



***PREVIOUSLY PROPOSED**

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 =	56,585	SQ FT	50.0%

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%

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ILLUSTRATIVE LANDSCAPE PLAN

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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



NIEVERA WILLIAMS
DESIGN

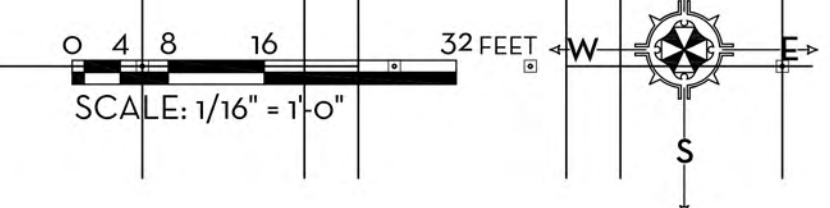
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

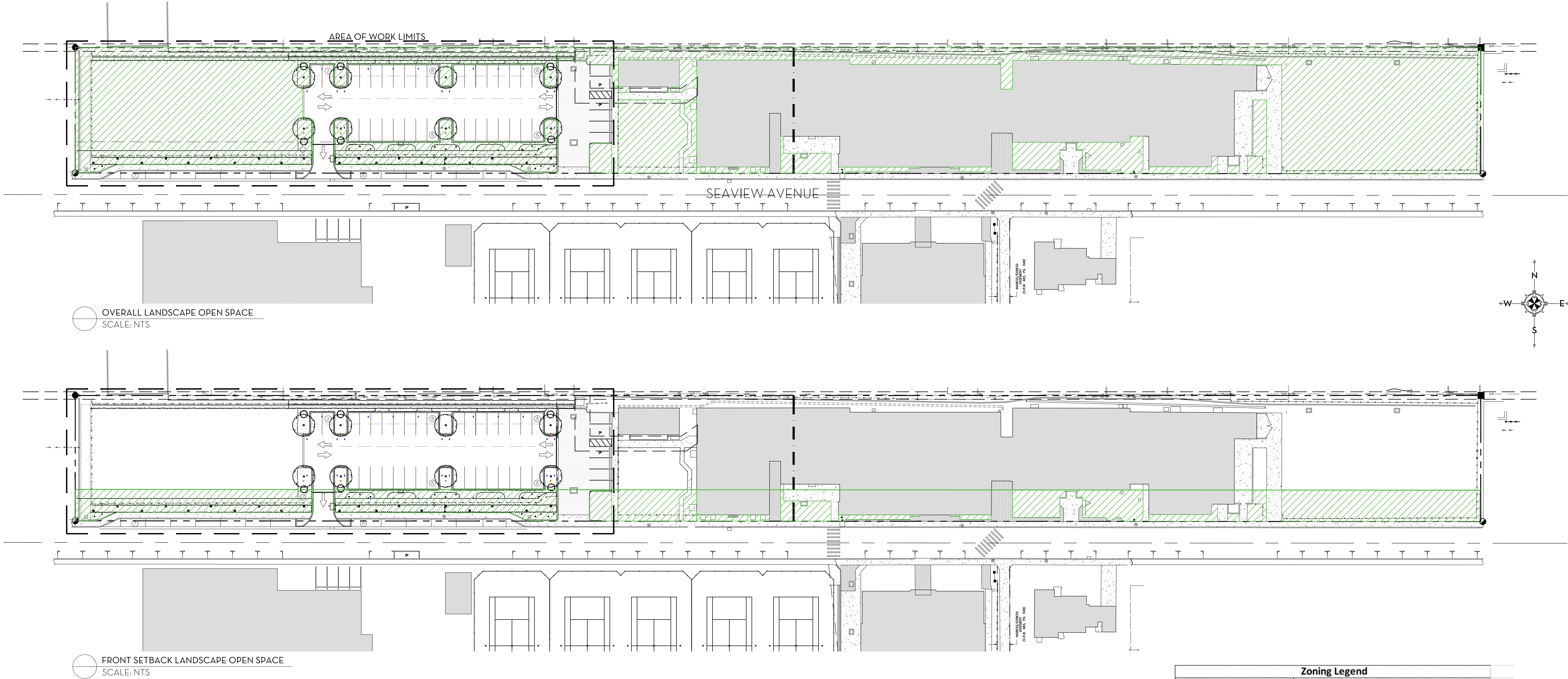
NIEVERAWILLIAMS.COM

COA-22-026 | ZON-22-070

LPO

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





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 =	56,585	SQ FT	50.0%

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%

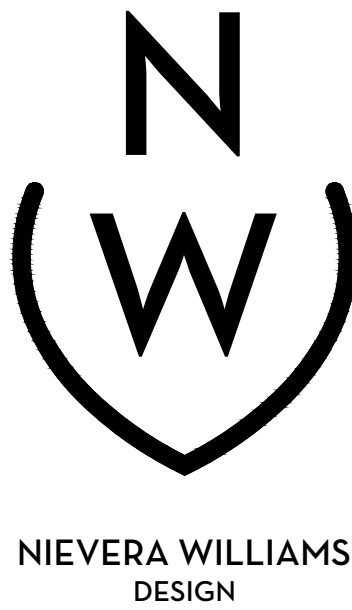
Zoning Legend			
Property Address:	241 Seaview Ave, Palm Beach, FL 33480		
Zoning District:	R-B		
Structure Type:	Required/Allowed	Existing	Proposed
Lot Size (sq ft)	113,168 SF	113,168 SF	113,168 SF
Lot Depth	N/A	100.85'	N/A
Lot Width	N/A	1,124.90'	N/A
Lot Coverage (Sq Ft and %)	50%	39.78%	50.00%
Enclosed Square Footage (Basement, 1st Fl, 2nd Fl, Accessory Structures)	N/C	N/C	N/C
Cubic Content Ratio (CCR) (R-B ONLY)	N/C	N/C	N/C
*Front Yard Setback (Ft.)	40%	61.20%	59.90%
*Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A
*Side Yard Setback (2nd Story) (Ft.)	N/A	N/A	N/A
*Rear Yard Setback (Ft.)	N/A	N/A	N/A
Angle of Vision (Deg.)	N/A	N/A	N/A
Building Height (Ft.)	N/C	N/C	N/C
Overall Building Height (Ft.)	N/C	N/C	N/C
Crown of Road (COR) (NAVD)	N/A	1.58	N/C
Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	N/A
Finished Floor Elev. (FFE)(NAVD)	N/C	N/C	N/C
Ground Level Datum for point of meas. (NAVD)	N/A	N/A	N/A
FEMA Flood Zone Designation	N/A	N/A	N/A
Base Flood Elevation (BFE)(NAVD)	N/A	N/A	N/A
Landscape Open Space (LOS) (Sq Ft and %)	56,584(50%)	68,151(60.2%)	56,585(50.0%)
Perimeter LOS (Sq Ft and %)	N/A	N/A	N/A
Front Yard LOS (Sq Ft and %)	N/A	N/A	N/A
**Native Plant Species %	Please refer to separate landscape legend.		

*PREVIOUSLY PROPOSED

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

ZONING DIAGRAM
PBDA PARKING LOT
241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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

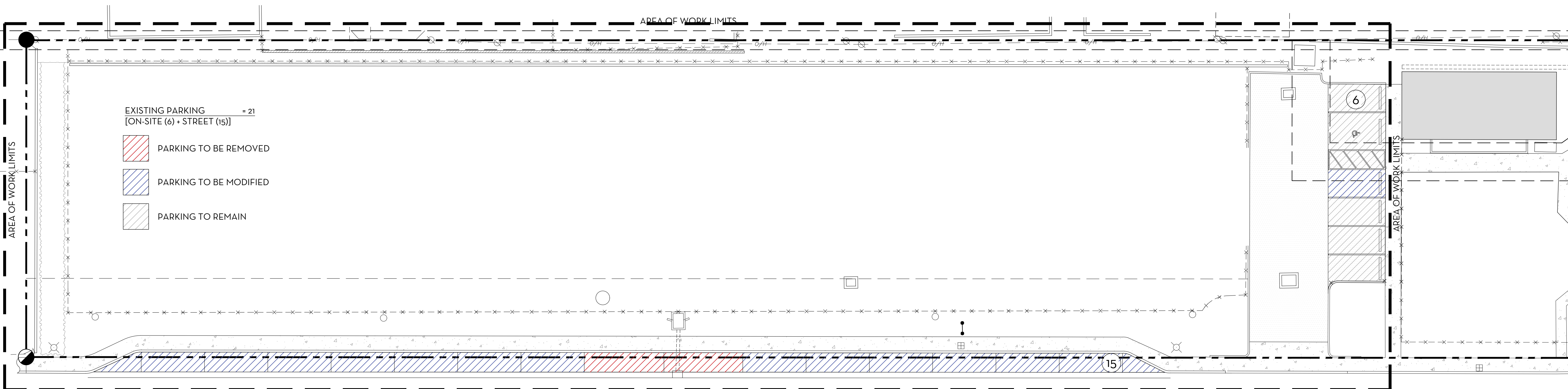


625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

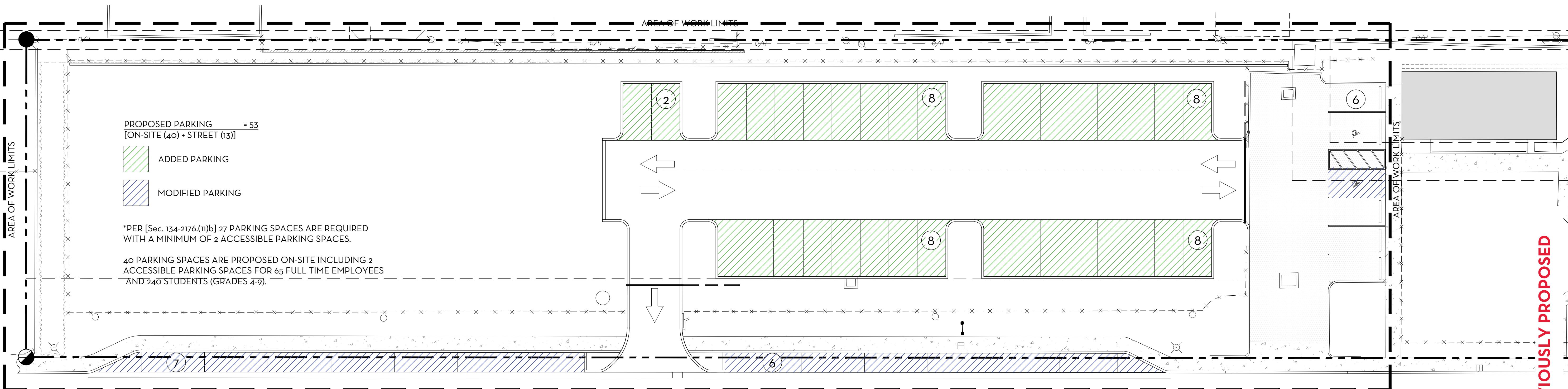
NIEVERAWILLIAMS.COM

COA-22-026 | ZON-22-070

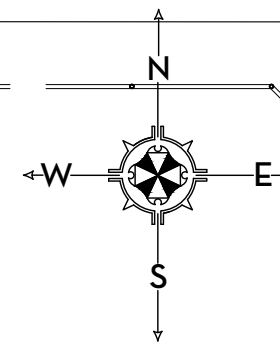
ZD1



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



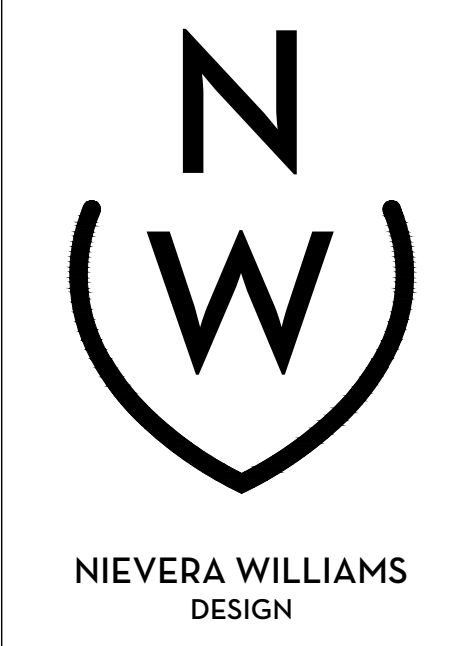
PROPOSED PARKING
SCALE: 1/16"=1'-0"



MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

PARKING DIAGRAM
PBDA PARKING LOT
241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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



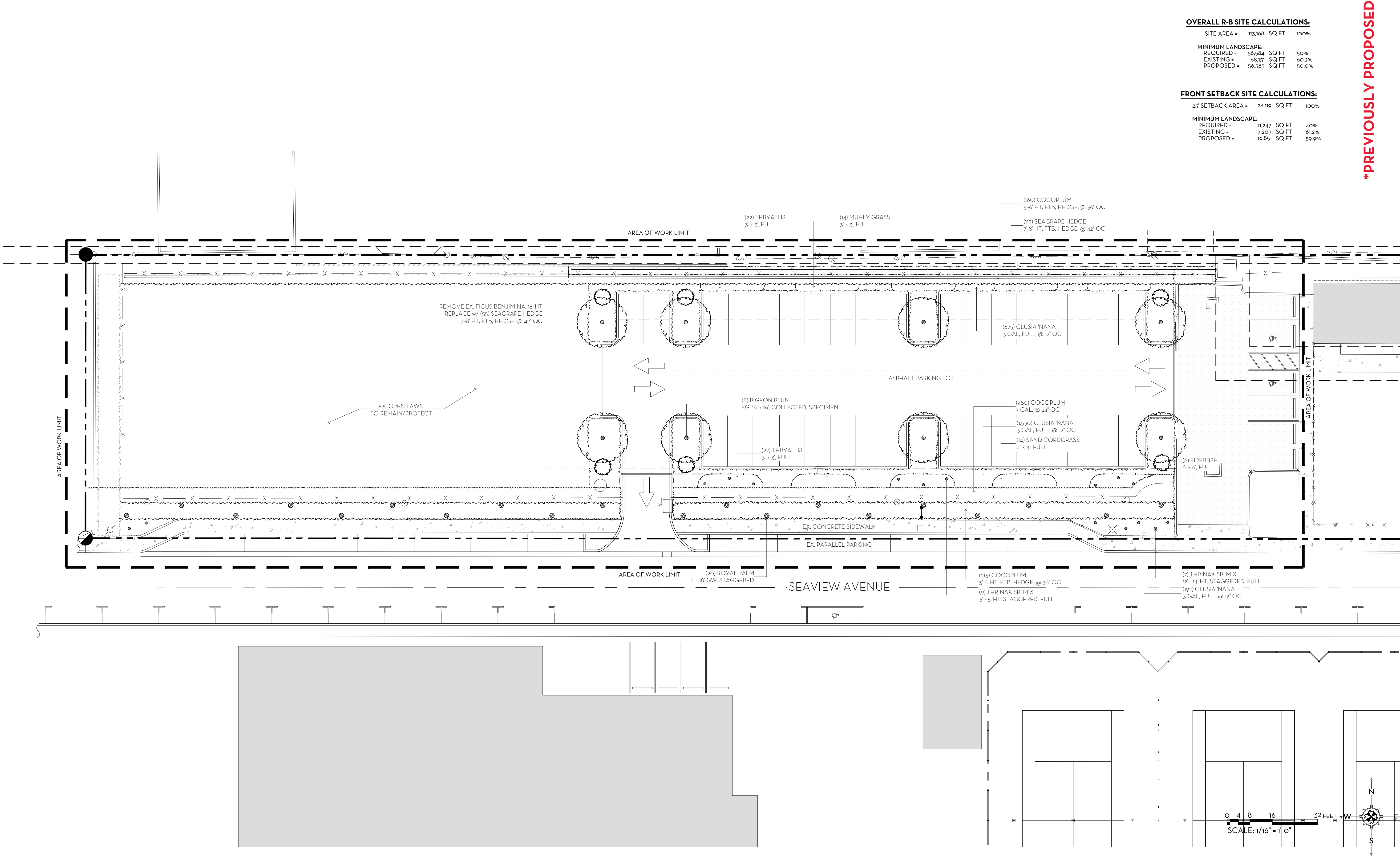
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

COA-22-026 | ZON-22-070

ZD1

SCALE: N/A



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	113,168	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	55,584	SQ FT	50%
EXISTING =	68,151	SQ FT	60.2%
PROPOSED =	56,585	SQ FT	50.0%

FRONT SETBACK SITE CALCULATIONS:

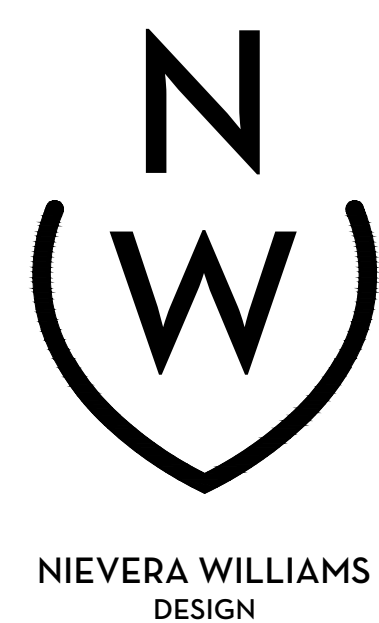
25' SETBACK AREA =	28,119	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED =	11,247	SQ FT	40%
EXISTING =	17,203	SQ FT	61.2%
PROPOSED =	16,851	SQ FT	59.9%

***PREVIOUSLY PROPOSED**

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE PLAN
PBDA PARKING LOT
241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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

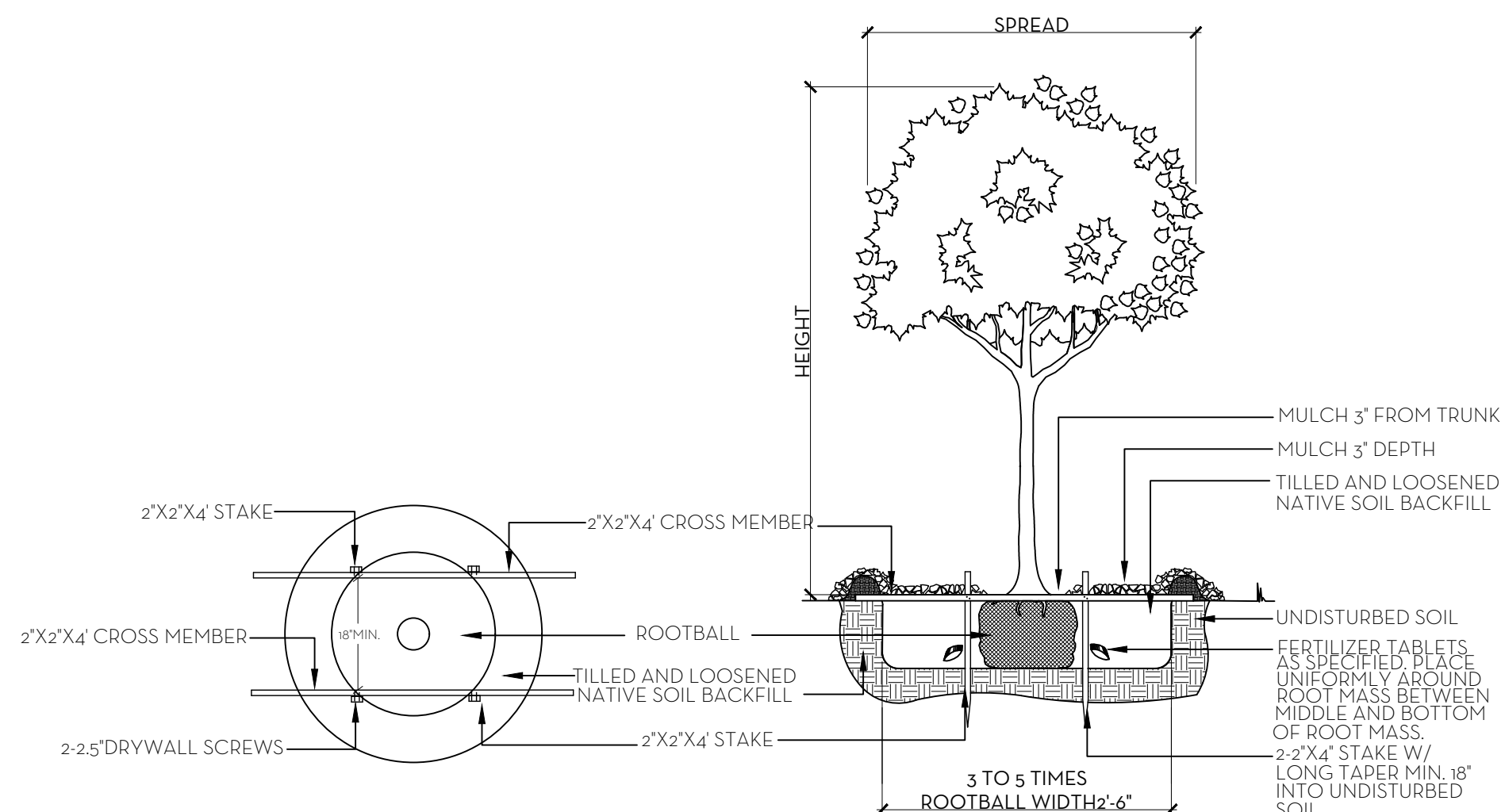


625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM
COA-22-026 | ZON-22-070

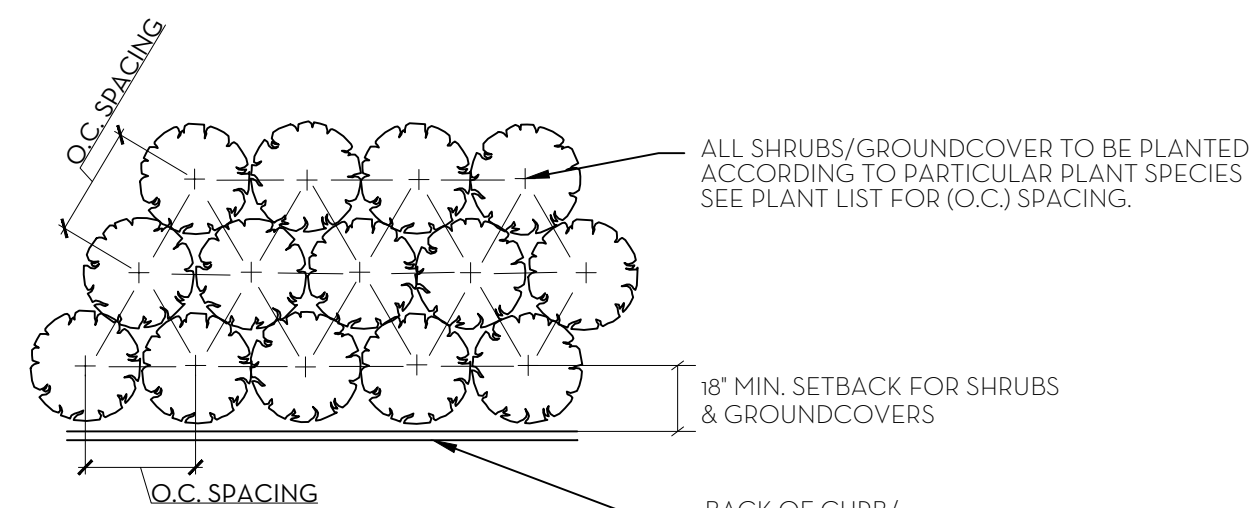
LP1

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



 PALM PLANTING DETAIL
N.T.S.

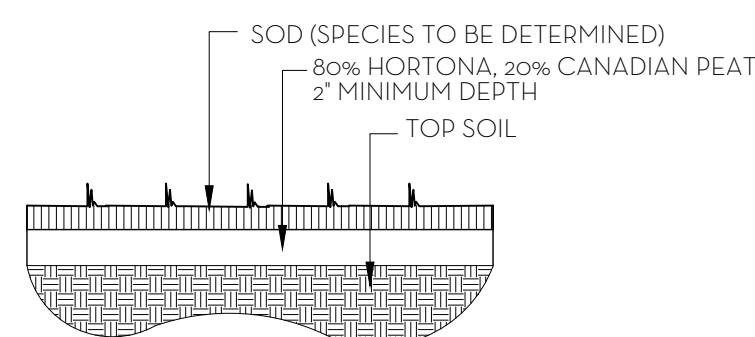
○ TREE PLANTING DETAIL
N.T.S.



SHRUB & GROUND COVER PLANTING DETAIL
N.T.S.

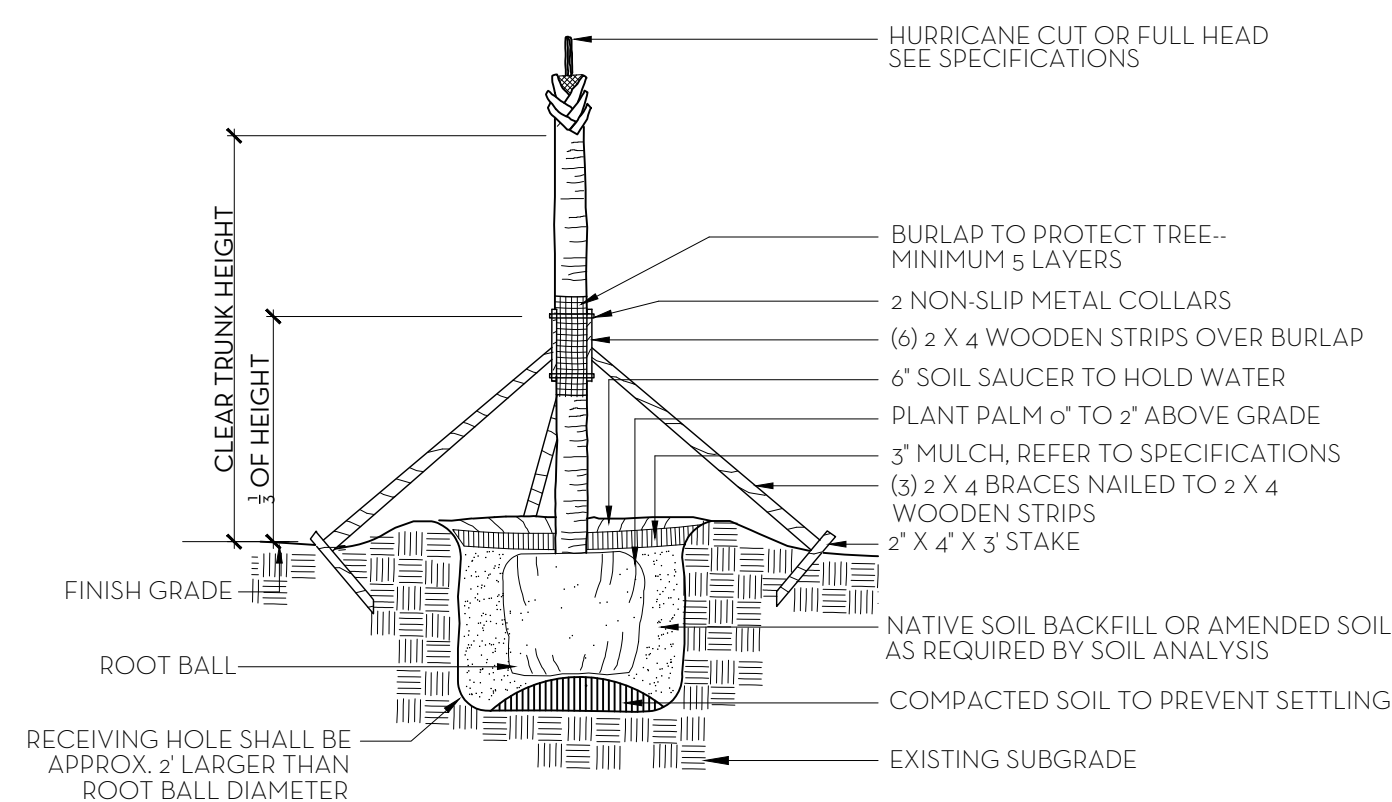
PLANT SPACING DETAIL
N.T.S.

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



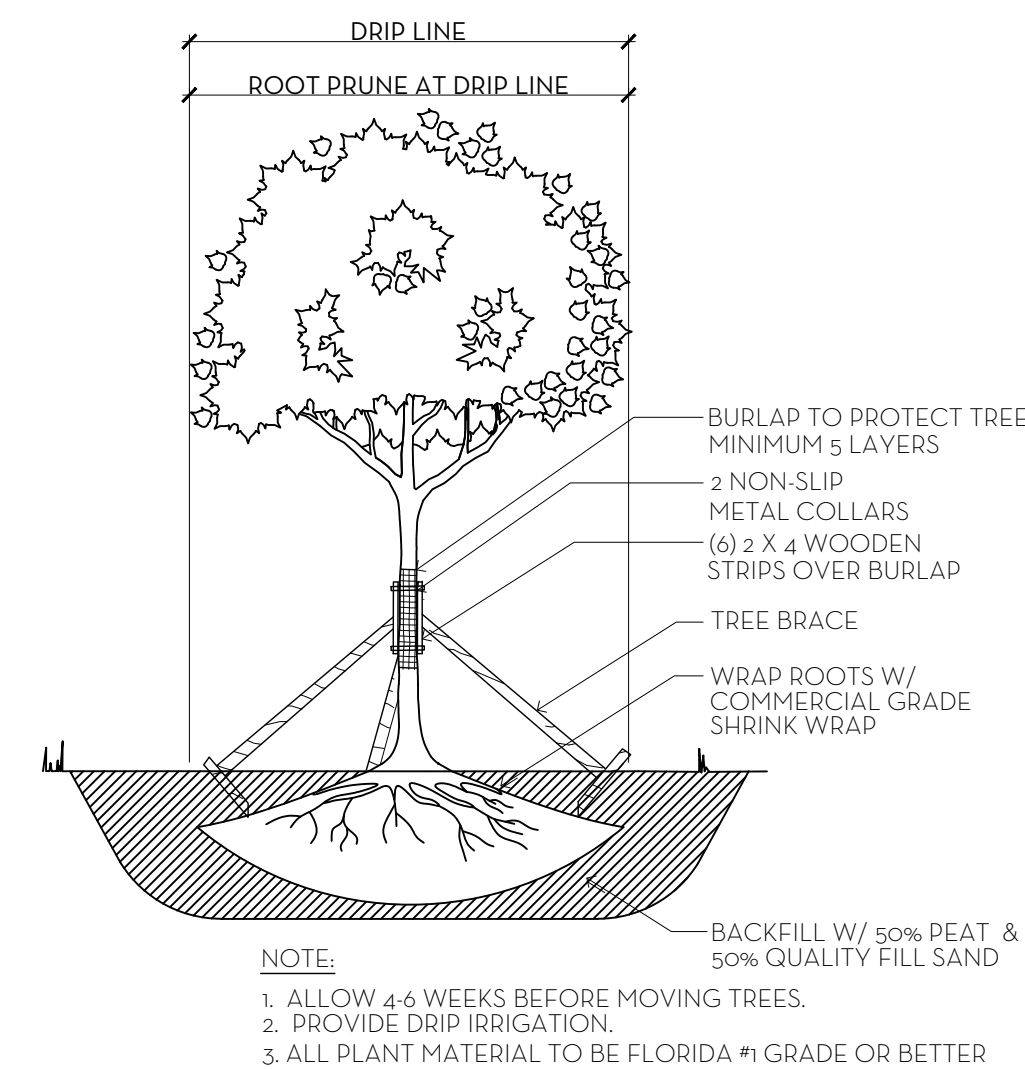
SOD PLANTING DETAIL
N.T.S.

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

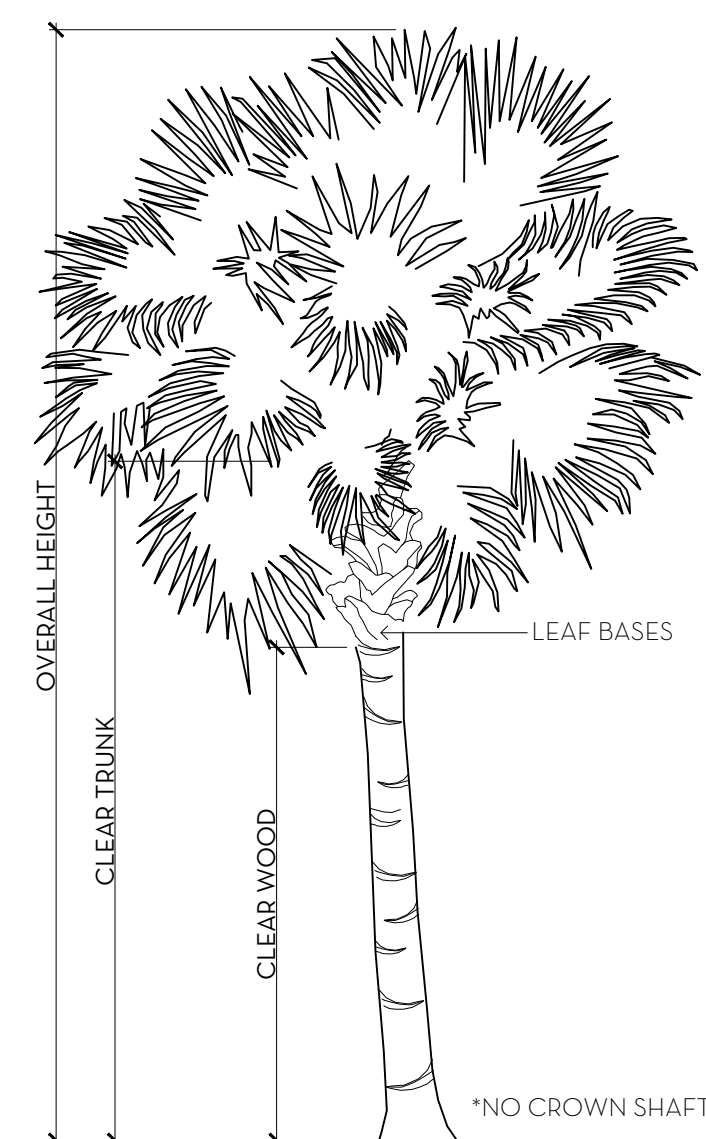


NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

 PALM TREE PLANTING AND STAKING DETAIL
N.T.S.



○ TREE ROOT PRUNING DETAIL
N.T.S.



PALM SPECIFICATION DETAIL

 NIEVERA WILLIAMS DESIGN PBDA Parking Lot 241 Seaview Ave, Palm Beach, FL 33480 April 8, 2022 Landscape Material Schedule								
Item No.	Common Name	Botanical Name	Quantity	Native	Established Spread (DIA FT)	Coverage Area (SF)	Total Coverage Area (SF)	Specification
Trees								
1	Pigeon Plum	Coccoloba diversifolia	8	✓	30	707	5655	FG, 16' x 16', Collected, Specimen
Palms								
2	Florida Thatch	Thrinax radiata	7	✓	8	50	352	12'-14' HT, Staggered, Full
3	Florida Thatch	Thrinax radiata	9	✓	8	50	452	3'-5' HT, Staggered, Full
4	Royal Palm	Roystonea regia	20	✓	18	254	5089	14'-18' GW, Staggered
Shrubs								
5	Cocoplum	Chrysobalanus icaco	375	✓	4	13	4712	5'-6' HT, FTB
6	Cocoplum	Chrysobalanus icaco	480	✓	4	13	6032	7 Gal
7	Seagrape	Coccoloba uvifera	170	✓	5	20	3338	7'-8' HT, FTB,
8	Thryallis	Galphimia glauca	44					3' x 3', Full
9	Firebush	Hamelia patens	6	✓	6	28	170	6' x 6', Full
10	Clusia 'Nana'	Clusia rosea 'Nana'	3,252	✓	2	3	10216	3 GAL, Full
Groundcover								
11	Sand Cordgrass	Spartina bakeri	14	✓	3	7	99	4' x 4', Full
12	Muhly Grass	Spartina bakeri	14	✓	3	7	99	4' x 4', Full

NATIVE LANDSCAPE CALCULATIONS:

REQUIRED OPEN SPACE = 56,584 SQ FT 100%

MINIMUM NATIVE LANDSCAPE

REQUIRED =	19,804	SQ FT	35%
PROPOSED =	31,502	SQ FT	55.67%

Line #	Landscape Legend		
1	Property Address:	241 Seaview Ave, Palm Beach, FL 33480	
4		Required	Proposed
5	Lot Size (sq ft)	113,168 SF	113,168 SF
6	Landscape Open Space (LOS) (Sq Ft and %)	56,584 SF (50%)	56,585 SF (50.0%)
7	Perimeter LOS (Sq Ft and %)	N/A	N/A
8	Front Yard LOS (Sq Ft and %)	N/A	N/A
9	Native* Trees %	25%	100.00%
10	Native* Palms %	25%	100.00%
11	Native* Shrubs %	25%	98.00%
12	Native* Vines / Ground Cover %	25%	100.00%

***PREVIOUSLY PROPOSED**

MARIO F. NIEVERA

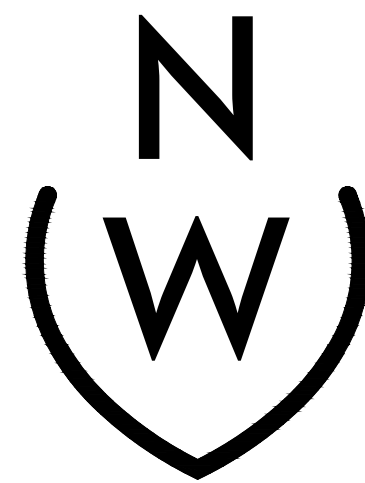
State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

COA-22-026 | ZON-22-070

LP2



Model: **Mr. Universe**

Directional Light

DESCRIPTION

Model#: Mr. Universe
Material: Solid Brass
Finish: Matte Bronze
Electrical: 8-15V
Engine: FB-2W-CYL-TA16
Lumens: 150
Color Temp: 2700K
Optic: Spot-15d
Flood-38d
Wide Flood-54d
Wide Angle Flood-120d
Mounting: 1/2" NPT

ORDERING INFORMATION

Model#	Finishes	Wattage	Optics	Lumens	Color Temp.	Electrical
MR. UNIVERSE	MBR	2W	FLOOD-38d	150	2700K	8-15V

WWW.SPJLIGHTING.COM

PRODUCT: SPJ-PCL-A36-SM WEIGHT: 86 lbs.

CONCRETE COLOR: ☐ GRAY CONCRETE TEXTURE: ☐ FINISH

QUANTITY: 27 SEALER: STD. SEALER 4200

GENERAL PRODUCT NOTES:
E = EXPOSED FINISHED SURFACE
INSTALLATION IS REQUIRED BY OTHERS.
ALL EDGES TO BE BEADED.
MANUFACTURING TOLERANCE ±.01".
2700K STANDARD ELECTRICAL TEMPERATURE 120-277V

BOTTOM VIEW **PLAN VIEW**

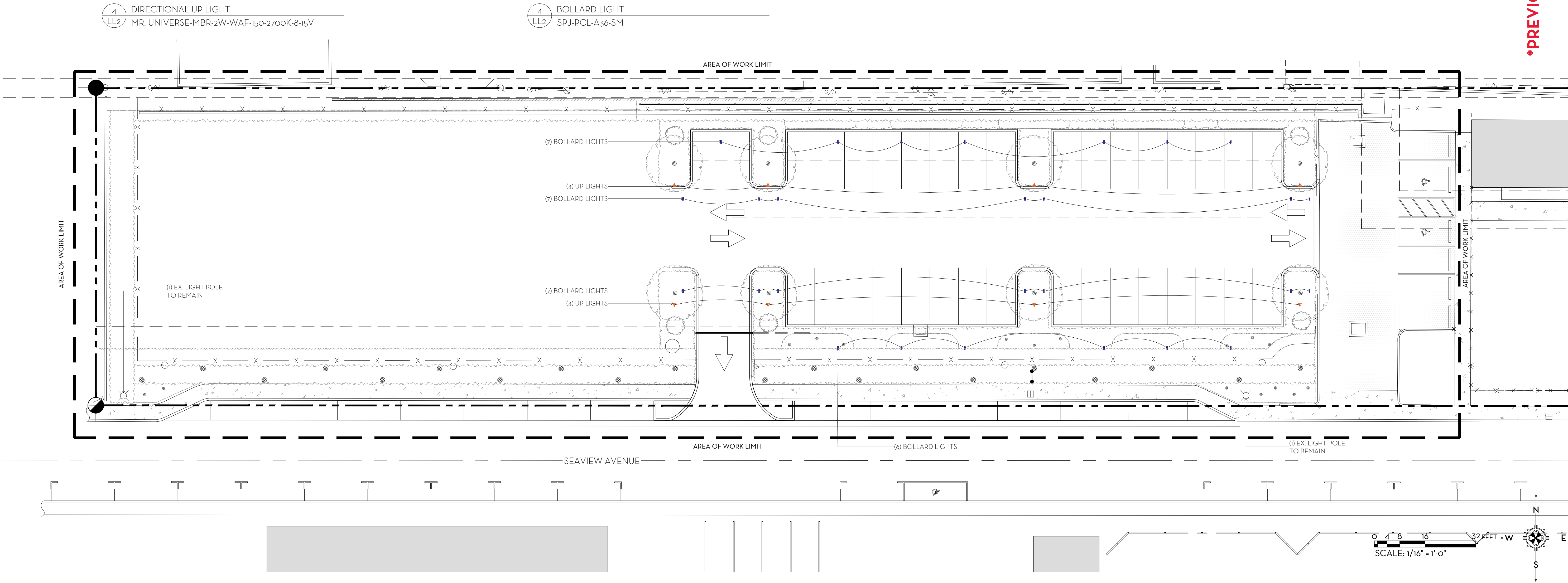
PERSPECTIVE VIEW **SECTION VIEW** **ELEVATION VIEW**

SPJ LIGHTING Inc.
ARCHITECTURAL, LANDSCAPE & OUTDOOR LIGHTING

PLAN TYPE	CONSTRUCTION PLAN	DATE	FILE NO.	SHEET
PRODUCT	SPJ-PCL-A36-SM LIGHTED BOLLARD SURFACE MOUNT	11/3/20	018-ST-BOL-A36-SM	1
PROJECT NAME		1 1/4" = 1'	SCALE BY W.P.L.	2

LANDSCAPE LIGHTING FIXTURE LEGEND		
SYMBOL	DESCRIPTION	QUANTITY
▲	UP LIGHT	8
■	BOLLARD LIGHT	27
	TOTAL LIGHTS	35

*PREVIOUSLY PROPOSED



MARIO F. NIEVERA

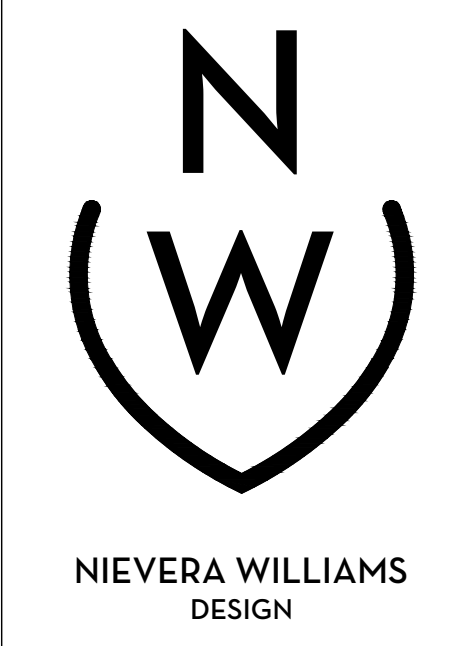
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE LIGHTING PLAN

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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

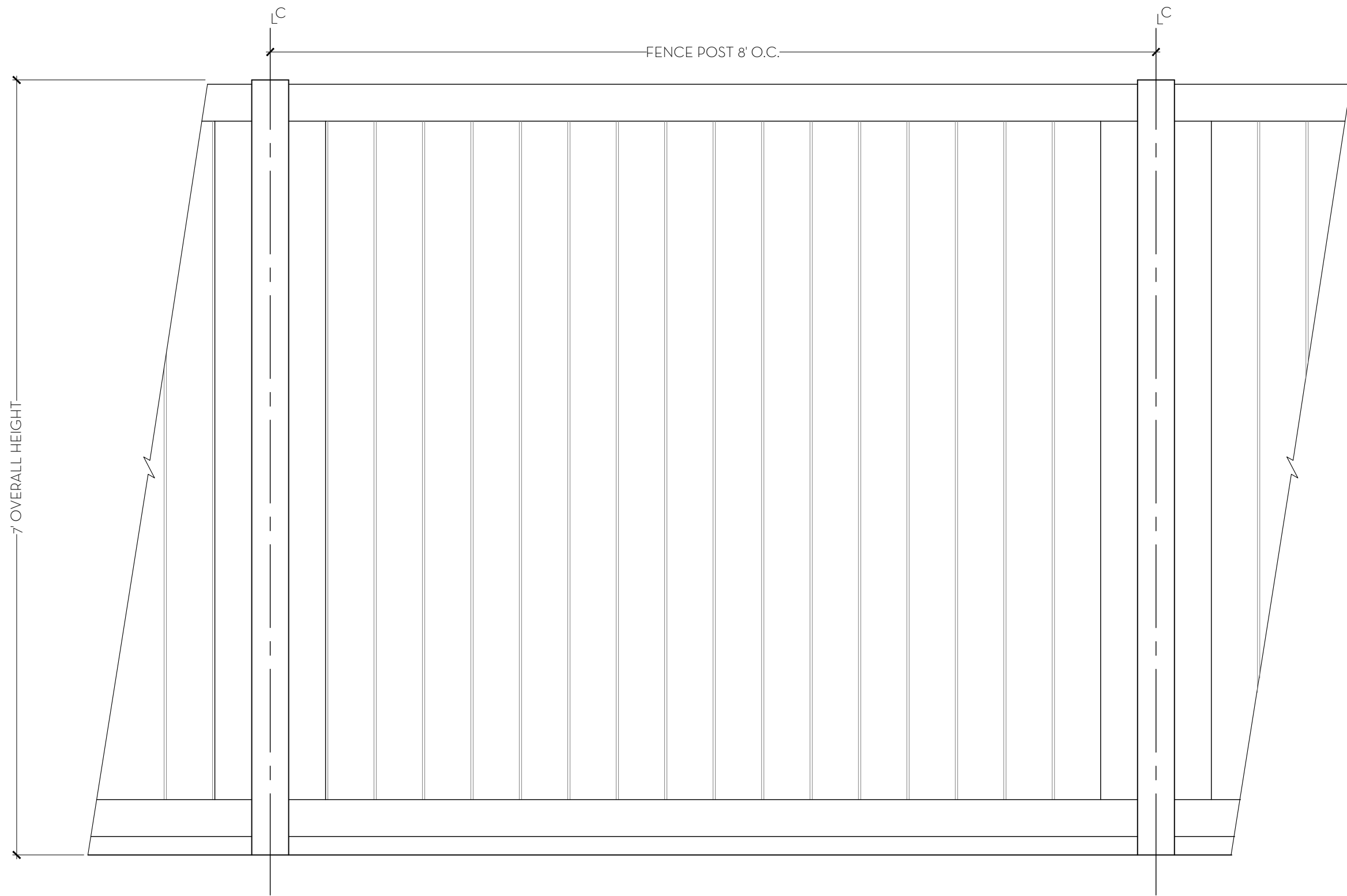


625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

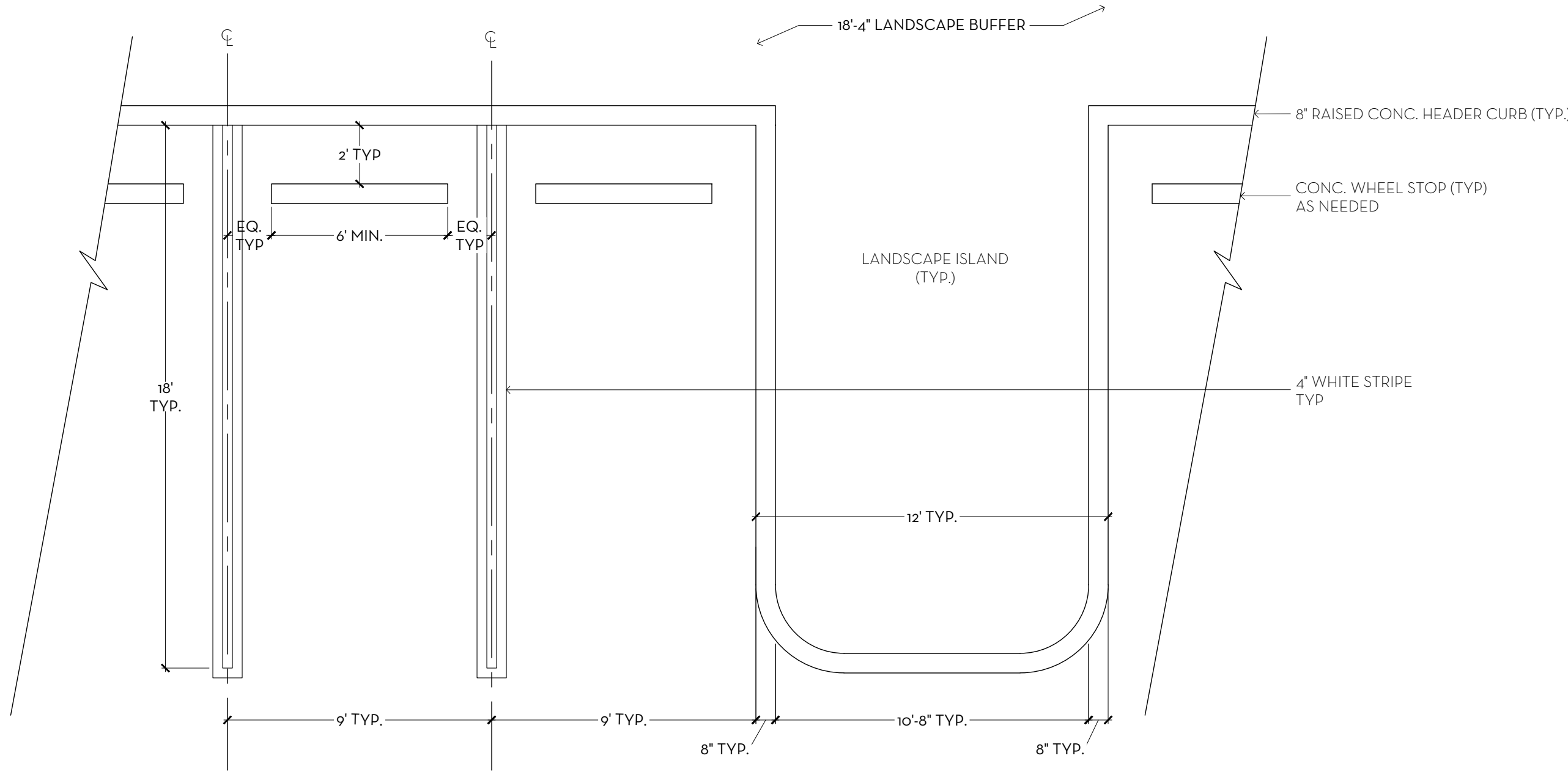
NIEVERAWILLIAMS.COM

COA-22-026 | ZON-22-070

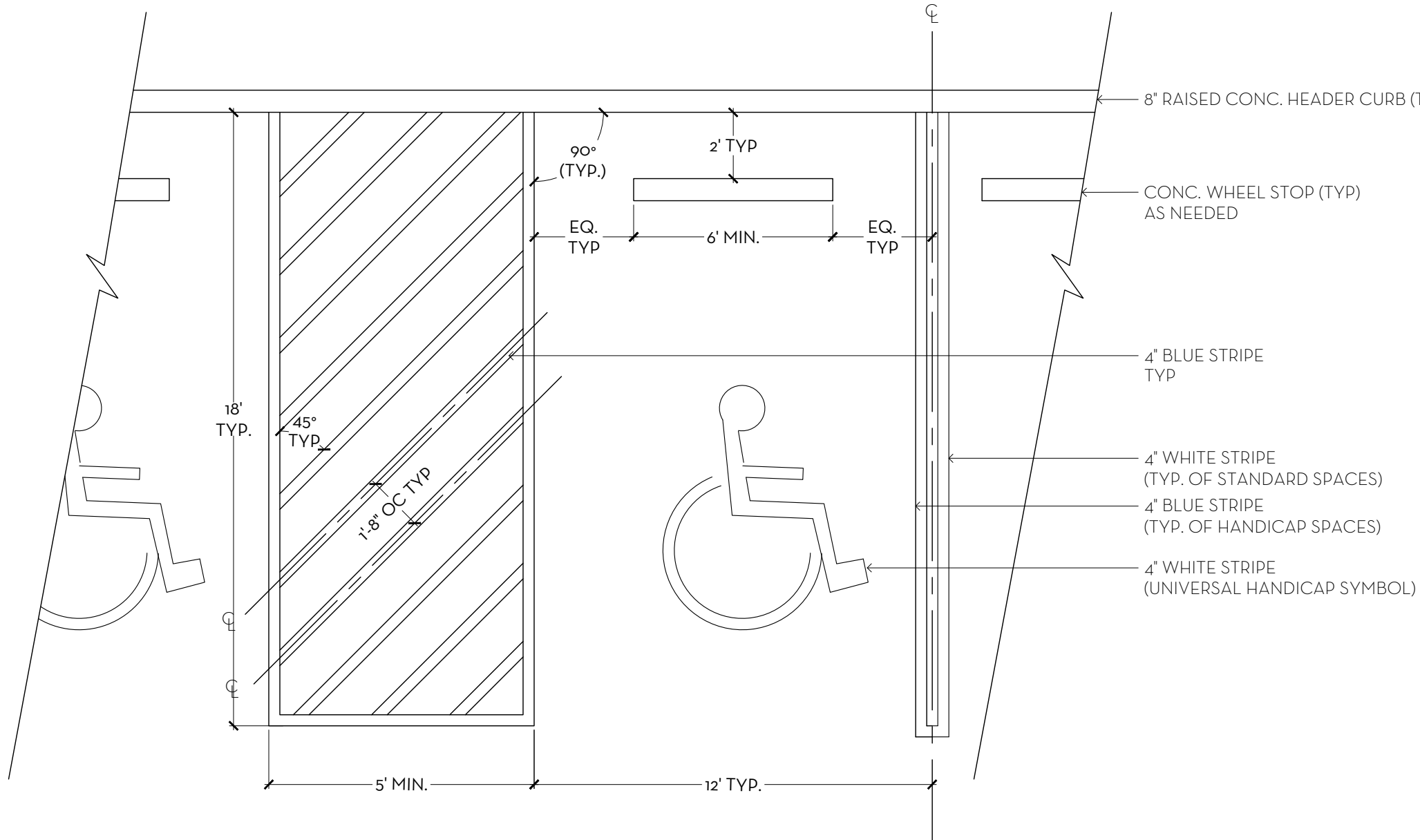
LL1



1
D1
TYPICAL PVC FENCE DETAIL
SCALE: 1/4\"=1'-0\"



3
D1
TYPICAL PARKING SPACE LAYOUT
SCALE: 1/4\"=1'-0\"



4
D1
TYPICAL ADA PARKING SPACE LAYOUT
SCALE: 1/4\"=1'-0\"

*PREVIOUSLY PROPOSED

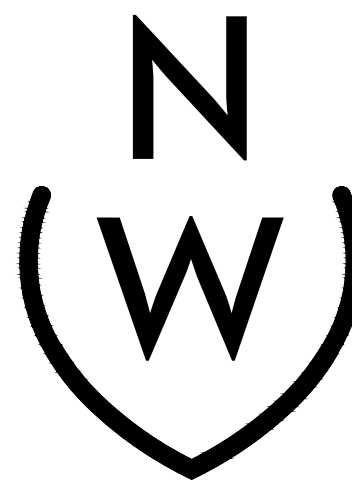
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

DETAILS
PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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



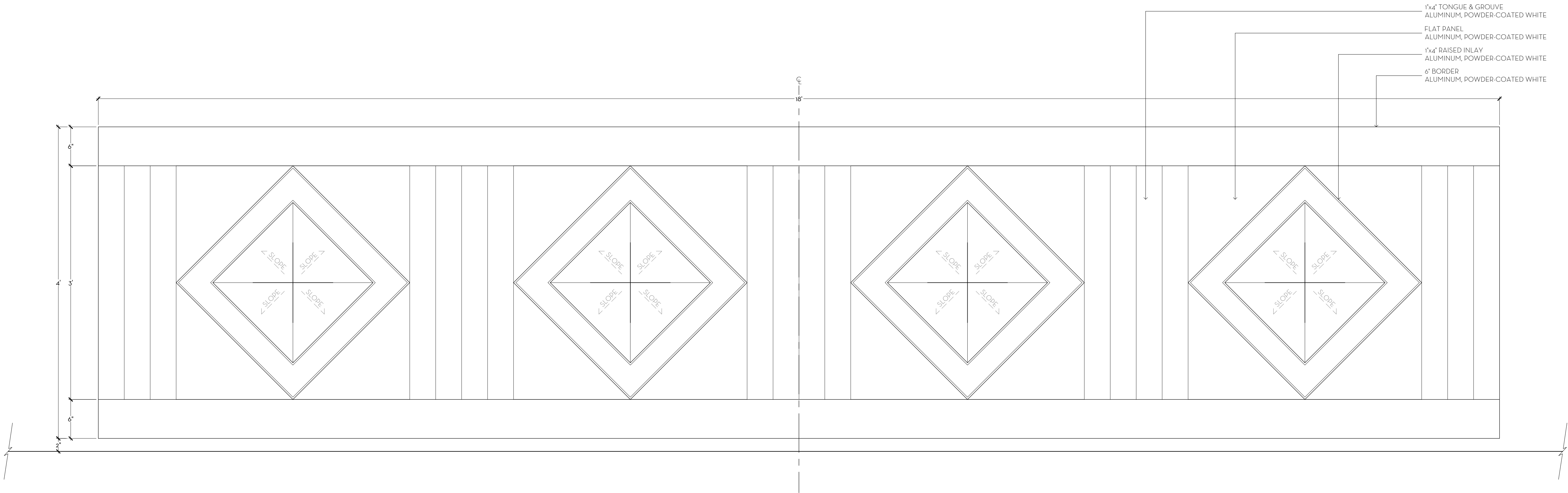
NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

COA-22-026 | ZON-22-070

D1



1 TYPICAL GATE ELEVATION
D2 SCALE: 1/2"=1'-0"



2 INSPIRATION IMAGE FROM EX. BUILDING
D2

*PREVIOUSLY PROPOSED

MARIO F. NIEVERA

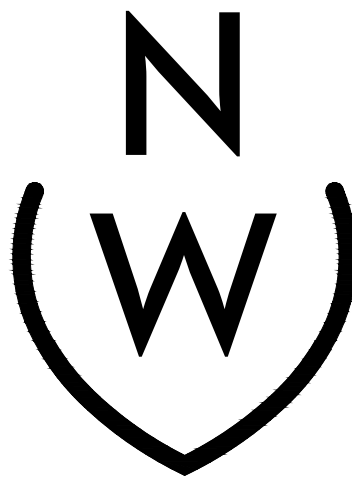
State of Florida
Landscape Architect
Registration No.
6666856

DETAILS
PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

SCALE: SEE DETAIL

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



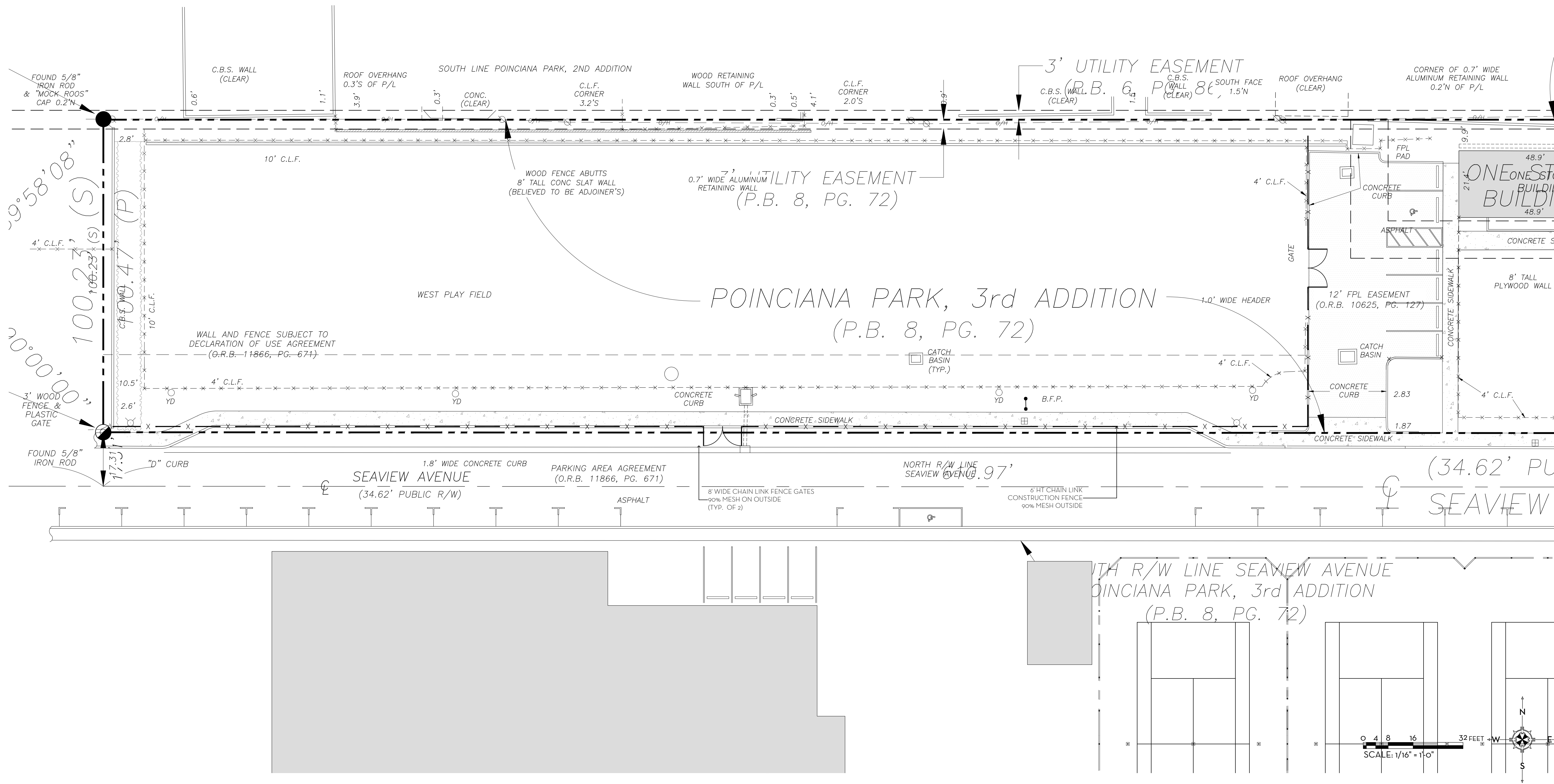
NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

COA-22-026 | ZON-22-070

D2



MARIO F. NIEVERA

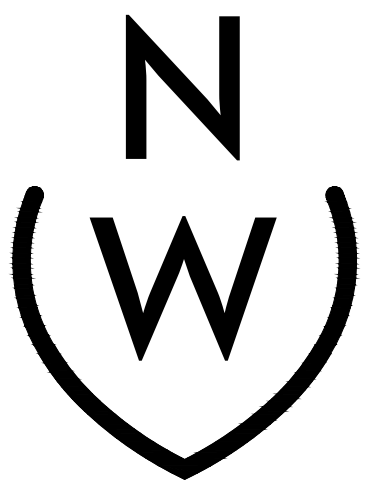
State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN

PBDA PARKING LOT

241 SEAVIEW AVENUE, PALM BEACH, FLORIDA 33480

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



NIEVERA WILLIAMS
DESIGN

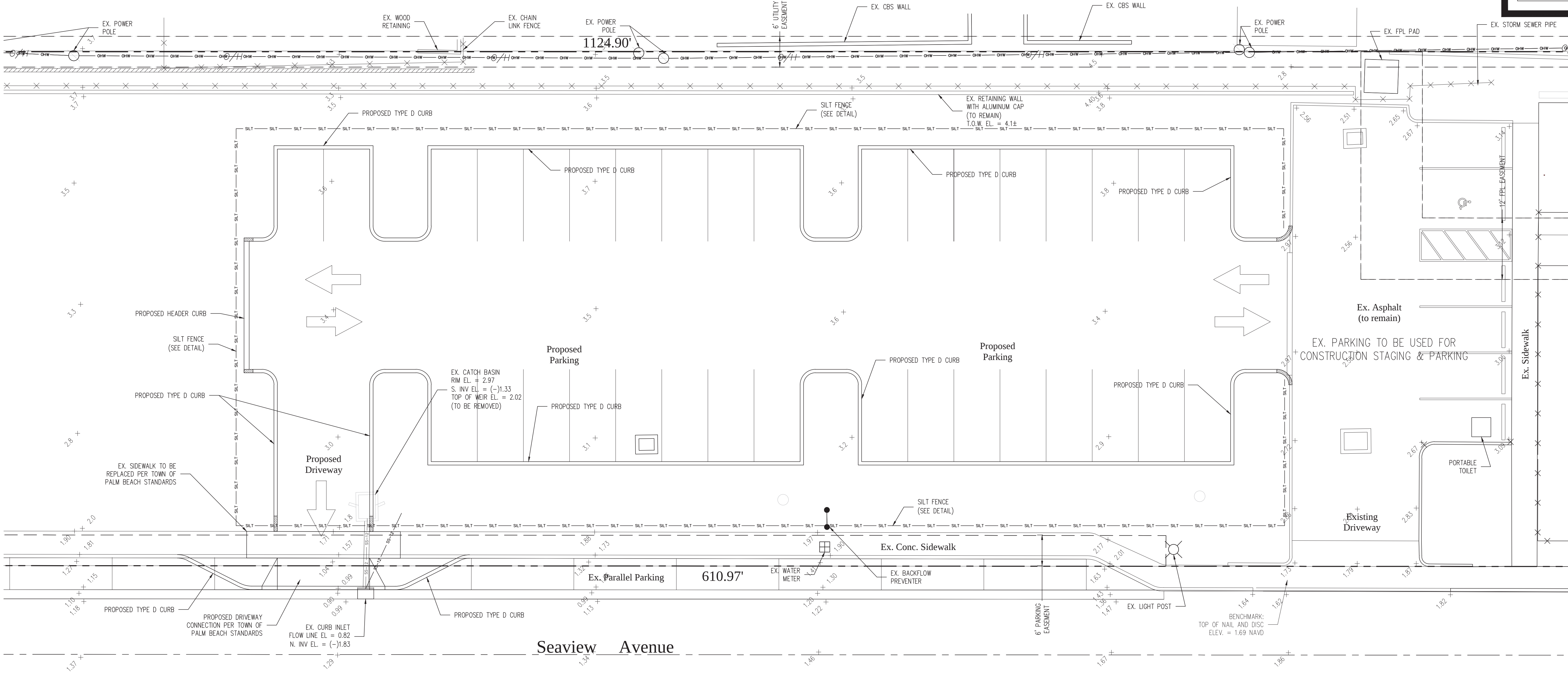
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

COA-22-026 | ZON-22-070

CSP

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



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.
5075 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information				
Project No.	2018-0101	Issue Date	03/27/2022	Scale
Scale	1" = 10'	Drawn By	RM	Checked By
			CG	

Conceptual Construction Staging & Parking and Erosion Control Plan For:
Palm Beach Day Academy
Palm Beach, Florida
241 Seaview Avenue

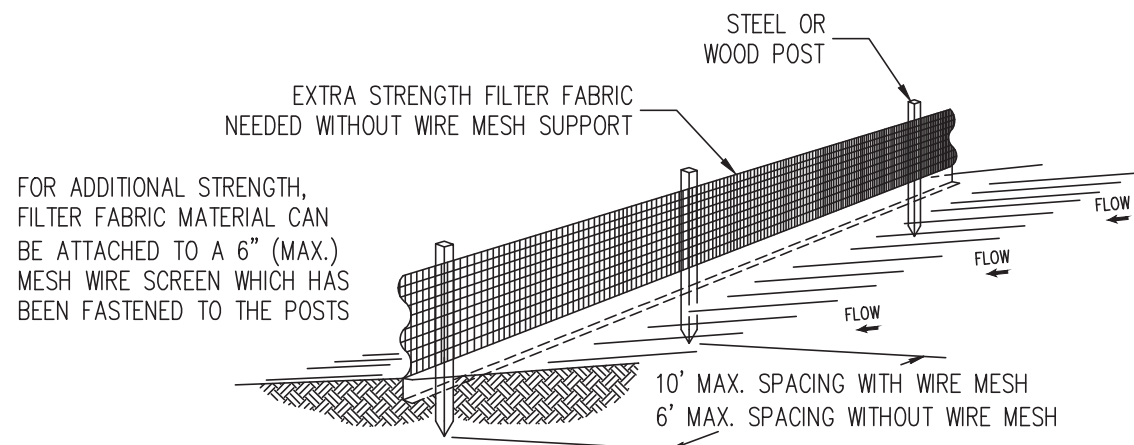
Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

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

Sheet No.
EC-1



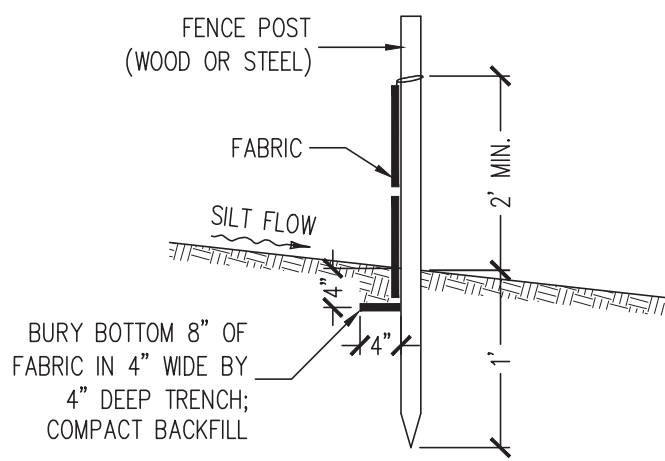
Location Map
N.T.S.



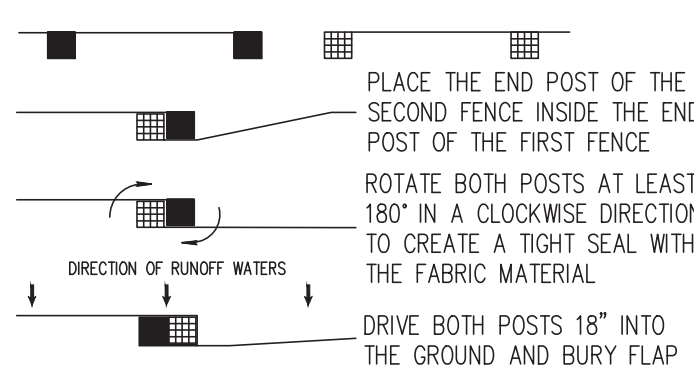
Notes:

- 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.



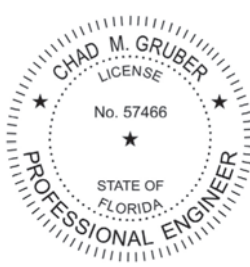
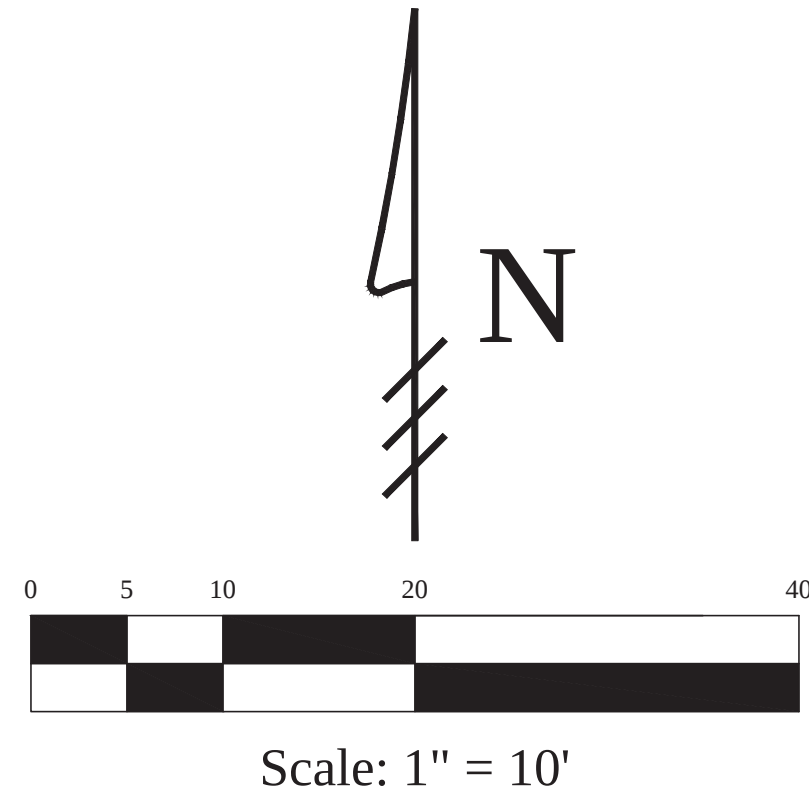
ATTACHING TWO SILT FENCES
N.T.S.

Legend

- CONSTRUCTION STAGING AREA
- SILT FENCE (SEE DETAIL)

Notes:

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



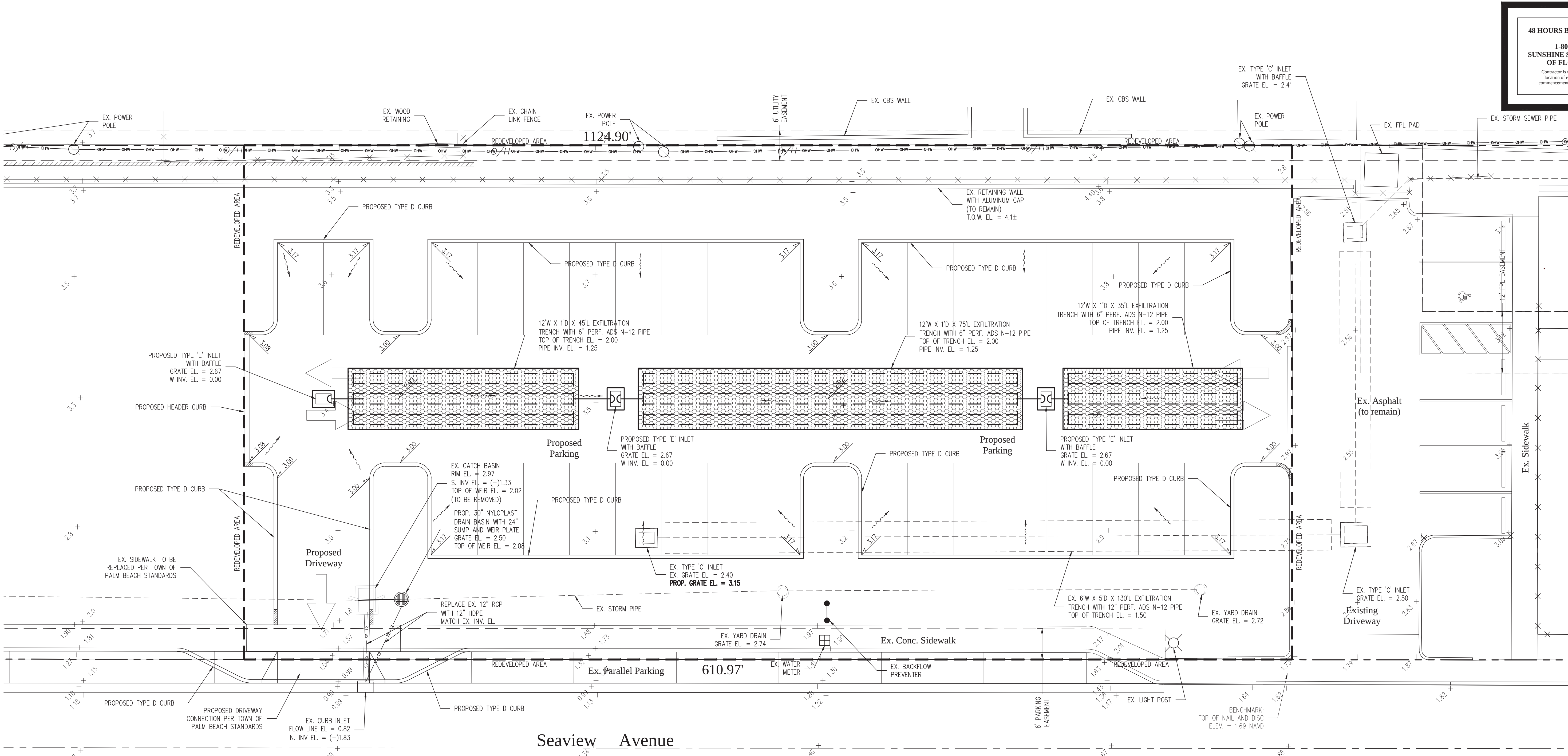
Digitally signed by
Chad M Gruber
Date: 2022.03.28
09:56:46 -04'00'

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 2/18/22

COA-22-026
ZON-22-070

© 2022 Gruber Consulting Engineers, Inc.



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.

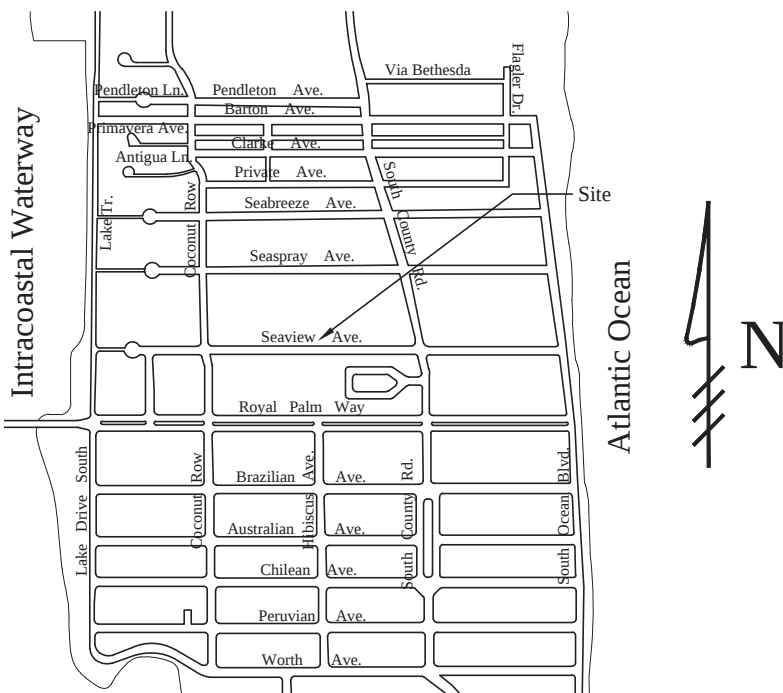


**Gruber Consulting
Engineers, Inc.**
5074 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
office@gruberengineers.com

Project Information				
Project No.	2018-0101	Issue Date	03/27/2022	Scale
Scale	1" = 10'	Drawn By	KM	Checked By
CG				

Conceptual Parking Addition Drainage Plan For:
Palm Beach Day Academy
Palm Beach, Florida
241 Seaview Avenue

- Notes:**
- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
 - 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.
 - 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.
 - Contractor is responsible for installing and maintaining erosion control measures during construction.
 - Video inspection of storm drainage system required prior to installation of sod.
 - Existing storm drainage system to be cleaned, re-habilitated, video inspected and re-certified prior to completion of project.



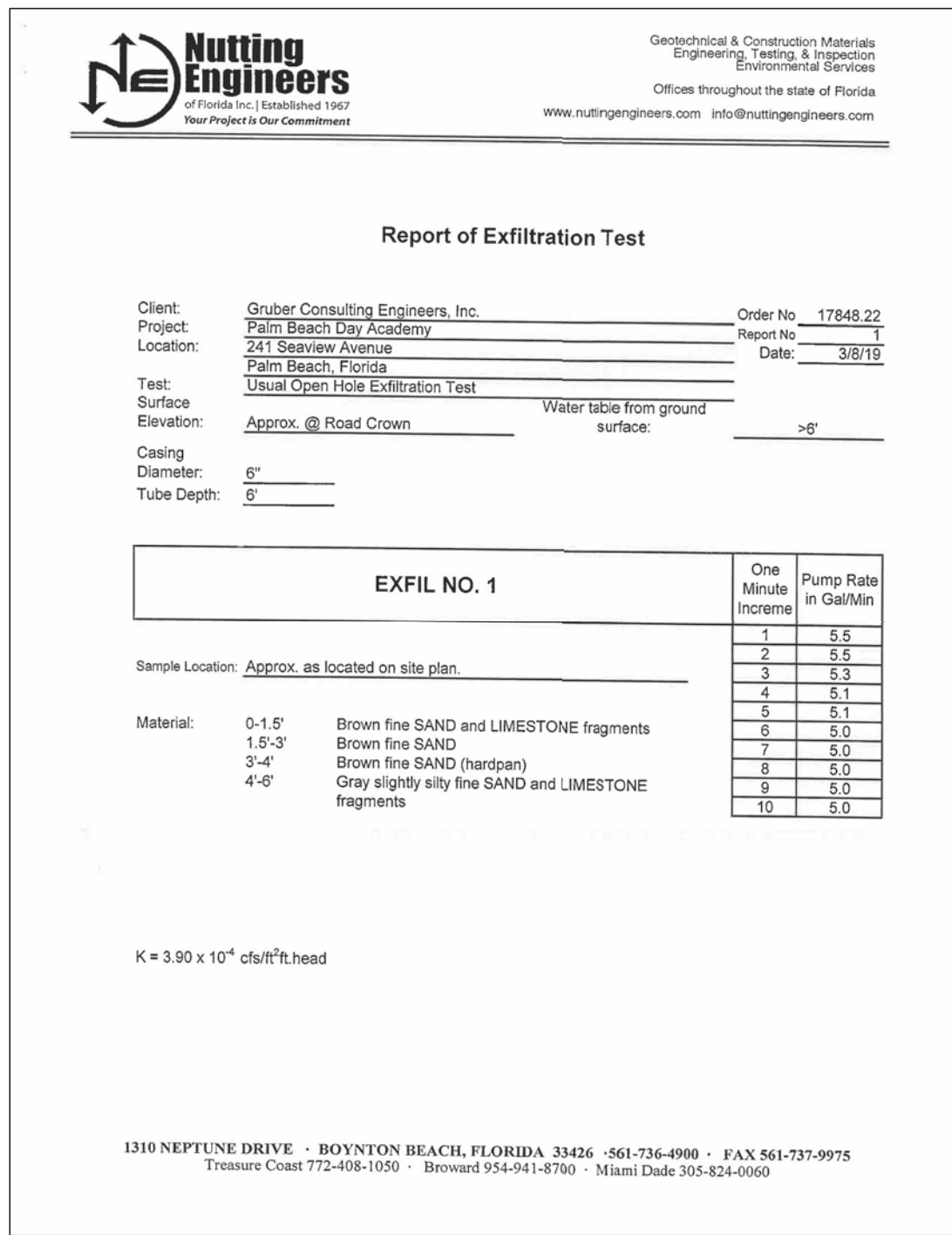
Location Map
N.T.S.

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION
Total Property Area = 113,096 sq.ft.
Proposed Redeveloped Area = 20,531 sq.ft.
Drainage Area Impervious Surface (proposed parking area) = 11,784 sq.ft.
Drainage Area Pervious Surface = 8,747 sq.ft.

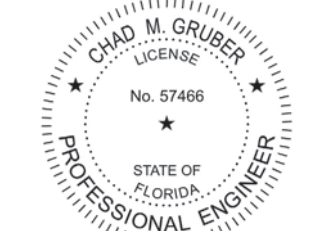
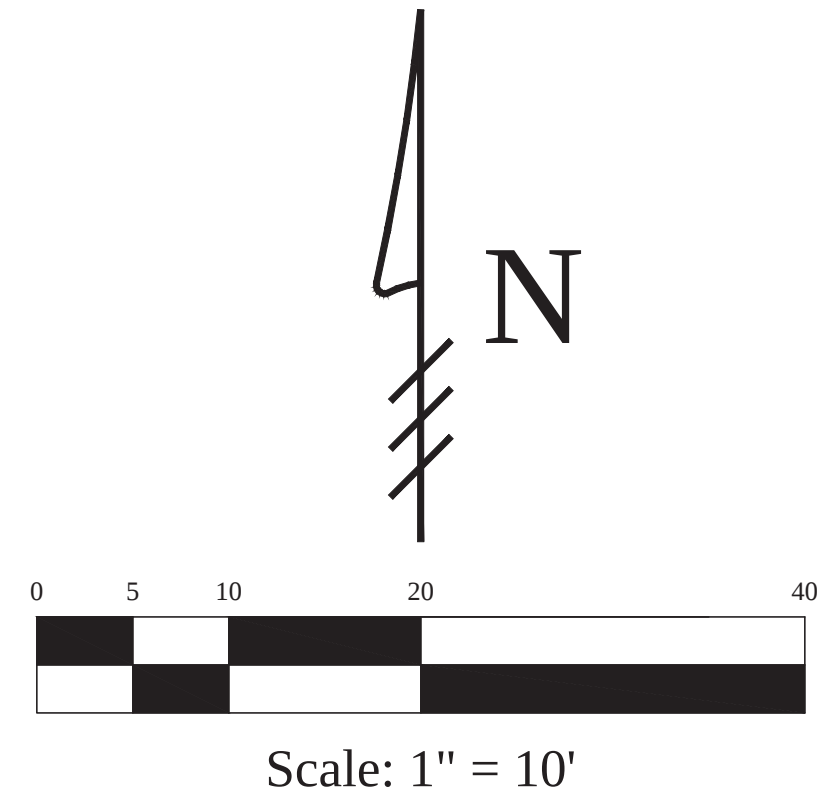
B. ESTIMATED STORMWATER RETENTION VOLUME
The retention volume is estimated using the Rational Method (Q=CIA) where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr
Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 11,784 sq.ft. x 1 ft./12 in. = 1,964 cu.ft.
Pervious Runoff Volume:
0.2 x 2 in/hr x 8,747 sq.ft. x 1 ft./12 in. = 292 cu.ft.
Total Volume to be Retained = 2,256 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING
L = Total Length of Trench Provided = 155 ft
W = Trench Width = 12 ft
K = Hydraulic Conductivity = 0.00039 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 1.17 ft
DU = Un-Saturated Trench Depth = 0.50 ft
DS = Saturated Trench Depth = 0.50 ft
V = Volume Treated = 4,008 cu.ft.



Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- TYPE 'E' INLET WITH BAFFLE



Digitally signed by
Chad M Gruber
Date: 2022.03.27
15:24:18 -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 2/18/22

COA-22-026
ZON-22-070

© 2022 Gruber Consulting Engineers, Inc.

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

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

Sheet No.
C-1