

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

COA-22-026 | ZON-22-070

SUBMITTAL SCHEDULE:

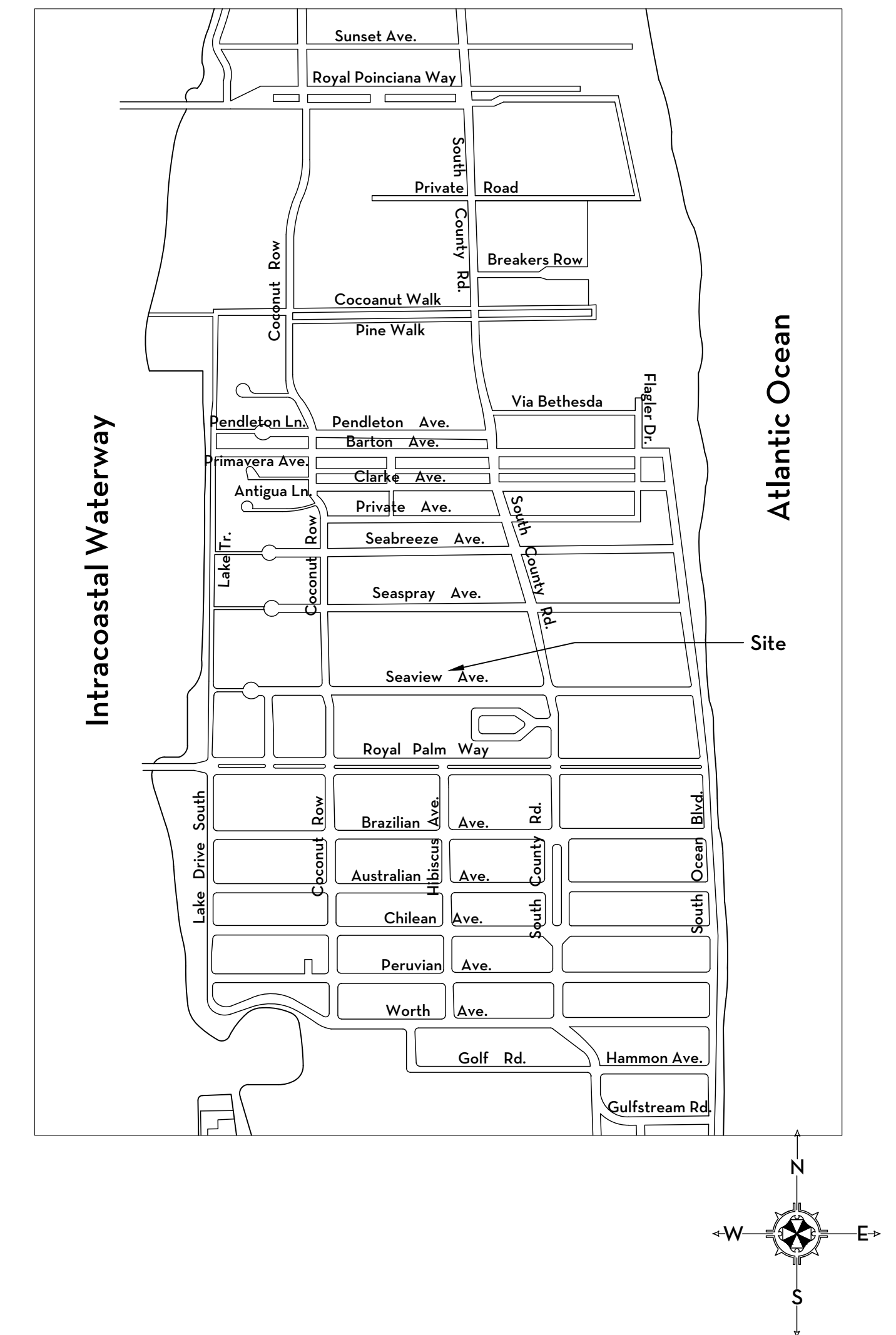
2/22/2022 PRE-APP SUBMITTAL

3/07/2022 FIRST SUBMITTAL

03/28/2022 FINAL SUBMITTAL

04/08/2022 FINAL DROP-OFF

06/10/2022 LPC RE-SUBMITTAL



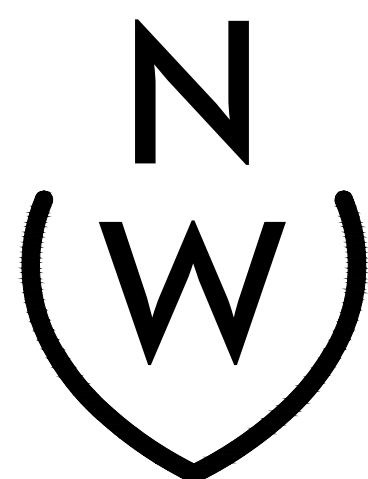
SHEET INDEX:

REVISED PLAN PACKAGE (LPo, L1, EL1, S1, IM1)

OPTION 2 PACKAGE (LPo, L1, EL1, S1)

S	SURVEY
SPo	LOCATION PLAN
EX1-EX3	EXISTING PHOTOS
Lo	OVERALL EXISTING SITE PLAN
Lo.1	OVERALL PROPOSED SITE PLAN
L1	SITE PLAN
LPo	ILLUSTRATIVE SITE PLAN
LP1	LANDSCAPE PLAN
LP2	LANDSCAPE MATERIAL SCHEDULE & DETAILS
ZD1	OPEN SPACE ZONING DIAGRAM
ZD2	EXISTING & PROPOSED PARKING DIAGRAM
LL1	LIGHTING PLAN & SPECIFICATIONS
D1-D2	SITE DETAILS
CSP	CONSTRUCTION SCREENING PLAN
EC-1	CONSTRUCTION STAGING PLAN
C-1	DRAINAGE PLAN

***CURRENTLY PROPOSED**



NIEVERA WILLIAMS
DESIGN

625 N. FLAGLER DRIVE
SUITE 502
WEST PALM BEACH, FLORIDA
P: 561-659-2820
F: 561-659-2113
nieverawilliams.com

*CURRENTLY PROPOSED

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OVERALL R-B SITE CALCULATIONS:

SITE AREA = 113,168 SQ FT 100%

MINIMUM LANDSCAPE:

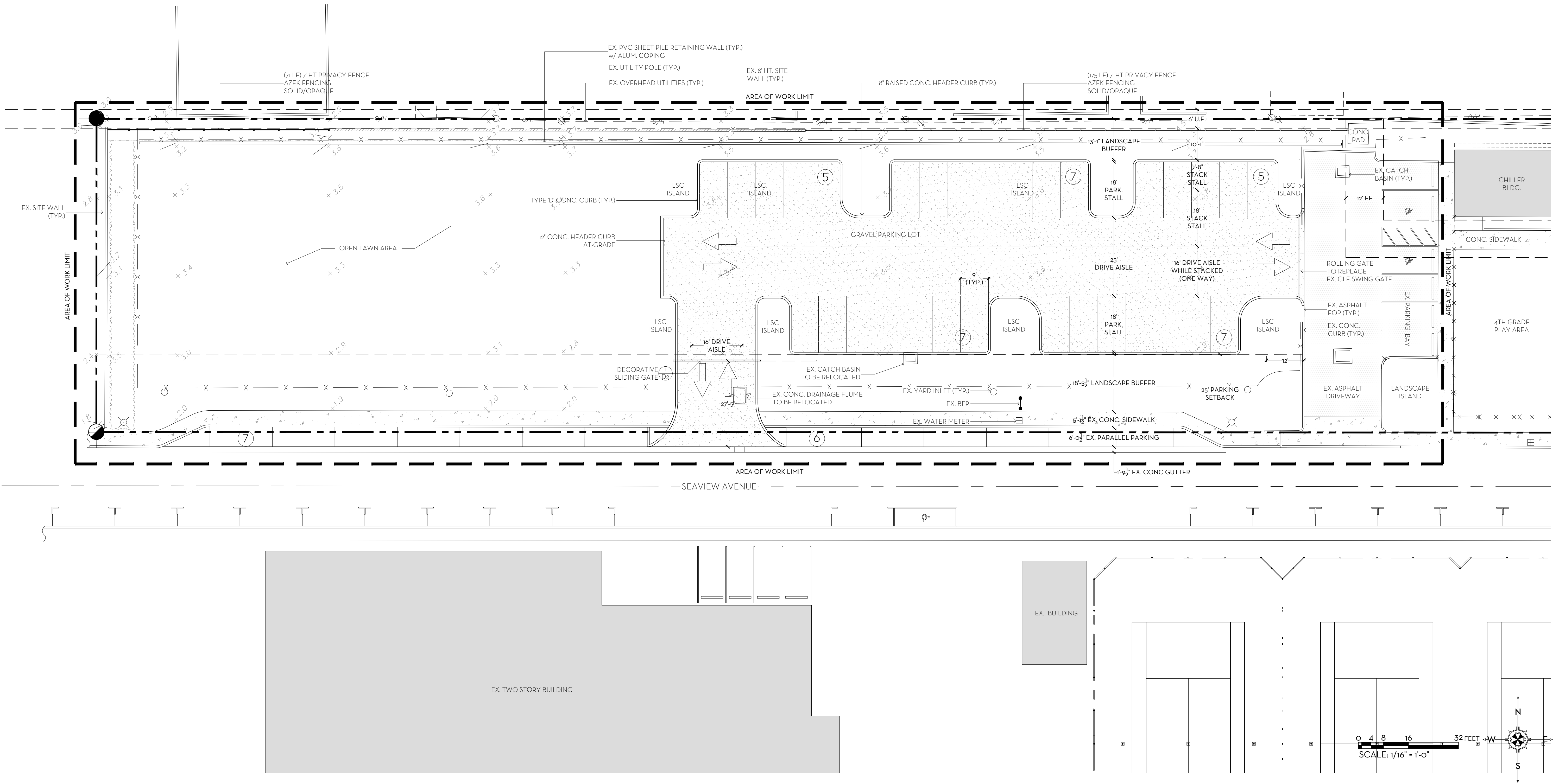
REQUIRED = 56,584 SQ FT 50%
EXISTING = 68,151 SQ FT 60.2%
PROPOSED = 56,505 SQ FT 49.9%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 28,119 SQ FT 100%

MINIMUM LANDSCAPE:

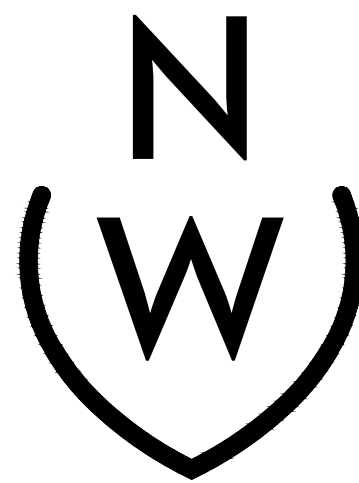
REQUIRED = 11,247 SQ FT 40%
EXISTING = 17,203 SQ FT 61.2%
PROPOSED = 16,851 SQ FT 59.9%



SITE PLAN
PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

08 APR 2022
28 MAR 2022
07 MAR 2022
22 FEB 2022

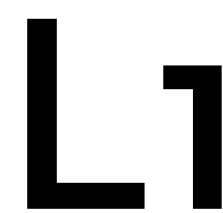


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DESIGN

625 N. Flagler Drive
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West Palm Beach, FL 33401
P: 561-659-2820
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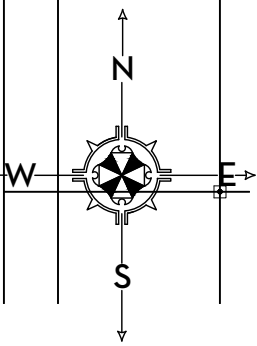
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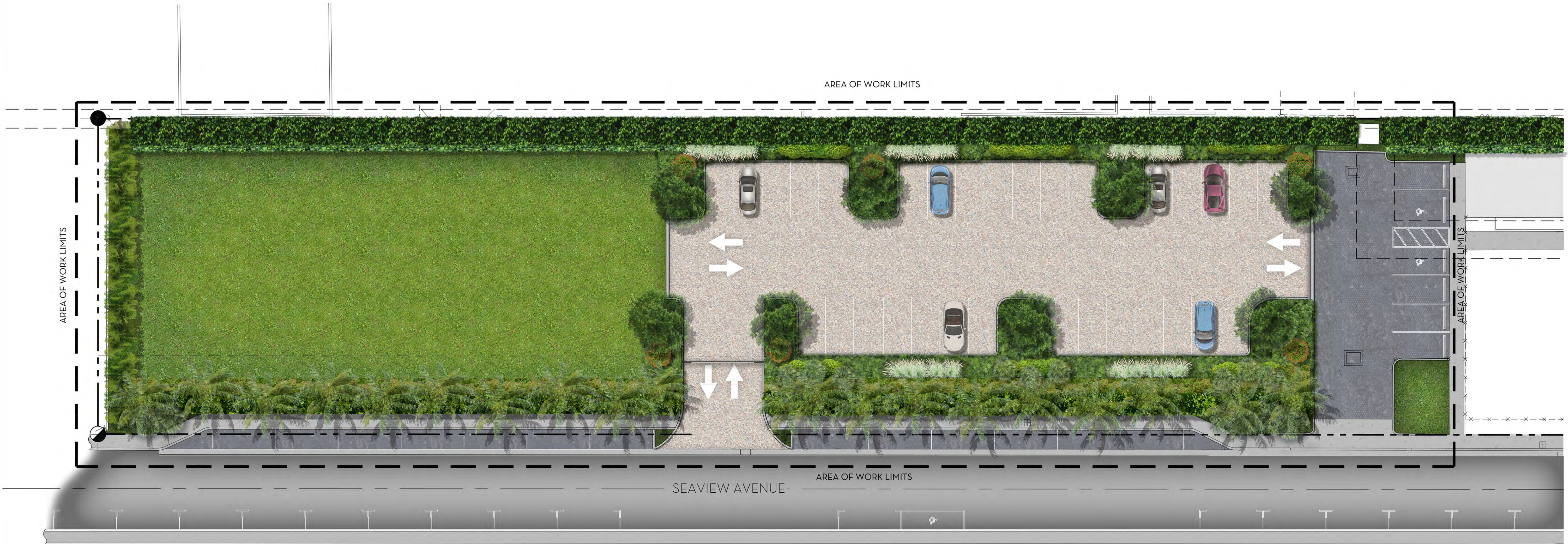
COA-22-026 | ZON-22-070



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

0 4 8 16 32 FEET
SCALE: 1/16" = 1'-0"





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OVERALL R-B SITE CALCULATIONS:

SITE AREA = 113,168 SQ FT 100%

MINIMUM LANDSCAPE: REQUIRED = 54,584 SQ FT 50%

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MARIO F. NIEVERA

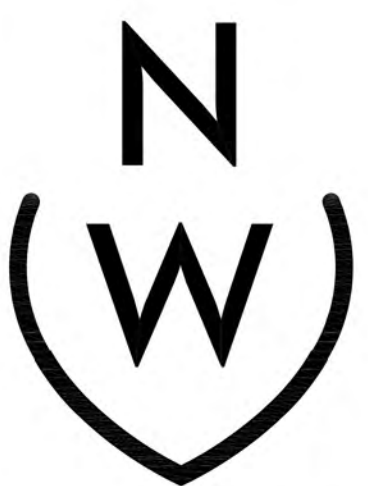
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ILLUSTRATIVE LANDSCAPE PLAN (Option 1)

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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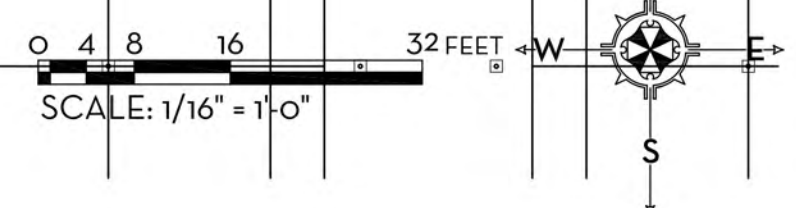
625 N. Flagler Drive
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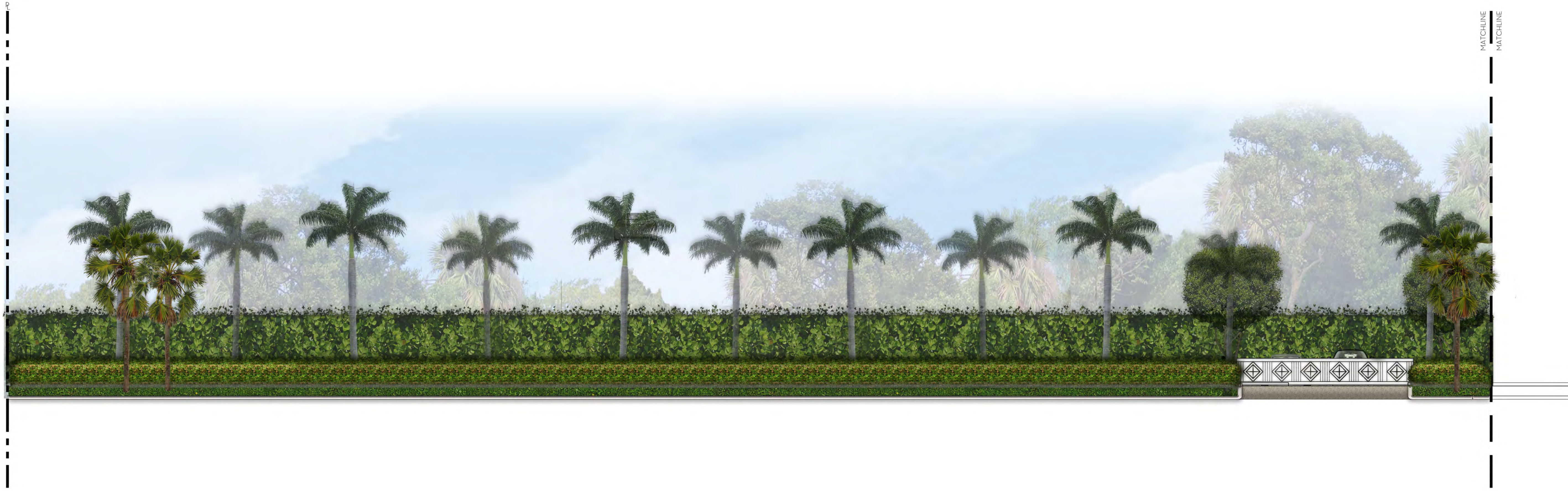
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LPO

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





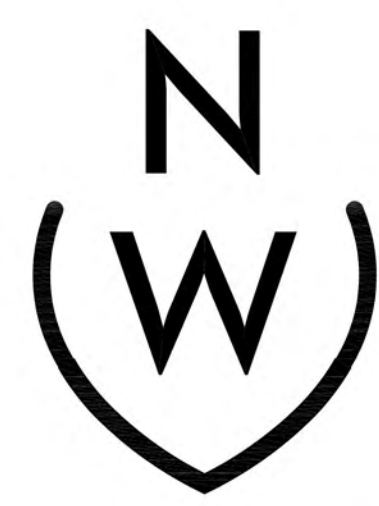
***CURRENTLY PROPOSED**

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

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ELEVATION OPTION 1
PBDA PARKING LOT
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EL1

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



1
S1 SITE SECTION OPTION 1
SCALE: 1/8"=1'-0"



2
S1 SITE SECTION OPTION 2
SCALE: 1/8"=1'-0"

***CURRENTLY PROPOSED**

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

MARIO F. NIEVERA

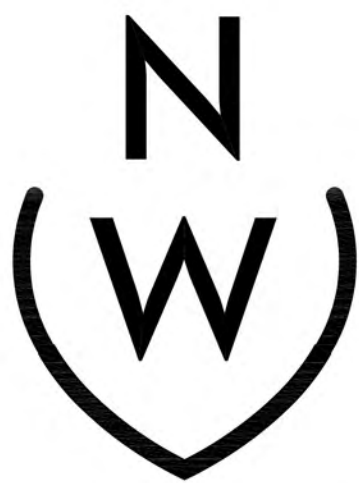
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SITE SECTION OPTIONS
PBDA PARKING LOT

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

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S1



1
IM1
DECORATIVE CONCRETE



2
IM1
CRUSHED COQUINA GRAVEL (FINE)



2
IM1
CRUSHED COQUINA GRAVEL (COARSE)



4
IM1
WOOD PARKING BUMPERS



5
IM1
AZEK FENCING



6
IM1
TURF BLOCK PAVER w/ GRAVEL



7
IM1
TURF BLOCK PAVER w/ GRAVEL

*CURRENTLY PROPOSED

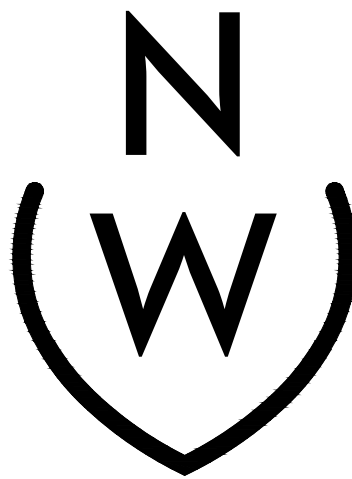
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HARDSCAPE MATERIAL IMAGES
PBDA PARKING LOT

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IM1

SCALE: SEE DETAIL

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MINIMUM LANDSCAPE:

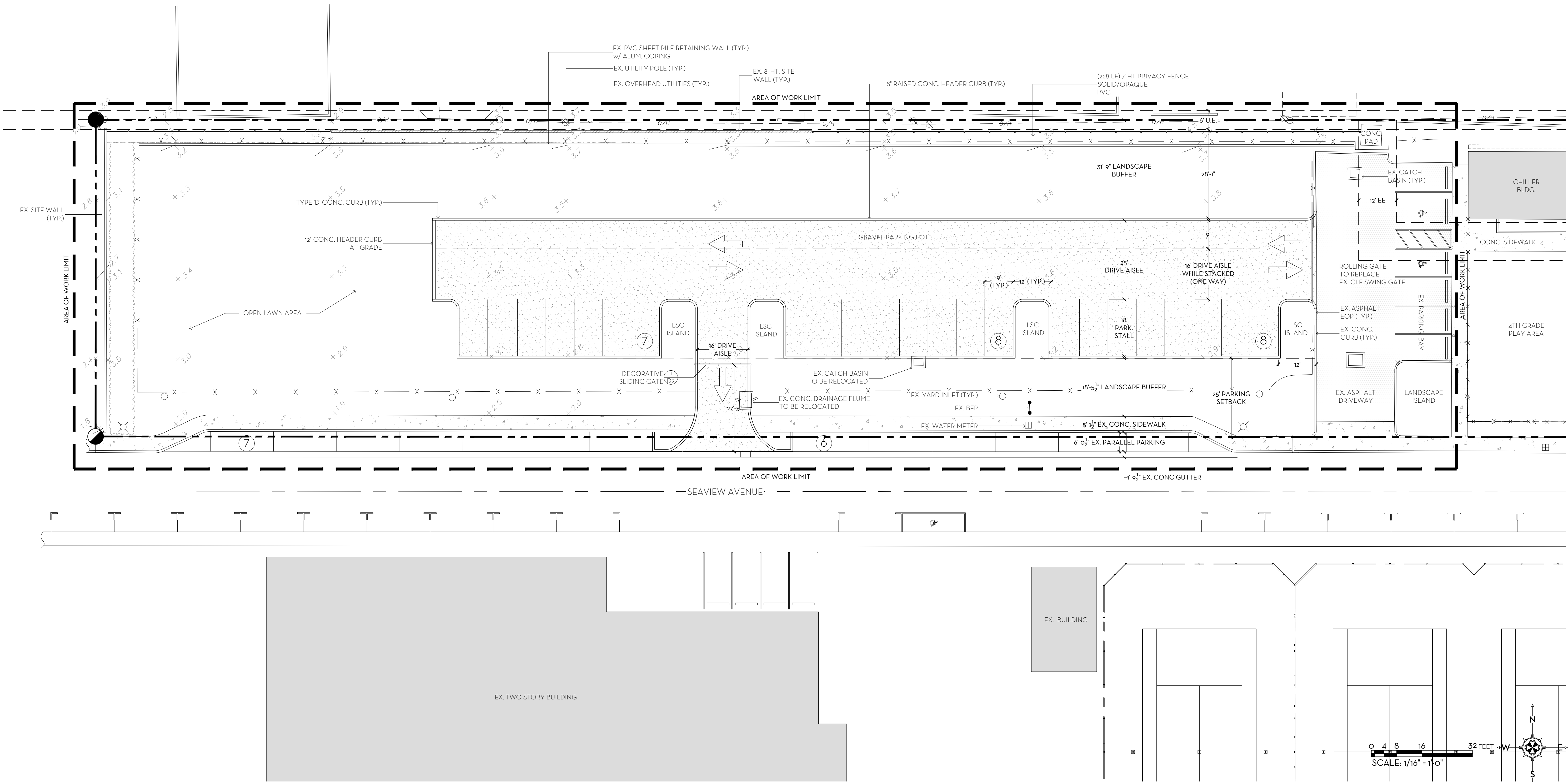
REQUIRED = 56,584 SQ FT 50%
EXISTING = 68,151 SQ FT 60.2%
PROPOSED = 56,426 SQ FT 49.86%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 28,119 SQ FT 100%

MINIMUM LANDSCAPE:

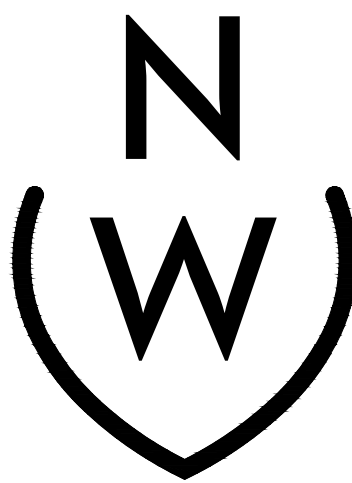
REQUIRED = 11,247 SQ FT 40%
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SITE PLAN (Option 2)
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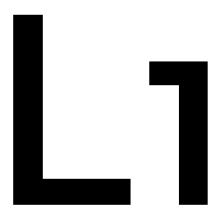


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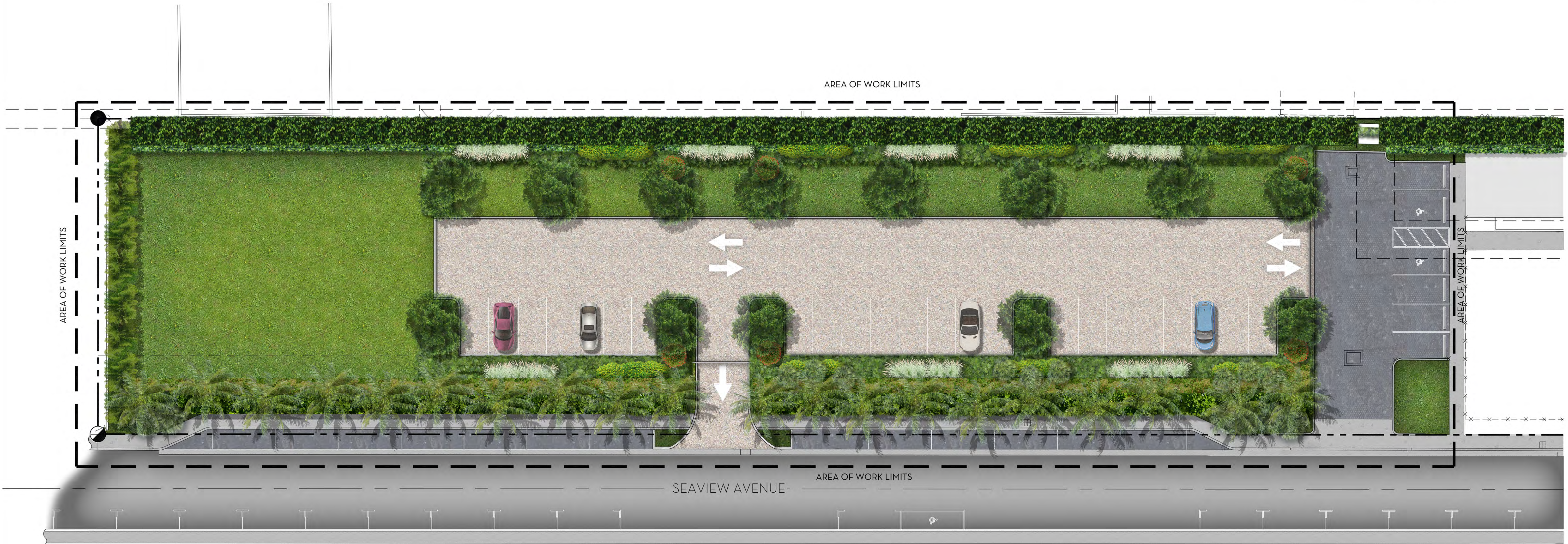
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SCALE: 1/16" = 1'-0"



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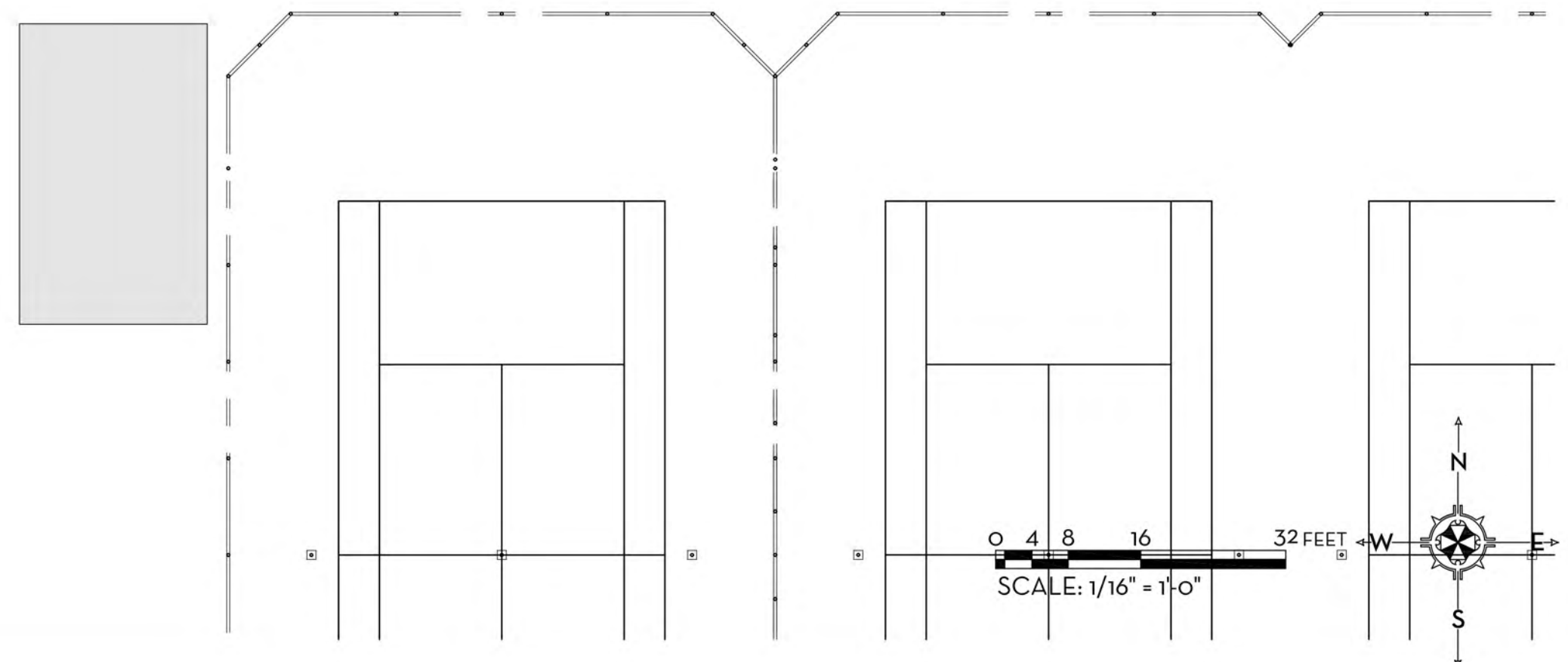
AREA OF WORK LIMITS

AREA OF WORK LIMITS

SEAVIEW AVENUE

AREA OF WORK LIMITS

AREA OF WORK LIMITS



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ILLUSTRATIVE LANDSCAPE PLAN (Option2)

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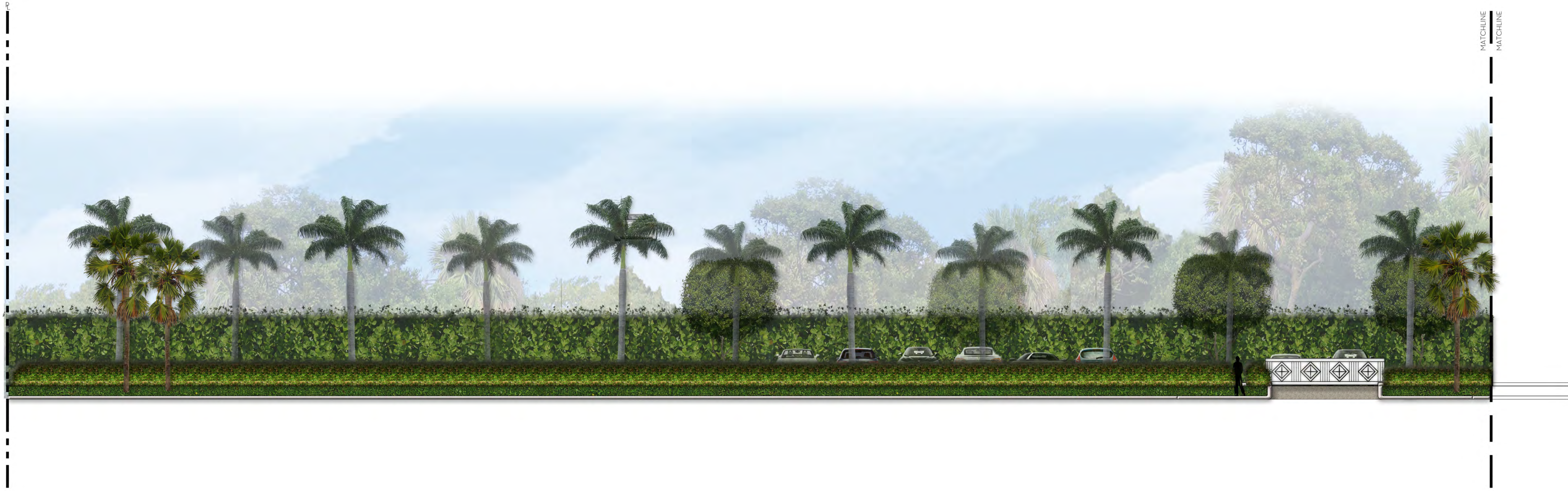
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LPO

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



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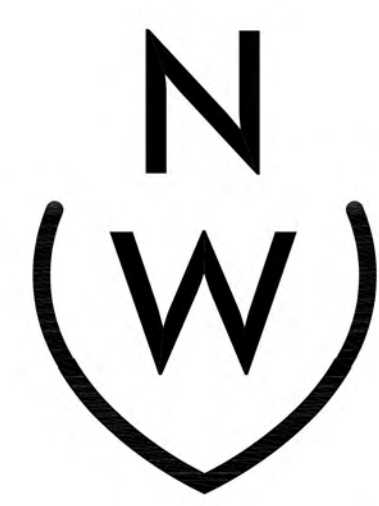
0 1 4 8 16 FEET
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ELEVATION OPTION 2
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EL1



1
S1 SITE SECTION OPTION 1
SCALE: 1/8"=1'-0"



2
S1 SITE SECTION OPTION 2
SCALE: 1/8"=1'-0"

***CURRENTLY PROPOSED**

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

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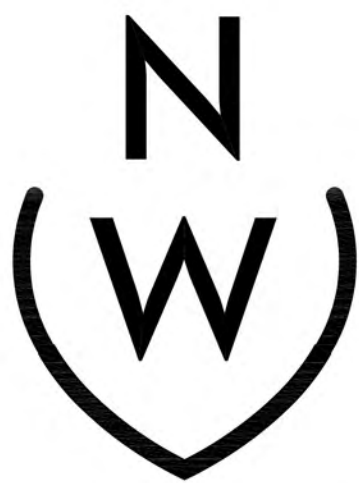
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S1