

P:\Client\Bentley - 318 Seaspray - Arc\Project\318 Seaspray - Arc.dwg - Rendering of 318 Seaspray - Arc.dwg - 10/12/2023 11:42 AM

RECEIVED
By yfigueroa at 11:42 am, Oct 12, 2023



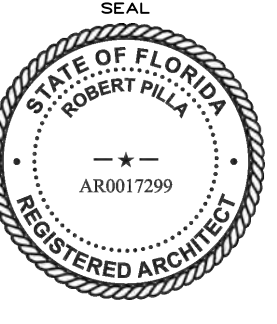
1 PERSPECTIVE RENDERING - VIEW TO SOUTHWEST
N.T.S.

WADIA ASSOCIATES

WADIA ASSOCIATES, LLC
375 S. COUNTY RD.
PALM BEACH
FLORIDA 33480
PHONE (561) 282-9449
WADIAASSOCIATES.COM

318
Seaspray Ave.
PALM BEACH,
FLORIDA 33480

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ROBERT PILLA
FLORIDA AR0017299

REV. #	DATE	DESCRIPTION

RENDERING

Revision:
ARCOM Final Submission
2023.10.12
Drawn By:



1 PERSPECTIVE RENDERING W.O. LANDSCAPE - VIEW TO SOUTHWEST
N.T.S.

REV.	DATE	DESCRIPTION

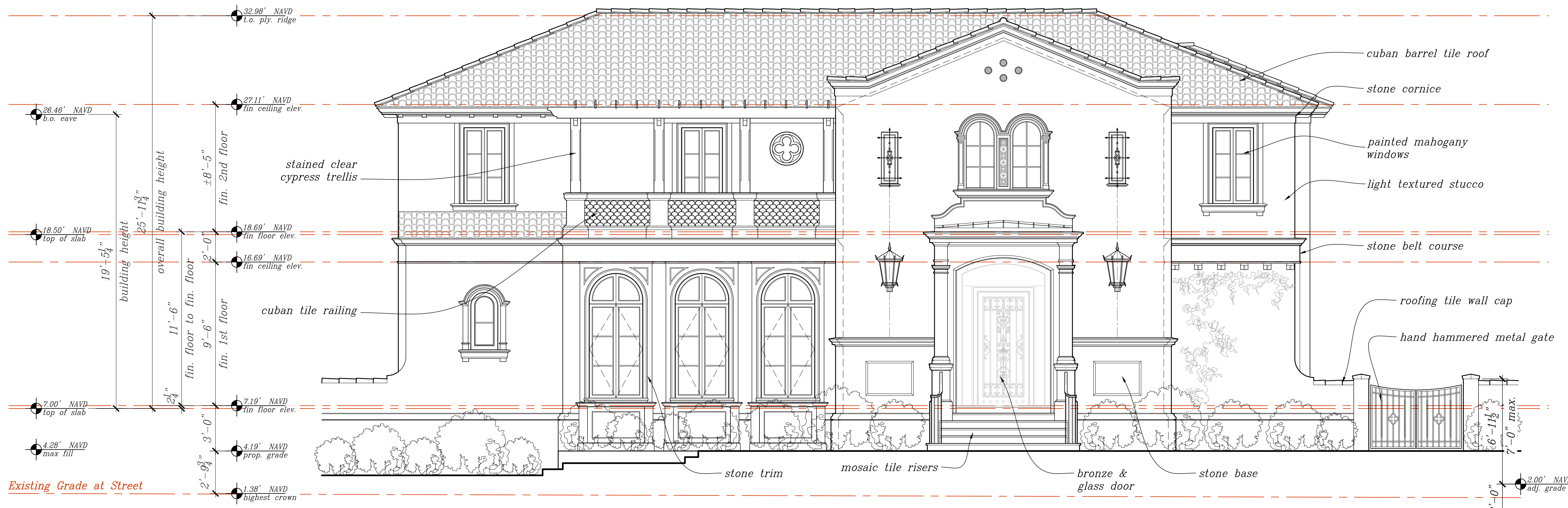
RENDERING

Revision:
 ARCOM Final Submission
 2023.10.12
 Drawn By:

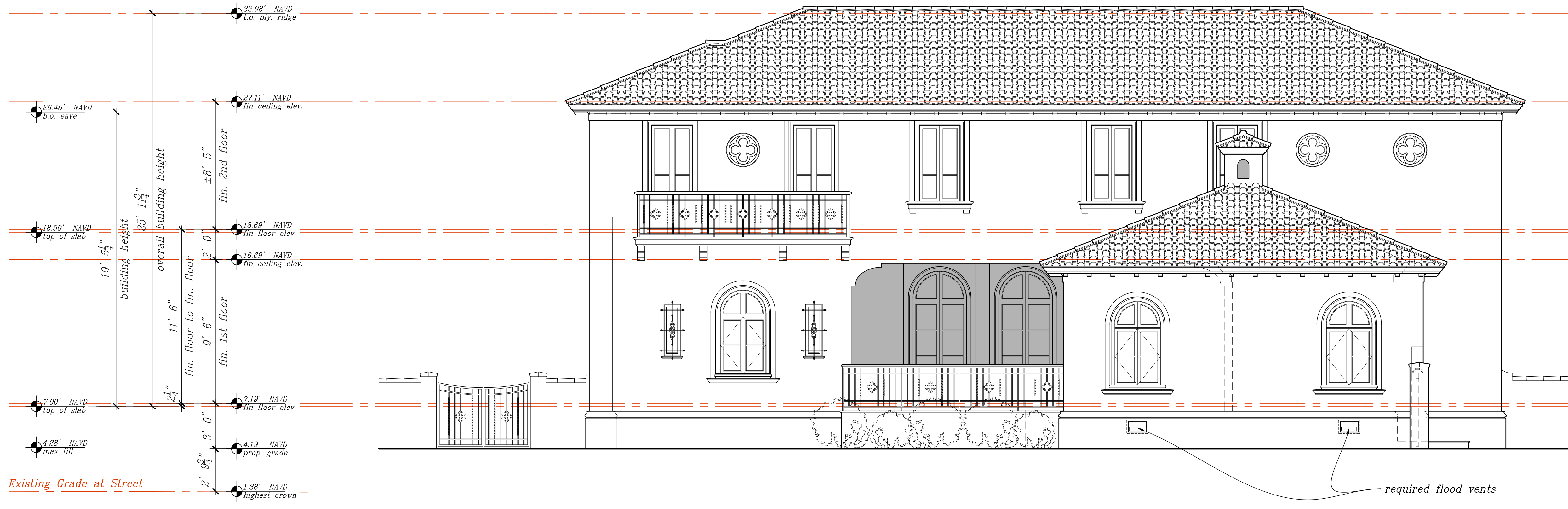
R-2a

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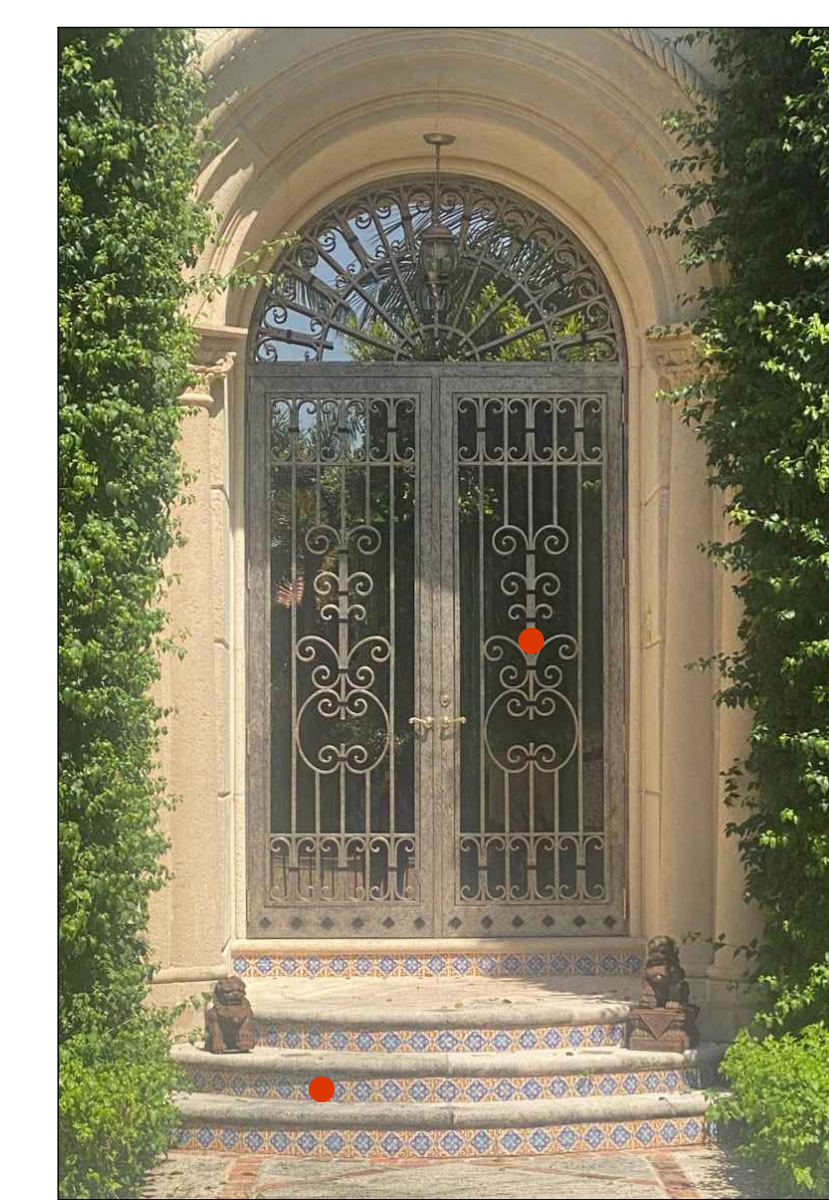
P:\Client\2023\212 Seaspray\212 Seaspray.dwg



1 EXTERIOR ELEVATIONS- NORTH
1/4" = 1'-0"



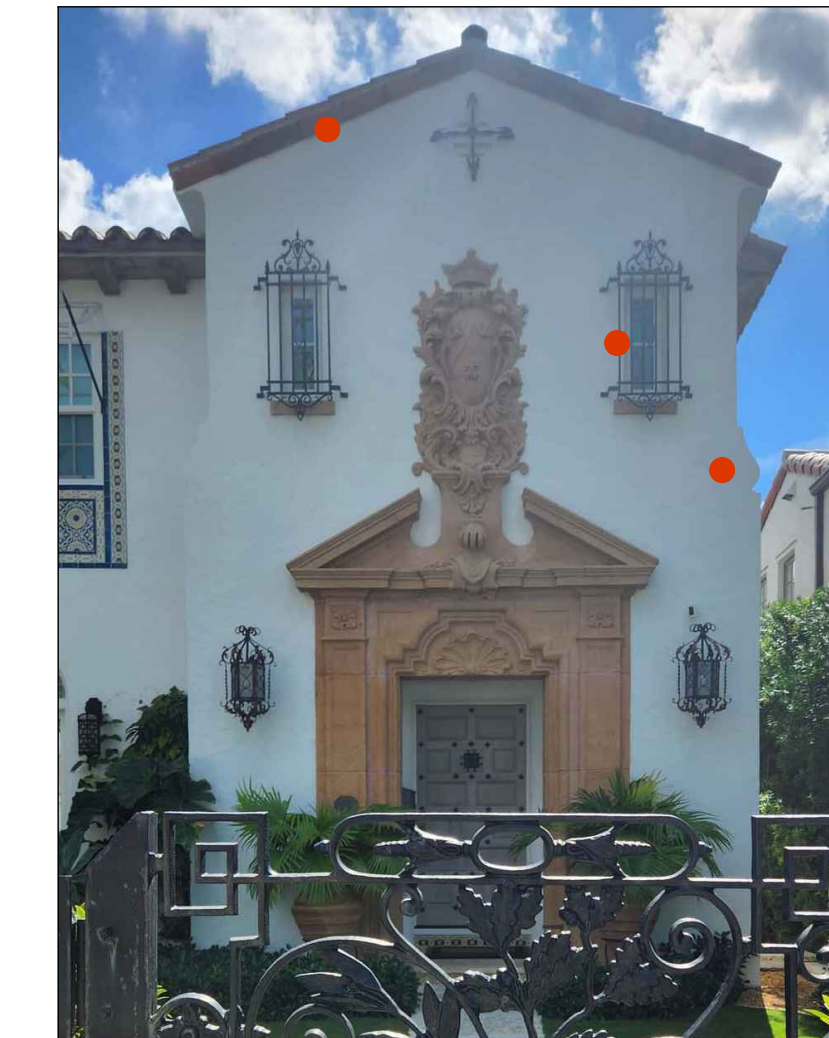
2 EXTERIOR ELEVATIONS- SOUTH
1/4" = 1'-0"



TILES AND METALWORK
219 CHILEAN AVE.
PALM BEACH, FL

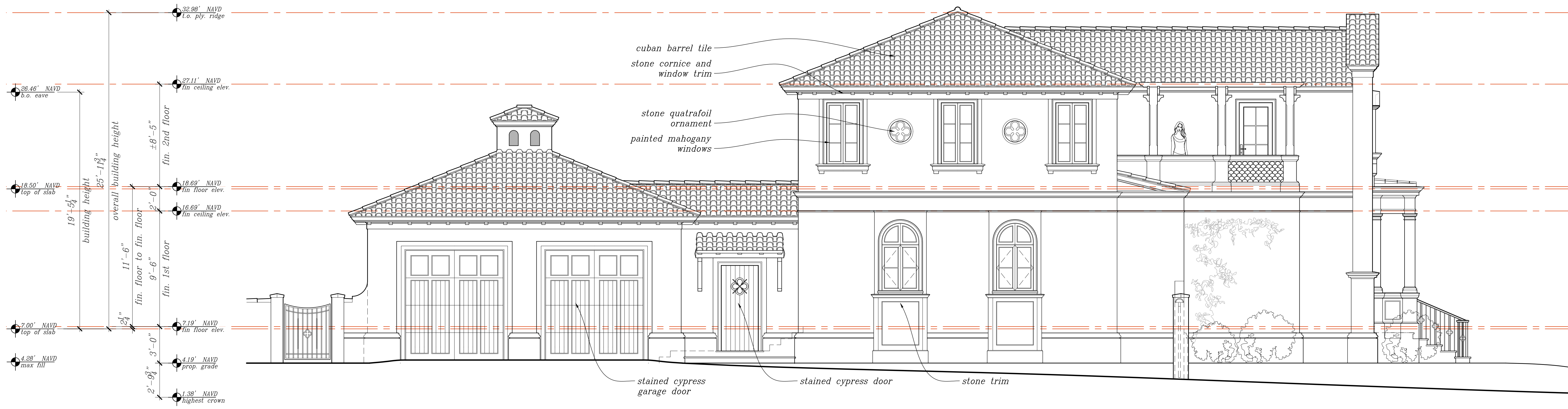


STONE SURROUND AT ENTRY
1320 N. LAKE WAY
PALM BEACH, FL

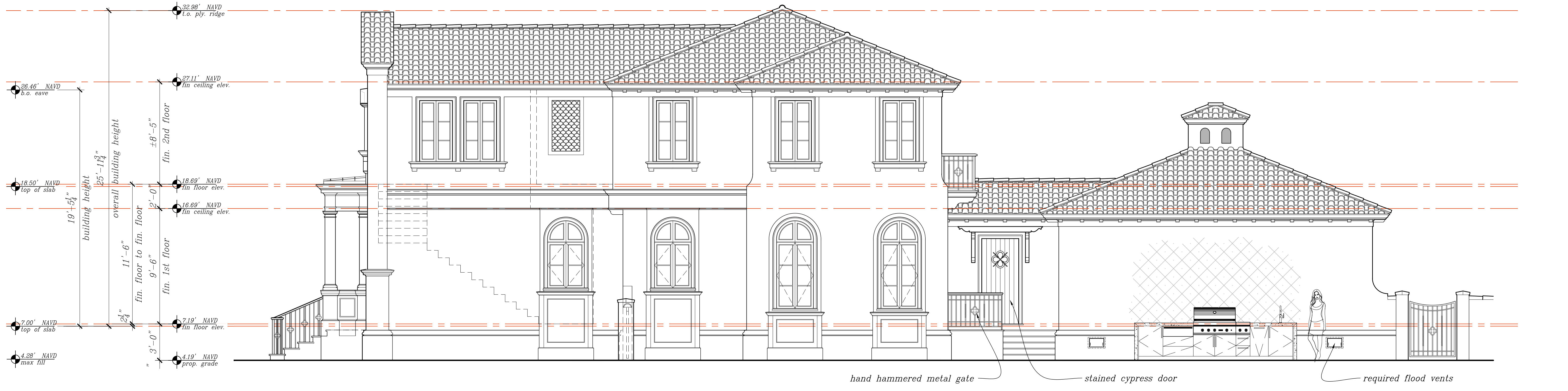


ROOF PITCH, STUCCO AND METALWORK
212 SEASPRAY AVE.
PALM BEACH, FL

P:\Client\318 - 318 Seaspray Ave - 318 - Exterior - 2023.10.12 - 10:15:00 AM



1 EXTERIOR ELEVATIONS- EAST
1/4" = 1'-0"



2 EXTERIOR ELEVATIONS- WEST
1/4" = 1'-0"

REV.	DATE	DESCRIPTION

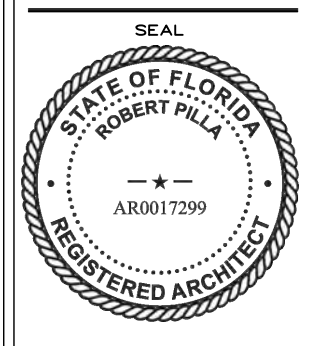
Project: 218 Seaspray, Arch/Interior/218 Seaspray, Rev. 4.00 - 02/23/2023



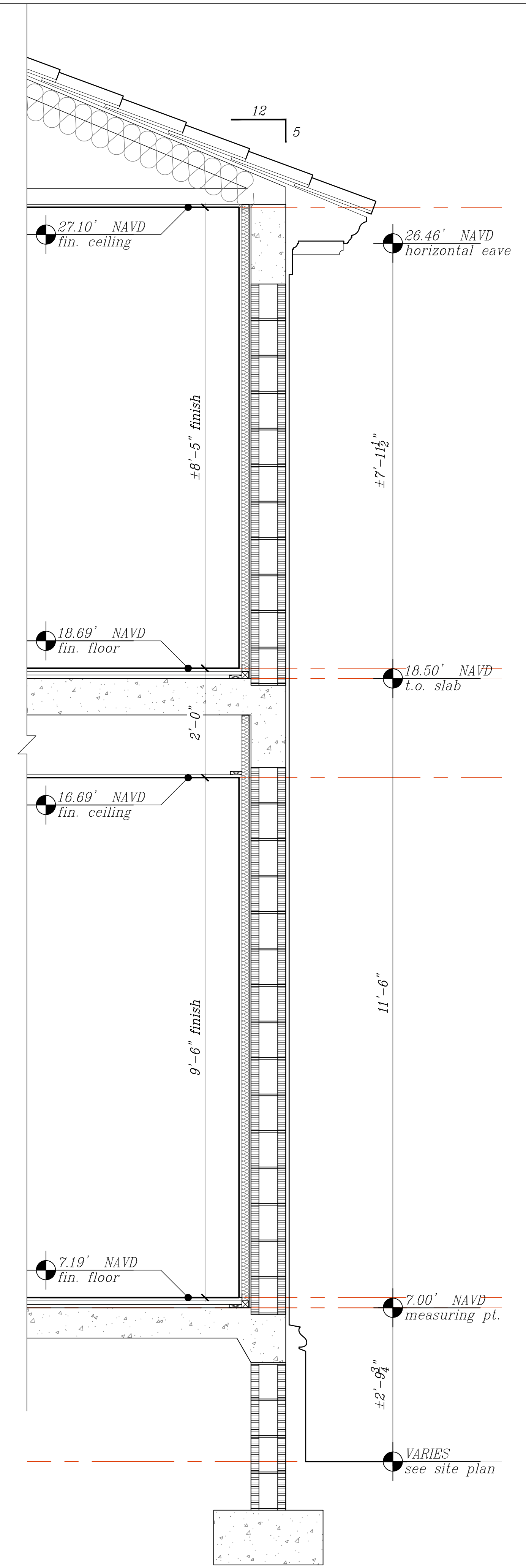
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PALM BEACH
FLORIDA 33480
PHONE (561) 282-9449
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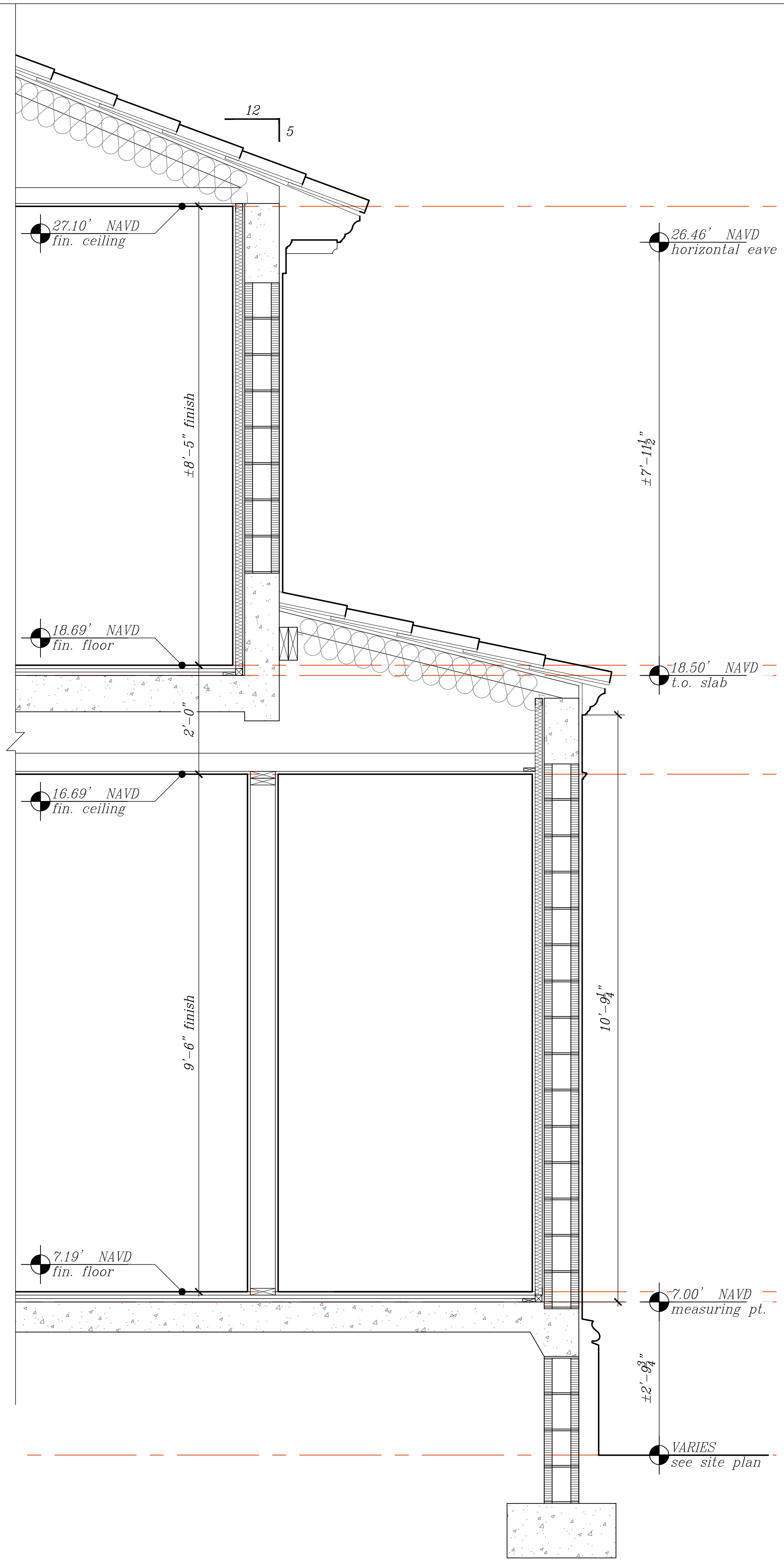
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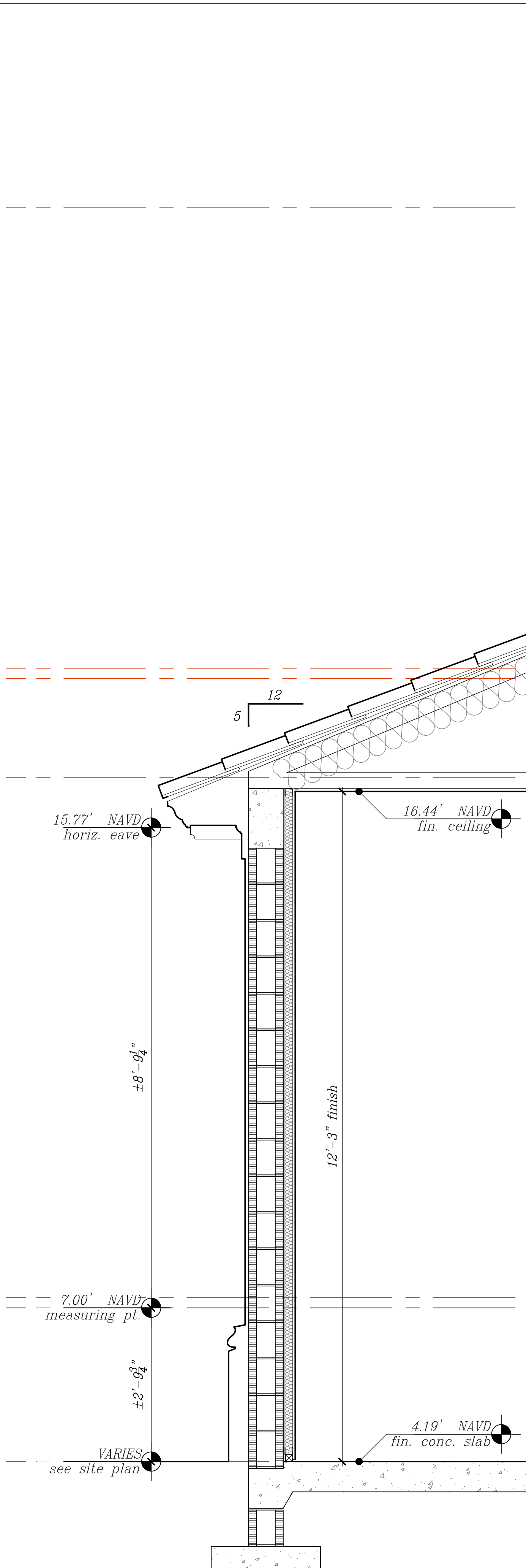
ROBERT PILLA
FLORIDA AB0017299



1 WALL SECTION- TYP.
3/4" = 1'-0"



2 WALL SECTION- PANTRY
3/4" = 1'-0"



3 WALL SECTION- GARAGE
3/4" = 1'-0"

ARC-23-142

WALL SECTIONS

Revision:
ARCOM Final Submission
2023.10.12
Drawn By:

A300

Project: 23 Seaspray Archipelago 03 Seaspray, Site 400 - Sectioning
Date: 10/12/2023 10:12 AM

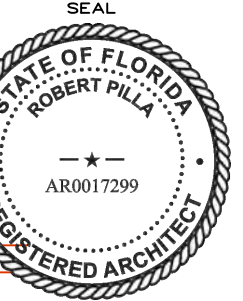


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FLORIDA 33480

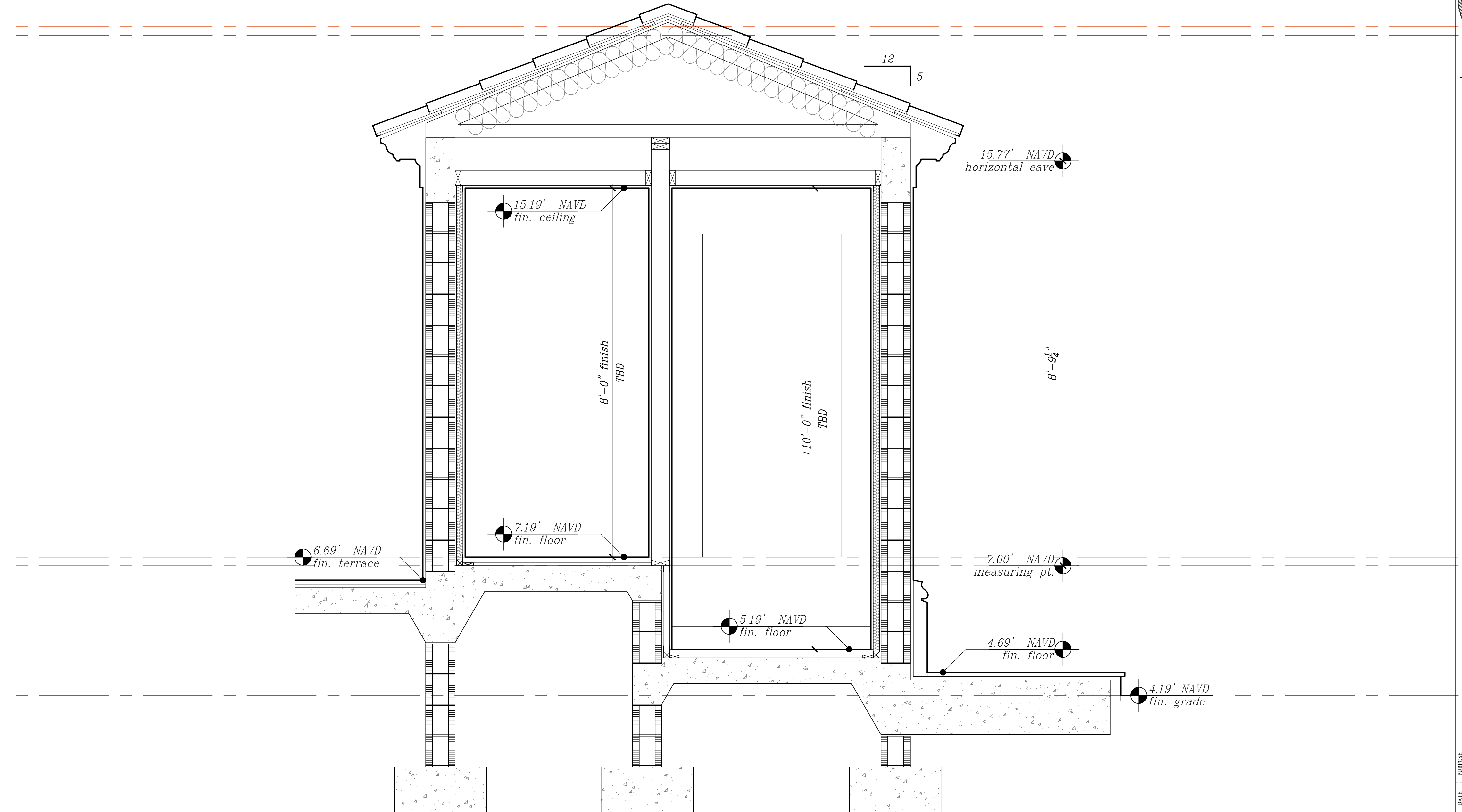
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1 WALL SECTION- CONNECTOR
3/4" = 1'-0"

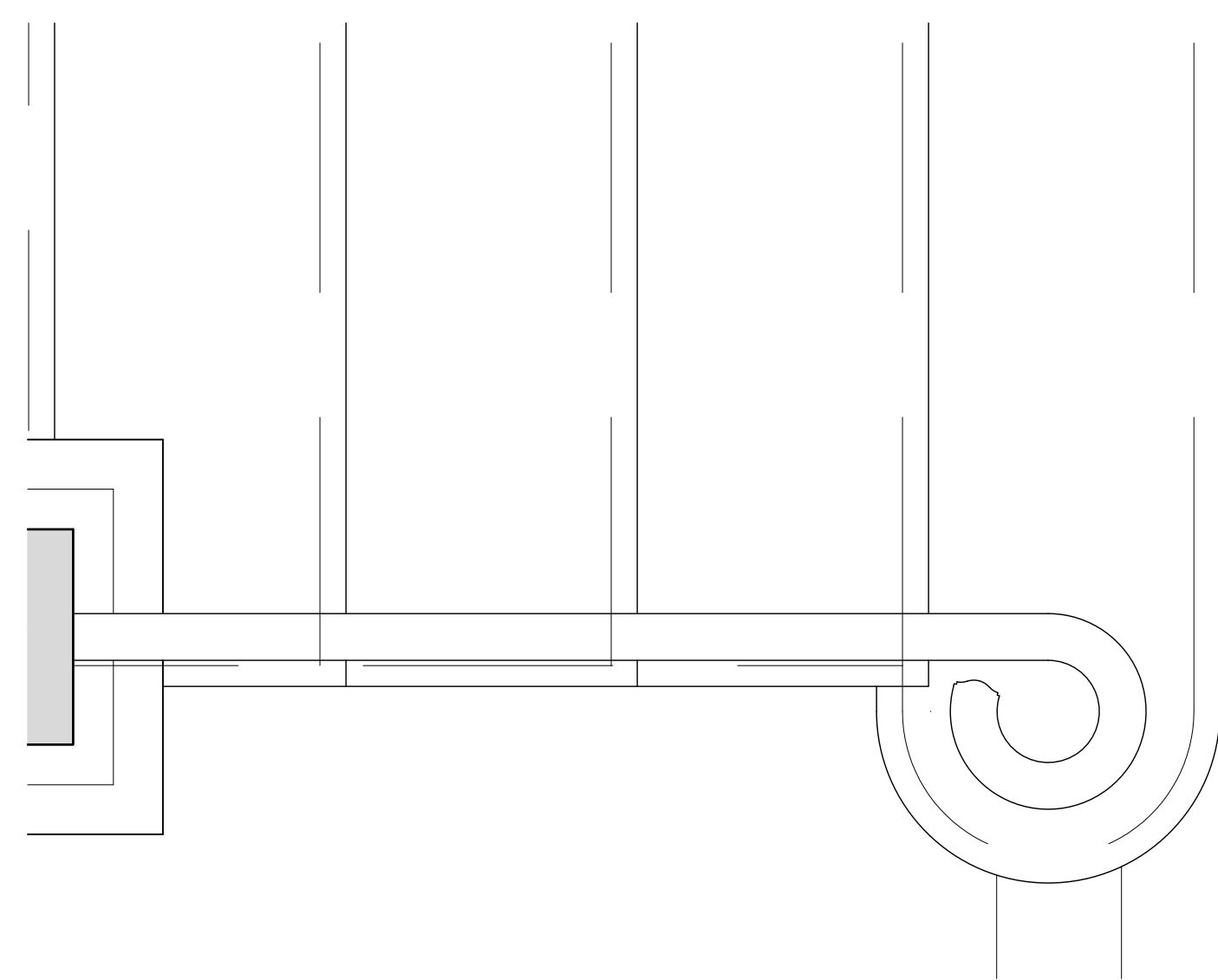
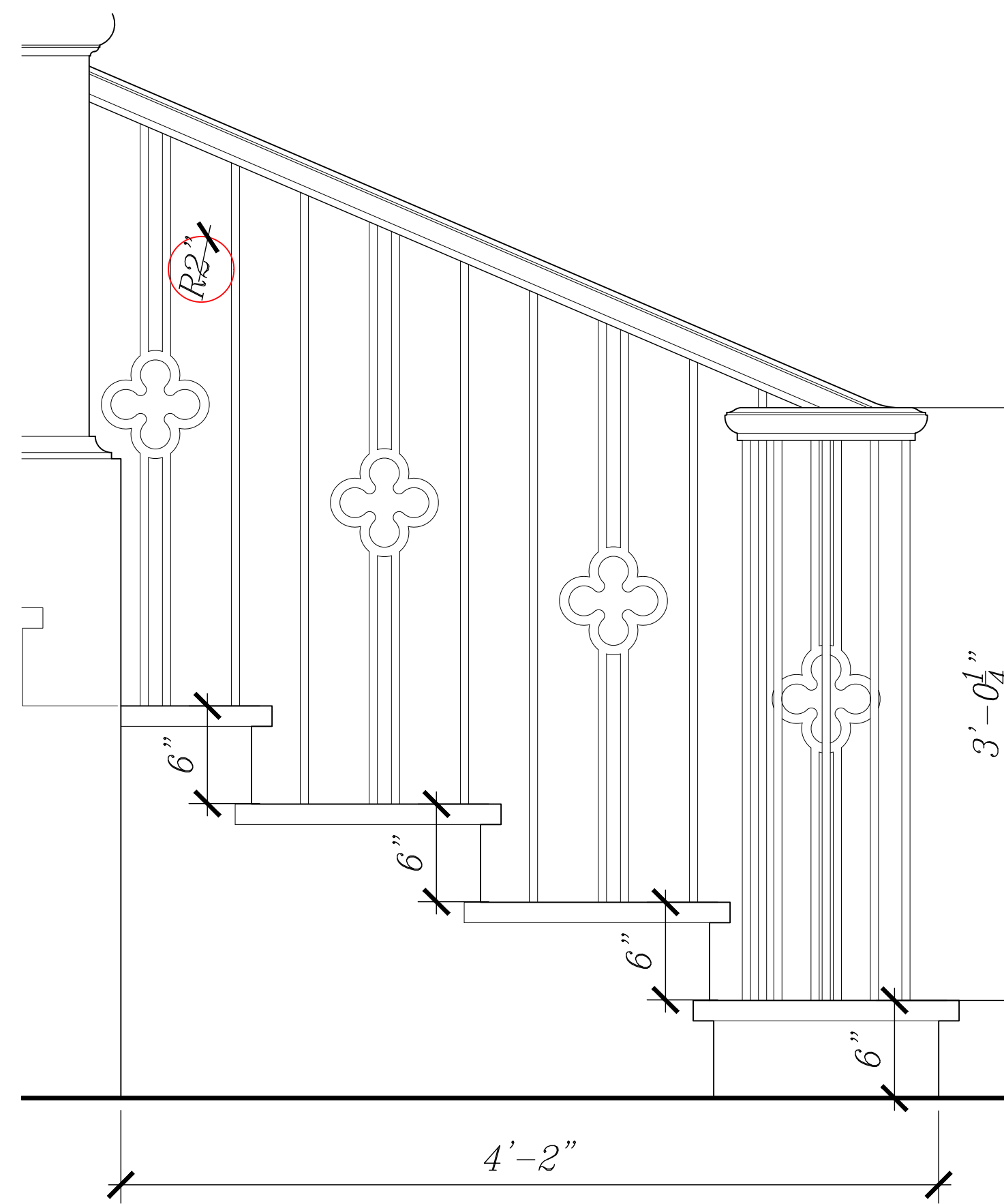
REV.	DATE	DESCRIPTION

WALL SECTIONS

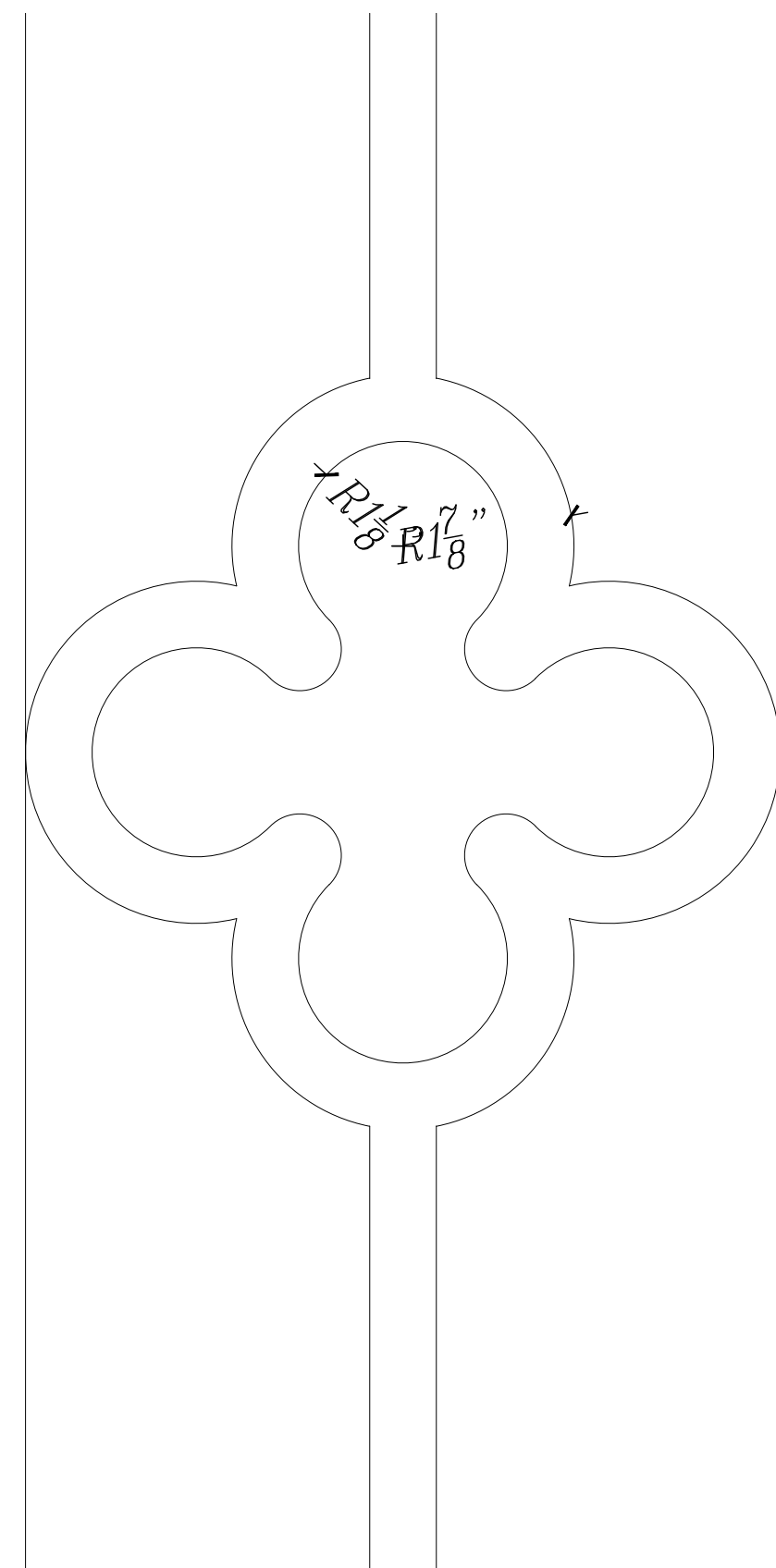
Revision:
ARCOM Final Submission
2023.10.12
Drawn By:

A301

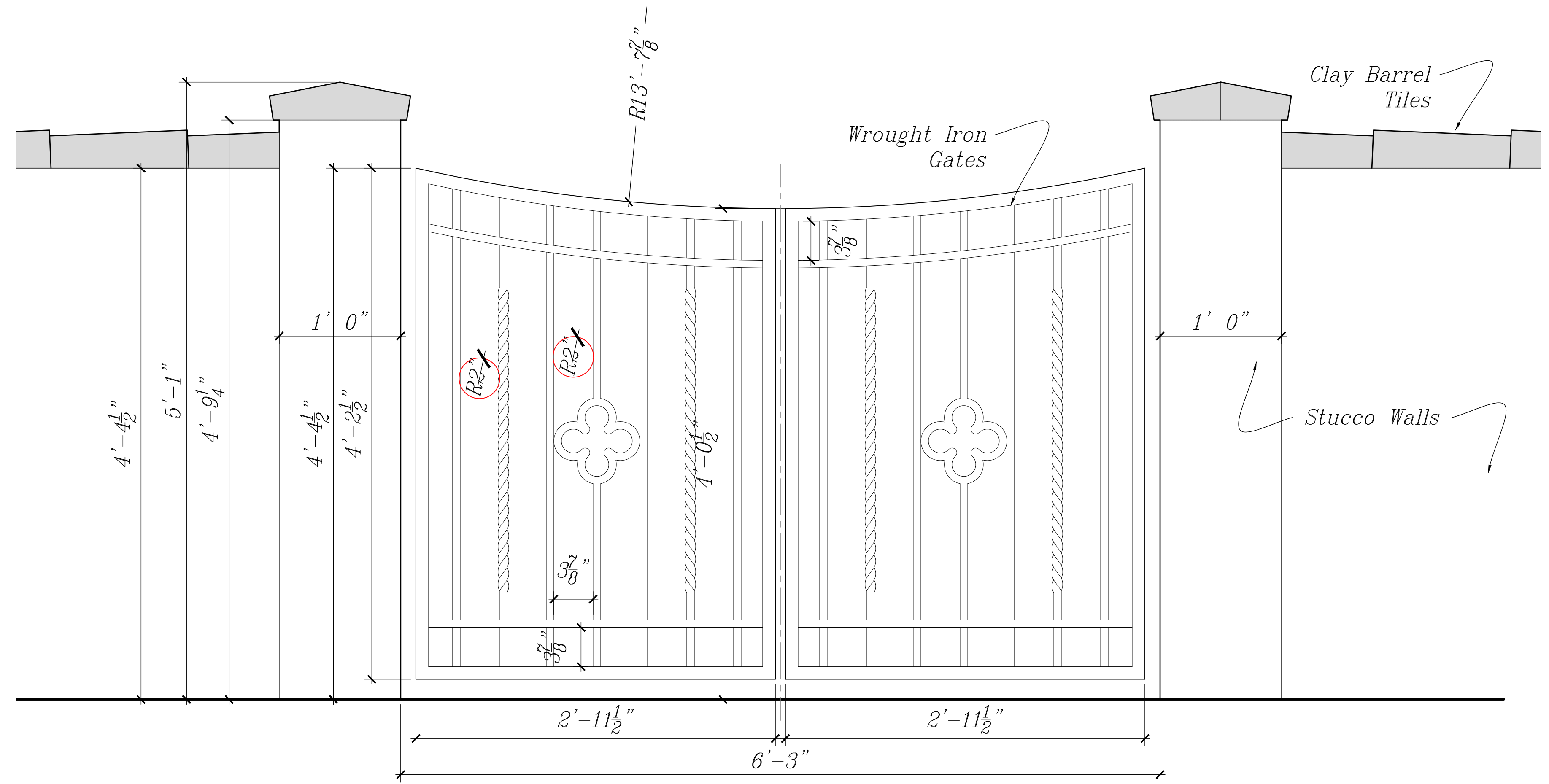
PC: General Detail - 318 Seaspray Ave. 03/2023
 WADIA ASSOCIATES, LLC
 375 S. COUNTY RD.
 PALM BEACH, FLORIDA 33480
 PHONE (561) 282-9449
 WADIAASSOCIATES.COM



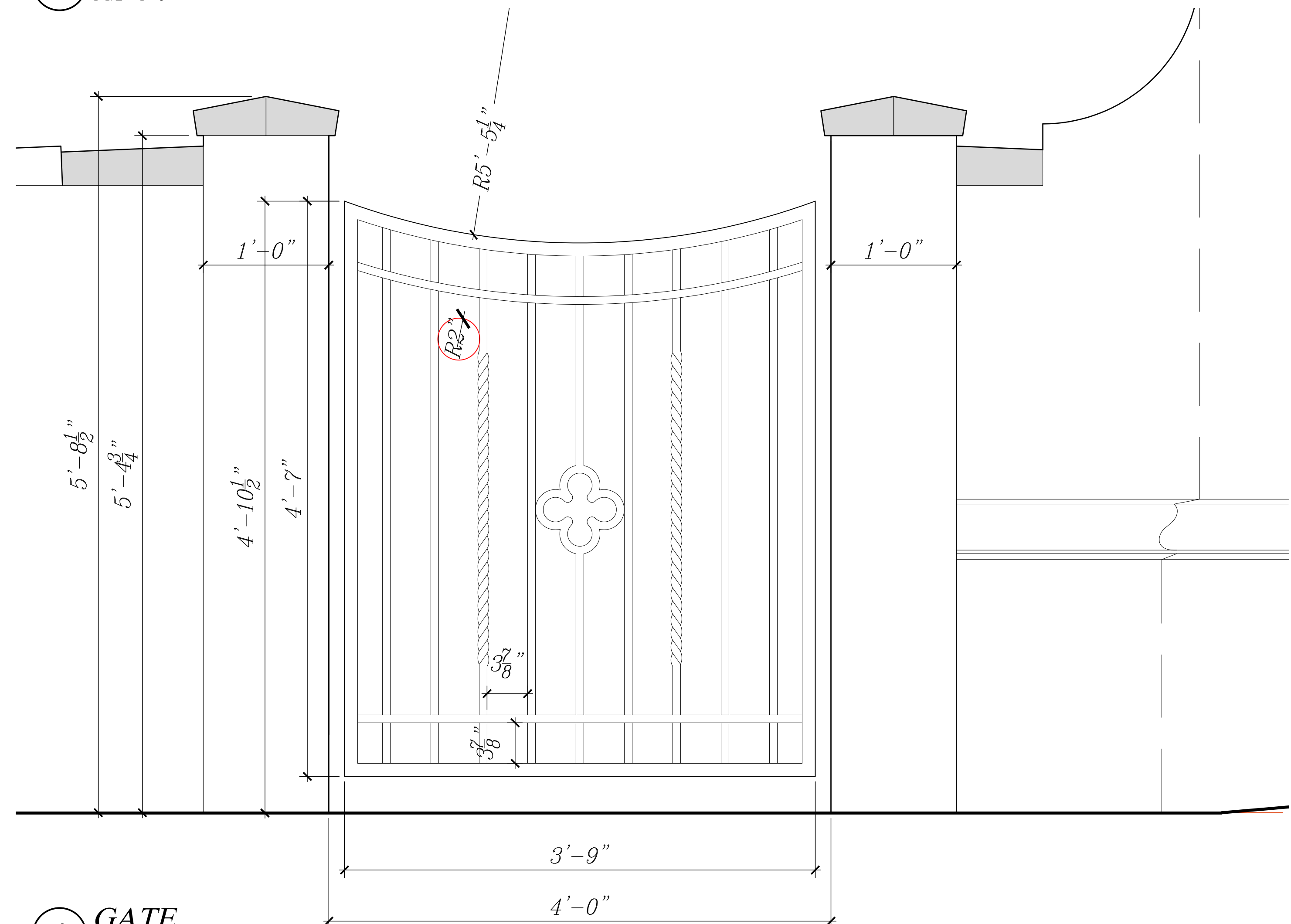
1 FRONT ENTRY RAILING
 1 1/2"=1'-0"



3 GATE DETAIL
 6"=1'-0"



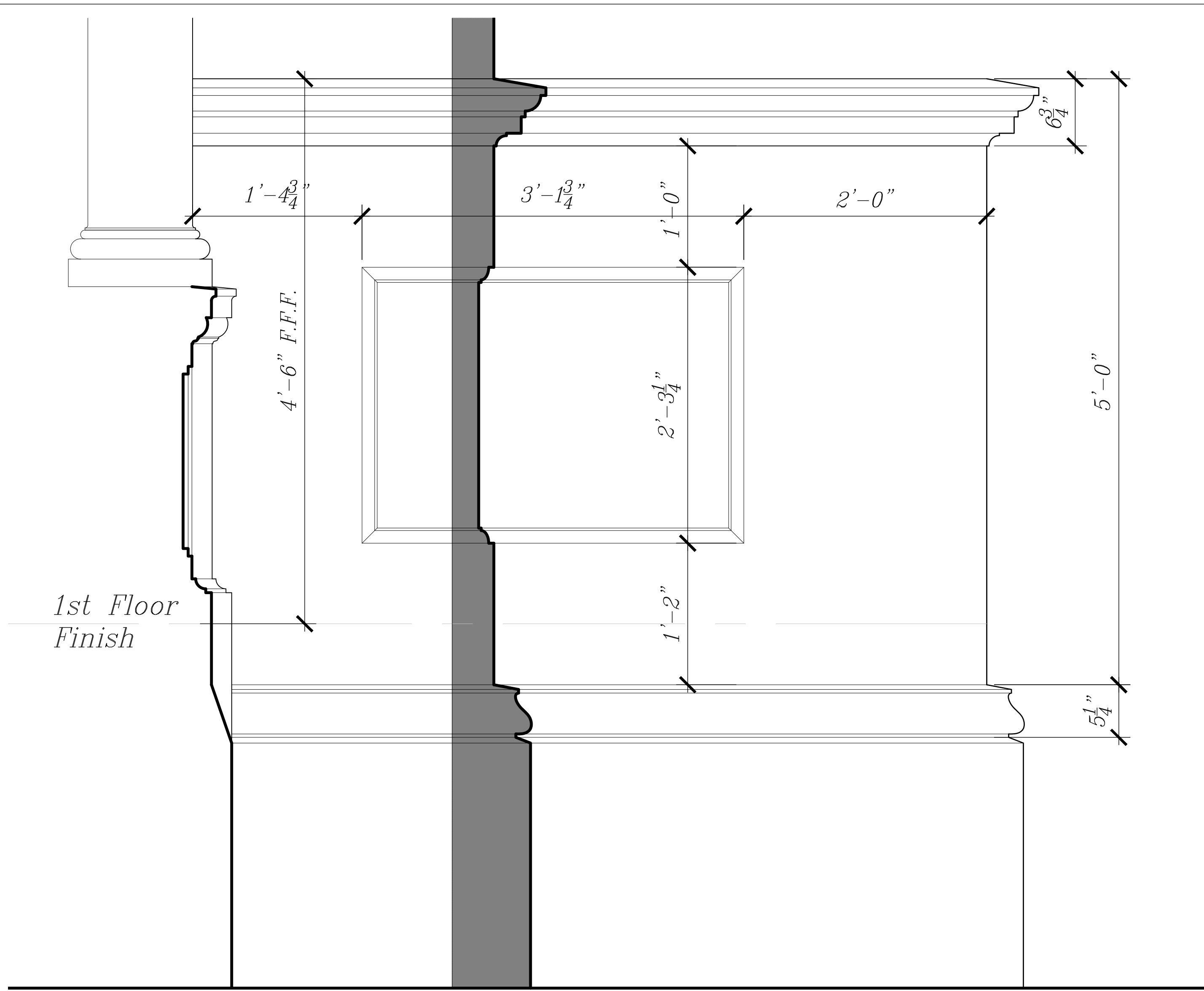
3 GATE
 1 1/2"=1'-0"



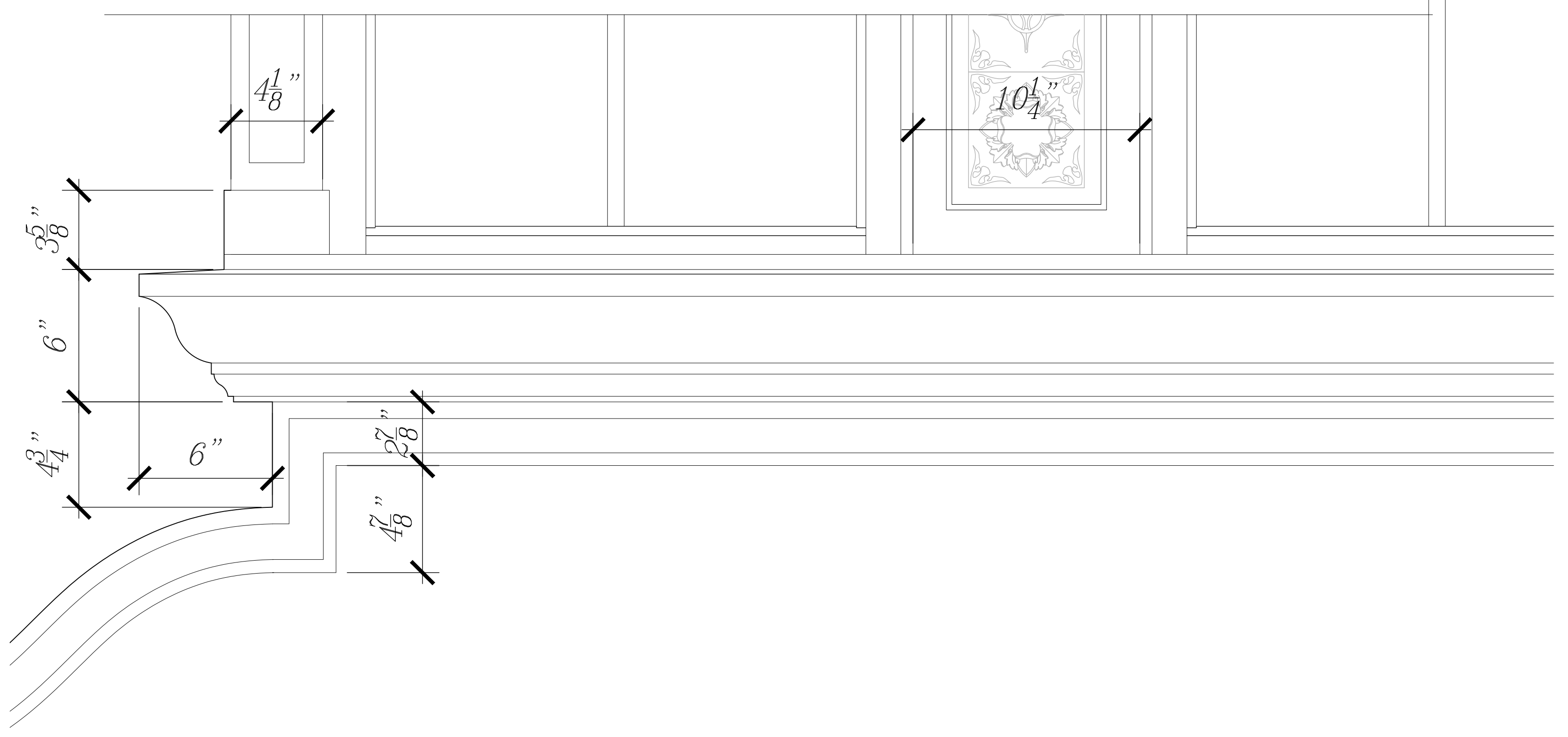
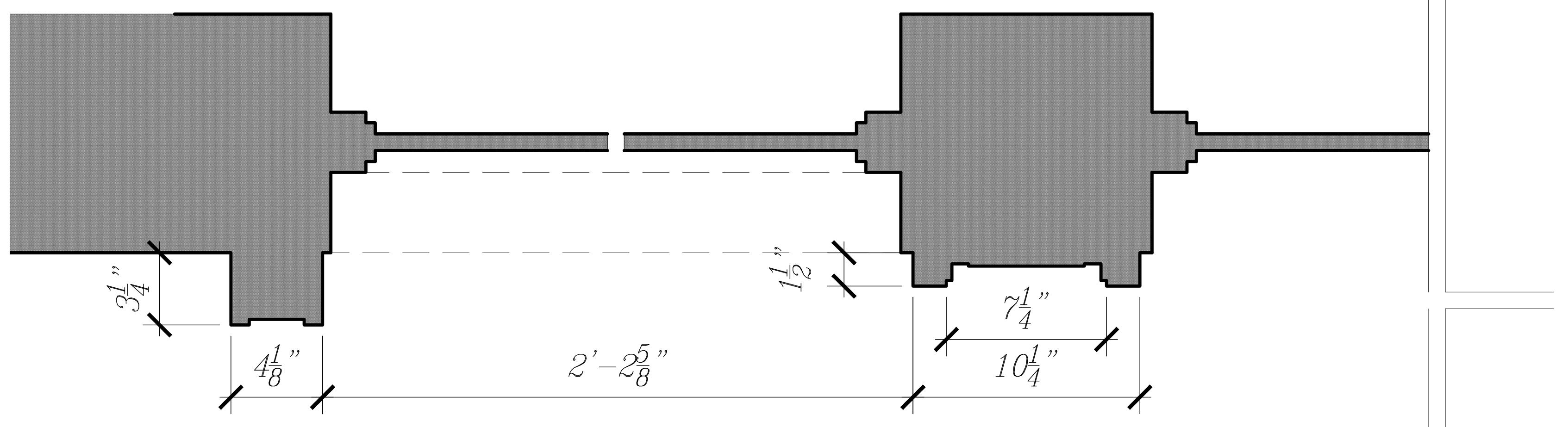
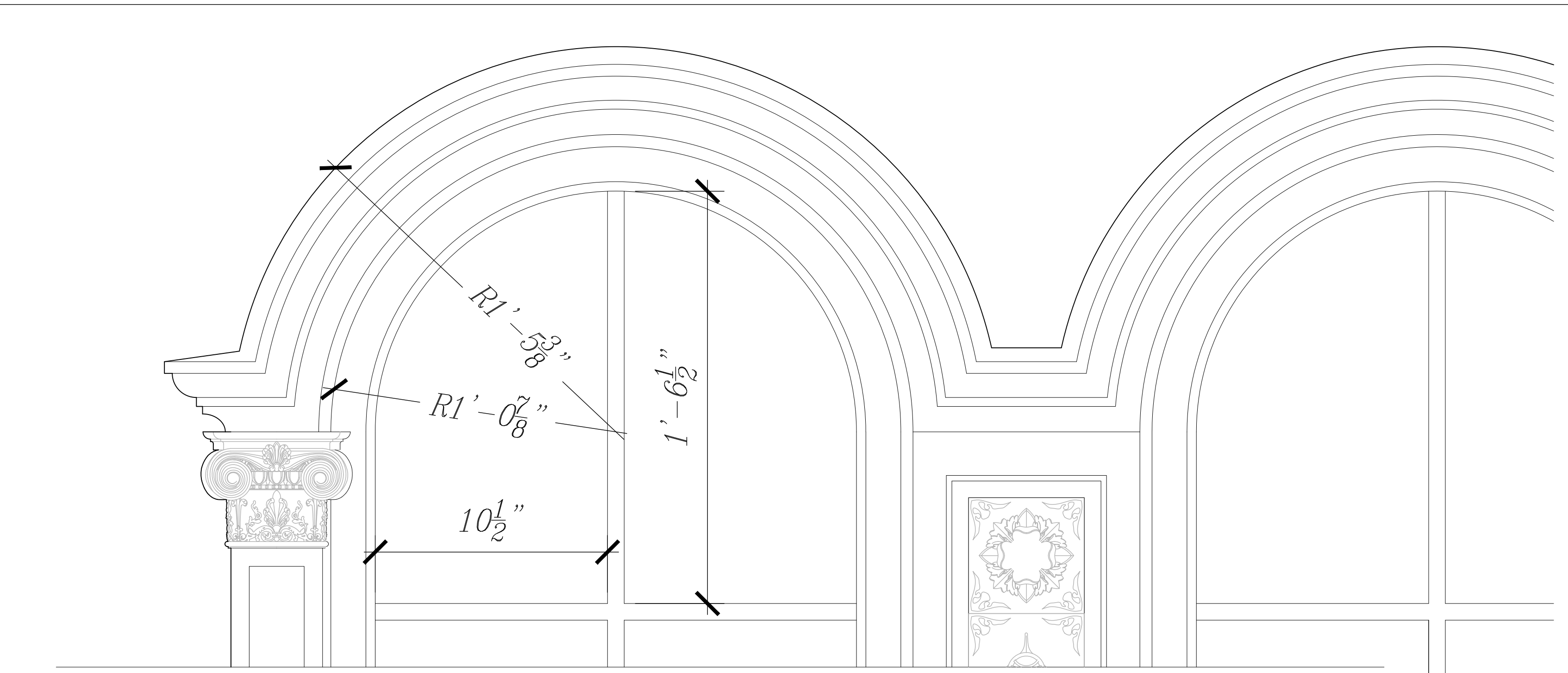
4 GATE
 1 1/2"=1'-0"

REV.	DATE	DESCRIPTION

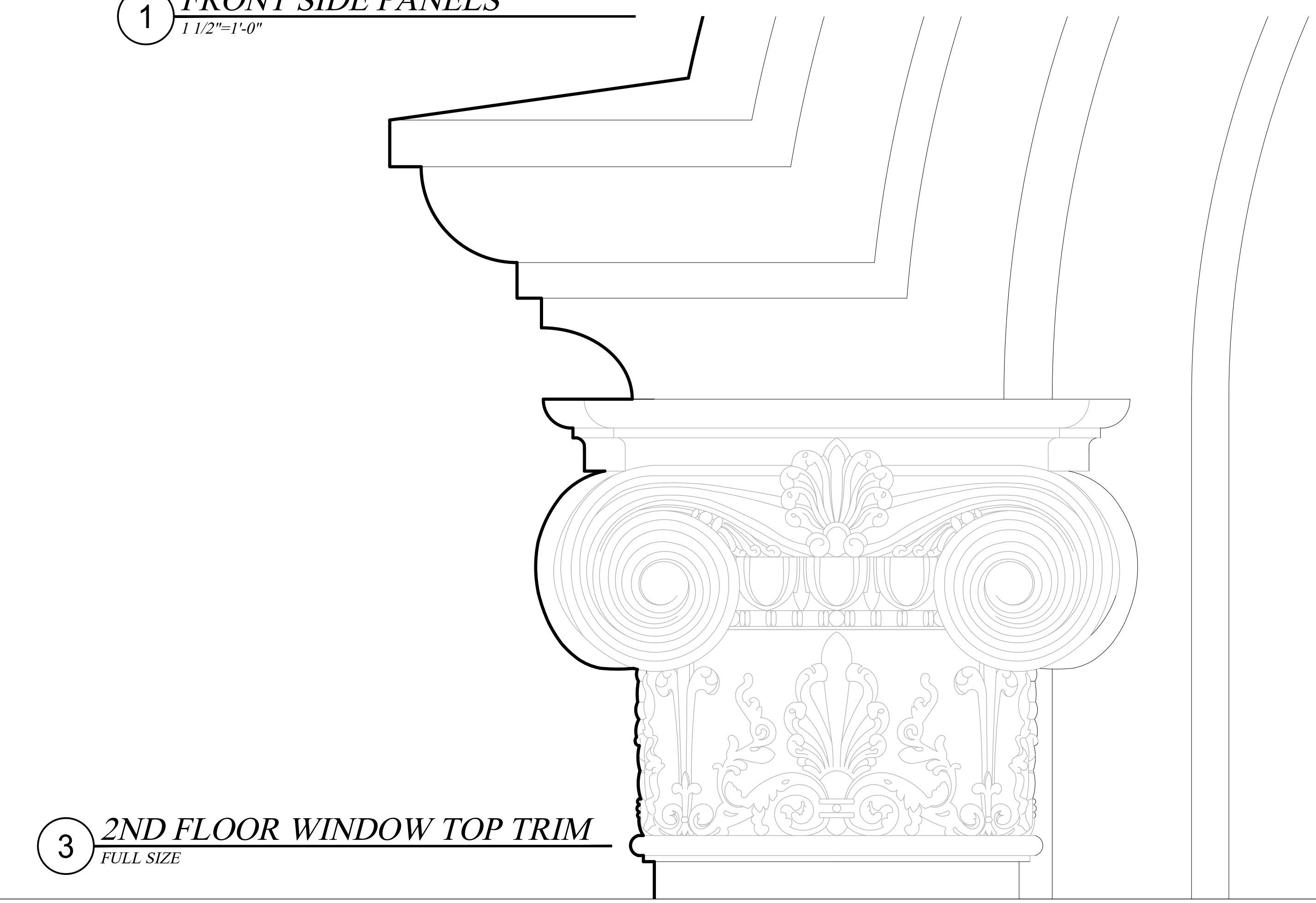
PC: 08/20/2023 11:58 AM - 11/15/2023 10:00 AM



1 FRONT SIDE PANELS
1 1/2"=1'-0"

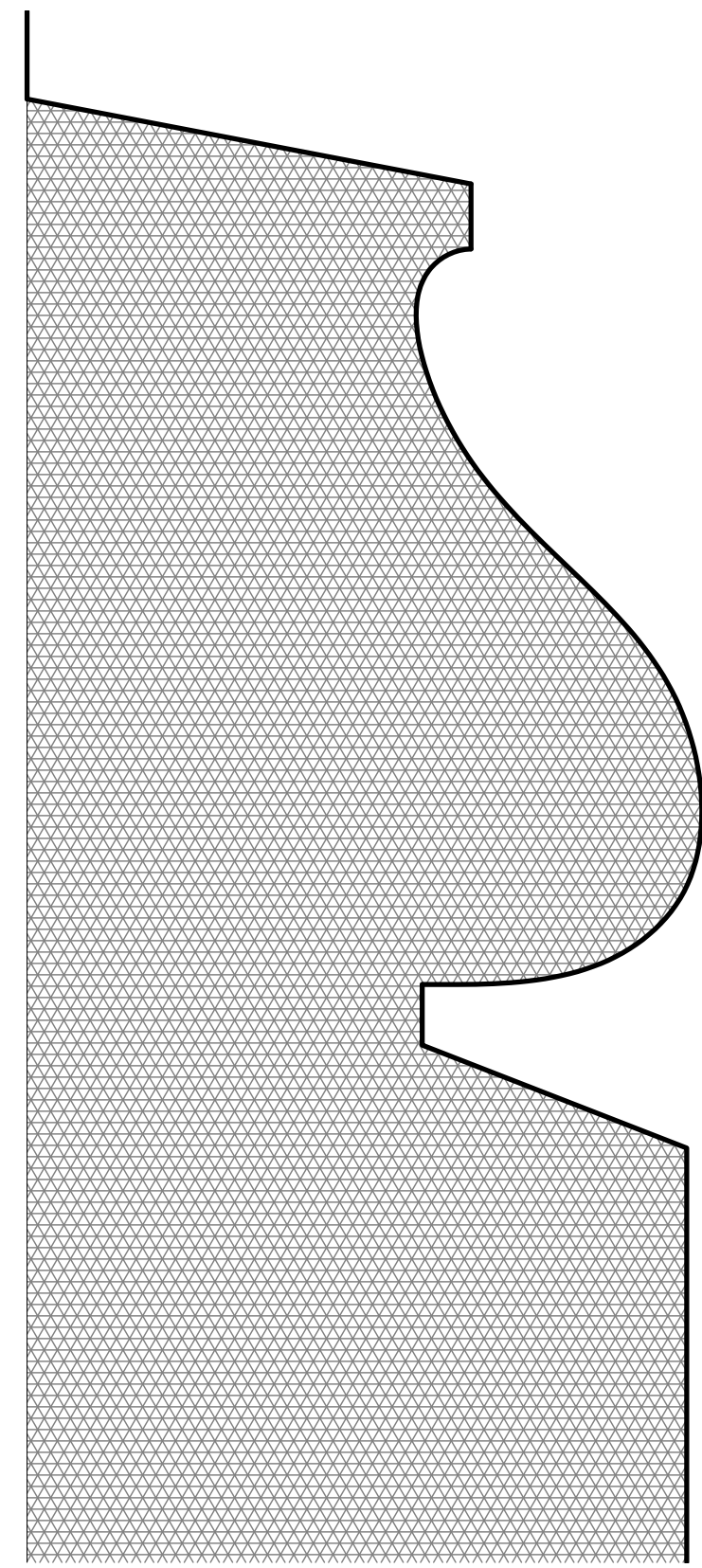


2 2ND FLOOR WINDOW TRIM DETAILS
3"=1'-0"

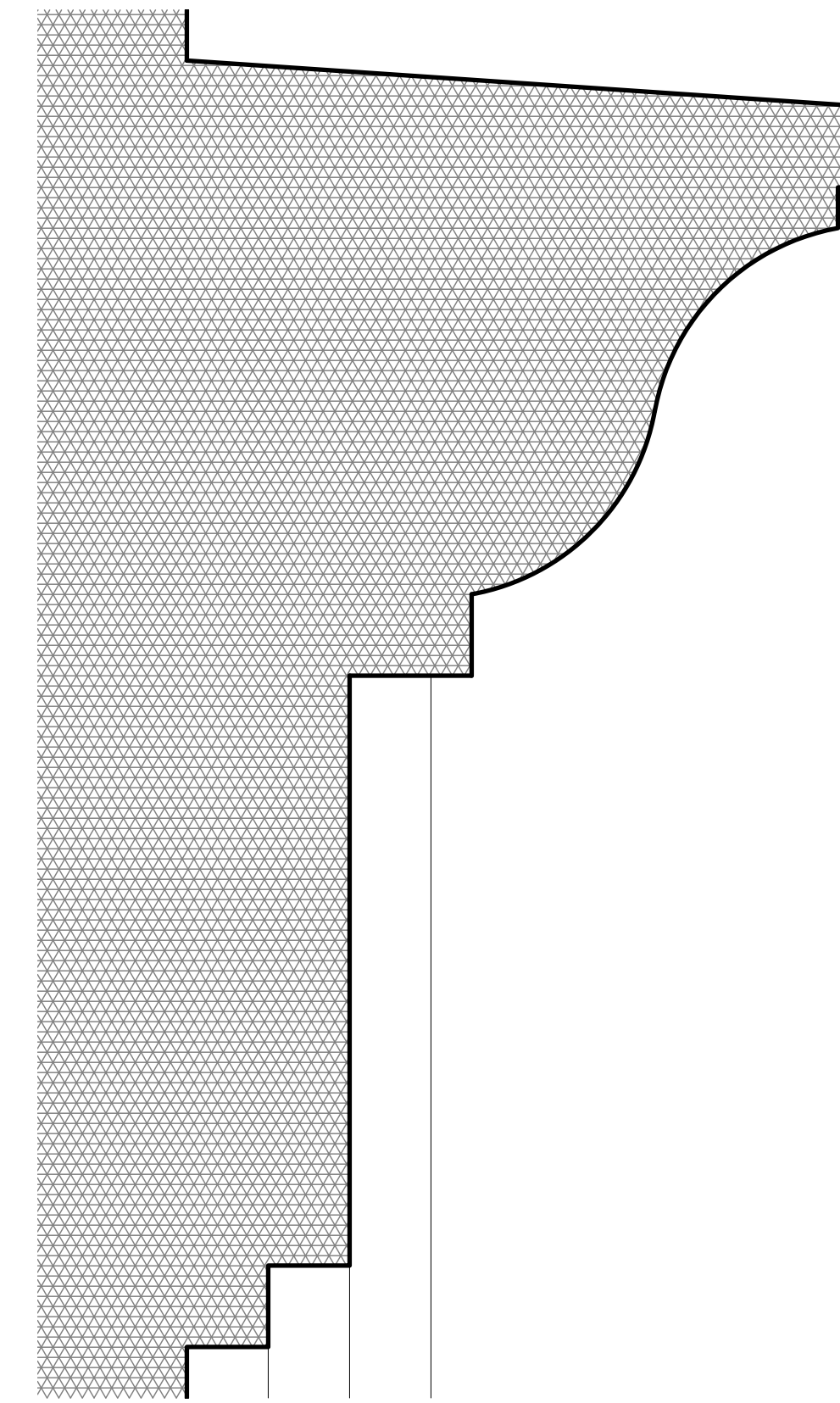
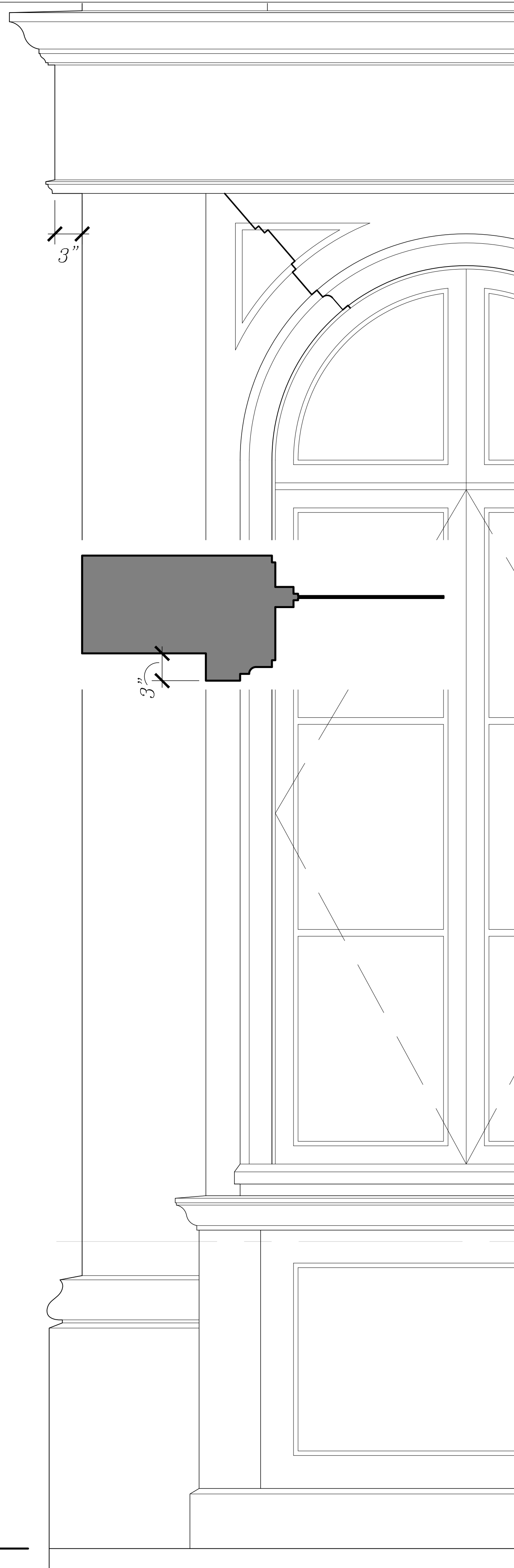


3 2ND FLOOR WINDOW TOP TRIM
FULL SIZE

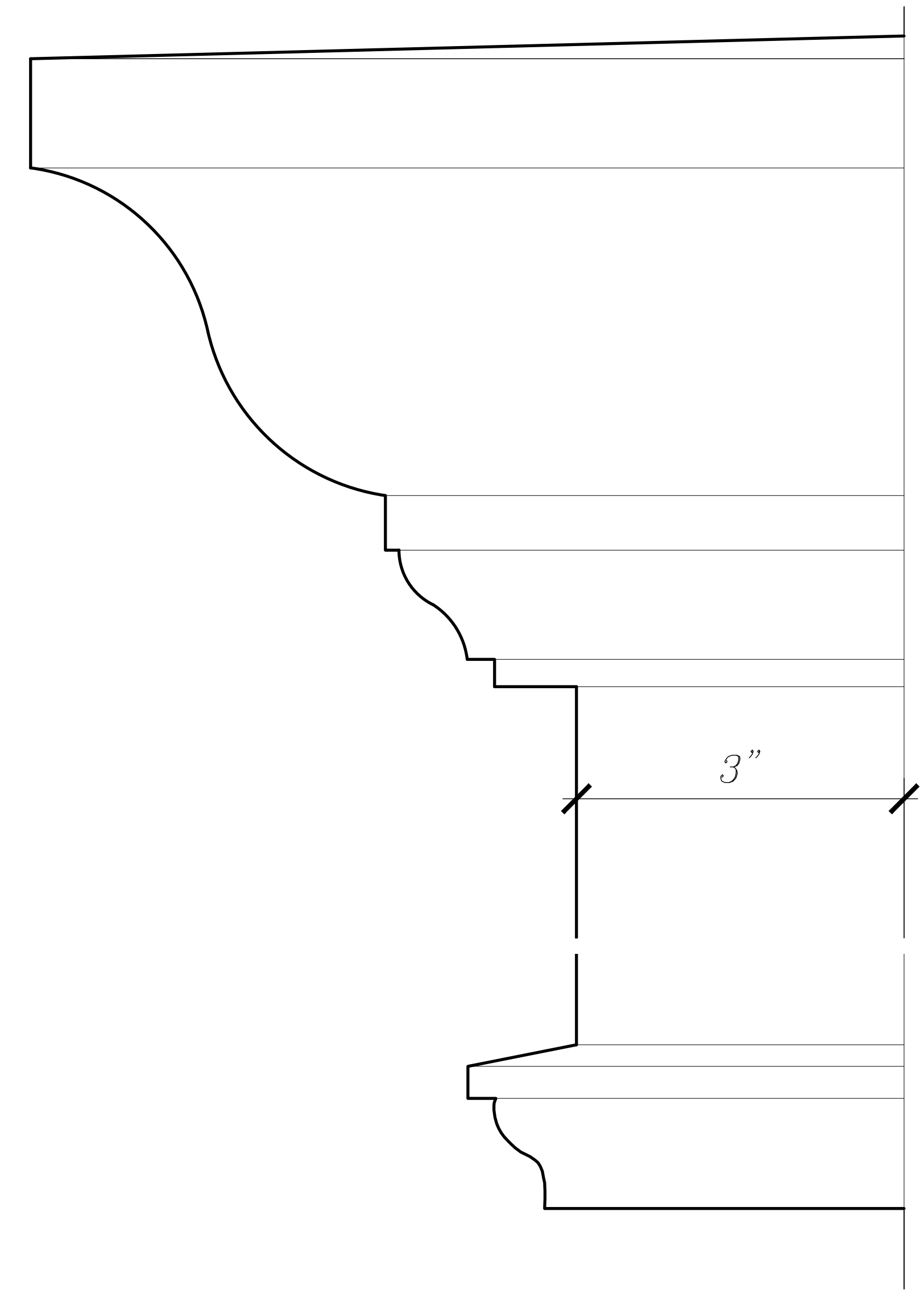
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 10/11/2023 10:10 AM



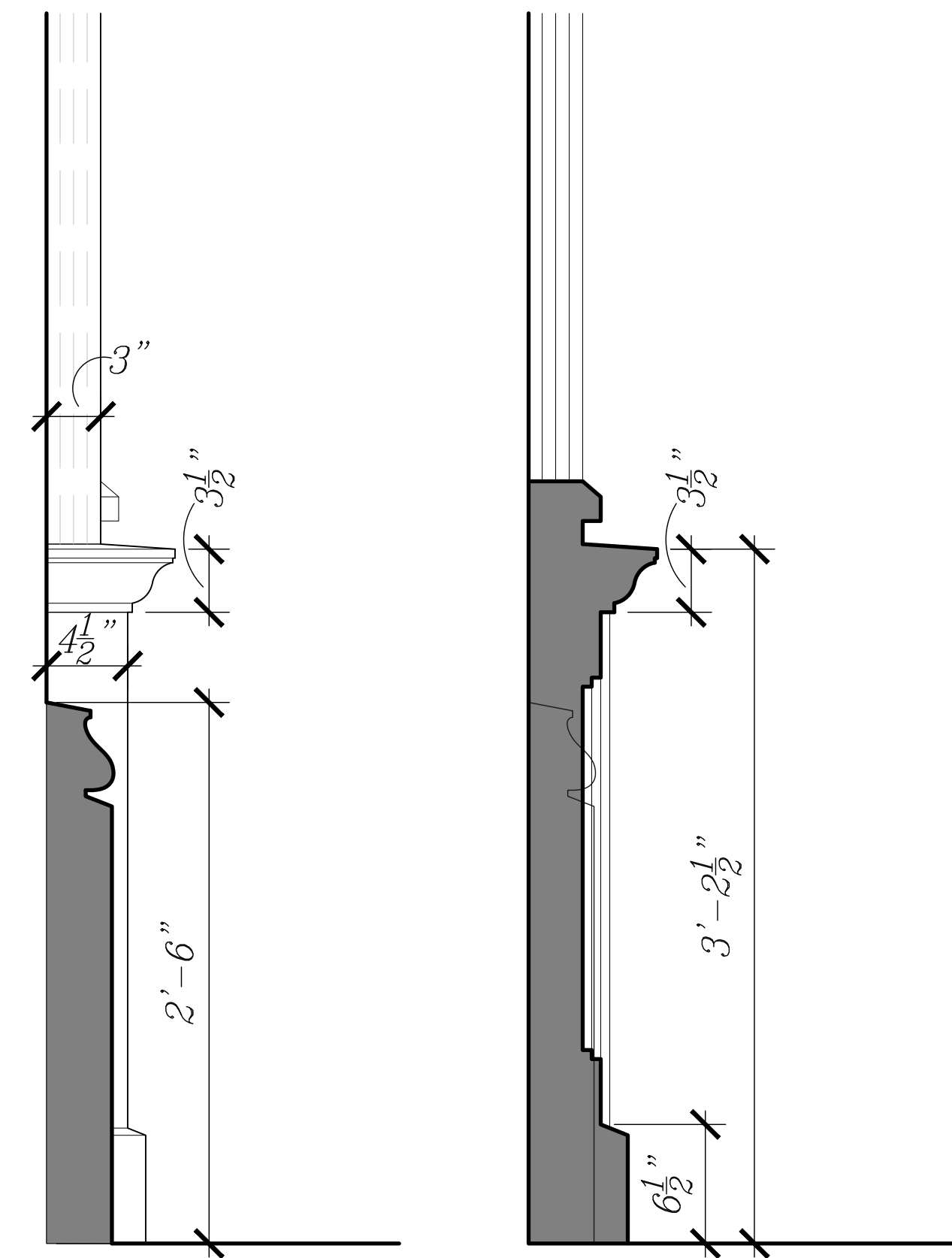
2 WATER TABLE PROFILE
FULL SIZE



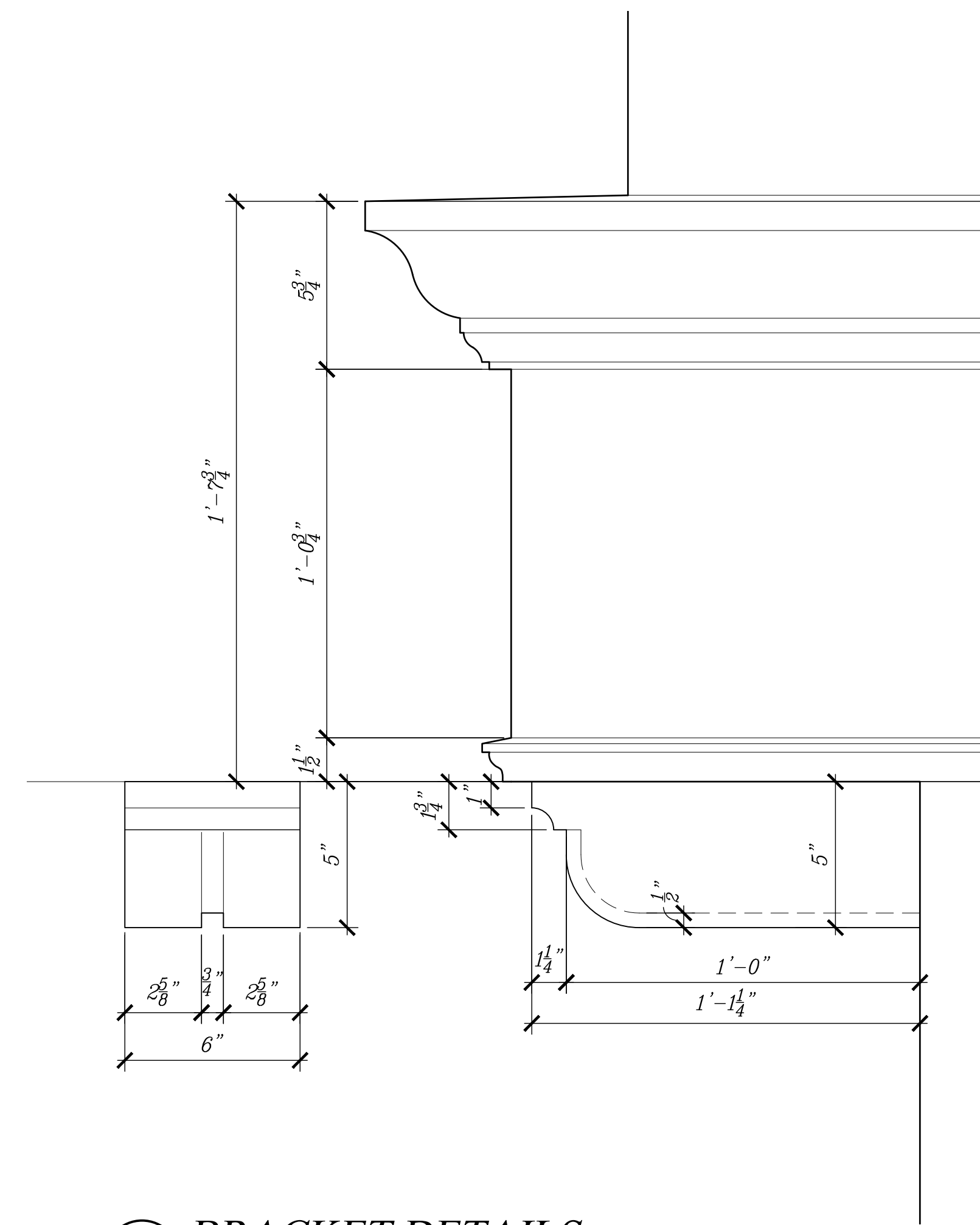
3 WINDOW SILL PROFILE
FULL SIZE



4 TERRACE EDGE PROFILE
FULL SIZE



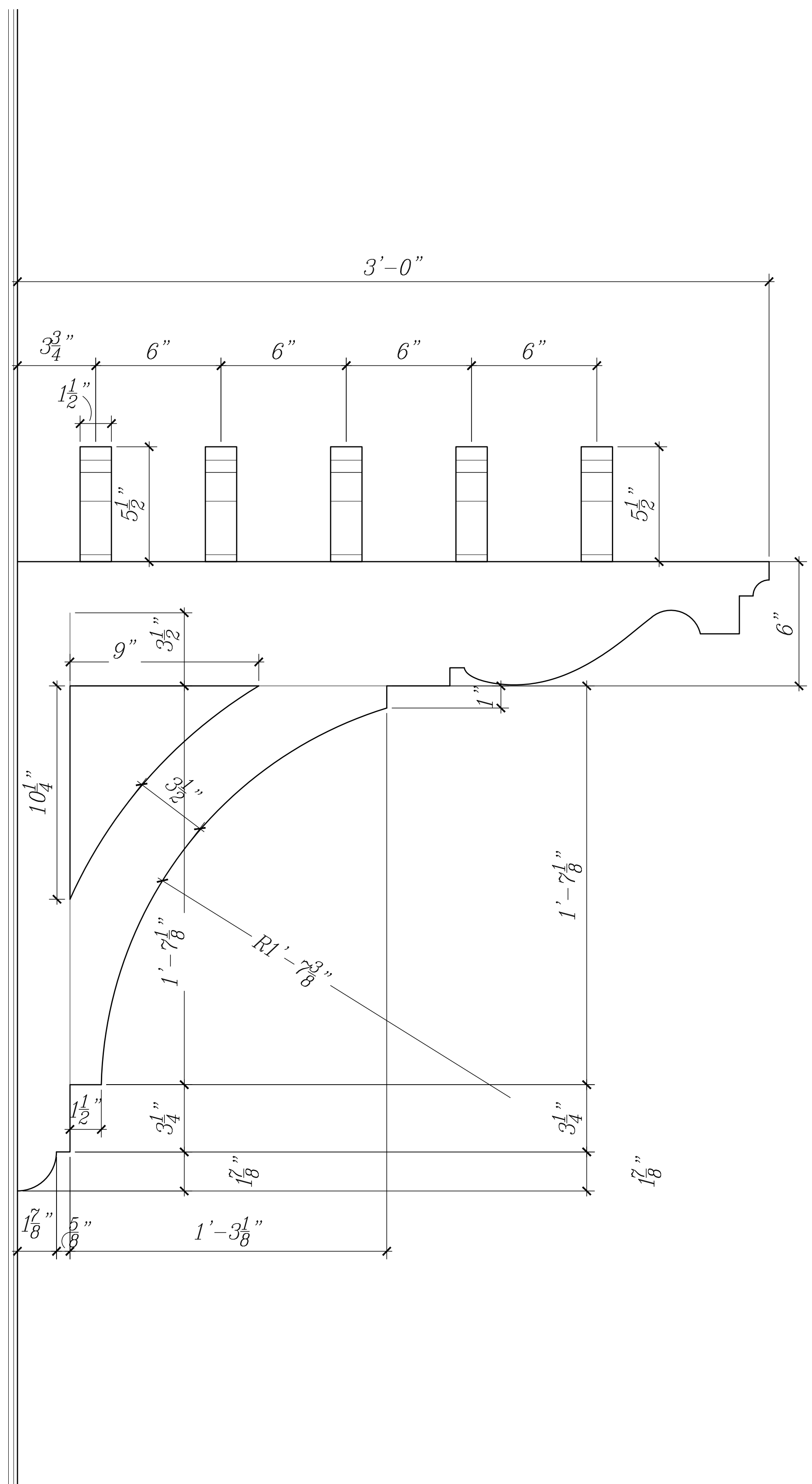
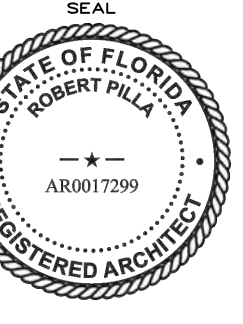
1 WINDOW TRIM & PANELS
1 1/2"-1'-0"



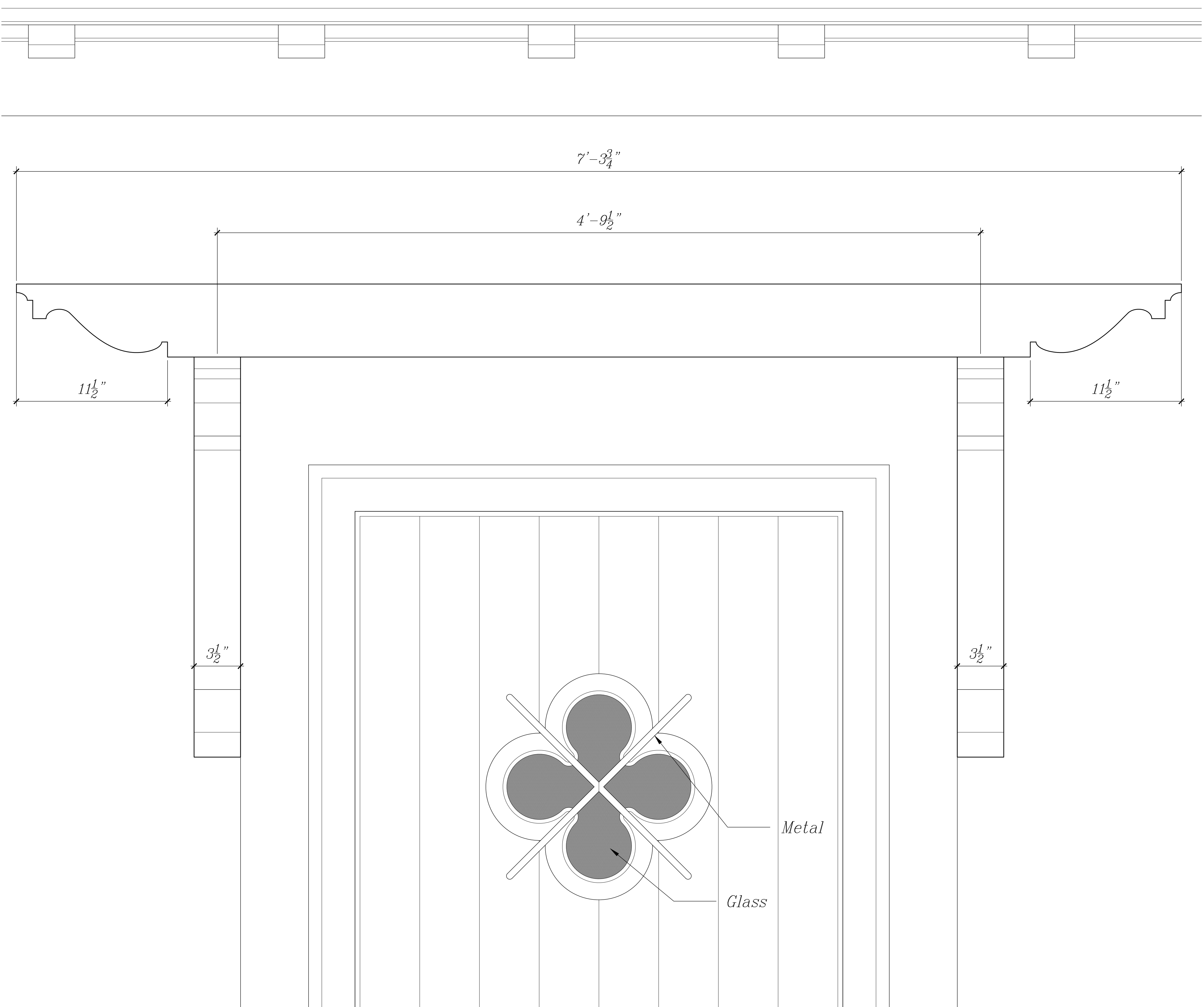
5 BRACKET DETAILS
3"-1'-0"

REV.	DATE	DESCRIPTION

PC: 08/20/2023 10:45 AM - 11:00 AM - 11/15/2023 10:45 AM



1 POOL BATH ENTRY PERGOLA (SIDE ELEVATION)
3"=1'-0"



2 FRONT ELEVATION
3"=1'-0"

REV.	DATE	DESCRIPTION

EXTERIOR
DETAILS

Revision:
ARCOM Final Submission
2023.10.12
Drawn By:

Seaspray Avenue

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.
5425 WILBER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2041
OFFICE: @grubereng.com

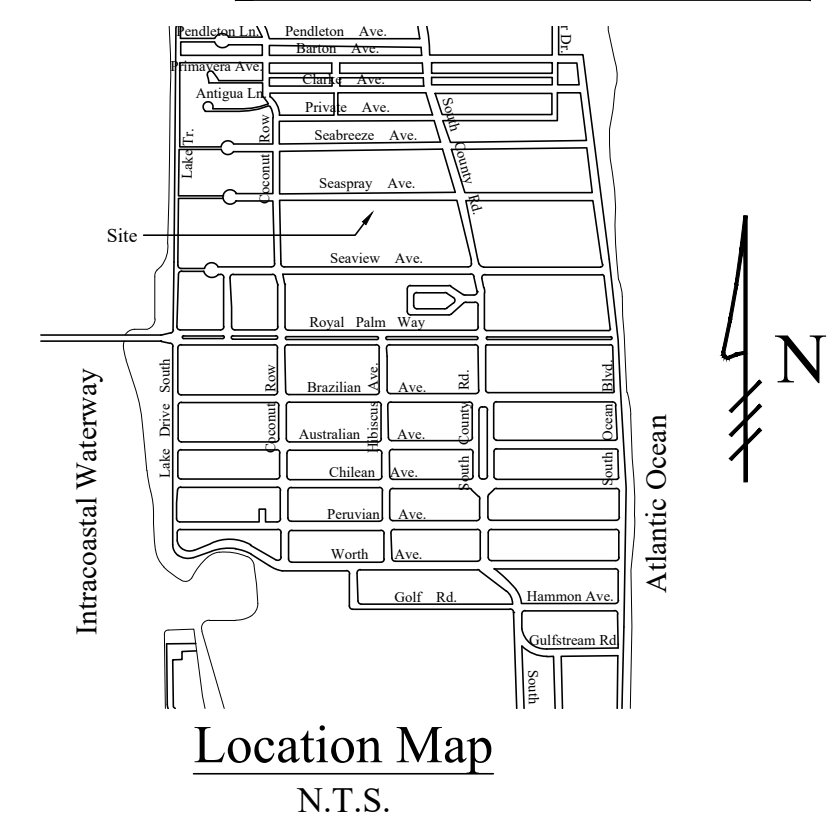
Project Information	
Project No.	2023-0057
Issue Date	09/26/2023
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

Conceptual Site Grading & Drainage Plan For:
Proposed Residence
Palm Beach, Florida
318 Seaspray Avenue

Revisions	
1	
2	
3	
4	
5	
6	
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8	
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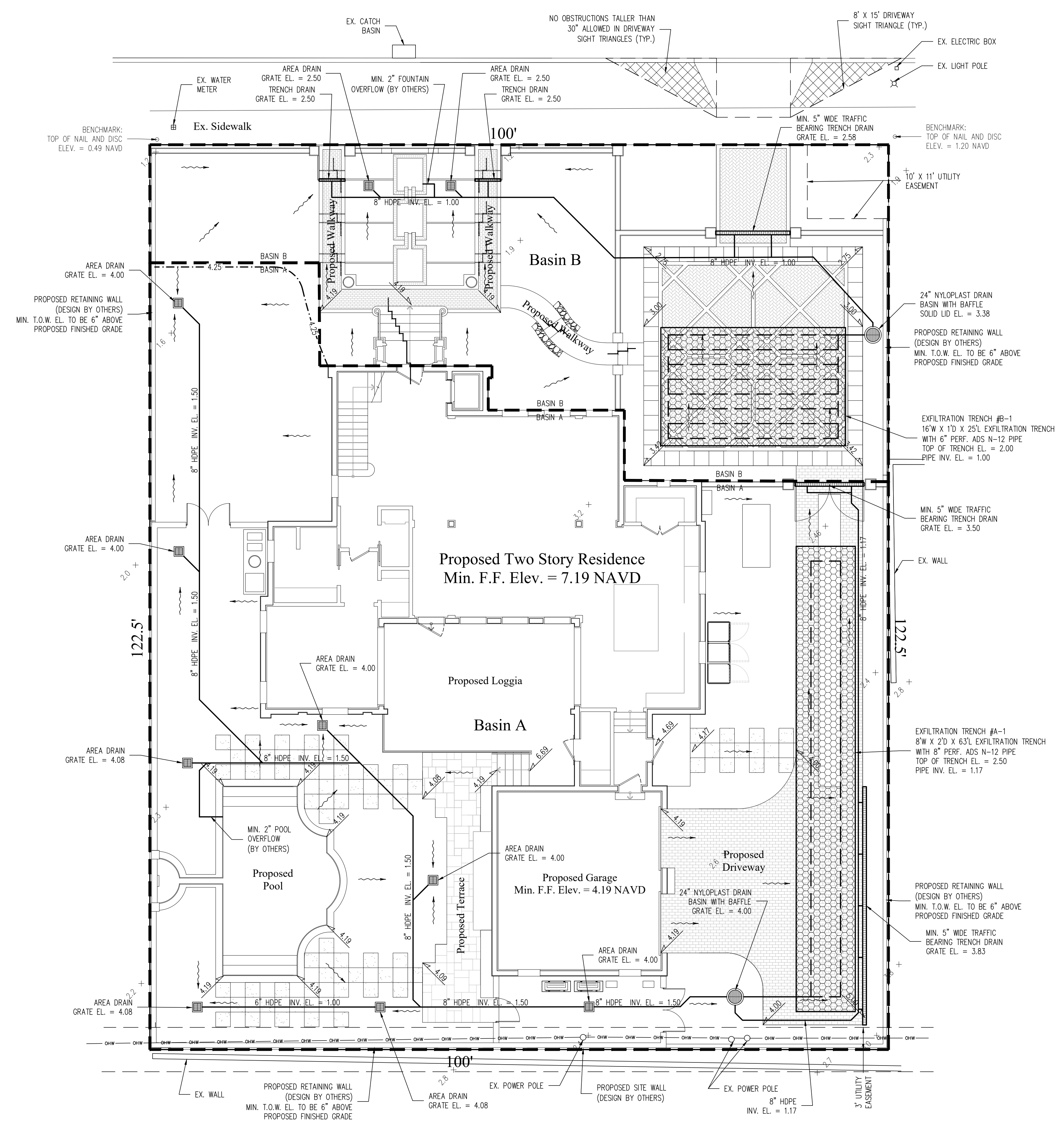
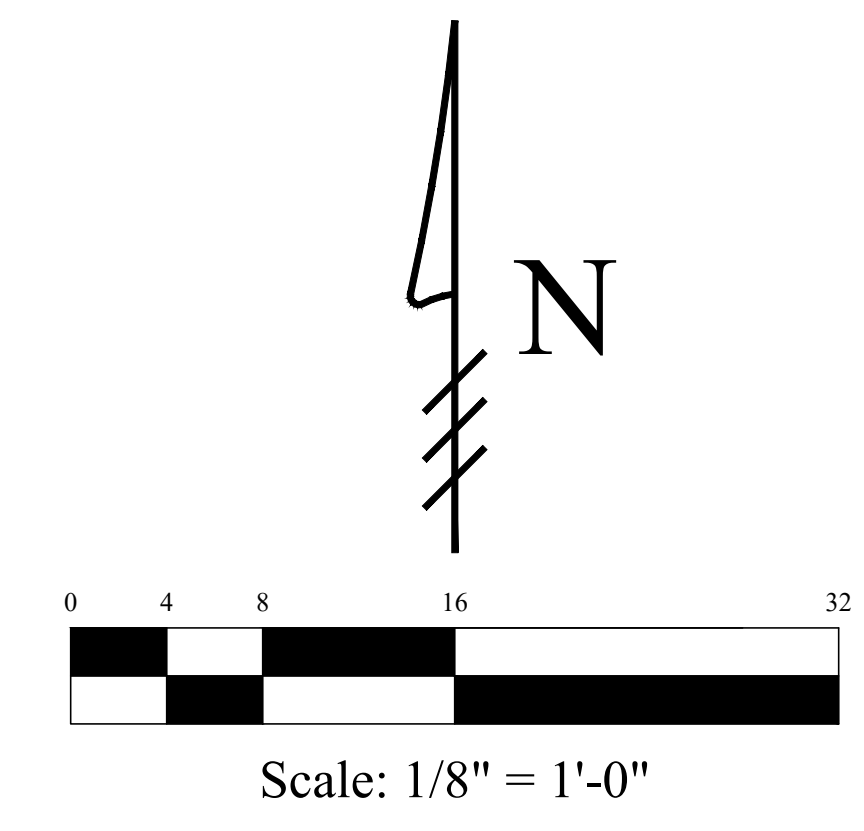
Chad M. Gruber
FL P.E. No. 57466

Sheet No.
C-1



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



STORMWATER RETENTION CALCULATIONS (Basin A)

A. SITE INFORMATION

Total Property Area = 12,250 sq.ft.
Proposed Basin Drainage Area = 8,909 sq.ft.
Drainage Area Impervious Surface = 5,414 sq.ft.
Drainage Area Pervious Surface = 3,495 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 5,414 sq.ft. x 1 ft./12 in. = 902 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 3,495 sq.ft. x 1 ft./12 in. = 117 cu.ft.

Total Volume to be Retained = 1,019 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 63 ft
W = Trench Width = 8 ft
K = Hydraulic Conductivity = 0.000185 cfs/sq.ft. of head
H2 = Depth to Water Table = 2.00 ft
DU = Un-Saturated Trench Depth = 1.00 ft
DS = Saturated Trench Depth = 1.00 ft
V = Volume Treated = 1,227 cu.ft.

STORMWATER RETENTION CALCULATIONS (Basin B)

A. SITE INFORMATION

Total Property Area = 12,250 sq.ft.
Proposed Basin Drainage Area = 3,341 sq.ft.
Drainage Area Impervious Surface = 1,579 sq.ft.
Drainage Area Pervious Surface = 1,762 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 1,579 sq.ft. x 1 ft./12 in. = 263 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 1,762 sq.ft. x 1 ft./12 in. = 59 cu.ft.

Total Volume to be Retained = 322 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 25 ft
W = Trench Width = 16 ft
K = Hydraulic Conductivity = 0.000185 cfs/sq.ft. of head
H2 = Depth to Water Table = 1.00 ft
DU = Un-Saturated Trench Depth = 0.50 ft
DS = Saturated Trench Depth = 0.50 ft
V = Volume Treated = 398 cu.ft.

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.

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.

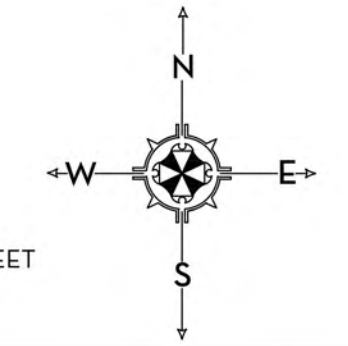
Plan Background from Hardscape Plan by Nievera Williams Design Received 9/19/23

ARC-23-142

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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

PLANTING PLAN
PRIVATE RESIDENCE

318 SEASPRAY AVENUE, PALM BEACH, FL.

25 SEPTEMBER 2023

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



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM









1 NORTH EXTERIOR ELEVATION
 EL1 SCALE: 1/4" = 1'-0"

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

MARIO F. NIEVERA

State of Florida
 Landscape Architect
 Registration No.
 6666856

ELEVATION
PRIVATE RESIDENCE

318 SEASPRAY AVENUE, PALM BEACH, FL

25 SEPTEMBER 2023

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



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EL1

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
666856

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

ELEVATION
PRIVATE RESIDENCE
318 SEASPRAY AVENUE, PALM BEACH, FL.

25 SEPTEMBER 2023



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EL2



1 SOUTH EXTERIOR ELEVATION
EL2 SCALE: 1/4" = 1'-0"

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



1 EAST EXTERIOR ELEVATION
EL3 SCALE: 1/4" = 1'-0"

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

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

ELEVATION
PRIVATE RESIDENCE

318 SEASPRAY AVENUE, PALM BEACH, FL

25 SEPTEMBER 2023

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

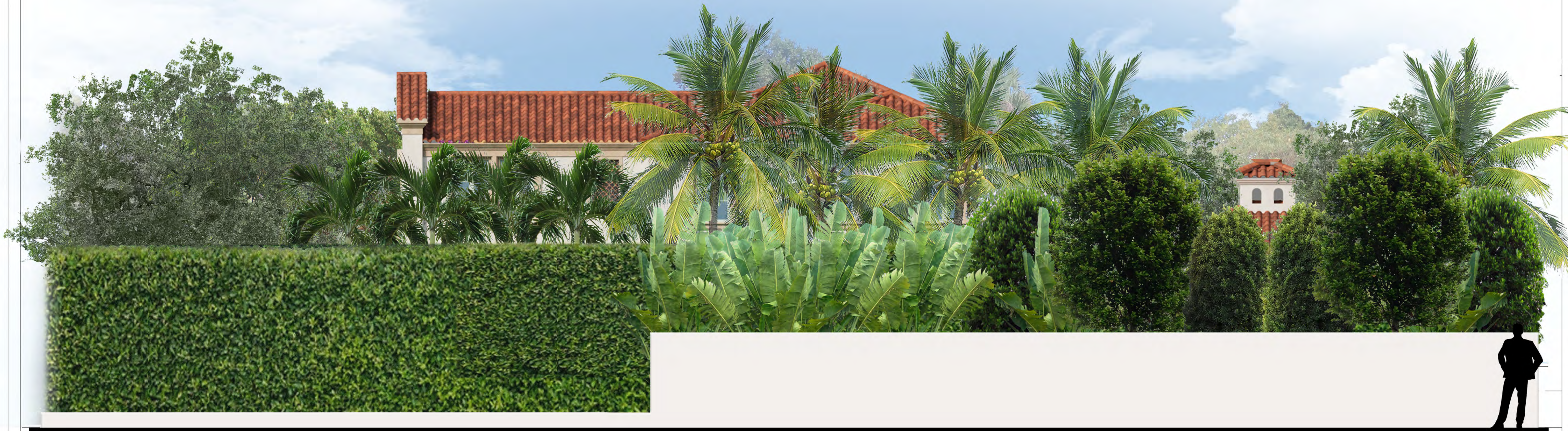


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West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EL3



1 WEST EXTERIOR ELEVATION
EL4 SCALE: 1/4" = 1'-0"

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

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Registration No.
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ELEVATION
PRIVATE RESIDENCE

318 SEASPRAY AVENUE, PALM BEACH, FL

25 SEPTEMBER 2023



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EL4

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

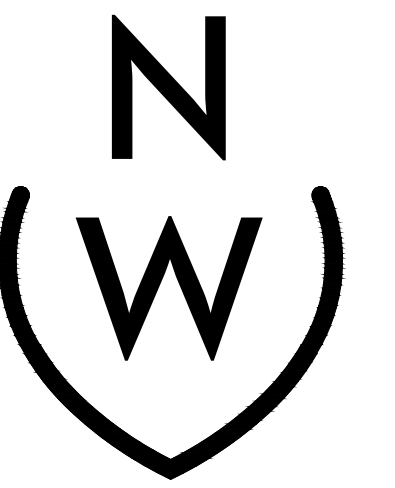
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

HARDSCAPE PLAN
PRIVATE RESIDENCE
318 SEASPRAY AVENUE, PALM BEACH, FL.

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

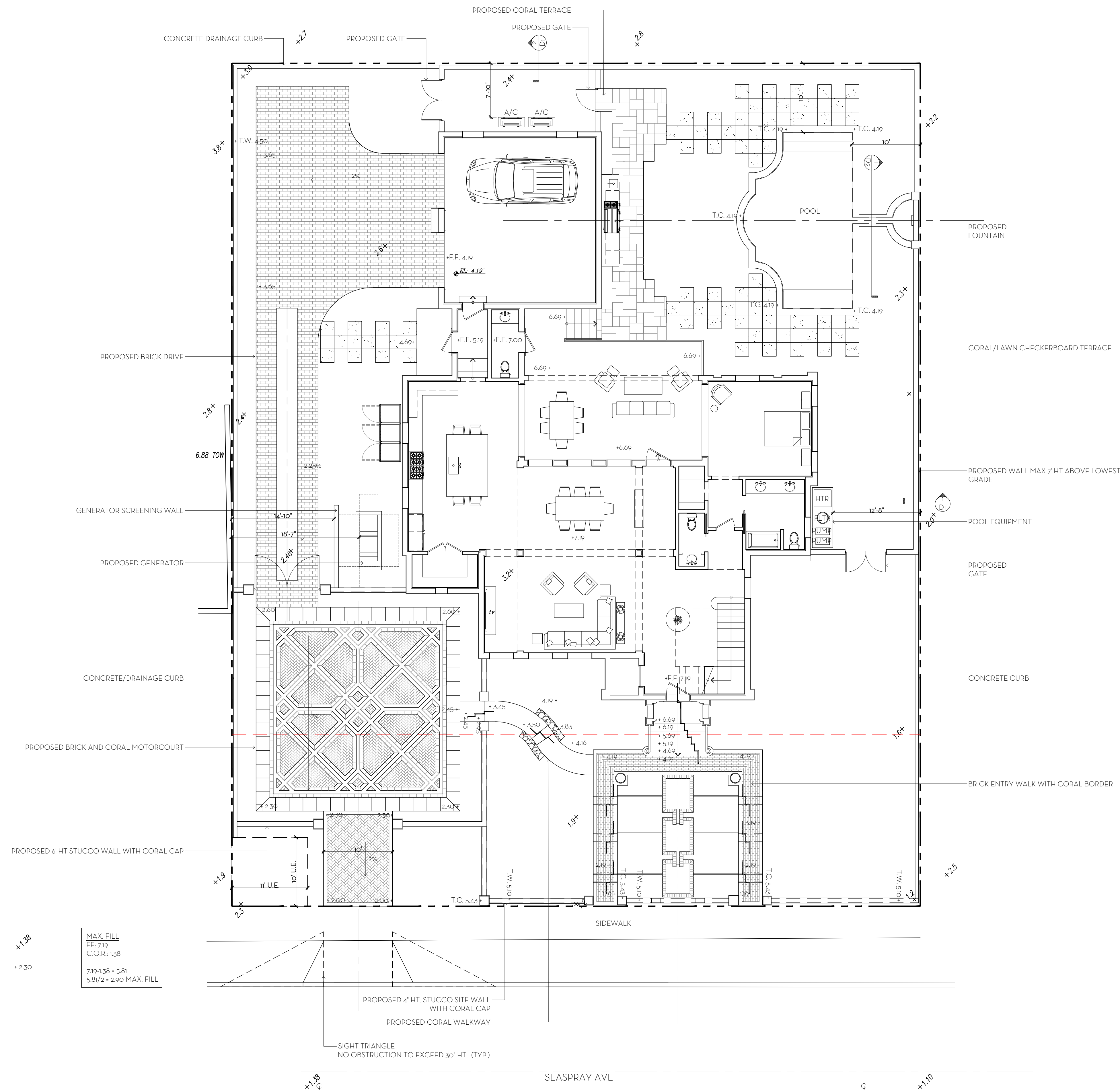
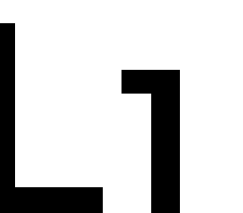
25 SEPTEMBER 2023



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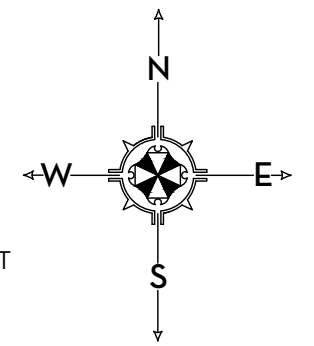
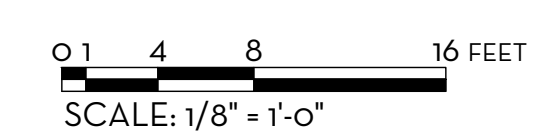
NIEVERAWILLIAMS.COM

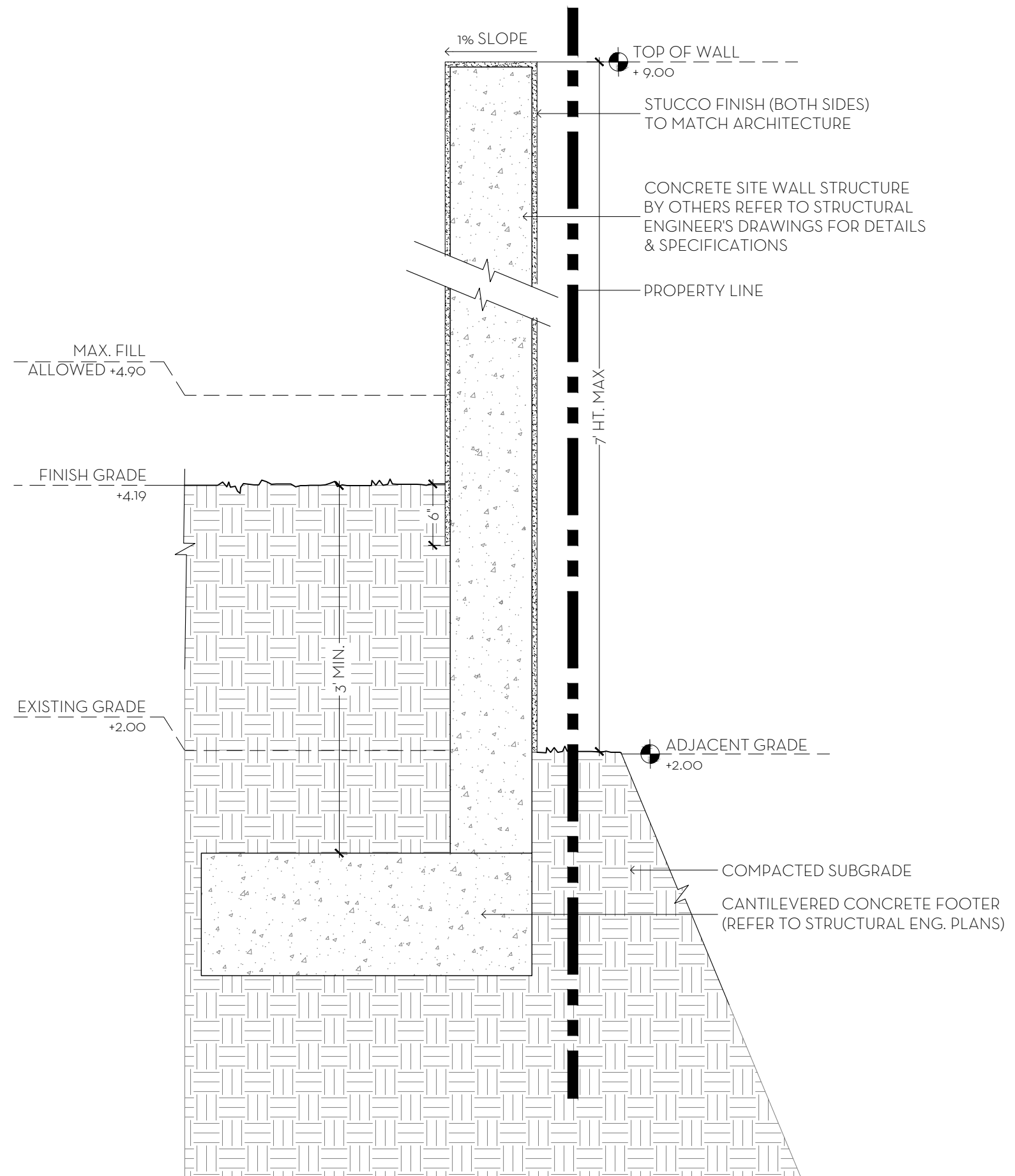


EXISTING TOPO
PROPOSED TOPO

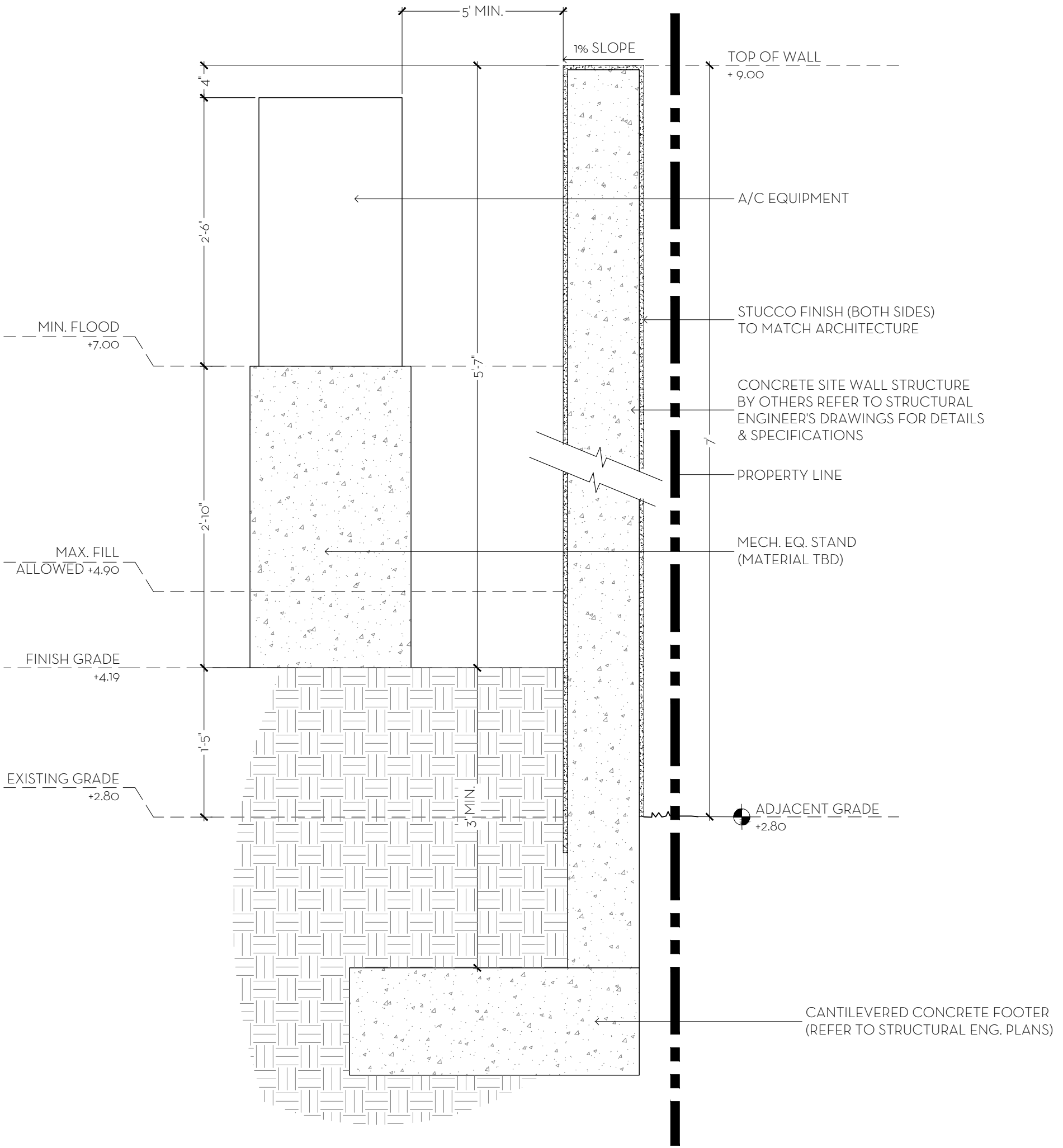
+1.38
+2.30

MAX. FILL
FF: 7.19
C.O.R.: 1.38
7.19/1.38 = 5.81
5.81/2 = 2.90 MAX. FILL

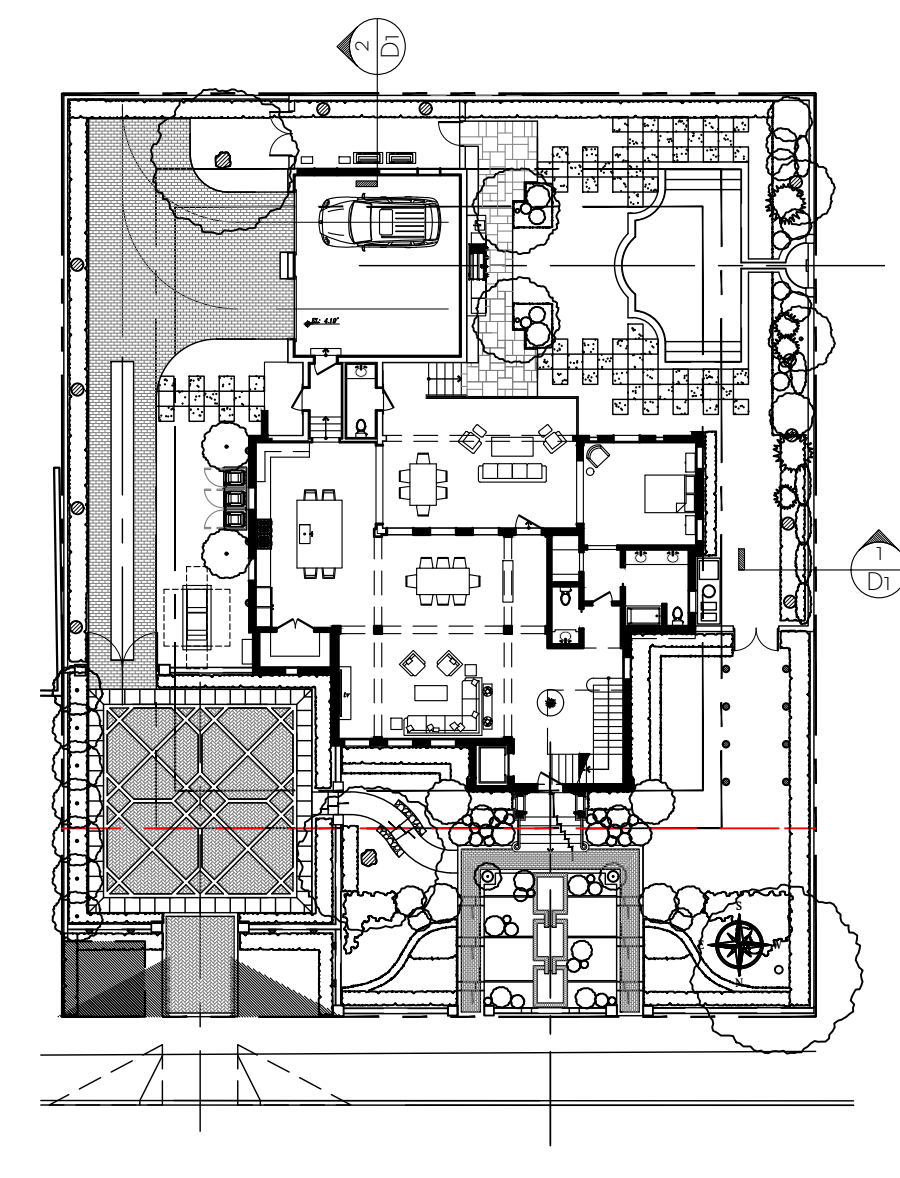




1 SITE WALL DETAIL- SECTION A (TYP.)
SCALE: 1" = 1'-0"



2 SITE WALL DETAIL- SECTION B (TYP.)
SCALE: 1" = 1'-0"



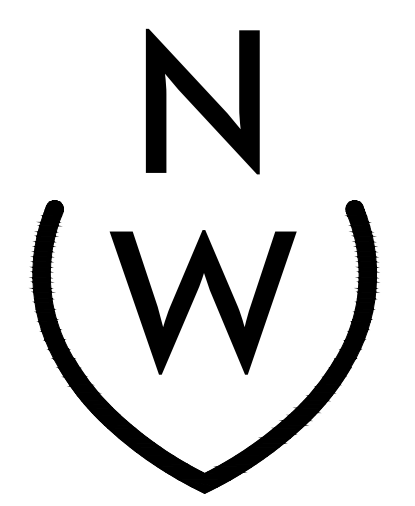
KEY PLAN
NTS

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

DETAILS
PRIVATE RESIDENCE
318 SEASPRAY AVENUE, PALM BEACH, FL.

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

25 SEPTEMBER 2023



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

D1

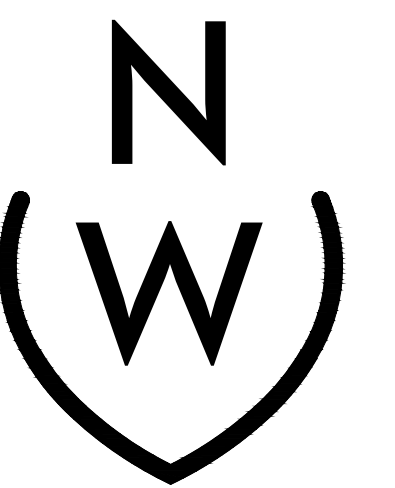
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

DETAILS
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25 SEPTEMBER 2023

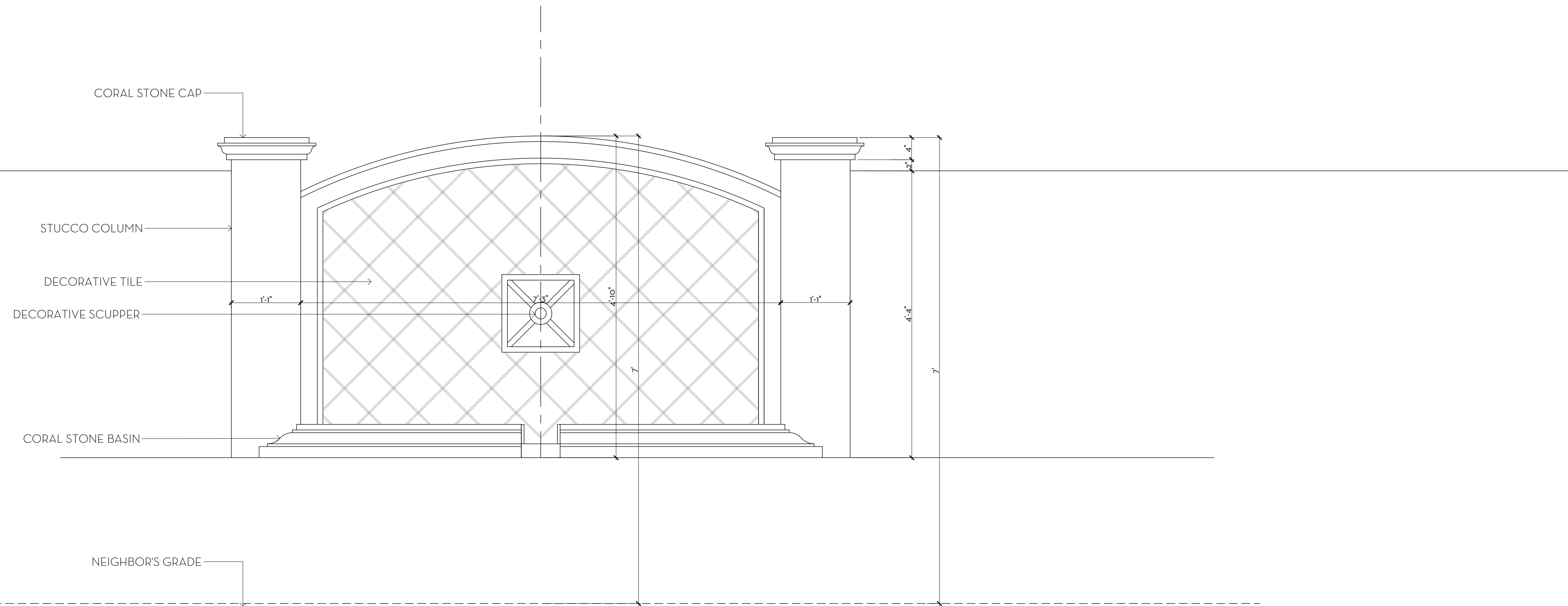


NIEVERA WILLIAMS
DESIGN

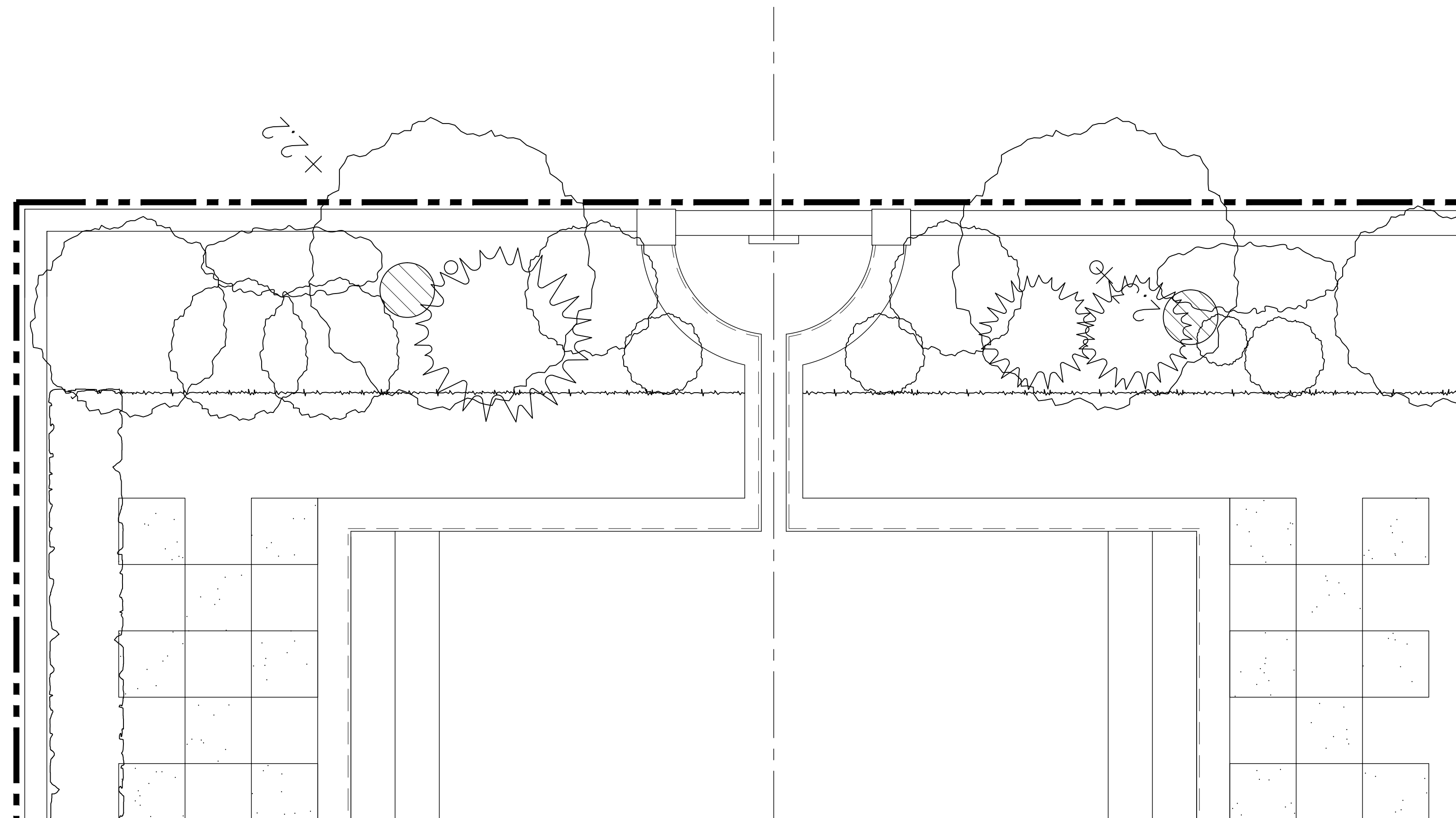
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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F: 561-659-2113

NIEVERAWILLIAMS.COM

D2



1 WALL FOUNTAIN ELEVATION
D2 SCALE: 1" = 1'-0"



2 WALL FOUNTAIN POOL
D2 SCALE: 1" = 1'-0"



1
D3 PROPOSED CORAL AND BRICK MATERIALS

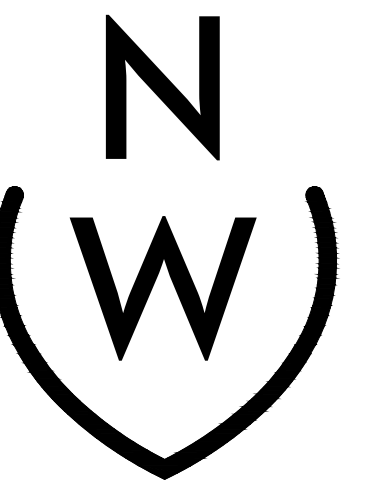
MARIO F. NIEVERA

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

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D3

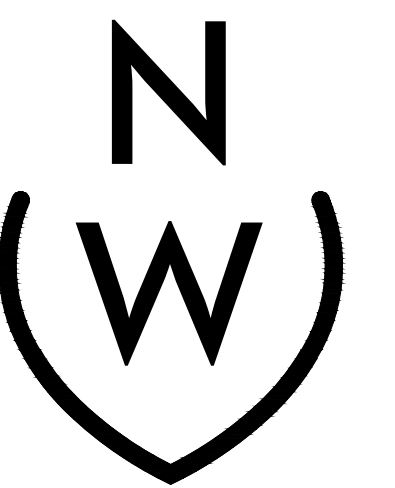
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

CONSTRUCTION SCREENING PLAN
PRIVATE RESIDENCE
318 SEASPRAY AVENUE, PALM BEACH, FL.

25 SEPTEMBER 2023

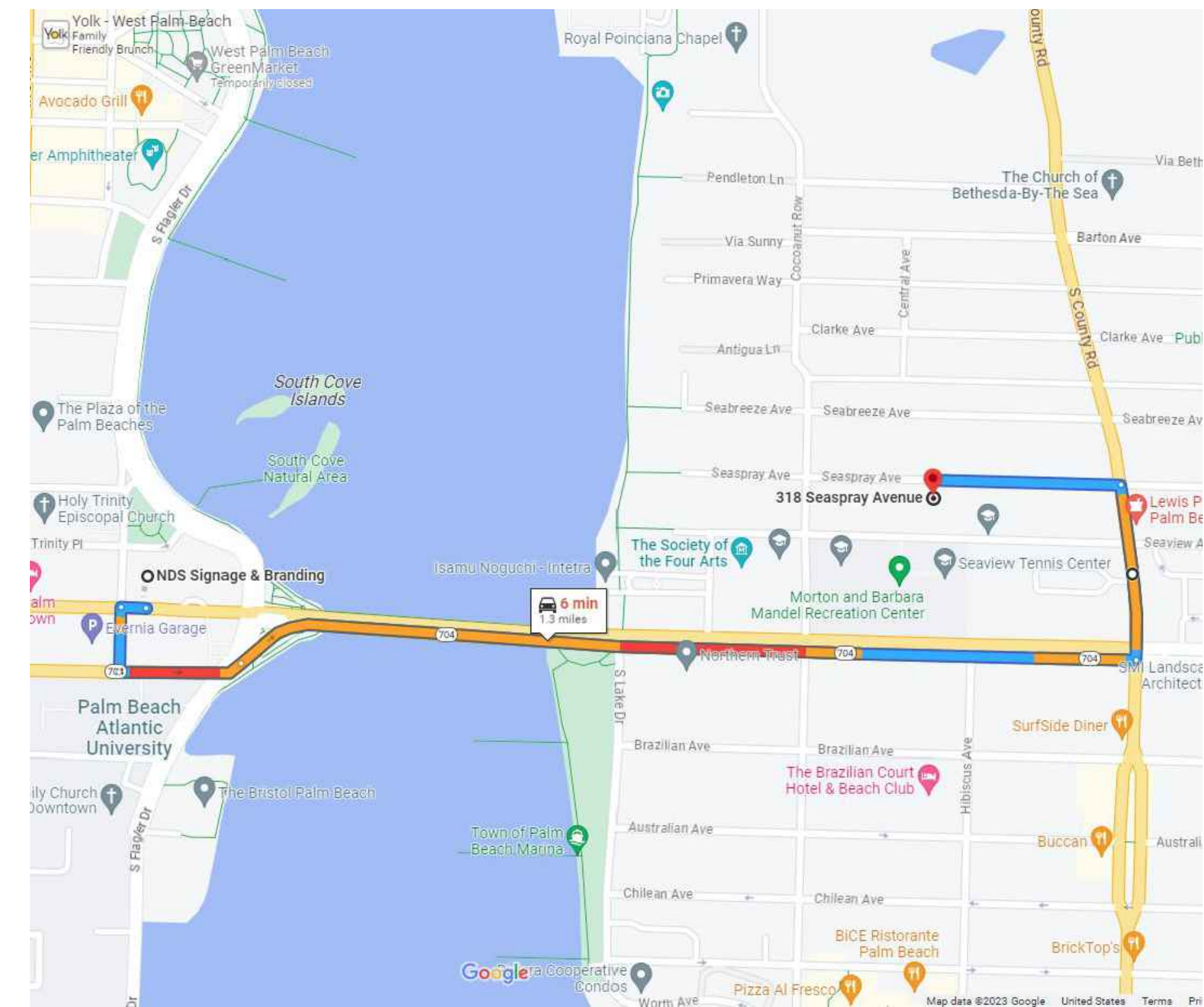


NIEVERA WILLIAMS
DESIGN

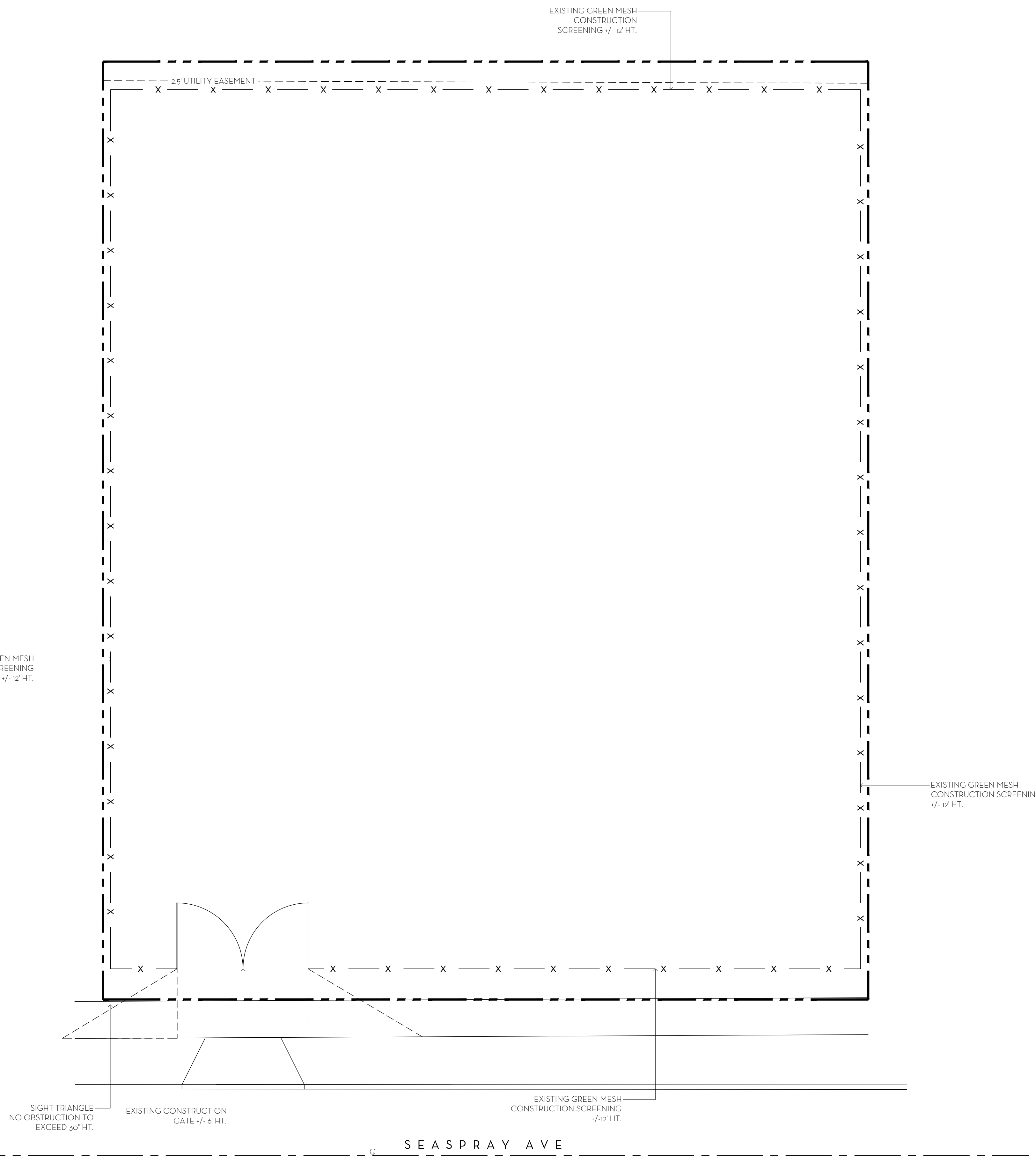
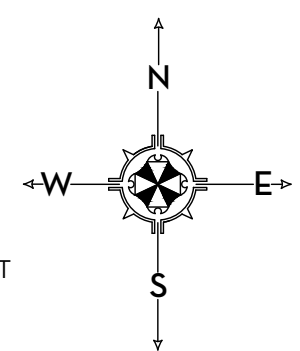
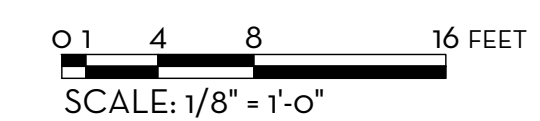
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
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F: 561-659-2113

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CSP



TRUCK LOGISTICS
MAX. TRUCK LENGTH: 30 FEET



EXISTING GREEN MESH
CONSTRUCTION SCREENING
12' HT.

25' UTILITY EASEMENT

EXISTING GREEN MESH
CONSTRUCTION SCREENING
12' HT.

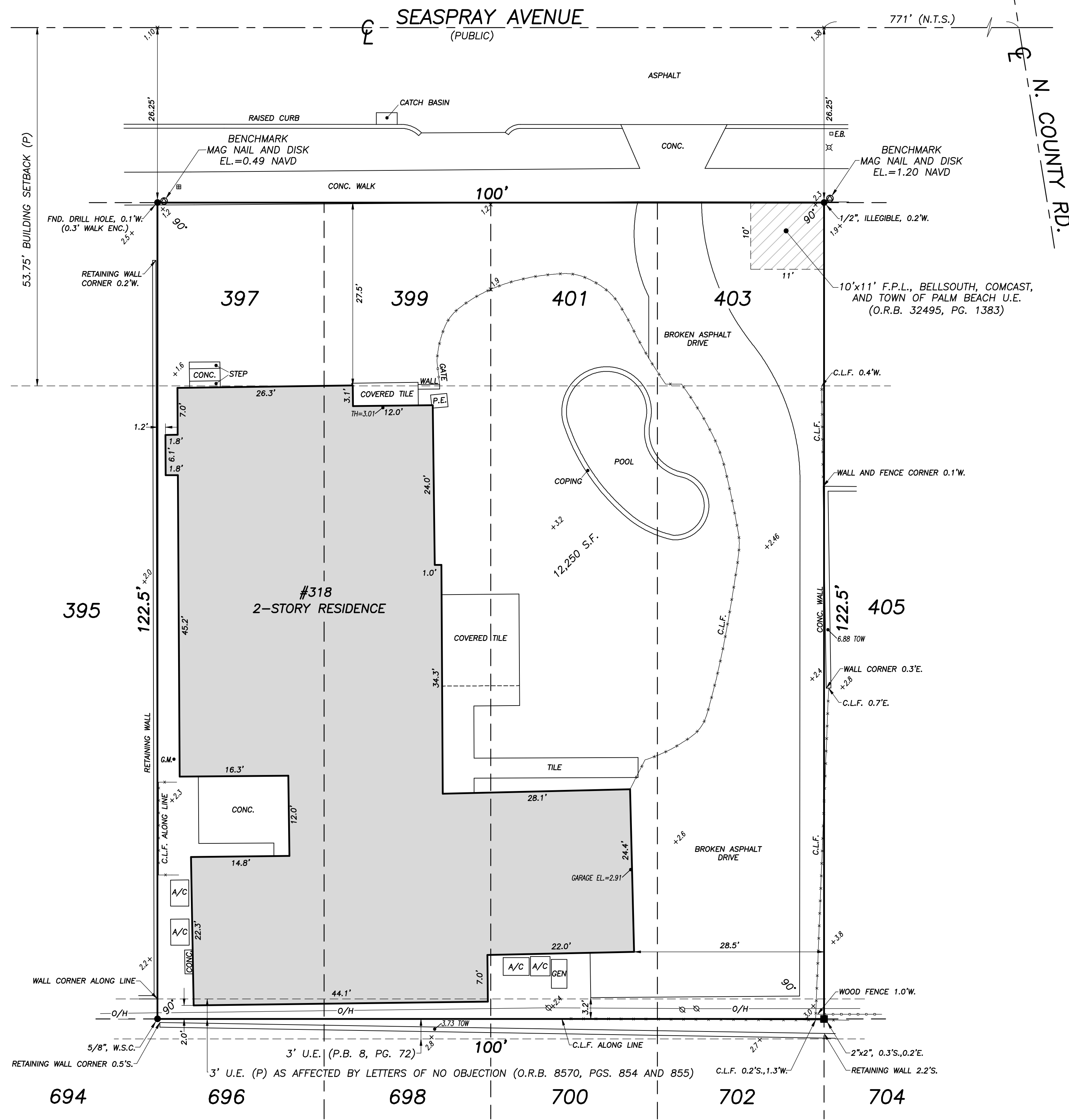
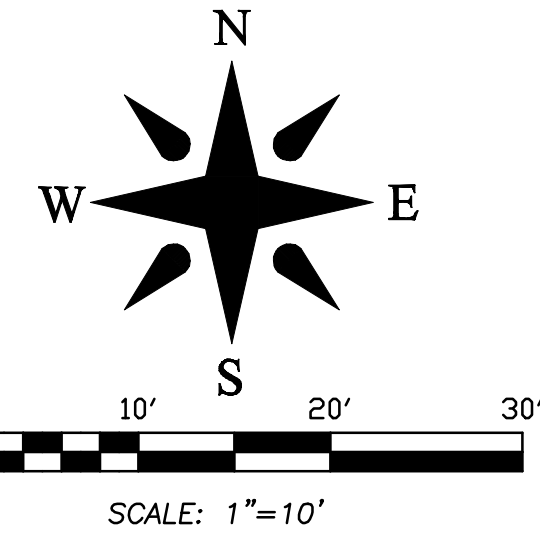
EXISTING GREEN MESH
CONSTRUCTION SCREENING
12' HT.

SIGHT TRIANGLE
NO OBSTRUCTION TO
EXCEED 30' HT.

EXISTING CONSTRUCTION
GATE 6' HT.

EXISTING GREEN MESH
CONSTRUCTION SCREENING
12' HT.

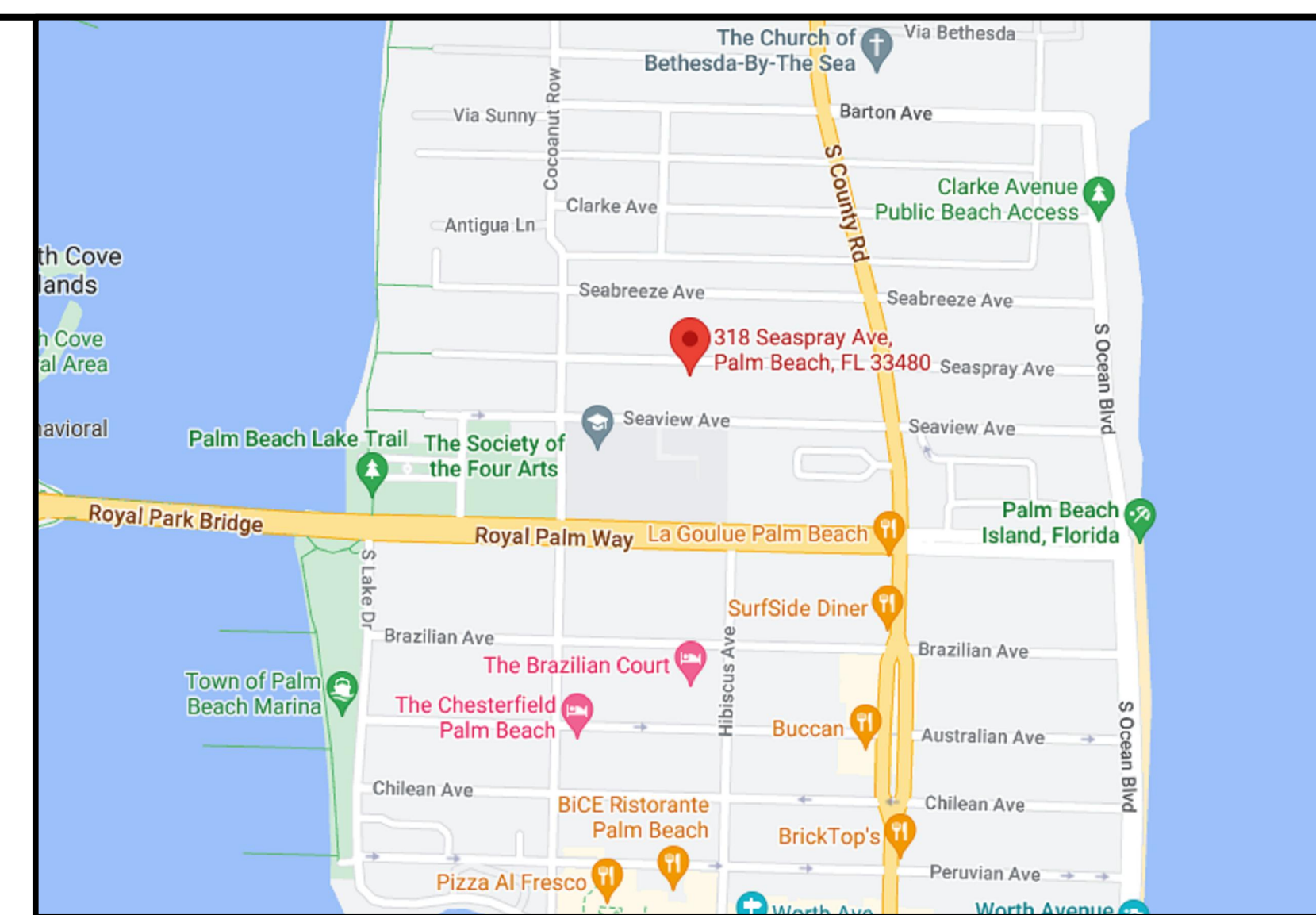
SEASPRAY AVE



- LEGEND**
- A = ARC LENGTH
 - A/C = AIR CONDITIONING
 - A.E. = ACCESS EASEMENT
 - A.K.A. = ALSO KNOWN AS
 - ASPH. = ASPHALT
 - BLDG. = 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
 - CLR. = CLEAR
 - C.M.P. = CORRUGATED METAL PIPE
 - CONC. = CONCRETE
 - (D) = DESCRIPTION DATUM
 - D.B. = DEED BOOK
 - D.E. = DRAINAGE EASEMENT
 - D.H. = DRILL HOLE
 - E.B. = ELECTRIC BOX
 - EL. = ELEVATION
 - ENC. = ENCROACHMENT
 - E.O.P. = EDGE OF PAVEMENT
 - E.O.W. = EDGE OF WATER
 - ESMT = EASEMENT
 - F.F. = FINISH FLOOR
 - FND. = FOUND
 - GEN. = GENERATOR
 - 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.F.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
 - O/S. = OFFSET
 - (P) = PLAT BOOK 6, PAGE 88
 - 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
 - PG. = 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
 - PROP. = PROPOSED
 - P.T. = POINT OF TANGENCY
 - P/MT. = 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.W. = TOP OF WALL ELEVATION
 - TWP. = TOWNSHIP
 - TYP. = TYPICAL
 - UC. = UNDER CONSTRUCTION
 - U.E. = UTILITY EASEMENT
 - U.R. = UNRECORDED
 - W.C. = WITNESS CORNER
 - W.M.E. = WATER MANAGEMENT EASEMENT
 - W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
 - W.M.T. = WATER MANAGEMENT TRACT
 - ⊕ = BASELINE
 - ⊙ = CENTERLINE
 - Δ = CENTRAL ANGLE/DELTA
 - = CONCRETE MONUMENT FOUND (AS NOTED)
 - = CONCRETE MONUMENT SET (LB #4569)
 - ⊠ = ROD & CAP FOUND (AS NOTED)
 - = 5/8" ROD & CAP SET (LB #4569)
 - = IRON PIPE FOUND (AS NOTED)
 - = IRON ROD FOUND (AS NOTED)
 - = NAIL FOUND
 - = NAIL & DISK FOUND (AS NOTED)
 - = MAG NAIL & DISK SET (LB #4569)
 - ⊙ = PROPERTY LINE
 - ⊙ = UTILITY POLE
 - ⊙ = FIRE HYDRANT
 - ⊙ = WATER METER
 - ⊙ = WATER VALVE
 - ⊙ = LIGHT POLE

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

- NOTES:**
- 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 1268051, issued by Old Republic National Title Insurance Company, dated April 29, 2022. 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 (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.
 - Description furnished by client or client's agent.
 - 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.
 - 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'.



VICINITY SKETCH N.T.S.

**BOUNDARY SURVEY FOR:
ROBERT W. RUSSELL**

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

Robert W. Russell
Old Republic National Title Insurance Company
First Republic Bank ISAOA/ATIMA
Automated Land Title Company
Kochman & Ziska PLC

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

PROPERTY ADDRESS:
318 Seaspray Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 397, 399, 401, and 403, in POINCIANA PARK SECOND ADDITION, an addition to the Town of Palm Beach, Florida, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 6 at Page 86, together with all improvements located thereon.

TITLE COMMITMENT REVIEW						
CLIENT: Robert W. Russell	COMMITMENT NO. : 1268051		DATE: 04/29/22			
REVIEWED BY: Craig Wallace	JOB NO. : 22-1200					
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-4	N/A	Standard Exception.				•
5	PB 6, PG 86	All matters contained on the Plat of Poinciana Park 2nd Addition.	•			
6	ORB 8070, PG 854	Letter of No Objection from Florida Power and Light Company regarding encroachment into utility easement.	•			
7	ORB 8070, PG 855	Letter of No Objection from Bellsouth Telecommunications, Inc. D/B/A Southern Bell regarding encroachment into utility easement.	•			
8	ORB 32495, PG 1383	Underground Easement to Florida Power and Light Company.	•			
9	N/A	Standard Exception.				•

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: 5/23/2022

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

REVISIONS

04/18/23 SPOT ELEVATIONS B.M./M.B. 22-1200.3 PB342/77

**BOUNDARY SURVEY FOR:
ROBERT W. RUSSELL**

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4069
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4051

FIELD: B.M.	JOB NO: 22-1200	F.B. PB333	PG. 12
OFFICE: M.B.	DATE: 5/23/22	DWG. NO.:	22-1200
CLIENT: C.W.	REF: 22-1200.DWG	SHEET	1 OF 1