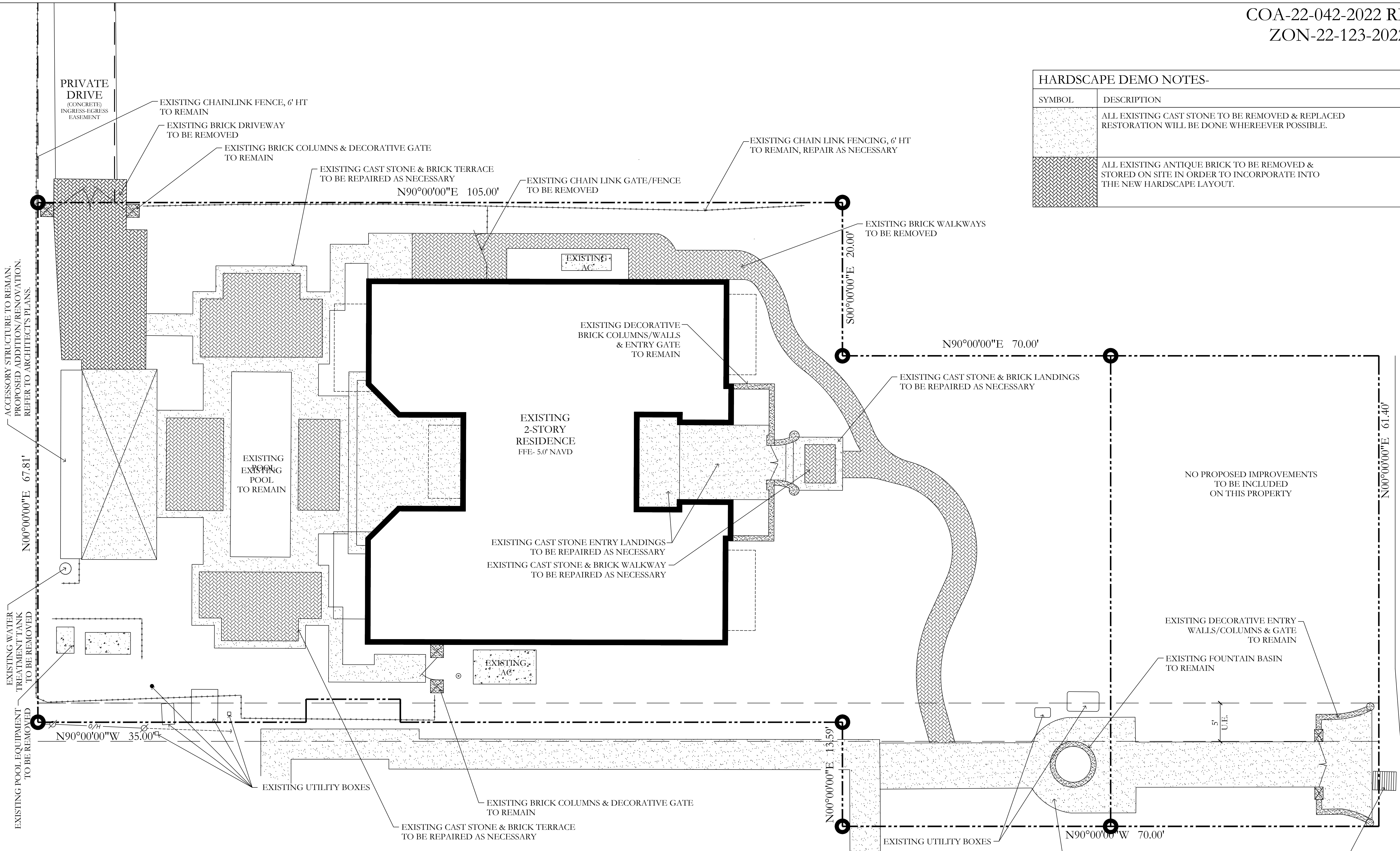


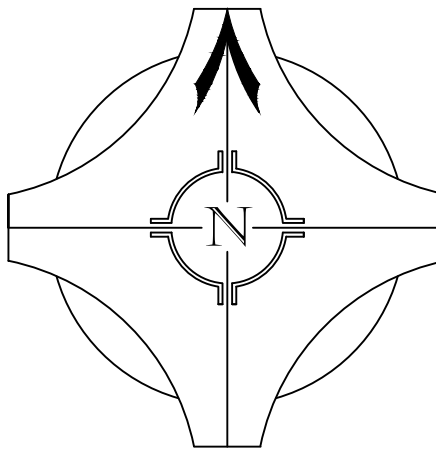
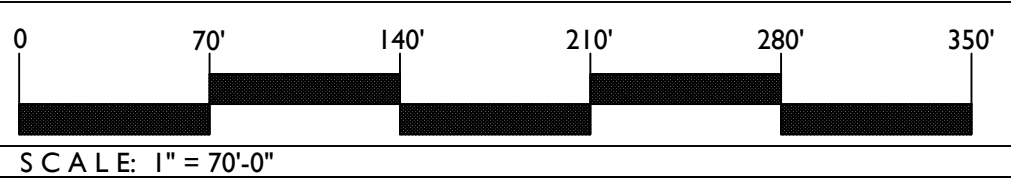
HARDSCAPE DEMO NOTES-	
SYMBOL	DESCRIPTION
	ALL EXISTING CAST STONE TO BE REMOVED & REPLACED RESTORATION WILL BE DONE WHEREEVER POSSIBLE.
	ALL EXISTING ANTIQUE BRICK TO BE REMOVED & STORED ON SITE IN ORDER TO INCORPORATE INTO THE NEW HARDSCAPE LAYOUT.



OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
BUILDING SITE COVERAGE:		
EXISTING:	2,770.0 S.F.	30%
PROPOSED:	2,642.0 S.F.	28.6%
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,422.3 S.F.	26.2%
LANDSCAPE/OPENSOURCE:		
REQUIRED:	4,154.4 S.F.	45.0%
PROPOSED:	4,167.7 S.F.	45.1%

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)			
25' SETBACK AREA:			
REQUIRED OPENSOURCE:	1,195.2 S.F.	100%	
PROPOSED OPENSOURCE:	478.1 S.F.	40.0%	
PROPOSED LANDSCAPE:	891.3 S.F.	74.6%	
PROPOSED HARDSCAPE:	303.9 S.F.	25.4%	

10' PERIMETER OPENSOURCE SITE CALCULATIONS (RC ZONING DISTRICT)			
10' PERIMETER AREA:			
REQUIRED OPENSOURCE:	3,756.2 S.F.	100%	
PROPOSED LANDSCAPE:	1,878.1 S.F.	50.0%	
PROPOSED HARDSCAPE:	2,522.2 S.F.	67.1%	
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%	



HARDSCAPE DISPOSITION PLAN

LEEDS RESIDENCE

218 PHIPPS PLAZA

PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:

PALM BEACH JUPITER ISLAND MIAMI

P.O. BOX 2065 PALM BEACH, FL 33480

OFFICE: 561.858.8440 FAX: 561.858.8442

EMAIL: LGROUPTR@aol.com

WWW.LOPEZGROUPOFFPALMBEACH.COM

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DESIGN DIRECTOR: JORGE LOPEZ

DESIGN DEVELOPMENT: ANDRES PARADELO

CONSULTANT / LANDSCAPE ARCHITECT

1177 CLARE AVENUE, SUITE 7

WEST PALM BEACH, FLORIDA 33401

561.951.7525 | ANDRES@PARADELOBURGESS.COM

SEAL:

JONATHAN BURGESS

LICENSE # LA6667220

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H-X

DATE:

03 OCTOBER 2022

LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

EXISTING CONDITIONS PLAN

DESIGN DEVELOPED BY:
LÓPEZ GROUP INC.
of Palm Beach
PALM BEACH JUPITER ISLAND MIAMI
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DESIGN DIRECTOR: JOSE LÓPEZ DESIGN DEVELOPER: ANDRÉS PARADELO

CONSULTANT / LANDSCAPE ARCHITECT
PARADELO | BURGESS
design studio

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WEST PALM BEACH, FLORIDA 33401
561.951.7325 | ANDR@PARADELOBURGESS.COM

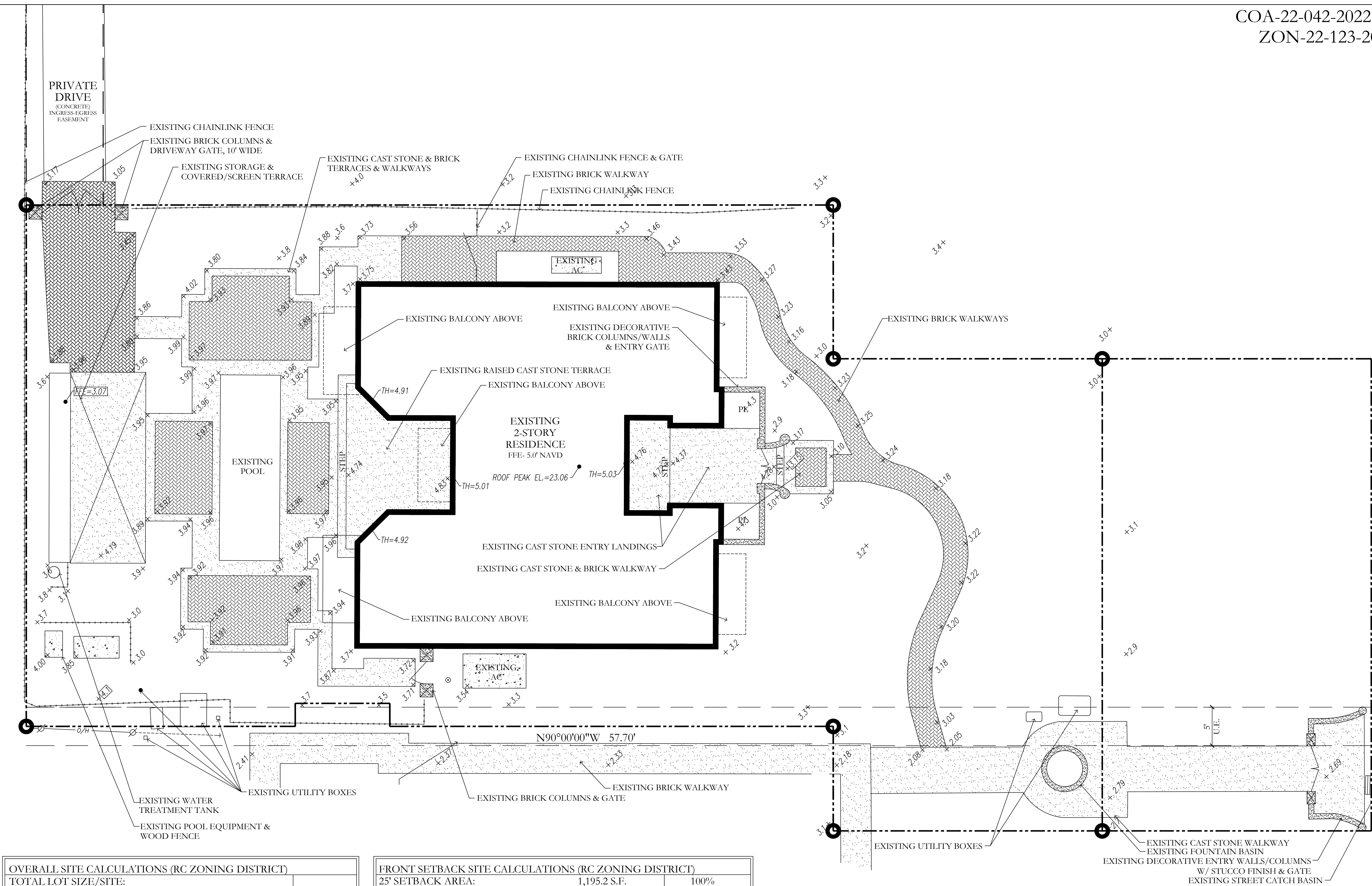
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EX1

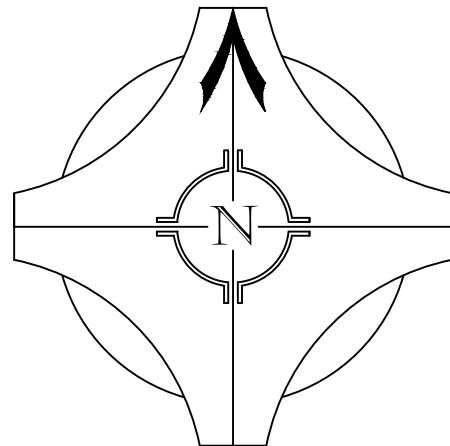
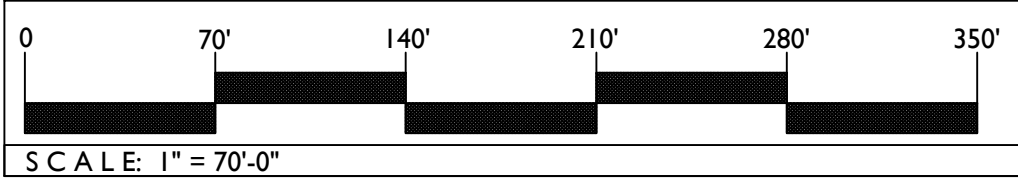
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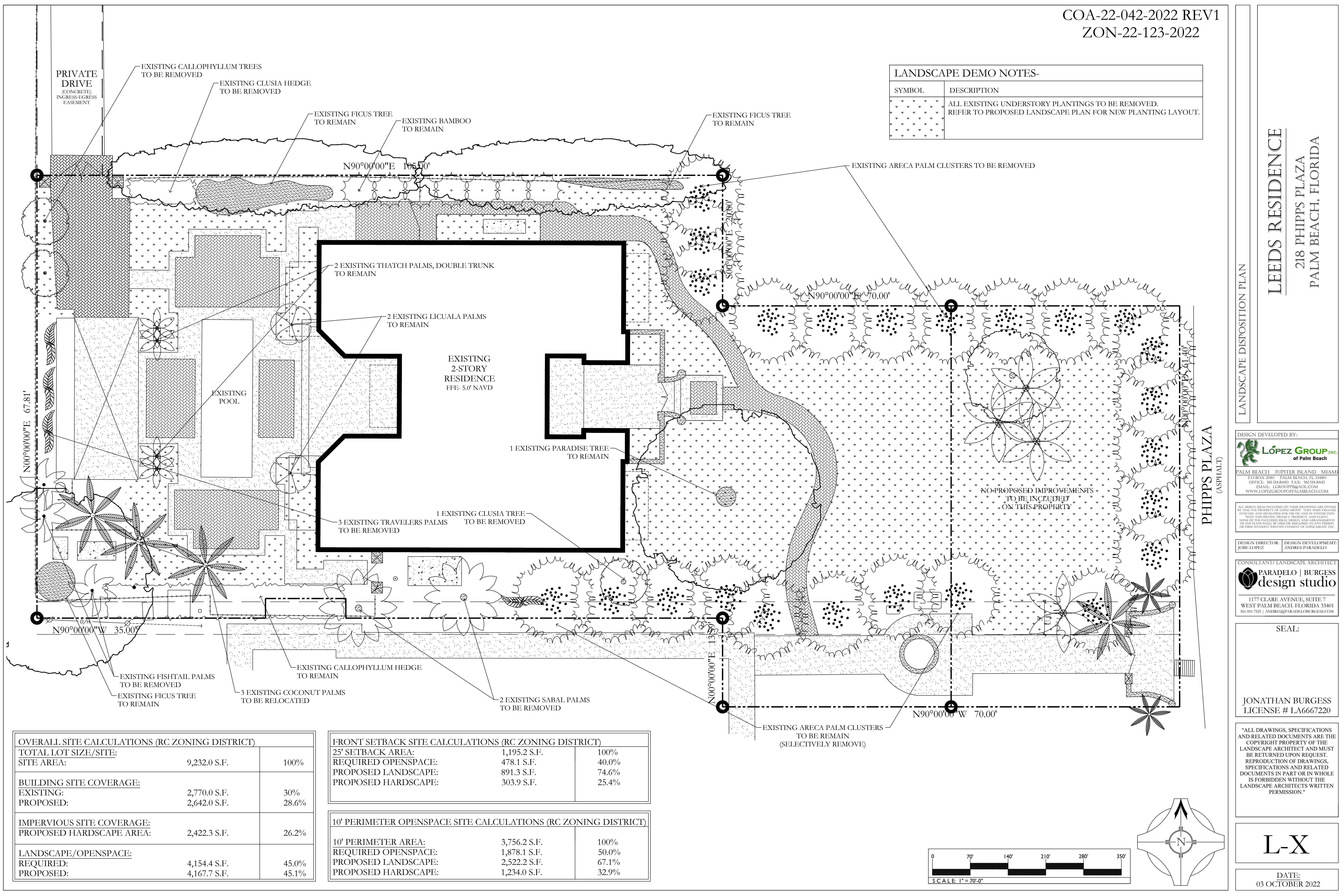


OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
BUILDING SITE COVERAGE:		
EXISTING:	2,770.0 S.F.	30%
PROPOSED:	2,642.0 S.F.	28.6%
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,422.3 S.F.	26.2%
LANDSCAPE/OPENSAPCE:		
REQUIRED:	4,154.4 S.F.	45.0%
PROPOSED:	4,167.7 S.F.	45.1%

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:		
REQUIRED OPENSAPCE:	1,195.2 S.F.	100%
PROPOSED LANDSCAPE:	478.1 S.F.	40.0%
PROPOSED HARDSCAPE:	891.3 S.F.	74.6%
PROPOSED HARDSCAPE:	303.9 S.F.	25.4%

10' PERIMETER OPENSAPCE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:		
REQUIRED OPENSAPCE:	3,756.2 S.F.	100%
PROPOSED LANDSCAPE:	1,878.1 S.F.	50.0%
PROPOSED HARDSCAPE:	2,522.2 S.F.	67.1%
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%





LANDSCAPE DEMO NOTES-	
SYMBOL	DESCRIPTION
	ALL EXISTING UNDERSTORY PLANTINGS TO BE REMOVED. REFER TO PROPOSED LANDSCAPE PLAN FOR NEW PLANTING LAYOUT.

PRIVATE DRIVE (CONCRETE) INGRESS/EGRESS EASEMENT

EXISTING CALLOPHYLLUM TREES TO BE REMOVED

EXISTING CLUSIA HEDGE TO BE REMOVED

EXISTING FICUS TREE TO REMAIN

EXISTING BAMBOO TO REMAIN

EXISTING FICUS TREE TO REMAIN

EXISTING ARECA PALM CLUSTERS TO BE REMOVED

2 EXISTING THATCH PALMS, DOUBLE TRUNK TO REMAIN

2 EXISTING LICUALA PALMS TO REMAIN

EXISTING 2-STORY RESIDENCE FFE- 5.0' NAVD

1 EXISTING PARADISE TREE TO REMAIN

3 EXISTING TRAVELERS PALMS TO BE REMOVED

1 EXISTING CLUSIA TREE TO BE REMOVED

EXISTING POOL

EXISTING FISHTAIL PALMS TO BE REMOVED

EXISTING FICUS TREE TO REMAIN

3 EXISTING COCONUT PALMS TO BE RELOCATED

EXISTING CALLOPHYLLUM HEDGE TO REMAIN

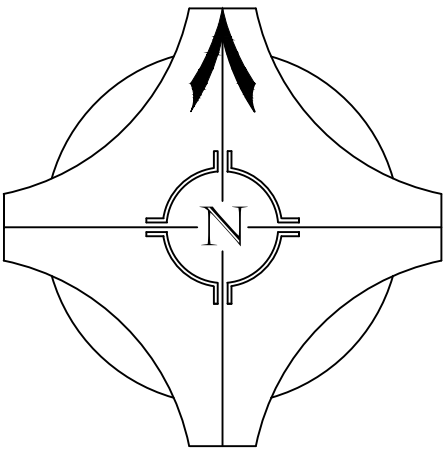
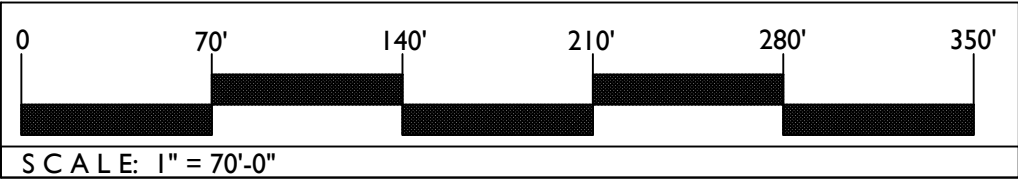
2 EXISTING SABAL PALMS TO BE REMOVED

EXISTING ARECA PALM CLUSTERS TO BE REMAIN (SELECTIVELY REMOVE)

NO PROPOSED IMPROVEMENTS TO BE INCLUDED ON THIS PROPERTY

OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
BUILDING SITE COVERAGE:		
EXISTING:	2,770.0 S.F.	30%
PROPOSED:	2,642.0 S.F.	28.6%
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,422.3 S.F.	26.2%
LANDSCAPE/OPENSOURCE:		
REQUIRED:	4,154.4 S.F.	45.0%
PROPOSED:	4,167.7 S.F.	45.1%

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:		
REQUIRED OPENSOURCE:	1,195.2 S.F.	100%
PROPOSED OPENSOURCE:	478.1 S.F.	40.0%
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10' PERIMETER AREA:		
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PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%



LANDSCAPE DISPOSITION PLAN

LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:

Palm Beach | Jupiter Island | Miami
P.O. BOX 2065 | PALM BEACH, FL 33480
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DESIGN DIRECTOR: JOSE LÓPEZ | DESIGN DEVELOPMENT: ANDRÉS PARADELO

CONSULTANT / LANDSCAPE ARCHITECT

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WEST PALM BEACH, FLORIDA 33401
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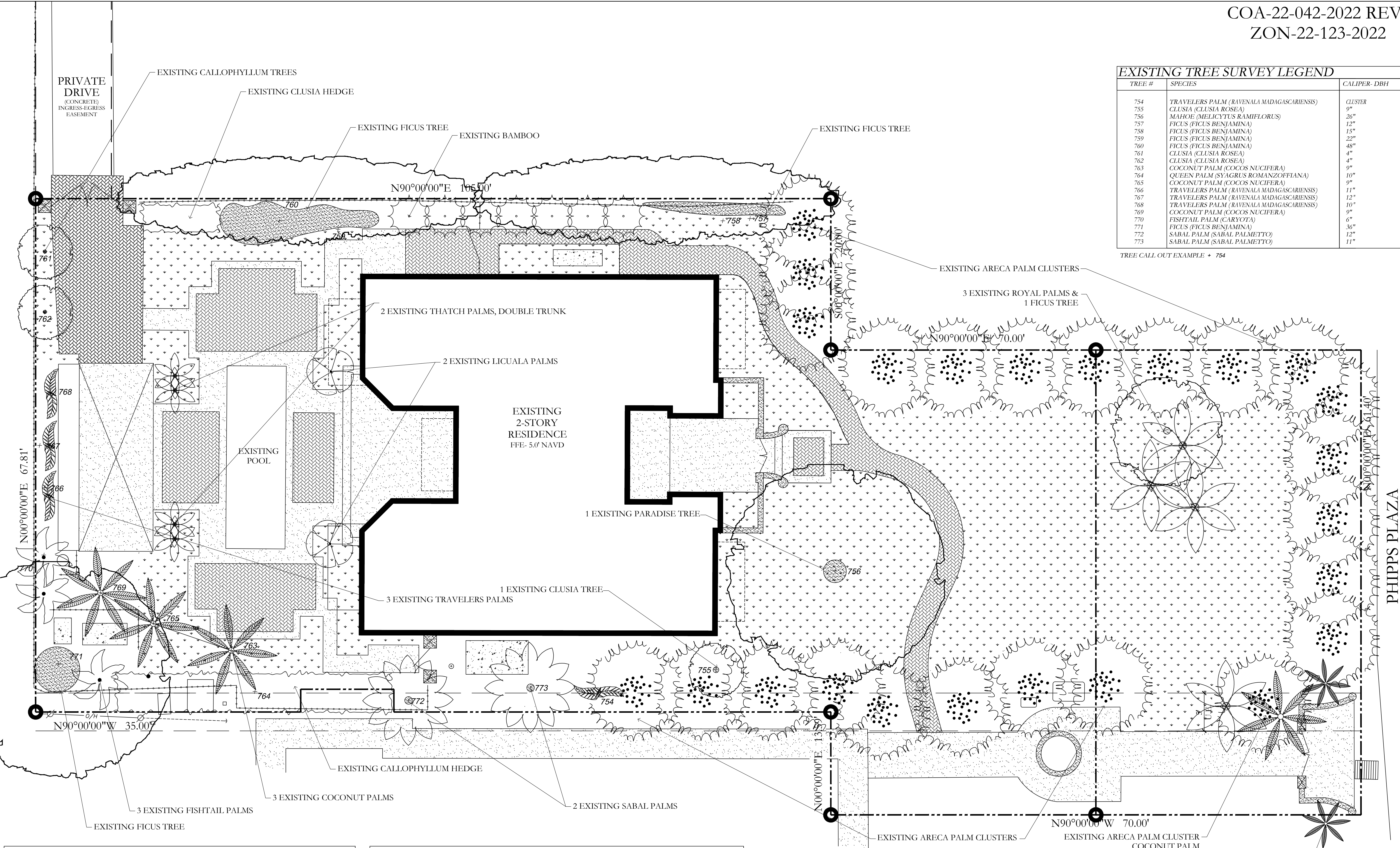
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LICENSE # 1A6667220

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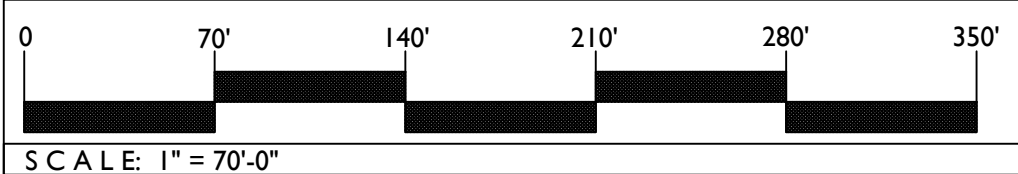
EXISTING TREE SURVEY LEGEND		
TREE #	SPECIES	CALIPER- DBH
754	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	CLUSTER
755	CLUSIA (CLUSIA ROSEA)	9"
756	MAHOE (MELICYTUS RAMIFLORUS)	26"
757	FICUS (FICUS BENJAMINA)	12"
758	FICUS (FICUS BENJAMINA)	15"
759	FICUS (FICUS BENJAMINA)	22"
760	FICUS (FICUS BENJAMINA)	48"
761	CLUSIA (CLUSIA ROSEA)	4"
762	CLUSIA (CLUSIA ROSEA)	4"
763	COCONUT PALM (COCOS NUCIFERA)	9"
764	QUEEN PALM (SYAGRUS ROMANZOFFIANA)	10"
765	COCONUT PALM (COCOS NUCIFERA)	9"
766	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	11"
767	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	12"
768	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	10"
769	COCONUT PALM (COCOS NUCIFERA)	9"
770	FISHTAIL PALM (CARYOTA)	6"
771	FICUS (FICUS BENJAMINA)	36"
772	SABAL PALM (SABAL PALMETTO)	12"
773	SABAL PALM (SABAL PALMETTO)	11"

TREE CALL OUT EXAMPLE + 754

OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
BUILDING SITE COVERAGE:		
EXISTING:	2,770.0 S.F.	30%
PROPOSED:	2,642.0 S.F.	28.6%
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,422.3 S.F.	26.2%
LANDSCAPE/OPENSOURCE:		
REQUIRED:	4,154.4 S.F.	45.0%
PROPOSED:	4,167.7 S.F.	45.1%

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:		
REQUIRED OPENSOURCE:	1,195.2 S.F.	100%
REQUIRED OPENSOURCE:	478.1 S.F.	40.0%
PROPOSED LANDSCAPE:	891.3 S.F.	74.6%
PROPOSED HARDSCAPE:	303.9 S.F.	25.4%

10' PERIMETER OPENSOURCE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:		
REQUIRED OPENSOURCE:	3,756.2 S.F.	100%
REQUIRED OPENSOURCE:	1,878.1 S.F.	50.0%
PROPOSED LANDSCAPE:	2,522.2 S.F.	67.1%
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%



EXISTING VEGETATION PLAN

LEEDS RESIDENCE

218 PHIPPS PLAZA

PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:

LOPEZ GROUP INC.
of Palm Beach

PALM BEACH JUPITER ISLAND MIAMI

PO BOX 2065 PALM BEACH FL 33480

OFFICE 561.584.8440 FAX 561.584.8442

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DESIGN DIRECTOR:

JOSE LOPEZ

DESIGN DEVELOPMENT:

ANDRES PARADELO

CONSULTANT/ LANDSCAPE ARCHITECT

PARADELO | BURGESS
design studio

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SEAL:

JONATHAN BURGESS

LICENSE # 1A6667220

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EX2

DATE:
03 OCTOBER 2022

PROPOSED HARDSCAPE LAYOUT PLAN

DESIGN DEVELOPED BY:



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WWW.LOPEZGROUPOFPALMBEACH.COM

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DESIGN DIRECTOR: JOBE LOPEZ	DESIGN DEVELOPMENT: ANDRES PARADELO
--------------------------------	--

CONSULTANT/ LANDSCAPE ARCHITECT

 PARADELO | BURGESS
design studio

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WEST PALM BEACH, FLORIDA 33401
561.951.7525 | ANDRES@PARADELOBURGESS.COM

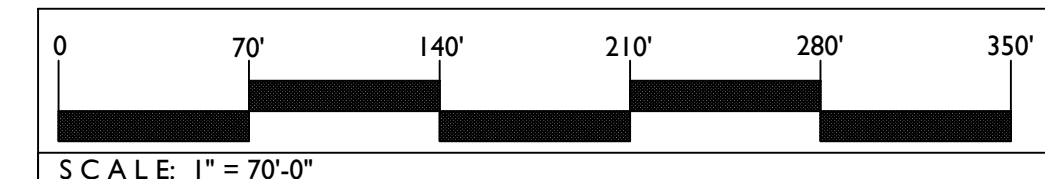
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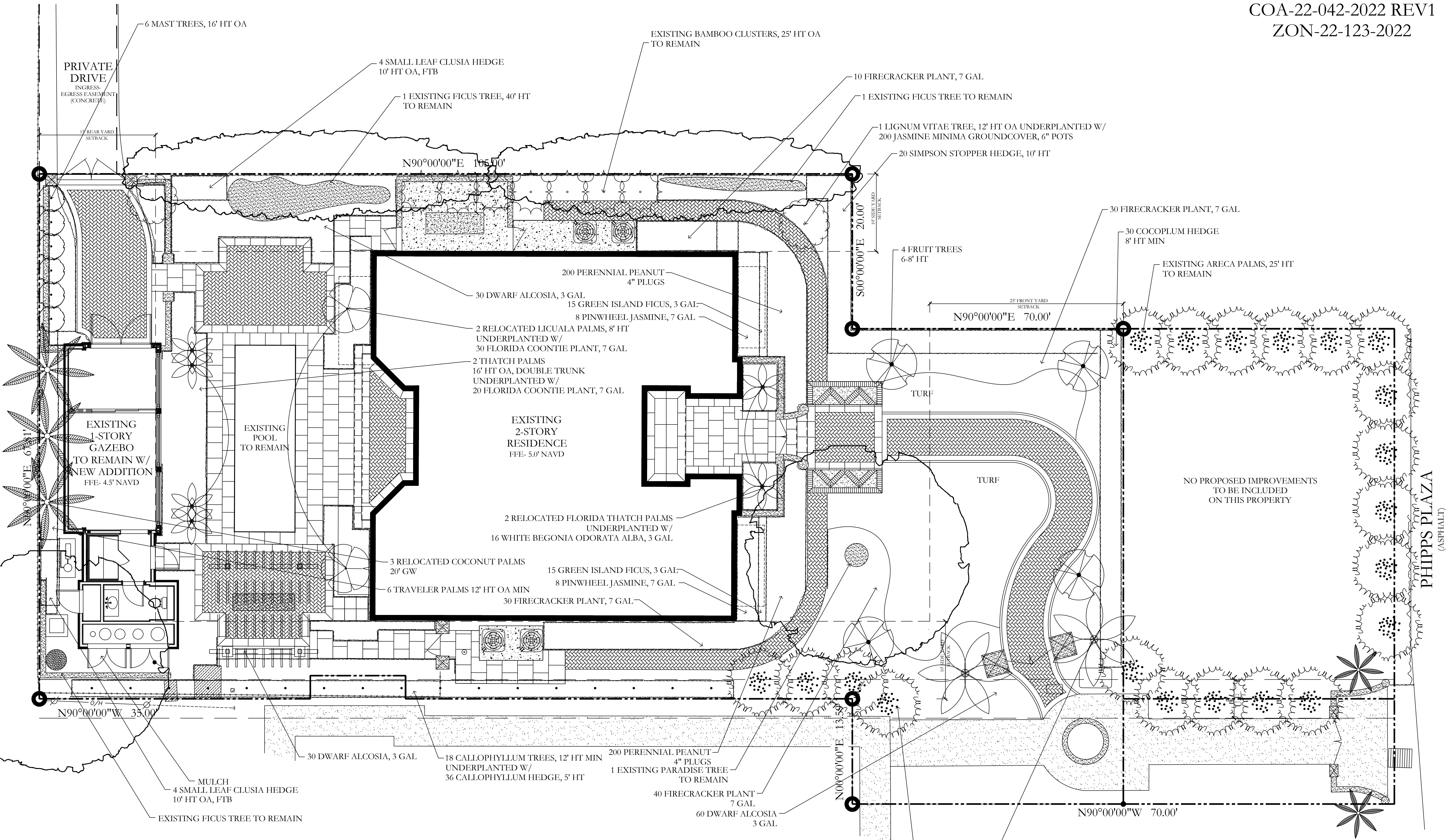
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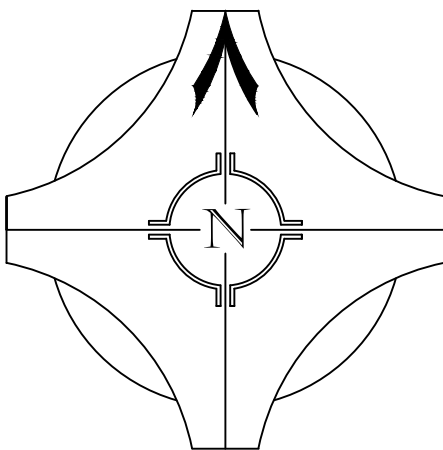
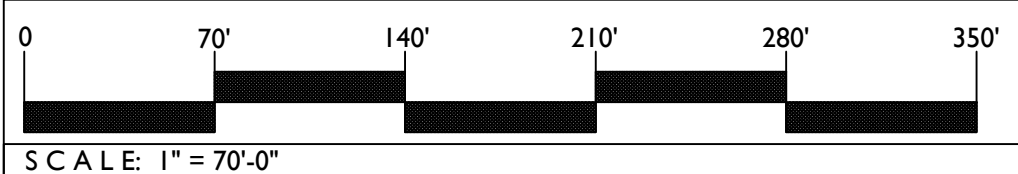




OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
BUILDING SITE COVERAGE:		
EXISTING:	2,770.0 S.F.	30%
PROPOSED:	2,642.0 S.F.	28.6%
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,422.3 S.F.	26.2%
LANDSCAPE/OPENSPACE:		
REQUIRED:	4,154.4 S.F.	45.0%
PROPOSED:	4,167.7 S.F.	45.1%

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:		
REQUIRED OPENSACE:	1,195.2 S.F.	100%
PROPOSED LANDSCAPE:	478.1 S.F.	40.0%
PROPOSED HARDSCAPE:	891.3 S.F.	74.6%
PROPOSED HARDSCAPE:	303.9 S.F.	25.4%

10' PERIMETER OPENSACE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:		
REQUIRED OPENSACE:	3,756.2 S.F.	100%
PROPOSED LANDSCAPE:	1,878.1 S.F.	50.0%
PROPOSED LANDSCAPE:	2,522.2 S.F.	67.1%
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%



PROPOSED LANDSCAPE PLAN

LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:

LÓPEZ GROUP INC.
of Palm Beach

PALM BEACH JUPITER ISLAND MIAMI
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OFFICE: 561.584.8440 FAX: 561.584.8442
EMAIL: LGROUPPB@aol.com
WWW.LOPEZGROUPOFFPALMBEACH.COM

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DESIGN DIRECTOR: JOSE LOPEZ DESIGN DEVELOPMENT: ANDRES PARADELO

CONSULTANT/ LANDSCAPE ARCHITECT

PARADELO | BURGESS
design studio

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WEST PALM BEACH, FLORIDA 33401
561.951.7325 | ANDRES@PARADELOBURGESS.COM

SEAL:

JONATHAN BURGESS
LICENSE # 1A6667220

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LP1.1

DATE:
03 OCTOBER 2022

LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

PROPOSED PERIMETER LANDSCAPE PLAN

DESIGN DEVELOPED BY:
LÓPEZ GROUP INC.
of Palm Beach
PALM BEACH JUPITER ISLAND MIAMI
P.O. BOX 2065 PALM BEACH, FL 33480
OFFICE: 561.543.8440 FAX: 561.543.8442
EMAIL: LGROUP@AOL.COM
WWW.LOPEZGROUPOFFPALMBEACH.COM

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DESIGN DIRECTOR: JOSE LOPEZ DESIGN DEVELOPMENT: ANDRES PARADELO

CONSULTANT / LANDSCAPE ARCHITECT
PARADELO | BURGESS
design studio
1177 CLARE AVENUE, SUITE 7
WEST PALM BEACH, FLORIDA 33411
561.951.7525 | ANDRES@PARADELOBURGESS.COM

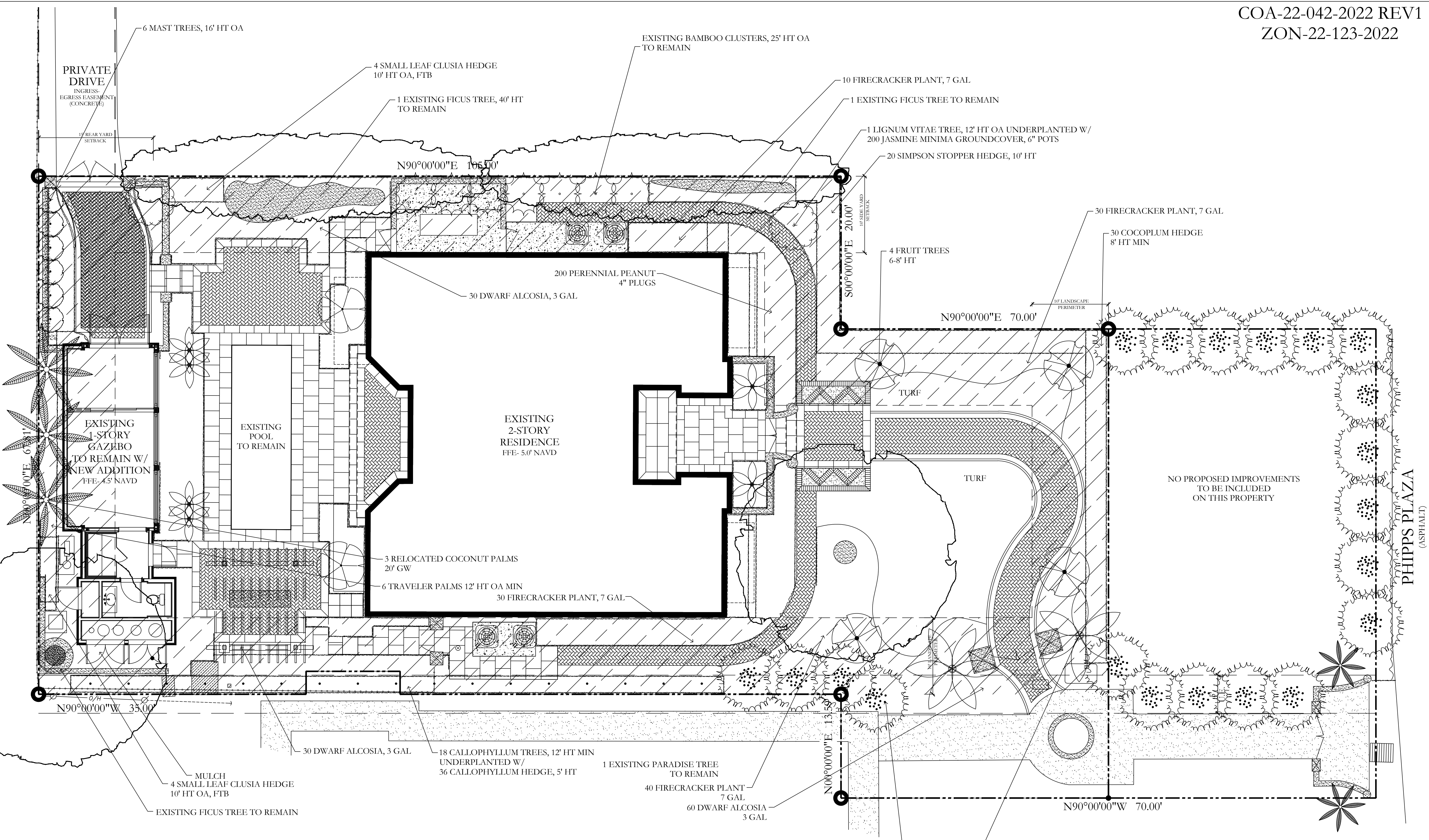
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LP1.2

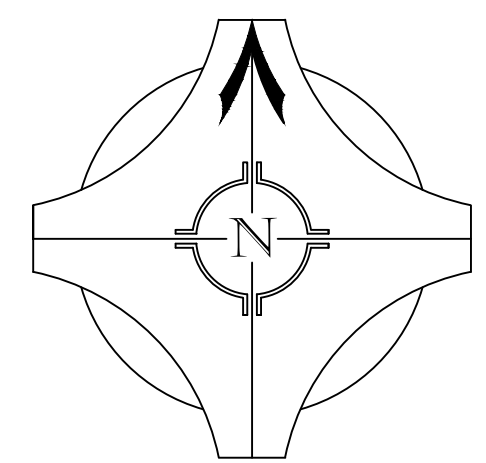
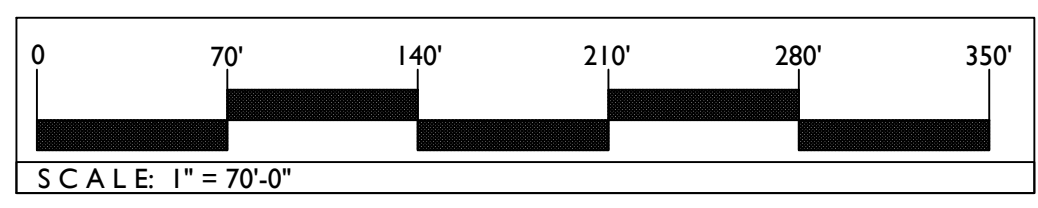
DATE:
03 OCTOBER 2022

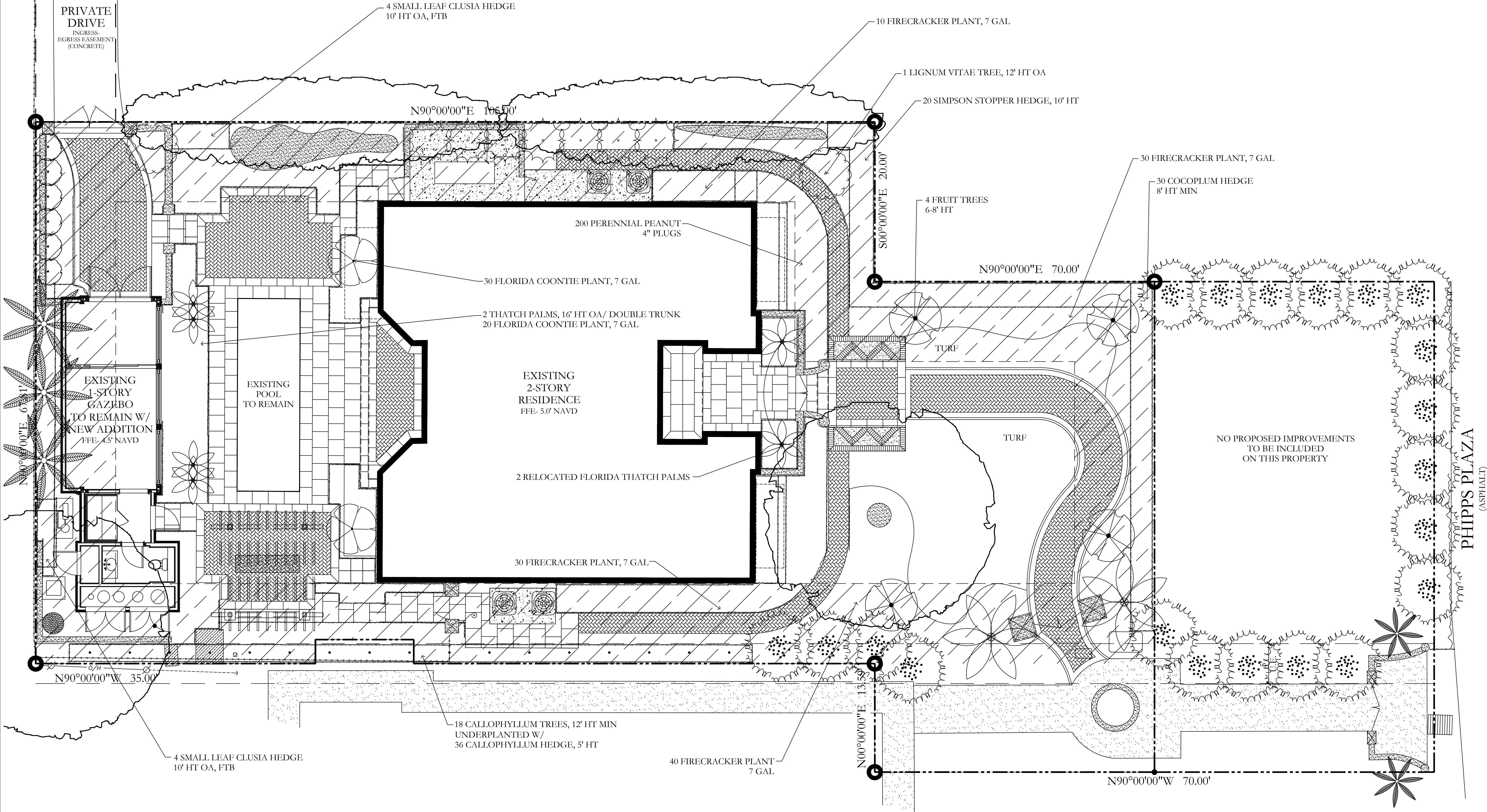


OVERALL SITE CALCULATIONS (RC ZONING DISTRICT)		
TOTAL LOT SIZE/SITE:		
SITE AREA:	9,232.0 S.F.	100%
BUILDING SITE COVERAGE:		
EXISTING:	2,770.0 S.F.	30%
PROPOSED:	2,642.0 S.F.	28.6%
IMPERVIOUS SITE COVERAGE:		
PROPOSED HARDSCAPE AREA:	2,422.3 S.F.	26.2%
LANDSCAPE/OPENSAPCE:		
REQUIRED:	4,154.4 S.F.	45.0%
PROPOSED:	4,167.7 S.F.	45.1%

FRONT SETBACK SITE CALCULATIONS (RC ZONING DISTRICT)		
25' SETBACK AREA:		
REQUIRED OPENSAPCE:	1,195.2 S.F.	100%
PROPOSED LANDSCAPE:	478.1 S.F.	40.0%
PROPOSED HARDSCAPE:	891.3 S.F.	74.6%
PROPOSED HARDSCAPE:	303.9 S.F.	25.4%

10' PERIMETER OPENSAPCE SITE CALCULATIONS (RC ZONING DISTRICT)		
10' PERIMETER AREA:		
REQUIRED OPENSAPCE:	3,756.2 S.F.	100%
PROPOSED LANDSCAPE:	1,878.1 S.F.	50.0%
PROPOSED LANDSCAPE:	2,522.2 S.F.	67.1%
PROPOSED HARDSCAPE:	1,234.0 S.F.	32.9%

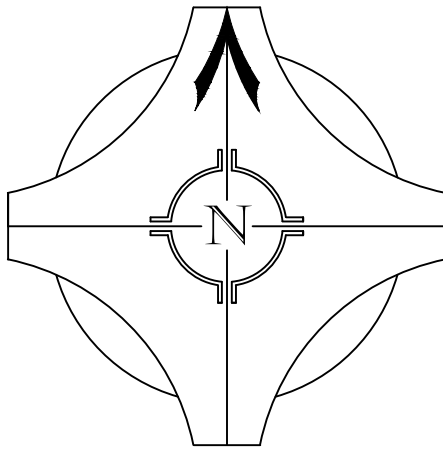
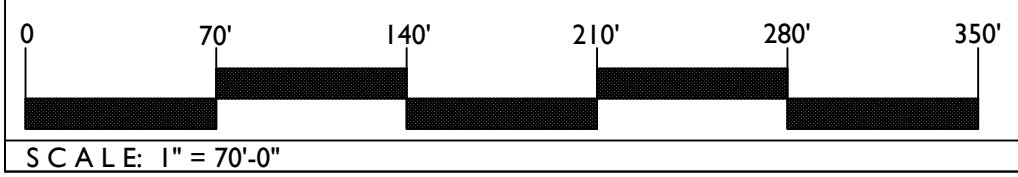




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PROPOSED NATIVE LANDSCAPE PLAN

LEEDS RESIDENCE

218 PHIPPS PLAZA

PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:

LÓPEZ GROUP INC.
of Palm Beach

PALM BEACH JUPITER ISLAND MIAMI
P.O. BOX 2065 PALM BEACH, FL 33480
OFFICE: 561.584.8440 FAX: 561.584.8442
EMAIL: LGROUP@AOL.COM
WWW.LOPEZGROUP.PALMBEACH.COM

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DESIGN DIRECTOR: JOSE LOPEZ DESIGN DEVELOPMENT: ANDRES PARADELO

CONSULTANT/ LANDSCAPE ARCHITECT

PARADELO | BURGESS
design studio

1177 CLARE AVENUE, SUITE 7
WEST PALM BEACH, FLORIDA 33401
561.951.7525 | ANDRES@PARADELOBURGESS.COM

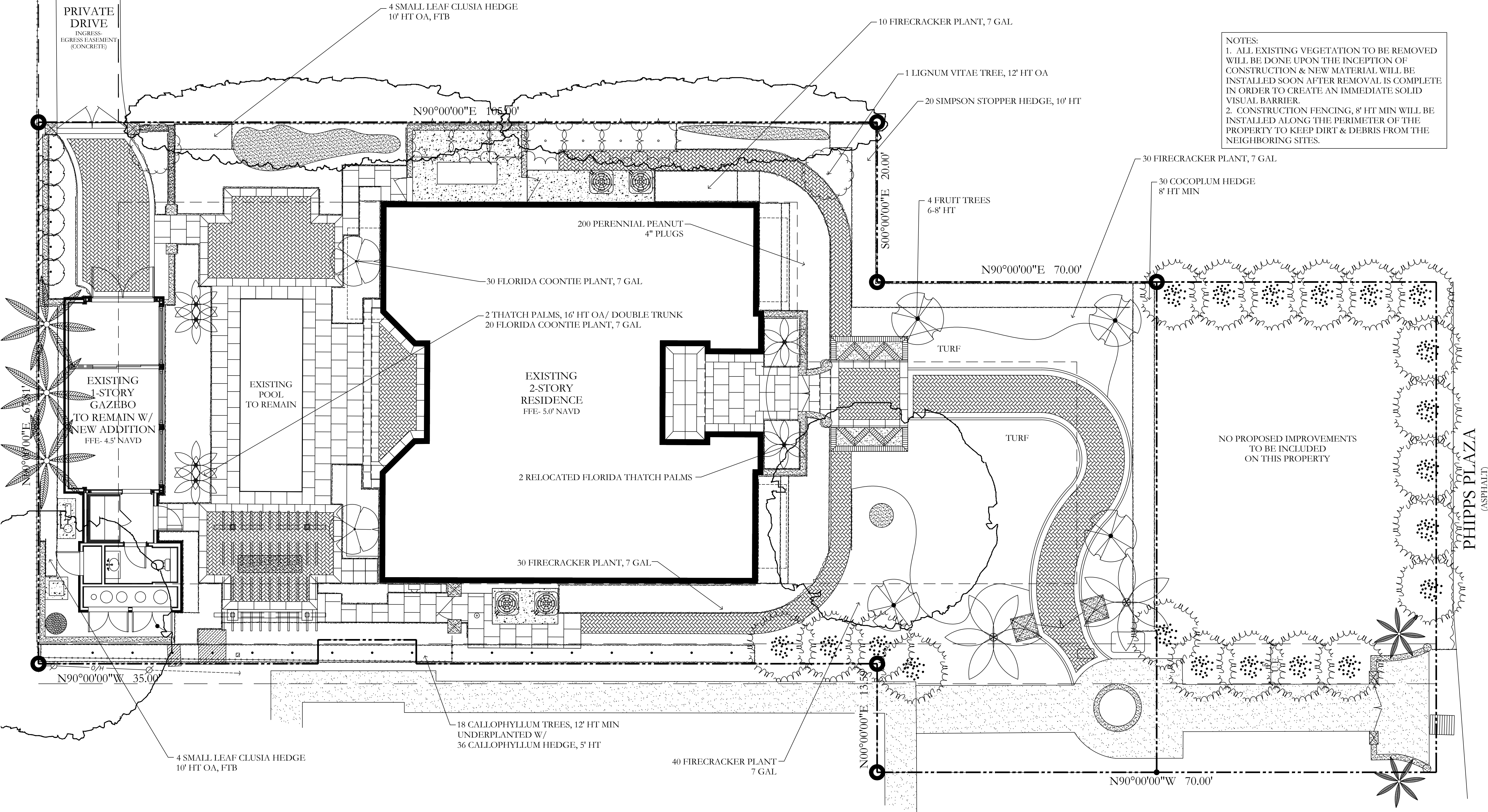
SEAL:

JONATHAN BURGESS
LICENSE # LA6667220

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03 OCTOBER 2022



NOTES:
1. ALL EXISTING VEGETATION TO BE REMOVED WILL BE DONE UPON THE INCEPTION OF CONSTRUCTION & NEW MATERIAL WILL BE INSTALLED SOON AFTER REMOVAL IS COMPLETE IN ORDER TO CREATE AN IMMEDIATE SOLID VISUAL BARRIER.
2. CONSTRUCTION FENCING, 8' HT MIN WILL BE INSTALLED ALONG THE PERIMETER OF THE PROPERTY TO KEEP DIRT & DEBRIS FROM THE NEIGHBORING SITES.

CONSTRUCTION SCREENING PLAN

LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

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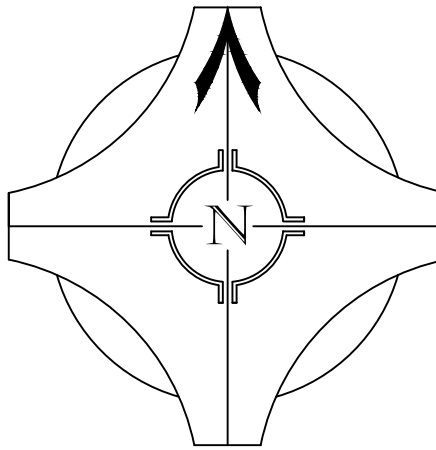
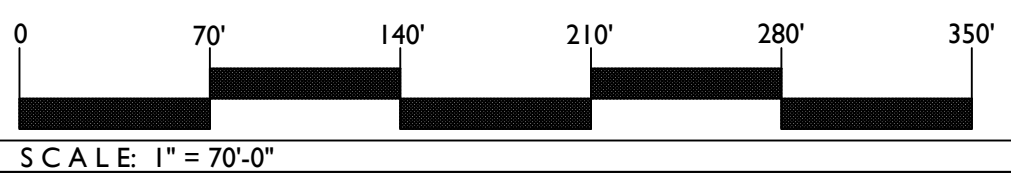
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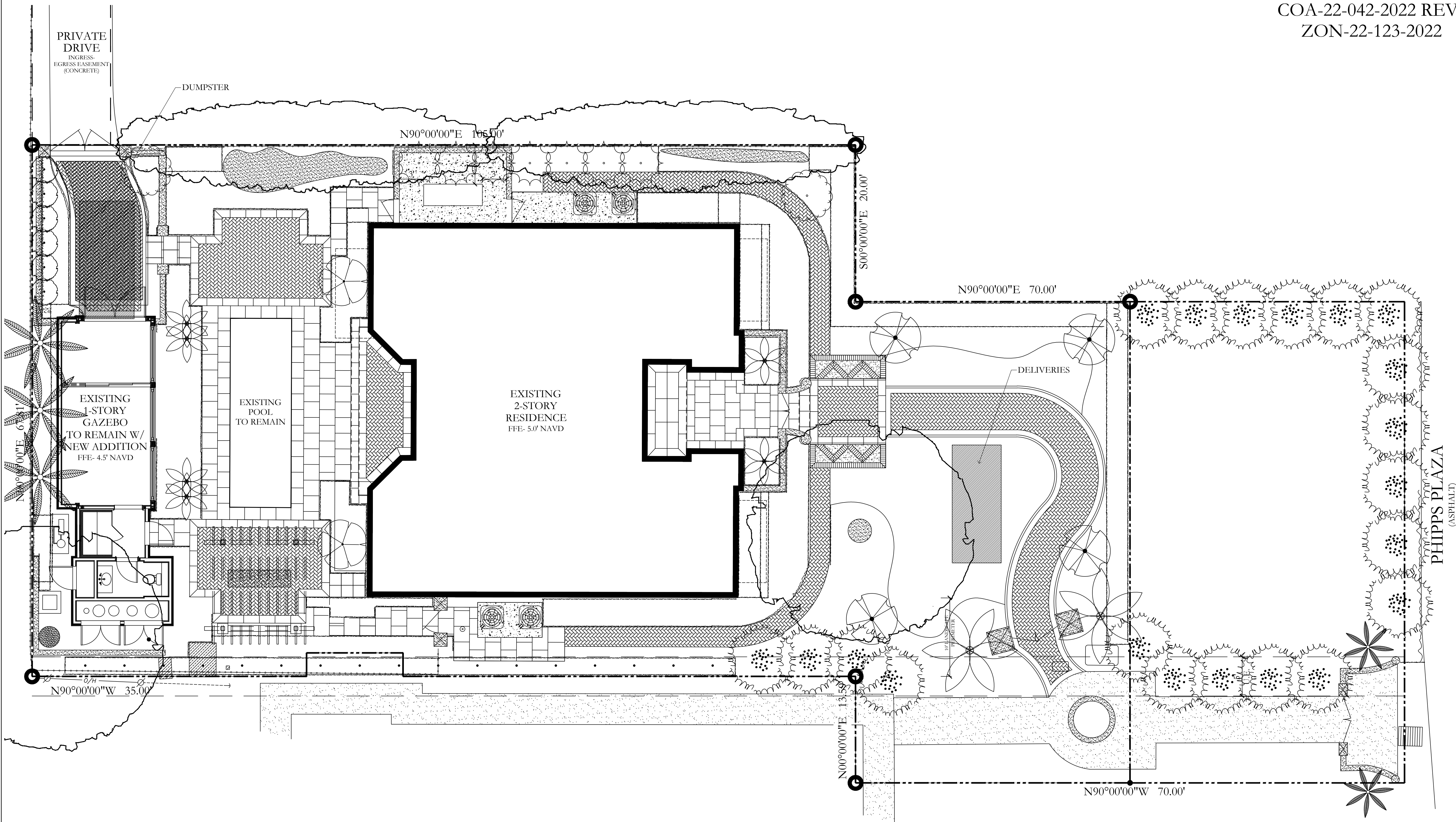
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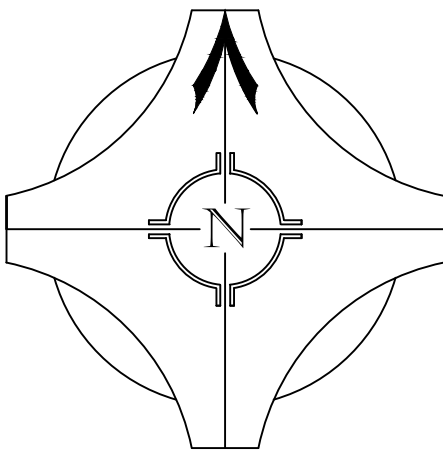
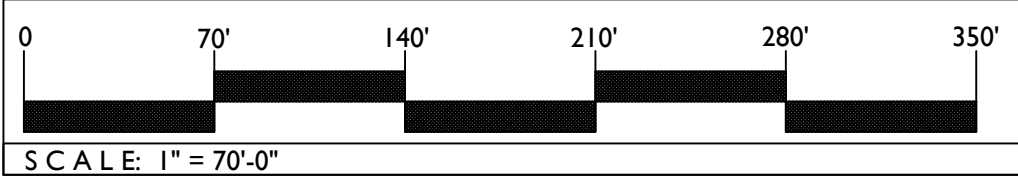




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CONSTRUCTION STAGING PLAN

LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:



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CONSULTANT/ LANDSCAPE ARCHITECT
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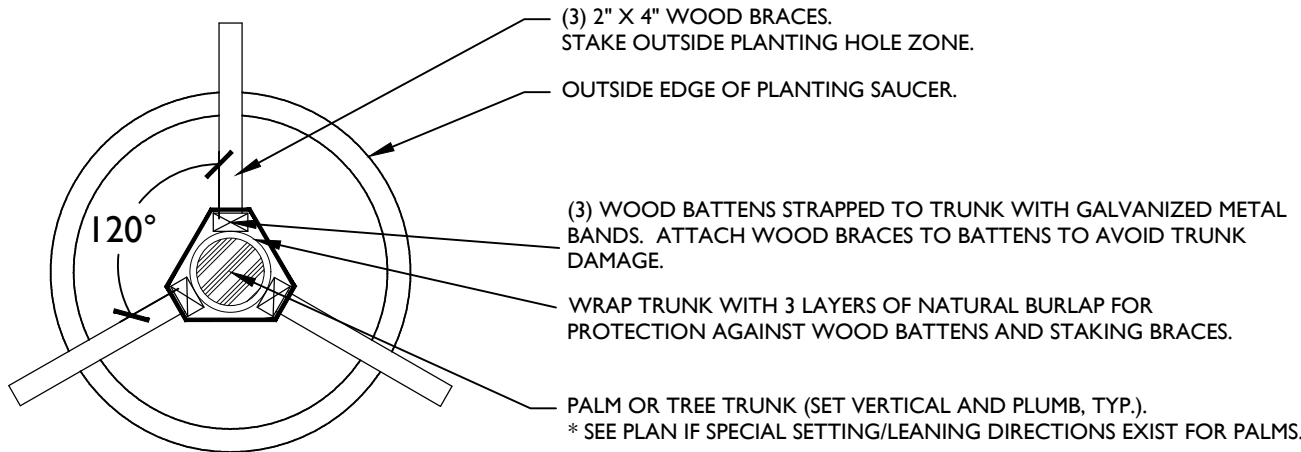
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DATE:
03 OCTOBER 2022

SMALL PALM STAKING PLAN

NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

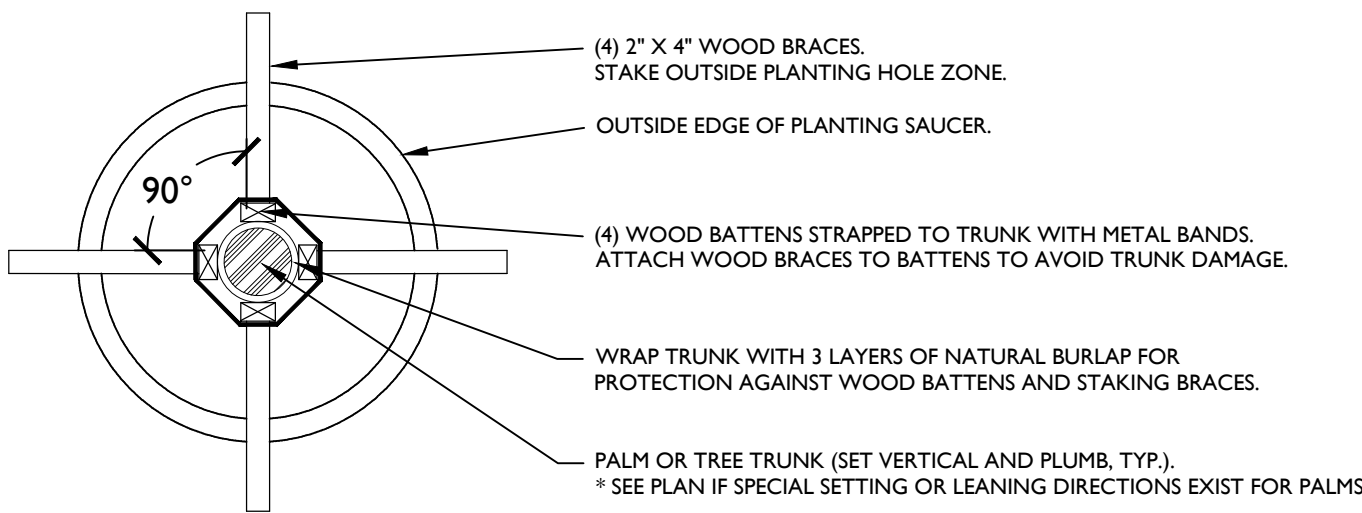
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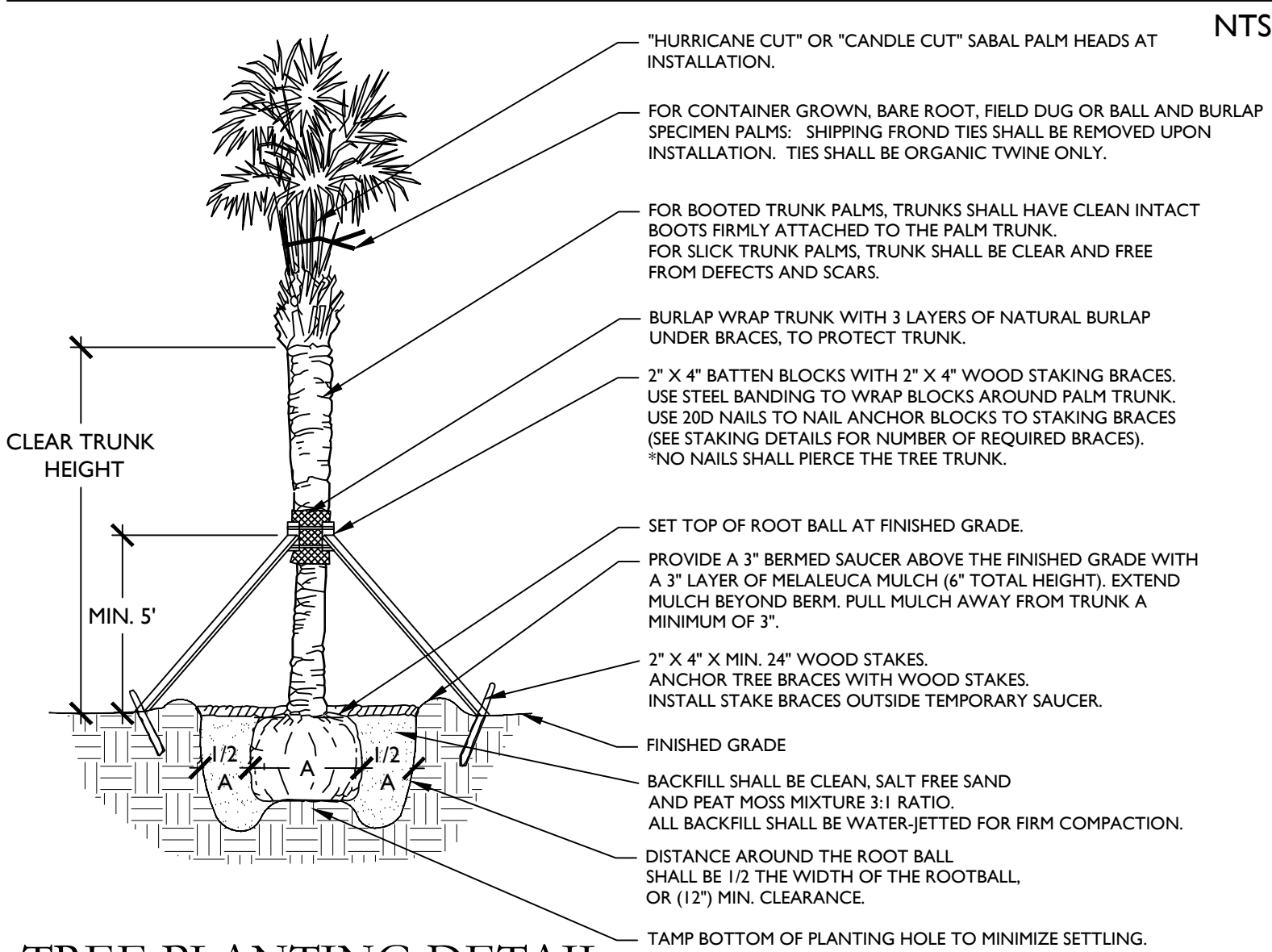
LARGE PALM OR TREE STAKING PLAN

NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.

NTS.



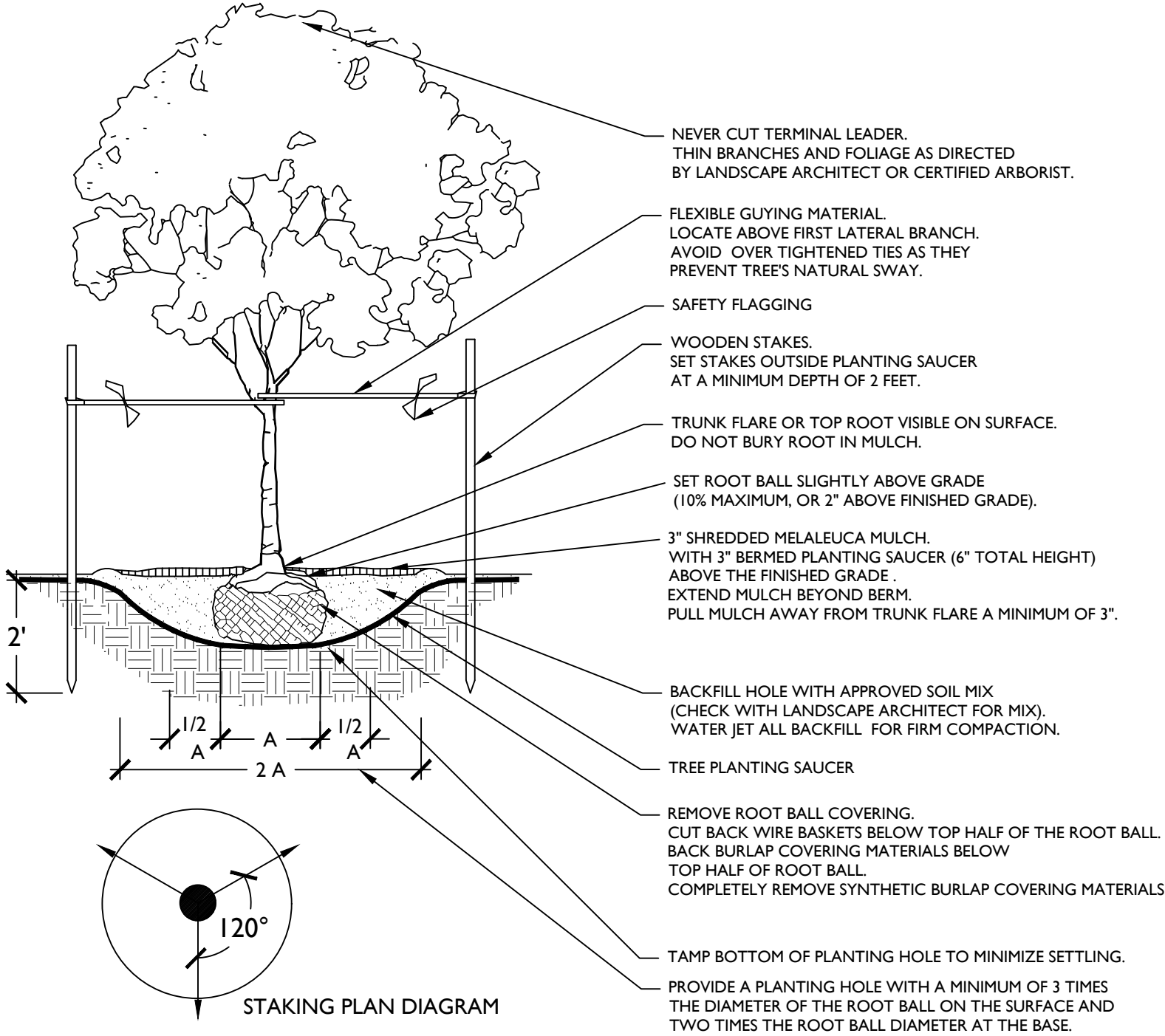
PALM PLANTING DETAIL



TREE PLANTING DETAIL

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

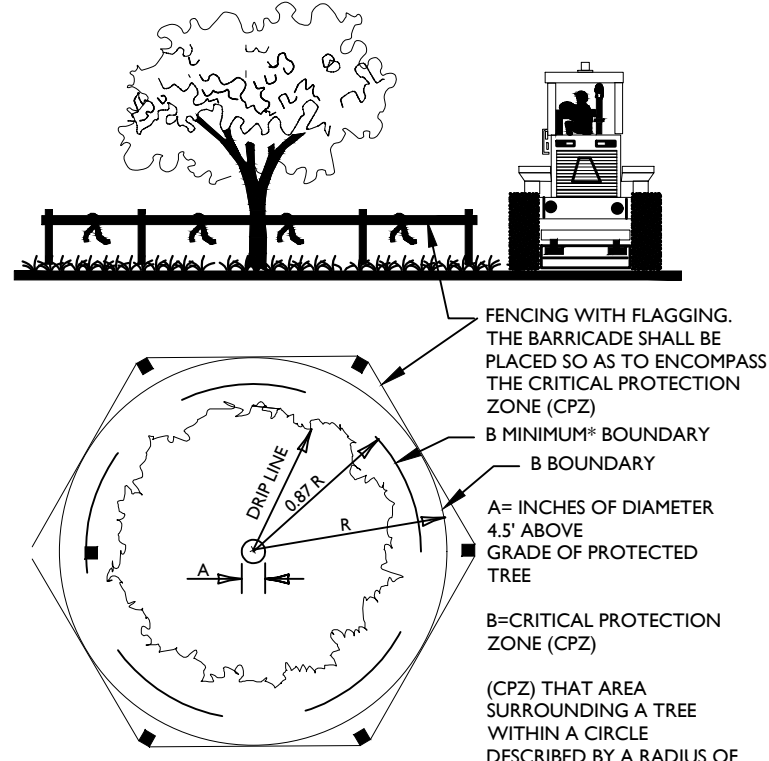
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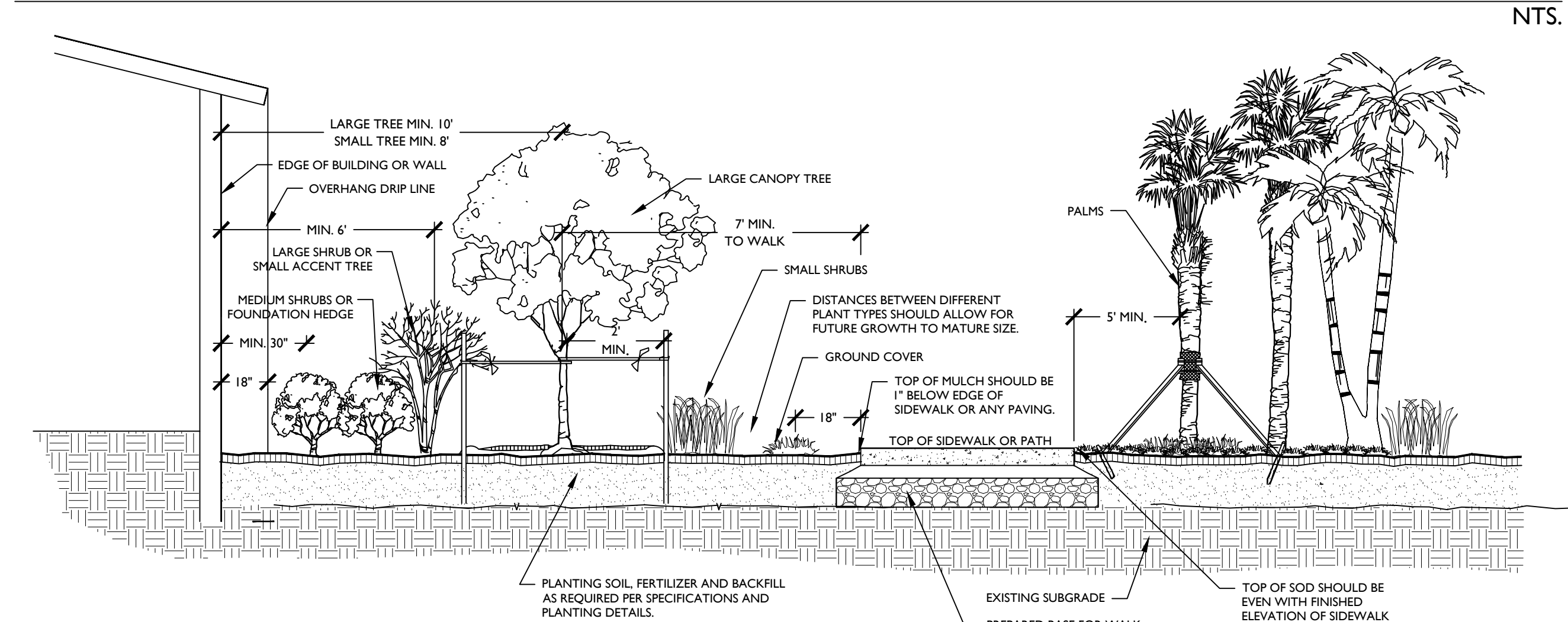
TREE PROTECTION DETAIL

NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

NTS.



TYPICAL PLANTING DIAGRAM



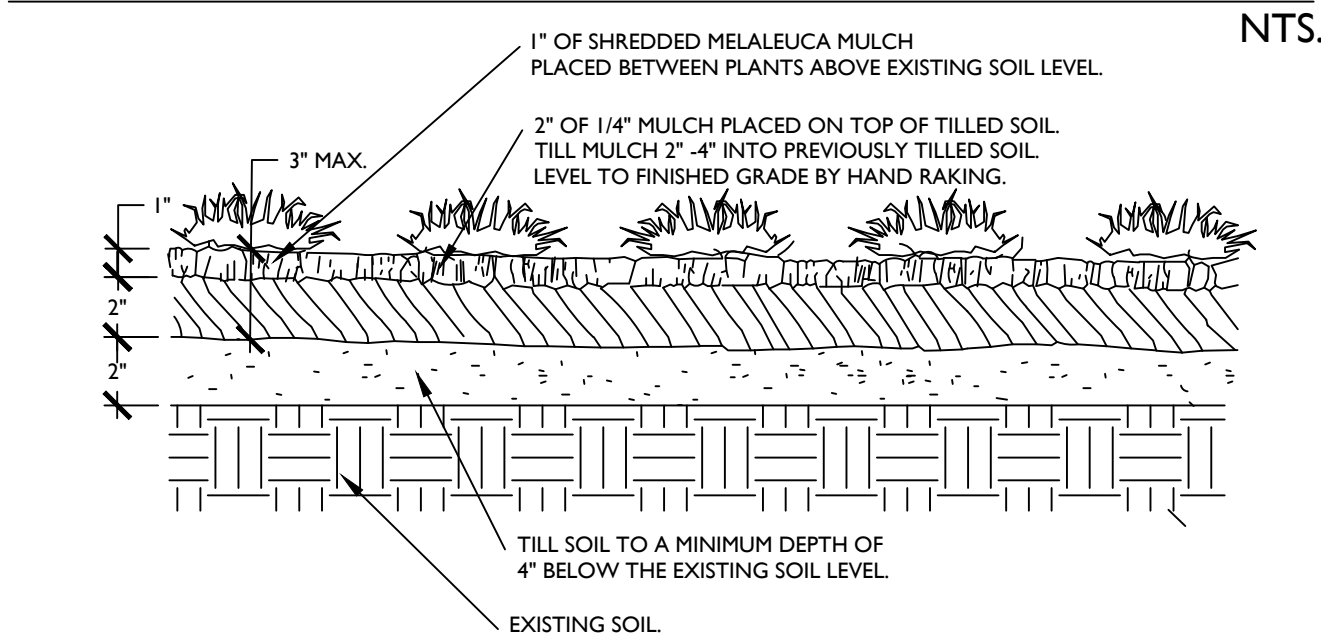
LANDSCAPE SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE/SPECS	NATIVE
NEW TREES/PALMS:				
1	LIGNAM VITAE TREE	LIGNAM VITAE	12' HT OA	YES
1	VERAWOOD TREE	BULNASEA ARBOREA	12' HT OA	YES
6	MAST TREE	POLYALTHIA LONGIFOLIA	16' HT OA	NO
18	CALLOPHYLLUM TREE	CALOPHYLLUM INOPHYLLUM	12' HT MIN	YES
2	THATCH PALM	THRINAX RADIATA	16' HT OA, DOUBLE TRUNK	YES
2	ROYAL PALM	ROYSTONEA REGIA	20' HT OA	NO
6	TRAVELLERS PALM	RAVENALA MADAGASCARIENSIS	12' HT OA MIN	NO
NEW HEDGES/SHRUBS/GROUNDCOVERS:				
4	SMALL LEAF CLUSIA HEDGE	CLUSIA GUTTIFERA	10' HT OA, FTB	YES
30	SIMPSON STOPPER HEDGE	EUGENIA SIMPSONII	10' HT	YES
30	COCOPLUM HEDGE	CHRYSOBALANUS ICACO	8' HT MIN	YES
36	CALLOPHYLLUM HEDGE	CALOPHYLLUM INOPHYLLUM	5' HT	YES
140	FIRECRACKER PLANT	RUSSELLIA EQUISETIFORMIS	7 GAL	YES
16	PINWHEEL JASMINE	TABERNAEMONTANA DIVARICATA	7 GAL	NO
30	GREEN ISLAND FICUS	FICUS MACROCARPA	3 GAL	NO
32	WHITE BEGONIA ODORATA ALBA	BEGONIA ODORATA ALBA	3 GAL	NO
400	PERENNIAL PEANUT	ARACHIS GLABRATA	4\" PLUGS	YES
150	DWARF ALCOSIA	ALOCASIA CALIFORNIA	3 GAL	NO
50	FLORIDA COONTIE PLANT	ZAMIA PUMILA	7 GAL	YES
TURF:				
1,000 S.F.	DIAMOND CASHMERE ZOYSIA	ZOYSIA	N/A	YES

NATIVE PLANTING REQUIREMENTS (35% OF PROPOSED PLANTINGS)

TOTAL PROPOSED TREES & PALMS: 36 TREES & PALMS
TOTAL SHRUBS, HEDGES, VINES, GROUNDCOVERS: 918 PLANTS
TOTAL PROPOSED PLANTINGS: 954 PLANTS
35% NATIVE PLANTING REQUIREMENTS 720 NATIVE PLANTS PROVIDED
*** 414 MIN NATIVE PLANTS REQUIRED (35% OF 918)

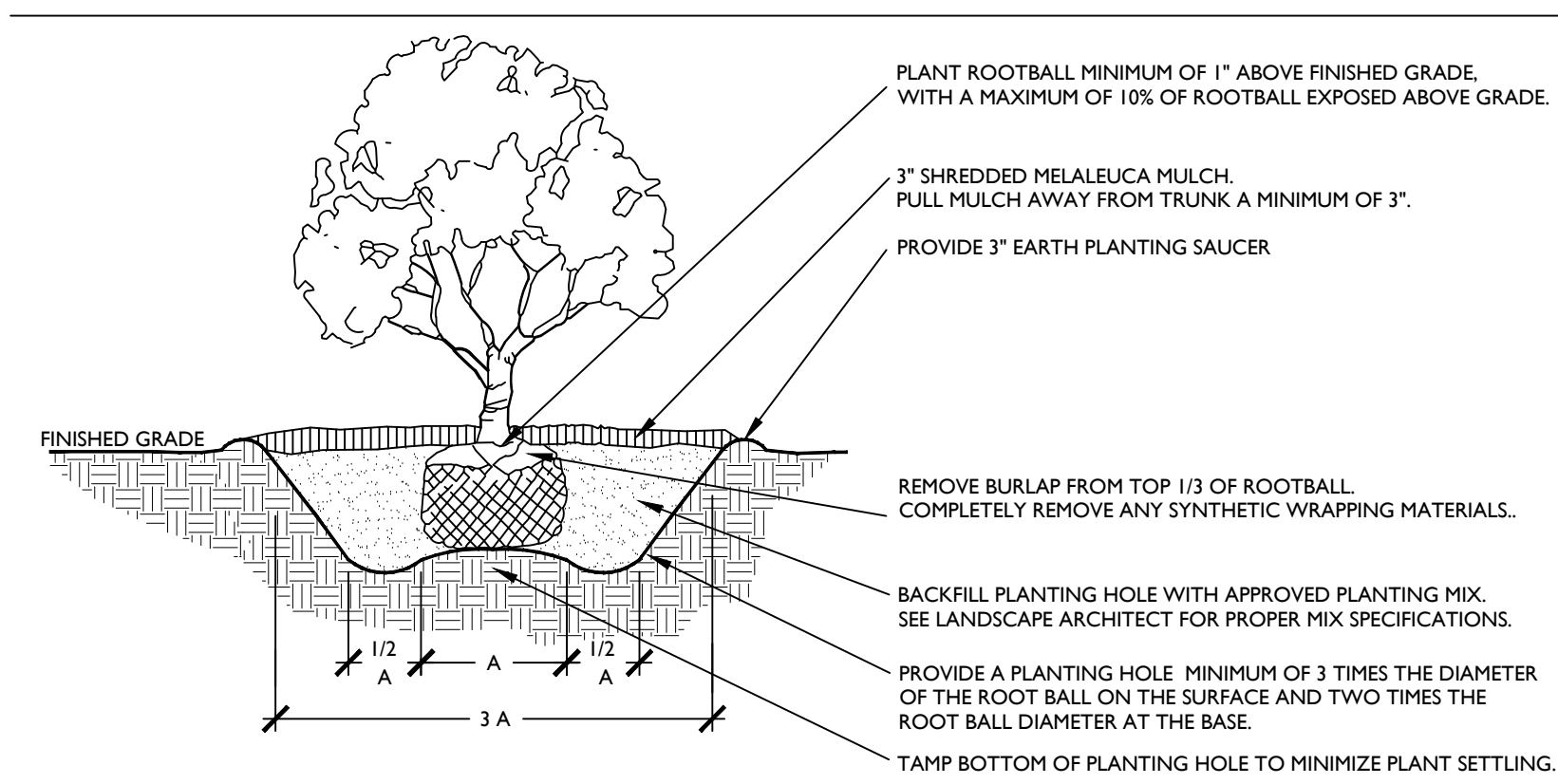
GROUNDCOVER DETAIL



PLANT SPACING DETAIL

SPACING \"D\"	ROW \"A\"	PLANT SPACING CHART
6\" O.C.	5.2\"	
8\" O.C.	6.93\"	
10\" O.C.	8.66\"	
12\" O.C.	10.4\"	
18\" O.C.	15.6\"	
24\" O.C.	20.8\"	
30\" O.C.	26.0\"	
36\" O.C.	31.2\"	
48\" O.C.	41.6\"	

SHRUB PLANTING DETAIL



LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS \"IN HAND\" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30\" AND 8\" ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP. AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHTS (FPLS) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. LOCATION OF PROPOSED ROYAL PALMS BASED ON PROPERTY OWNER'S PREFERENCE. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR ANY DAMAGE INCURRED TO AUTOMOBILES OR OTHER PERSONAL PROPERTY DUE TO FALLING FRONDS.
13. ALL PLANT MATERIAL IS TO BE FLORIDA GRADE #1 OR BETTER.
14. ALL PLANTING MATERIAL TO HAVE ONE YEAR WARRANTY FROM FINAL APPROVAL.

COA-22-042-2022 REV1
ZON-22-123-2022

PROPOSED LANDSCAPE DETAILS & SPECS

LEEDS RESIDENCE
218 PHIPPS PLAZA
PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:



PALM BEACH JUPITER ISLAND MIAMI

P.O. BOX 2065 PALM BEACH, FL 33480

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JOSE LOPEZ

DESIGN DEVELOPMENT:

ANDRES PARADELO

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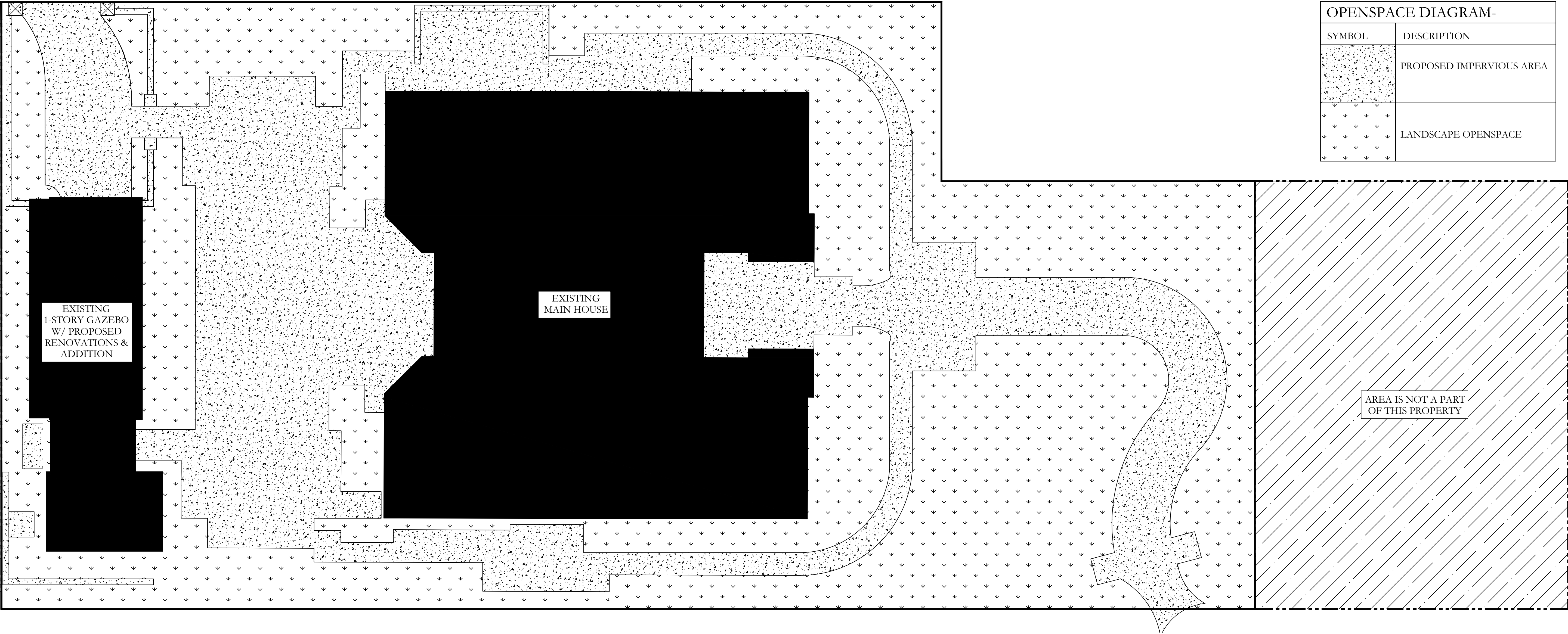
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LP2

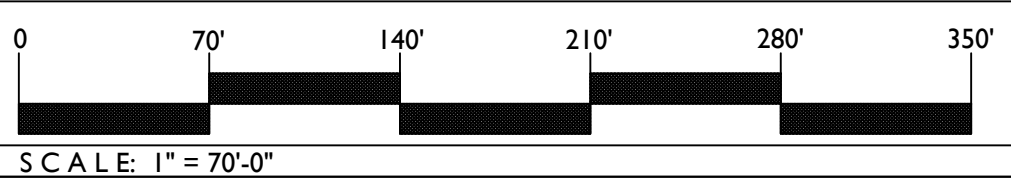
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PROPOSED OPENSOURCE DIAGRAM

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218 PHIPPS PLAZA

PALM BEACH, FLORIDA

DESIGN DEVELOPED BY:

PALM BEACH JUPITER ISLAND MIAMI

P.O. BOX 2065 PALM BEACH FL 33480

OFFICE: 561.584.8440 FAX: 561.584.8442

EMAIL: LCGROUP@AOL.COM

WWW.LOPEZGROUP.PALMBEACH.COM

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DESIGN DIRECTOR: JOSE LOPEZ

DESIGN DEVELOPMENT: ANDRES PARADELO

CONSULTANT/ LANDSCAPE ARCHITECT

1177 CLARE AVENUE, SUITE 7

WEST PALM BEACH, FLORIDA 33401

561.951.7525 | ANDRES@PARADELOBURGESS.COM

SEAL:

JONATHAN BURGESS

LICENSE # LA6667220

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OSD

DATE:

03 OCTOBER 2022

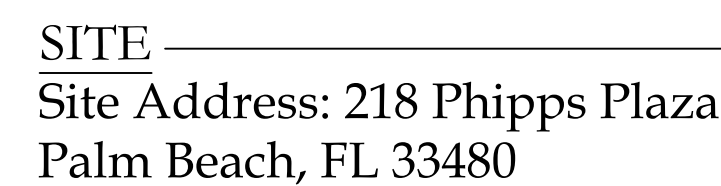
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CONSULTANT/ LANDSCAPE ARCHITECT
 PARADELO | BURGESS
 design studio

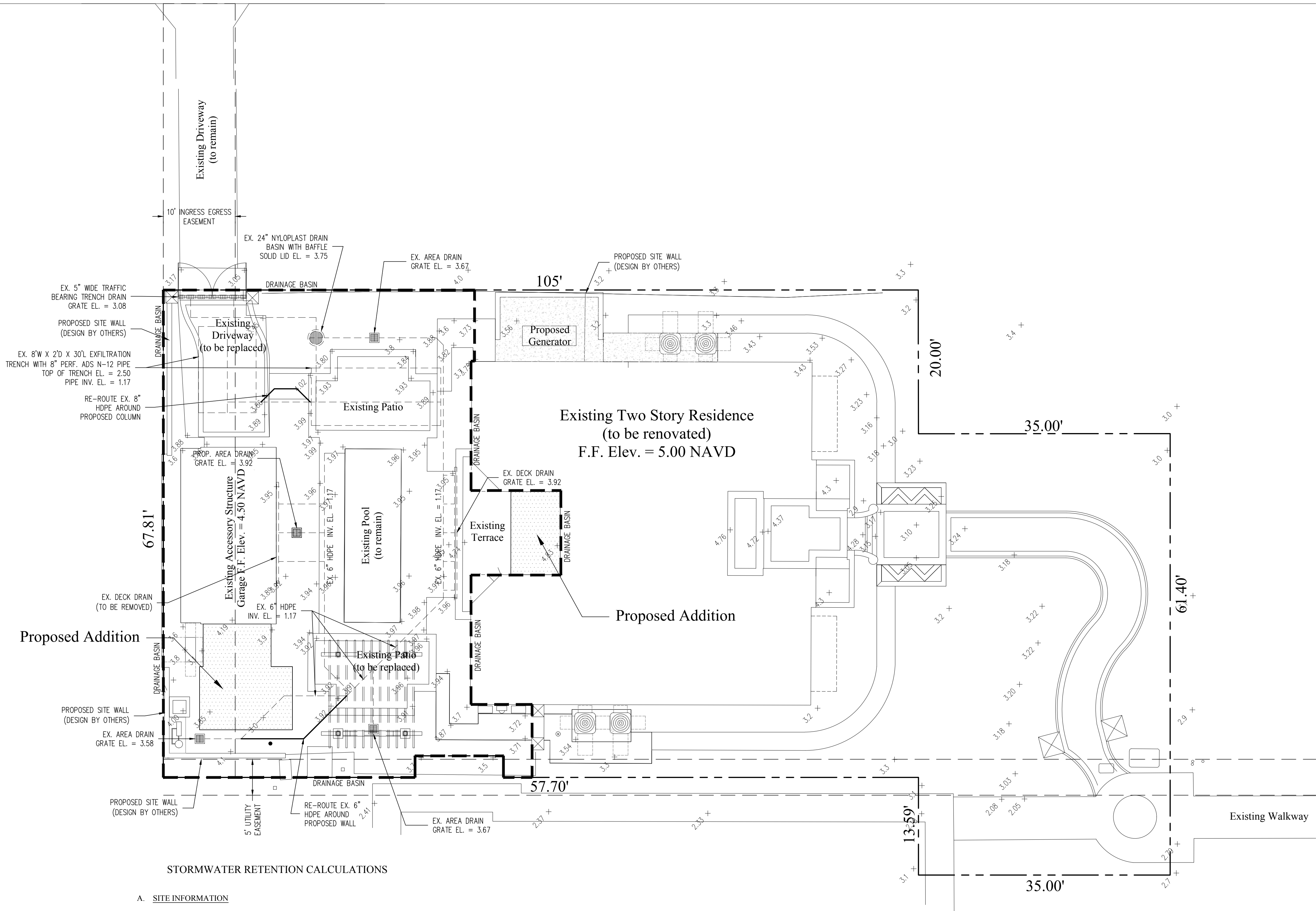
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JONATHAN BURGESS
LICENSE # LA6667220

TL1



PROPOSED EGRESS TRUCK ROUTE



STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 9,232 sq.ft.

Drainage Basin Area = 3,098 sq.ft.

Drainage Area Impervious Surface = 1,860 sq.ft.

Drainage Area Pervious Surface = 1,238 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:

$1.0 \times 2 \text{ in/hr} \times 1,860 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 310 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 1,238 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 42 \text{ cu.ft.}$

Total Volume to be Retained = 352 cu.ft.

C. EXISTING EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	30	ft
W	=	Trench Width	=	8	ft
K	=	Hydraulic Conductivity	=	0.00005 cfs/sq.ft./ft. of head	
H2	=	Depth to Water Table	=	1.58	ft
DU	=	Un-Saturated Trench Depth	=	1.00	ft
DS	=	Saturated Trench Depth	=	1.00	ft
V	=	Volume Treated	=	218	cu.ft.

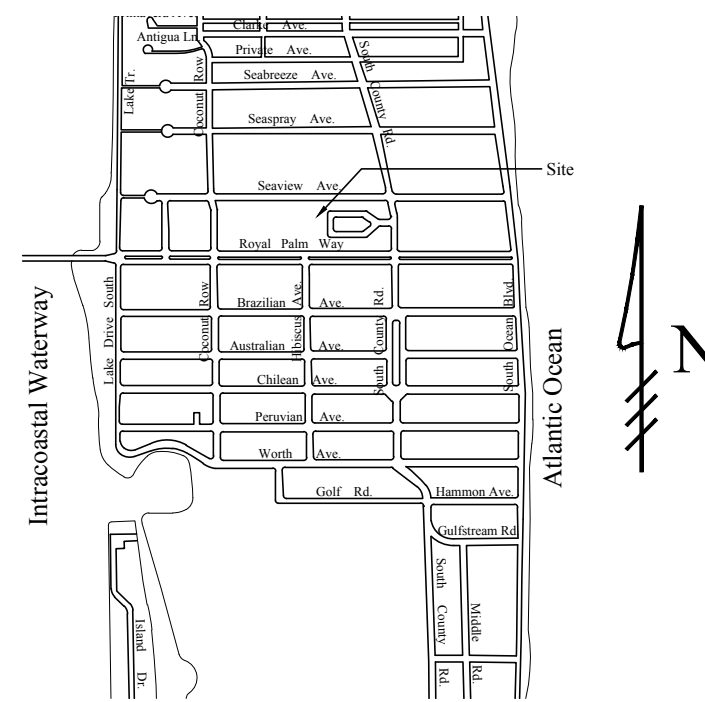
Notes:

- 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.
- Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- 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 to remain to be cleaned, video inspected, re-habilitated and re-certified prior to completion of project.

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.



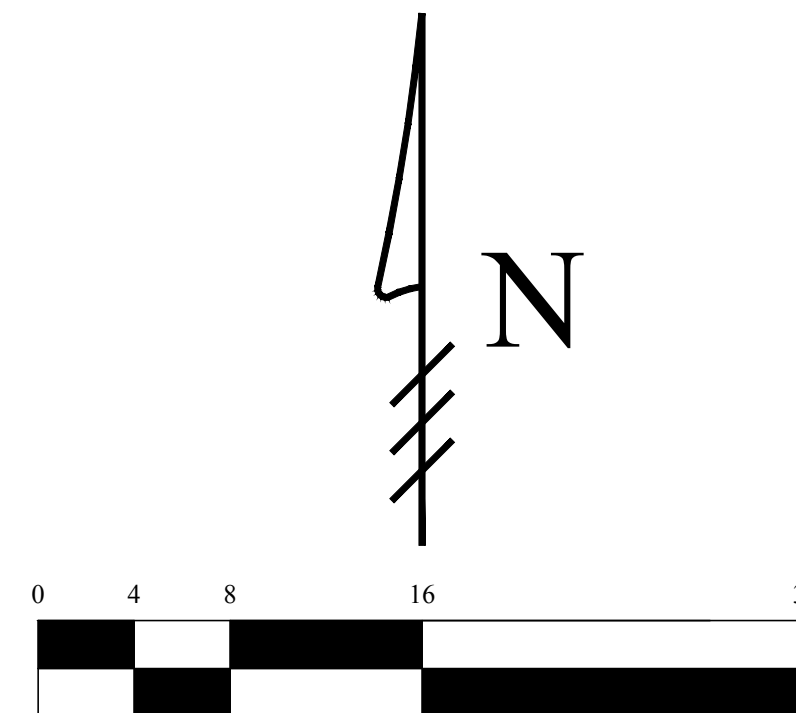
Gruber Consulting
Engineers, Inc.
575 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com



Location Map
N.T.S.

Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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

- 10/01/22 UPDATE PLAN BACKGROUND; REVISE PROPOSED GRADING AND DRAINAGE; REVISE CALCULATIONS

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 Site Plan by
Patrick O'Connell Received 9/28/22

COA-22-042
ZON-22-123

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Conceptual Renovation Grading & Drainage Plan For:

Proposed Renovation

Palm Beach, Florida

218 Phipps Plaza

Revisions

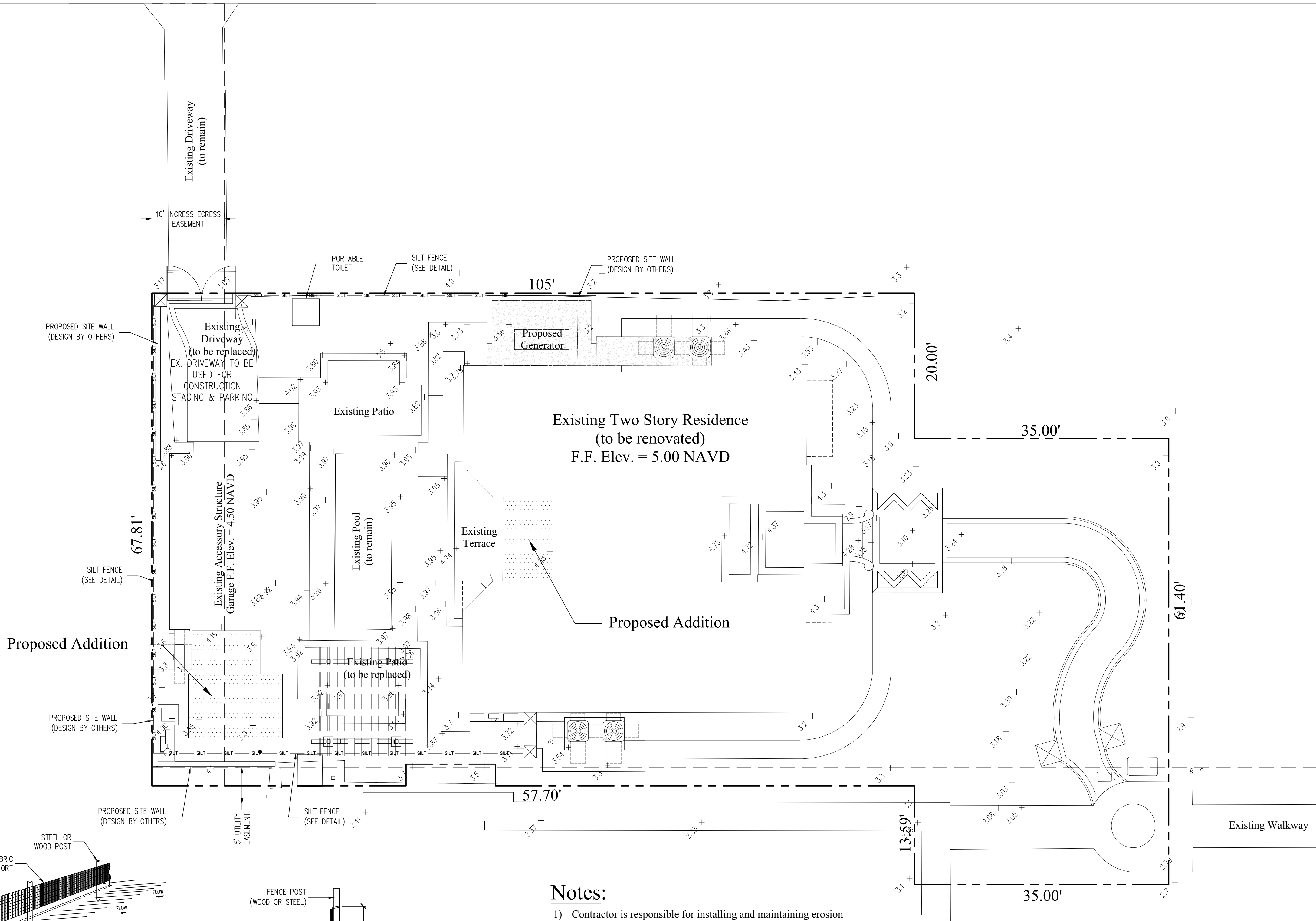
1	10/01/2022
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Chad M. Gruber

FL P.E. No. 57466

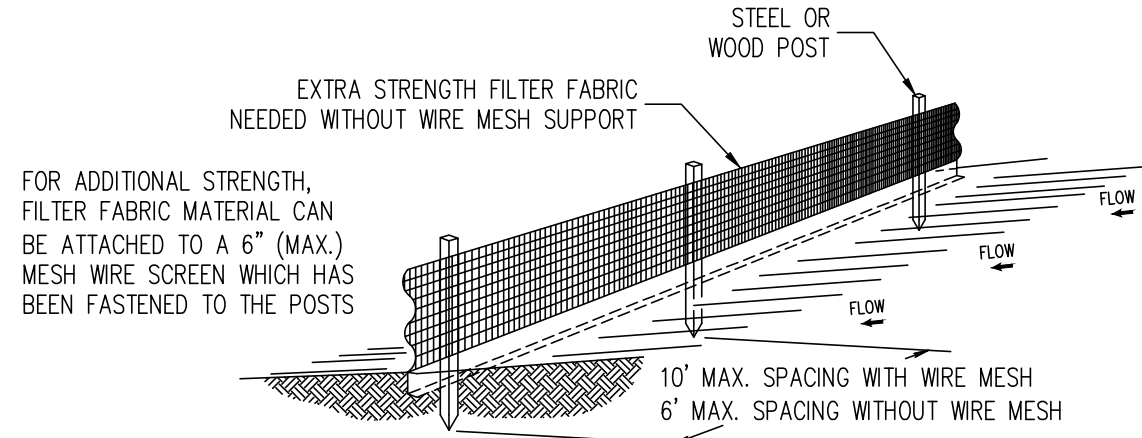
Sheet No.

C-1



Notes:

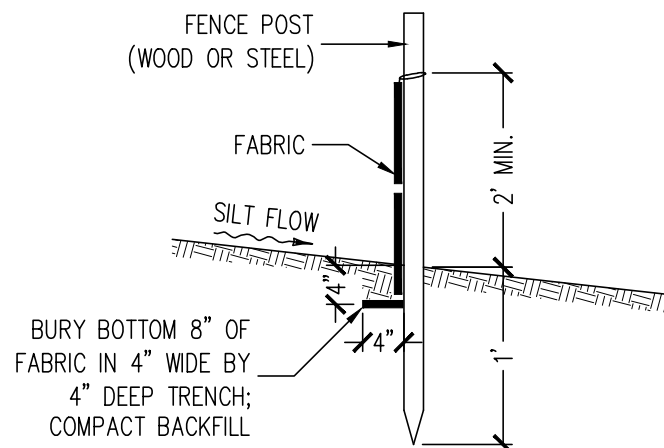
- 1) Contractor is responsible for installing and maintaining erosion control measures during construction.



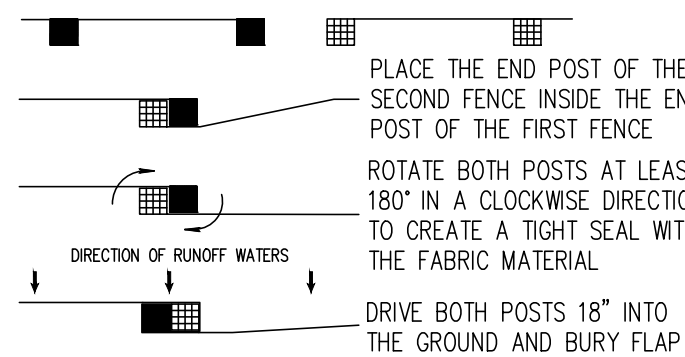
Notes:

- 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.

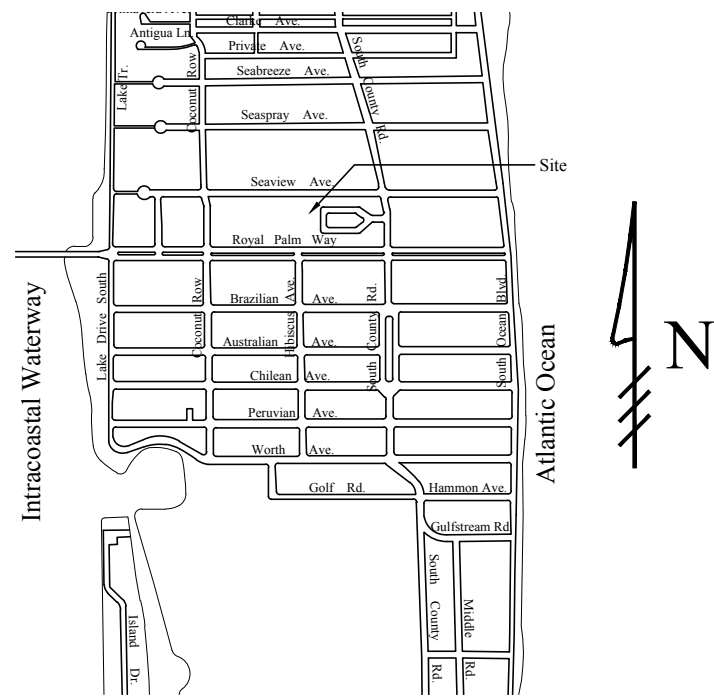


ATTACHING TWO SILT FENCES
N.T.S.

48 HOURS BEFORE DIGGING
CALL
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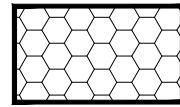
Gruber Consulting
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5474 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com



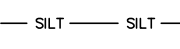
Location Map
N.T.S.

Project Information				
Project No.	2013-0011	Issue Date	06/27/2022	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
			CG	

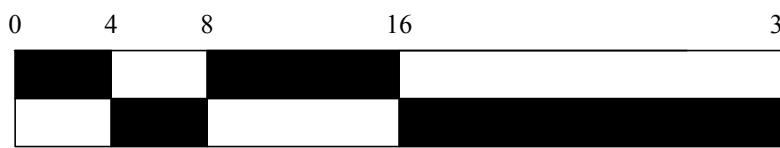
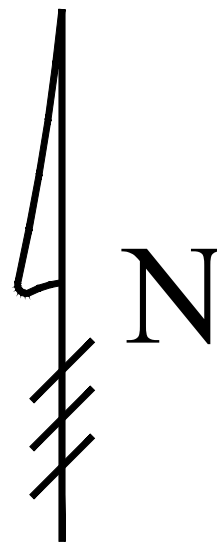
Legend



CONSTRUCTION STAGING AREA



SILT FENCE (SEE DETAIL)



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

1 10/01/22 UPDATE PLAN BACKGROUND

Conceptual Construction Staging & Parking and Erosion Control Plan For:

Proposed Renovation

218 Phipps Plaza
Palm Beach, Florida

Revisions

1	10/01/2022
2	
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Chad M. Gruber

FL P.E. No. 57466

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 Site Plan by
Patrick O'Connell Received 9/28/22

COA-22-042
ZON-22-123

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Sheet No.

EC-1

BOUNDARY SURVEY FOR: BRUCE LEEDS TRUST

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

Bruce Leeds Trust

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

TREE LEGEND (TREE DESIGNATION SHOWN THUS: ●754)

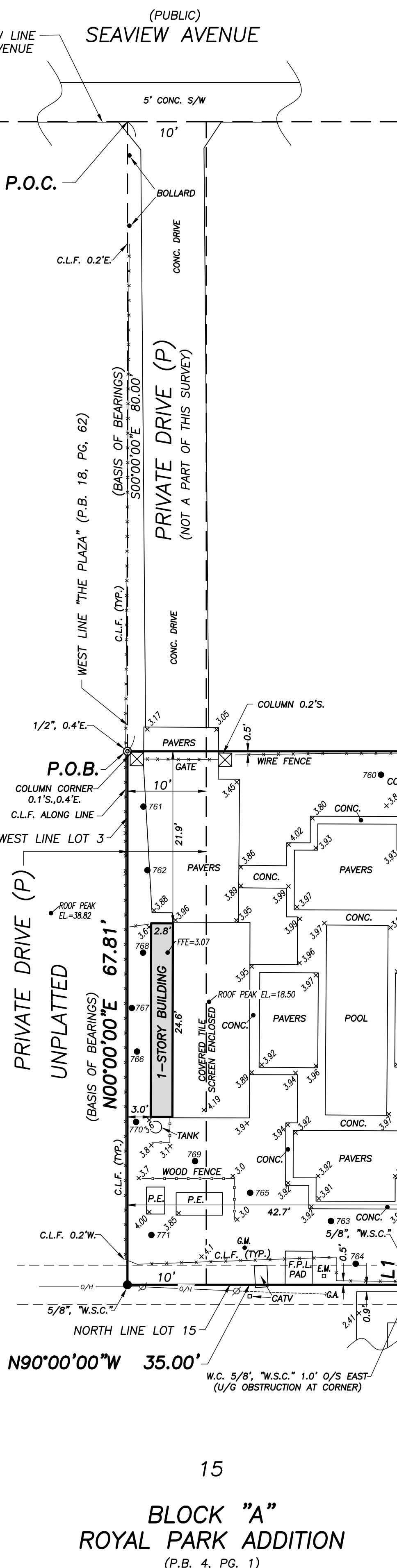
TREE NUMBER	SPECIES	CALIPER (DBH)
754	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	CLUSTER
755	CLUSIA (CLUSIA ROSEA)	9"
756	MAHOE (MELICYTUS RAMIFLORUS)	26"
757	FICUS (FICUS BENJAMINA)	12"
758	FICUS (FICUS BENJAMINA)	15"
759	FICUS (FICUS BENJAMINA)	22"
760	FICUS (FICUS BENJAMINA)	48"
761	CLUSIA (CLUSIA ROSEA)	4"
762	CLUSIA (CLUSIA ROSEA)	4"
763	COCONUT PALM (COCOS NUCIFERA)	9"
764	QUEEN PALM (SYAGRUS ROMANZOFFIANA)	10"
765	COCONUT PALM (COCOS NUCIFERA)	9"
766	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	11"
767	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	12"
768	TRAVELERS PALM (RAVENALA MADAGASCARIENSIS)	10"
769	COCONUT PALM (COCOS NUCIFERA)	9"
770	FISHTAIL PALM (CARYOTA)	6"
771	FICUS (FICUS BENJAMINA)	36"
772	SABAL PALM (SABAL PALMETTO)	12"
773	SABAL PALM (SABAL PALMETTO)	11"

TREE LOCATION NOTES:

This firm has identified the various types of trees located on this site based on common knowledge of tree species. For positive identification of tree species, a qualified landscape architect or botanist should be consulted. Trees four (4") caliper inches or larger, when measured at breast height, are shown on the survey drawing. Invasive trees such as Melaleuca, Brazilian Pepper and Australian Pine are not shown on the survey drawing. Clusters of trees are shown grouped with an approximation of the total number of trees located within the group. The canopy diameter and spread are not shown hereon, unless indicated otherwise.

LEGEND

- A = ARC LENGTH
- A/C = AIR CONDITIONING
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- ASPH. BLDG. = ASPHALT 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
- CL.R. = CLEAR
- C.O. = CLEAN-OUT
- CONC. = CONCRETE
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- E.B. = ELECTRIC BOX
- E.L. = ELEVATION
- E.M. = ELECTRIC METER
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- ESMT = EASEMENT
- F.F.E. = FINISH FLOOR ELEVATION
- FND. = FOUND
- G.A. = GUY ANCHOR
- 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.G.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
- OS = OFFSET
- (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.E. = POOL EQUIPMENT
- P.D. = 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
- P.P. = PROPOSED
- P.T. = POINT OF TANGENCY
- P.V.M.T. = PAVEMENT
- (R) = RADIAL
- R. = RADIUS
- RGE = 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
- TH = THRESHOLD ELEVATION
- 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/G. = UNDERGROUND
- W.C. = WITNESS CORNER
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT
- Δ = BASELINE
- Δ = CENTERLINE
- Δ = CENTRAL ANGLE/DELTA
- Δ = CONCRETE MONUMENT FOUND (AS NOTED)
- Δ = CONCRETE MONUMENT SET (LB #4569)
- Δ = ROD & CAP FOUND (AS NOTED)
- Δ = 5/8" ROD & CAP SET (LB #4569)
- Δ = IRON PIPE FOUND (AS NOTED)
- Δ = IRON ROD FOUND (AS NOTED)
- Δ = NAIL FOUND
- Δ = NAIL & DISK FOUND (AS NOTED)
- Δ = MAG NAIL & DISK SET (LB #4569)
- Δ = PROPERTY LINE
- Δ = UTILITY POLE
- Δ = FIRE HYDRANT
- Δ = WATER METER
- Δ = WATER VALVE
- Δ = LIGHT POLE

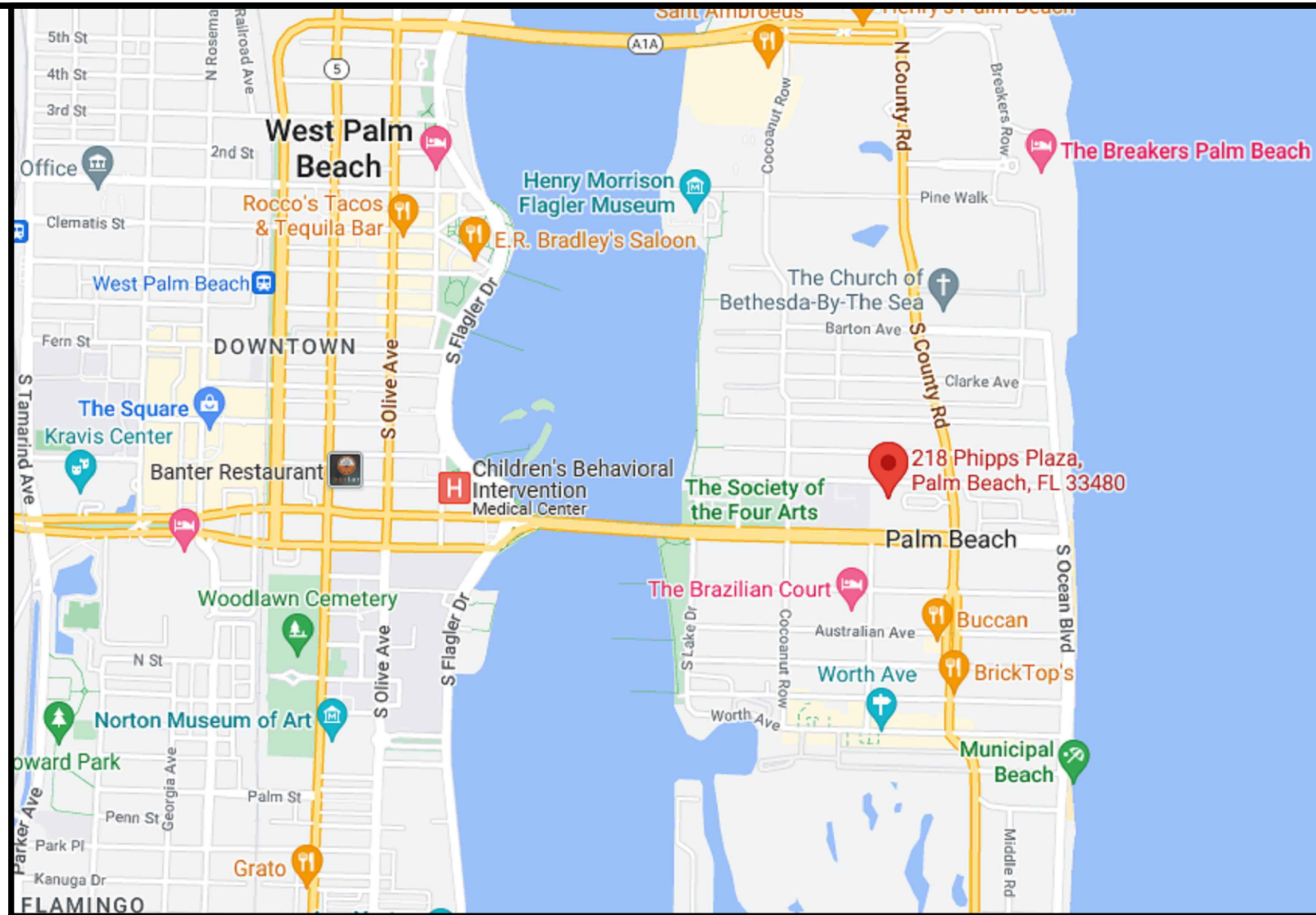


LINE	BEARING	DISTANCE
L1	N00°00'00"W	3.00'
L2	N90°00'00"E	12.30'
L3	S00°00'00"E	3.00'

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: 5/3/2022

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



VICINITY MAP (NOT TO SCALE)

PROPERTY ADDRESS:
218 Phipps Plaza
Palm Beach, 33480

LEGAL DESCRIPTION:

Parcel 4: The East 95 feet of Lot 3 and all of Lot 3A, **THE PLAZA**, according to the Plat thereof recorded in Plat Book 18, Page 62, Public Records of Palm Beach, County, Florida.

AND

The tract of land in Section 22, Township 43 South, Range 43 East, bounded as follows:
To arrive at the **POINT OF BEGINNING COMMENCE** at the point of intersection of the South line of Seaview Avenue, a public street in the Town of Palm Beach, with the West line of **THE PLAZA**, according to the Plat thereof recorded in Plat Book 18, Page 62, Public Records of Palm Beach, County, Florida, and run thence Southerly along said West line of **THE PLAZA** 80 feet to the **POINT OF BEGINNING** and the Northwest corner of the tract hereby described;
thence Easterly at right angles to the West line of **THE PLAZA** 10 feet;
thence Southerly parallel to the West line of **THE PLAZA** to the North line of Lot 15 of Block A of **ROYAL PARK ADDITION**, according to the Plat thereof recorded in Plat Book 4, Page 1, Public Records of Palm Beach, County, Florida;
thence Westerly along the North line of said Lot 15 of Block A, of Royal Park Addition 10 feet to the West line of **THE PLAZA**; aforesaid;
thence Northerly along the West line of **THE PLAZA** to the **POINT OF BEGINNING**;
the same being the South 67.81 feet of the area shown as a "Private Drive" on the aforesaid Plat of THE PLAZA.

LESS AND EXCEPT:

A certain parcel of land situated in the Town of Palm Beach, Palm Beach County, Florida, being a portion of Lot 3, of the Plat of **THE PLAZA** as recorded in Plat Book 18, Page 62, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 15, Block A, **ROYAL PARK ADDITION** to the Town of Palm Beach, according to the revised Plat thereof on file in Plat Book 4, Page 1 of the Public Records of Palm Beach County, Florida, and from said **POINT OF BEGINNING**, running West along the North line of said Lot 15, a distance of 6 feet;
thence North a distance of 3 feet;
thence East a distance of 12.30 feet;
thence South a distance of 3 feet;
thence West a distance of 6.30 feet to the **POINT OF BEGINNING**.

FLOOD ZONE:

This property is located in Flood Zone AE (EI. 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, dated 10/05/2017.

NOTES:

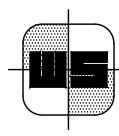
- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, 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 and 0.1' 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 it bears 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'.

REVISIONS:

05/25/22 ROOF PEAK ELEVATIONS AND TREE LOCATIONS J.C./M.B. 94-1431-25 PB328/75
05/03/22 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS J.C./M.B. 94-1431-35 PB329/69
03/17/13 F.B. TIE-IN & E.L. C.K./J.P. 94-1431-10 PB163/29
06/11/13 SPOT ELS. C.E./J.P. 94-1431-9 PB156/7

BOUNDARY SURVEY FOR:

BRUCE LEEDS TRUST



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4061
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD	R.C.	JOB NO: 94-1431.7	F.B. PB59 PG. 39
OFFICE:	R.C.	DATE: 10/1/12	DWG. NO. 94-1431-1
C'Y'D	C.W.	REF: 94-1431-1.DWG	SHEET 1 OF 1