

LEGEND

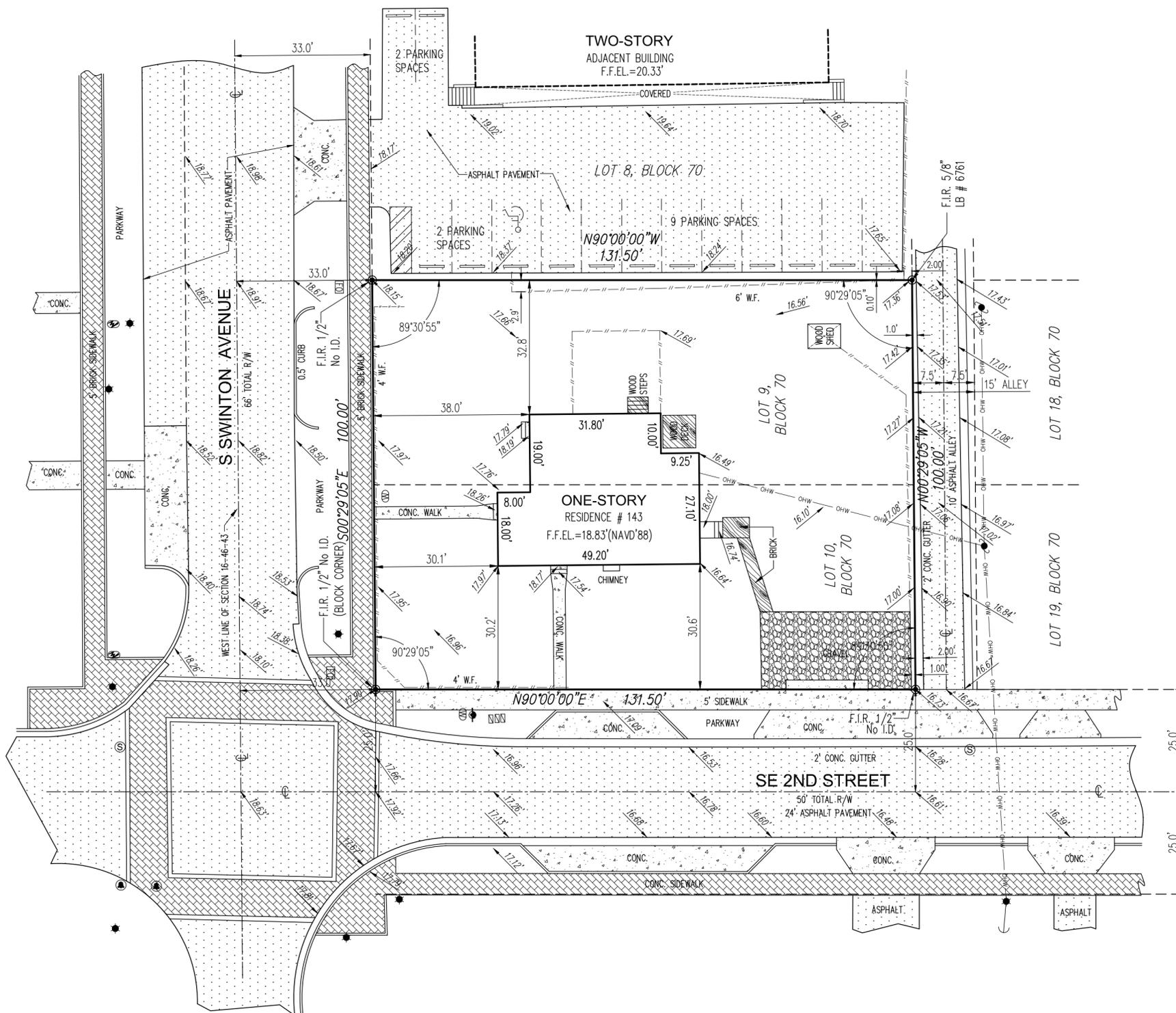
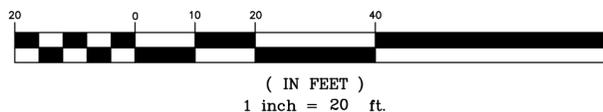
CONC. = CONCRETE
 CBS WALL = CONCRETE BLOCK STRUCTURE
 CL = CENTER LINE
 D.E. = DRAINAGE EASEMENT
 Δ = DELTA
 F.I.R. = FOUND IRON ROD
 F.I.P. = FOUND IRON PIPE
 F.N. = FOUND NAIL
 F.D.H. = FOUND DRILL HOLE
 L.B. = LICENSED BUSINESS
 L = ARC DISTANCE
 L.M.E. = LAKE MAINTENANCE EASEMENT
 LS = LICENSED SURVEYOR
 NO I.D. = NO IDENTIFICATION
 N/A = NOT APPLICABLE
 NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
 NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
 O/L = ON LINE
 P.B. = PLAT BOOK
 PG. = PAGE
 (P) = PLAT
 U.E. = UTILITY EASEMENT
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 P.C.P. = PERMANENT CONTROL POINT
 R/W = RIGHT OF WAY
 R = RADIUS
 ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
 ATIMA = AS THEIR INTEREST MAY APPEAR

SYMBOLS

- AIR CONDITIONER
- CATCH BASIN
- WATER METER
- IRRIGATION VALVE
- BACKFLOW PREVENTER
- FIRE HYDRANT
- WATER VALVE
- CABLE BOX
- FPL TRANSFORMER
- ELECTRIC BOX
- FIBER OPTIC
- MANHOLE
- UTILITY POLE
- LIGHT POLE
- CONCRETE POLE
- WOOD POLE
- TELEPHONE BOX
- ANCHOR
- EXISTING ELEVATION
- COVERED AREA
- CBS. WALL
- OVERHEAD LINE (OH)
- CHAIN LINK FENCE (C.L.F)
- WOOD FENCE (W.F)
- METAL FENCE (M.F)

CERTIFIED TO:
 1. NIGEL DEVELOPMENT

GRAPHIC SCALE



LEGAL DESCRIPTION:

LOTS 9 AND 10, BLOCK 70, OF THE AMENDED PLAT OF SUNDY AND CROMERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEY NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY BASELINE LAND SURVEY LLC FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.

BENCHMARK OF ORIGIN: PALM BEACH COUNTY BENCHMARK "Z 233"
 ELEVATION: 16.020'(NAVD'88)

SHEET 1 OF 1

TITLE: MAP OF BOUNDARY SURVEY			SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. Date: 08/29/2018
COMMUNITY PANEL# 125102-0979-F	FLOOD ZONE: X	BASE FLOOD EL.: N/A	DRAWN BY: ELF.		
DATE OF FIRM: 10/05/2017	BASIS OF BEARING: E R/W LINE SWINTON AVENUE, SAID LINE HAVING AN ASSUMED BEARING OF S00°29'05"E.		CHECKED BY: J.E.K.	UPDATE: 8/29/2018	JOHN E. KUJAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
PROPERTY ADDRESS: 143 S SWINTON AVENUE, DELRAY BEACH, FLORIDA 33483				UPDATE: 06/13/2018	
				PARTY CHIEF: PABLO	
				DATE: 08/22/2017	SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BL

BASLINE LAND SURVEY, LLC
 1400 N.W. 1st COURT
 BOCA RATON, FLORIDA 33432
 (561) 417-0700 LB-8229
 JOB NO.: 17-08-028



TWO-STORY
ADJACENT BUILDING
F.F.EL. = 20.33'

SITE STATS:
Gross Site Area: 13,150.0 sf
less 2'-6" Alley ROW Dedication: 250.5 sf
New Total Site Area: 12,899.5 sf

Existing 1-story Residence: 1,317 sf
Existing 1-story renovated
back to original porch: 254 sf
New 1-story Addition: 2,697 sf
New Total Building Area: 4,268 sf

Max Lot Coverage Allowed: 5,159.80 sf (40%)
Lot Coverage Proposed: 4,268.00 sf (33% of Site Area)
Sidewalk/Curbs: 895.5 sf (7.1% of Site Area)
TOTAL Impervious Area: 5,163.5 sf (40% of Site Area)

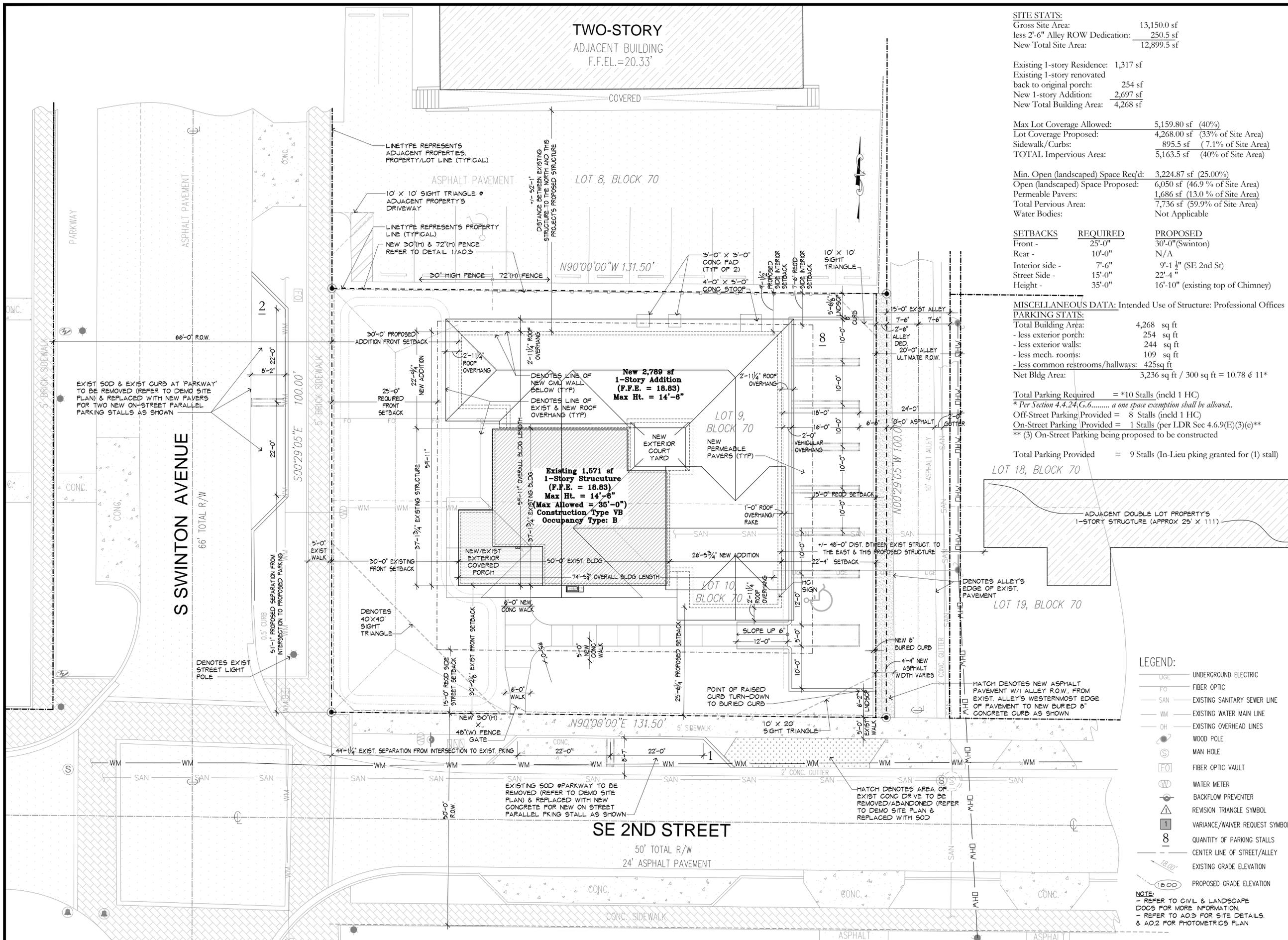
Min. Open (landscaped) Space Req'd: 3,224.87 sf (25.00%)
Open (landscaped) Space Proposed: 6,050 sf (46.9% of Site Area)
Permeable Pavers: 1,686 sf (13.0% of Site Area)
Total Pervious Area: 7,736 sf (59.9% of Site Area)
Water Bodies: Not Applicable

SETBACKS	REQUIRED	PROPOSED
Front -	25'-0"	30'-0" (Swinton)
Rear -	10'-0"	N/A
Interior side -	7'-6"	9'-1 1/2" (SE 2nd St)
Street Side -	15'-0"	22'-4"
Height -	35'-0"	16'-10" (existing top of Chimney)

MISCELLANEOUS DATA: Intended Use of Structure: Professional Offices

PARKING STATS:
Total Building Area: 4,268 sq ft
- less exterior porch: 254 sq ft
- less exterior walls: 244 sq ft
- less mech. rooms: 109 sq ft
- less common restrooms/hallways: 425 sq ft
Net Bldg Area: 3,236 sq ft / 300 sq ft = 10.78 ± 11*

Total Parking Required = *10 Stalls (incl 1 HC)
* Per Section 4.4.24, G.6..... a one space exemption shall be allowed.
Off-Street Parking Provided = 8 Stalls (incl 1 HC)
On-Street Parking Provided = 1 Stalls (per LDR Sec 4.6.9(E)(3)(c)**
** (3) On-Street Parking being proposed to be constructed
Total Parking Provided = 9 Stalls (In-Lieu pking granted for (1) stall)



LEGEND:

UG	UNDERGROUND ELECTRIC
FO	FIBER OPTIC
SAN	EXISTING SANITARY SEWER LINE
WM	EXISTING WATER MAIN LINE
OH	EXISTING OVERHEAD LINES
WP	WOOD POLE
SM	MAN HOLE
FOV	FIBER OPTIC VAULT
WMV	WATER METER
BVP	BACKFLOW PREVENTER
RTS	REVISION TRIANGLE SYMBOL
VRS	VARIANCE/WAIVER REQUEST SYMBOL
8	QUANTITY OF PARKING STALLS
CL	CENTER LINE OF STREET/ALLEY
18.00'	EXISTING GRADE ELEVATION
18.00	PROPOSED GRADE ELEVATION

NOTE:
- REFER TO CIVIL & LANDSCAPE DOCS FOR MORE INFORMATION.
- REFER TO AO3 FOR SITE DETAILS & AO2 FOR PHOTOMETRICS PLAN

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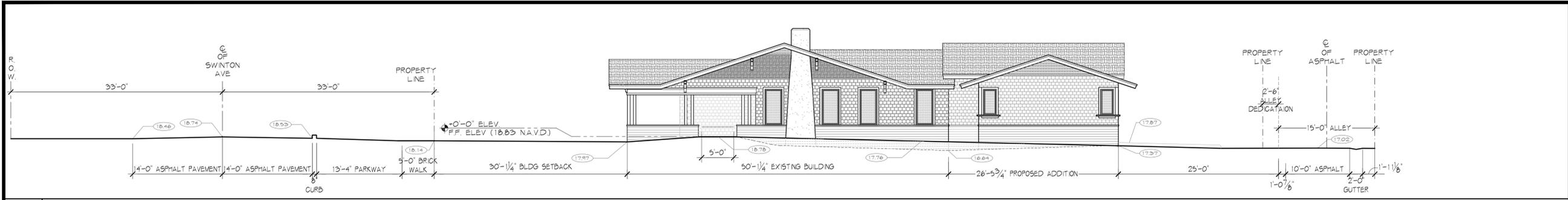


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FLORIDA REGISTERED ARCHITECT - REG. NUMBER: AR0017270
ELECTRONIC SIGNATURE SERIAL NUMBER

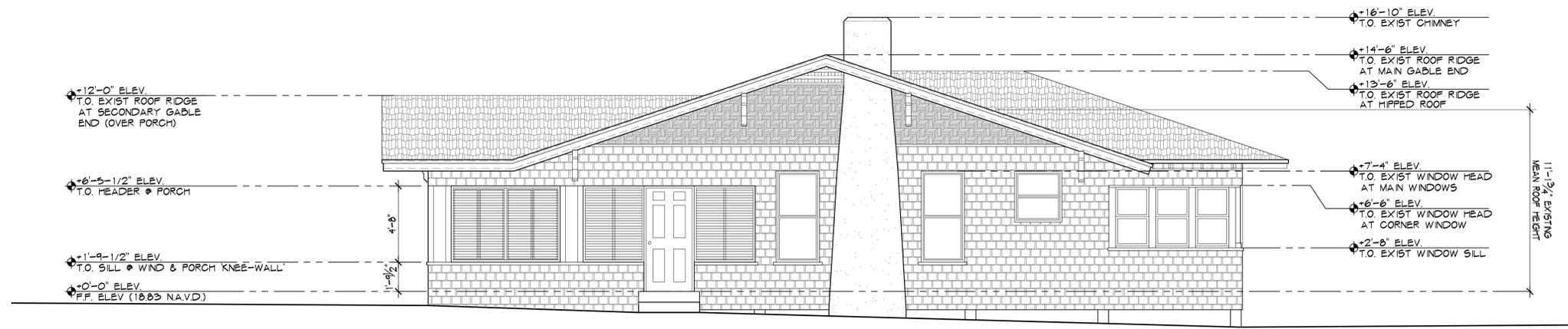
HNM PROJECT NUMBER: 17-030
ISSUED DATE: 2019-04-09
SCALE: 1"=10'-0"

TITLE: SITE PLAN

DRAWING NUMBER: A-0.1



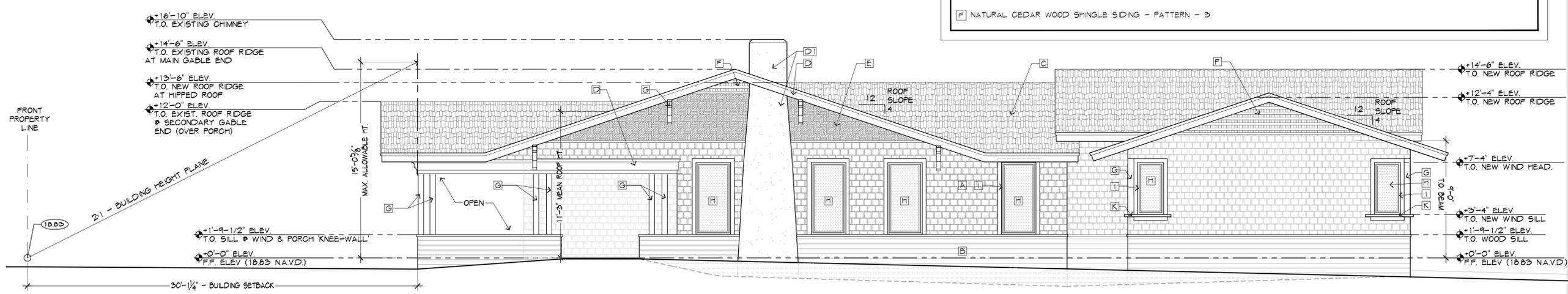
1 PROPOSED SOUTH- STREET ELEVATION - SE 2nd Street
1/8" = 1'-0"



2 EXISTING - SOUTH ELEVATION
1/4" = 1'-0"

FINISH LEGEND

[A] NATURAL CEDAR WOOD SHINGLES- SIDING PATTERN - 1	[G] PAINTED WOOD COLUMNS - EXTRA WHITE - SW 7006
[B] HARDIEPLANK SIDING - IRON GRAY	[H] GLASS - CLEAR
[C] ASPHALT SHINGLES - SHADOW GRAY	[I] WINDOW FRAME - WHITE ALUMINUM
[D] ACCENT COLOR WOOD FASCIA - EXTRA WHITE - SW 7006	[J] PAINTED WOOD SILL 1 - EXTRA WHITE - 7006
[E] EXISTING STONE FINISH CHIMNEY SILVERPLATE - SW 7649	[K] PAINTED WOOD SILL 2 - GAUNLET GRAY - SW 7019
[F] NATURAL CEDAR WOOD SHINGLE SIDING - PATTERN - 2	
[F] NATURAL CEDAR WOOD SHINGLE SIDING - PATTERN - 3	



3 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

HNM ARCHITECTURE OFFICES
143 South Swinton Avenue
Delray Beach, Florida

2018-09-01
TAC COMMENTS-1

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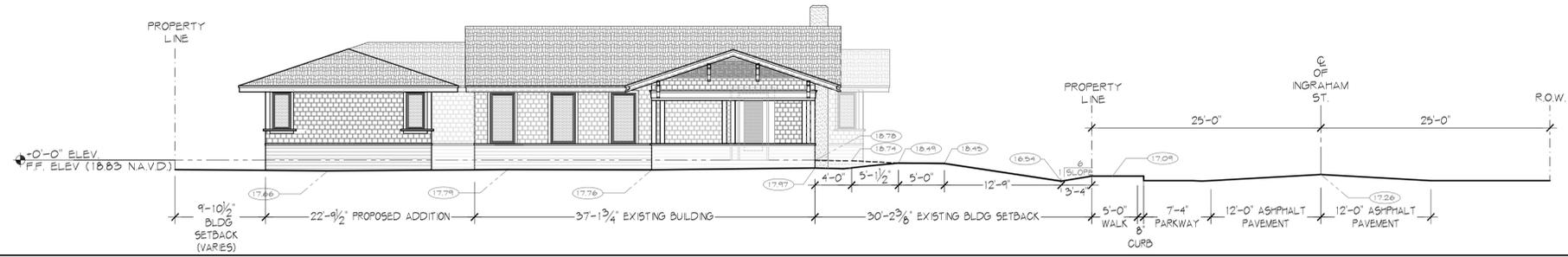
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ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:
17-030
ISSUED DATE:
2019-04-09

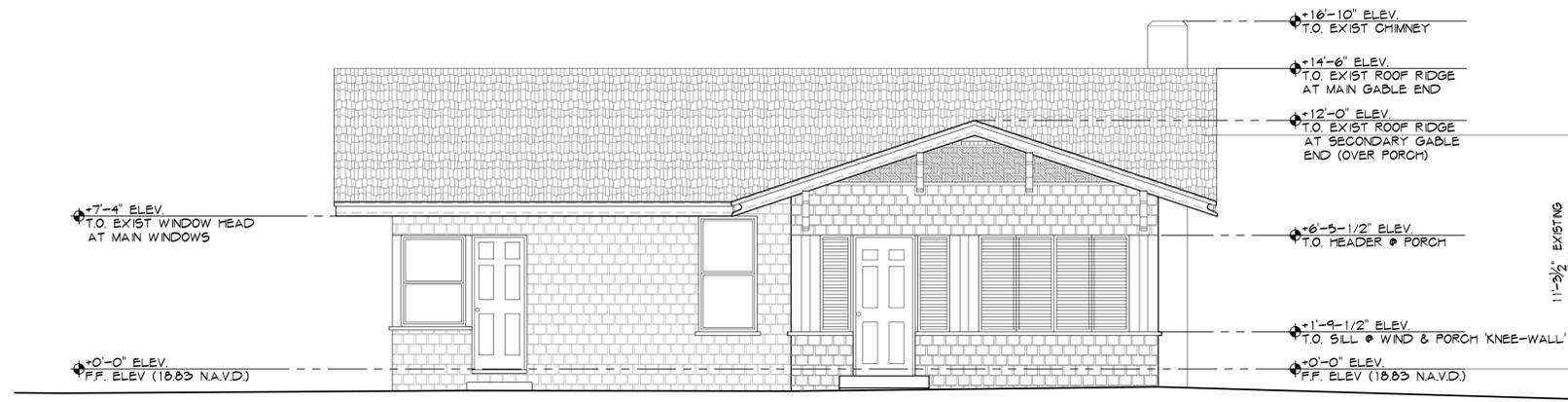
SCALE:
AS NOTED

TITLE:
SOUTH ELEVATION

DRAWING NUMBER:
A-4.0



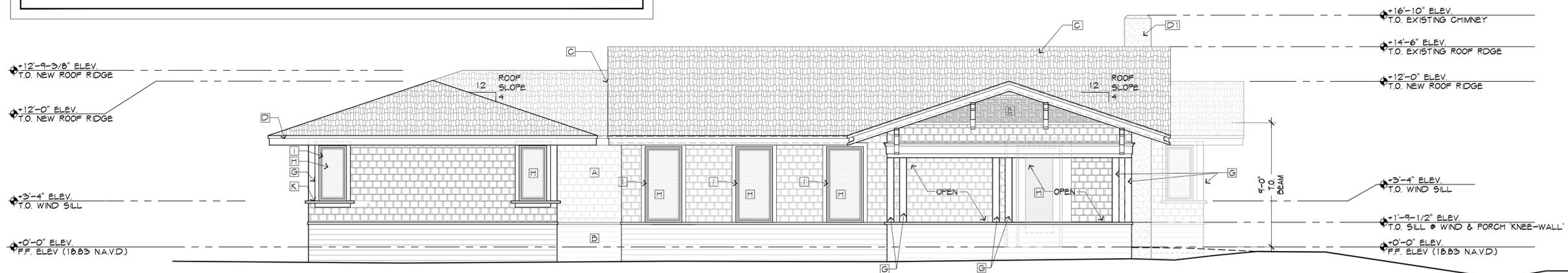
1
1/8" = 1'-0"
PROPOSED WEST - STREET ELEVATION (Swinton Avenue)



2
1/4" = 1'-0"
EXISTING - WEST ELEVATION

FINISH LEGEND

- | | |
|---|--|
| [A] NATURAL CEDAR WOOD SHINGLES- SIDING PATTERN - 1 | [G] PAINTED WOOD COLUMNS - EXTRA WHITE - SW 7006 |
| [B] HARDEPLANK SIDING - IRON GRAY | [H] GLASS - CLEAR |
| [C] ASPHALT SHINGLES - SHADOW GRAY | [I] WINDOW FRAME - WHITE ALUMINUM |
| [D] ACCENT COLOR: WOOD FASCIA - EXTRA WHITE - SW 7006 | [J] PAINTED WOOD SILL 1 - EXTRA WHITE - 7006 |
| [E] EXISTING STONE FINISH CHIMNEY SILVERPLATE - SW 7649 | [K] PAINTED WOOD SILL 2 - GAUNLET GRAY - SW 7019 |
| [F] NATURAL CEDAR WOOD SHINGLE SIDING - PATTERN - 2 | |
| [F] NATURAL CEDAR WOOD SHINGLE SIDING - PATTERN - 3 | |



3
1/4" = 1'-0"
PROPOSED WEST ELEVATION

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Delray Beach, Florida

2018-09-01
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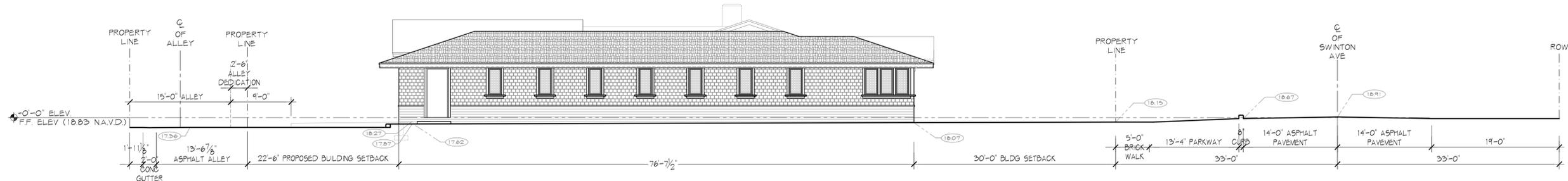
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HNM PROJECT NUMBER
17-030
ISSUED DATE
2019-04-09

SCALE
AS NOTED

TITLE
WEST ELEVATION

DRAWING NUMBER
A-4.1



1
1/8" = 1'-0" PROPOSED NORTH ELEVATION



2
1/4" = 1'-0" EXISTING - NORTH ELEVATION

FINISH LEGEND

A NATURAL CEDAR WOOD SHINGLES- SIDING PATTERN - 1	G PAINTED WOOD COLUMNS - EXTRA WHITE - SW 7006
B HARDEPLANK SIDING - IRON GRAY	H GLASS - CLEAR
C ASPHALT SHINGLES - SHADOW GRAY	I WINDOW FRAME - WHITE ALUMINUM
D ACCENT COLOR WOOD FASCIA - EXTRA WHITE - SW 7006	J PAINTED WOOD SILL 1 - EXTRA WHITE - 7006
E EXISTING STONE FINISH CHIMNEY SILVERPLATE - SW 7649	K PAINTED WOOD SILL 2 - GAULET GRAY - SW 7019
F NATURAL CEDAR WOOD SHINGLE SIDING - PATTERN - 2	
F NATURAL CEDAR WOOD SHINGLE SIDING - PATTERN - 3	

2018-09-01
TAC COMMENTS-1

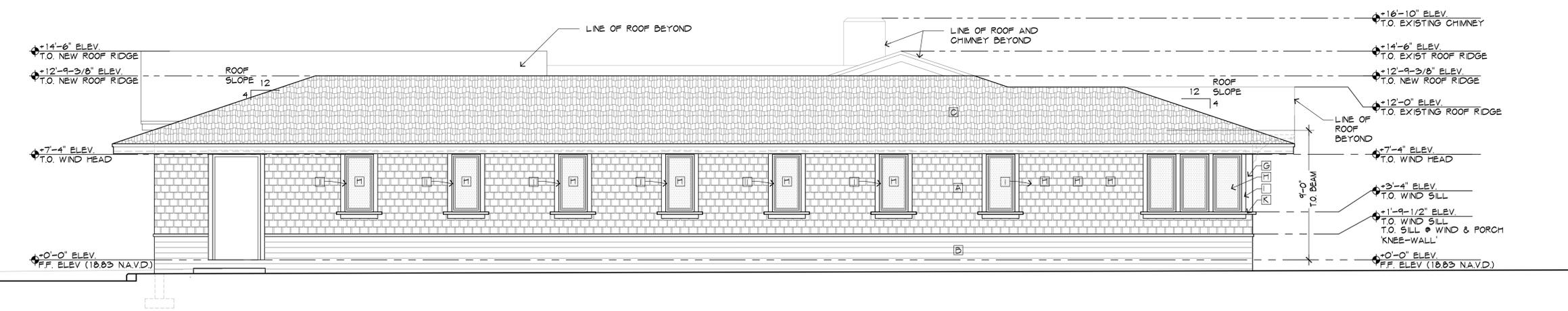
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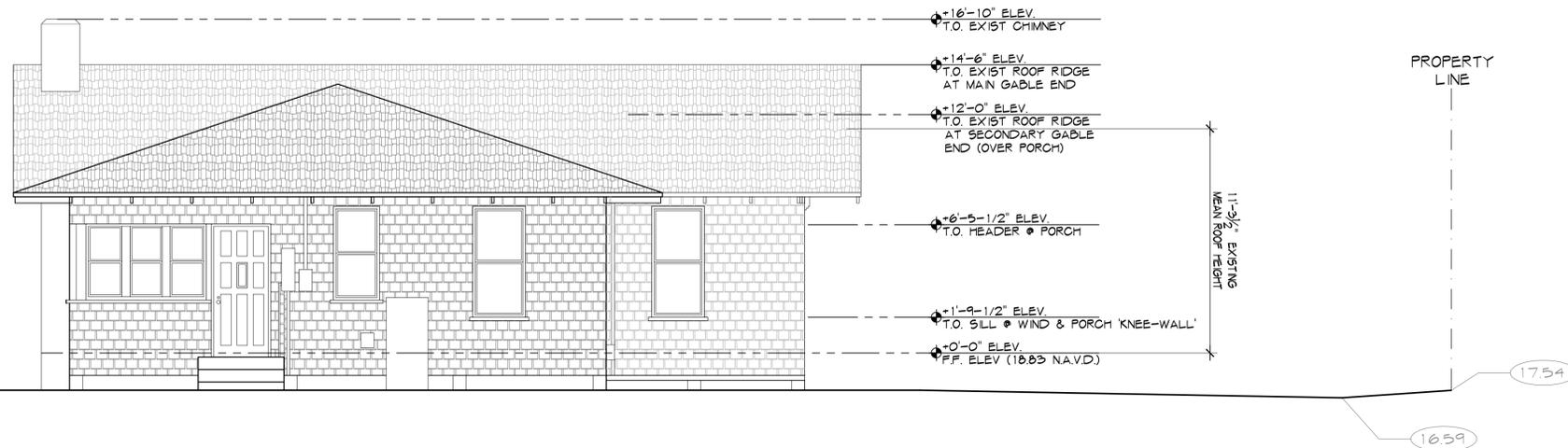
HNM PROJECT NUMBER 17-030	
ISSUED DATE: 2019-04-09	
SCALE: AS NOTED	
TITLE: NORTH ELEVATION	
DRAWING NUMBER: A-4.2	



3
1/4" = 1'-0" PROPOSED NORTH ELEVATION



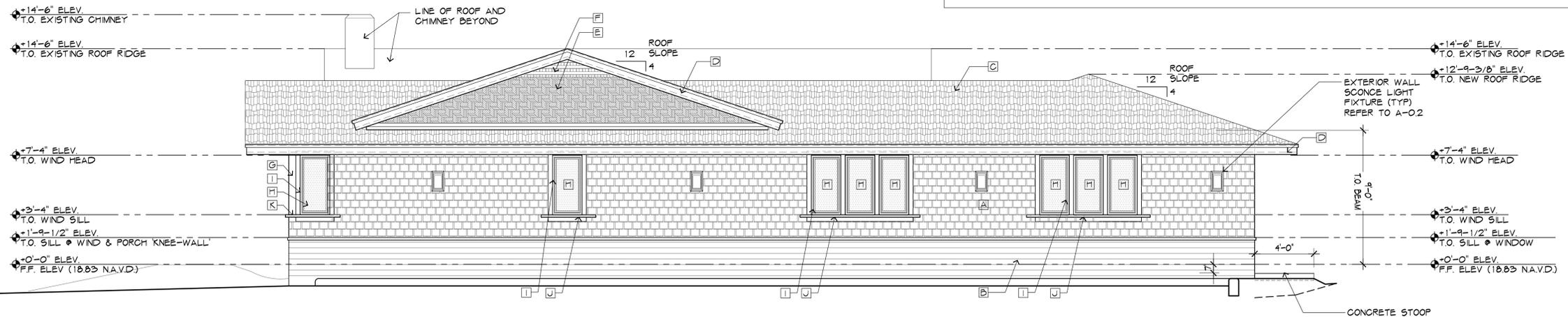
1
1/8" = 1'-0" PROPOSED EAST ELEVATION (Alley)



2
1/4" = 1'-0" EXISTING - EAST ELEVATION

FINISH LEGEND

A] NATURAL CEDAR WOOD SHINGLES- SIDING PATTERN - 1	G] PAINTED WOOD COLUMNS - EXTRA WHITE - SW 7006
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F] NATURAL CEDAR WOOD SHINGLE SIDING - PATTERN - 3	



3
1/4" = 1'-0" PROPOSED EAST ELEVATION

HNM ARCHITECTURE OFFICES
143 South Swinton Avenue
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2018-10-25
TAC COMMENTS -2
2018-09-01
TAC COMMENTS-1
NO DATE REVISION

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HNM@hnm-architecture.com • A26200274 • www.hnm-architecture.com



MICHAEL W. HAMBLON
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HNM PROJECT NUMBER

17-030

ISSUED DATE:
2018-11-06

SCALE:
AS NOTED

TITLE:
EAST ELEVATION

DRAWING NUMBER

A-4.3