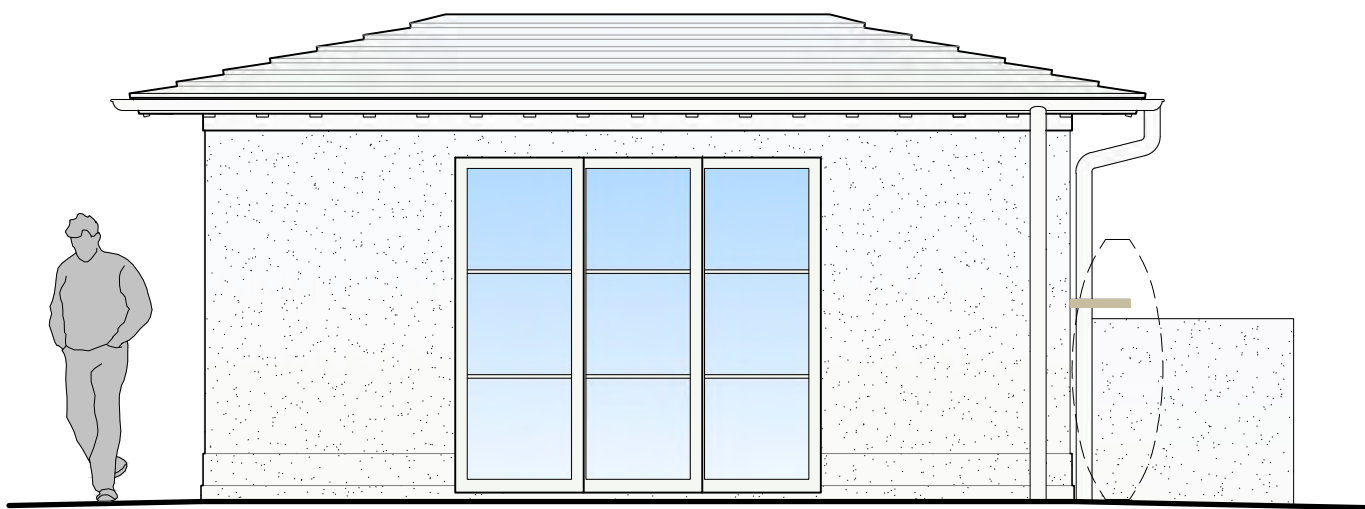


LIBMAN RENOVATION - CABANA

101 NIGHTINGALE TRAIL
PALM BEACH, FL

ARC-23-060
PROJECTED HEARING DATE: MAY 2023



SHEET INDEX:

SITE:
BOUNDARY SURVEY

ARCHITECTURAL:
010 - LOCATION VICINITY MAP
011 - LOCATION SITE PLAN
012 - STREET SCAPE
020 - PHOTOGRAPHS - NEIGHBORING PROPERTIES
030 - SURVEY
031 - SITE PLAN
050 - EXISTING CONDITIONS PHOTOS- EXTERIOR
051 - EXISTING CONDITIONS PHOTOS- INTERIOR
101 - EXISTING / PROPOSED FIRST FLOOR PLANS
102 - EXISTING / PROPOSED ROOF PLANS
200 - ELEVATIONS - EXISTING & PROPOSED
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 PLAN
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 2:00 pm, Jun 05, 2023

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ARCHITECTURE · DESIGN
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REV. # DATE:
DESCRIPTION:

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

ISSUE DATE: 2023-04-07

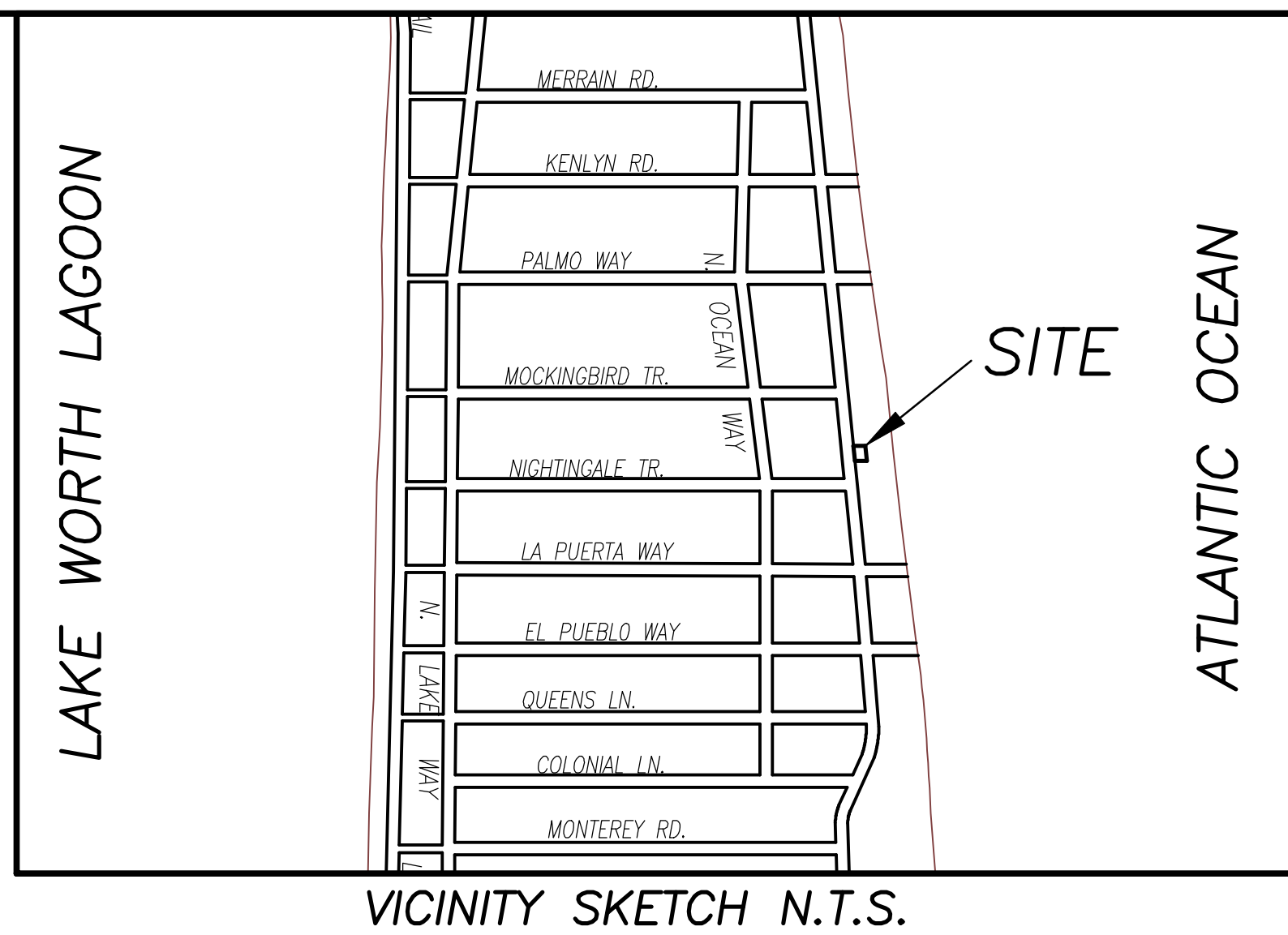
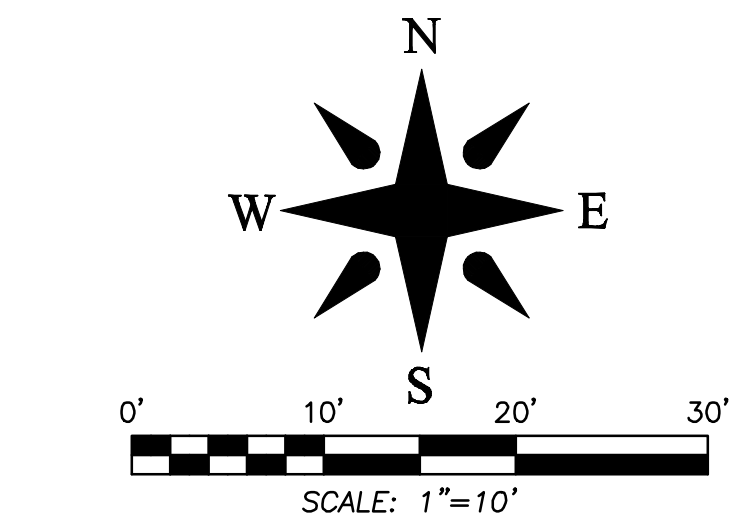
ARC-23-060



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

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

101 Nightingale Trail
Palm Beach, FL 33480

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.

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'.

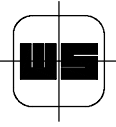
CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 3/23/2023

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

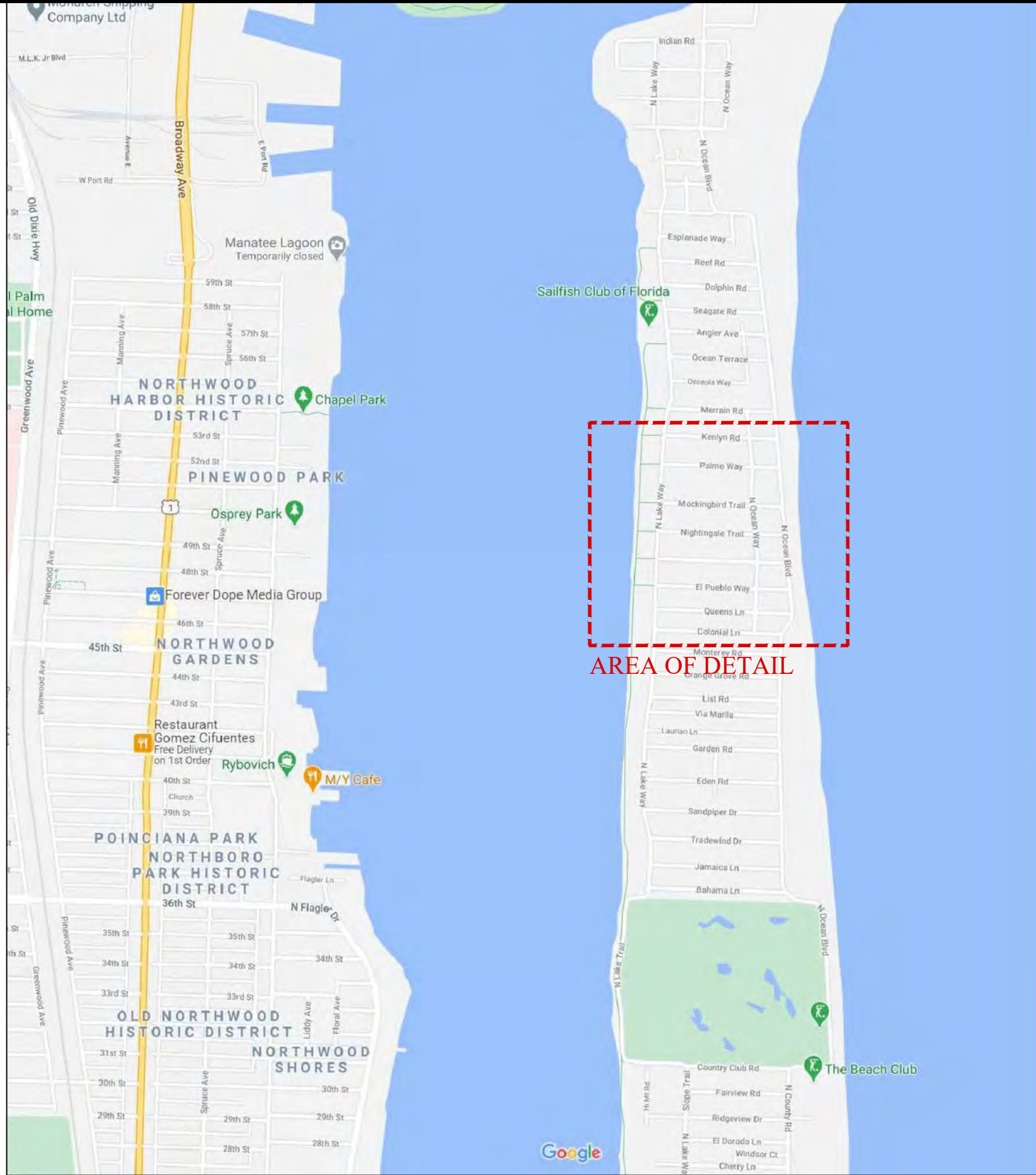


04TST101NIGHTINGALE LLC

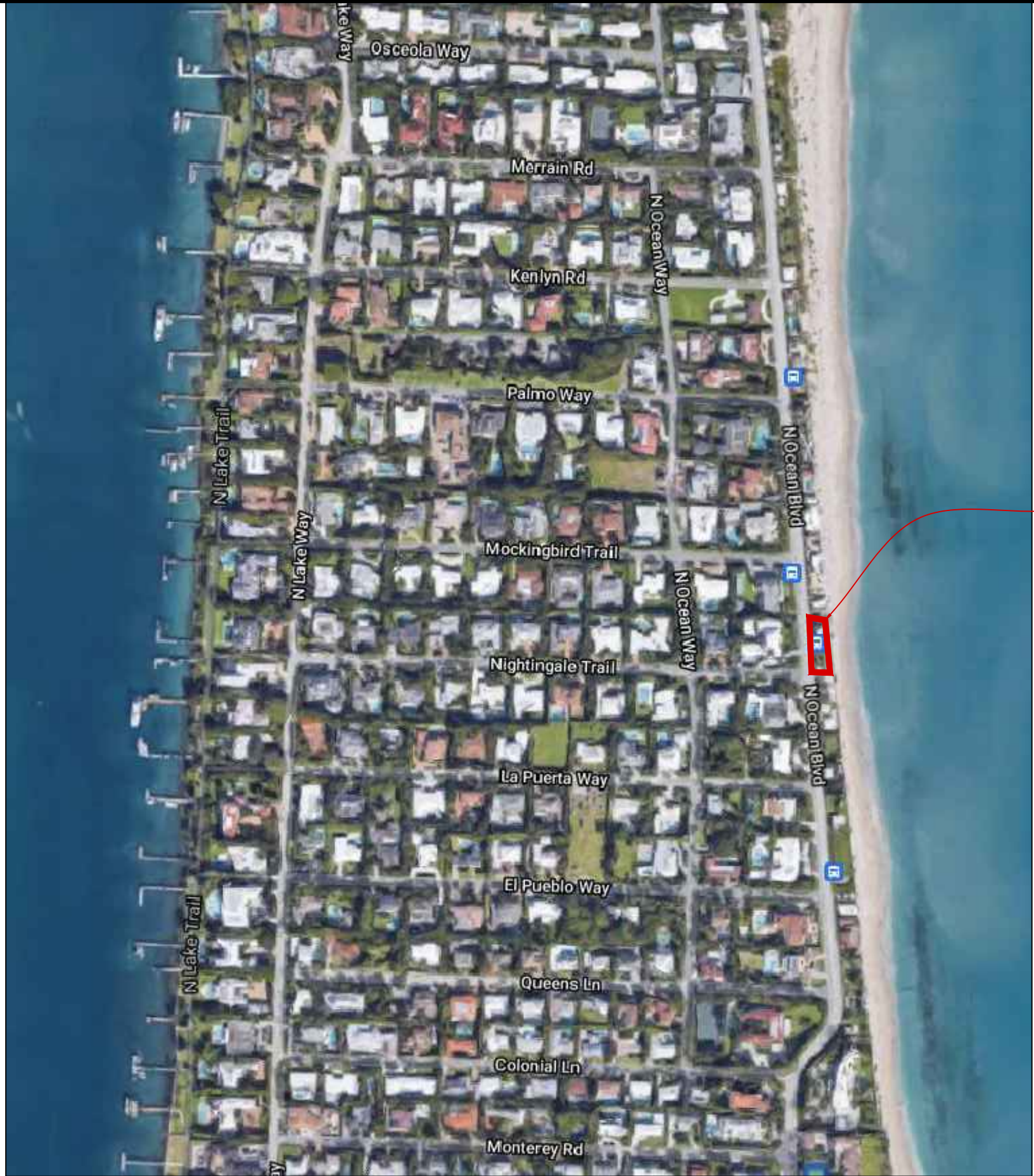


WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4540
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4553

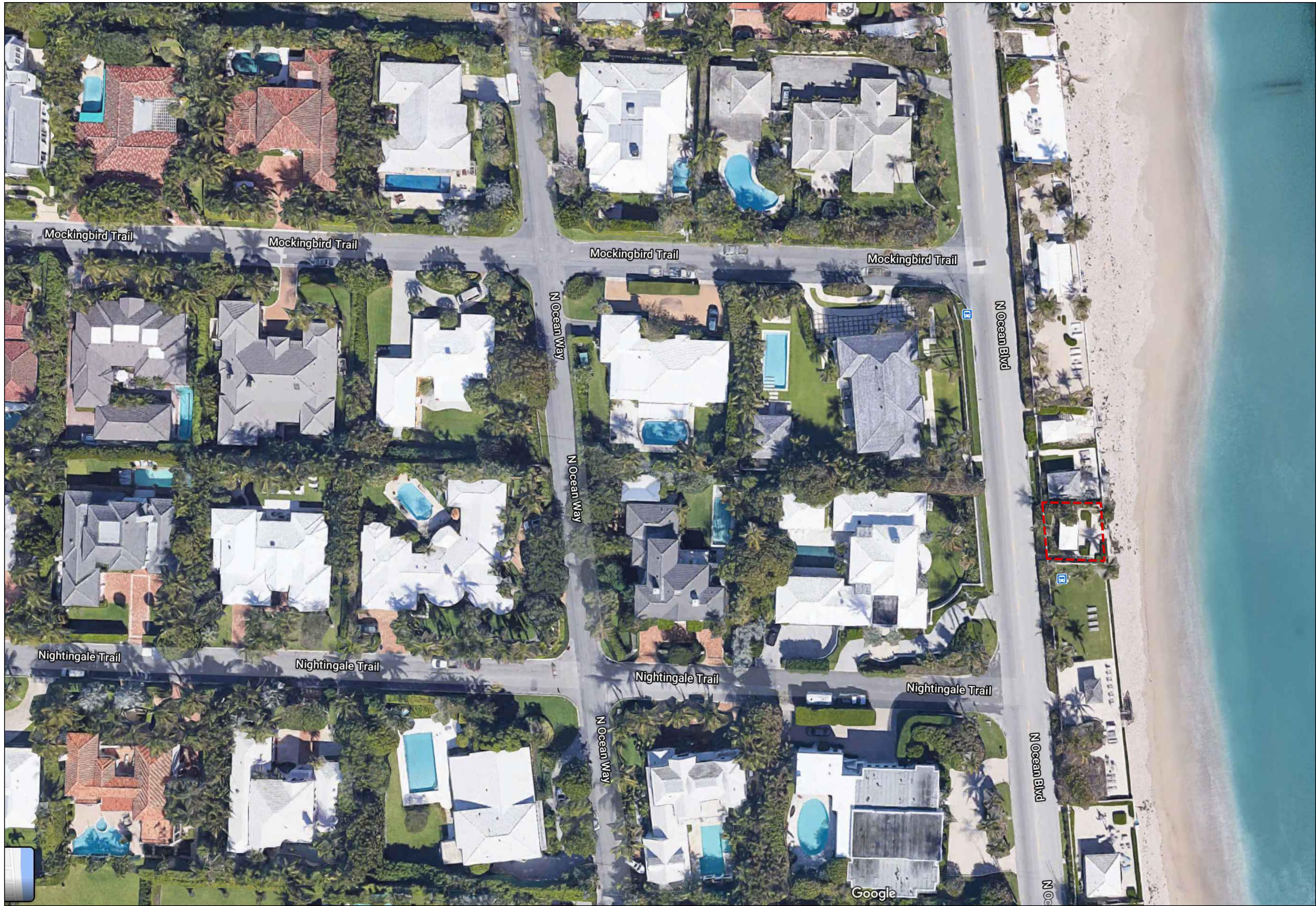
FIELD: <i>B.M.</i>	JOB NO.: <i>00-1309.7</i>	F.B. <i>PB343</i> PG. <i>57</i>
OFFICE: <i>M.B.</i>	DATE: <i>3/23/23</i>	DWG. NO. <i>00-1309-3</i>
C'k'd: <i>C.W.</i>	REF: <i>00-1309-3.DWG</i>	SHEET <i>1</i> OF <i>1</i>



MAP OF PALM BEACH



VICINITY LOCATION MAP



VIEW OF SUBJECT PROPERTY

Brooks & Falotico Associates, LLP
ARCHITECTURE · DESIGN

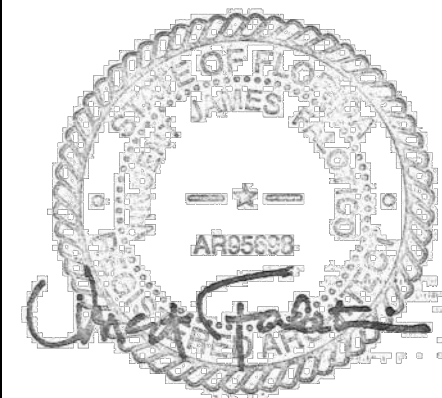
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REV. # DATE:
DESCRIPTION:

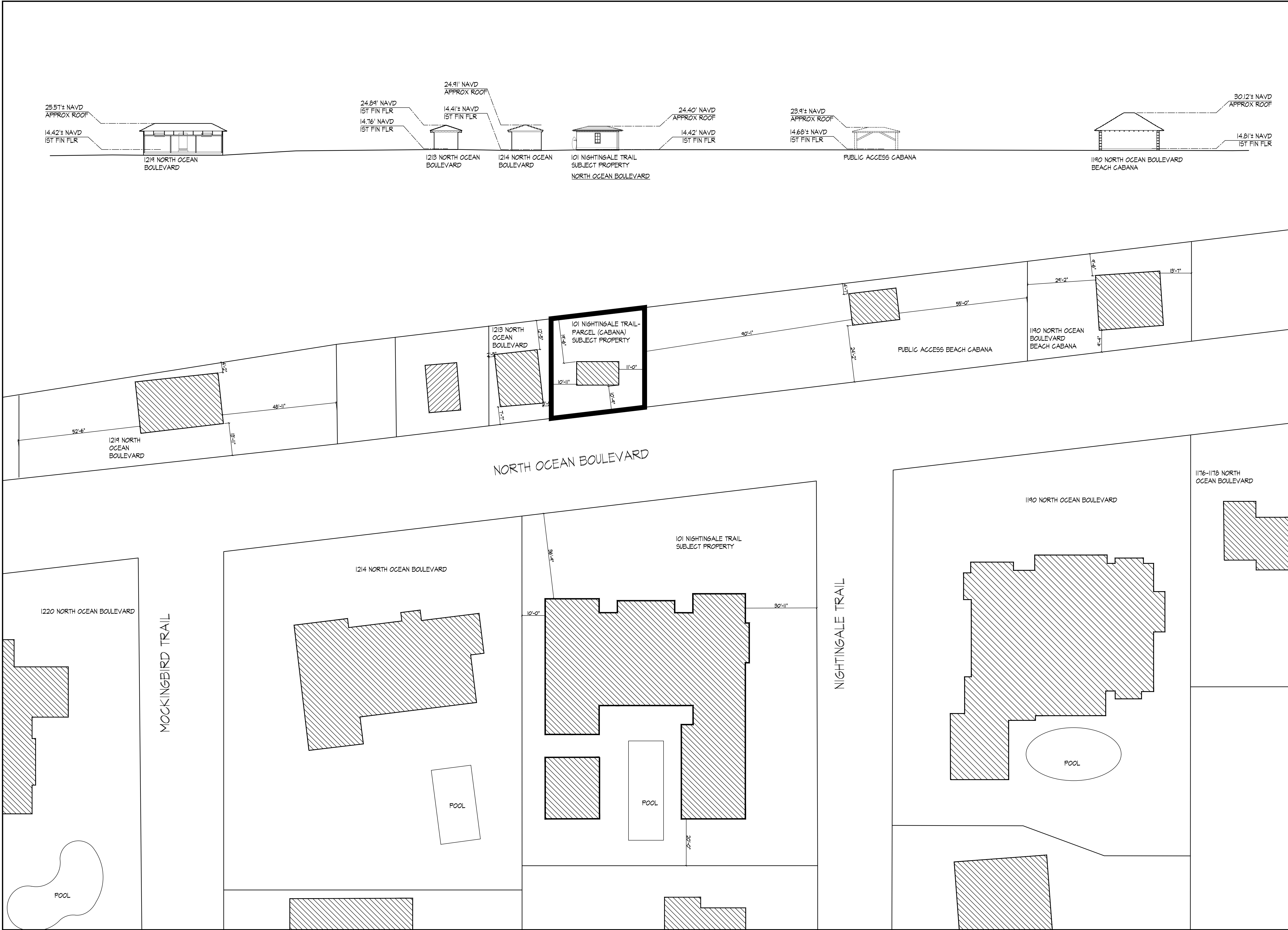
LIBMAN - CABANA
101 NIGHTINGALE TRAIL
PALM BEACH, FL 33480
PROJECT NO 2020-0010
SITE

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



LOCATION VICINITY MAP

SCALE: NTS



Brooks & Falotico Associates, LLP

ARCHITECTURE · DESIGN

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Drawings shall be used for the purpose of construction only. The Architect shall not be responsible for any discrepancies or omissions from the drawings prior to construction.

REV. #

DATE:

DESCRIPTION:

LIBMAN - CABANA

101 NIGHTINGALE TRAIL

PALM BEACH, FL 33480

PROJECT NC020-0010

ISSUE DATE:

2023-04-07

ARC-23-060

OFFICIAL SEAL

ARCHITECT

Seal of the State of Florida

STREETSCAPE

NORTH OCEAN BOULEVARD

SCALE: NTS

012



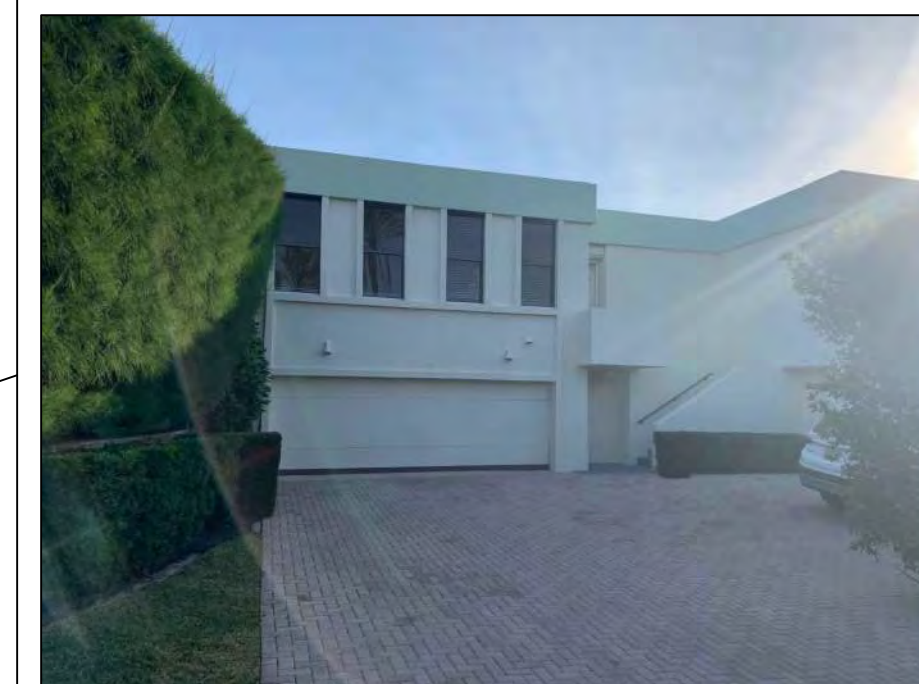
115 NIGHTINGALE TRAIL



1214 N OCEAN BLVD



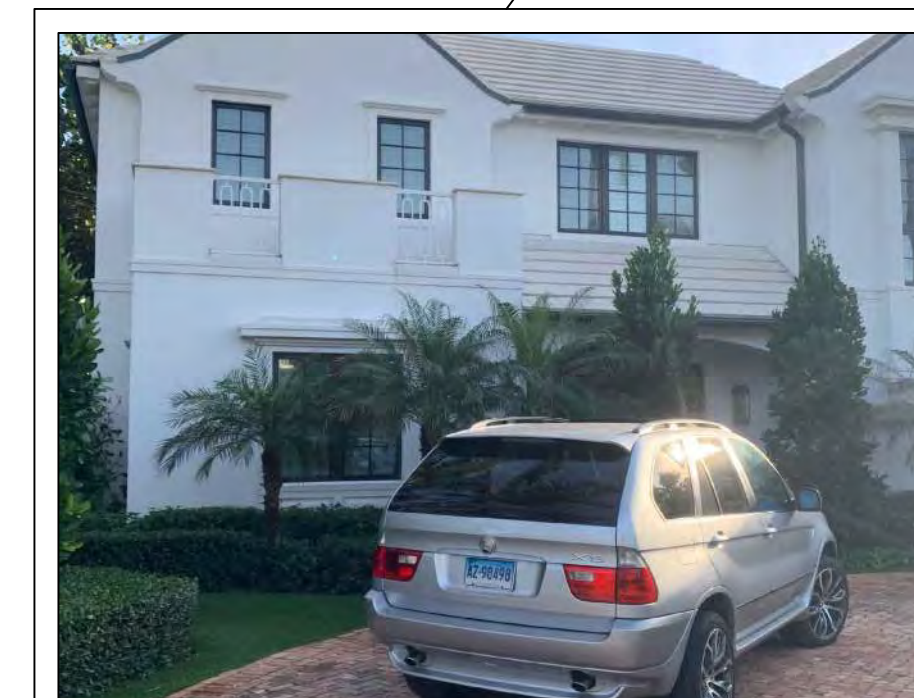
115 NIGHTINGALE TRAIL
BEACH CABANA
(SUBJECT PROPERTY)



1190 N OCEAN BLVD

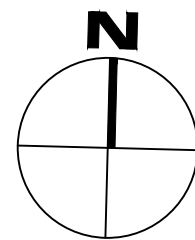
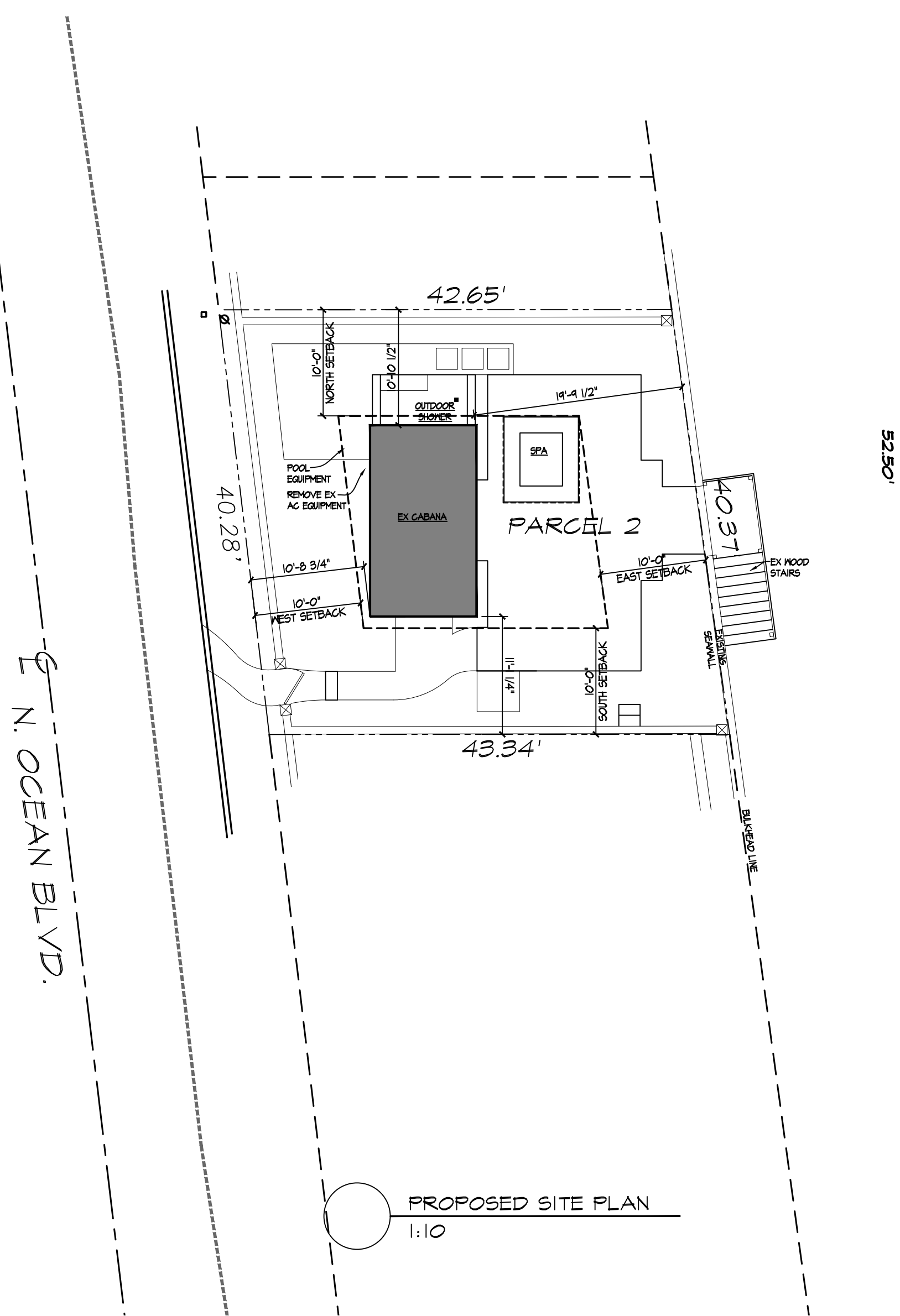
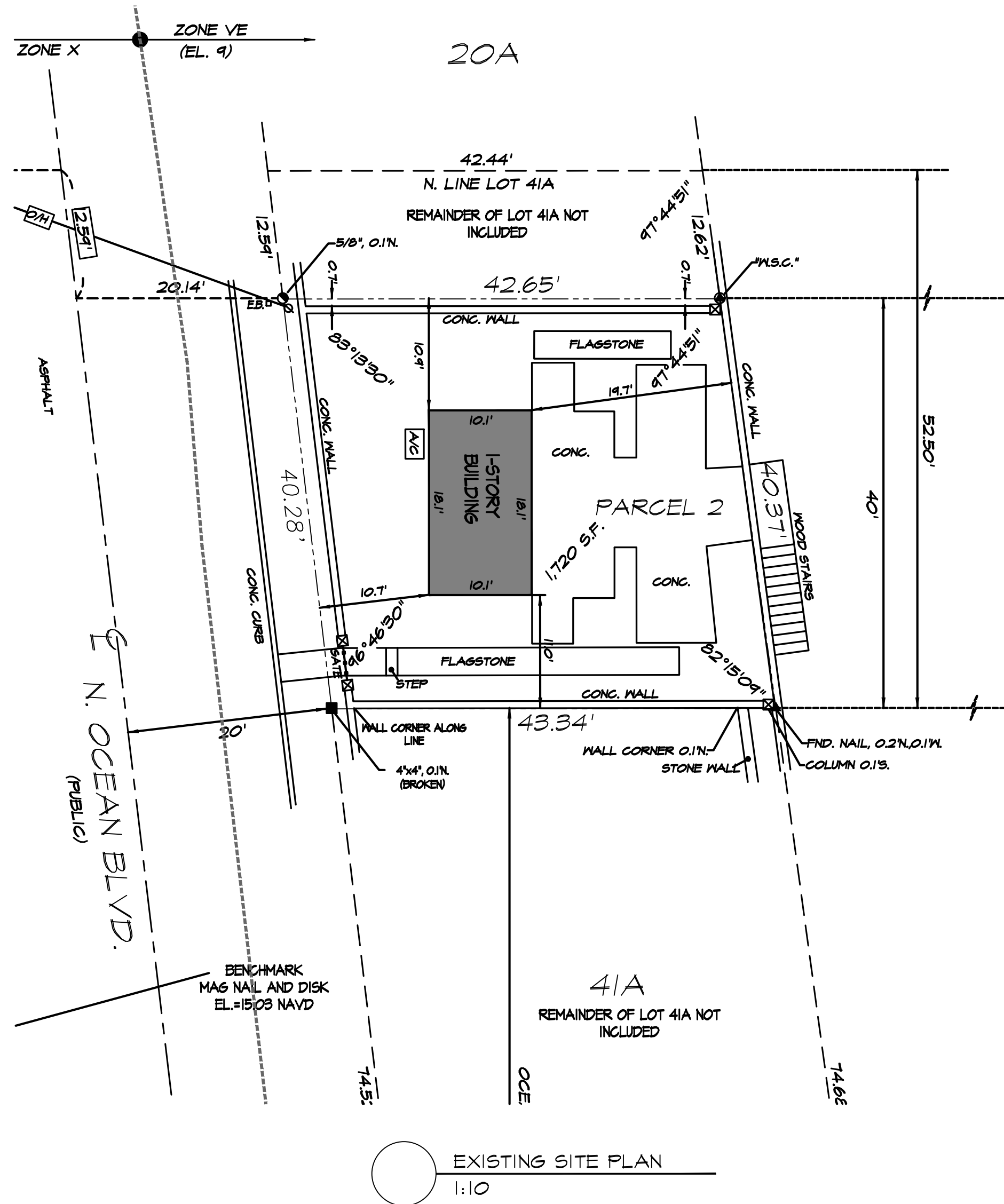


1190 N OCEAN BLVD



1191 N OCEAN WAY





FLOODPLAIN DEVELOPMENT SUPPLEMENTAL INFORMATION

DESCRIPTION OF WORK: ADDITION, ALTERATION
RESIDENTIAL, 1 FAMILY

FLOOD ZONE 'VE'
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 - 10.9' 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



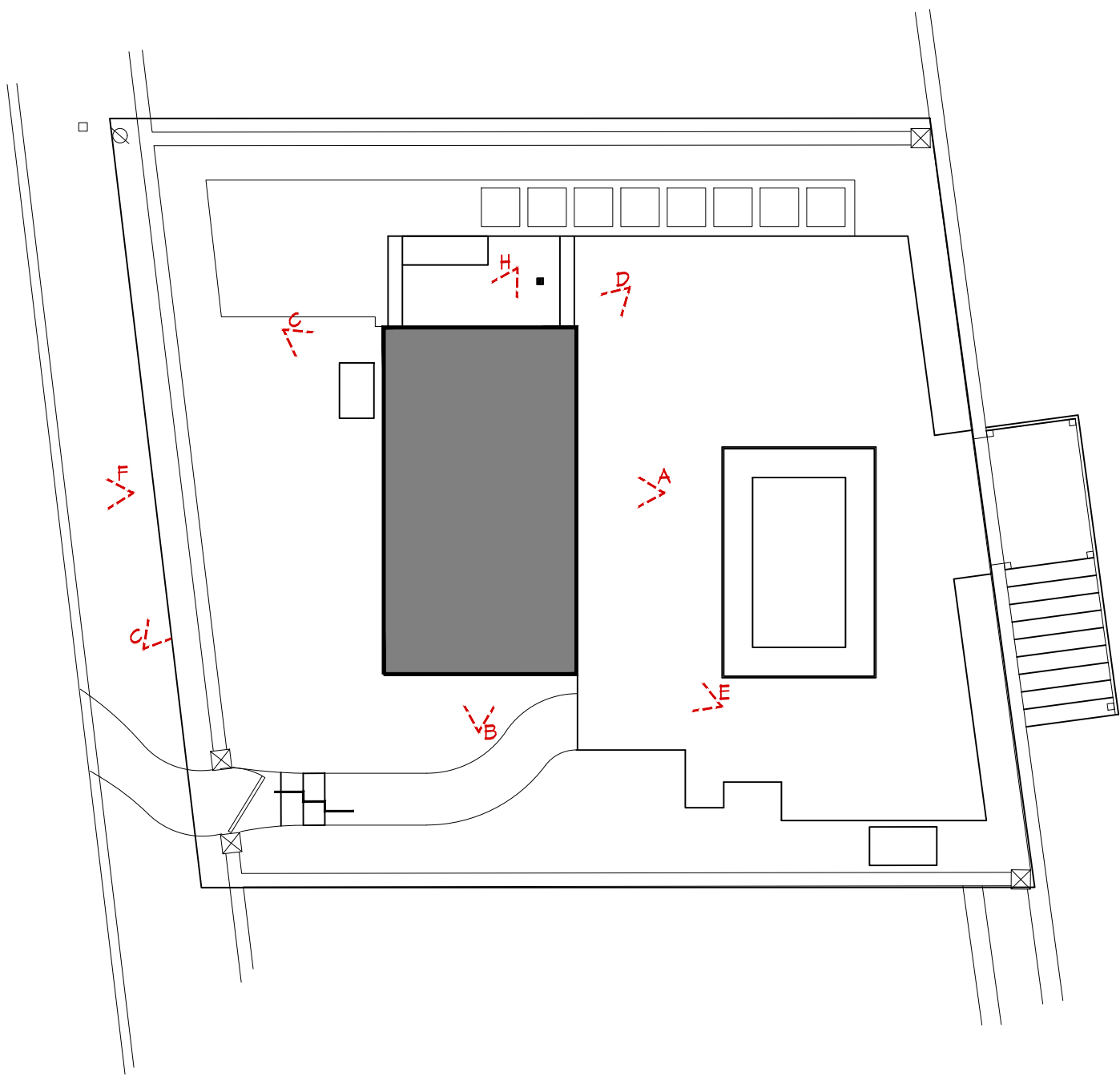
VIEW F - MAIN HOUSE ACROSS NORTH OCEAN



VIEW G - WEST ELEVATION VIEW FROM STREET



VIEW H - EXISTING METER AT NORTH ELEVATION



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

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



PHOTOGRAPHS OF EXISTING
RESIDENCE- EXTERIOR

SCALE: NTS



VIEW A - EXISTING ENTRY



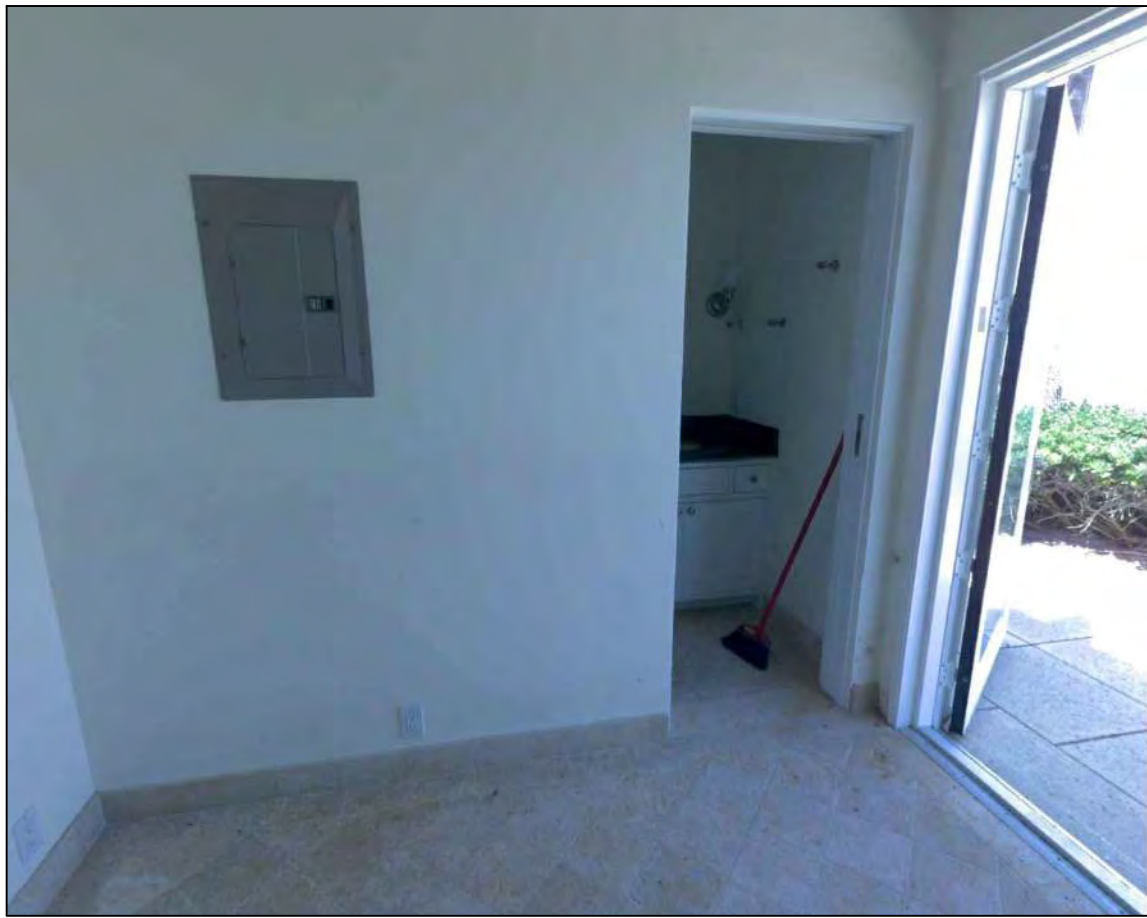
VIEW B - VIEW INTO BEACH CABANA
EXISTING MILLWORK



VIEW B - VIEW INTO BEACH CABANA
EXISTING MILLWORK



VIEW D - EXISTING MILLWORK



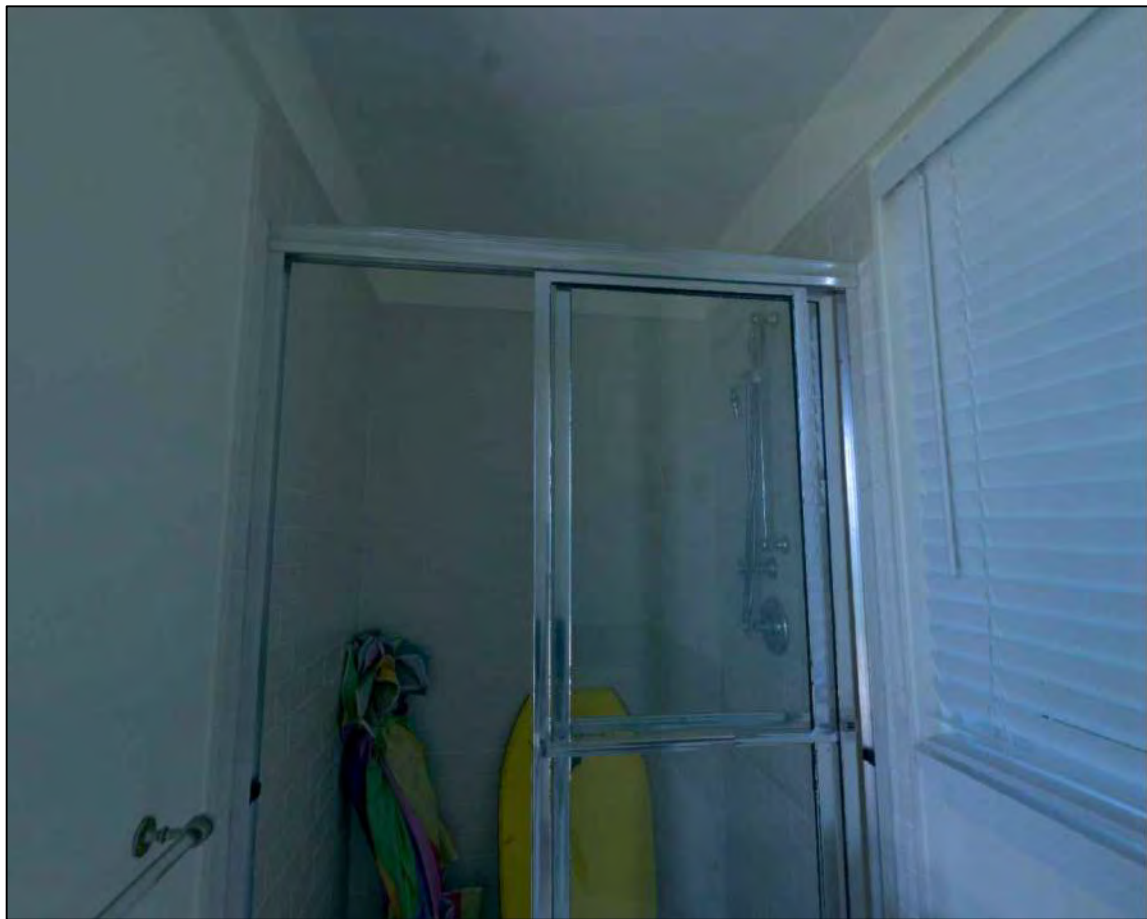
VIEW E - EXISTING BATH ENTRY



VIEW F - VANITY



VIEW G - SHOWER AND TOILET



VIEW H - SHOWER

