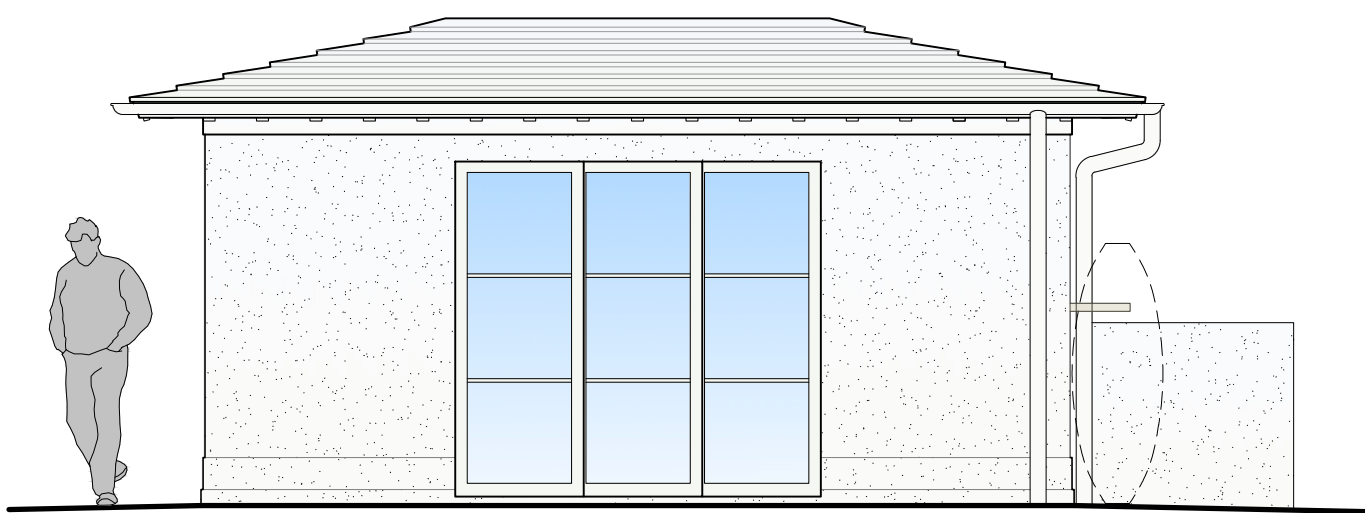


LIBMAN RENOVATION - CABANA

101 NIGHTINGALE TRAIL
PALM BEACH, FL

FINAL SUBMITTAL - APRIL 11, 2023

ARC-23-060
PROJECTED HEARING DATE: MAY 2023



SHEET INDEX:

SITE:
BOUNDARY SURVEY

ARCHITECTURAL:
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011 - LOCATION SITE PLAN
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031 - SITE PLAN
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051 - EXISTING CONDITIONS PHOTOS- INTERIOR
101 - EXISTING / PROPOSED FIRST FLOOR PLANS
102 - EXISTING / PROPOSED ROOF PLANS
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201 - ELEVATIONS - EXISTING & PROPOSED
210 - COLORED ELEVATIONS
220 - DEMOLITION PLANS / DIAGRAMS
230 - OCEAN VISTA DIAGRAM
510 - MATERIAL SAMPLES

SCOPE OF WORK:

- REPLACE EXISTING GLAZING - NEW SIZES
- REPLACE ROOF TILES AND UPDATE EAVE DETAIL
- HARDSCAPE AND LANDSCAPE IMPROVEMENTS
- INSTALL SPA AND ASSOCIATED EQUIPMENT
- INSTALL OUTDOOR SHOWER AND SCREENING WALLS

LANDSCAPE:
SITE - RENDERED SITE PLAN
- RENDERINGS
EL1 - WEST ELEVATION - RENDERED
EL2 - EAST ELEVATION - RENDERED
EL3 - SOUTH ELEVATION - RENDERED
EL4 - NORTH ELEVATION - RENDERED
EX0 - EXISTING CONDITIONS PHOTOS
EX1 - EXISTING CONDITIONS PHOTOS
SITE - SITE PLAN
L1 - HARDSCAPE PLAN
LP1 - LANDSCAPE PLAN
NOTES - PLANT LIST AND DETAIL
EL1 - WEST ELEVATION
EL2 - EAST ELEVATION
EL3 - SOUTH ELEVATION
EL4 - NORTH ELEVATION
OS1 - OPEN SPACE AND NATIVE VEGETATION CALCULATIONS
CSP - CONSTRUCTION SCREENING PLAN

CIVIL:
BC1 - GRADING AND DRAINAGE EROSION CONTROL

ARCHITECT:
Brooks & Falotico Associates, LLP
199 Elm Street New Canaan, CT 06840
203.966.8440

LANDSCAPE ARCHITECT:
Nievera Williams Landscape Design
625 N Flagler Dr Ste 502, West Palm Beach, FL 33401
561.659.2820

RECEIVED
By yfigueroa at 9:06 am, Apr 11, 2023

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REV. # DATE:
DESCRIPTION:

LIBMAN - CABANA
101 NIGHTINGALE TRAIL
PALM BEACH, FL 33480
PROJECT NC020-0010

ISSUE DATE: 2023-04-07

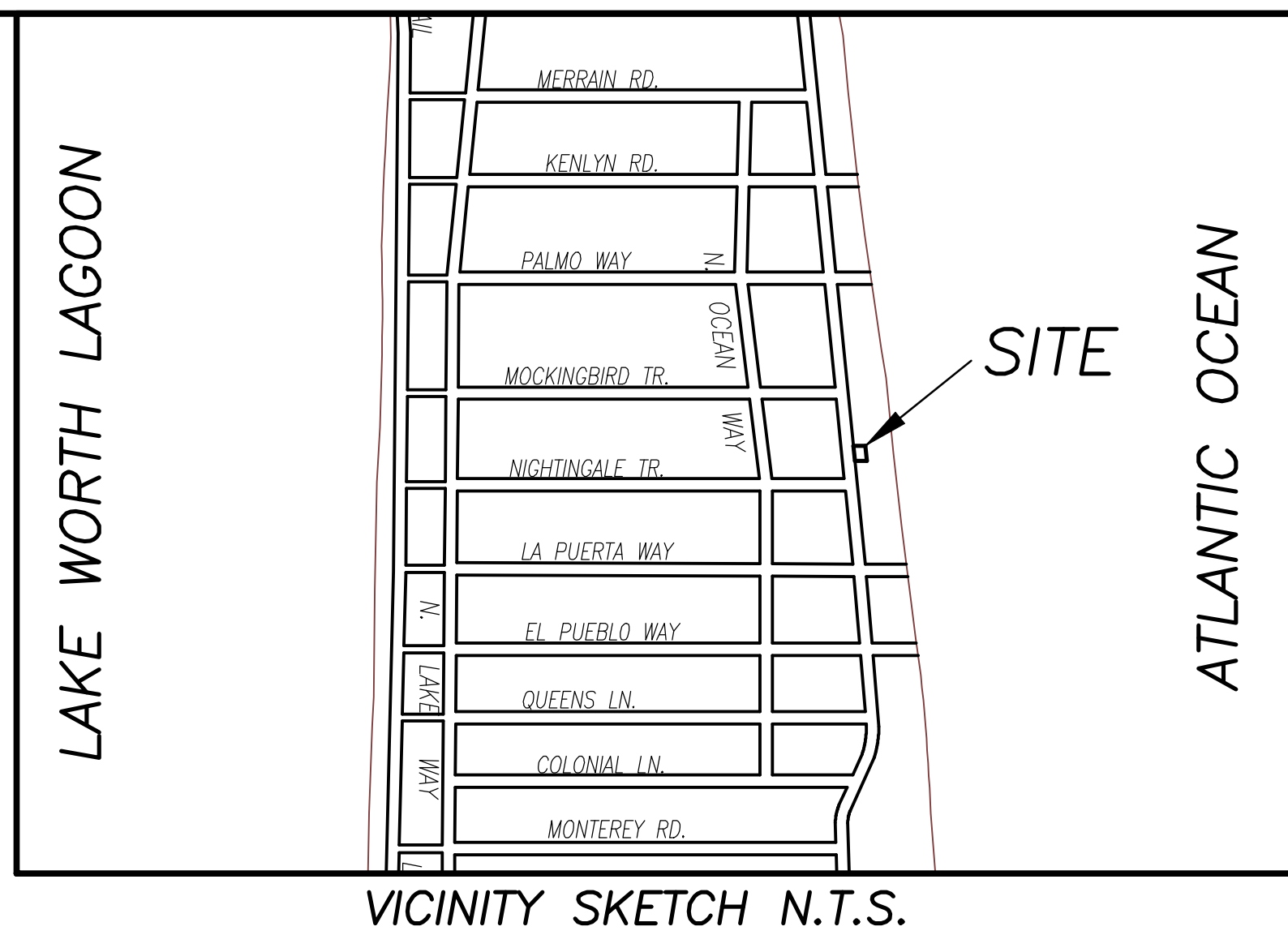
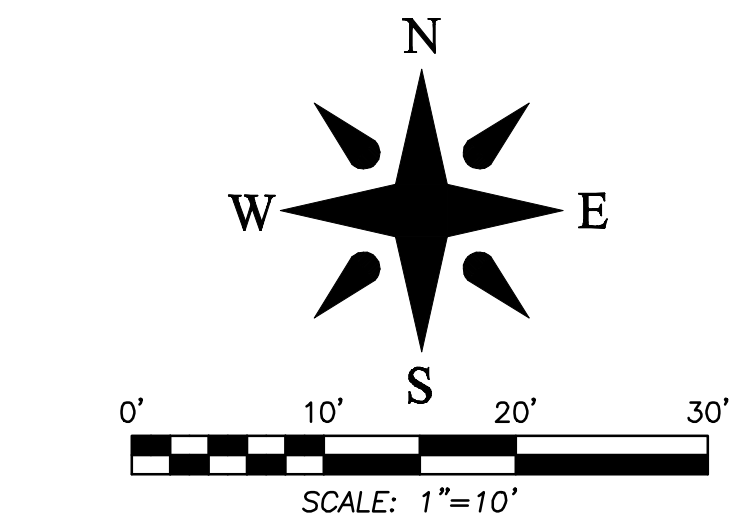
ARC-23-060



COVER SHEET

SCALE: N/A

000



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

04TST101NIGHTINGALE LLC

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

PROPERTY ADDRESS:

101 Nightingale Trail
Palm Beach, FL 33480

LEGAL DESCRIPTION:

PARCEL 2

The South 40 feet of the North 52.5 feet of Lot 41A, **PLAT OF MOCKINGBIRD TRAIL TRACT**, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 18, Page 7.

FLOOD ZONE:

This property is located in Flood Zone VE (El. 9), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393F, dated 10/05/2017.

NOTES:

1. 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 OF6-8777097, issued by Old Republic National Title Insurance Company dated June 4, 2020. This office has made no search of the Public Records..
2. 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.
3. Description furnished by client or client's agent.
4. 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.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. 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.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block hereon are for interface filing use only and in no way affect the date of the field survey stated herein.
11. 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.
12. 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.
13. 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.
14. 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.

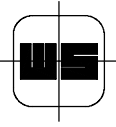
DATE OF LAST FIELD SURVEY: 3/23/2023

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



BOUNDARY SURVEY FOR:

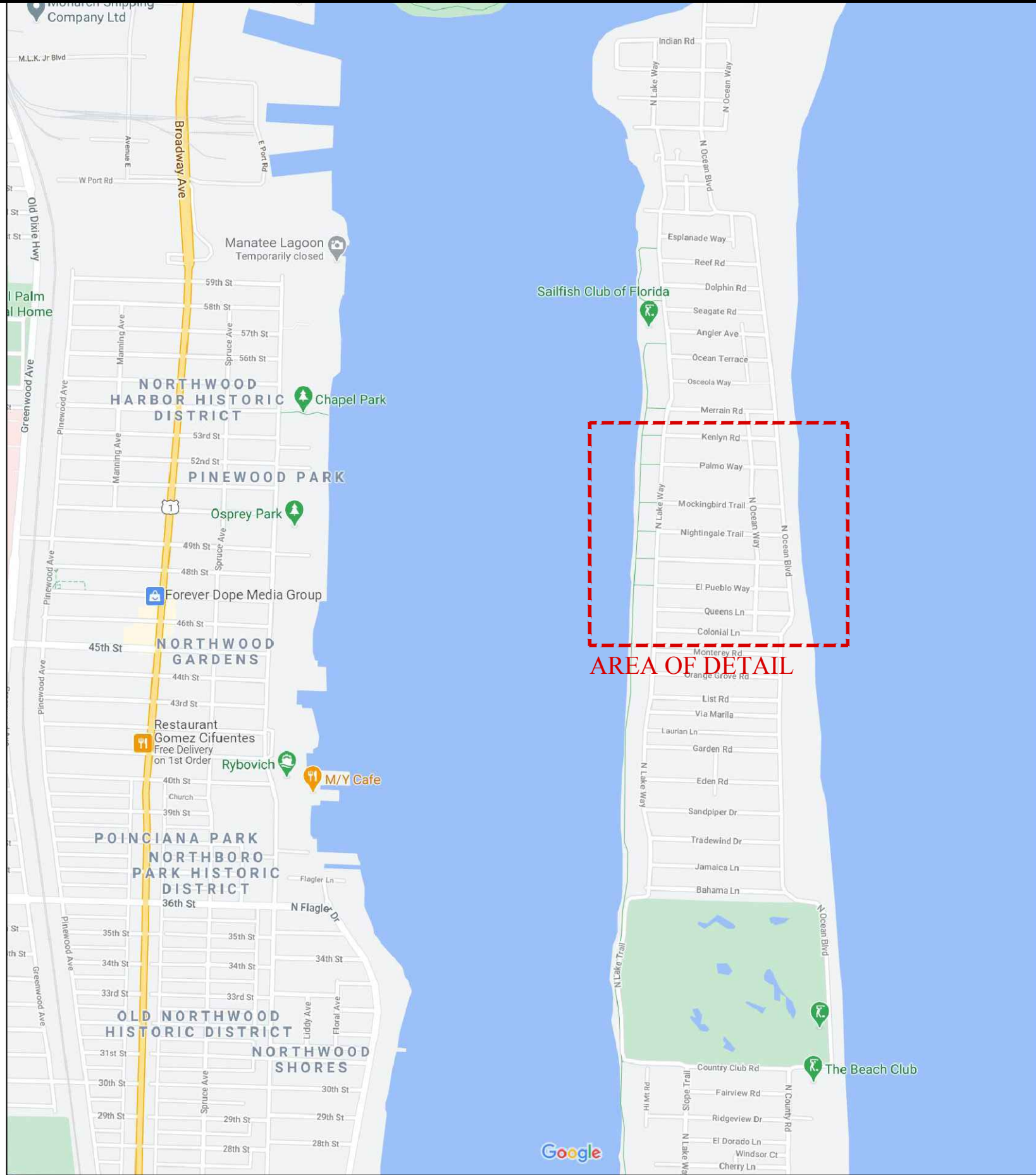
04TST101NIGHTINGALE LLC



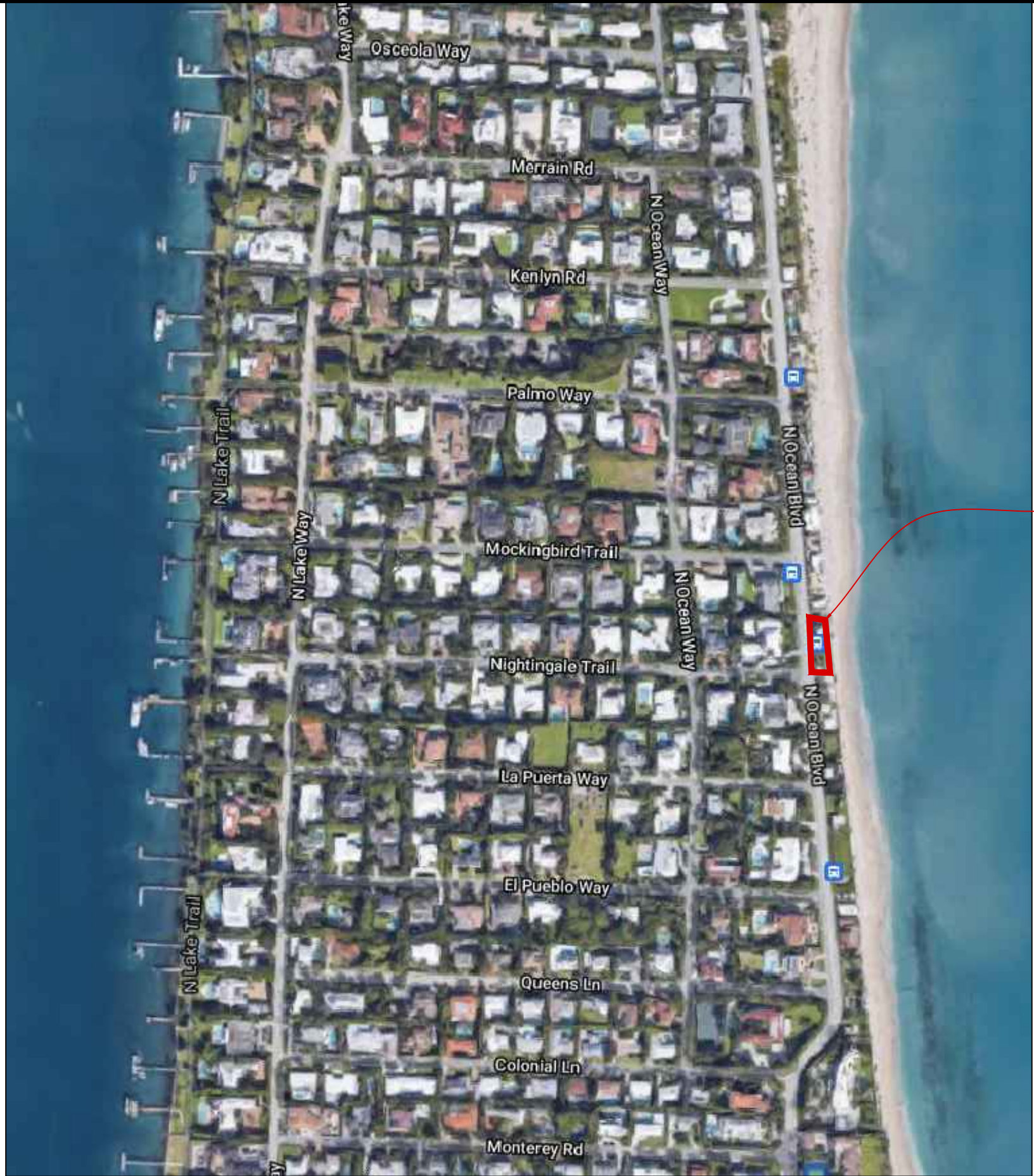
WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4540
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4553

FIELD: <i>B.M.</i>	JOB NO.: <i>00-1309.7</i>	F.B. <i>PB343</i> PG. <i>57</i>
OFFICE: <i>M.B.</i>	DATE: <i>3/23/23</i>	DWG. NO. <i>00-1309-3</i>
C'k'd: <i>C.W.</i>	REF: <i>00-1309-3.DWG</i>	SHEET <i>1</i> OF <i>1</i>

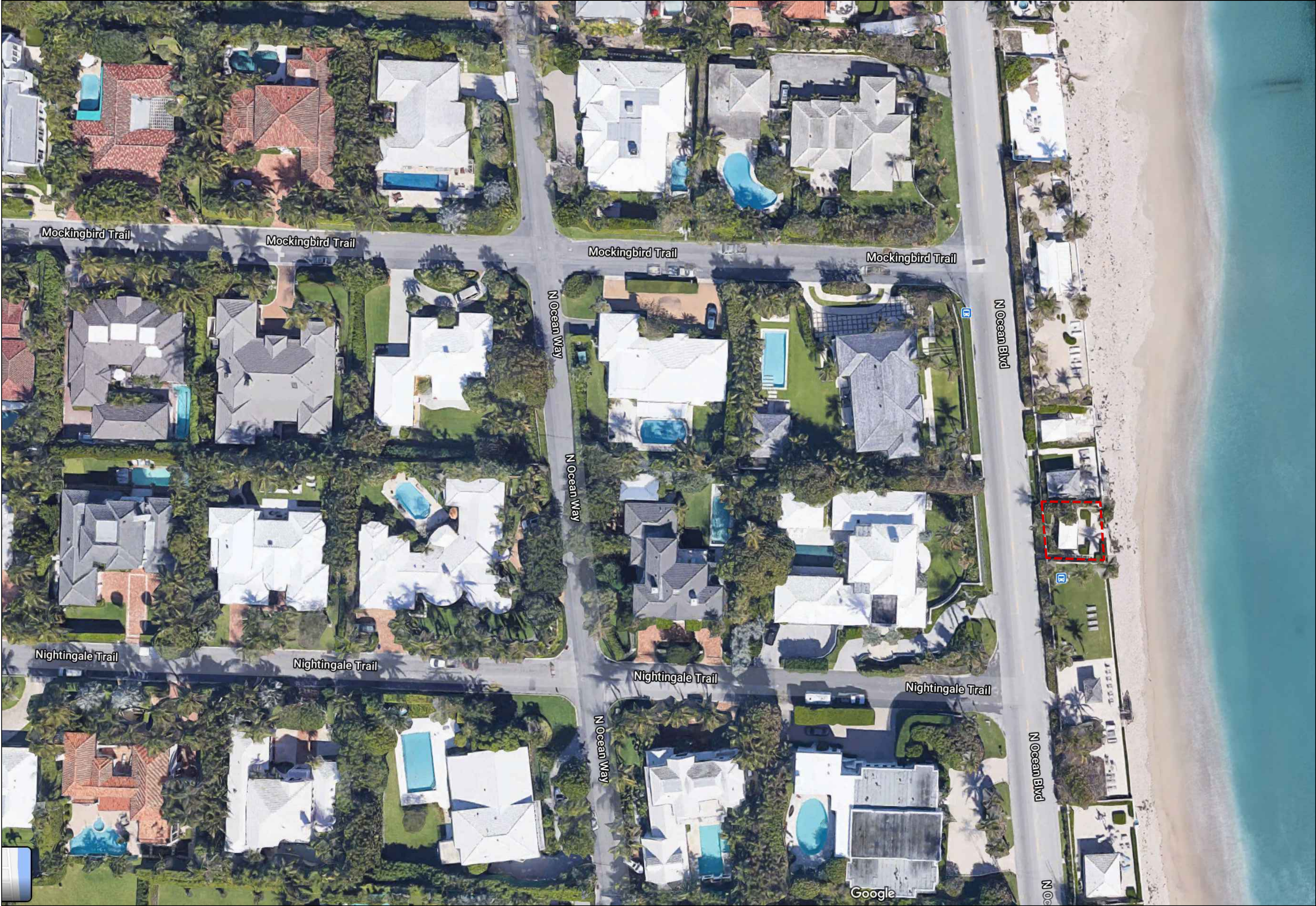
CRAIG L WALLACE Digitally signed
by CRAIG L WALLACE
Date:
2023.04.05
09:32:14 -04'00'



MAP OF PALM BEACH



VICINITY LOCATION MAP



VIEW OF SUBJECT PROPERTY

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LIBMAN - CABANA
101 NIGHTINGALE TRAIL
PALM BEACH, FL 33480
PROJECT NO 2020-0010
SITE

ISSUE DATE: 2023-04-07
ARC-23-060



LOCATION VICINITY MAP

SCALE: NTS



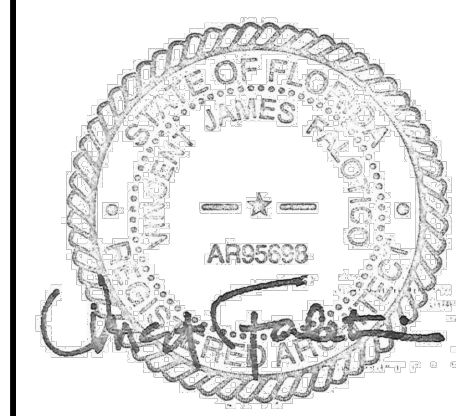
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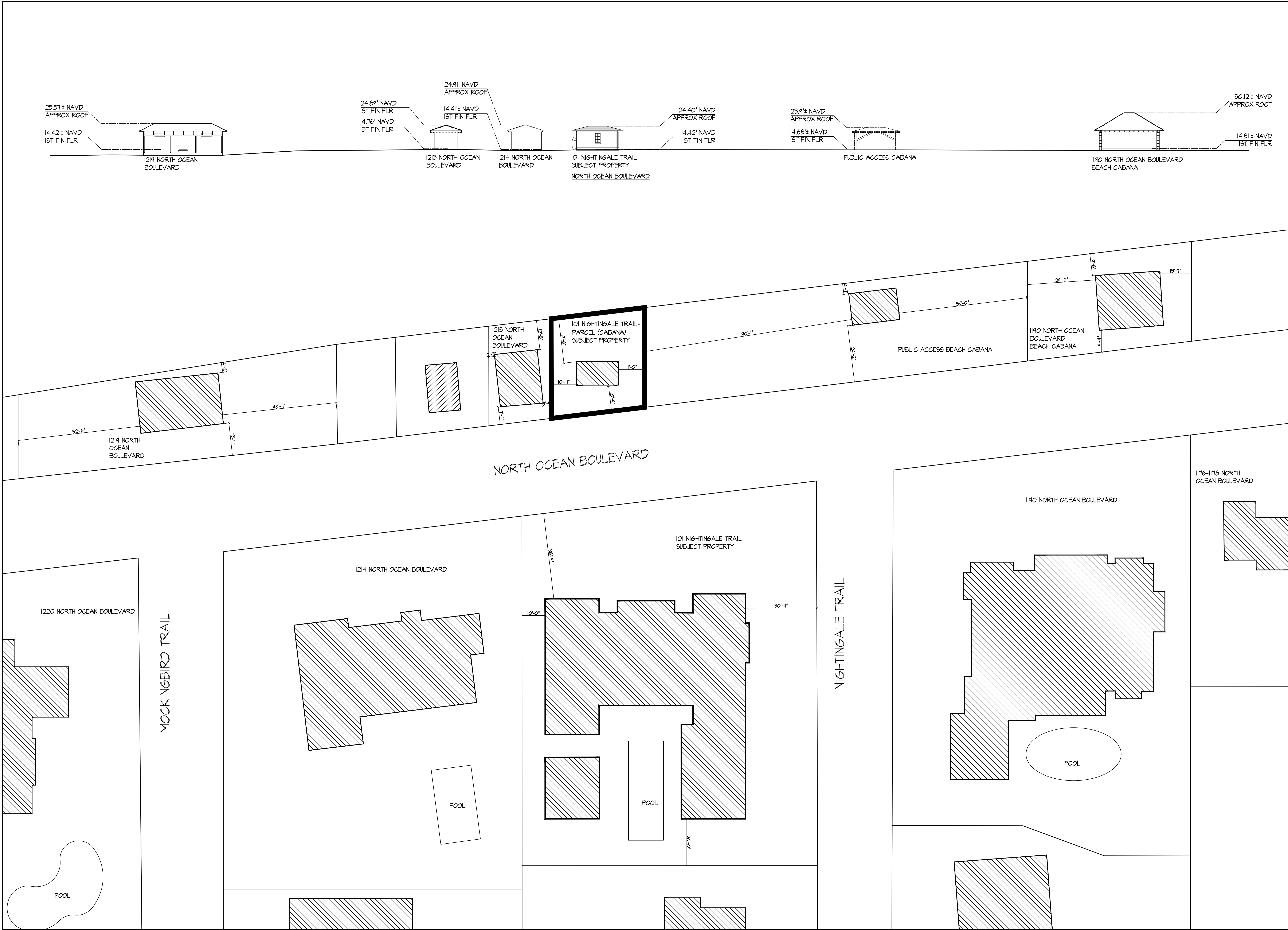
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PALM BEACH, FL 33480
PROJECT NO 2020-0010

ISSUE DATE: 2023-04-07
ARC-23-060



LOCATION SITE PLAN

SCALE: NTS



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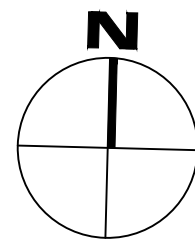
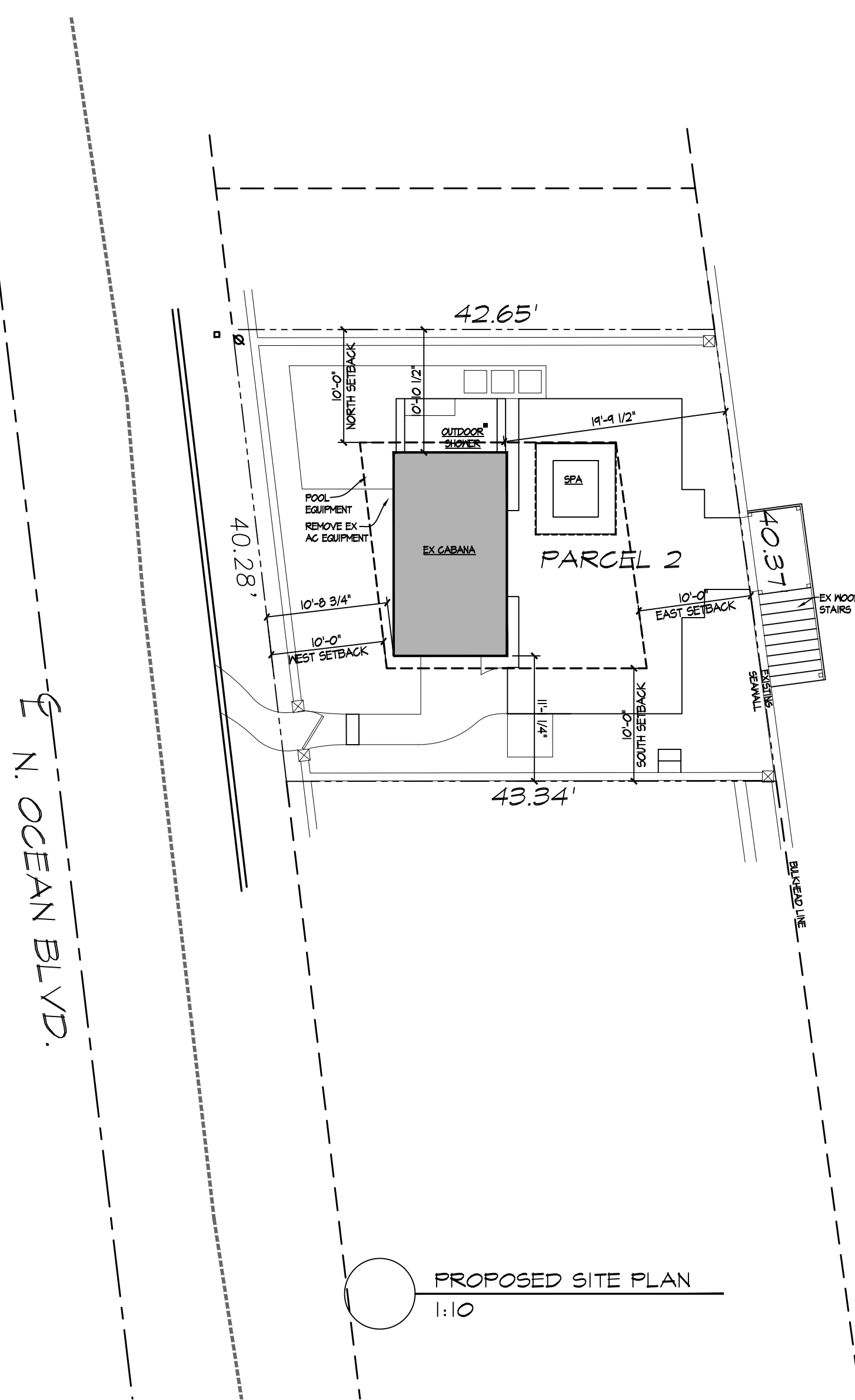
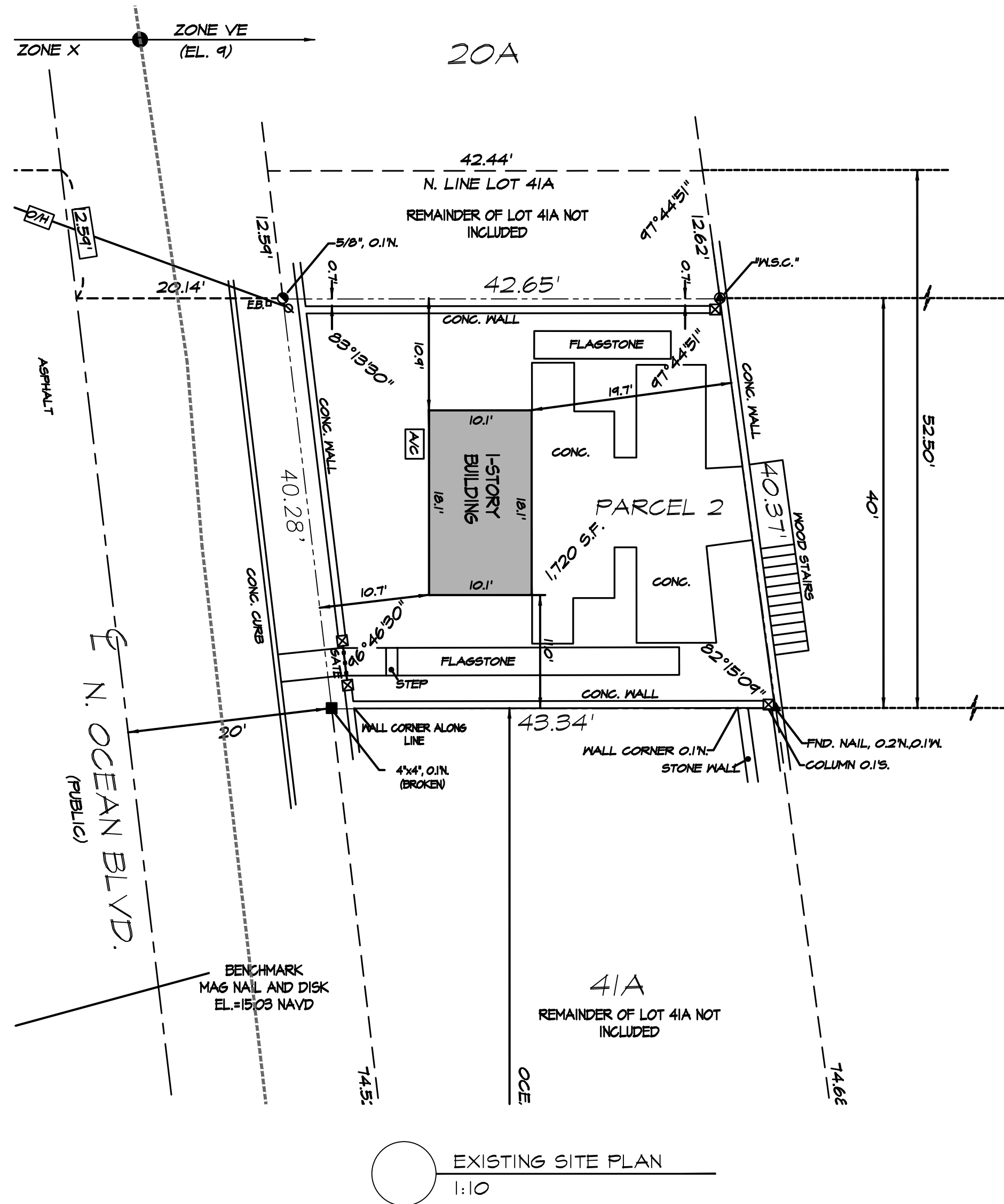
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PALM BEACH, FL 33480
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ARC-23-060

STREETSCAPE
NORTH OCEAN BOULEVARD

SCALE: NTS

012



FLOODPLAIN DEVELOPMENT SUPPLEMENTAL INFORMATION		
DESCRIPTION OF WORK: ADDITION, ALTERATION	FLOOD ZONE 'VE'	
RESIDENTIAL, 1 FAMILY	BASE ELEVATION: 4.0'	

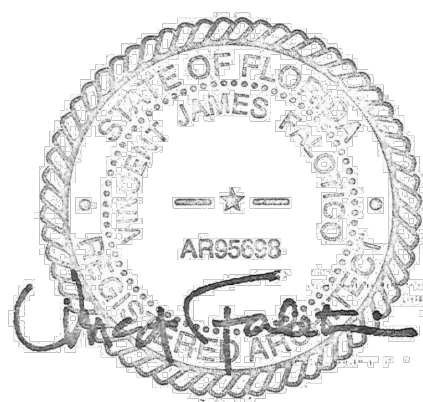
ZONING LEGEND			
1	PROPERTY ADDRESS:	101 NIGHTINGALE TRAIL - PARCEL 2	
2	ZONING DISTRICT:	B'A' BEACH AREA	
3	STRUCTURE TYPE:	ALTERATION - BEACH HOUSE	
4		REQUIRED / ALLOWED	EXISTING PROPOSED
5	LOT SIZE (50 FT)	N/A	1720 SF NO CHANGE
6	LOT DEPTH	N/A	42.65' NO CHANGE
7	LOT WIDTH	100'	40.28' NO CHANGE
8	LOT COVERAGE	N/A	181 SF / 10.5% NO CHANGE
9	ENCLOSED SQUARE FOOTAGE	200 SF	181 SF NO CHANGE
10	CUBIC CONTENT RATIO	N/A	N/A N/A
11	FRONT YARD SETBACK	10' MIN.	WEST - 10.1' NO CHANGE
12	SIDE YARD SETBACK (1 STORY)	10' MIN.	NORTH - 10.1' SOUTH - 11.1' NO CHANGE
13	SIDE YARD SETBACK (2-STORY)	N/A	N/A N/A
14	REAR YARD SETBACK	10' MIN.	19.1' NO CHANGE
15	ANGLE OF VISION	N/A	N/A N/A
16	BUILDING HEIGHT	8' MAX.	7-8 1/2' NO CHANGE
17	OVERALL BUILDING HEIGHT	12' MAX.	10'-1 3/8' NO CHANGE
18	CROWN OF ROAD	-	5.15' NAVD NO CHANGE
19	MAX AMOUNT OF FILL ADDED TO SITE	N/A	N/A N/A
20	FINISHED FLOOR ELEVATION	-	14.42' NAVD NO CHANGE
21	ZERO DATUM FOR POINT OF MEASURE	-	NATURAL GRADE 14.28' NAVD NO CHANGE
22	FEMA FLOOD ZONE DESIGNATION	VE	VE NO CHANGE
23	BASE FLOOD ELEVATION	4.0' NAVD	4.0' NAVD NO CHANGE
24	LANDSCAPE OPEN SPACE	N/A	1120 SF 821 SF
25	PERIMETER LOS	N/A	430 SF 174 SF
26	FRONT YARD LOS	N/A	374 SF 331 SF
27	NATIVE PLANT SPECIES	SEE LANDSCAPE LEGEND SHEET 051	
NOTE: ARCHITECTURAL SITE PLAN FOR REVIEW AND CODE INFORMATION ONLY. CONSULT WITH DRAWINGS BY SURVEYOR, SITE ENGINEER AND LANDSCAPE ARCHITECT FOR FURTHER INFORMATION			

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101 NIGHTINGALE TRAIL
PALM BEACH, FL 33480
PROJECT NC2020-0010

ISSUE DATE: 2023-04-07
ARC-23-060



EXISTING AND PROPOSED
SITE PLAN

SCALE: 1:10

031



VIEW A - EXISTING CABANA ENTRANCE



VIEW B - SOUTH ELEVATION



VIEW C - VIEW OF NORTH AND EAST ELEVATION



VIEW D - EXISTING EQUIPMENT AT WEST ELEVATION



VIEW E - VIEW FROM SOUTH EAST CORNER



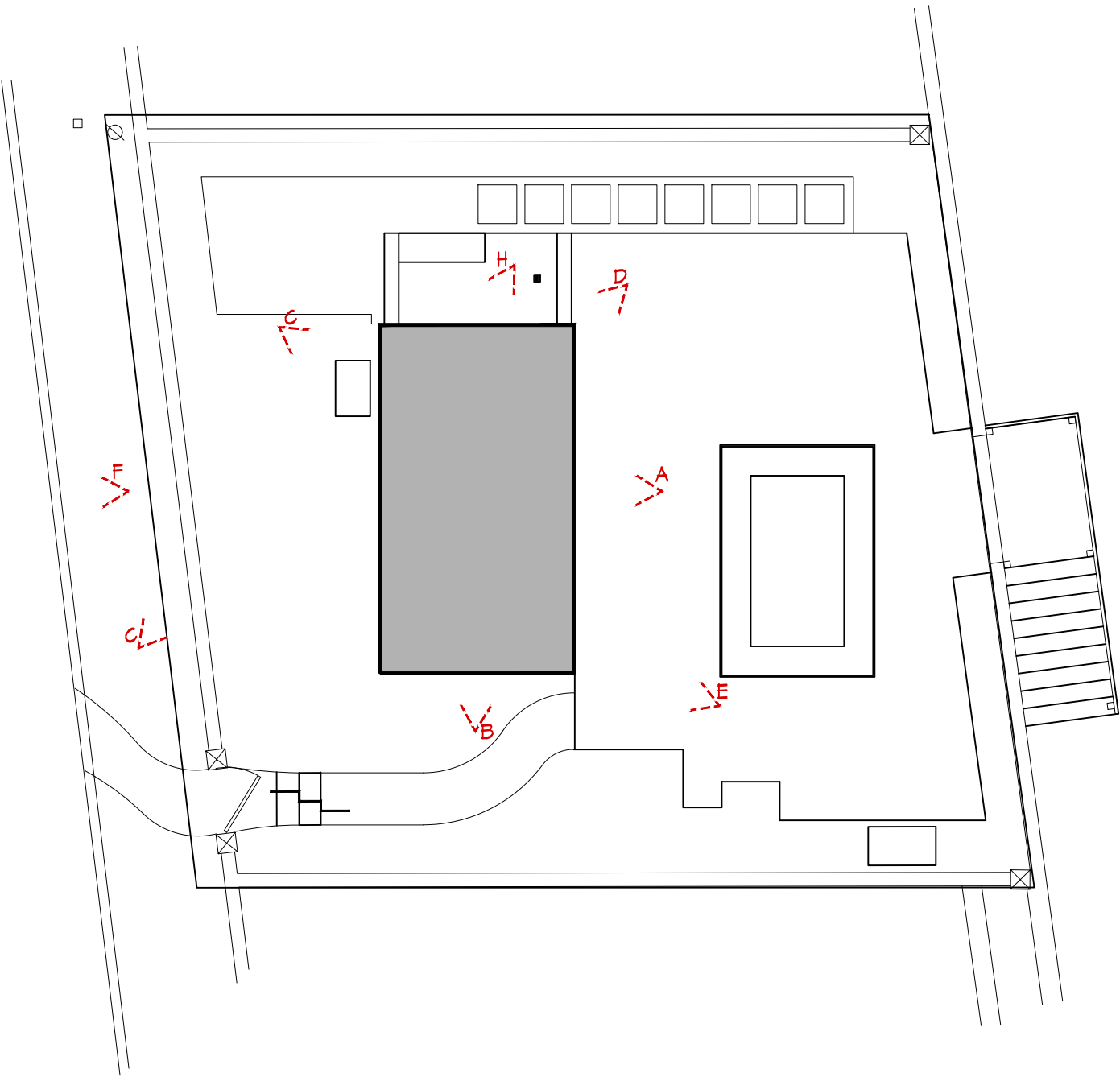
VIEW F - MAIN HOUSE ACROSS NORTH OCEAN



VIEW G - WEST ELEVATION VIEW FROM STREET



VIEW H - EXISTING METER AT NORTH ELEVATION



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PHOTOGRAPHS OF EXISTING
RESIDENCE- EXTERIOR

SCALE: NTS



VIEW A - EXISTING ENTRY



VIEW B - VIEW INTO BEACH CABANA
EXISTING MILLWORK



VIEW B - VIEW INTO BEACH CABANA
EXISTING MILLWORK



VIEW D - EXISTING MILLWORK



VIEW E - EXISTING BATH ENTRY



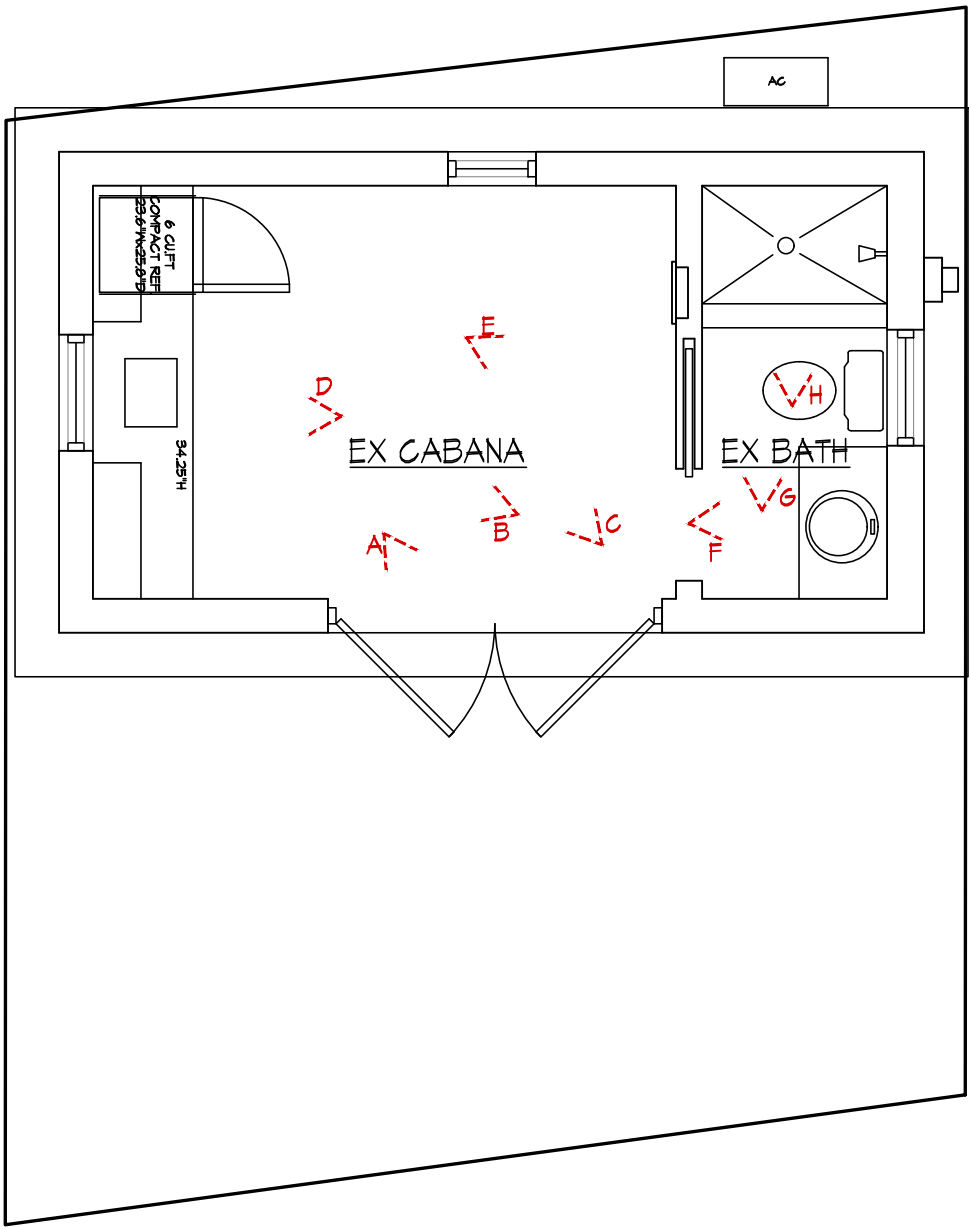
VIEW F - VANITY



VIEW G - SHOWER AND TOILET



VIEW H - SHOWER



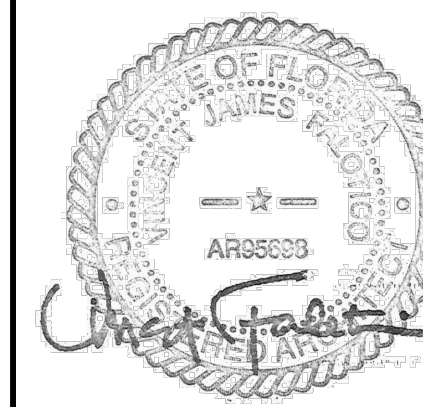
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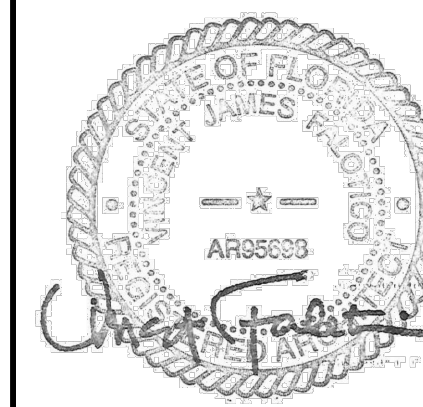
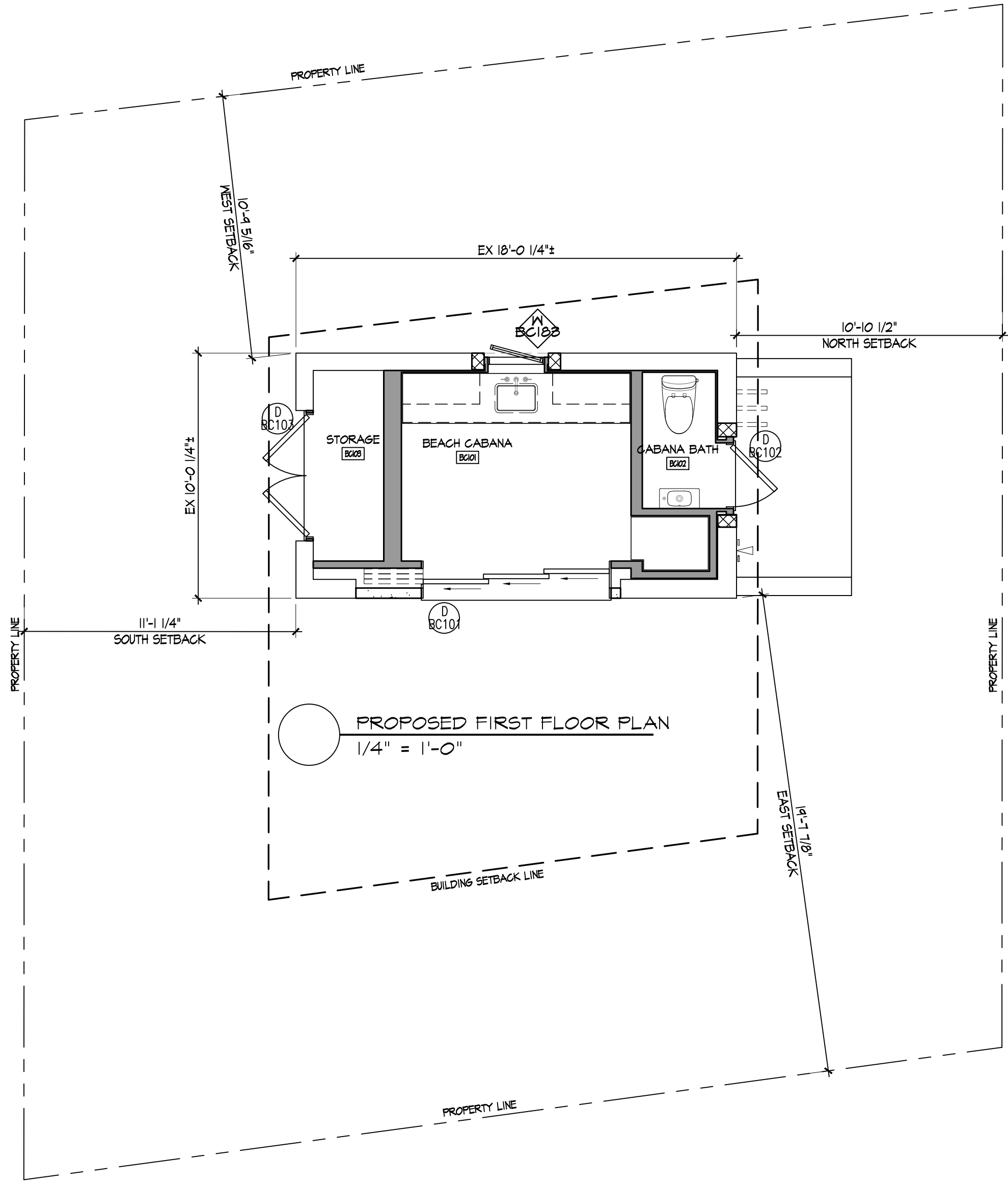
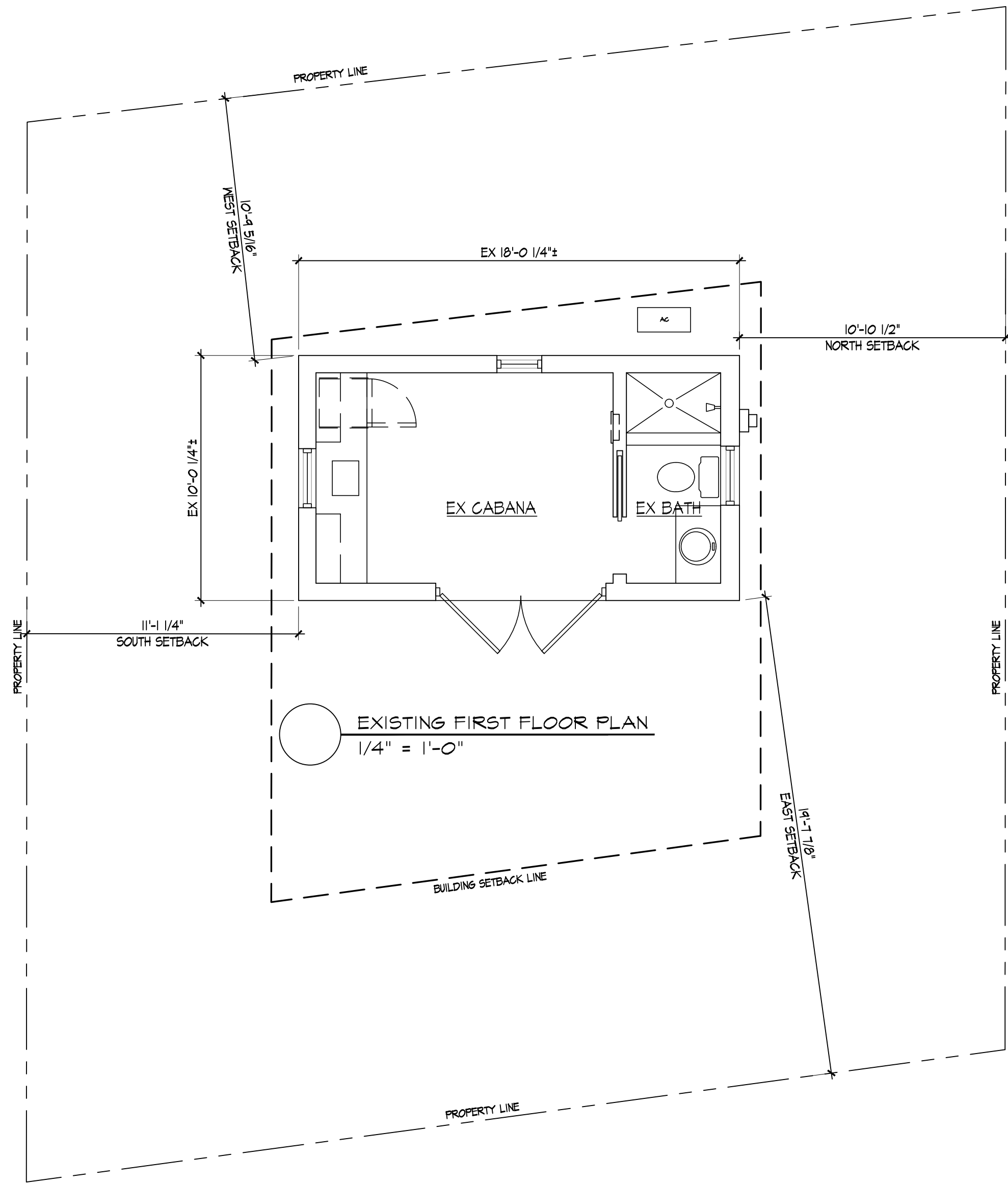
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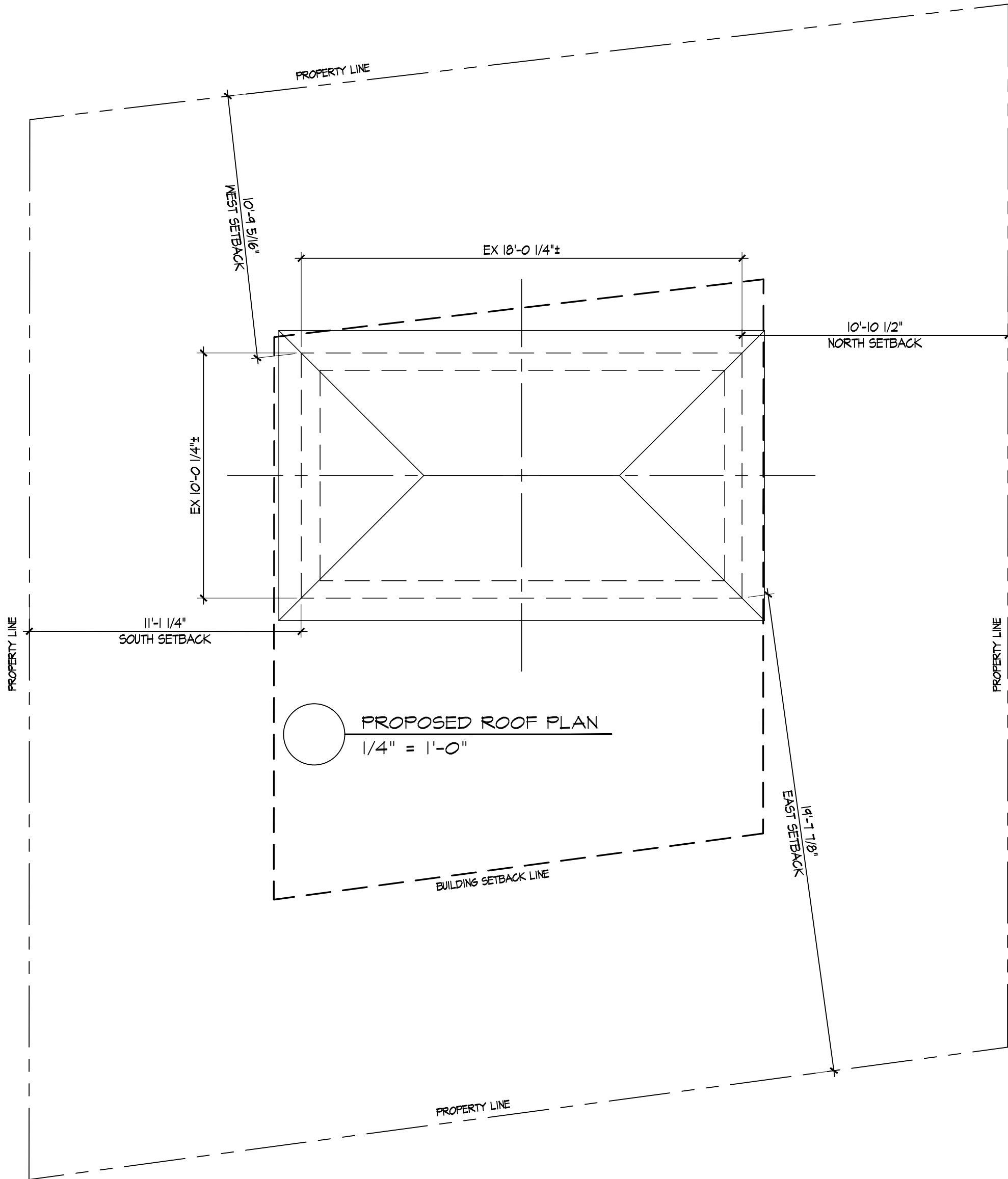
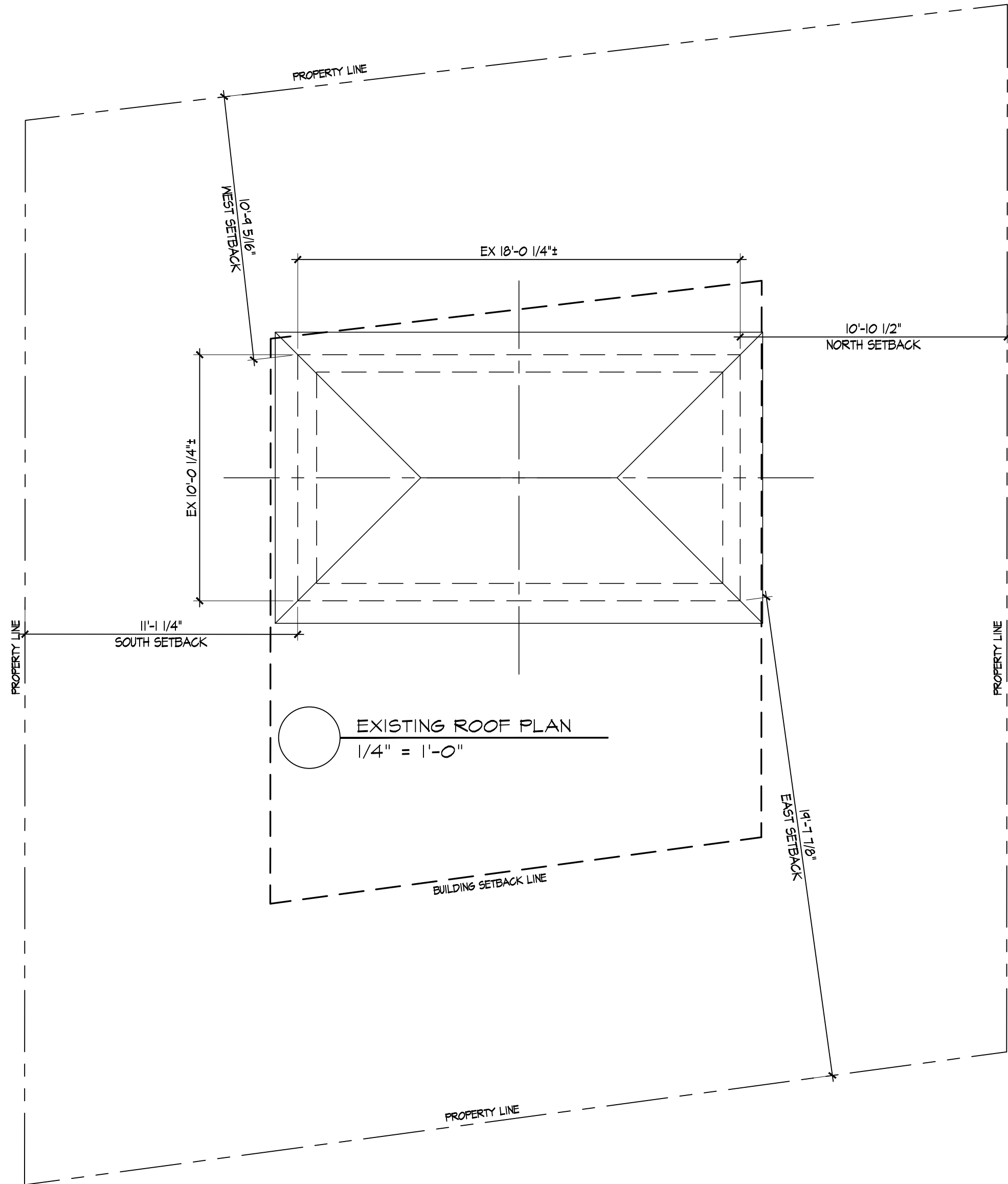
ISSUE DATE: 2023-04-07
ARC-23-060



PHOTOGRAPHS EXISTING
CABANA INTERIOR

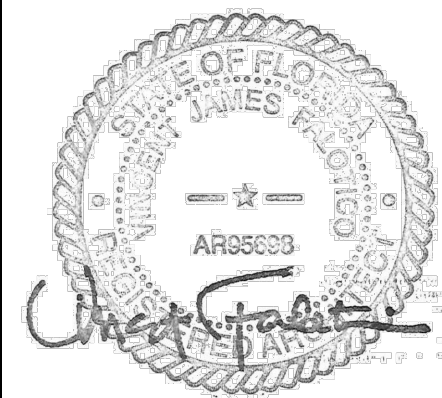
SCALE: NTS





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ROOF PLAN

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



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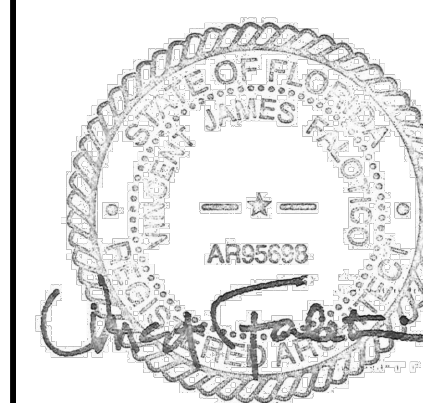
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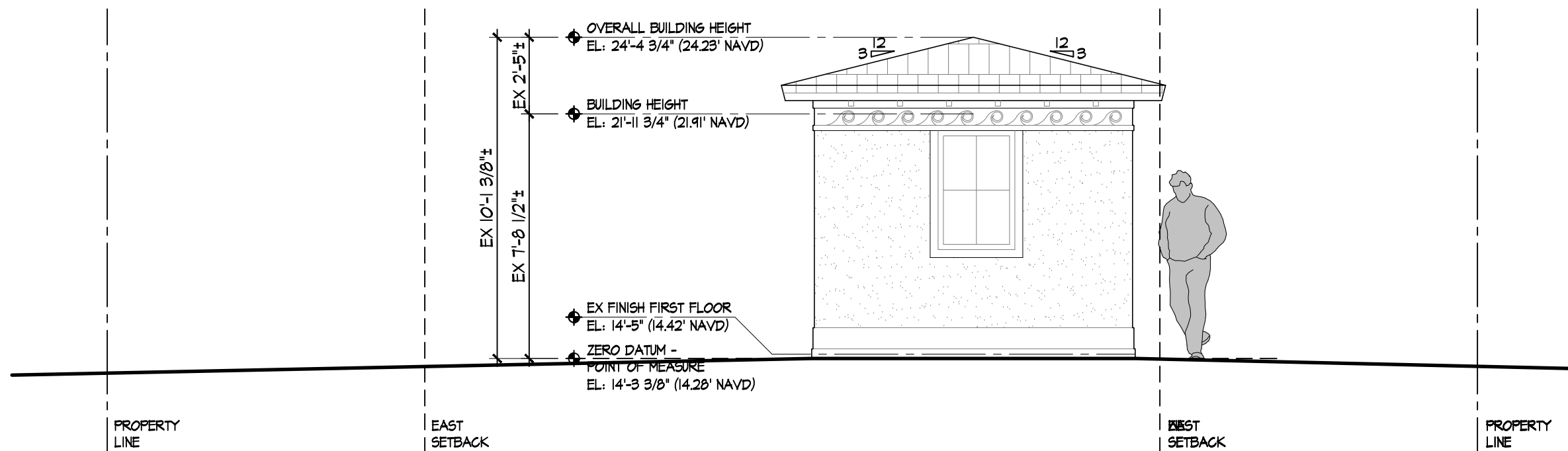
D. No Scale Drawings When dimensions shall take precedence over scaled dimensions. The Inhibitor must be notified of any discrepancies or omissions from the drawings prior to the start of the project.

LIBMAN - CABANA
101 NIGHTINGALE TRAIL
PALM BEACH, FL 33480
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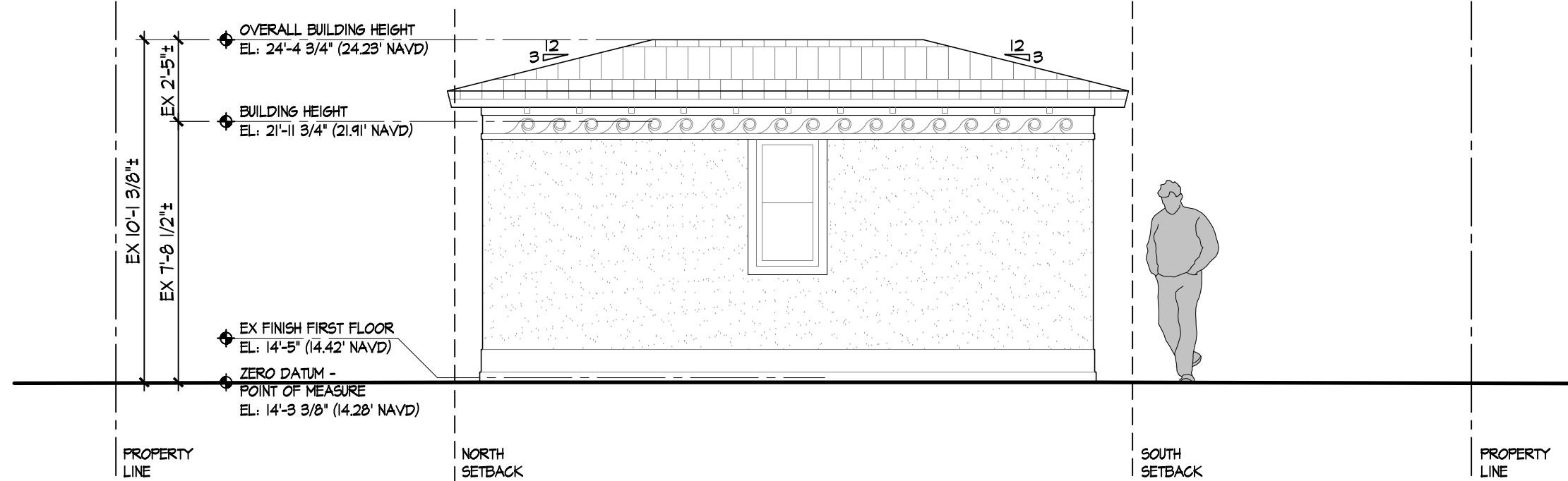


200



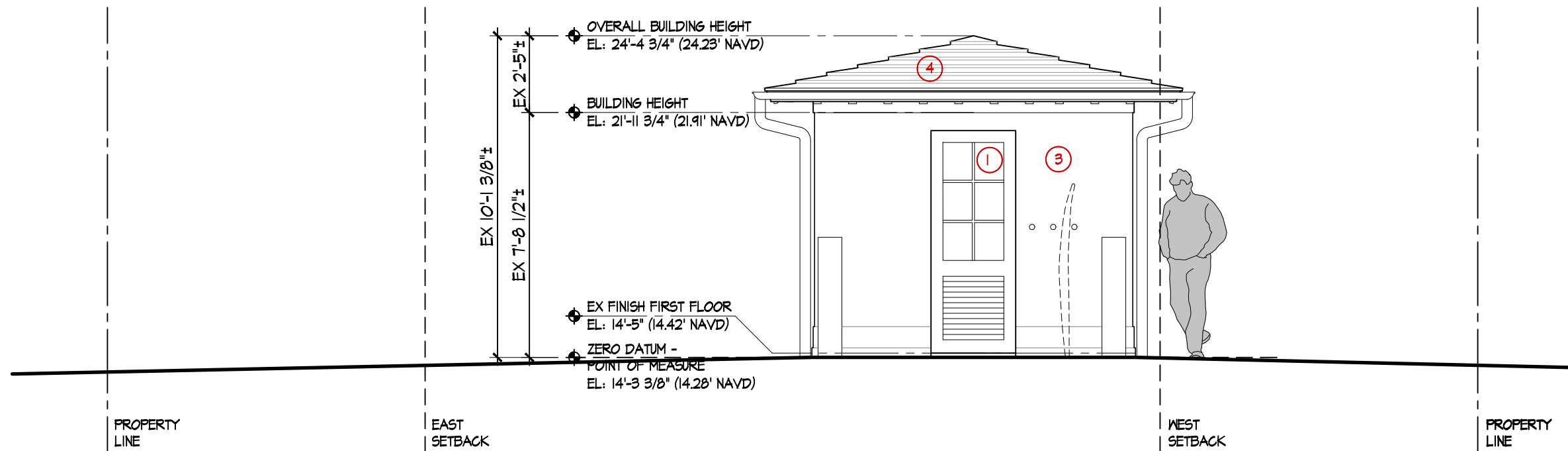
BASE FLOOD ELEVATION VE 1
EL. 9'-0" (9.0' NAVD)

EXISTING RIGHT/NORTH ELEVATION
1/4" = 1'-0"



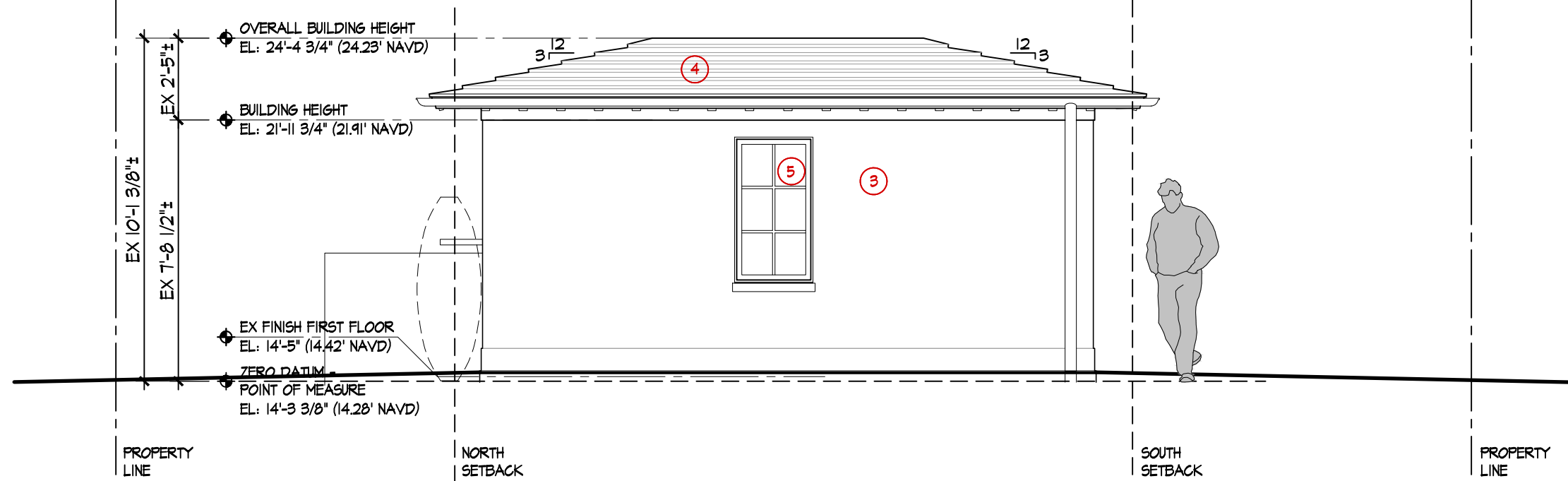
BASE FLOOD ELEVATION VE 1
EL. 9'-0" (9.0' NAVD)

EXISTING REAR/WEST ELEVATION
1/4" = 1'-0"



BASE FLOOD ELEVATION VE 1
EL. 9'-0" (9.0' NAVD)

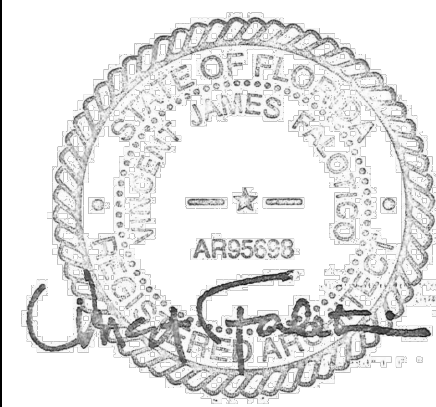
RIGHT/NORTH PROPOSED ELEVATION
1/4" = 1'-0"

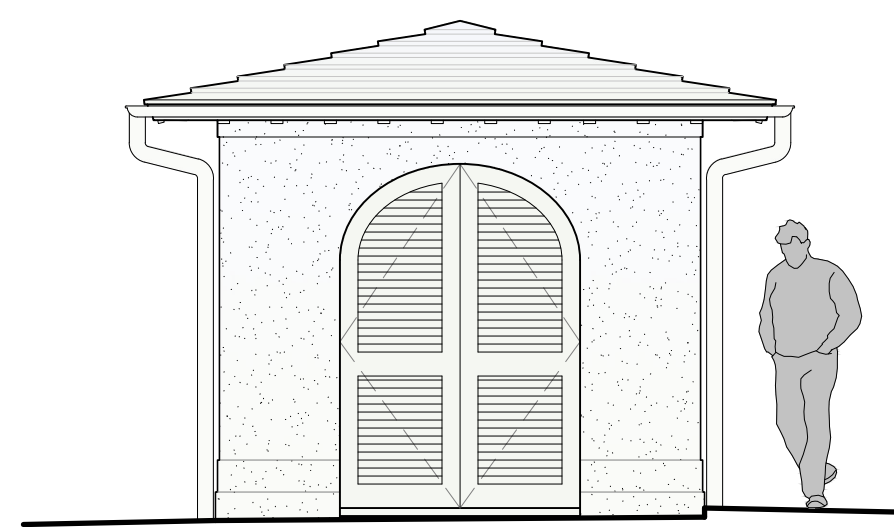


BASE FLOOD ELEVATION VE 1
EL. 9'-0" (9.0' NAVD)

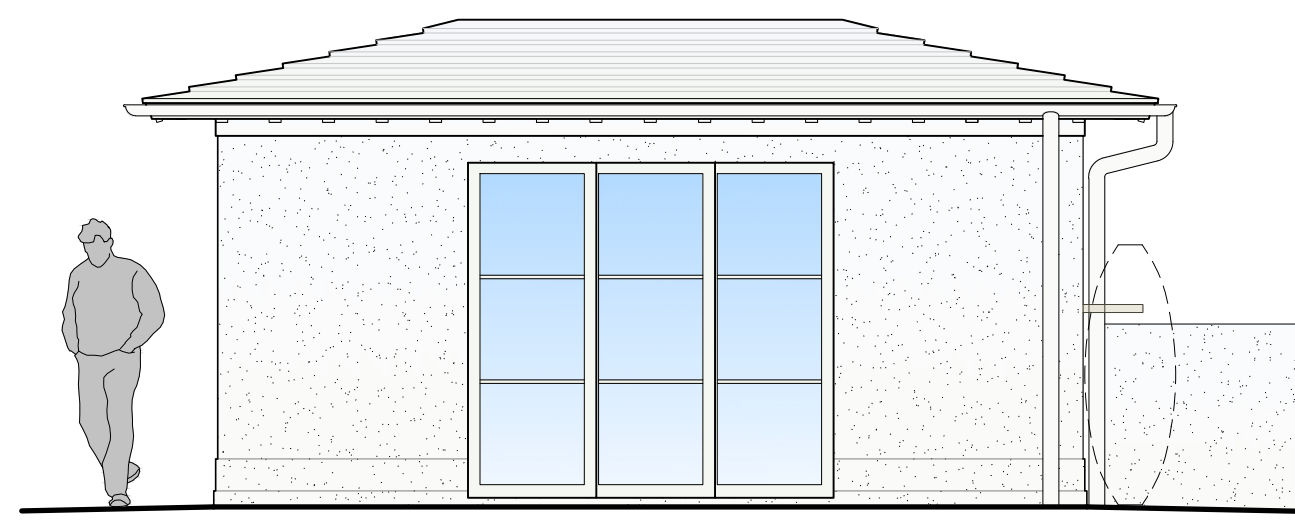
REAR/WEST PROPOSED ELEVATION
1/4" = 1'-0"

EXTERIOR ALTERATIONS				
	LOCATION	MATERIAL	PAINT COLOR/ MANUFACTURER	IMAGE REFERENCE
1	NEW DOOR	STEEL + GLASS	TROJER - CARDINAL PAINT #402-10	4
2	NEW DOOR	POWDER COATED STEEL	TROJER - CARDINAL PAINT #402-10	5
3	REFINISH EXISTING SIDING	STUCCO SIDING	BELMONT MOORE / GAVITELY PAGE 10-410	1
4	REPLACE EX ROOF TILES	CONCRETE TILE w/ CONCRETE SLURRY	ROYAL / METLIFE WHITE BLIND WHITE SLURRY	5
5	REPLACE EX WINDOW	STEEL + GLASS	TROJER - CARDINAL PAINT #402-10	4





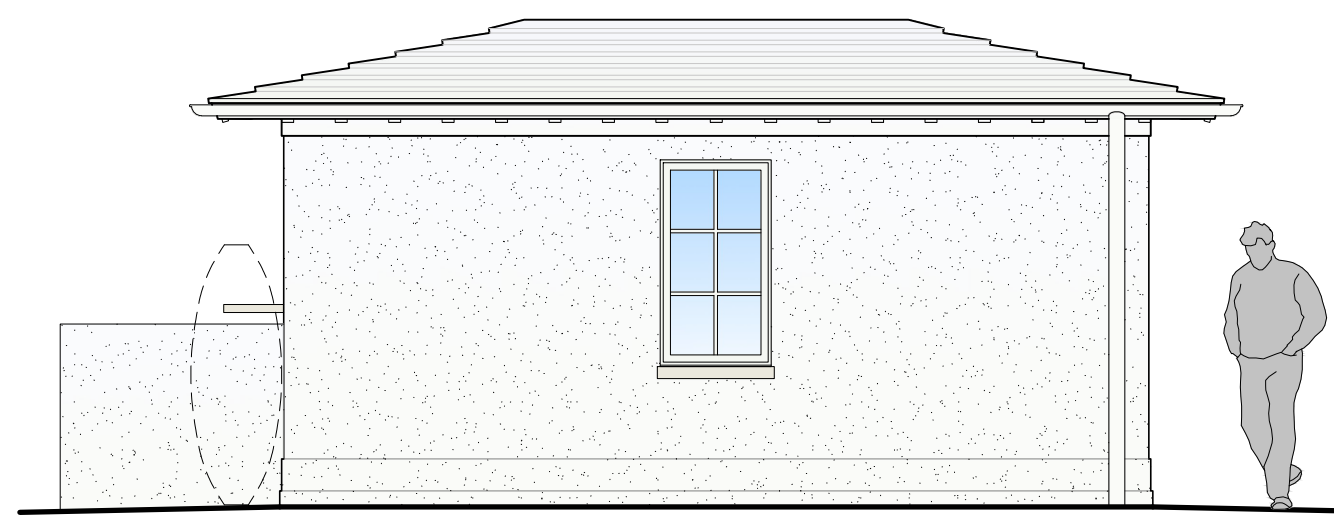
LEFT/SOUTH PROPOSED ELEVATION
1/4" = 1'-0"



FRONT/EAST PROPOSED ELEVATION
1/4" = 1'-0"



RIGHT/NORTH PROPOSED ELEVATION
1/4" = 1'-0"



REAR/WEST PROPOSED ELEVATION
1/4" = 1'-0"

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REV. # DATE:
DESCRIPTION:

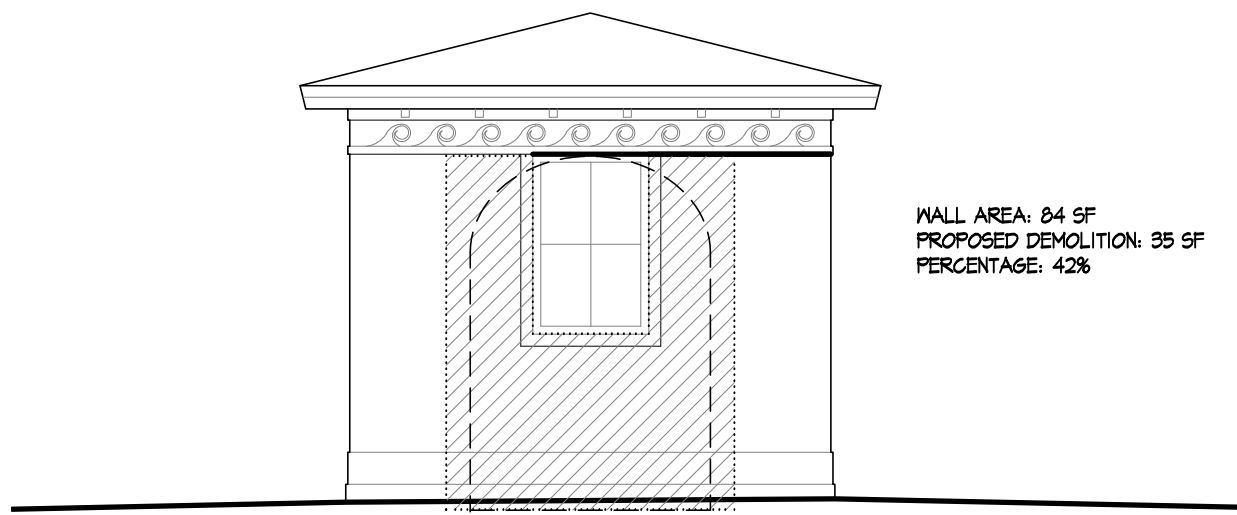
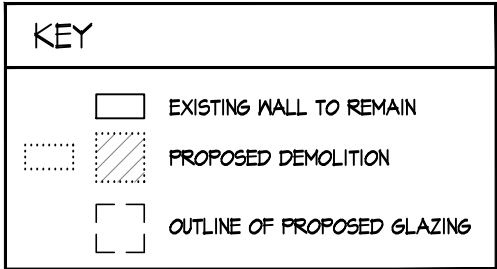
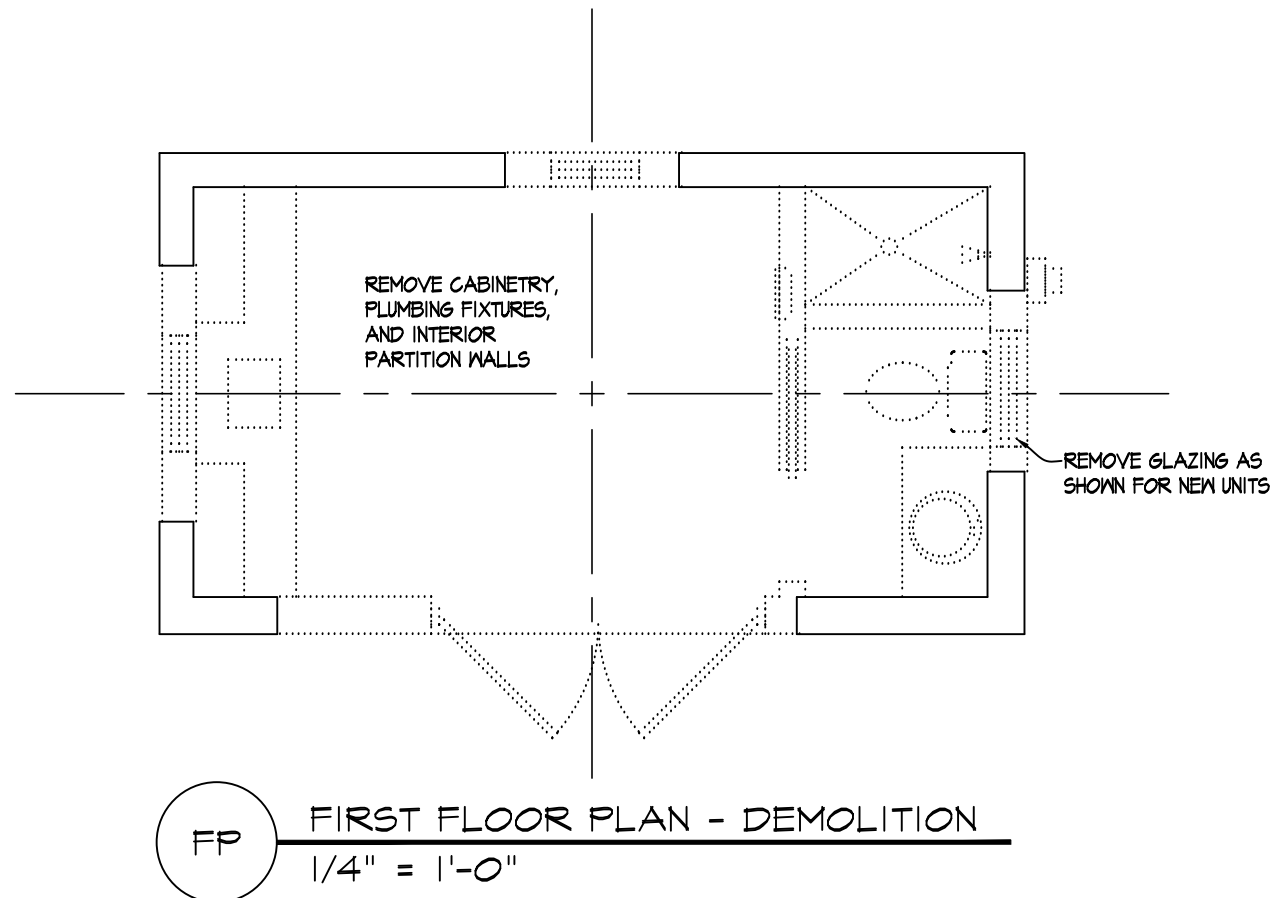
LIBMAN - CABANA
101 NIGHTINGALE TRAIL
PALM BEACH, FL 33480
PROJECT NO 2020-0010

ISSUE DATE: 2023-04-07
ARC-23-060

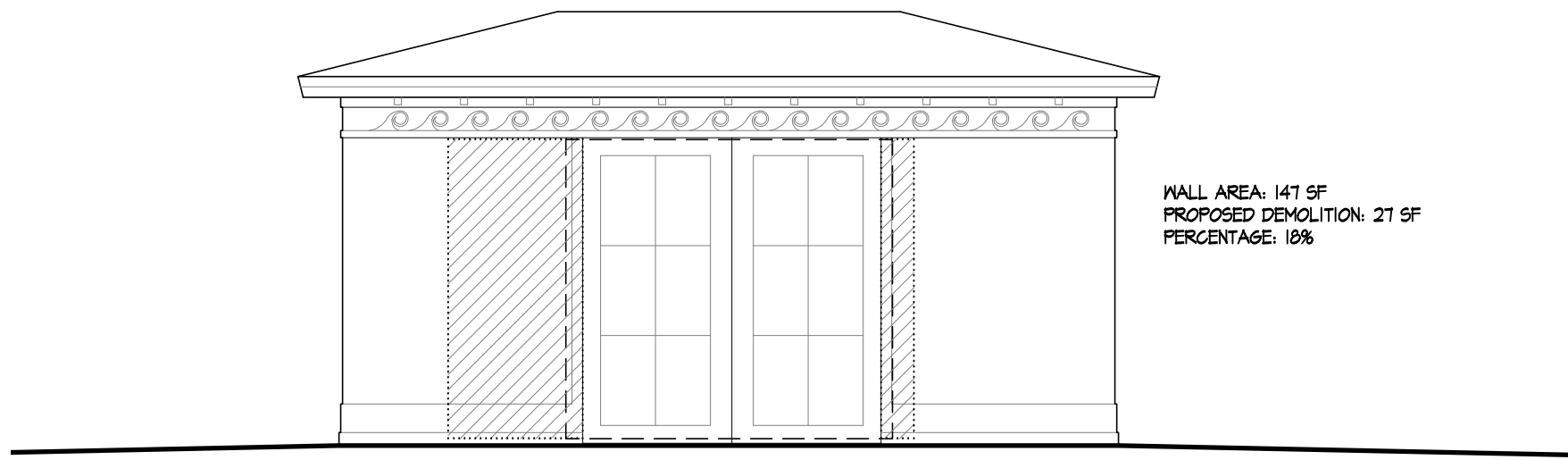


RENDERED ELEVATIONS

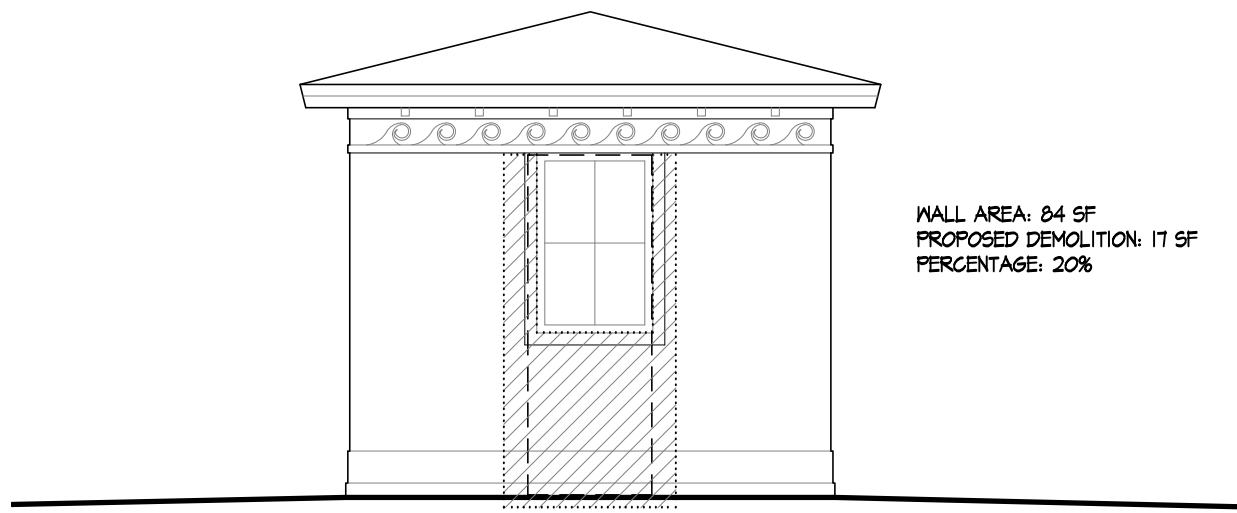
SCALE: 1/4"= 1'-0"



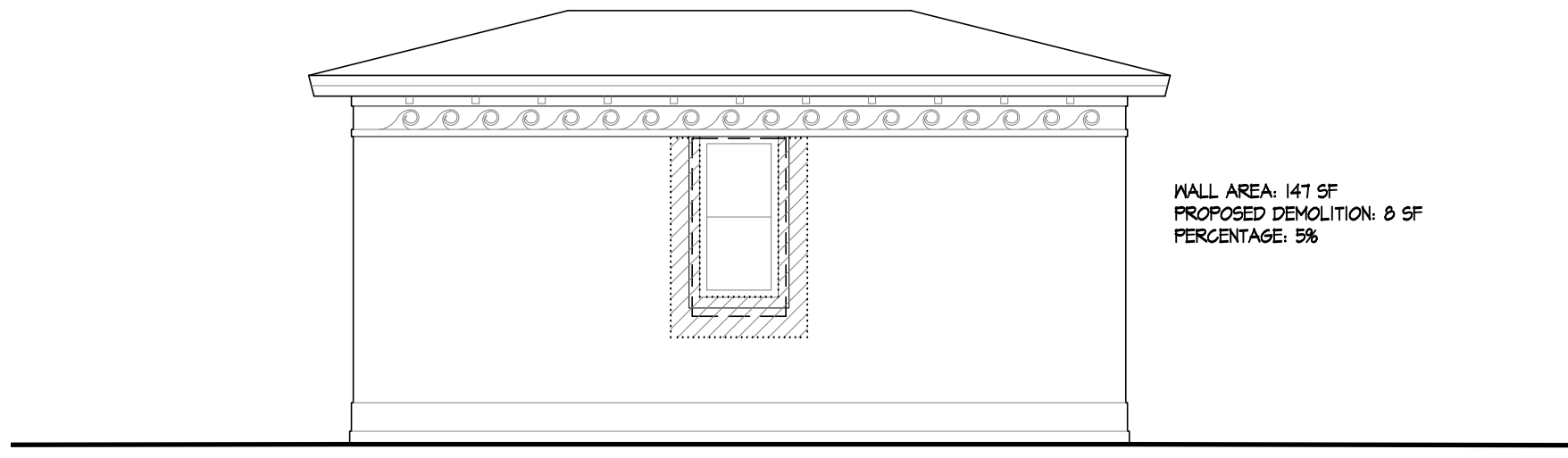
1 DEMOLITION DIAGRAM - SOUTH
1/4" = 1'-0"



2 DEMOLITION DIAGRAM - EAST
1/4" = 1'-0"

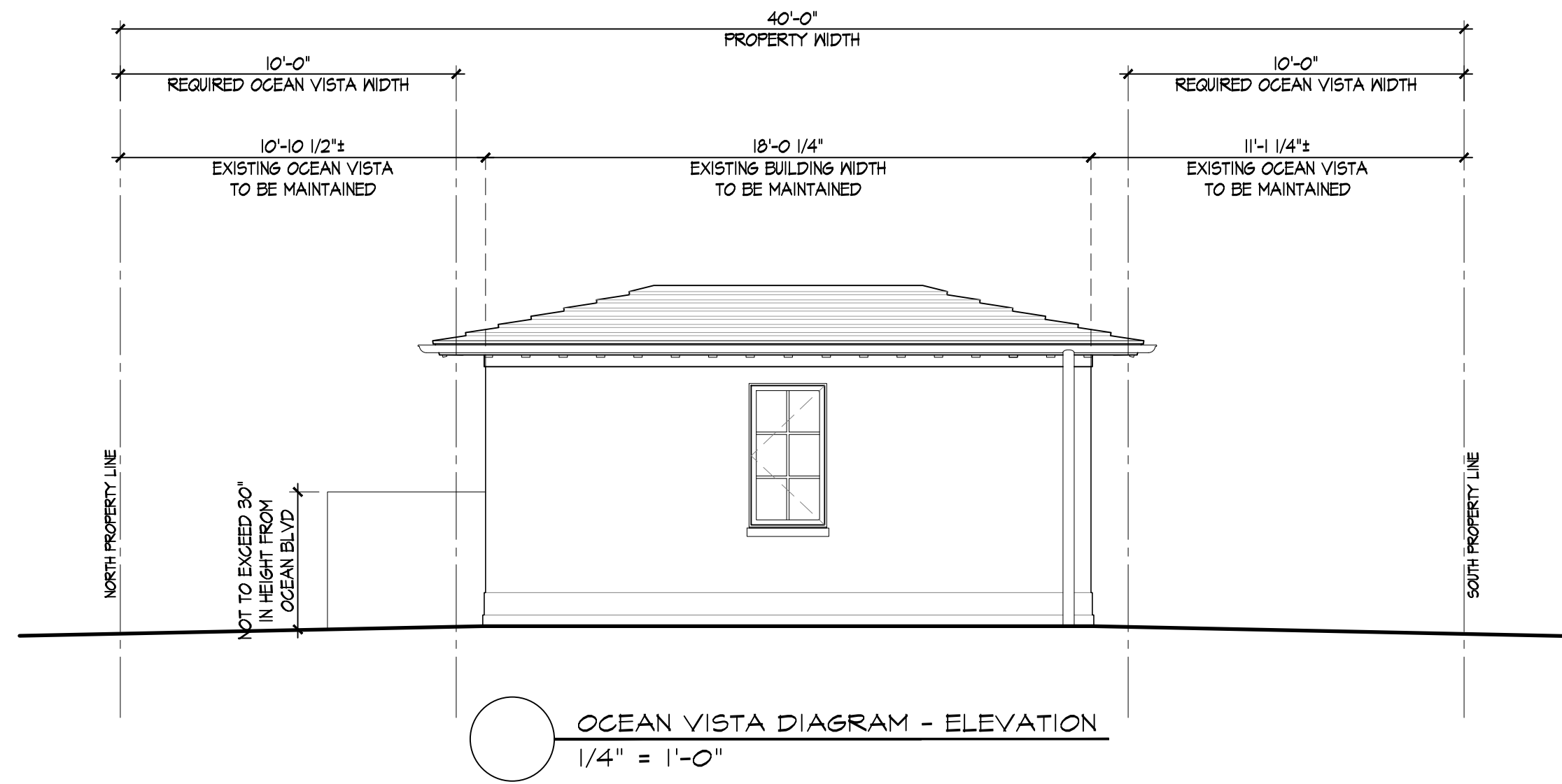
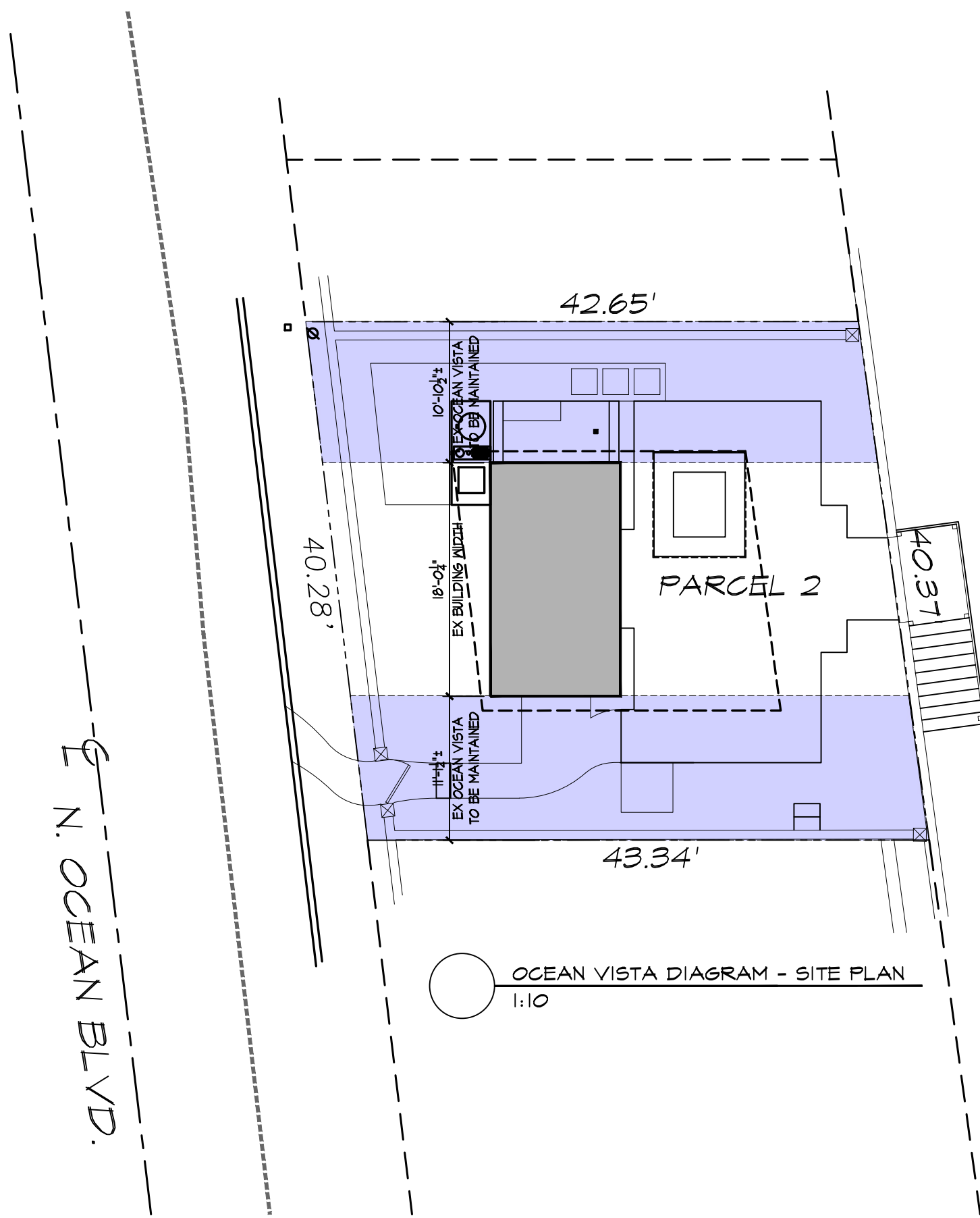


3 DEMOLITION DIAGRAM - NORTH
1/4" = 1'-0"



4 DEMOLITION DIAGRAM - WEST
1/4" = 1'-0"







1: STUCCO SIDING
BENJAMIN MOORE OC-65 /
CHANTILLY LACE



2: COQUINA TILE
DOMINICAN WHITE CORAL STONE
LOCATION: TERRACE PAVERS



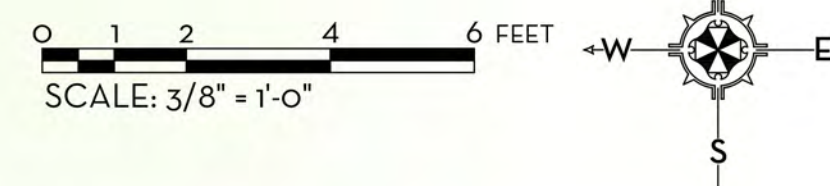
3: CONCRETE ROOF TILE WITH CONCRETE SLURRY
BORAL SAXONY 900 SLATE
MOTTLED WHITE BLEND / IFMWS8010
SLURRY: BENJAMIN MOORE OC-65
CHANTILLY LACE



4: STEEL WINDOWS & DOORS
TISCHLER
POWDER COAT COLOR:
CARDINAL PAINT WHITE / 6402-10

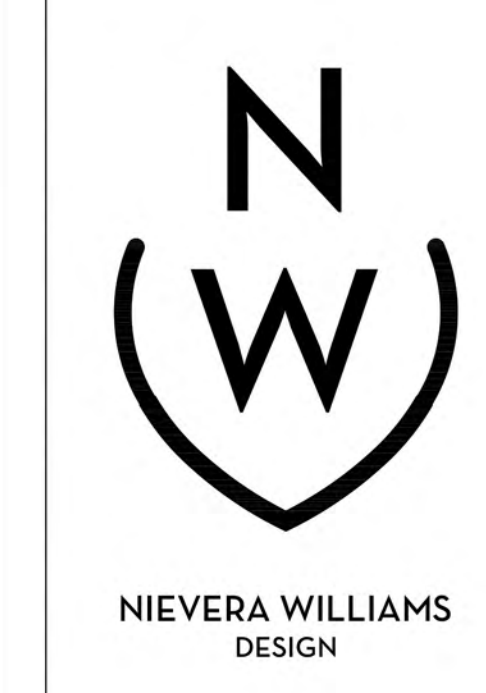


5: EXTERIOR STORAGE DOOR (NATURAL)



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SITE PLAN
LIBMAN RESIDENCE
101 NIGHTINGALE TR., PALM BEACH, FL.



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SCALE: 3/8" = 1'-0"

27 MARCH 2023
09 MARCH 2023







1 CABANA - WEST ELEVATION DETAIL
EL1 SCALE: 1/2"=1'-0"

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WEST ELEVATION
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EL1



1 CABANA - EAST ELEVATION DETAIL
EL2 SCALE: 1/2"=1'-0"

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PLANT LIST AND MATERIALS (CABANA)
LIBMAN RESIDENCE
101 NIGHTINGALE TR., PALM BEACH, FL.

18 JANUARY 2023
26 OCTOBER 2022
02 JANUARY 2023
02 JANUARY 2023



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EL2

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SOUTH ELEVATION
LIBMAN RESIDENCE

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EL3
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1 CABANA - SOUTH ELEVATION DETAIL
EL3 SCALE: 1/2"=1'-0"



1 CABANA - NORTH ELEVATION DETAIL
EL4 SCALE: 1/2"=1'-0"

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NORTH ELEVATION
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EL4
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VIEW FROM OCEAN BLVD - FACING EAST



EXISTING VEGETATION - FACING NORTH



EXISTING PATH & VEGETATION - FACING WEST



EXISTING VEGETATION & STRUCTURE - FACING SOUTHWEST



EXISTING STRUCTURE - FACING WEST



EXISTING VEGETATION & STRUCTURE - FACING NORTHEAST



EXISTING VEGETATION - NORTH BUFFER - FACING WEST



EXISTING VEGETATION - FACING NORTHEAST

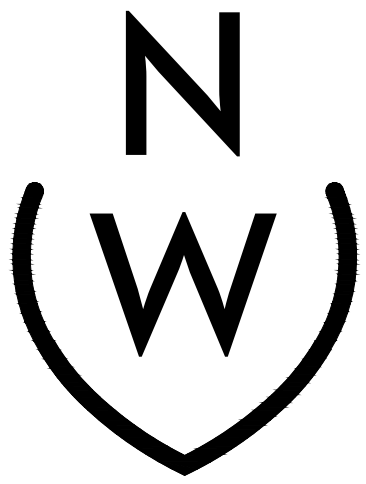


EXISTING VEGETATION - FACING NORTH

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EXISTING CONDITIONS PHOTOS
LIBMAN RESIDENCE
101 NIGHTINGALE TR., PALM BEACH, FL.

24 MAY 2023
27 MARCH 2023
09 MARCH 2023



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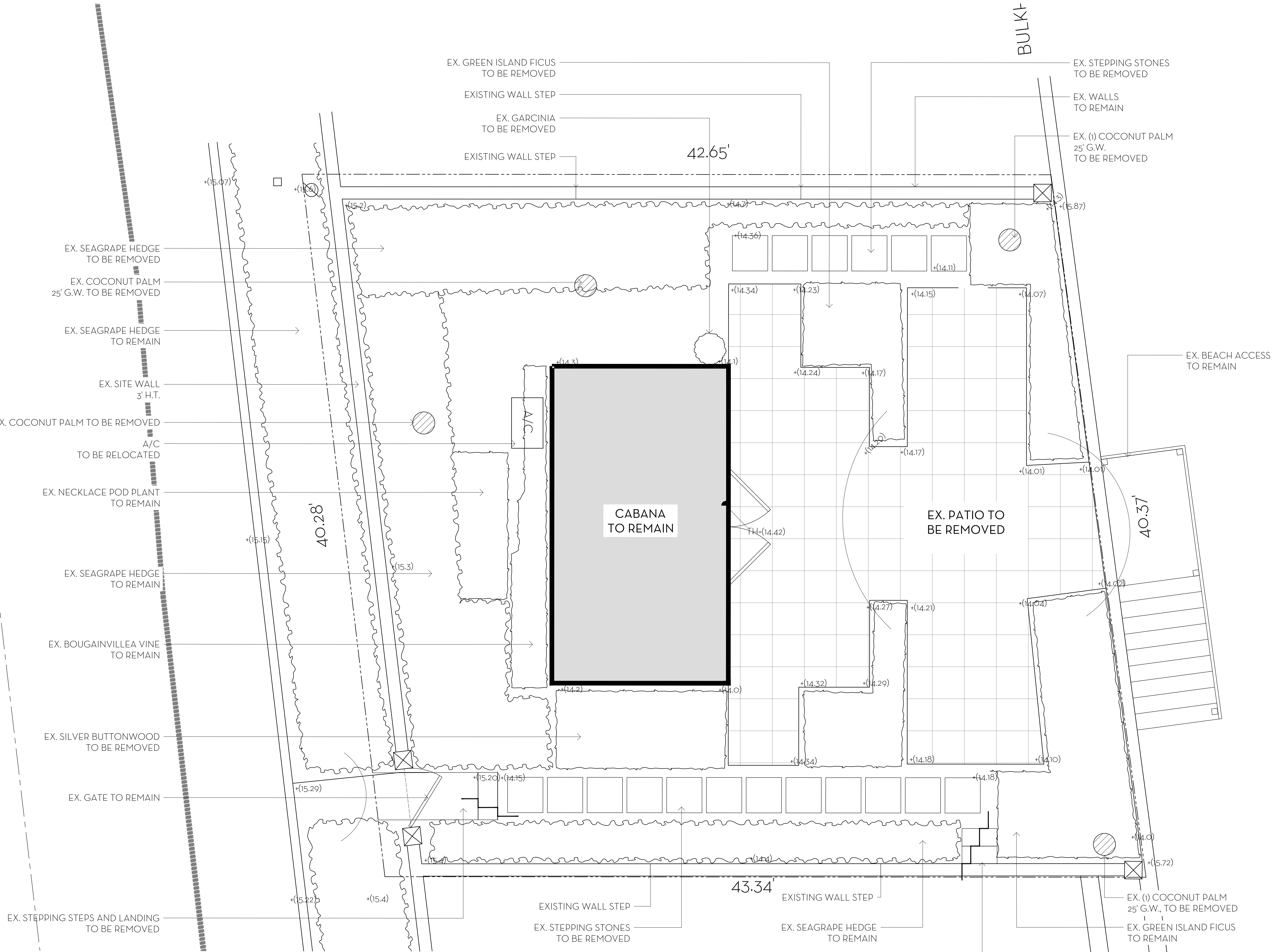
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EXo

ARC-23-060

NORTH OCEAN BLVD.



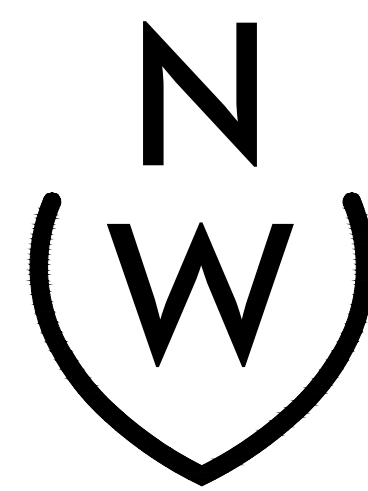
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EXISTING CONDITIONS PLAN
LIBMAN RESIDENCE

101 NIGHTINGALE TR., PALM BEACH, FL.

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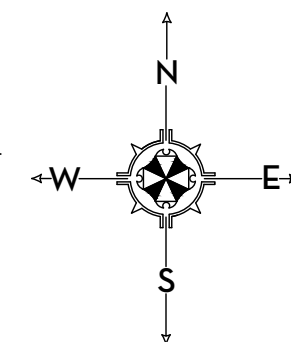
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EX1

ARC-23-060

SCALE: 3/8" = 1'-0"

0 1 2 4 6 FEET
SCALE: 3/8" = 1'-0"



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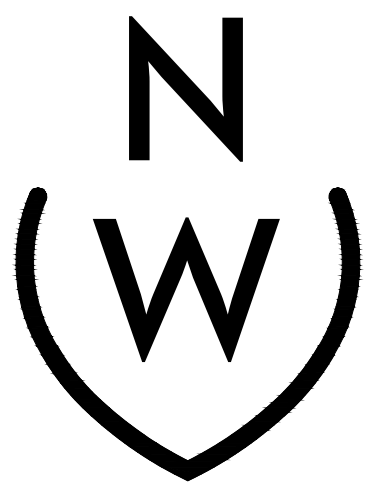
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SCALE: 3/8" = 1'-0"

SITE PLAN
LIBMAN RESIDENCE

101 NIGHTINGALE TR., PALM BEACH, FL.

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09 MARCH 2023



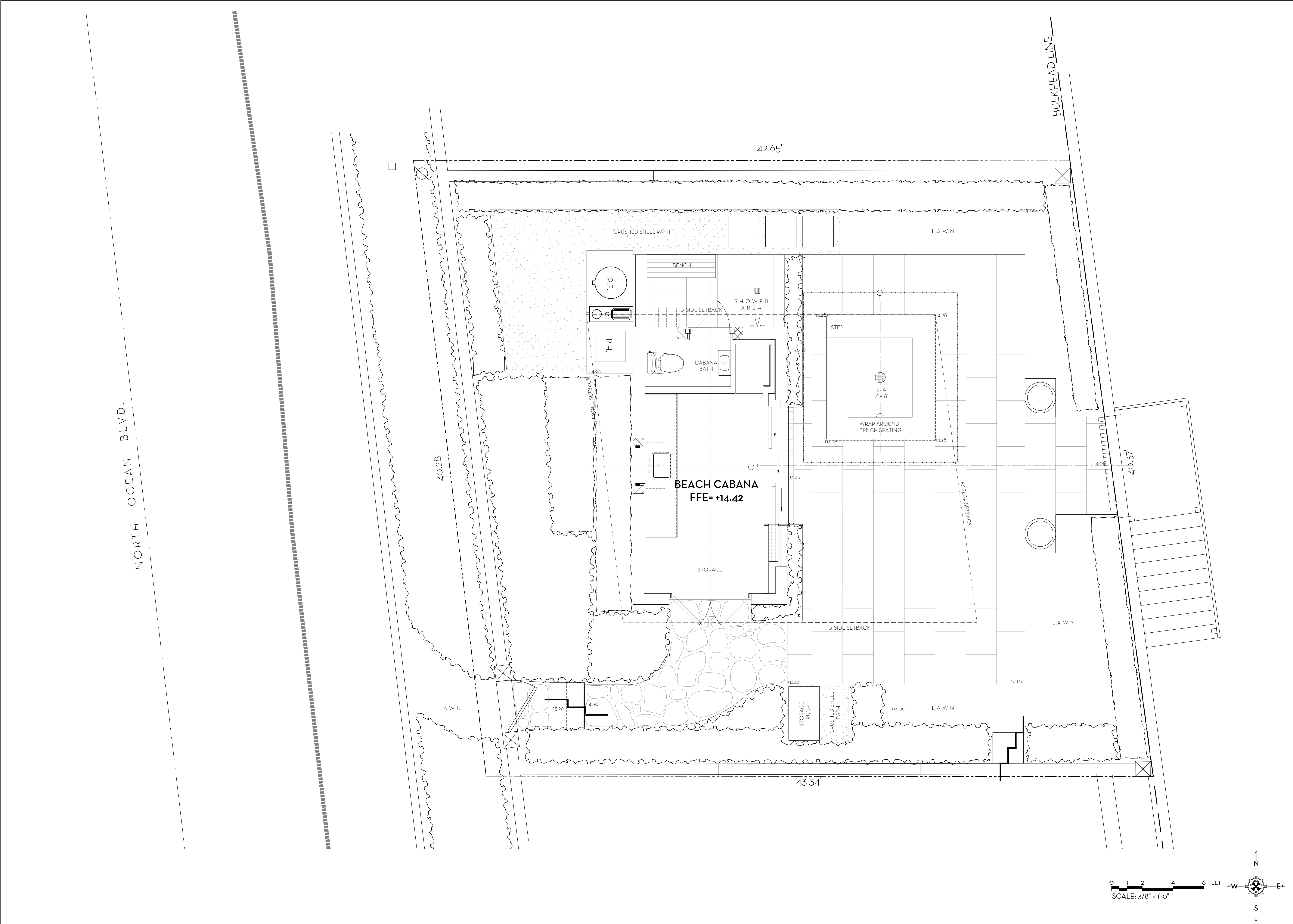
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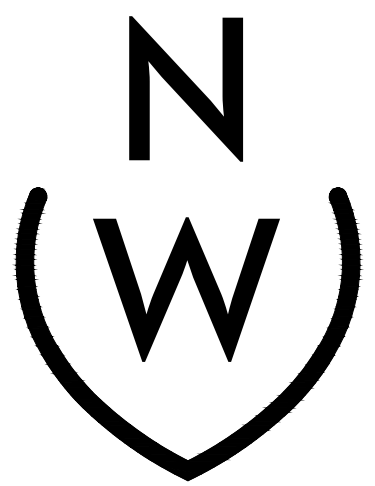


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HARDSCAPE PLAN
LIBMAN RESIDENCE
101 NIGHTINGALE TR., PALM BEACH, FL.

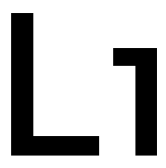
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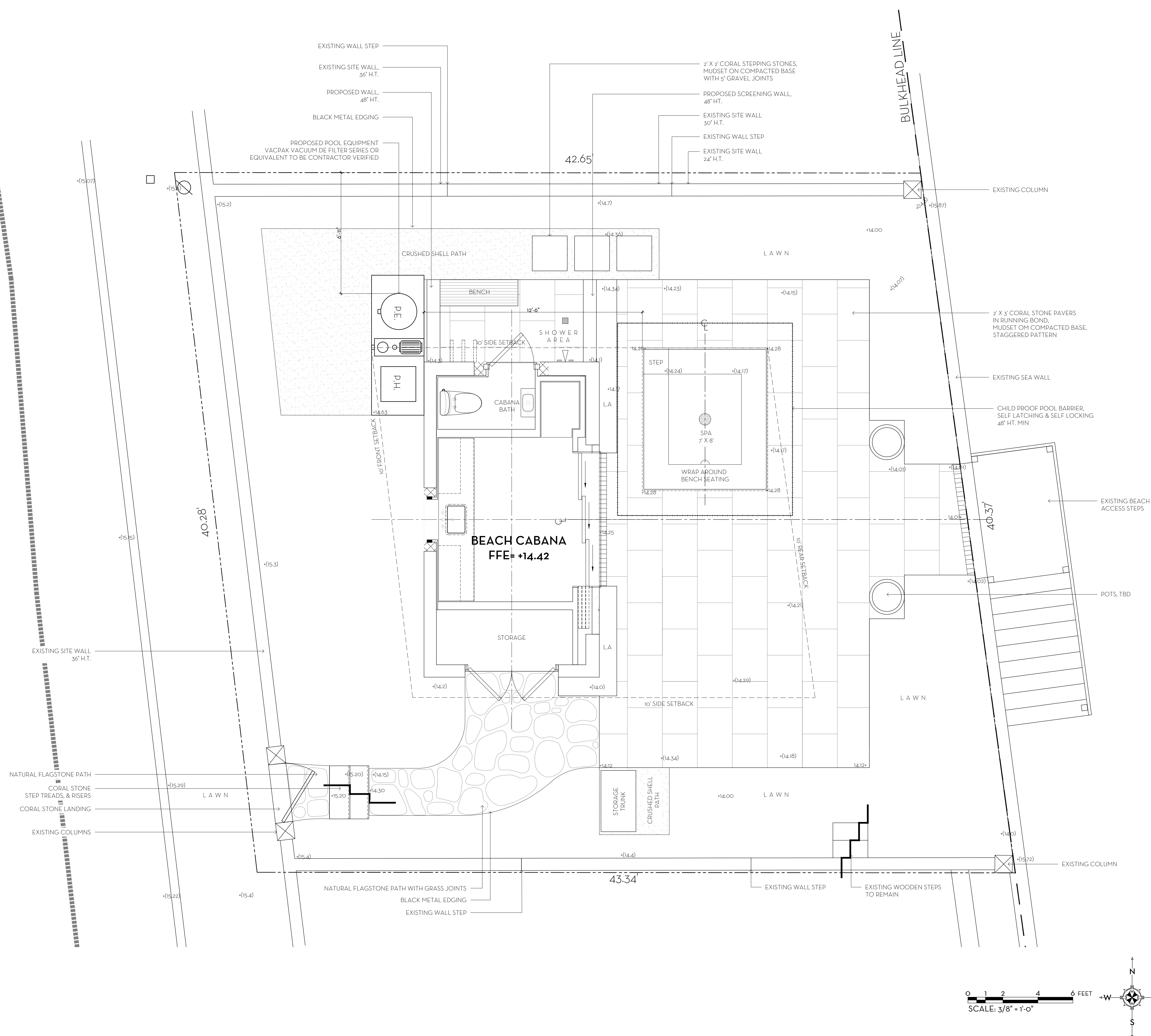
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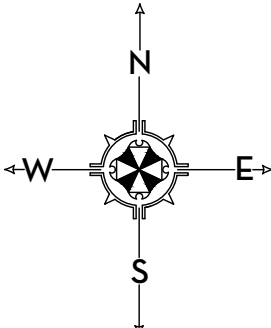
ARC-23-060

SCALE: 3/8" = 1'-0"



LEGEND	
===== I/E	2" SLEEVE FOR IRRIGATION & ELECTRICAL
+ (5.00)	EXISTING SPOT ELEVATION
+5.00'	PROPOSED SPOT ELEVATION
— 0.0 —	PROPOSED TOPOGRAPHY LINE

0 1 2 4 6 FEET
SCALE: 3/8" = 1'-0"



NORTH OCEAN BLVD.

(22) GREEN ISLAND FICUS
5' HT. @ 30' O.C.

INFILL (3) SEAGRAPE
TO MATCH EXISTING, 4' HT. @ 24' O.C.

EXISTING SEAGRAPE HEDGE,
4' HT.

EXISTING BOUGAINVILLEA VINE

EXISTING NECKLACE POD

EXISTING SEAGRAPE HEDGE

INFILL (26) SEAGRAPE
TO MATCH EXISTING, 3' HT. @ 24' O.C.

LAWN

CRUSHED SHELL PATH

LAWN

BEACH CABANA
FFE= +14.42

STORAGE

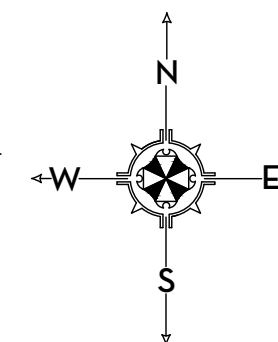
STORAGE
TRUNK

CRUSHED SHELL
PATH

LAWN

BULKHEAD LINE

0 1 2 4 6 FEET
SCALE: 3/8" = 1'-0"



EXISTING
GREEN ISLAND FICUS
18' HT.

(2) TBD

EXISTING
GREEN ISLAND FICUS
18' HT.

EXISTING SEAGRAPE
3' HT.
INFILL (12) SEAGRAPE
TO MATCH EXISTING, 3' HT. @ 18' O.C.

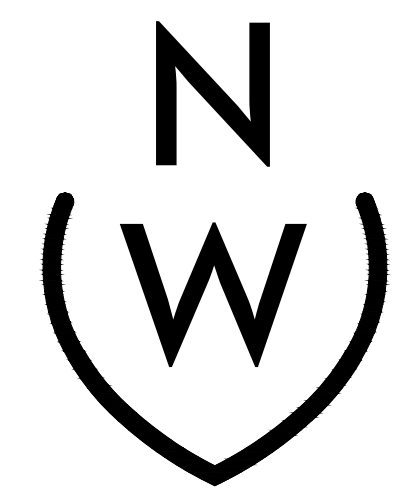
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LANDSCAPE PLAN
LIBMAN RESIDENCE

101 NIGHTINGALE TR., PALM BEACH, FL.

24 MAY 2023
27 MARCH 2023
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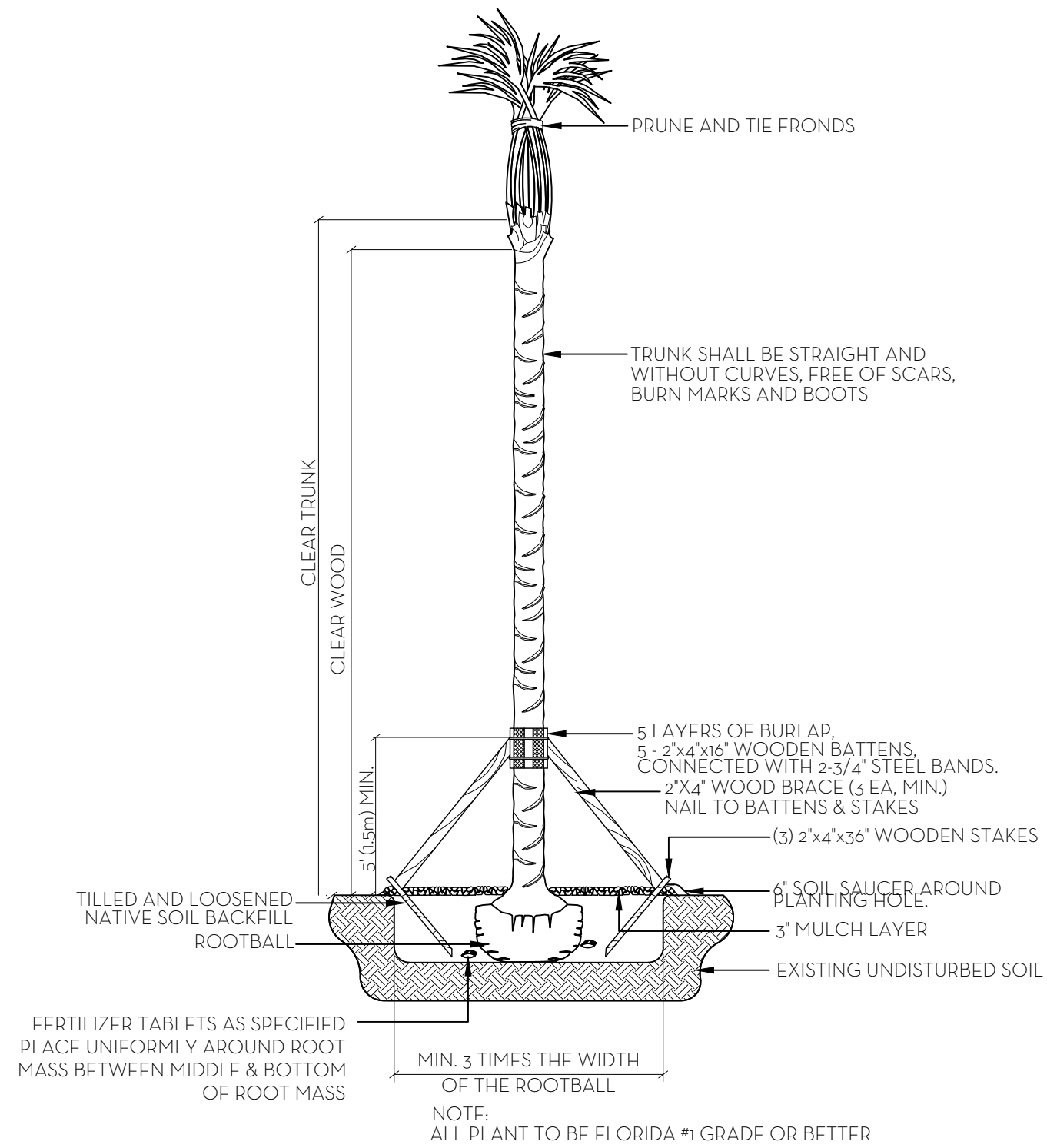
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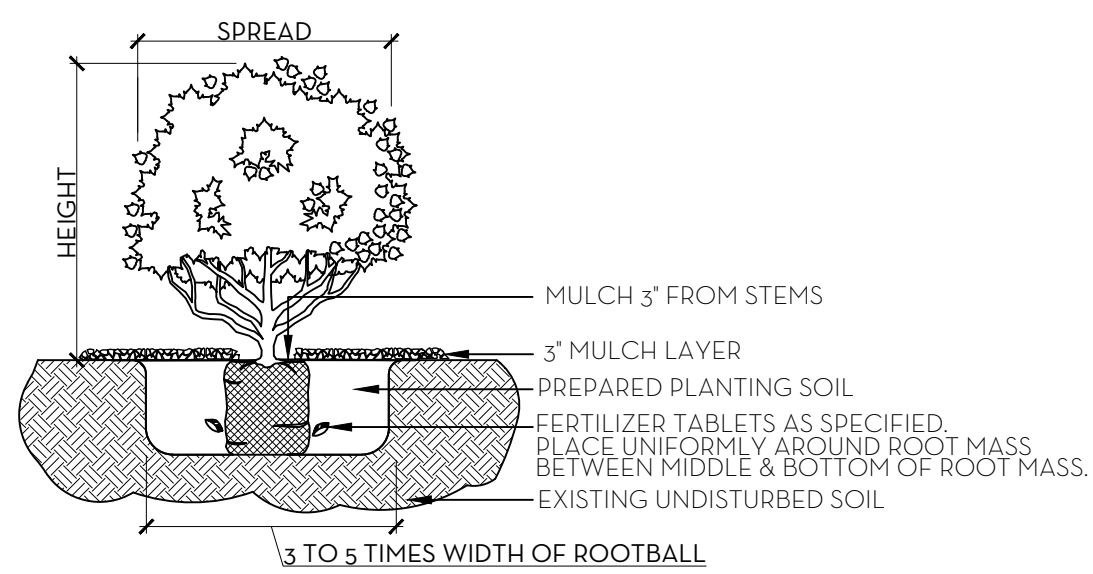
LP1

ARC-23-060

SCALE: 3/8" = 1'-0"



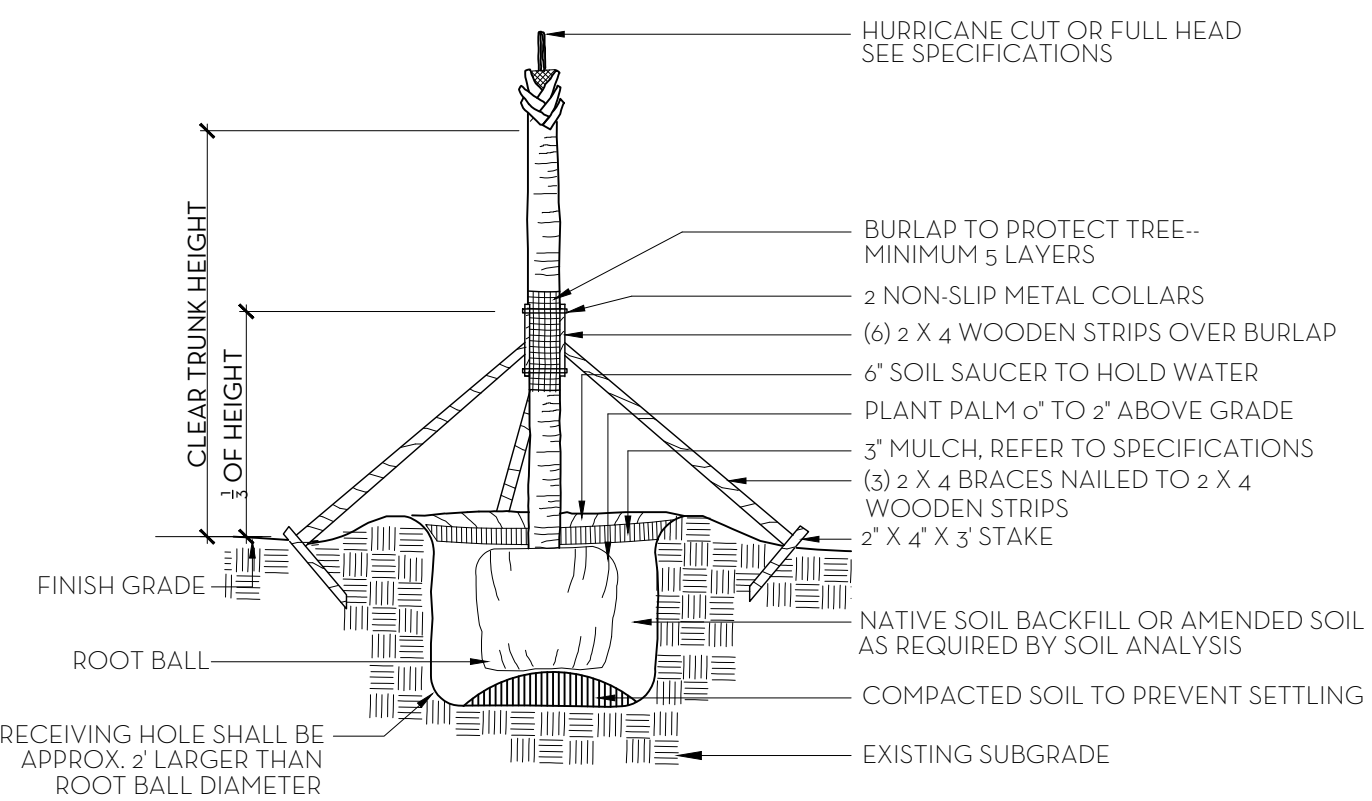
PALM PLANTING DETAIL
N.T.S.



NOTE: ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
N.T.S.

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



NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
N.T.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 UNIFOLMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

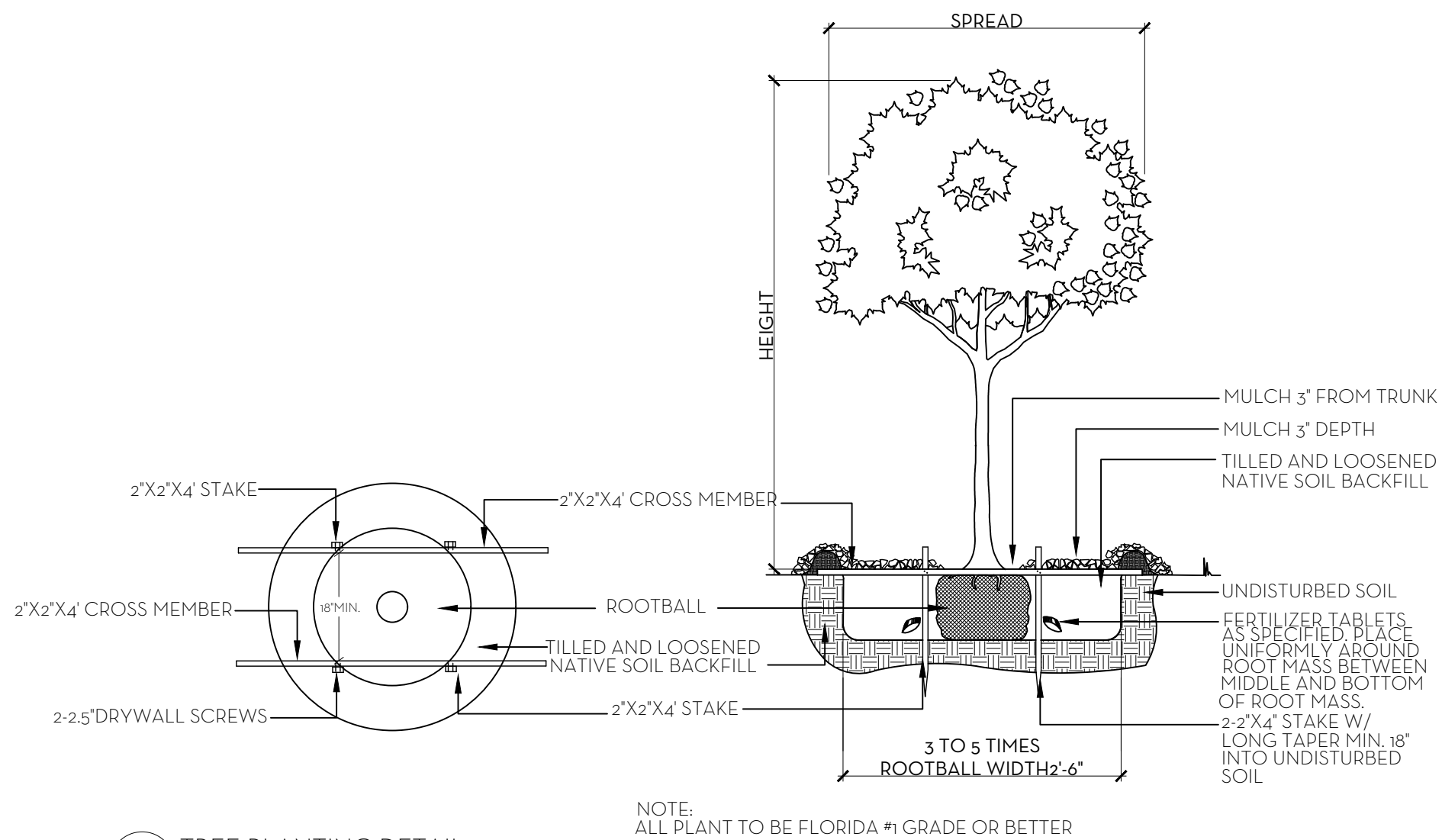
1 GALLON CAN:	1 - 21 GRAM TABLET
3 GALLON CAN:	2 - 21 GRAM TABLETS
5 GALLON CAN:	3 - 21 GRAM TABLETS
7 GALLON CAN:	4 - 21 GRAM TABLETS

TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

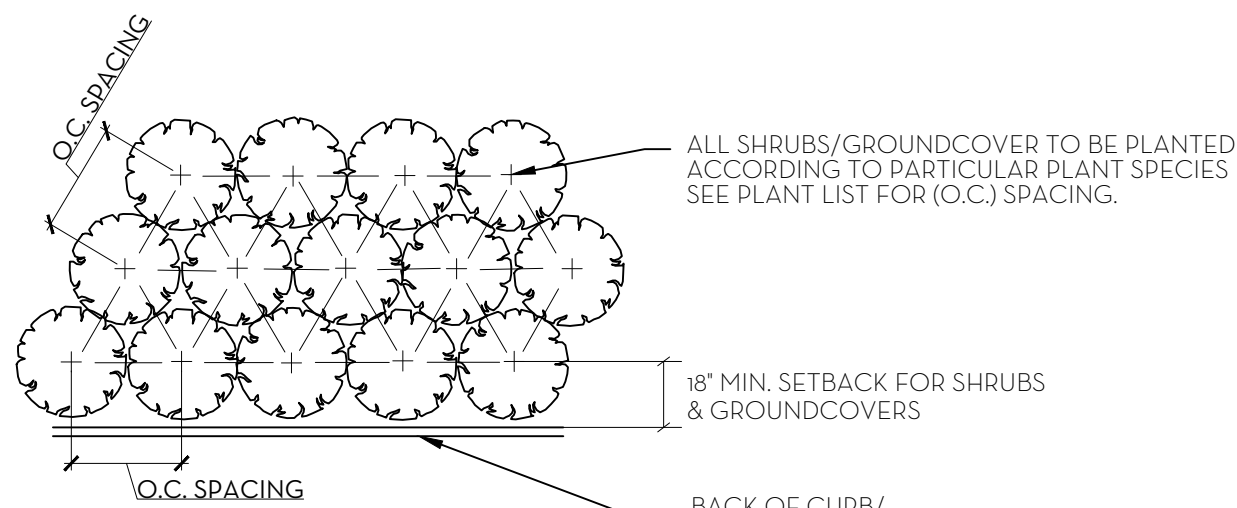
GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURERS SPECIFICATIONS.

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
N.T.S.

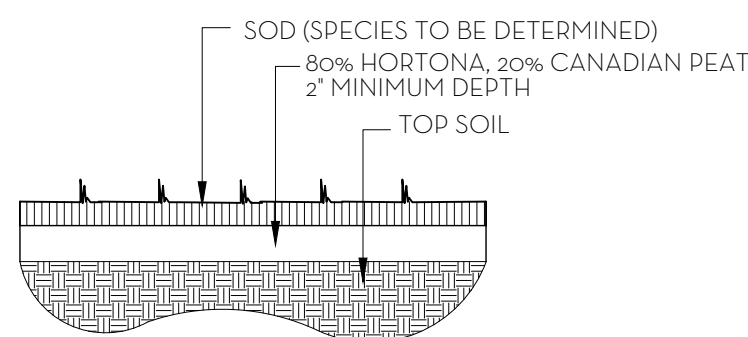


NOTE: ALL PLANT TO BE FLORIDA #1 OR BETTER

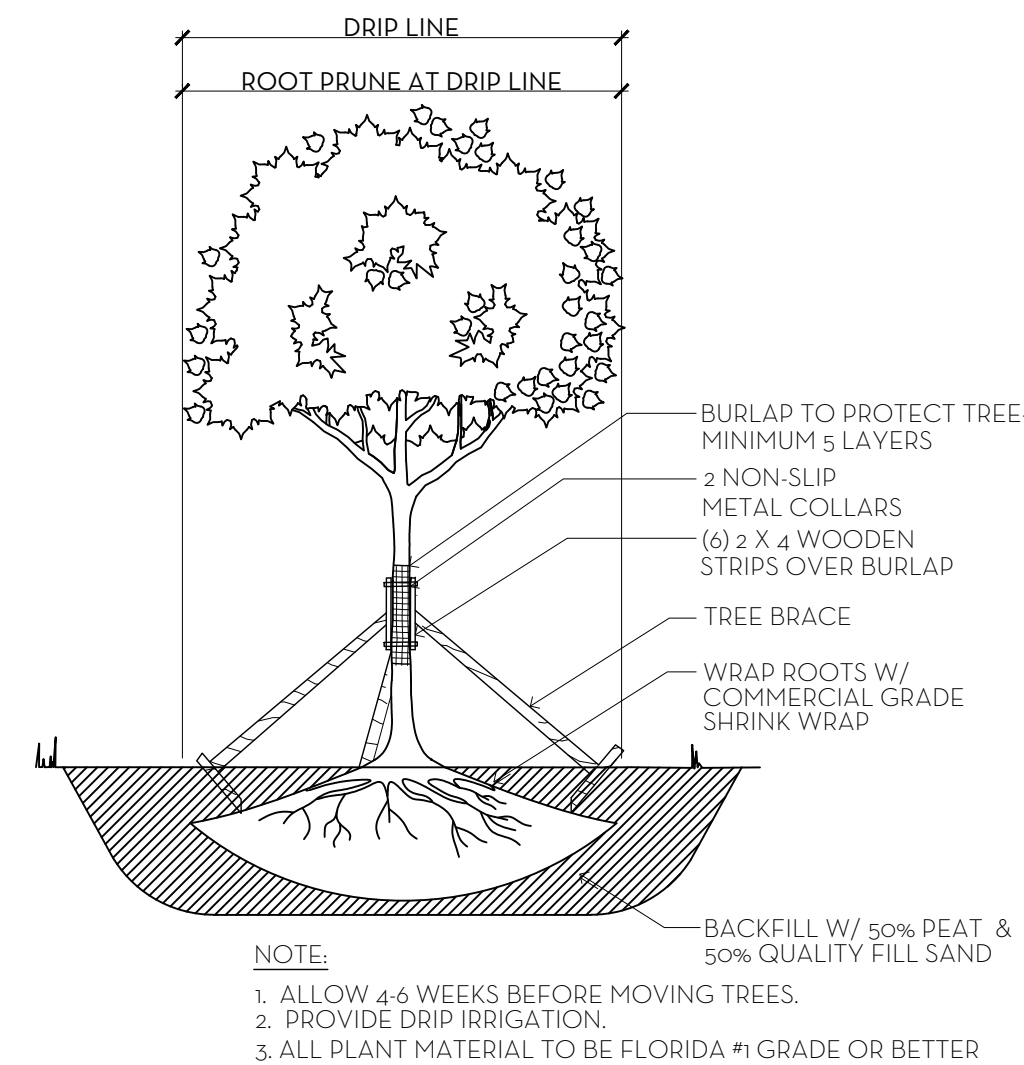
PLANT SPACING DETAIL
N.T.S.

SOD NOTES:

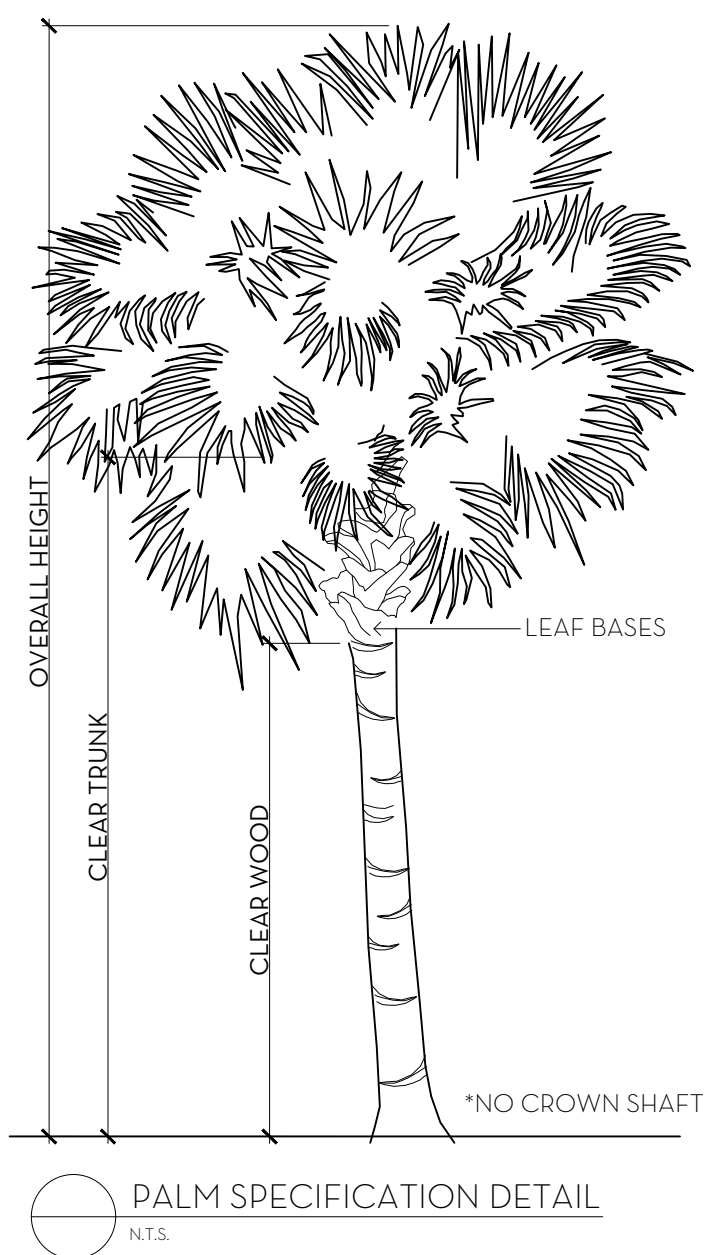
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



SOD PLANTING DETAIL
N.T.S.



TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL
N.T.S.

PLANT LIST

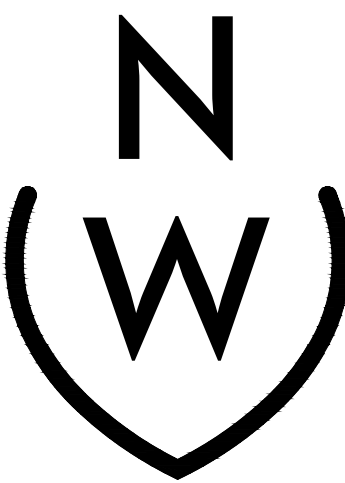
COMMON NAME	BOTANICAL NAME	QTY	NATIVE	SPECIFICATION
TREES				
PALMS				
SHRUB/GROUNDCOVER				
GREEN ISLAND FICUS	Ficus microcarpa 'Green Island'	22		5' HT. @ 30" O.C.
SEAGRAPE	Coccoloba uvifera	26	*	TO MATCH EXISTING, 3' HT. @ 18" O.C.
SEAGRAPE	Coccoloba uvifera	5	*	TO MATCH EXISTING, 4' HT. @ 24" O.C.
		53	58%	
VINES				
SOD				
Zoysia 'Diamond' Sod	Zoysia matrella 'Diamond'			CONTRACTOR TO VERIFY QUANTITY

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PLANT LIST AND DETAILS (CABANA)
LIBMAN RESIDENCE
101 NIGHTINGALE TR., PALM BEACH, FL.

24 MAY 2023
27 MARCH 2023
09 MARCH 2023



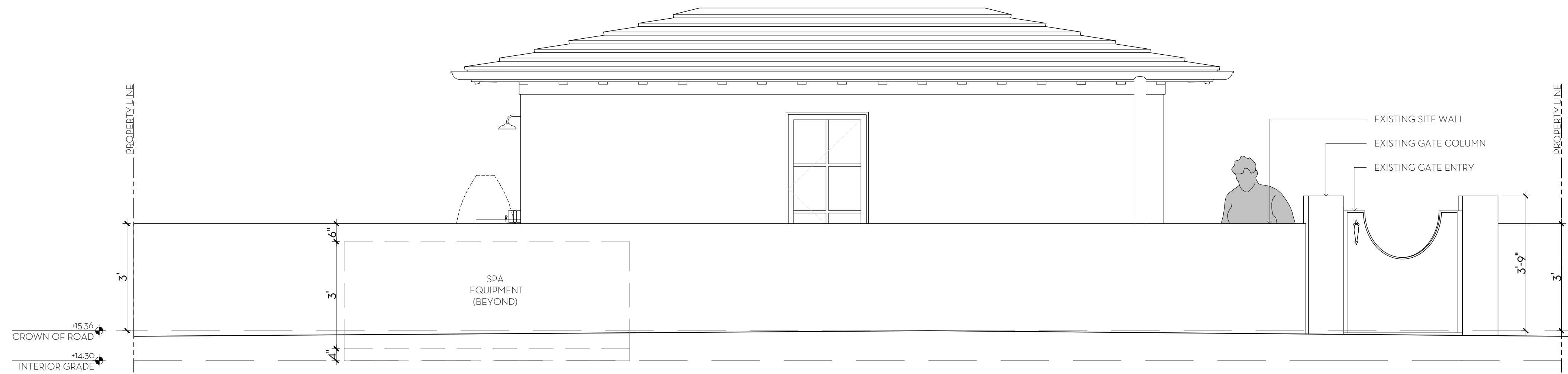
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NOTES

ARC-23-060



1 CABANA - WEST ELEVATION DETAIL
EL1 SCALE: 1/2"=1'-0"

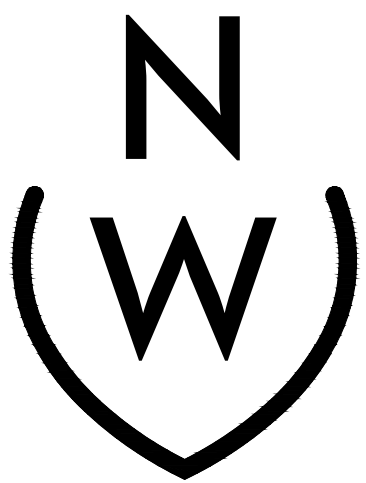
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WEST ELEVATION
LIBMAN RESIDENCE

101 NIGHTINGALE TR., PALM BEACH, FL.

24 MAY 2023
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EL1

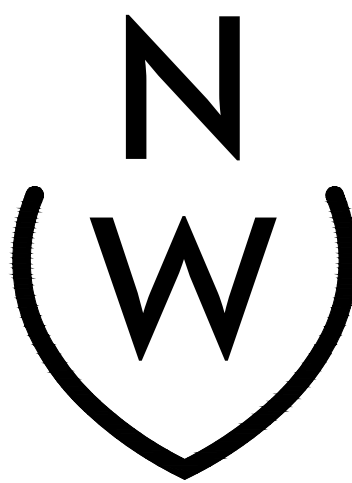
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EAST ELEVATION
LIBMAN RESIDENCE
101 NIGHTINGALE TR., PALM BEACH, FL.

24 MAY 2023
27 MARCH 2023
09 MARCH 2023

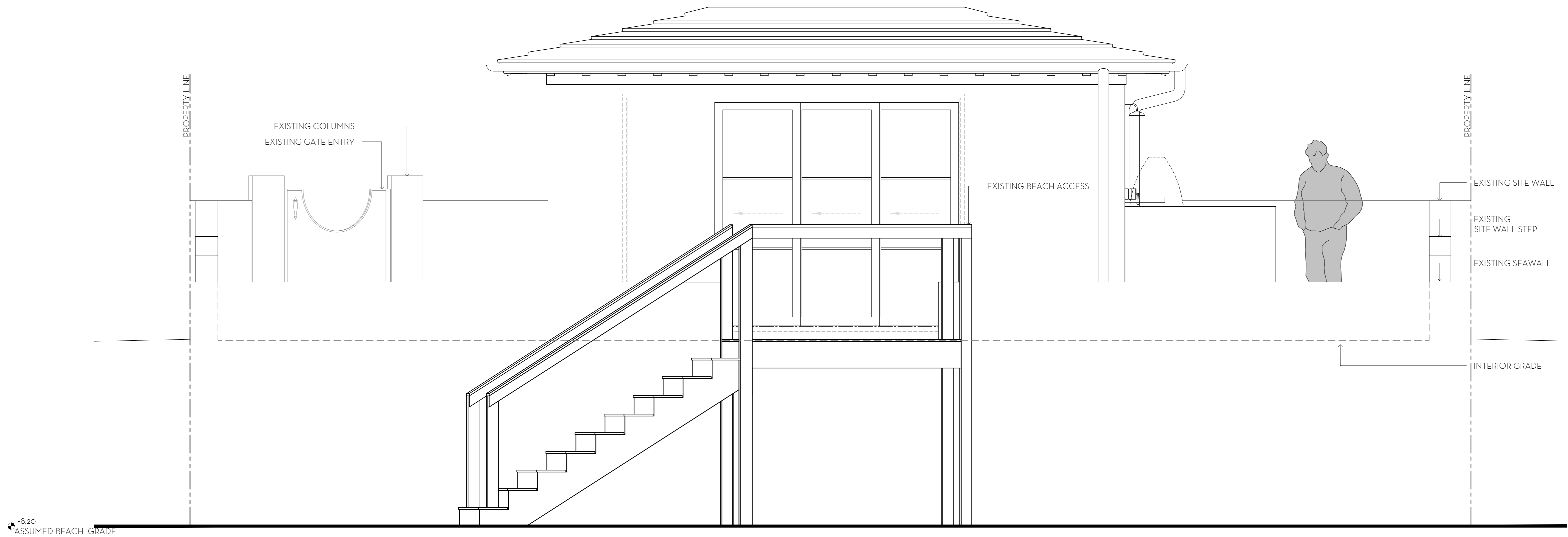


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EL2
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1 CABANA - EAST ELEVATION DETAIL
EL2 SCALE: 1/2"=1'-0"

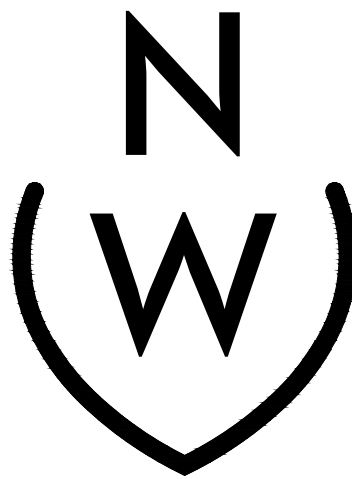
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SOUTH ELEVATION
LIBMAN RESIDENCE

101 NIGHTINGALE TR., PALM BEACH, FL.

24 MAY 2023
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09 MARCH 2023

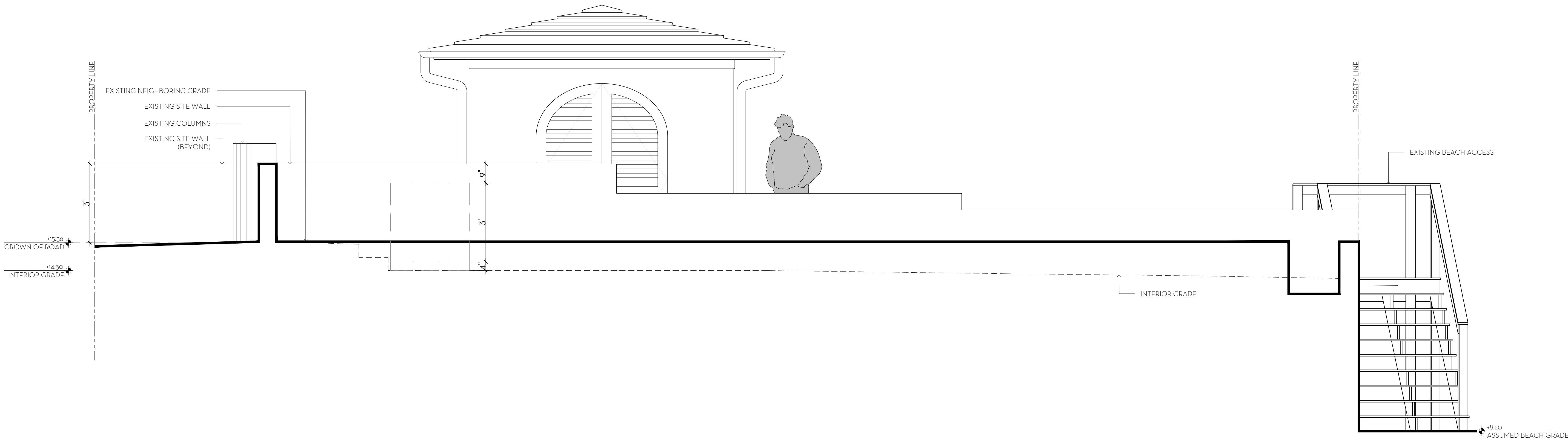


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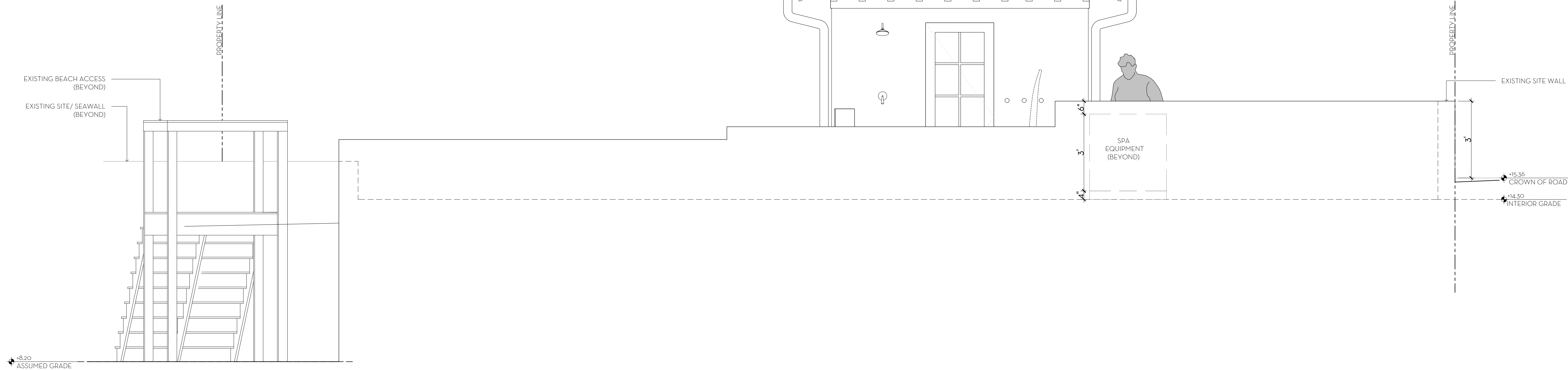
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EL3
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1 CABANA - SOUTH ELEVATION DETAIL
EL3 SCALE: 1/2"=1'-0"



1 CABANA - NORTH ELEVATION DETAIL
EL4 SCALE: 1/2"=1'-0"

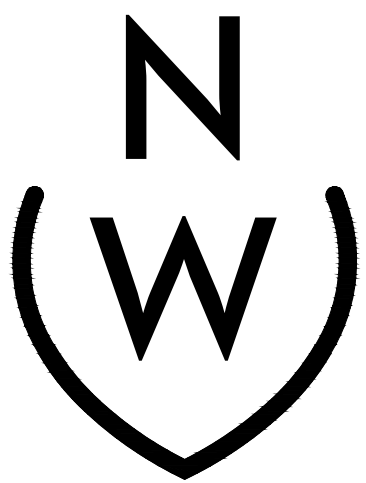
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NORTH ELEVATION
LIBMAN RESIDENCE

101 NIGHTINGALE TR., PALM BEACH, FL.

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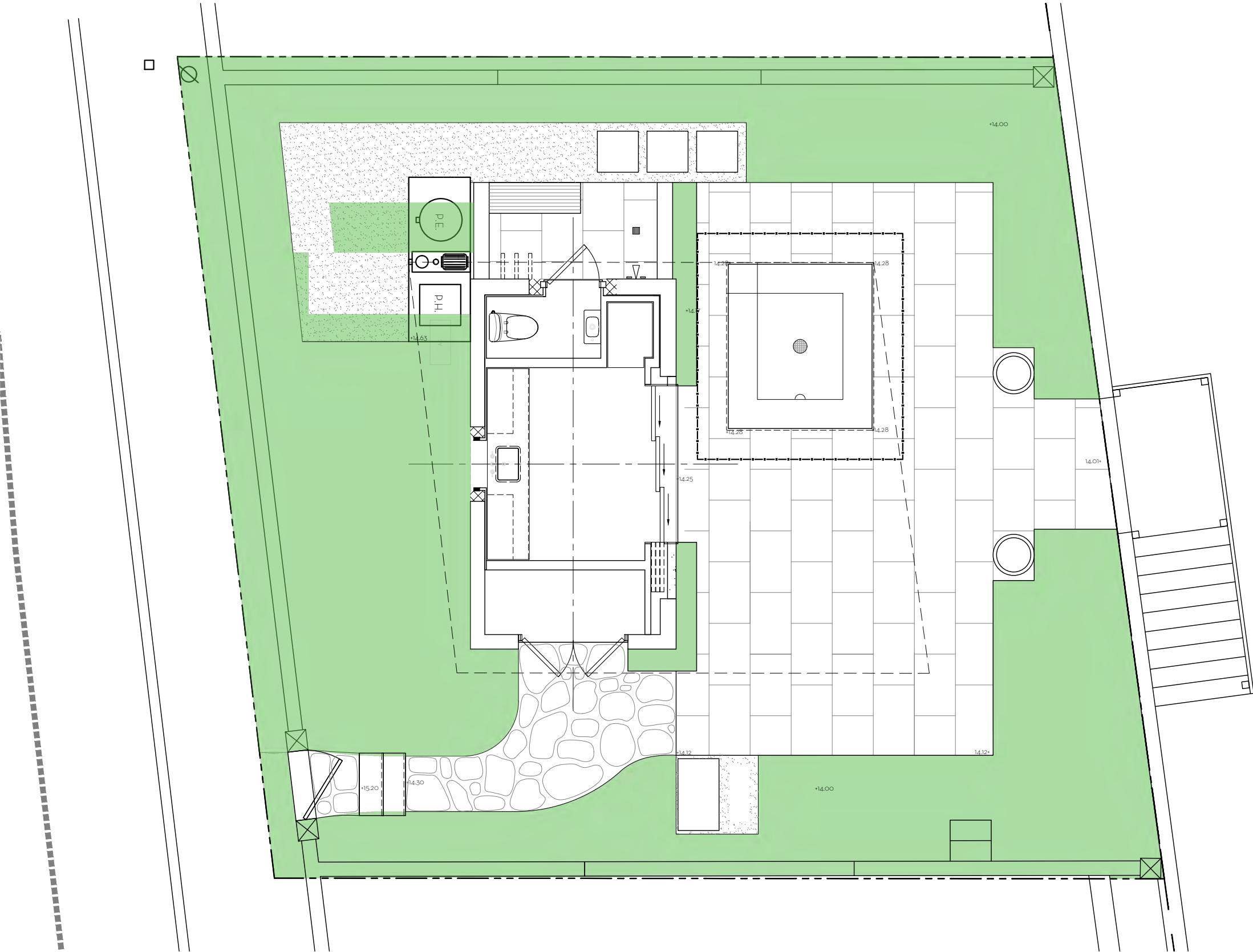


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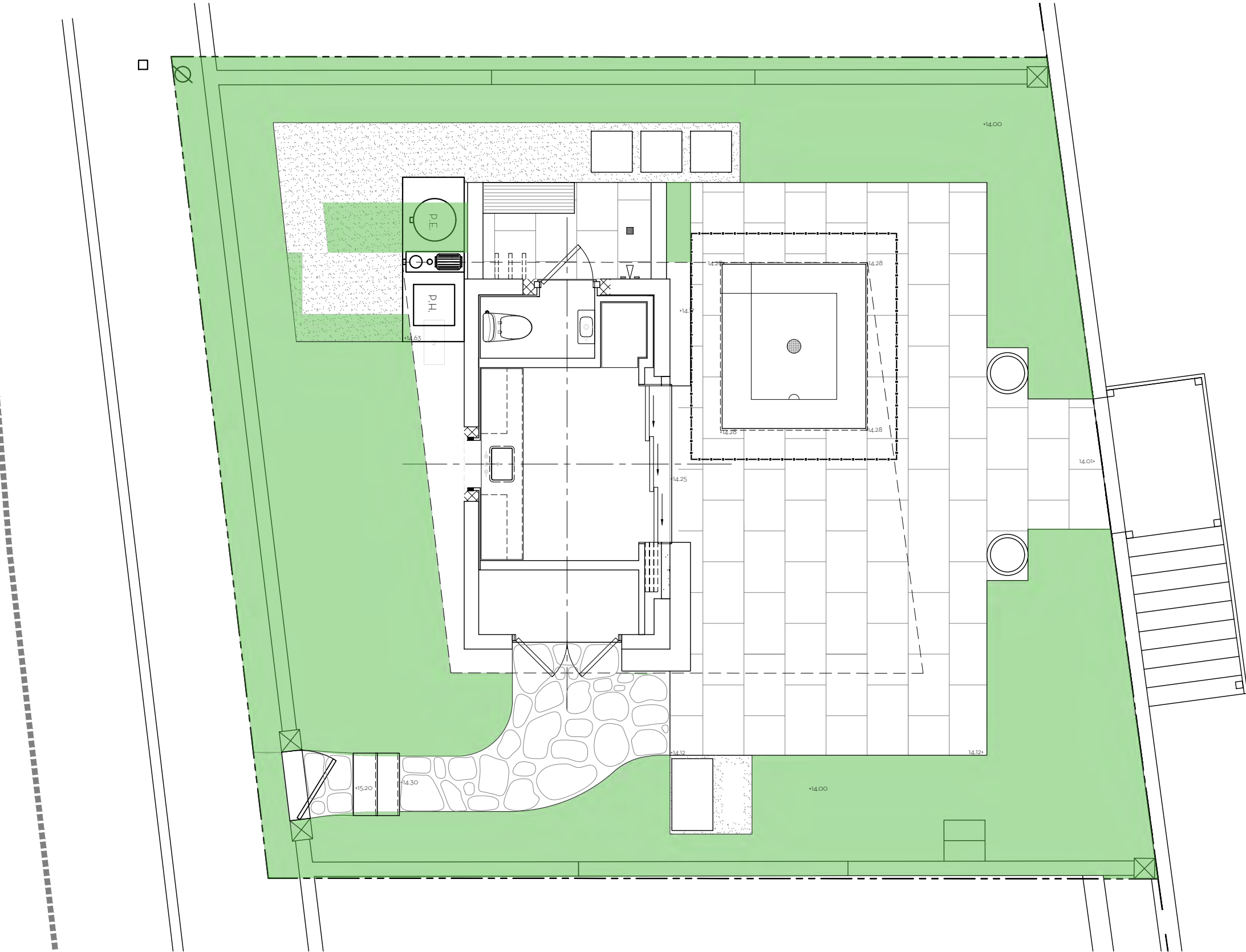
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EL4
ARC-23-060



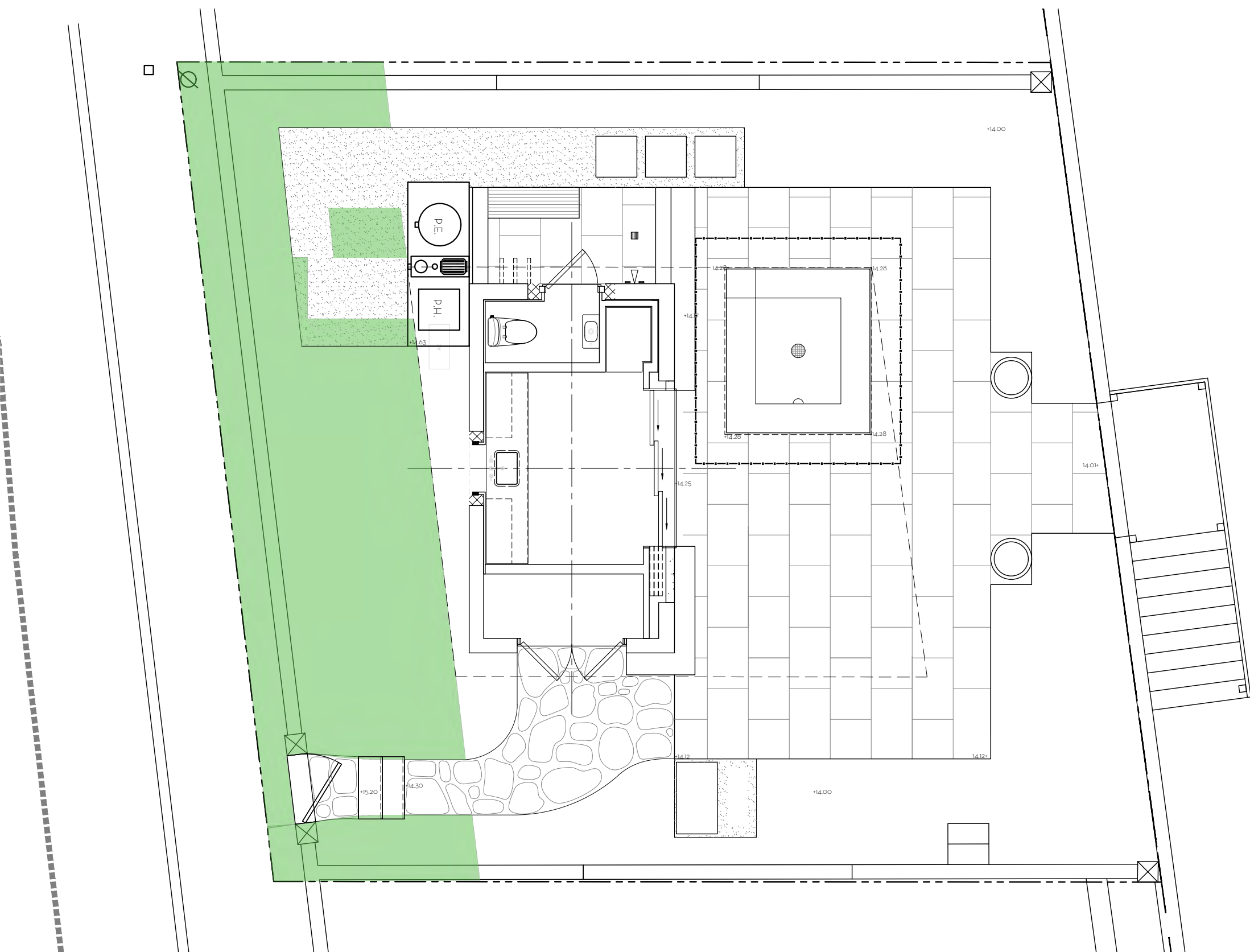
OVERALL R-B SITE CALCULATIONS:

SITE AREA =	1,720	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	N/A	SQ FT	N/A
EXISTING =	1,120	SQ FT	65%
PROPOSED =	827	SQ FT	48%



10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	1,263	SQ FT
MINIMUM LANDSCAPE:		
EXISTING =	938	SQ FT
PROPOSED =	779	SQ FT

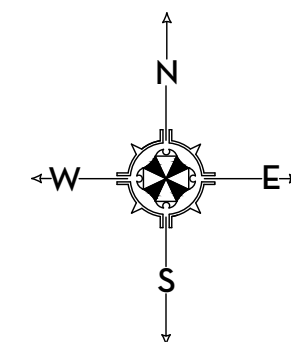


FRONT SETBACK SITE CALCULATIONS:

10' SETBACK AREA =	402	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	N/A	SQ FT	N/A
EXISTING =	379	SQ FT	94%
PROPOSED =	331	SQ FT	82%

Landscape Legend		
Property Address:	101 NIGHTINGALE TRAIL	
	Required	Proposed
Lot Size (sq ft)	N/A	1,720
Landscape Open Space (LOS) (Sq Ft and %)	N/A	827 SF/ 48%
Perimeter LOS (Sq Ft and %)	N/A	779 SF/62%
Front Yard LOS (Sq Ft and %)	N/A	331 SF/82%
Native* Trees %	35%	N/A
Native* Palms %	35%	N/A
Native* Shrubs %	35%	58%
Native* Vines / Ground Cover %	35%	N/A

NATIVE VEGETATION REQUIREMENT



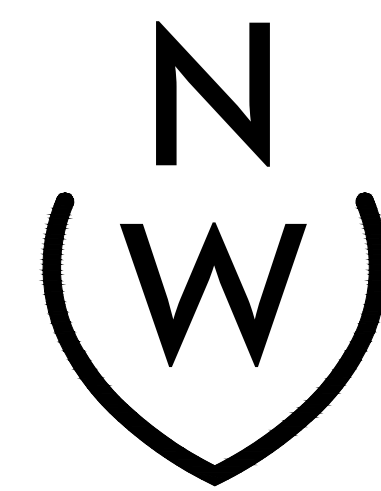
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE & NATIVE LANDSCAPE CALCULATIONS
LIBMAN RESIDENCE

101 NIGHTINGALE TR., PALM BEACH, FL.

24 MAY 2023
27 MARCH 2023
09 MARCH 2023



NIEVERA WILLIAMS
DESIGN

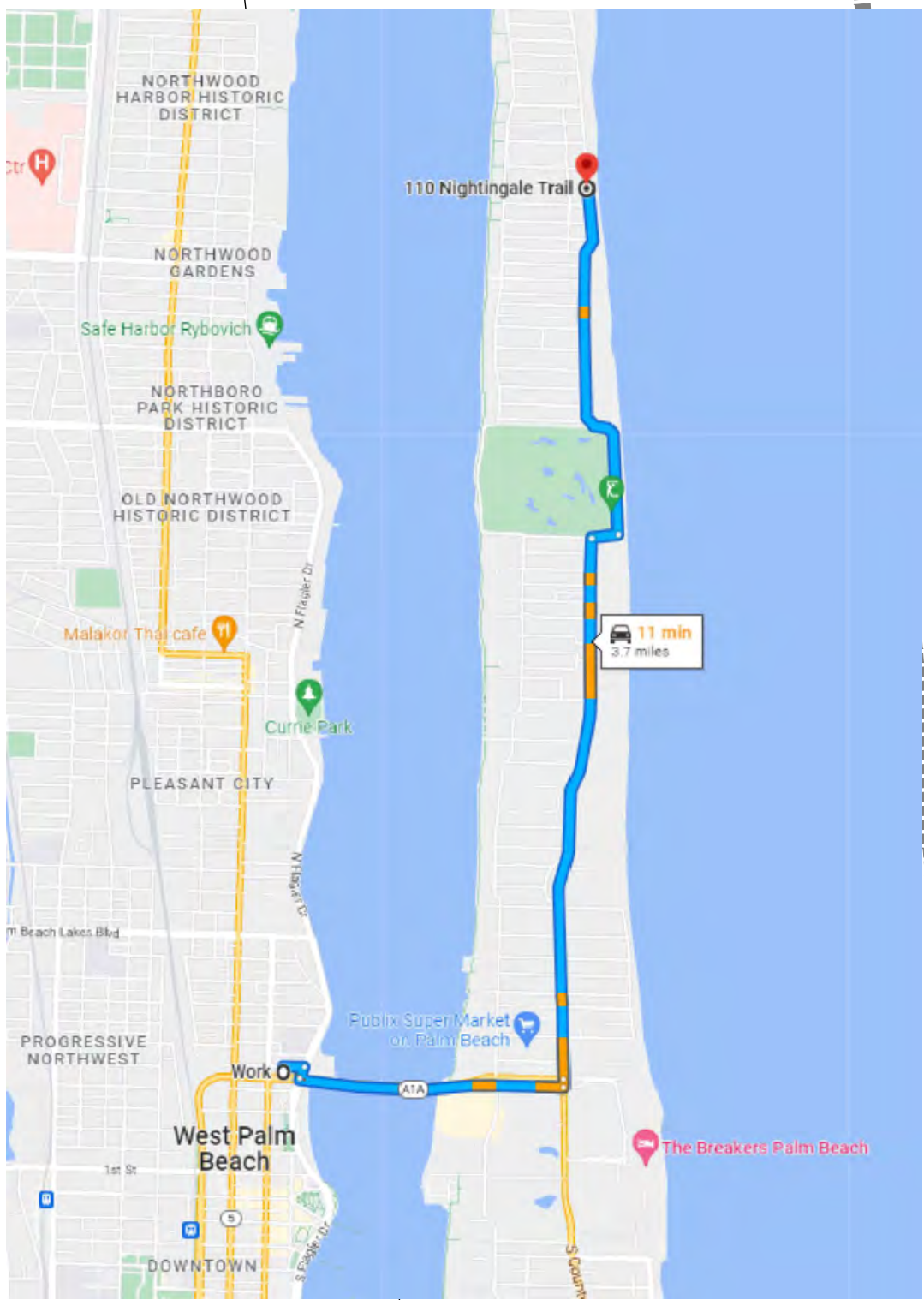
625 North Flagler Drive
Suite 502
West Palm Beach, Florida
33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

OS1

ARC-23-060

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

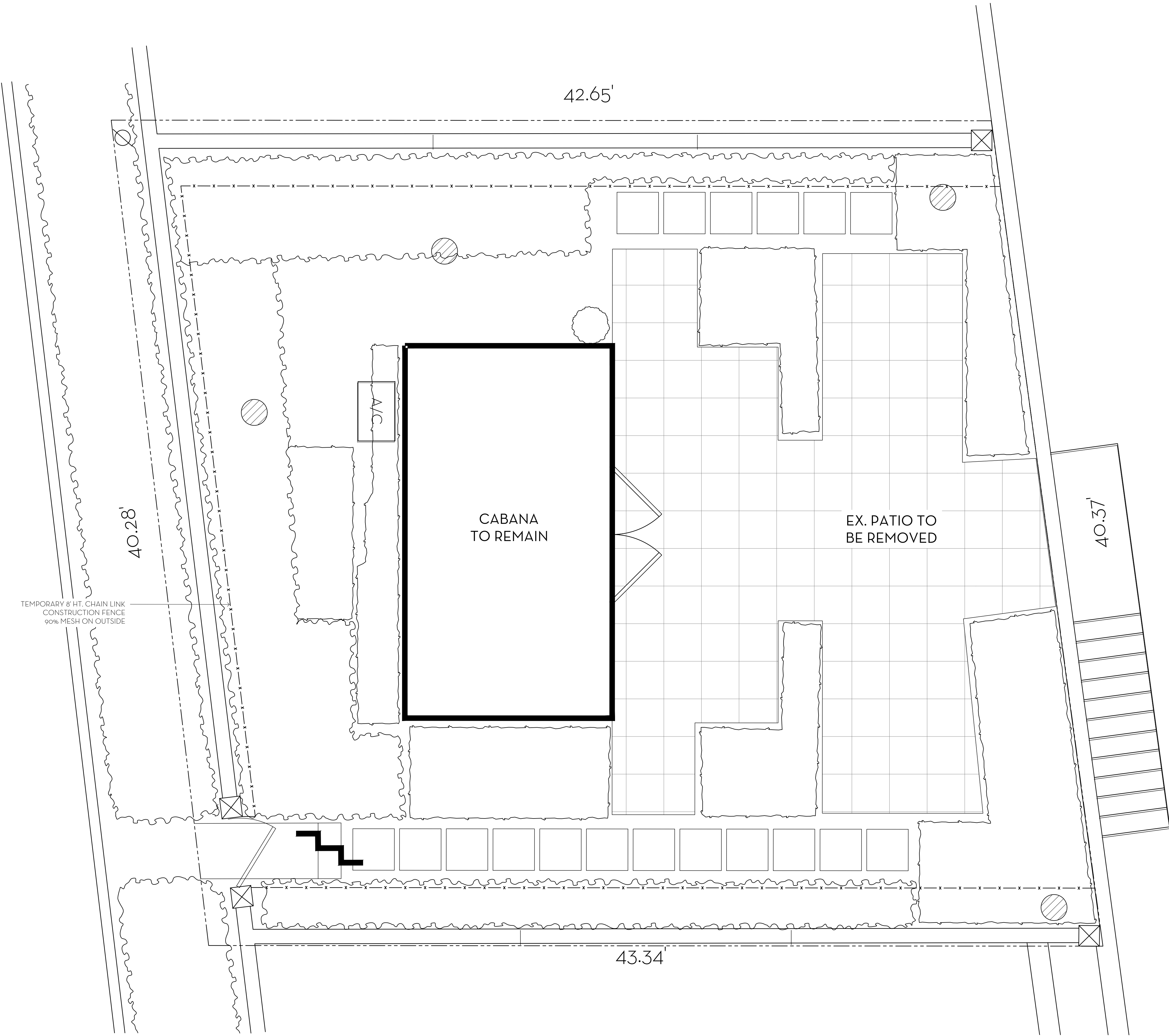


TRUCK ROUTE MAP & LOGISTICS

MAXIMUM TRUCK SIZE: 30 FEET

BEST ROUTE TO PROPERTY:
ROYAL PARK BRIDGE TO COUNTY ROAD,
CONTINUE TO NORTH OCEAN BLVD

ESTIMATED NUMBER OF LARGE TRUCK TRIPS: 10



MARIO F. NIEVERA

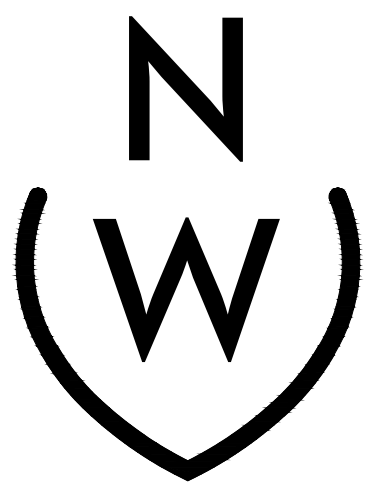
State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING PLAN

LIBMAN RESIDENCE

101 NIGHTINGALE TR., PALM BEACH, FL.

24 MAY 2023
27 MARCH 2023
09 MARCH 2023



NIEVERA WILLIAMS
DESIGN

625 North Flagler Drive
Suite 502
West Palm Beach, Florida
33401
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NIEVERAWILLIAMS.COM

CSP

ARC-23-060

SCALE: 3/8" = 1'-0"

STORMWATER RETENTION CALCULATIONS
(Beach Parcel)

A. SITE INFORMATION

Total Property Area = 1,720 sq. ft.

Drainage Area Impervious Surface = 898 sq. ft.

Drainage Area Pervious Surface = 822 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:

$1.0 \times 2 \text{ in/hr} \times 898 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 137 \text{ cu.ft.}$

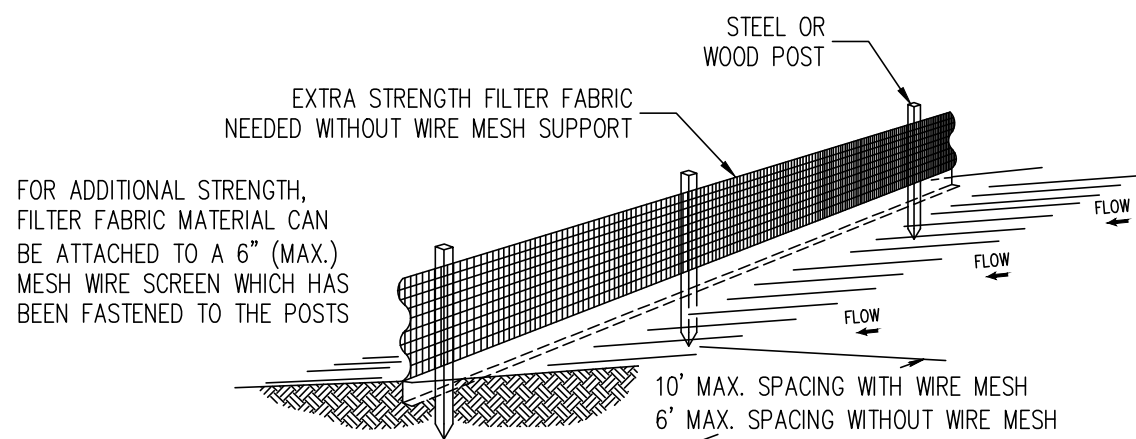
Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 822 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 27 \text{ cu.ft.}$

Total Volume to be Retained = 164 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

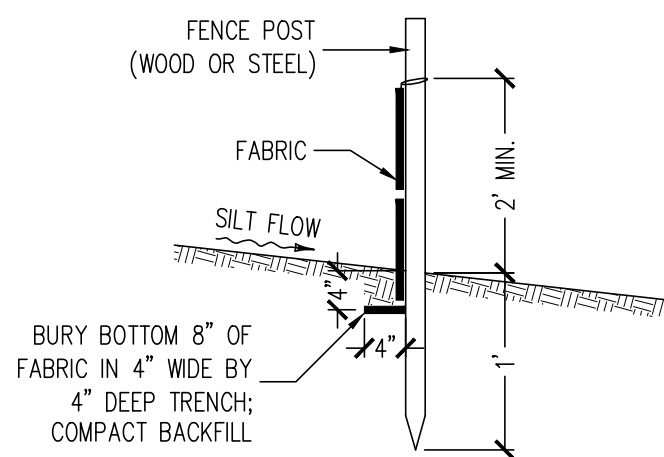
L	=	Total Length of Trench Provided	=	10	ft
W	=	Trench Width	=	4	ft
K	=	Hydraulic Conductivity	=	0.00108	cfs/sq.ft./ft. of head
H2	=	Depth to Water Table	=	6.00	ft
DU	=	Un-Saturated Trench Depth	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	2,059	cu.ft.



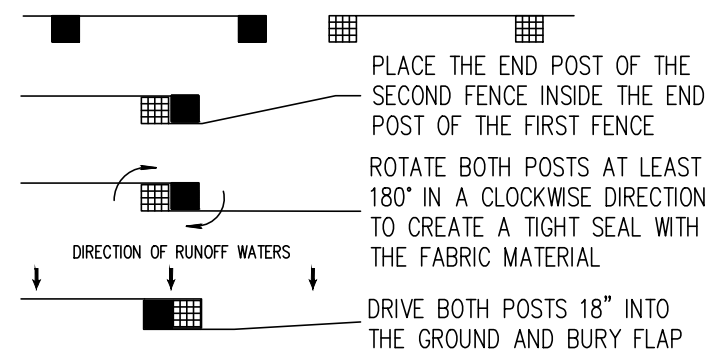
Notes:

- 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.

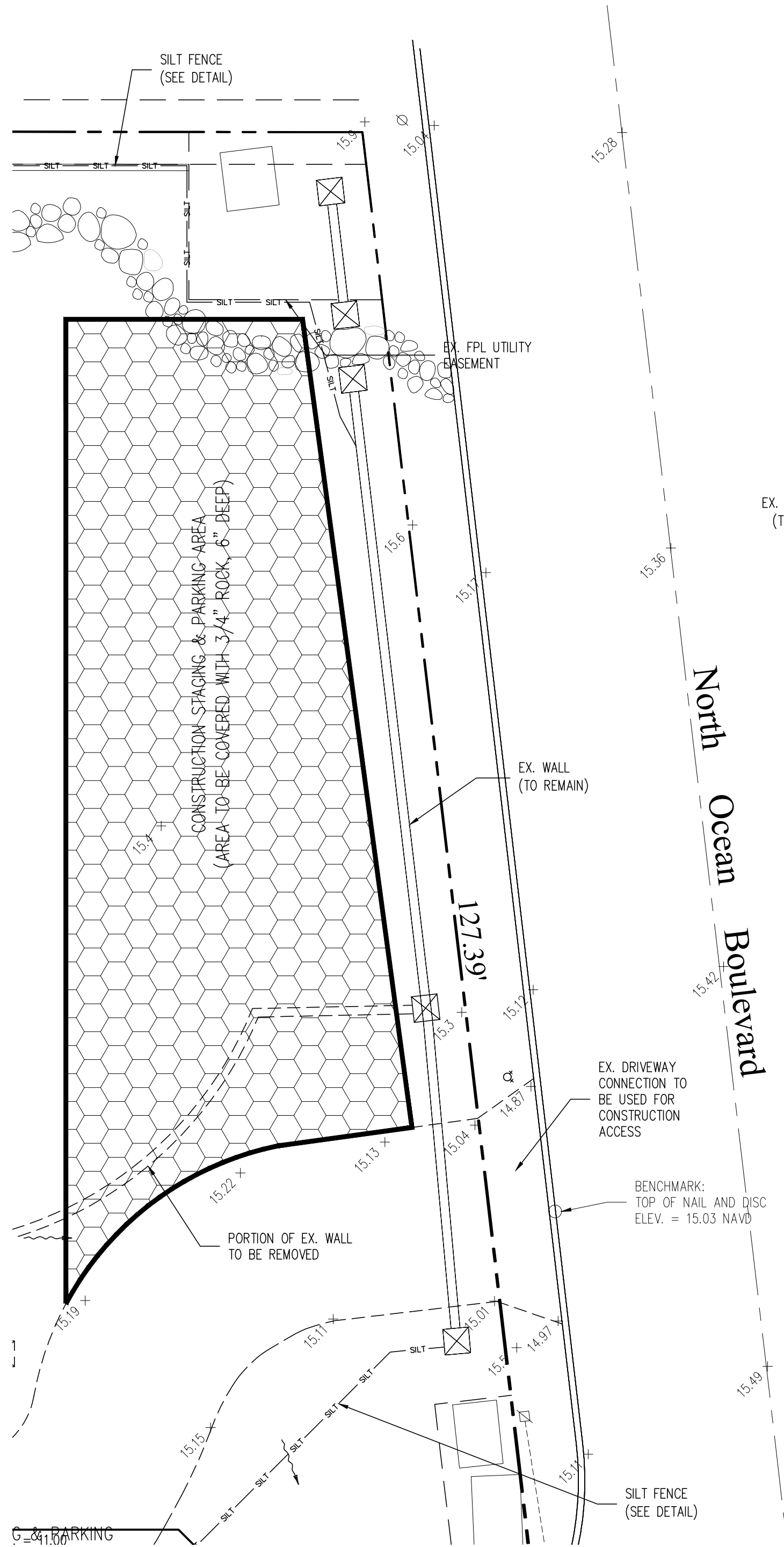
SILT FENCE DETAIL
N.T.S.



SILT FENCE SECTION
N.T.S.



ATTACHING TWO SILT FENCES
N.T.S.



Notes:

- 1) 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.

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.
5754 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com

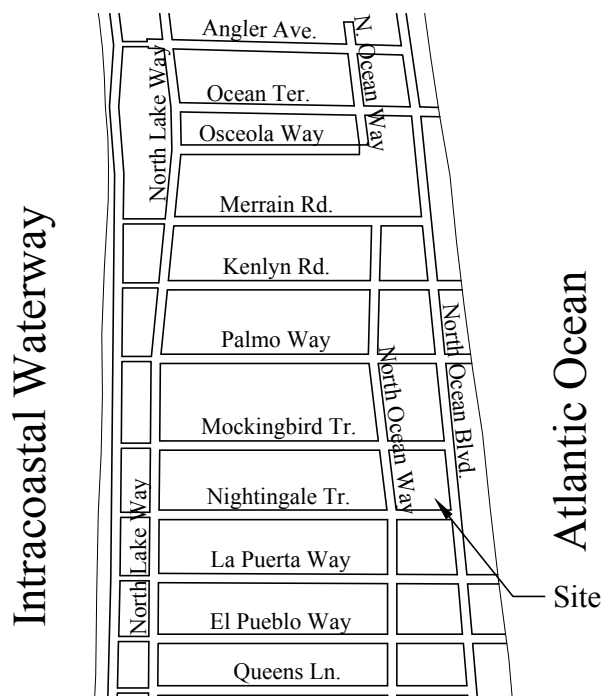
Project Information				
Project No.	2020-0143	Issue Date	05/24/2023	Scale
Scale	1" = 10'	Drawn By	KM	Checked By
			CG	

Conceptual Site Grading & Drainage and Erosion Control Plan For:
Beach Cabana Renovation
101 Nightingale Trail
Palm Beach, Florida

Revisions	
1	04/05/2023
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber
FL P.E. No. 57466

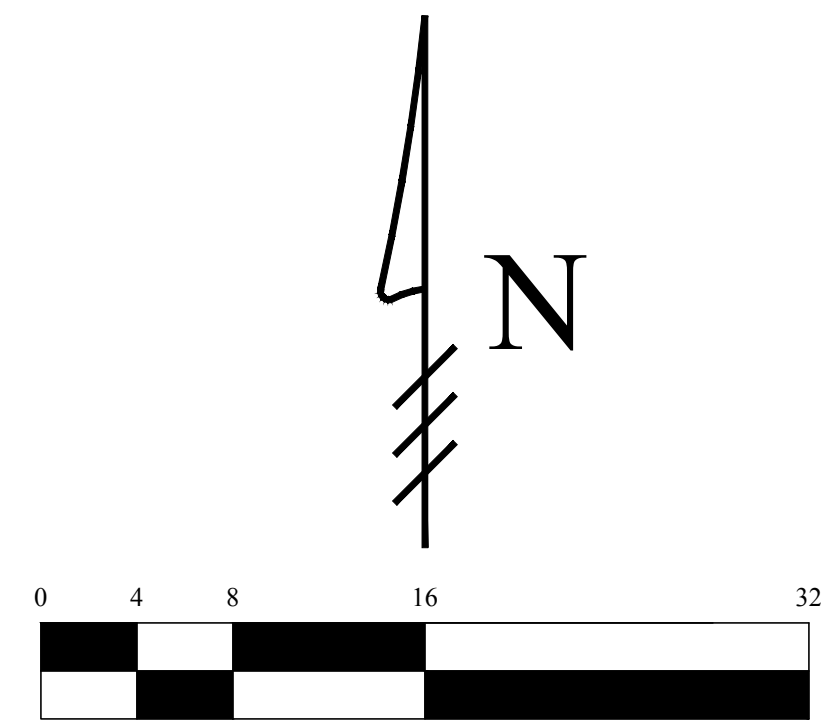
Sheet No.
BC-1



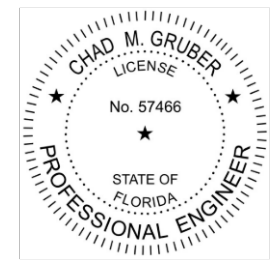
Location Map
N.T.S.

Legend

- 5.17 + EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- 8.00 PROPOSED ELEVATION (NAVD-88)
- 7.00 PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE
- SILT FENCE (SEE DETAIL)



04/05/23 UPDATE PLAN BACKGROUND; REVISE STORMWATER RETENTION CALCULATIONS



Digitally signed
by Chad M Gruber
Date: 2023.04.05
15:42:56 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by
Nievera Williams Design Received 4/4/23

ARC-23-060

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