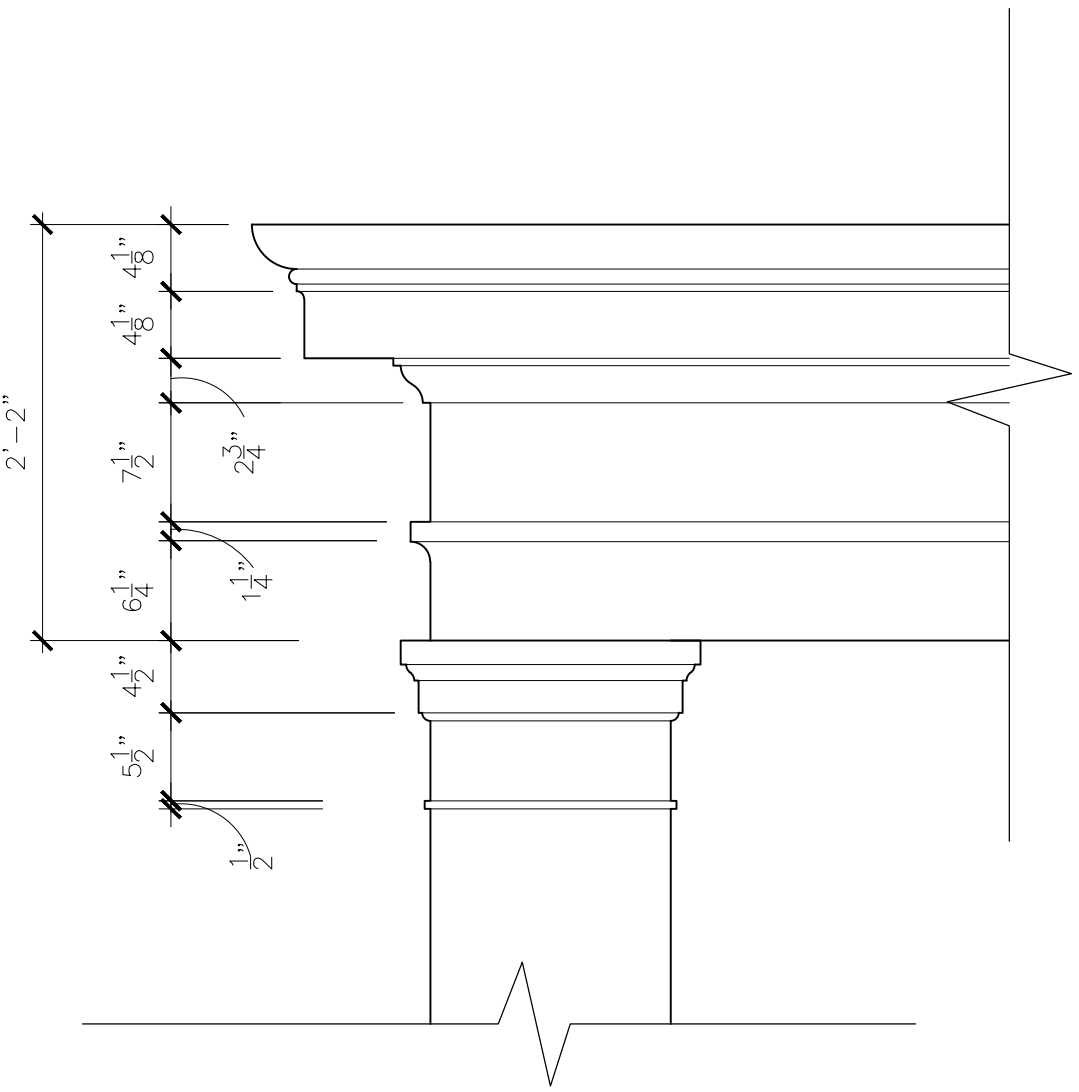
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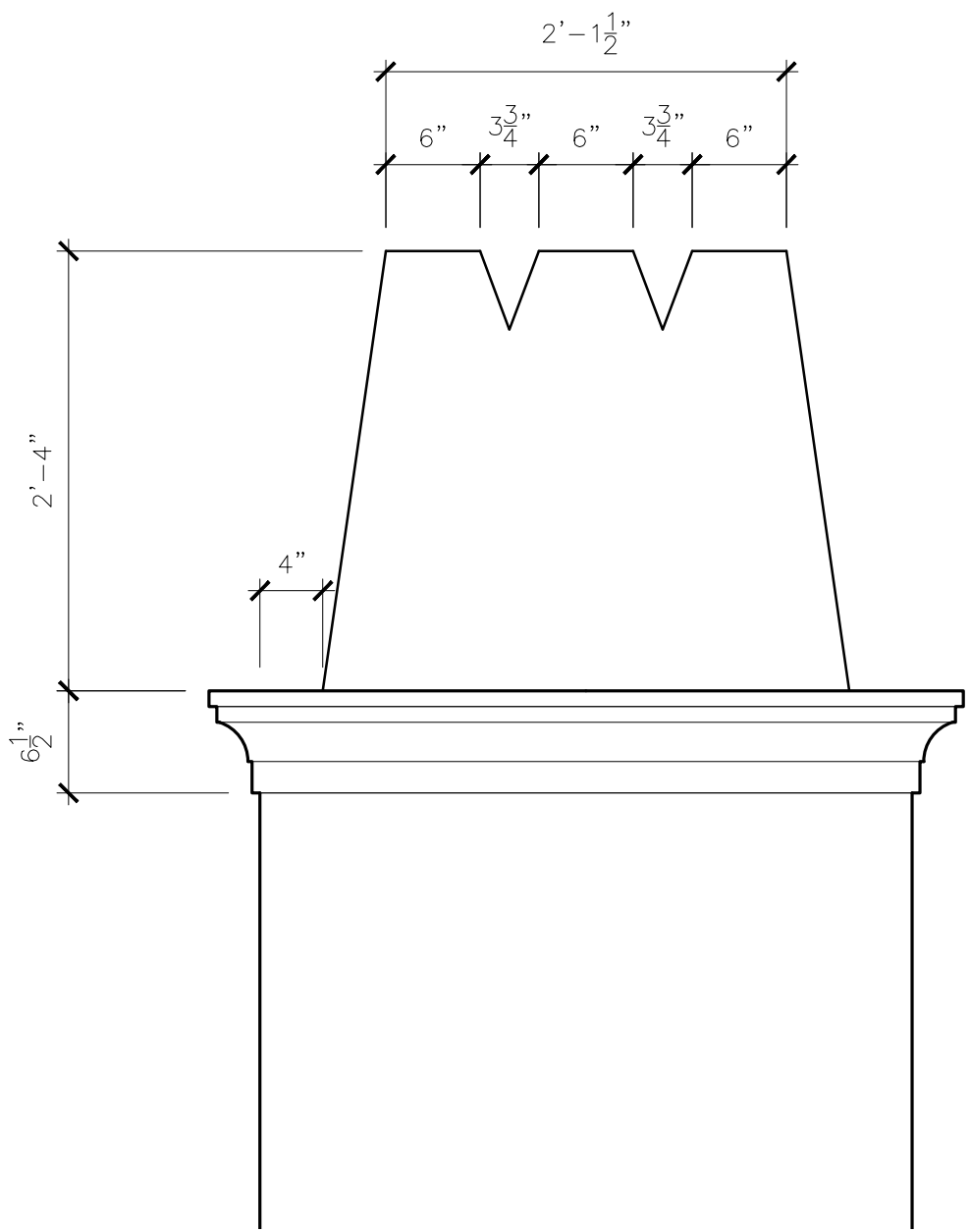
TYPICAL EAVE DETAIL



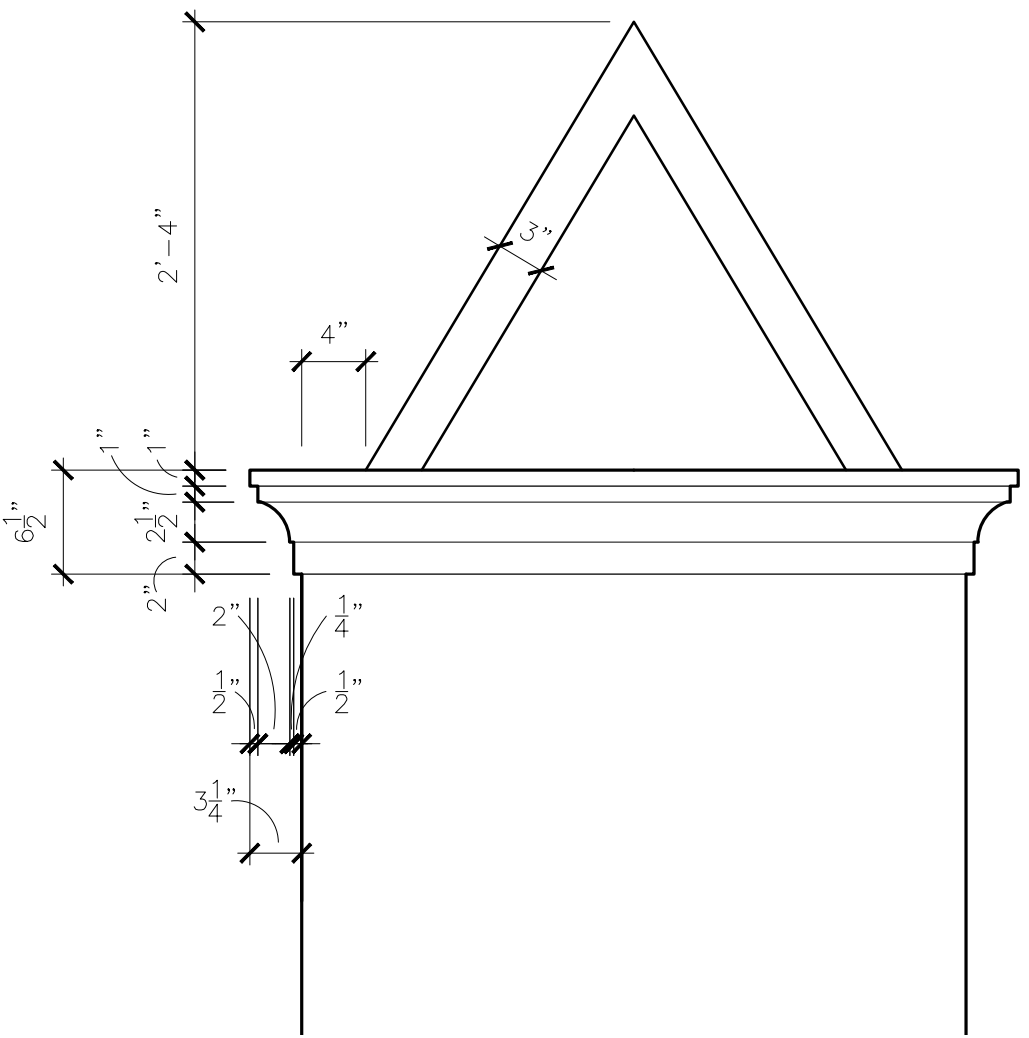
PERGOLA DETAIL



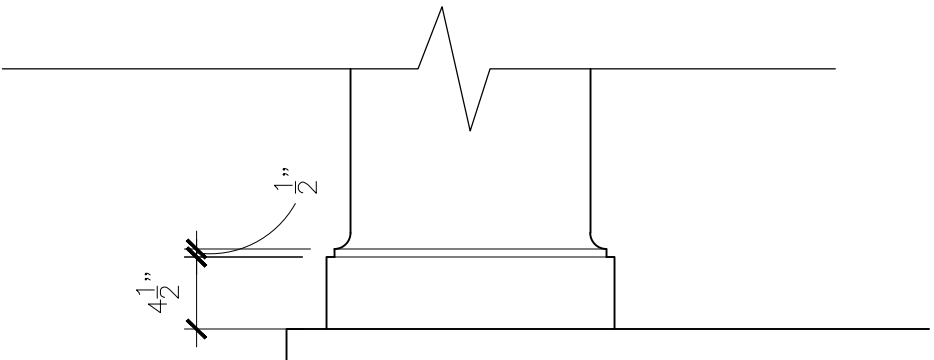
LOGGIA COLUMN CAPITAL & ENTABLATURE



CHIMNEY SHROUD DETAIL



CHIMNEY SHROUD DETAIL



LOGGIA COLUMN BASE

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

PALM BEACH COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS

400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4707, LICENSE #AA-C001974

DATE: PRE-APP 11.21.2022

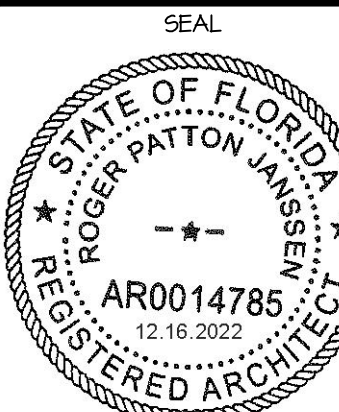
DRAWN: JKS

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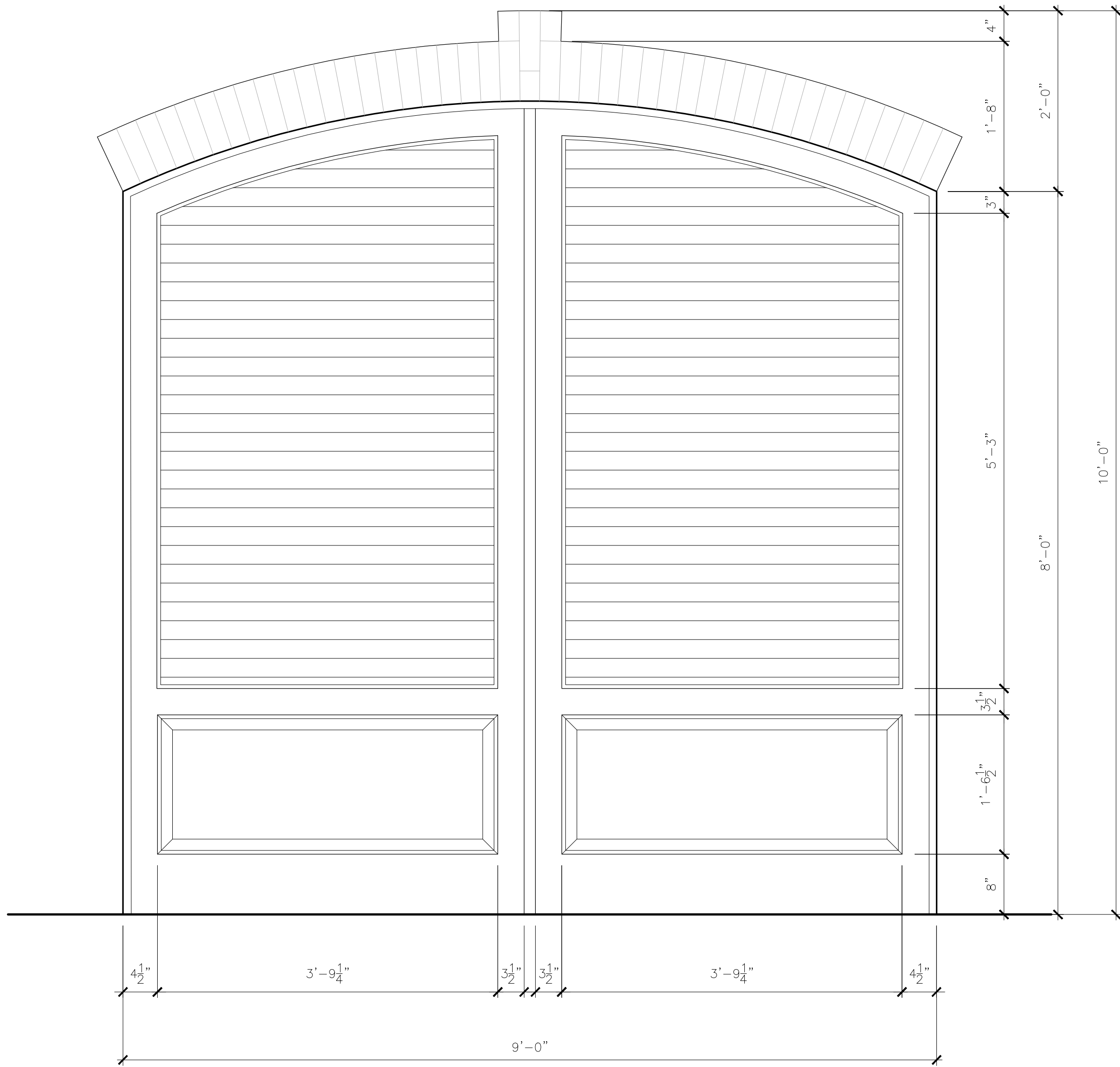
ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

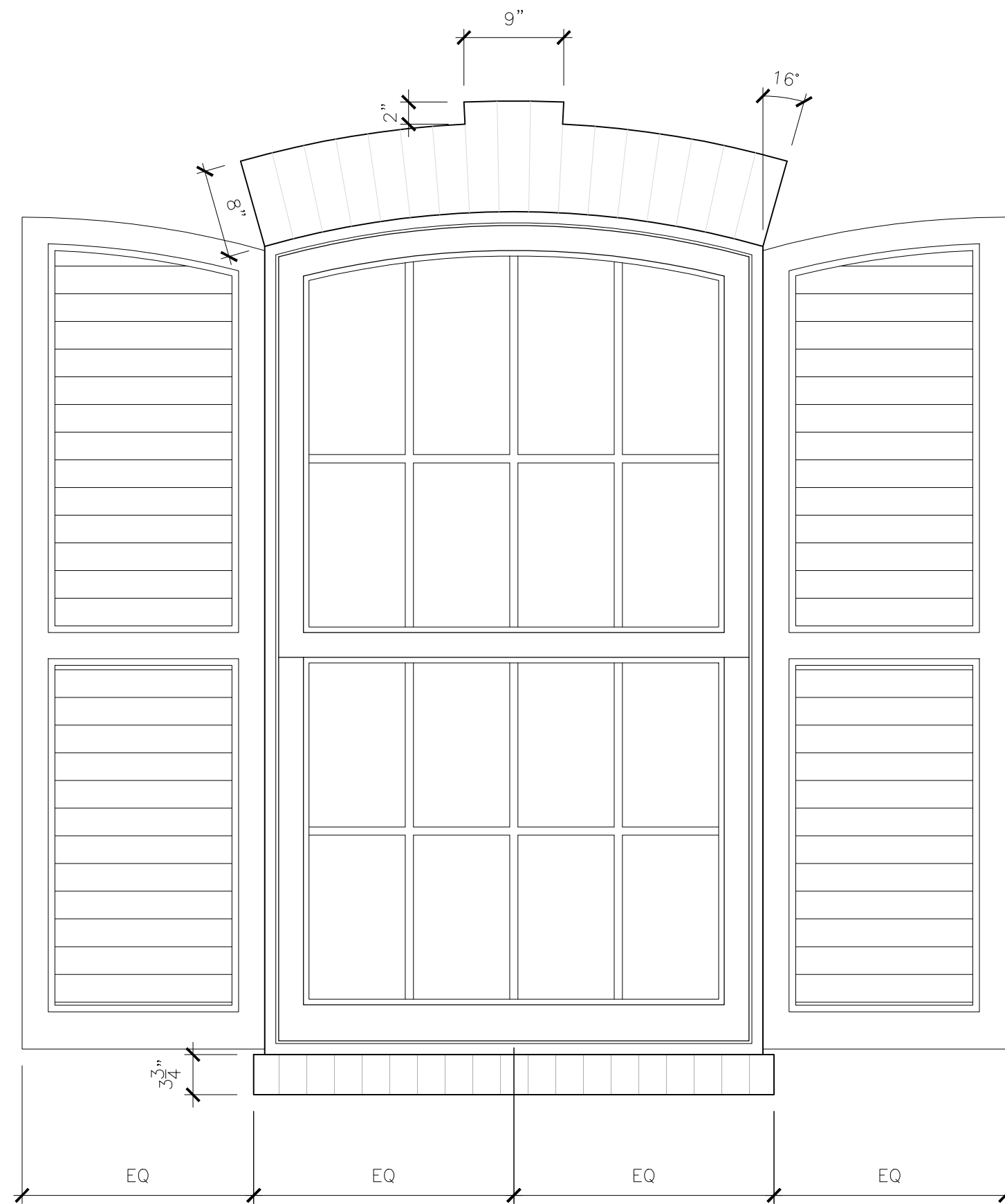
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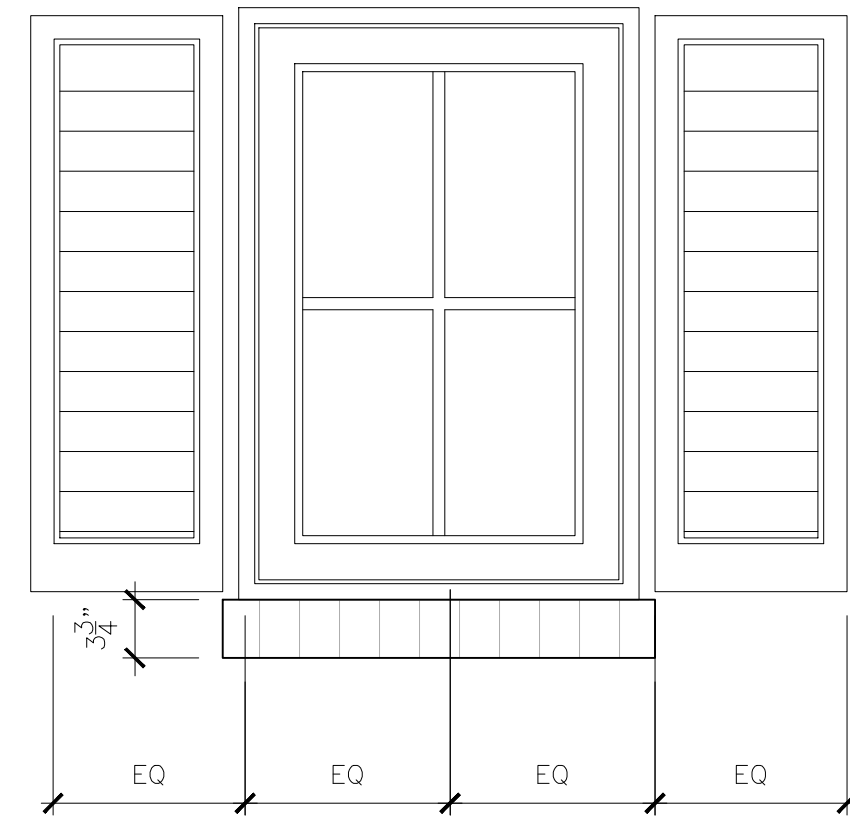
JOB NUMBER: 22-109



GARAGE DOOR DETAIL



ARCHED WINDOW DETAIL



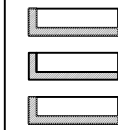
TYPICAL WINDOW DETAIL

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

TOWN OF PALM BEACH

PALM BEACH COUNTY, FLORIDA



DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-933-4101, LICENSE #AA-C001914

DATE, PRE-APP 11.21.2022

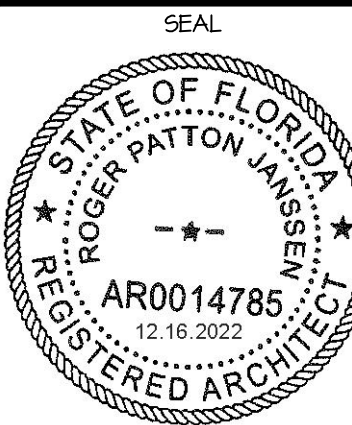
DRAWN: JKS

REVISIONS:

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

DRAWING NO.

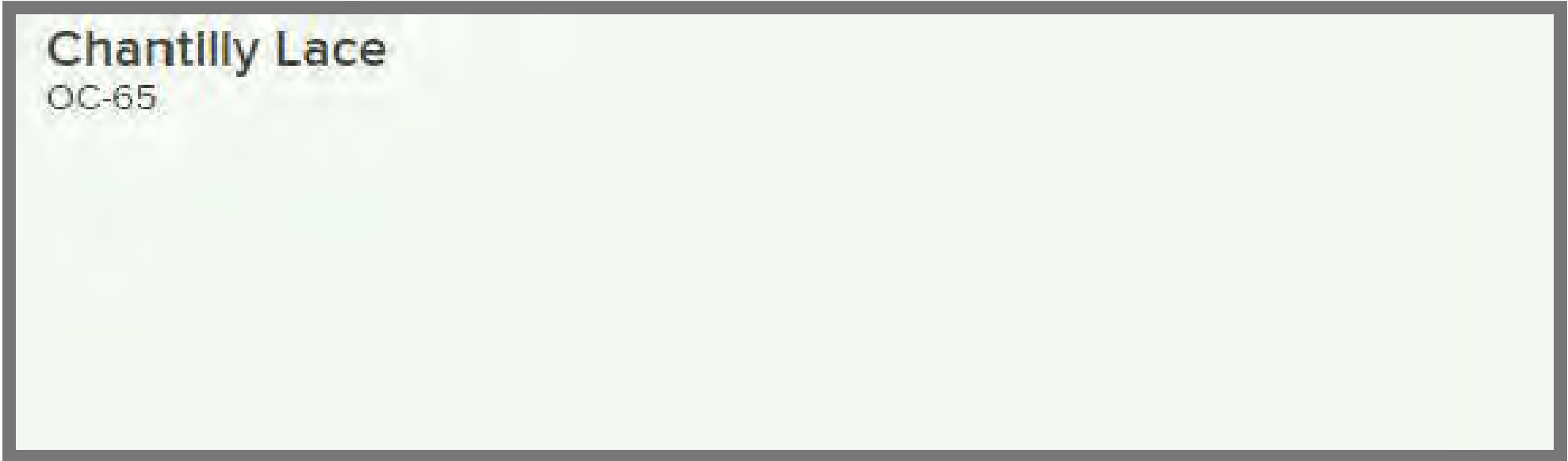
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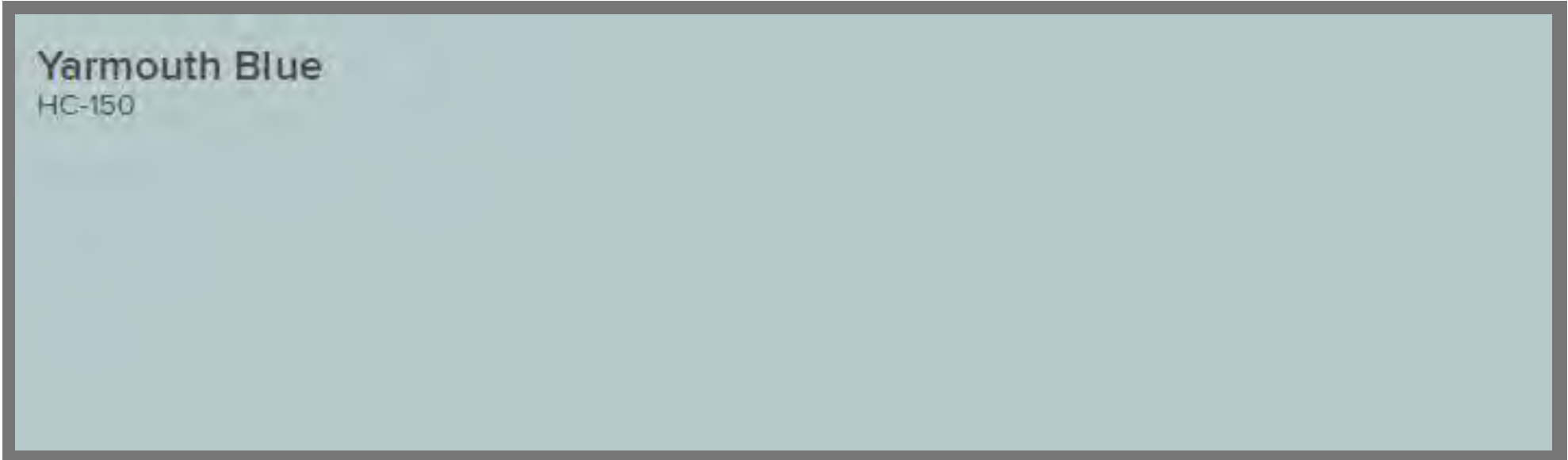
22-109



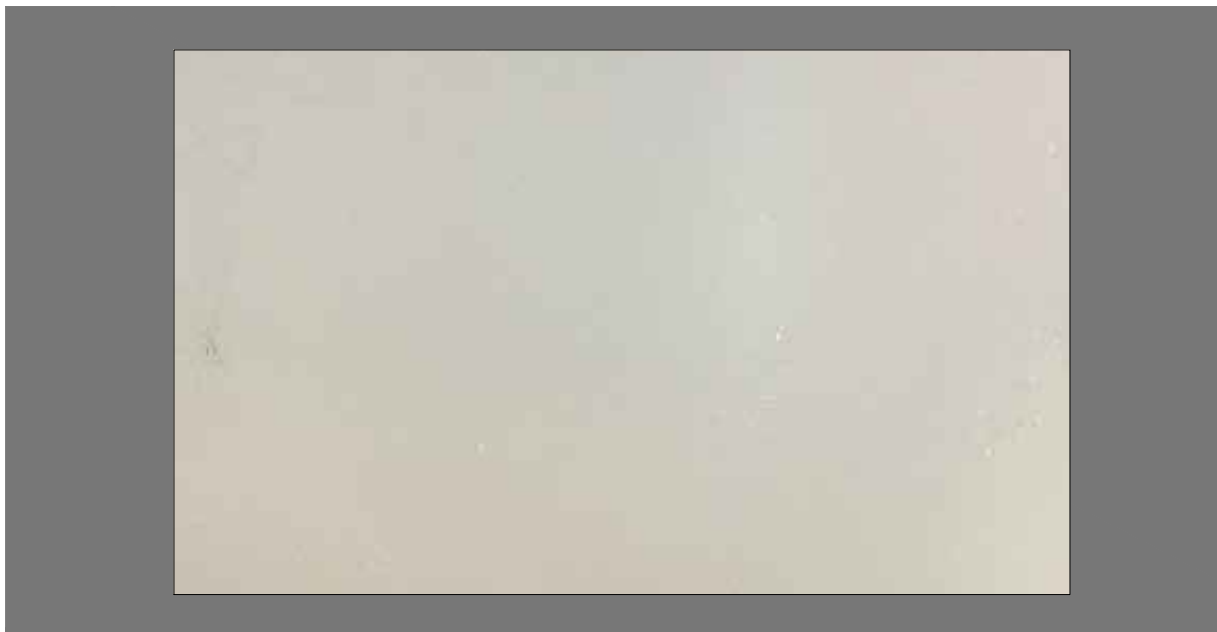
GRAY CEMENT ROOF TILE



STUCCO COLOR



SHUTTER COLOR



WINDOW COLOR - FROSTED JADE

PROPOSED RESIDENCE AT:

260 NIGHTINGALE TRAIL

TOWN OF PALM BEACH

DAILEY JANSSEN ARCHITECTS

400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401 TEL: 561-833-4101, LICENSE #AA-C00174

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ROGER P. JANSSEN AR-14785

ARCOM # ARC-23-018

DRAWING NO.

A-2.22

JOB NUMBER:

22-104



1193 N Lake Way



268 Nightingale Trail



260 Nightingale Trail



261 Nightingale Trail



251 Nightingale Trail



250 Nightingale Trail



245 Nightingale Trail



244 Nightingale Trail



238 Nightingale Trail



235 Nightingale Trail



228 Nightingale Trail



220 Nightingale Trail A



233 La Puerta Way



236 La Puerta Way



241 La Puerta Way



248 La Puerta Way



249 La Puerta Way



265 La Puerta Way



271 La Puerta Way



278 La Puerta Way



240 Mockingbird Trail



248 Mockingbird Trail



256 Mockingbird Trail



1157 N Lake Way



1161 N Lake Way



1165 N Lake Way



1177 N Lake Way



1178 N Lake Way



1181 N Lake Way



1185 N Lake Way



1191 N Lake Way



1193 N Lake Way



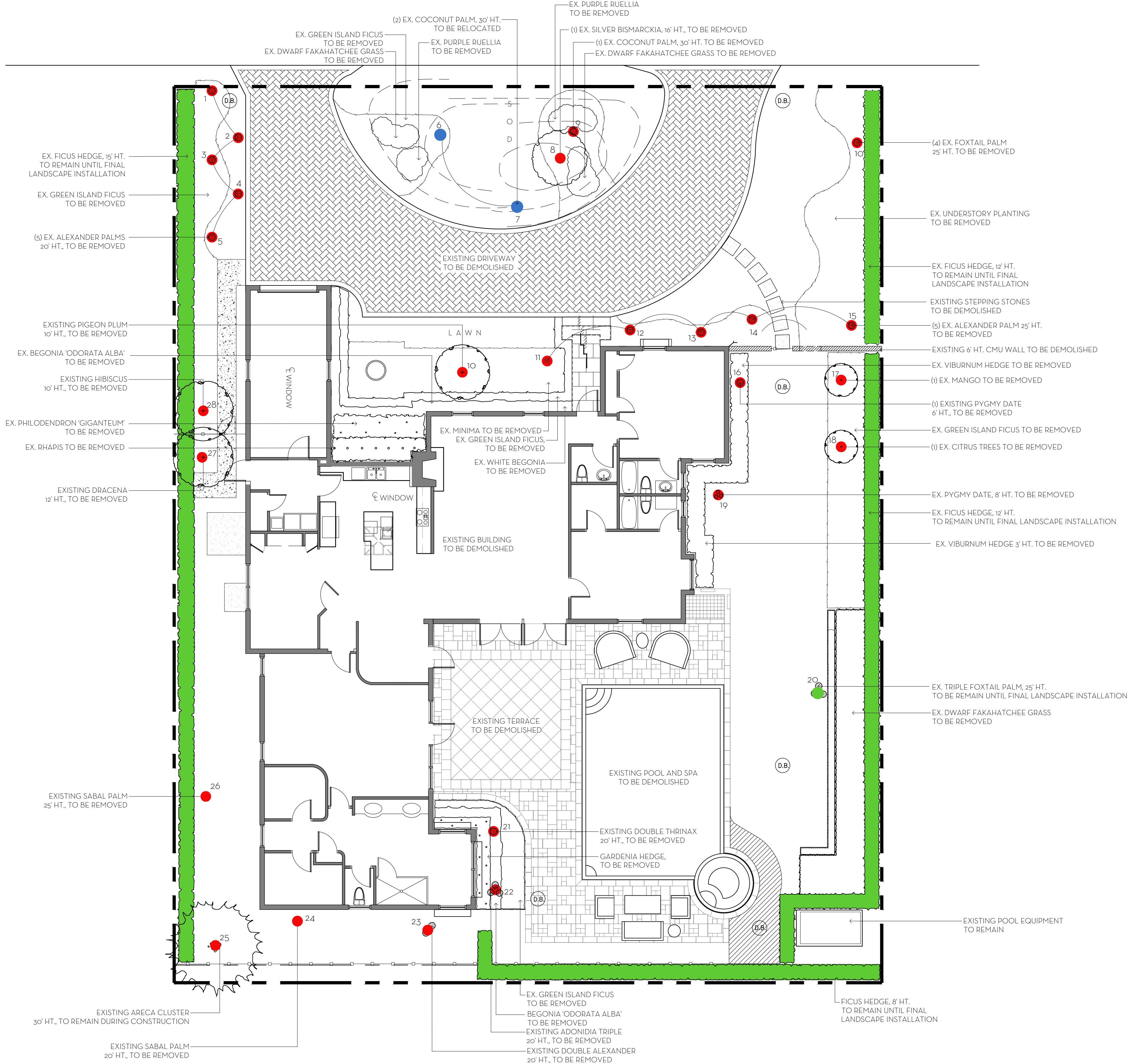
1215 N Lake Way

FINAL SUBMITTAL

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

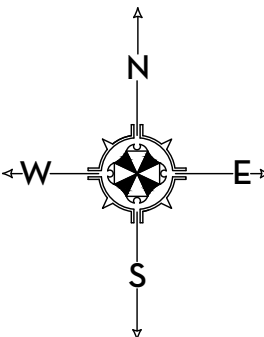
NIGHTINGALE TRAIL



260 Nightingale Trail Landscape Disposition Schedule				
ITEM NO.	COMMON NAME	BOTANICAL NAME	SPEC	REMARKS
1	Alexander Palm	Ptychosperma elegans	20' HT.	To be Removed
2	Alexander Palm	Ptychosperma elegans	20' HT.	To be Removed
3	Alexander Palm	Ptychosperma elegans	20' HT.	To be Removed
4	Alexander Palm	Ptychosperma elegans	20' HT.	To be Removed
5	Alexander Palm	Ptychosperma elegans	20' HT.	To be Removed
6	Coconut Palm	Cocos nucifera	30' HT.	To be Relocated
7	Coconut Palm	Cocos nucifera	30' HT.	To be Relocated
8	Bismarck Palm	Bismarckia nobilis	30' HT.	To be Removed
9	Coconut Palm	Cocos nucifera	30' HT.	To be Removed
10	Pigeon Plum	Coccoloba diversifolia	10' HT.	To be Removed
11	Alexander Palm	Ptychosperma elegans	25' HT.	To be Removed
12	Alexander Palm	Ptychosperma elegans	25' HT.	To be Removed
13	Alexander Palm	Ptychosperma elegans	25' HT.	To be Removed
14	Alexander Palm	Ptychosperma elegans	25' HT.	To be Removed
15	Alexander Palm	Ptychosperma elegans	25' HT.	To be Removed
16	Pygmy Date Palm	Phoenix roebelenii	8' HT.	To be Removed
17	Mango Tree	Mangifera indica	14' HT.	To be Removed
18	Citrus Tree	Citrus spp.	10' HT.	To be Removed
19	Pygmy Date Palm	Phoenix roebelenii	8' HT.	To be Removed
20	Triple Foxtail Palm	Wodyetia bifurcata	25' HT.	To Remain
21	Double Foxtail Palm	Wodyetia bifurcata	20' HT.	To be Removed
22	Triple Adonidia Palm	Adonidia merrillii	20' HT.	To be Removed
23	Alexander Palm	Ptychosperma elegans	20' HT.	To be Removed
24	Sabal Palm	Sabal Palmetto	20' HT.	To be Removed
25	Areca Palm	Dyopsis lutescens	30' HT.	To be Removed
26	Sabal Palm	Sabal Palmetto	25' HT.	To be Removed
27	Dracena	Dracenea spp.	12' HT.	To be Removed
28	Hibiscus	Hibiscus spp.	10' HT.	To be Removed

- TREE AND LANDSCAPE
DISPOSITION LEGEND
- TREE TO REMAIN
 - TREE TO BE RELOCATED
 - TREE TO BE REMOVED

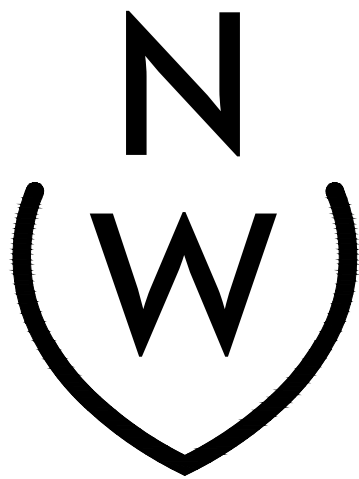
0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"



EXISTING CONDITIONS/ DEMO PLAN
260 NIGHTINGALE TRAIL

260 NIGHTINGALE TRAIL, PALM BEACH, FLORIDA

27 APRIL 2023
20 MAR 2023
13 MAR 2023
27 FEB 2023
09 FEB 2023



NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 150
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EX1
ARC-22-078



PHOTO 1: FRONT YARD AREA



PHOTO 2: DRIVE WAY ENTRY AREA



PHOTO 3: REAR POOL AREA



PHOTO 4: FRONT YARD AREA (NTERIOR)



PHOTO 5: FRONT YARD AREA (INTERIOR)



PHOTO 6: FRON YARD AREA (STREET VIEW)

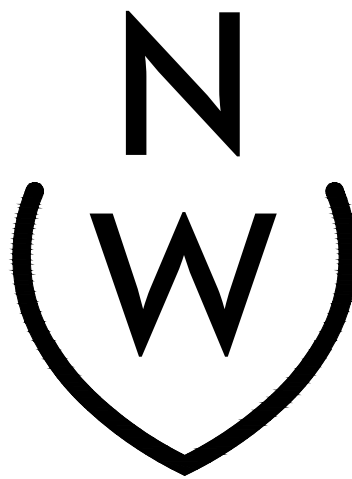
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING SITE PHOTOS
PRIVATE RESIDENCE
260 NIGHTINGALE TRAIL, PALM BEACH, FL.

SCALE: 3/16" = 1'-0"

08 MAY 2023
24 APR 2023
13 MAR 2023
27 FEB 2023
09 FEB 2023



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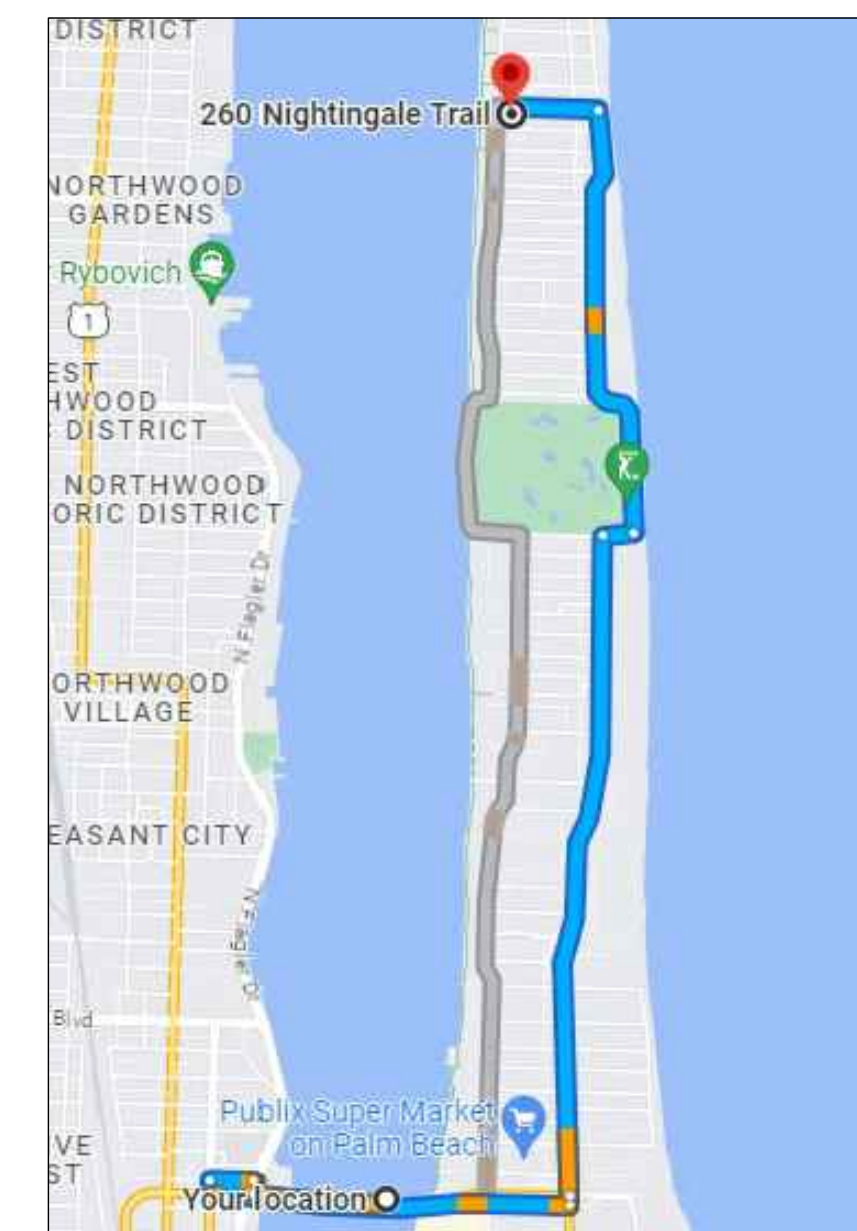
EX2

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Landscape Architect
Registration No.
6666856

MAXIMUM SIZE TRUCK TO BE USED: 30' (TRUCK & TRAILER COMBINED)
SEPERATE ROW PERMITS WILL BE SUBMITTED

MAXIMUM NUMBER OF TRUCK TRIPS TO THE PROPERTY (ESTIMATED):

33 TRIPS



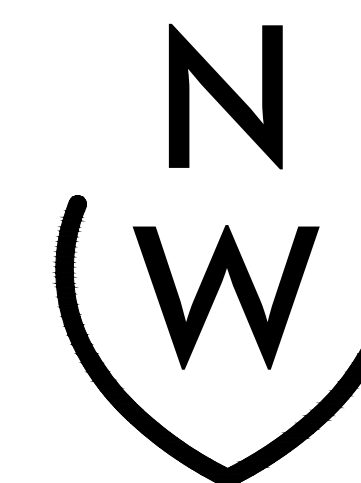
SCALE: 1/8" = 1'-0"

CONSTRUCTION SCREENING PLAN

PRIVATE RESIDENCE

360 NIGHTINGALE TRAIL PALM BEACH FL

08 MAY 2023
24 APR 2023
13 MAR 2023
27 FEB 2023
09 FEB 2023

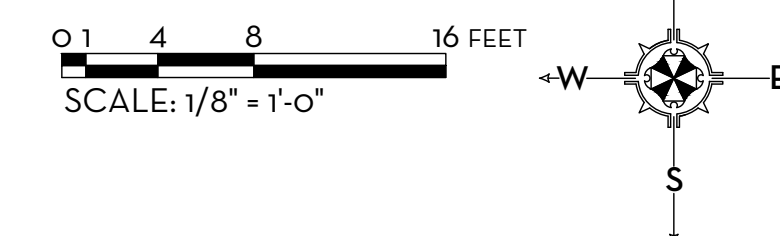
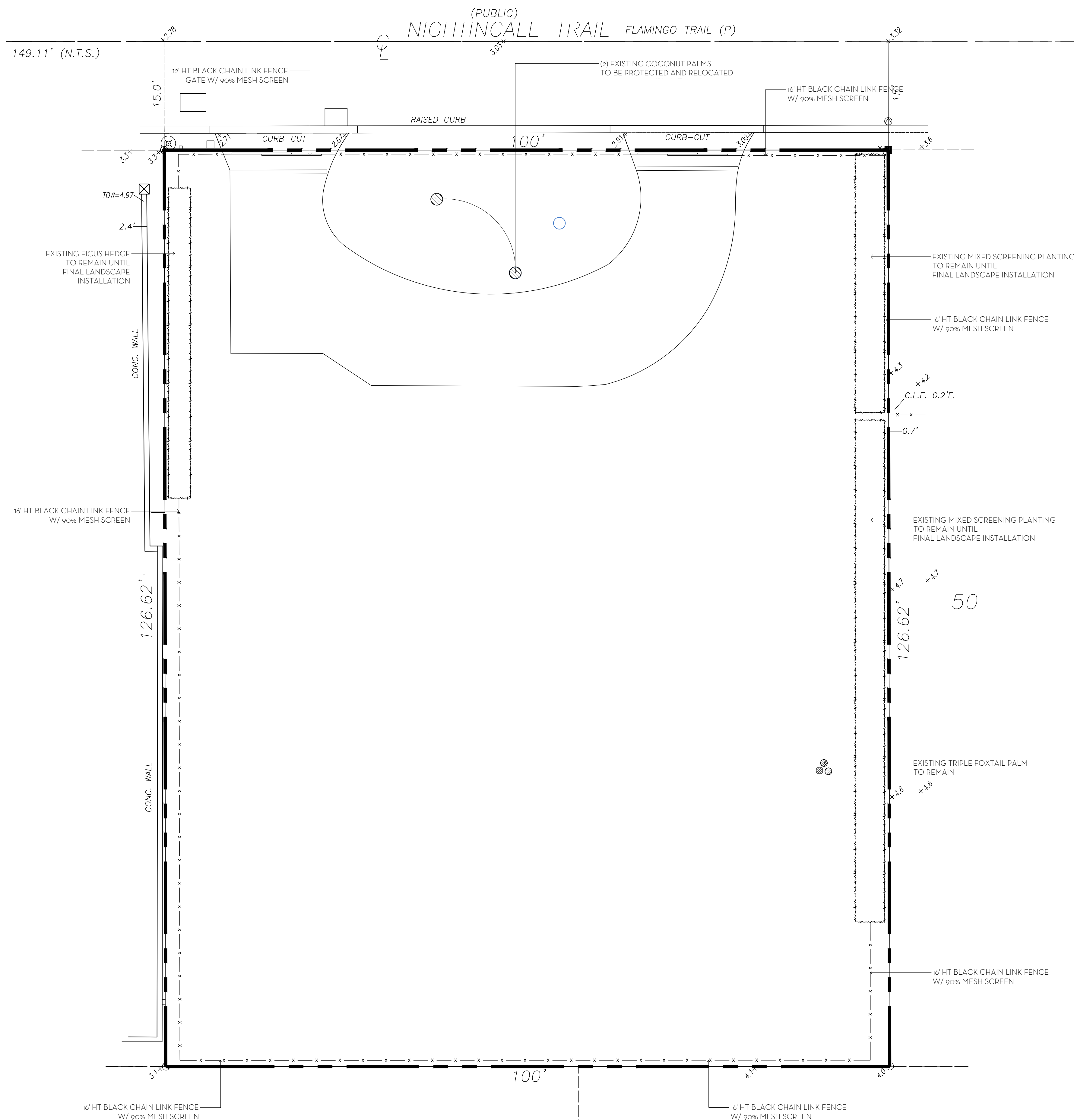


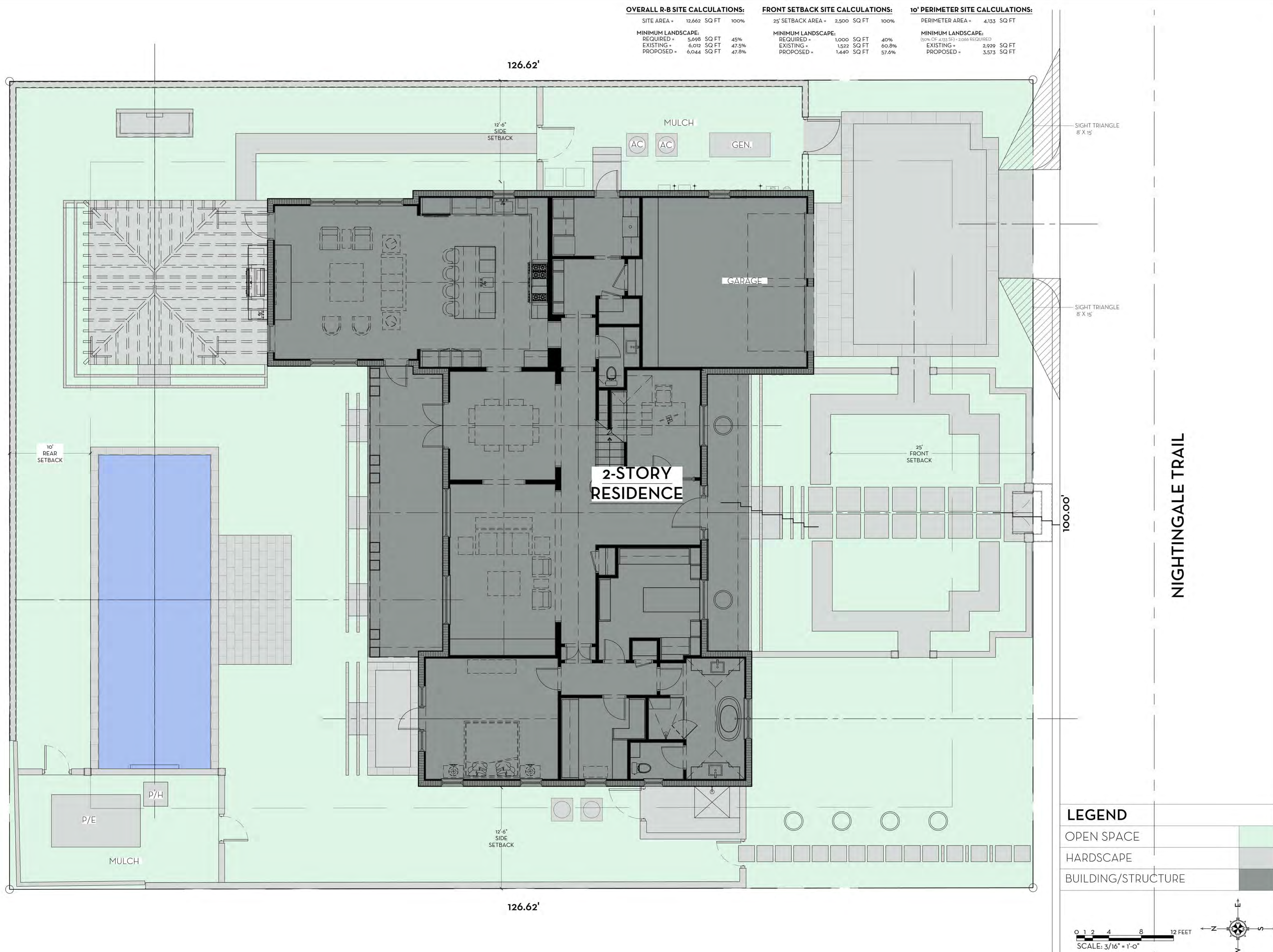
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CSP





OVERALL R-B SITE CALCULATIONS:				FRONT SETBACK SITE CALCULATIONS:				10' PERIMETER SITE CALCULATIONS:			
SITE AREA =	12,662	SQ FT	100%	25' SETBACK AREA =	2,500	SQ FT	100%	PERIMETER AREA =	4,133	SQ FT	
MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:				MINIMUM LANDSCAPE:			
REQUIRED =	5,698	SQ FT	45%	REQUIRED =	1,000	SQ FT	40%	REQUIRED =	50% OF 4,133 SQ FT = 2,066	REQUIRED	
EXISTING =	6,012	SQ FT	47.5%	EXISTING =	1,522	SQ FT	60.8%	EXISTING =	2,929	SQ FT	
PROPOSED =	6,044	SQ FT	47.8%	PROPOSED =	1,440	SQ FT	57.6%	PROPOSED =	3,573	SQ FT	

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

0 1 2 4 8 12 FEET
SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM-OVERALL SITE PLAN

PRIVATE RESIDENCE

260 NIGHTINGALE TRAIL, PALM BEACH, FL.

08 MAY 2023
24 APR 2023
13 MAR 2023
27 FEB 2023
09 FEB 2023

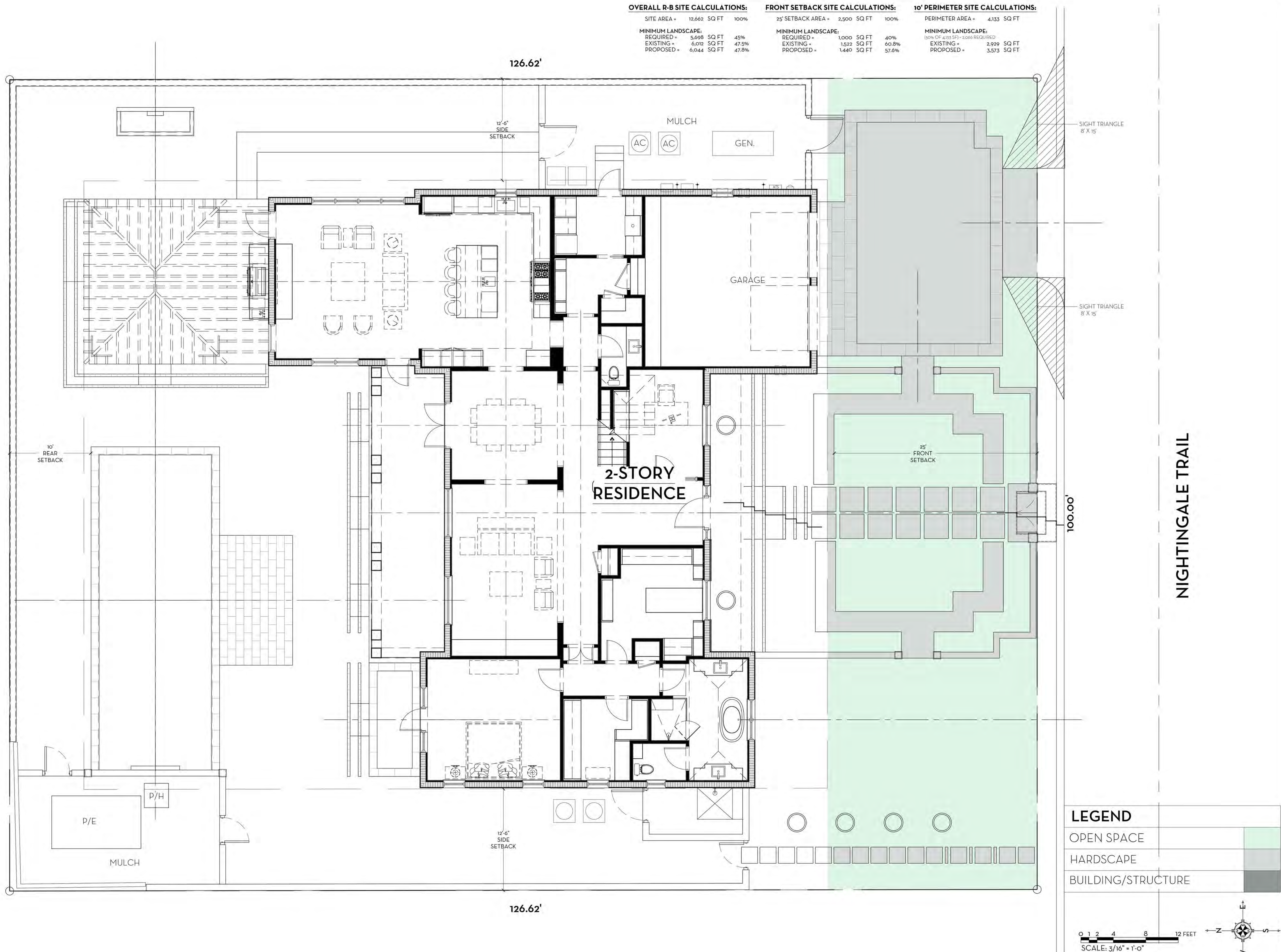


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OS1

SCALE: 3/16" = 1'-0"



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OPEN SPACE DIAGRAM-FRONT SETBACK

PRIVATE RESIDENCE

260 NIGHTINGALE TRAIL, PALM BEACH, FL.

08 MAY 2023
24 APR 2023
13 MAR 2023
27 FEB 2023
09 FEB 2023

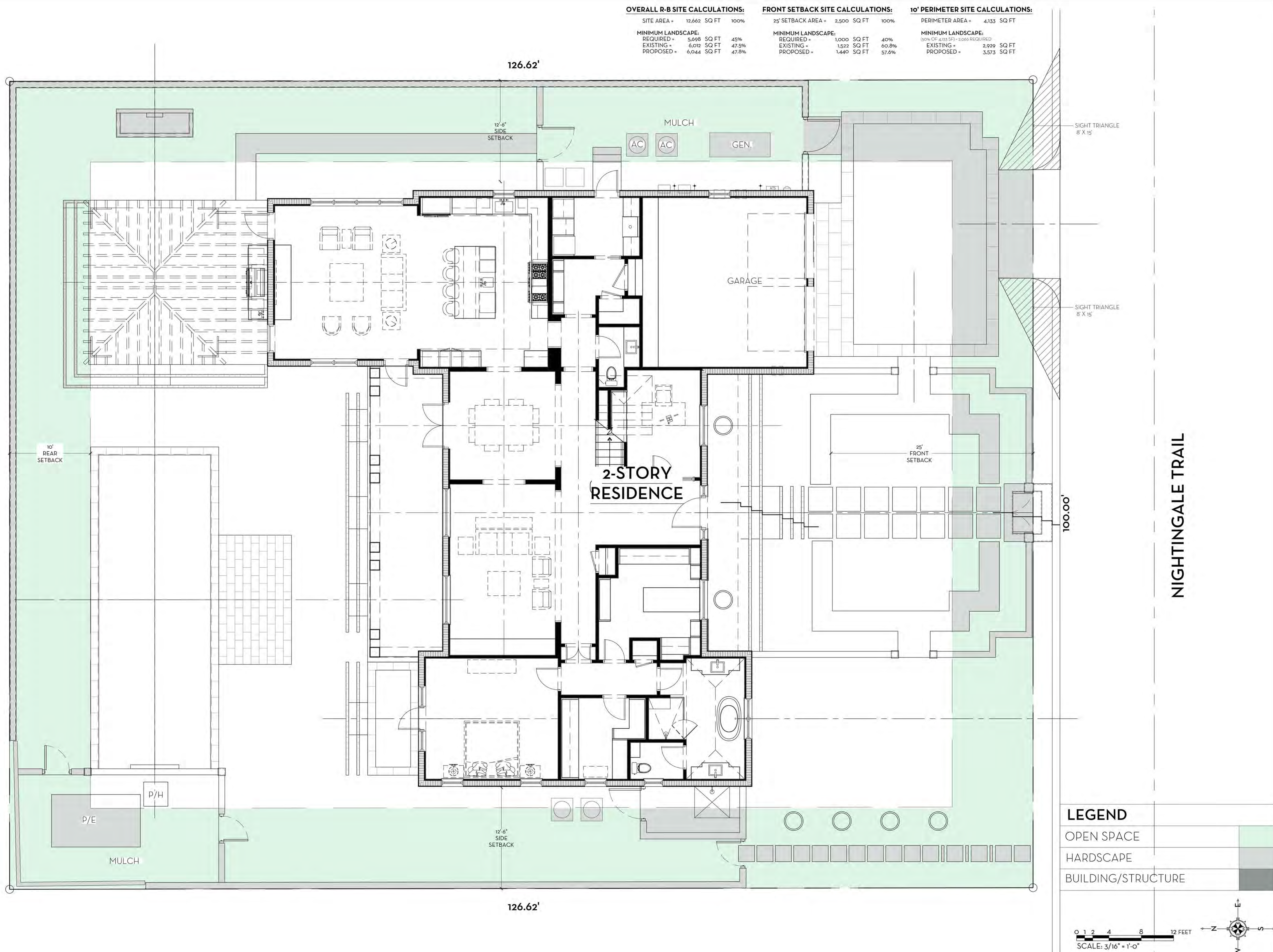


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OS2



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OPEN SPACE DIAGRAM- PERIMETER SETBACK

PRIVATE RESIDENCE

260 NIGHTINGALE TRAIL, PALM BEACH, FL.

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OS3

LEGEND

OPEN SPACE

HARDSCAPE

BUILDING/STRUCTURE

0 1 2 4 8 12 FEET

SCALE: 3/16" = 1'-0"

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 12,662 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 5,698 SQ FT 45%
EXISTING = 6,012 SQ FT 47.5%
PROPOSED = 6,044 SQ FT 47.8%

FRONT SETBACK SITE CALCULATIONS:

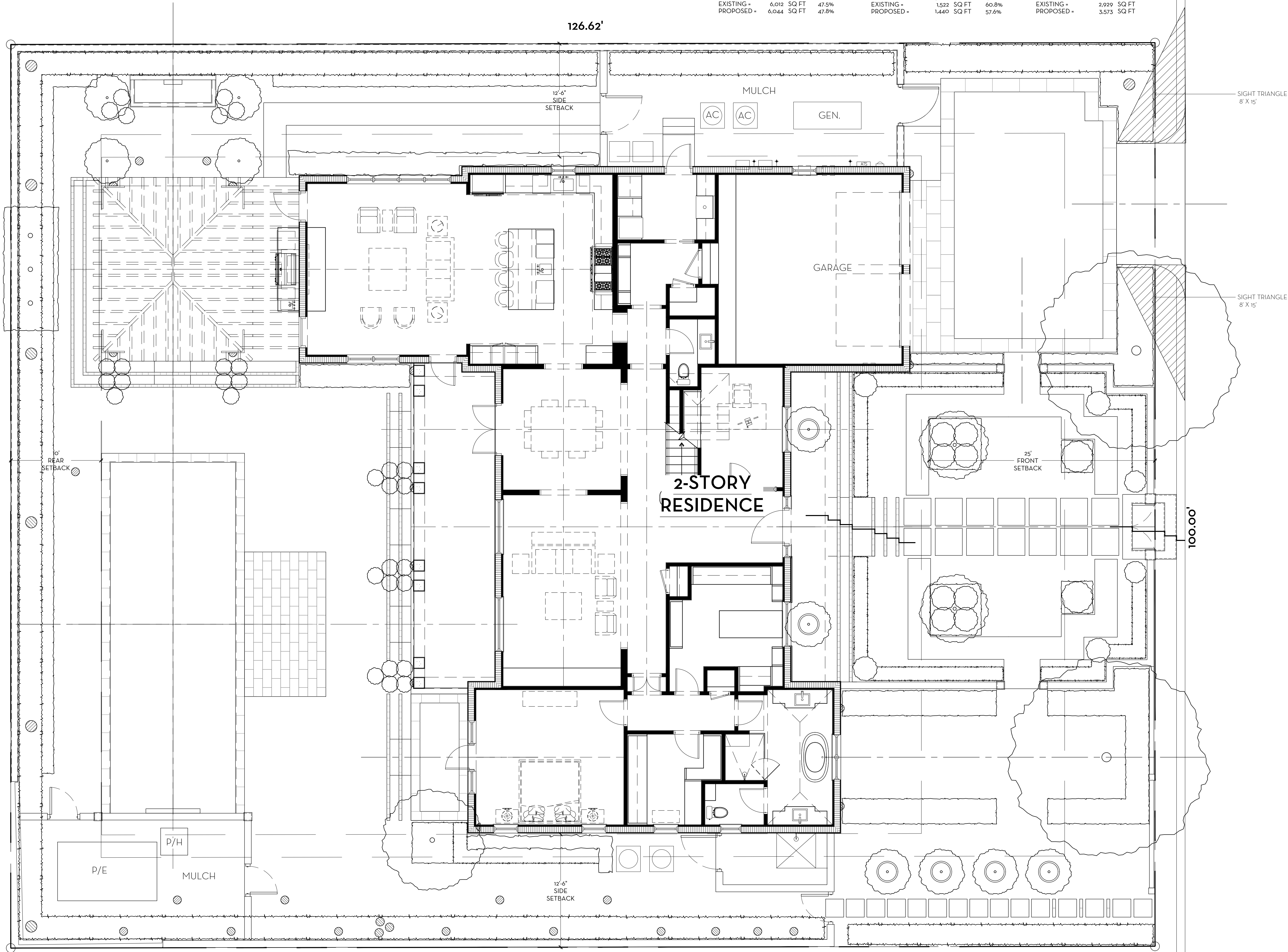
25' SETBACK AREA = 2,500 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 1,000 SQ FT 40%
EXISTING = 1,522 SQ FT 60.8%
PROPOSED = 1,440 SQ FT 57.6%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 4,133 SQ FT

MINIMUM LANDSCAPE:
65% OF 4,133 SF = 2,686 REQUIRED
EXISTING = 2,929 SQ FT
PROPOSED = 3,573 SQ FT



NIGHTINGALE TRAIL

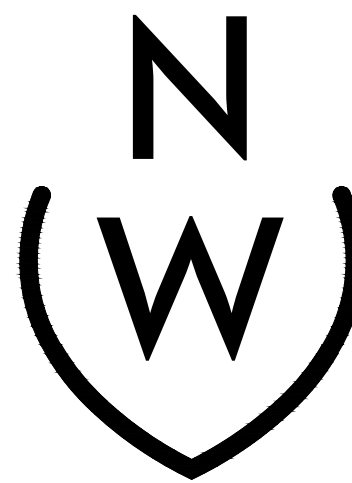
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Registration No.
6666856

OVERALL SITE PLAN
PRIVATE RESIDENCE

260 NIGHTINGALE TRAIL, PALM BEACH, FL.

08 MAY 2023
24 APR 2023
13 MAR 2023
27 FEB 2023
09 FEB 2023

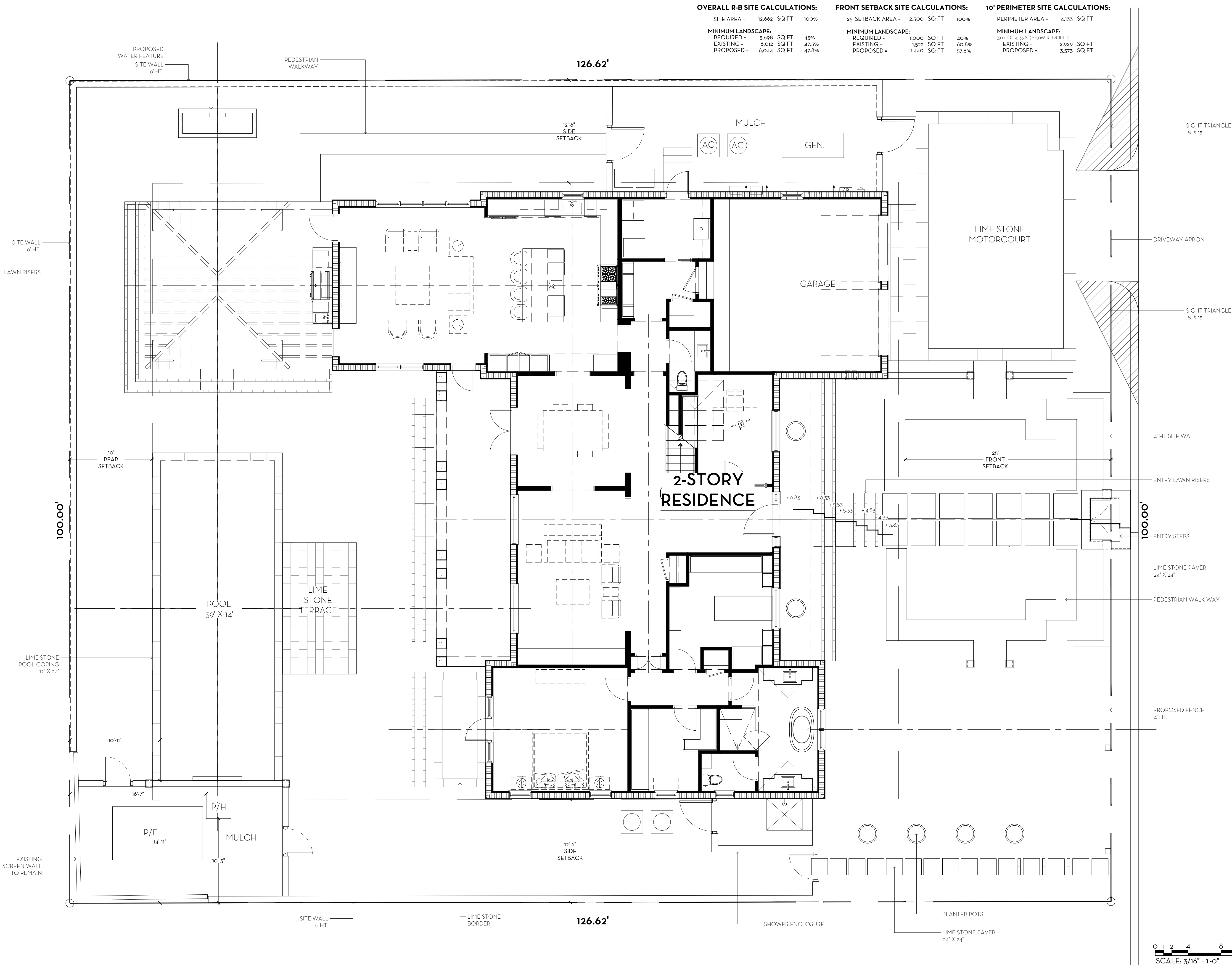


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SITE



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	12,662	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	5,698	SQ FT	45%
EXISTING =	6,012	SQ FT	47.5%
PROPOSED =	6,044	SQ FT	47.8%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	1,000	SQ FT	40%
EXISTING =	1,522	SQ FT	60.8%
PROPOSED =	1,440	SQ FT	57.6%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	4,133	SQ FT	
MINIMUM LANDSCAPE:			
65% OF 4,133 SF = 2,686 REQUIRED			
EXISTING =	2,929	SQ FT	
PROPOSED =	3,573	SQ FT	

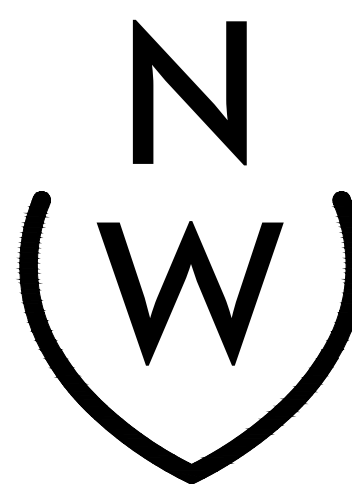
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Registration No.
6666856

HARDSCAPE PLAN
PRIVATE RESIDENCE

260 NIGHTINGALE TRAIL, PALM BEACH, FL.

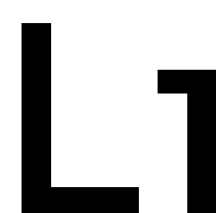
08 MAY 2023
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DESIGN

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SCALE: 3/16" = 1'-0"

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 12,662 SQ FT 100%

MINIMUM LANDSCAPE:			
REQUIRED =	5,698	SQ FT	45%
EXISTING =	6,012	SQ FT	47.5%
PROPOSED =	6,044	SQ FT	47.8%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500 SQ FT	100%
--------------------	-------------	------

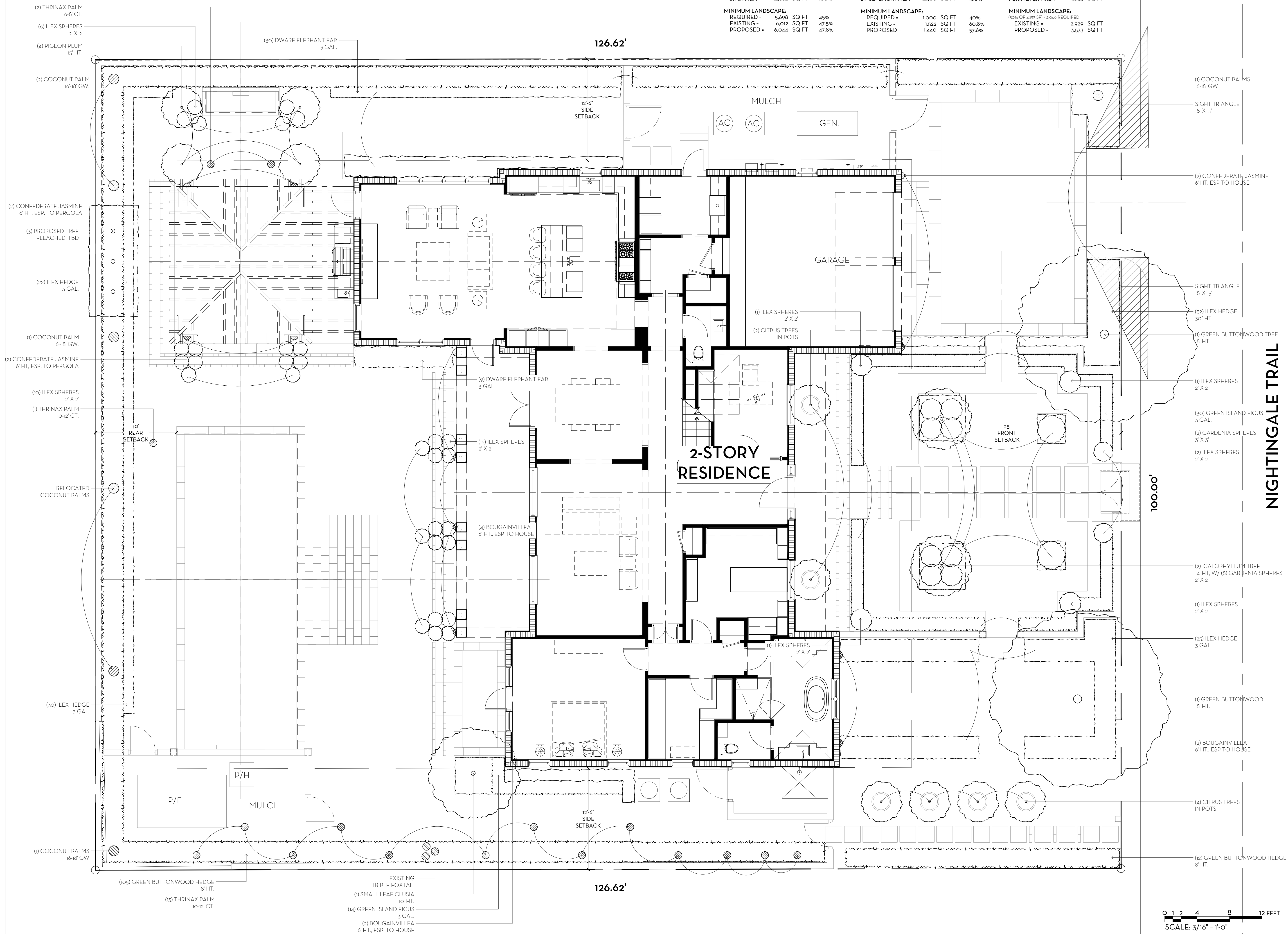
MINIMUM LANDSCAPE:		
REQUIRED =	1,000 SQ FT	40%
EXISTING =	1,522 SQ FT	60.8%
PROPOSED =	1,440 SQ FT	57.6%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 4,133 SQ FT

MINIMUM LANDSCAPE:
(50% OF 4,133 SF) = 2,066 REQUIRED

EXISTING =	2,929	SQ FT
PROPOSED =	3,573	SQ FT



MARIO F. NIEVERA

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Landscape Architect
Registration No.
6666856

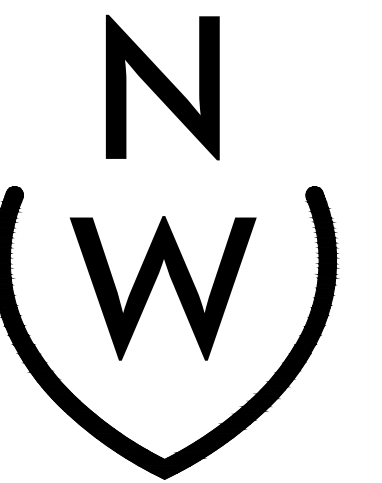
OVERALL SITE PLAN

PRIVATE RESIDENCE

260 NIGHTINGALE TRAIL, PALM BEACH, FL.

2511

24 APR 2023
13 MAR 2023
27 FEB 2023
09 FEB 2023

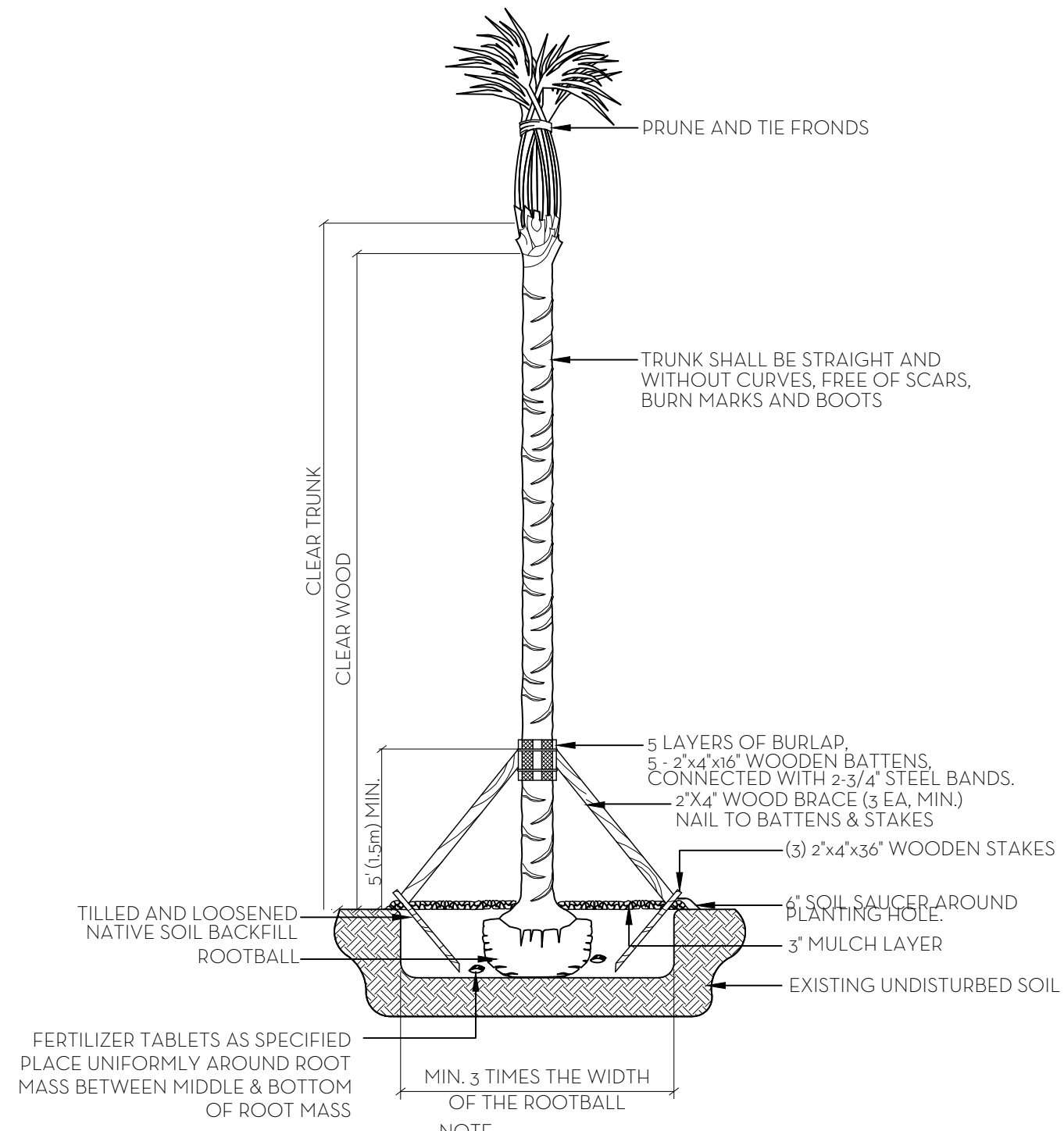


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DESIGN

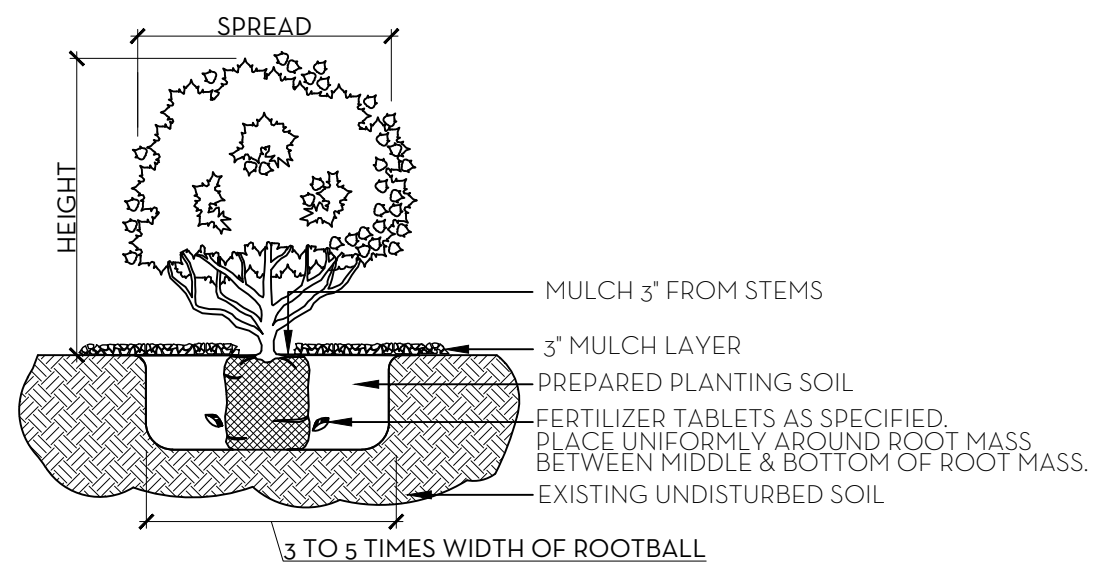
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F: 561-659-2113

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LP1

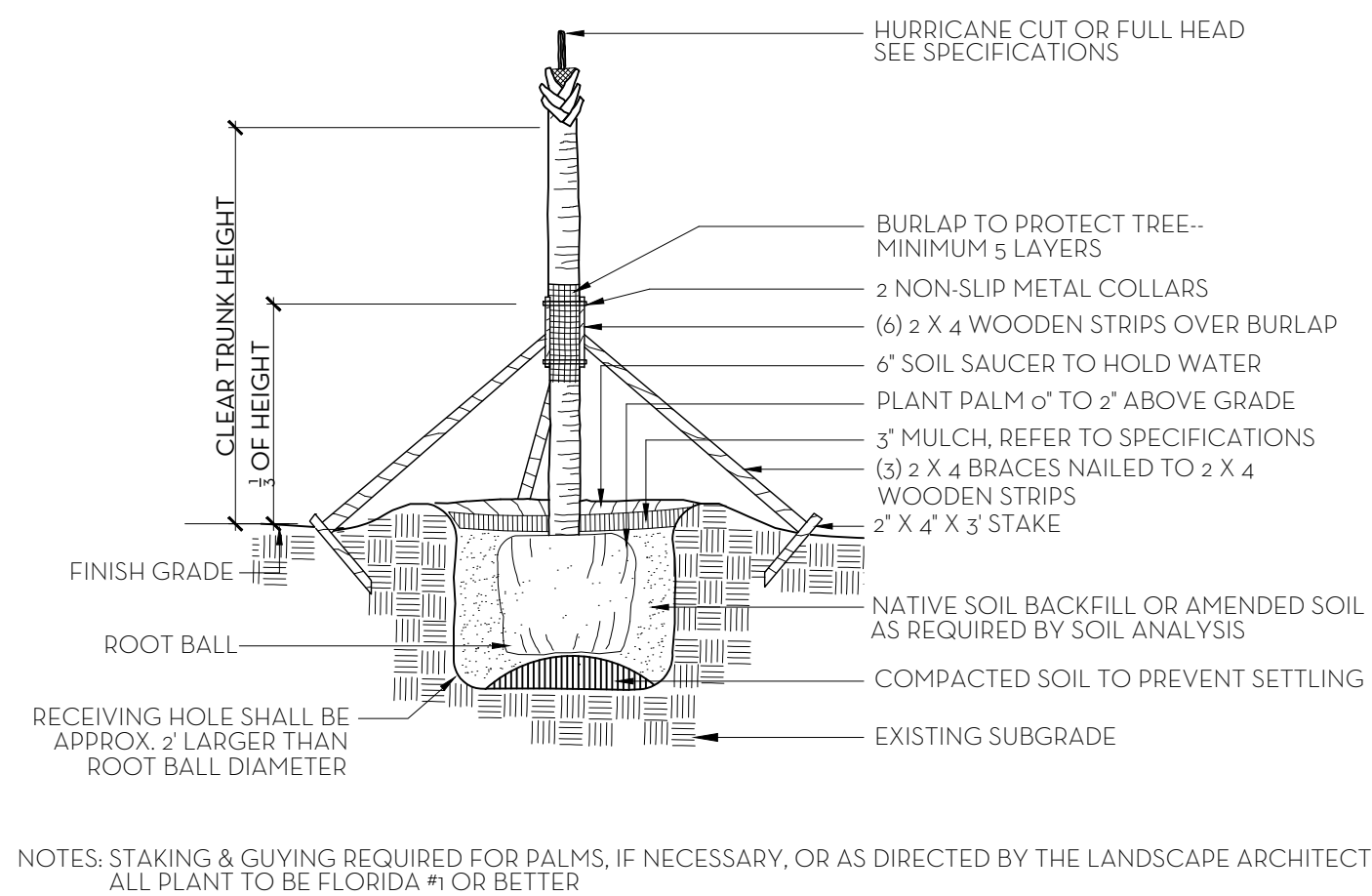


PALM PLANTING DETAIL
NT.S.



SHRUB & GROUND COVER PLANTING DETAIL
NT.S.

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



PALM TREE PLANTING AND STAKING DETAIL
NT.S.

FERTILIZATION

SHRUBS AND TREES

ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

1 GALLON CAN: 1- 21 GRAM TABLET

3 GALLON CAN: 2- 21 GRAM TABLETS

5 GALLON CAN: 3- 21 GRAM TABLETS

7 GALLON CAN: 4- 21 GRAM TABLETS

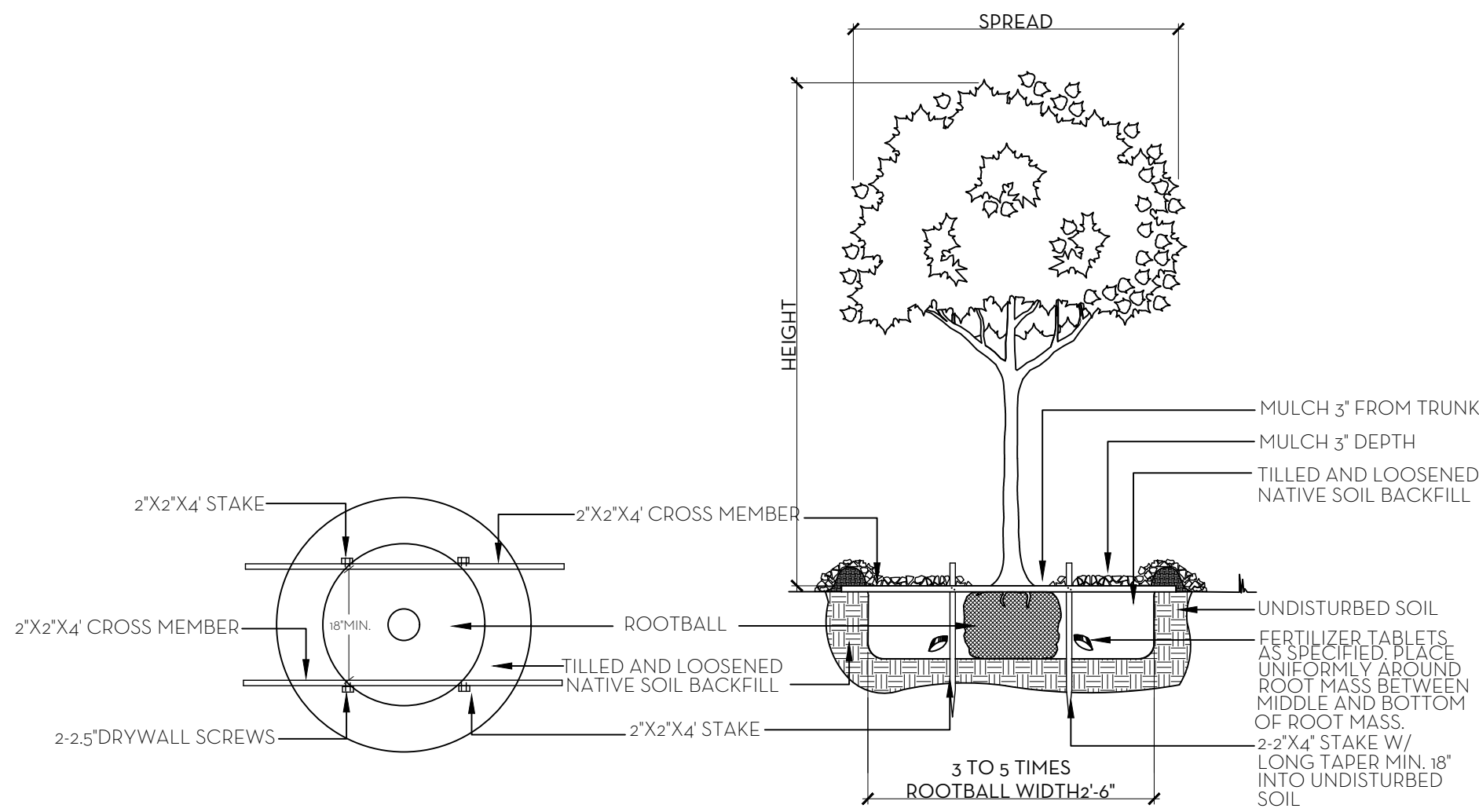
TREES: 3- 21 GRAM TABLETS EACH 1/2" OF CALIPER

PALMS: 7- 21 GRAM TABLETS

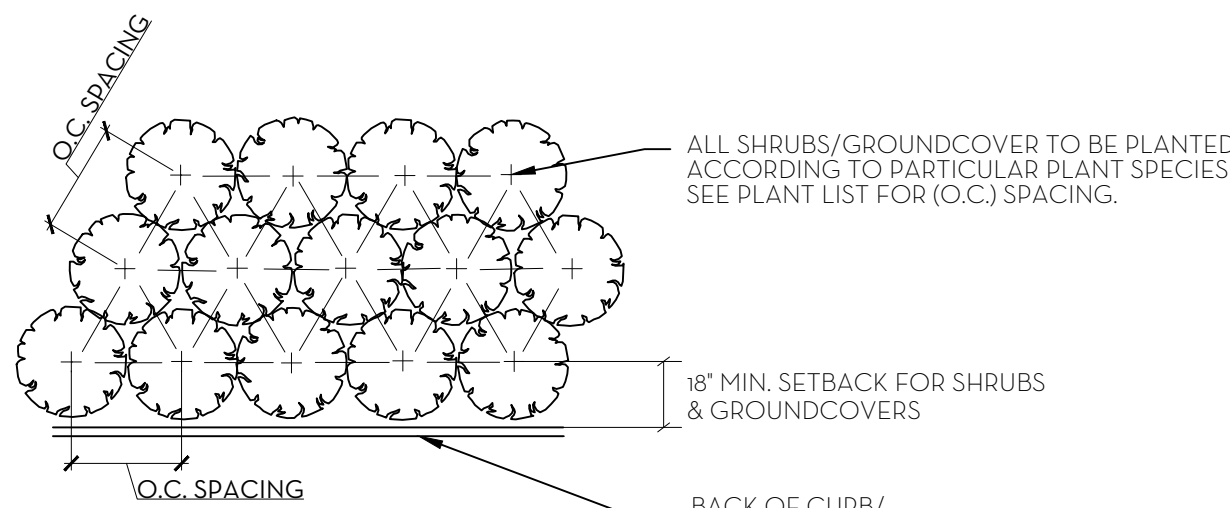
GROUND COVER AREAS

ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

- NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
 2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
 3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
 4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
 5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
 6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.

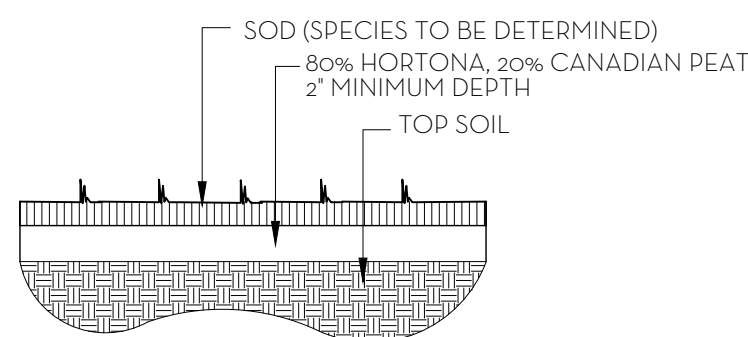


TREE PLANTING DETAIL
NT.S.

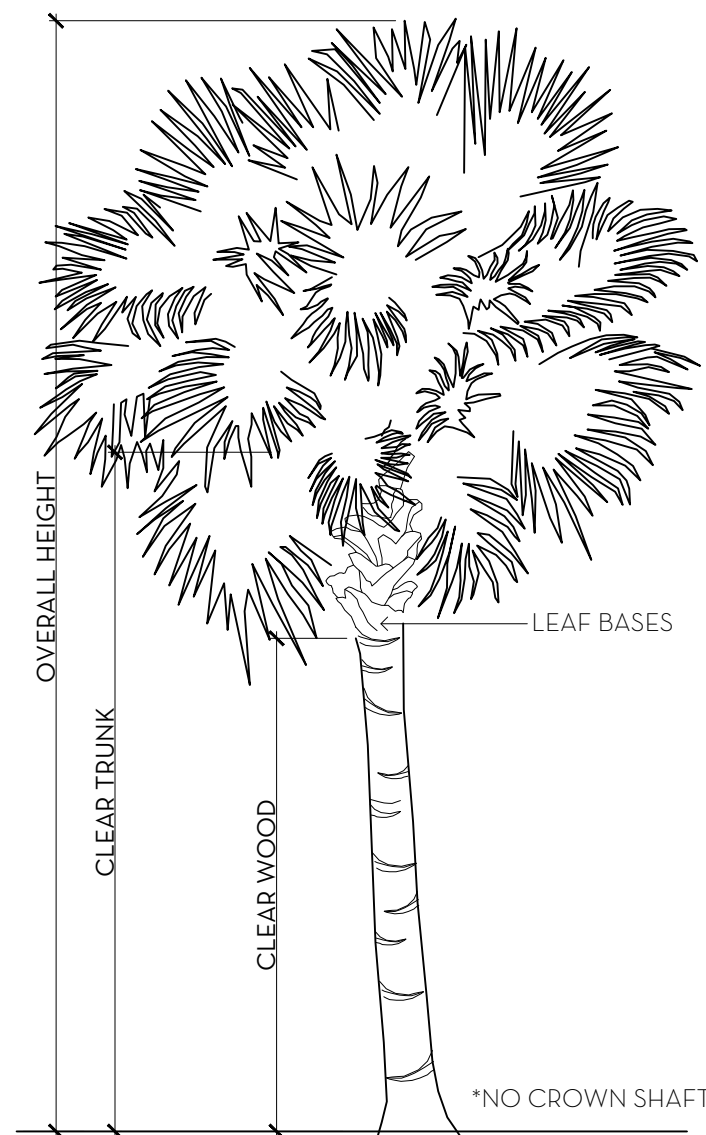


PLANT SPACING DETAIL
NT.S.

- SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE
 2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
 3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
 4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
 5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



SOD PLANTING DETAIL
NT.S.



PALM SPECIFICATION DETAIL
NT.S.



NIEVERA WILLIAMS
DESIGN

260 Nightingale Trail

May 08, 2023

Item No.	Common Name	Botanical Name	Quantity	Install Specification	Native Status
TREES					
1	Calophyllum Tree	Calophyllum inophyllum	2	12' HT.	
2	Clusia	Clusia guttifera	1	10' HT.	
3	Pigeon Plum	Coccoloba diversifolia	4	15' HT.	*
4	Green Buttonwood	Conocarpus erectus	2	18' HT.	*
PALMS					
5	Coconut Palms	Cocos nucifera	5	16-18' CW.	
6	Thrinax Palm	Coccothrinax argentata	2	6'-8' CT.	*
7	Thrinax Palm	Coccothrinax argentata	14	10-12' CT.	*
HEDGE/SHRUB					
8	Gardenia	Gardenia jasminoides	2	3'x3', Spheres	
9	Gardenia	Gardenia jasminoides	8	2'x2', Spheres	
10	Dwarf Elephant Ear	Alocasia cucullata	39	3 GAL.	
11	Green Island Ficus	Ficus microcarpa	30	3 GAL.	
12	Green Buttonwood	Conocarpus erectus	117	8' HT.	*
13	Ilex	Ilex spp.	55	3 GAL.	*
14	Ilex	Ilex spp.	37	2' x 2', Spheres	*
GROUND COVER/VINES					
15	Ilex	Ilex spp.	32	30' HT.	*
16	Bougainvillea	Bougainvillea spp.	8	6' HT. ESP TO COLUMN	
17	Confederate Jasmine	Trachelospermum jasminoides	6	6' HT. ESP TO COLUMN	
SOD					
18	Zoysia Sod				

 Town of Palm Beach Planning Zoning and Building 360 S County Rd. Palm Beach, FL 33480 www.townofpalmbeach.com			
Line #	Native Landscape Legend		
1	Property Address:	260 Nightingale Trail	
4		Required	Proposed
5	Lot Size (sq ft)	12,662 SF	12,662 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	5,698 SF (45%)	6,044 SF(47%)
7	Perimeter LOS (Sq Ft and %)	2,066 SF (50%)	3,573 SF (86%)
8	Front Yard LOS (Sq Ft and %)	1,000 SF (40%)	1,440 SF (57%)
9	Native* Trees %	3 (30%)	6 (66%)
10	Native* Palms %	6 (30%)	13 (76%)
11	Native* Shrubs %	86 (30%)	209 (72%)
12	Native* Vines / Ground Cover %	14 (30%)	32 (69%)
To determine appropriate native* vegetation, the <i>Institute for Regional Conservation ("IRC")</i> , <i>Natives for Your Neighborhood</i> guide shall be used.			
This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect			

MARIO F. NIEVERA

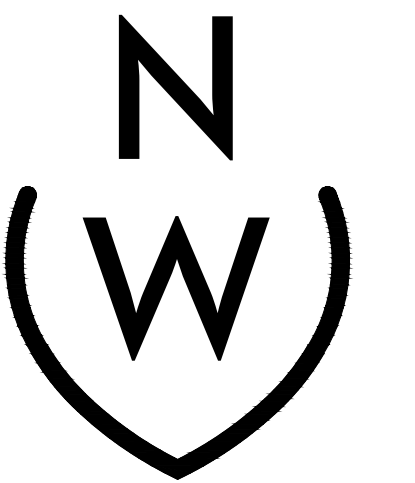
State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

PRIVATE RESIDENCE

260 NIGHTINGALE TRAIL, PALM BEACH, FL.

08 MAY 2023
24 APR 2023
13 MAR 2023
27 FEB 2023
09 FEB 2023



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DESIGN

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LP2

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.
2475 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33411
PHONE: 561.312.2641
office@grubercs.com

Project Information				
Project No.	2021-0135	Project Date	02/08/2023	Scale
Issue Date	02/08/2023	Drawn By	1/8" = 1'-0"	CG
Scale	1/8" = 1'-0"	Checked By	KM	CG

Conceptual Site Grading & Drainage Plan For:
Proposed Residence
260 Nightingale Trail
Palm Beach, Florida

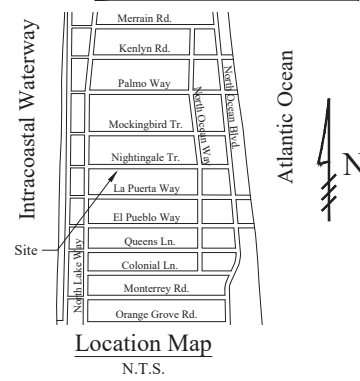
Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1



Legend

EXISTING ELEVATION PER
WALLACE SURVEYING CORP. (NAVD-88)

PROPOSED ELEVATION (NAVD-88)

PROPOSED ELEVATION CONTOUR (NAVD-88)

FLOW DIRECTION

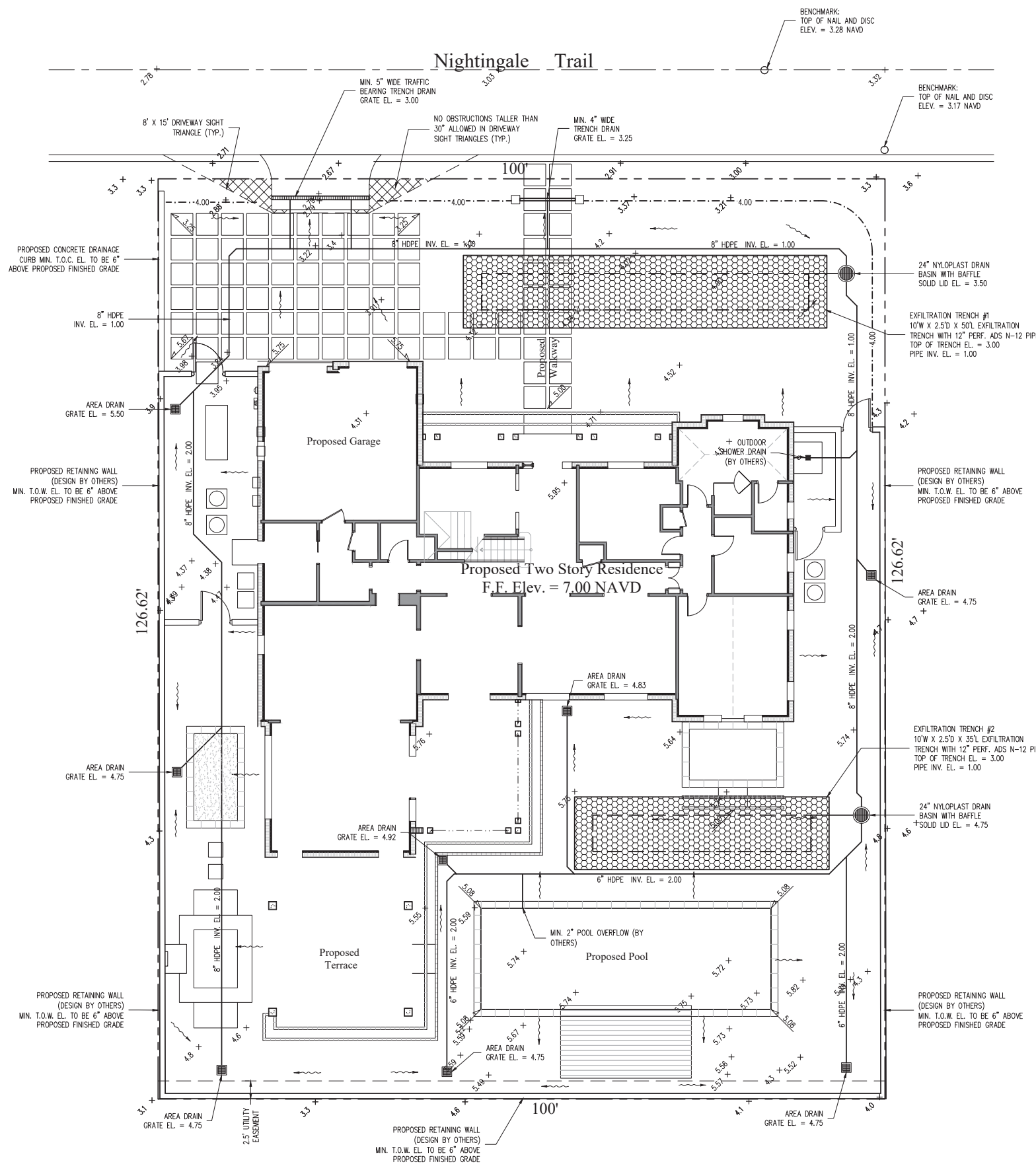
INFILTRATION TRENCH

AREA DRAIN

24" NYLOPLAST DRAIN BASIN
WITH BAFFLE

N

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



STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 12,663 sq.ft.

Drainage Area Impervious Surface
(existing residence, pool, driveway, deck) = 6,401 sq.ft.

Drainage Area Pervious Surface = 6,262 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 6,401 sq.ft. x 1 ft/12 in. = 1,067 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 6,262 sq.ft. x 1 ft/12 in. = 209 cu.ft.

Total Volume to be Retained = 1,276 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Proposed Exfiltration Trench #1

L = Total Length of Trench Provided = 50 ft

W = Trench Width = 10 ft

K = Hydraulic Conductivity = 0.000157 cfs/sq.ft. of head

H2 = Depth to Water Table = 1.50 ft

DU = Un-Saturated Trench Depth = 1.50 ft

DS = Saturated Trench Depth = 1.00 ft

V = Volume Treated = 955 cu.ft.

Proposed Exfiltration Trench #2

L = Total Length of Trench Provided = 35 ft

W = Trench Width = 10 ft

K = Hydraulic Conductivity = 0.000157 cfs/sq.ft. of head

H2 = Depth to Water Table = 1.50 ft

DU = Un-Saturated Trench Depth = 1.50 ft

DS = Saturated Trench Depth = 1.00 ft

V = Volume Treated = 668 cu.ft.

Total Volume Retained in Exfiltration Trenches = 1,623 cu.ft.

Notes:

1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.

2) 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.

3) 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.

4) Contractor is responsible for installing and maintaining erosion control measures during construction.

5) Video inspection of storm drainage system required prior to installation of sod.

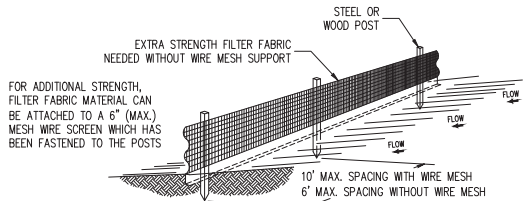
Digitally signed
by Chad M Gruber
Date: 2023.02.08
16:45:00 -05'00'

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Plan Background from Hardscape Plan by
Nievera Williams Design Received 2/6/23

ARC-23-_____

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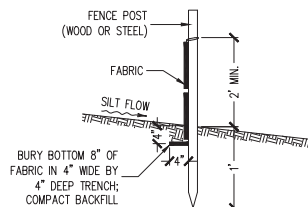


Notes:

- 1) The height of a silt fence shall not exceed 36".
- 2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
- 3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
- 4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
- 5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
- 6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
- 7) The trench shall be backfilled and the soil compacted over the filter fabric.

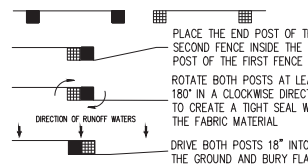
SILT FENCE DETAIL

N.T.S.



SILT FENCE SECTION

N.T.S.

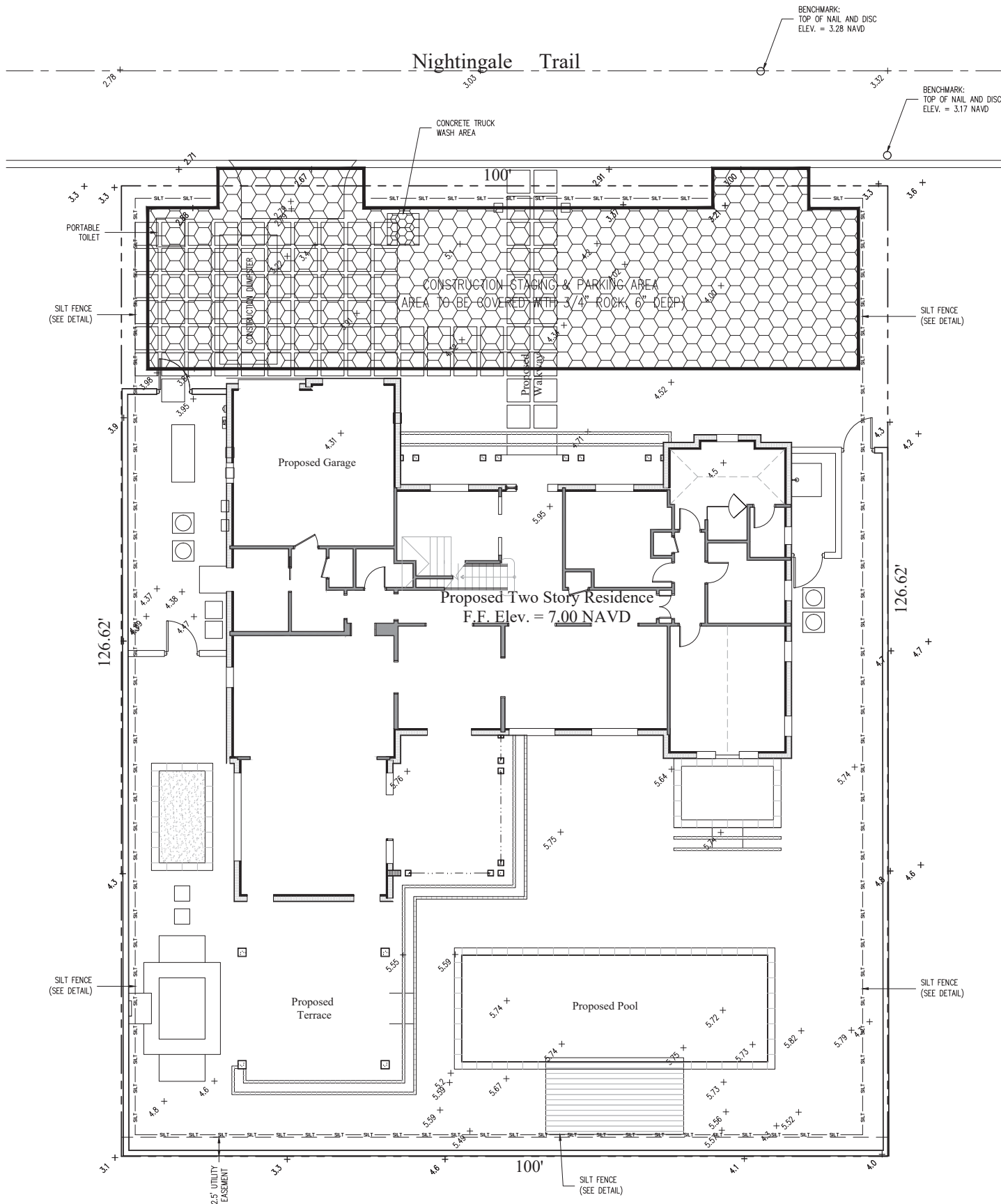


ATTACHING TWO SILT FENCES

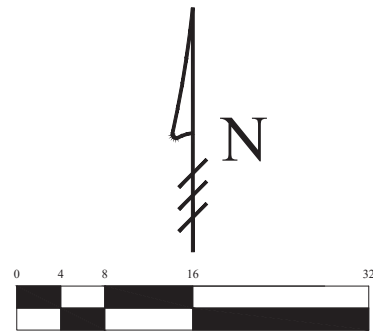
N.T.S.

Notes:

- 1) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per Town of Palm Beach standards.



Legend



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Plan Background from Hardscape Plan by
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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
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office@gruberengineers.com

Project No. 2021-0135
Issue Date 02/08/2023
Scale 1/8" = 1'-0"
Drawn By KM
Checked By CG

Conceptual Construction Staging & Parking and Erosion Control Plan For:

Proposed Residence

260 Nightingale Trail
Palm Beach, Florida

Revisions

1	
2	
3	
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5	
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Chad M. Gruber

FL P.E. No. 57466

Sheet No.

EC-1