

LEGEND

- ☐ CABLE JUNCTION BOX
- ☐ CATCH BASIN
- CLEAN OUT
- ☒ CONTROL VALVE
- ☒ ELECTRIC SERVICE
- ☒ FIRE HYDRANT

☐ FP&L PAD

→ GUY ANCHOR

● MANHOLE

☐ POOL EQUIPMENT

○ POWER/LIGHT POLE

☒ SPRINKLER SYSTEM

⊙ WATER METER

☒ WATER VALVE

☒ WELL

☐ BRICK PAVERS

—+—+—+— CENTERLINE

☐ CONCRETE/CHAT

☐ CONCRETE WALL

—+—+—+— ELEVATION

—x—x—x— METAL FENCE

—+—+—+— OVERHEAD WIRES

☐ WOOD DECK/DOCK

—+—+—+— WOOD FENCE

ABBREVIATIONS

- BC BUILDING CORNER
- BW BACK OF WALK
- C CALCULATED
- M MEASURED
- N.T.S. NOT TO SCALE
- OP OPEN PORCH
- ORB OFFICIAL RECORDS BOOK
- PC POINT OF CURVATURE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PG PAGE
- PRC POINT OF REVERSE CURVE
- PRM PERMANENT REFERENCE MONUMENT
- PT POINT OF TANGENCY
- E/F END OF FENCE
- EP EDGE OF PAVEMENT
- EW EDGE OF WATER
- F/C FENCE CORNER
- F/L FENCE LINE
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FN FOUND NAIL
- FN&D FOUND NAIL & DISC
- FP&L FLORIDA POWER AND LIGHT
- R RECORD
- RAD RADIAL
- SN&D SET NAIL & DISC # 5495
- SP SCREENED PORCH
- SP&C SET 1/2" PIN & CAP # 5495
- CNF CORNER NOT FOUND

LEGAL DESCRIPTION
LOT 114, PELICAN HARBOR PHASE THREE, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 34, OF
THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:
BERLING COURTNEY E TR
BERLING GREGORY C TR

PROPERTY ADDRESS
663 PELICAN WAY
DELRAY BEACH, FL 33483

BOUNDARY SURVEY
INVOICE # 41590
SURVEY DATE 11/15/18

FLOOD ZONE AE-6 / X
MAP DATE 08/18/14
MAP NUMBER 125102 0987F



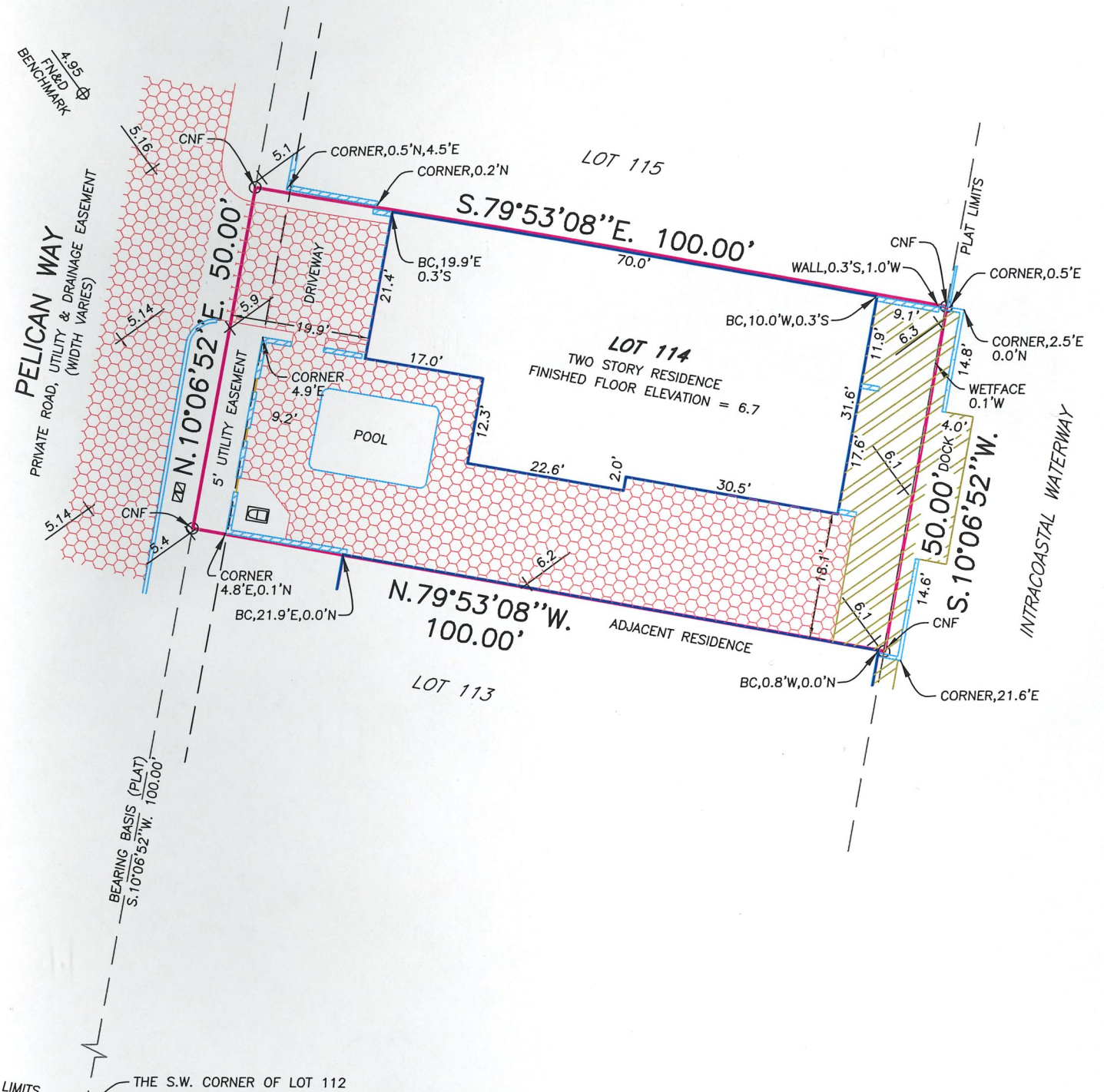
ATLANTIC COAST
SURVEYING INC.

Paul J. Stowell

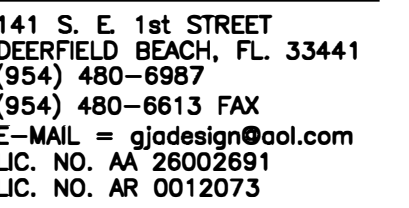
PAUL J. STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX: 954.587.5418

SURVEYOR'S NOTES

1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.



Scale 1" = 20'



BRENNAN ENGINEERING, INC.
 1600 SOUTH DIXIE HWY #400
 GOCA RATON, FL 33432
 (561) 392-3748
 (561) 392-4833 FAX
 E.B.# 7686 P.E. # 51311
 STRUCTURAL ENGINEERING ONLY

R E V I S I O N S

P R O J E C T

**RESIDENTIAL
REMODEL
FOR:**

MR. & MRS.
GREG
BERLING

LOT 114
PELICAN HARBOR
PHASE THREE

PELICAN WAY,
DELRAY BEACH,
FLORIDA

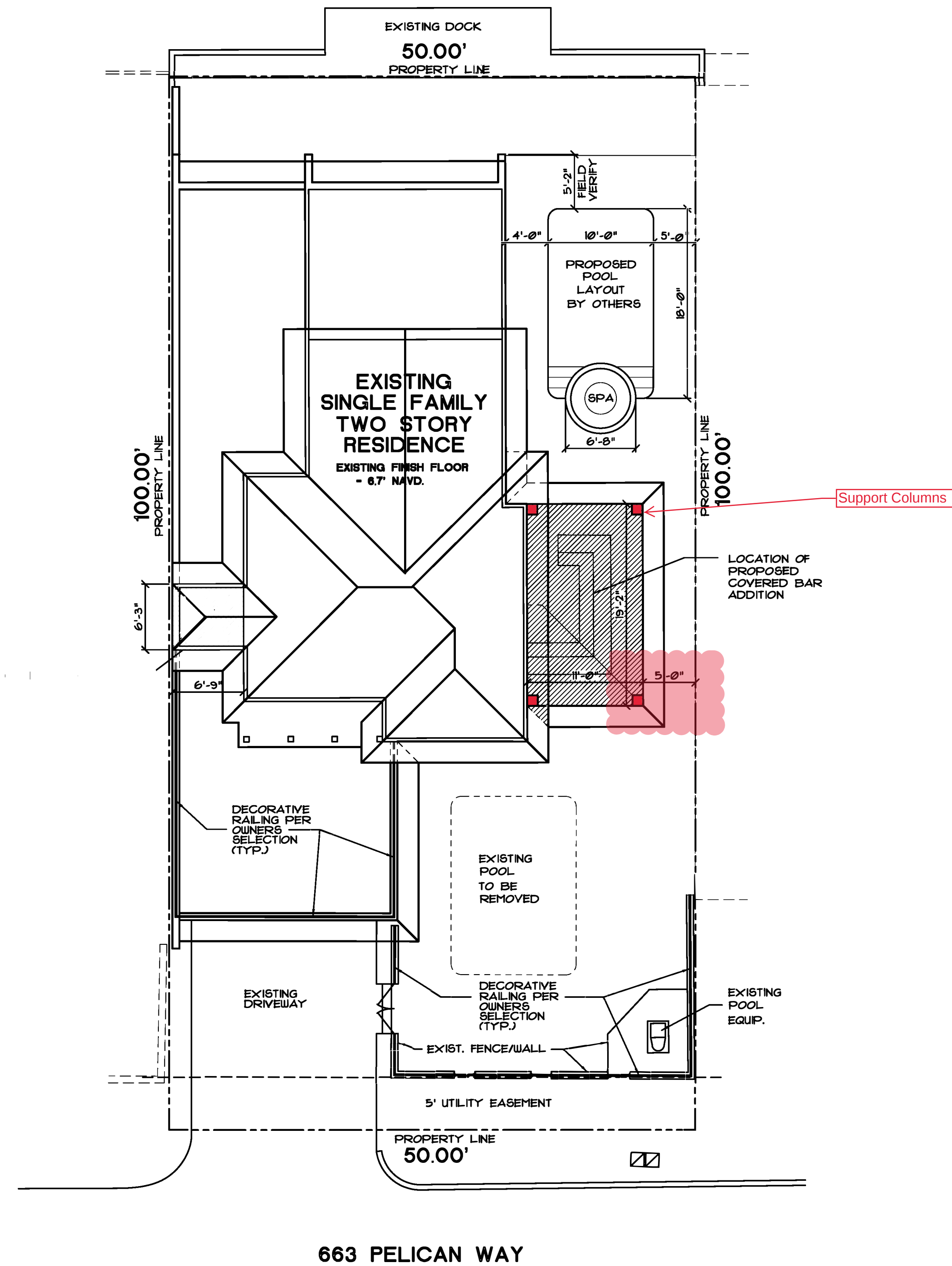
COMM. NO. 1826 DATE. 5-15-19

DESIGNED BY: GJA
DRAWN BY: GJA
CHECKED BY: GJA

S H E E T N O.

A-1

INTRACOASTAL WATERWAY



ARCHITECTURAL SITE PLAN

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

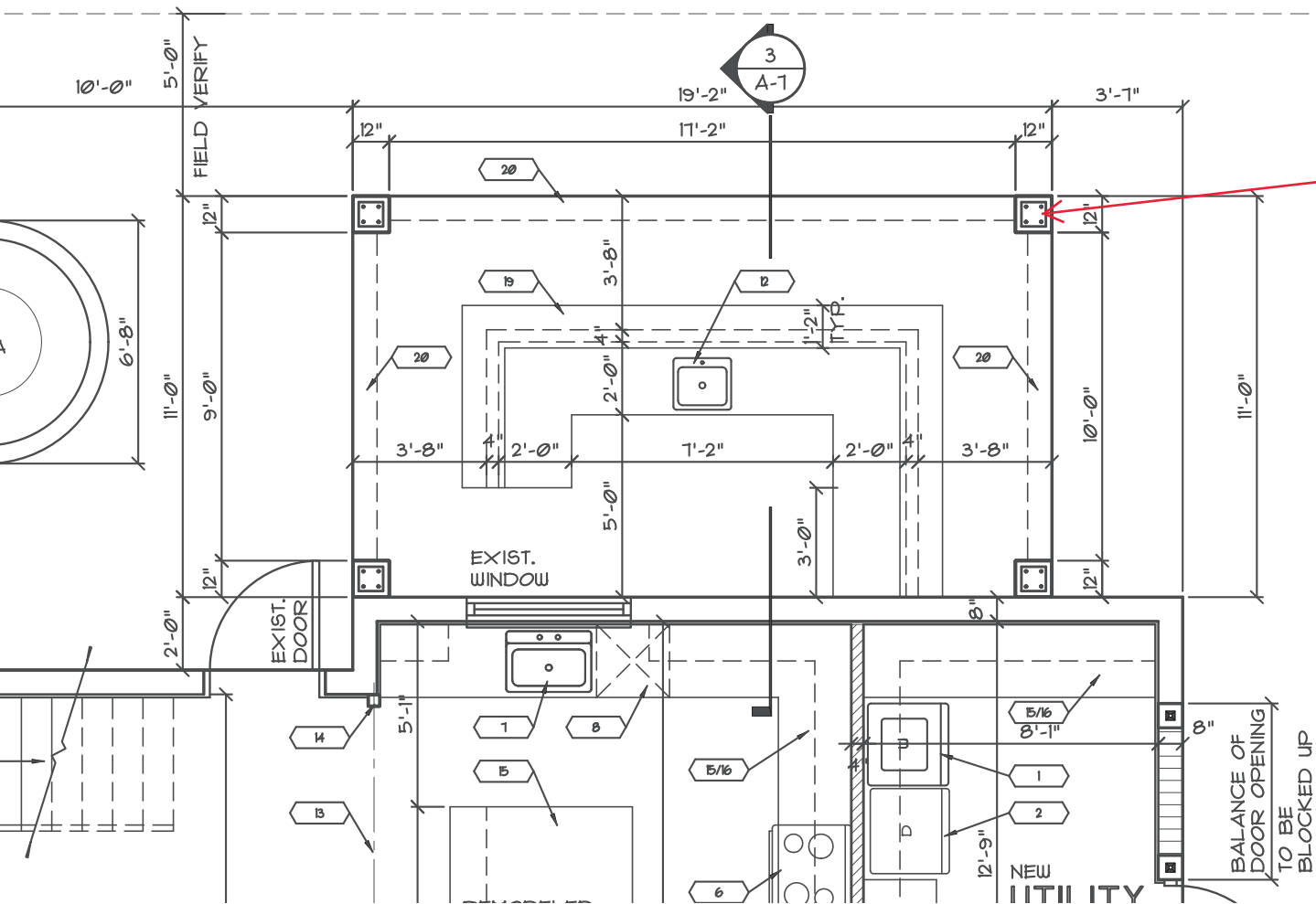
LEGAL DESCRIPTION:

LOT 14, PELICAN HARBOR PHASE THREE,
ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 31, AT PAGE 34, OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTE

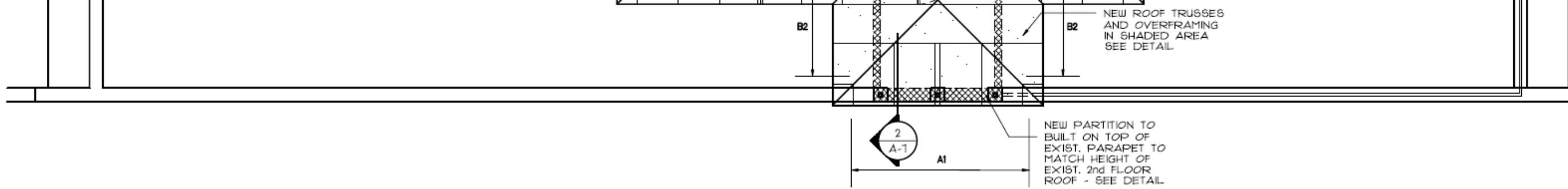
**CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS IN FIELD
& NOTIFY ARCHITECT/ENGINEER
OF ANY CONTRADICTIONS TO PLANS
BEFORE STARTING CONSTRUCTION**

Property Line



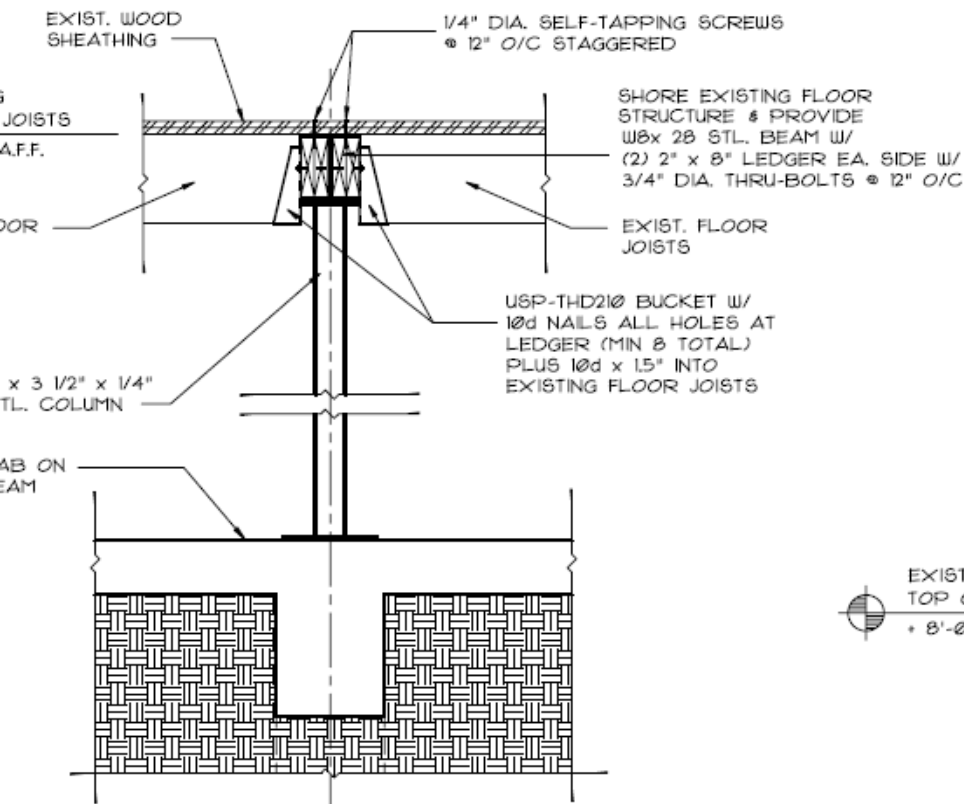
Support Column

EXISTING
POOL
TO BE
REMOVED



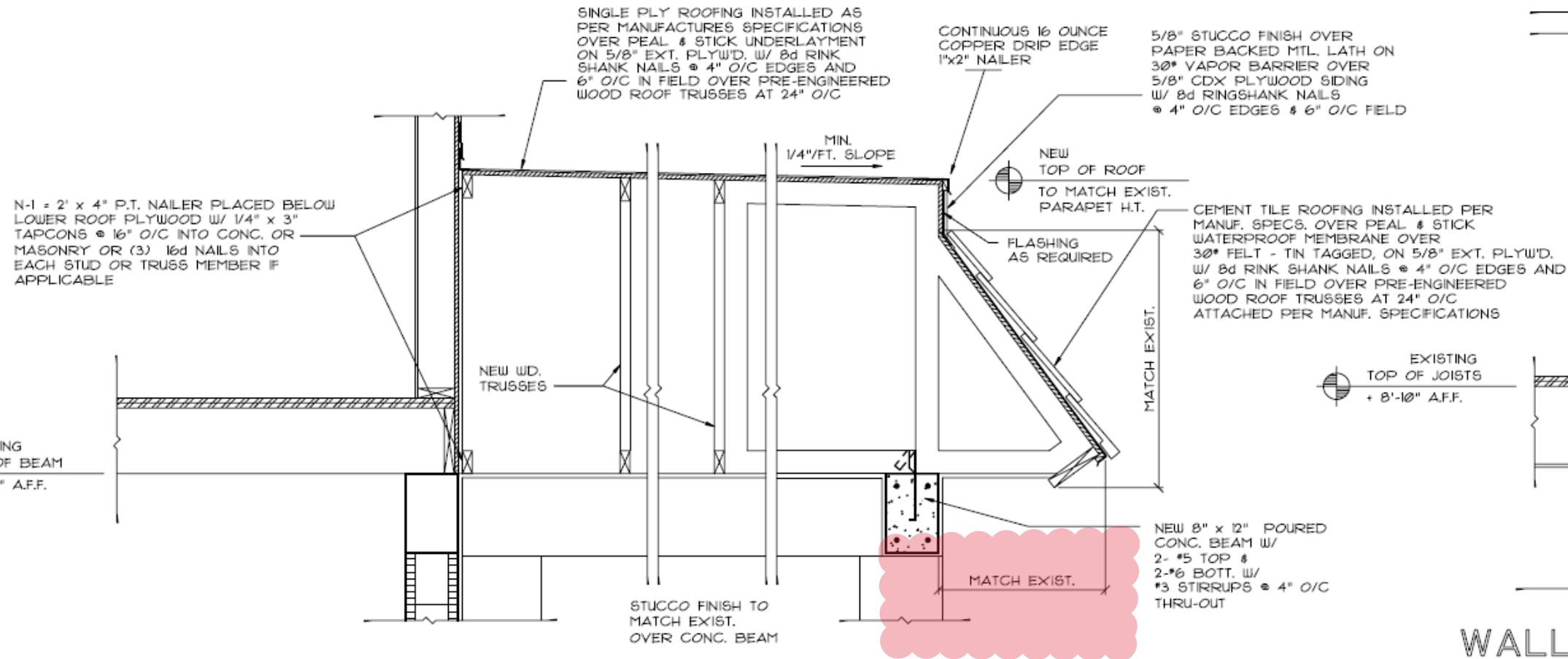
MODIFIED ROOF FRAMING PLAN

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



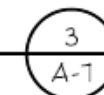
WALL SECTION NEW COL./BEAM

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



WALL SECTION - COVERED BAR

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



WALL NEW E

SCALE: 1/4"

NOTE

CONTRACTOR TO VERIFY ALL
EXISTING CONDITIONS IN FIELD

