


























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

LEGAL DESCRIPTION:

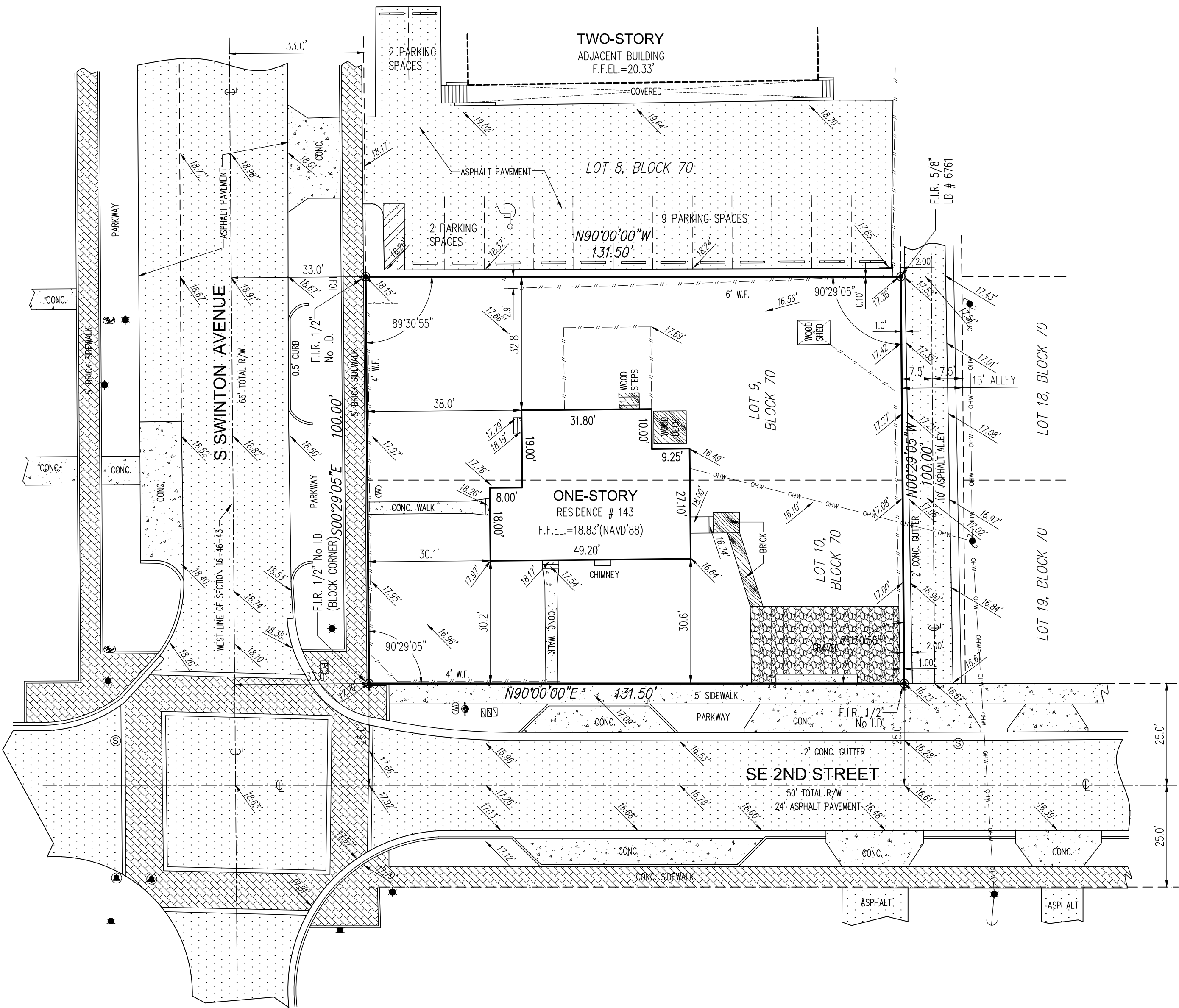
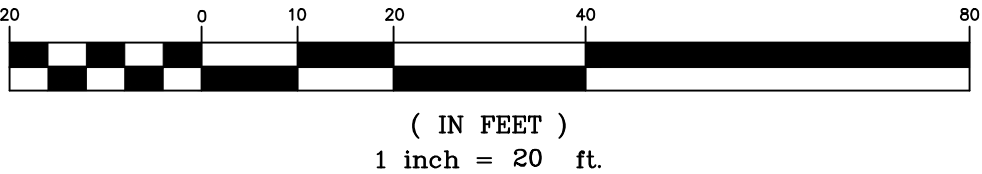
LOTS 9 AND 10, BLOCK 70, OF THE AMENDED PLAT OF SUNDY AND CROMERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 17, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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.

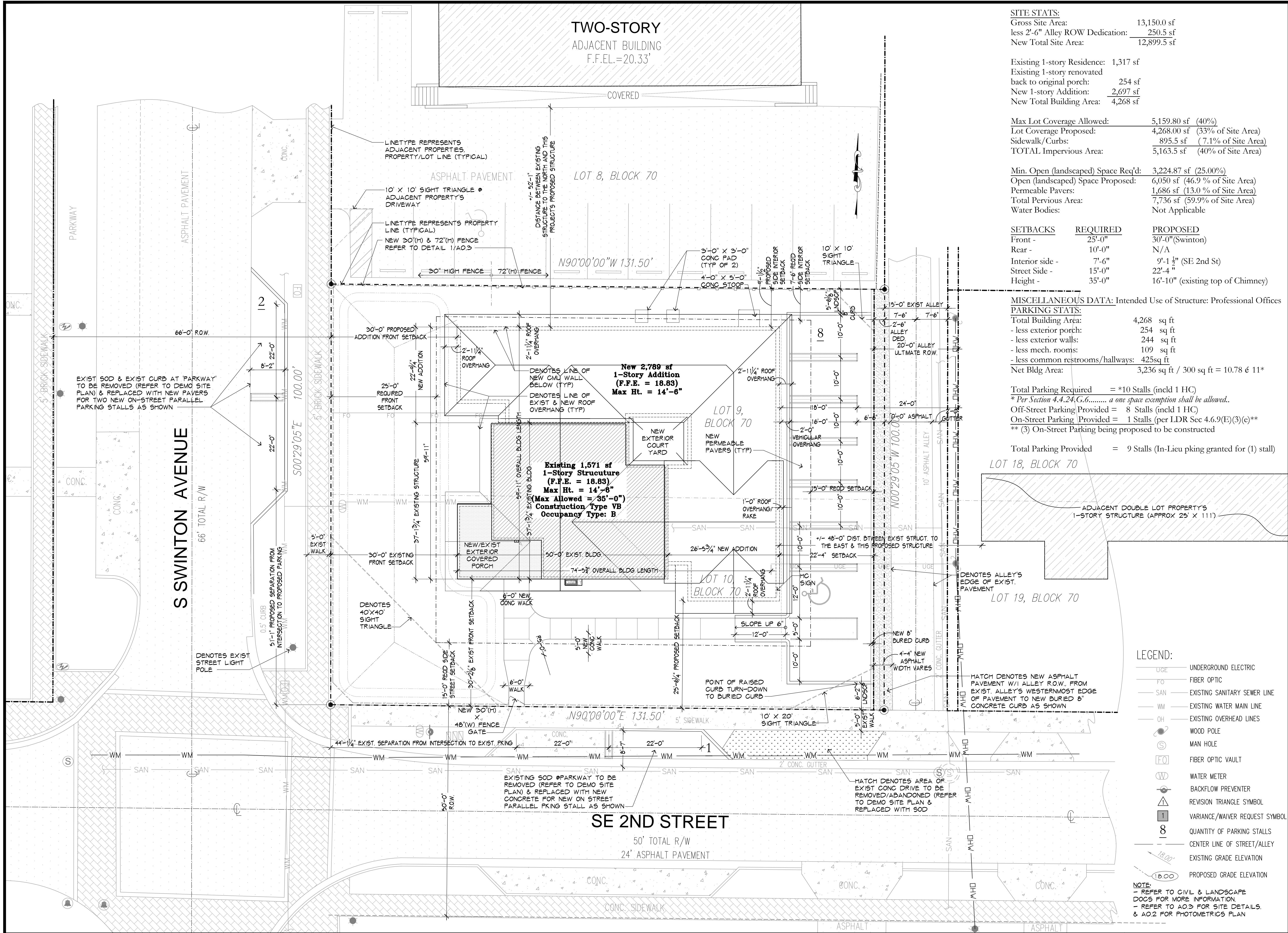
TITLE: MAP OF BOUNDARY SURVEY			SCALE: 1" = 20'	NOTES/REVISIONS	THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.	<div></div> <div>BASELINE LAND SURVEY, LLC 1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 (561) 417-0700 LB-8229</div> <div>JOB NO.: 17-08-028</div>
COMMUNITY PANEL# 125102-0979-F	FLOOD ZONE: X	BASE FLOOD EL.: N/A	DRAWN BY: ELF.			
DATE OF FIRM: 10/05/2017			CHECKED BY: J.E.K.			
				UPDATE.: 8/29/2018	Date: 08/29/2018	
				UPDATE: 06/13/2018	JOHN E. KUJAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711	
				PARTY CHIEF: PABLO DATE: 08/22/2017	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						

GRAPHIC SCALE



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





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: 425sq 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)(e)**
** (3) On-Street Parking being proposed to be constructed

Total Parking Provided = 9 Stalls (In-Lieu pking granted for (1) stall)

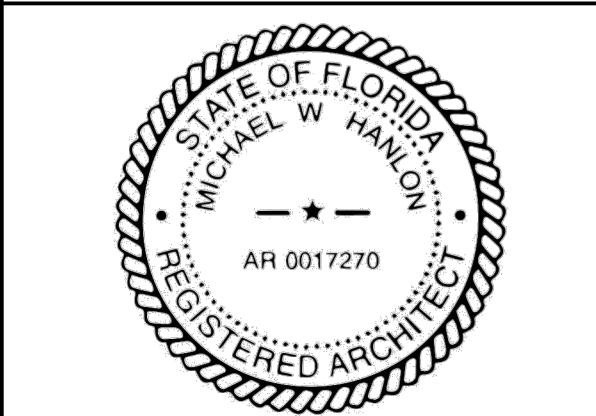
- LEGEND:
- UGE UNDERGROUND ELECTRIC
 - FO FIBER OPTIC
 - SAN EXISTING SANITARY SEWER LINE
 - WM EXISTING WATER MAIN LINE
 - OH EXISTING OVERHEAD LINES
 - WOOD POLE
 - MAN HOLE
 - FO FIBER OPTIC VAULT
 - WM WATER METER
 - BACKFLOW PREVENTER
 - REVISION TRIANGLE SYMBOL
 - VARIANCE/WAIVER REQUEST SYMBOL
 - QUANTITY OF PARKING STALLS
 - CENTER LINE OF STREET/ALLEY
 - EXISTING GRADE ELEVATION
 - PROPOSED GRADE ELEVATION

NOTE:
- REFER TO CIVIL & LANDSCAPE
DOCS FOR MORE INFORMATION.
- REFER TO A03 FOR SITE DETAILS.
& A02 FOR PHOTOMETRICS PLAN

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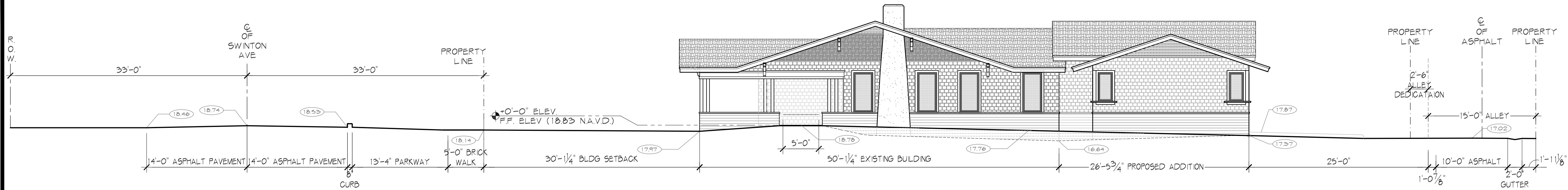
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.



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

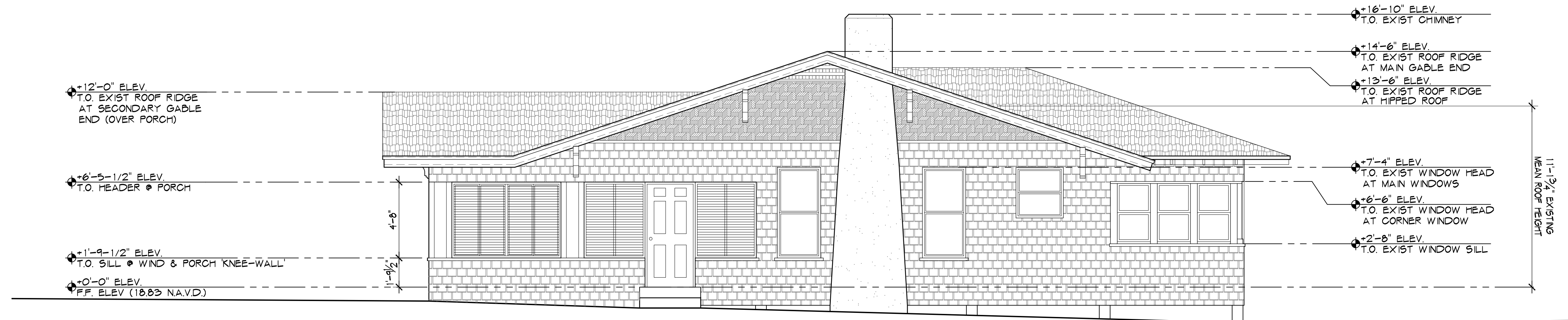
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ISSUED DATE: 2019-04-09
SCALE: 1"=10'-0"
TITLE: SITE PLAN

DRAWING NUMBER: A-0.1



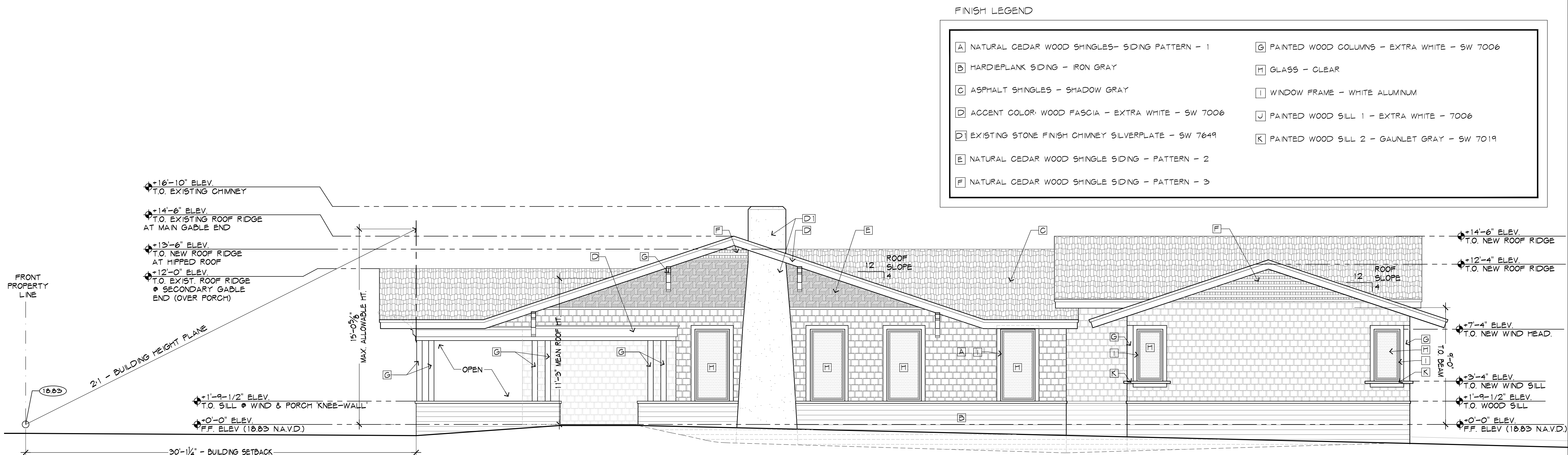
1
1/8" = 1'-0"

PROPOSED SOUTH- STREET ELEVATION - SE 2nd Street



2
1/4" = 1'-0"

EXISTING - SOUTH ELEVATION



3
1/4" = 1'-0"

PROPOSED SOUTH ELEVATION

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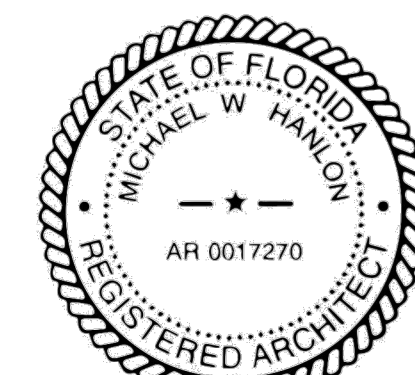
2018-09-01
TAC COMMENTS-1

NO
DATE
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HNM
ARCHITECTURE
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ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:

17-030

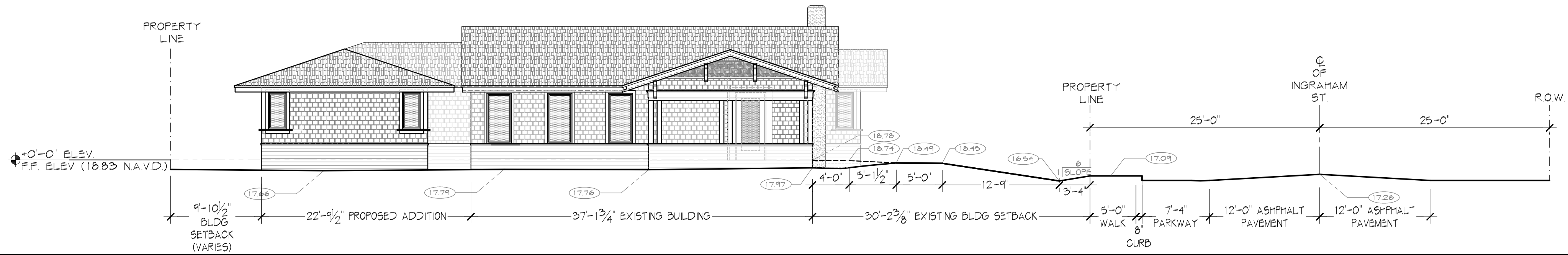
ISSUED DATE:
2019-04-09

SCALE:
AS NOTED

TITLE:
SOUTH ELEVATION

DRAWING NUMBER:

A-4.0



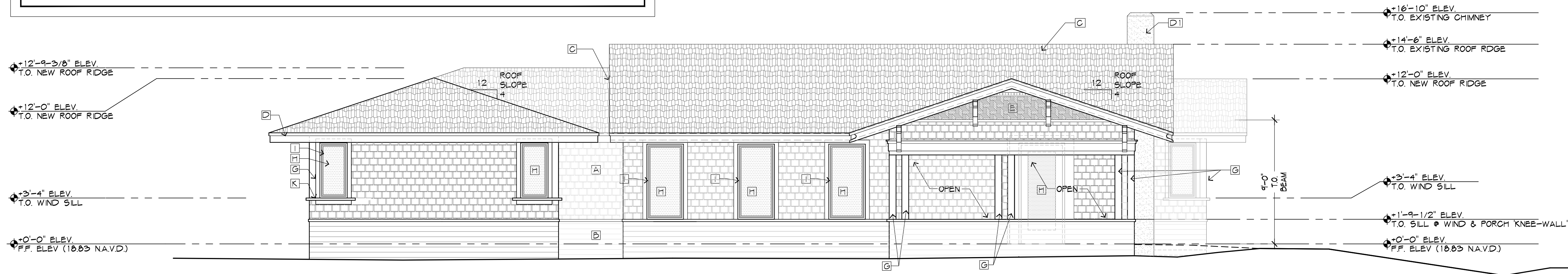
1
1/8" = 1'-0" PROPOSED WEST - STREET ELEVATION (Swinton Avenue)



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 | |

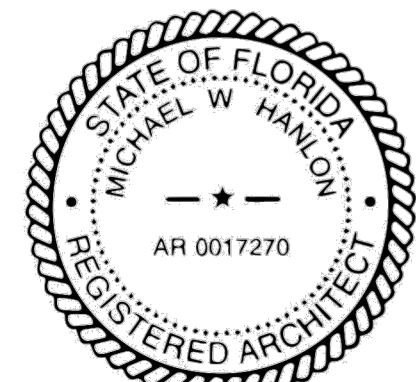


3
1/4" = 1'-0" PROPOSED WEST ELEVATION

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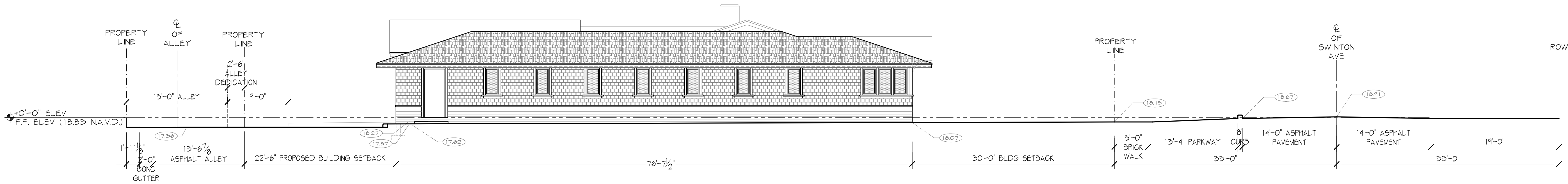
ISSUED DATE:
2019-04-09

SCALE:
AS NOTED

TITLE:
WEST ELEVATION

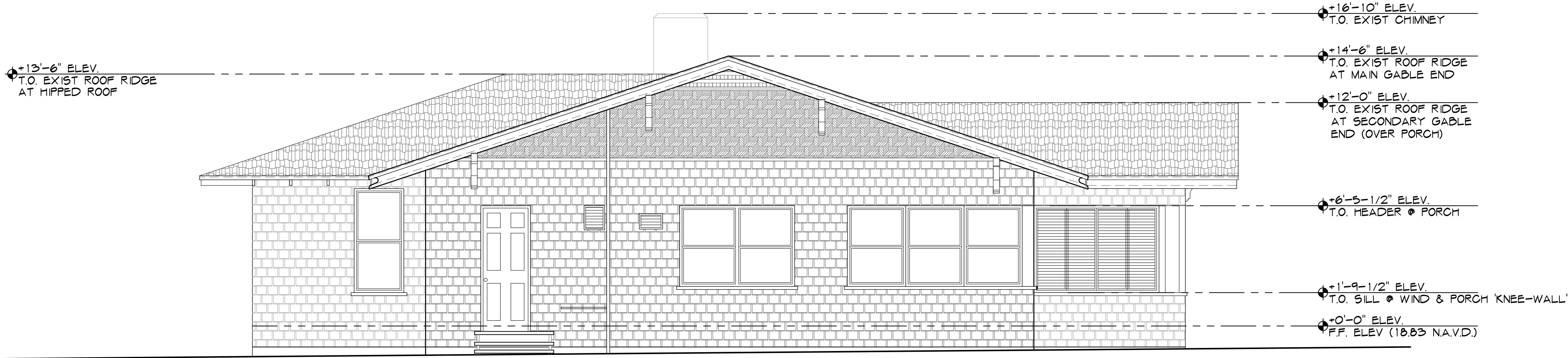
DRAWING NUMBER:

A-4.1



1
1/8" = 1'-0"

PROPOSED NORTH ELEVATION

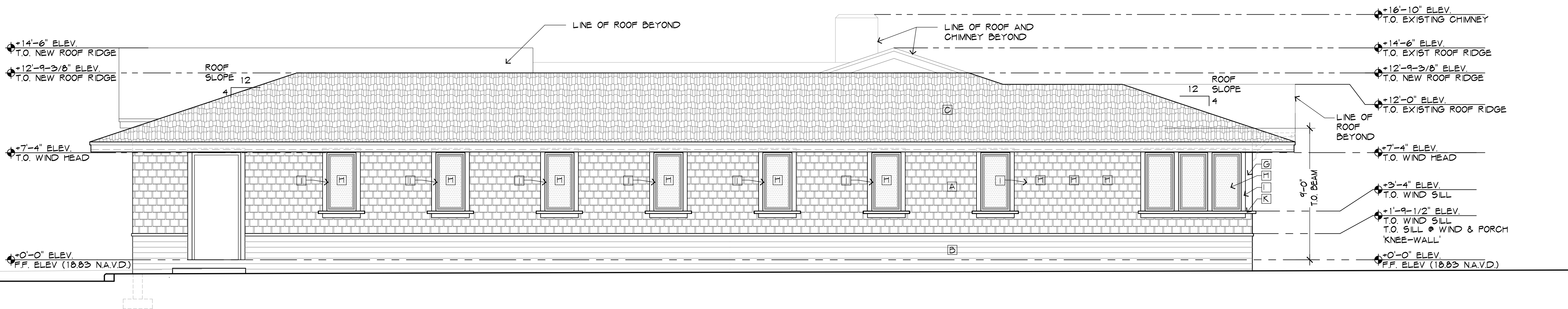


2
1/4" = 1'-0"

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 - 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 NORTH ELEVATION

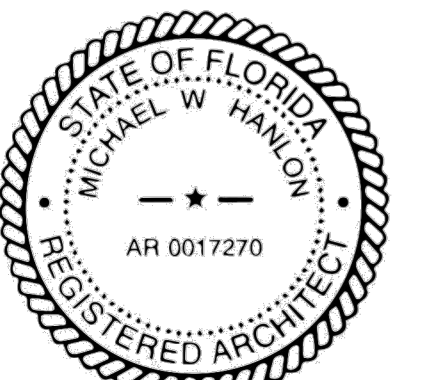
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2018-09-01
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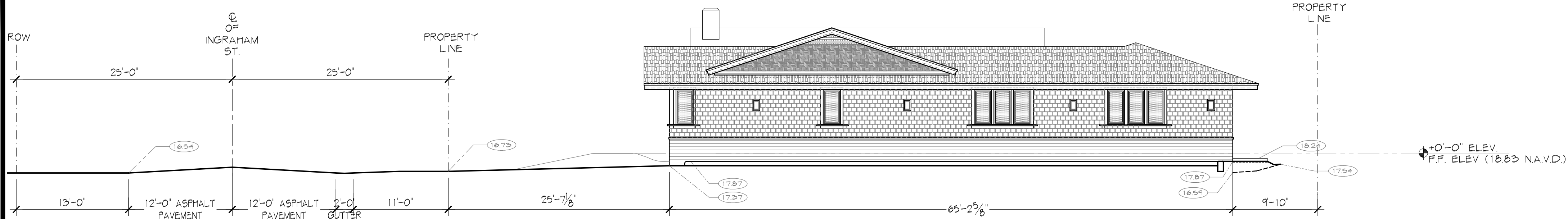
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2019-04-09

SCALE:
AS NOTED

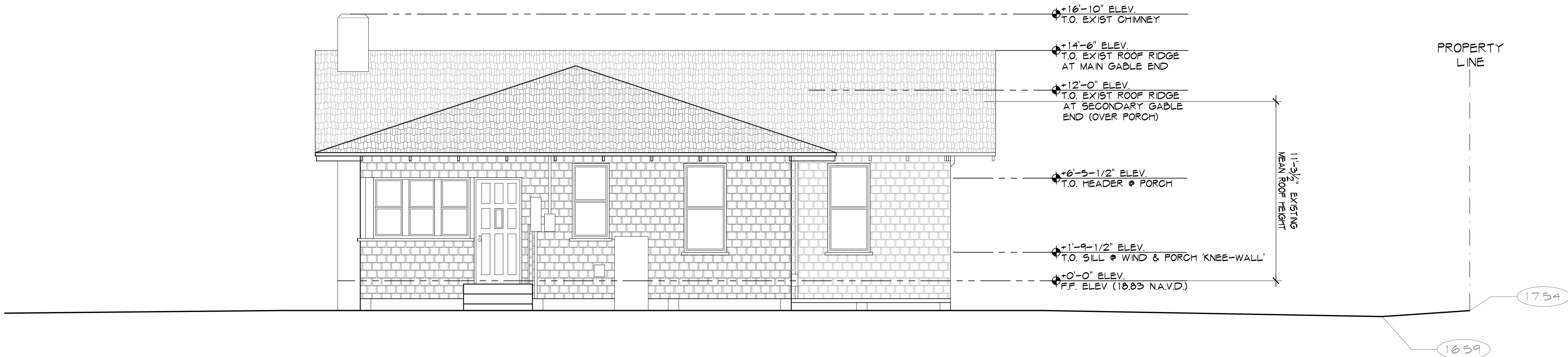
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NORTH ELEVATION

DRAWING NUMBER:

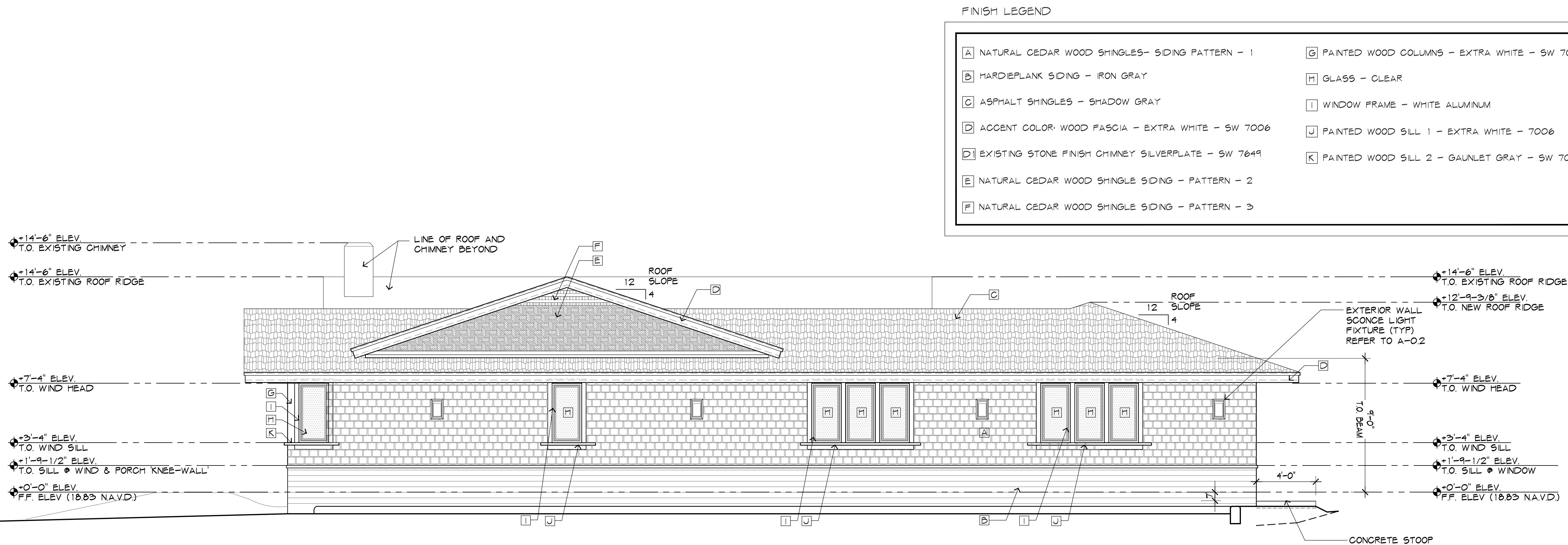
A-4.2



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



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



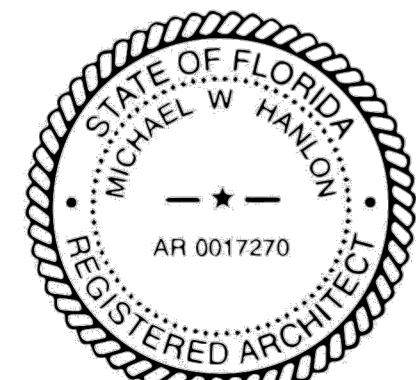
3
1/4" = 1'-0" PROPOSED EAST ELEVATION

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2018-10-25
TAC COMMENTS-2
2018-09-01
TAC COMMENTS-1
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ELECTRONIC SIGNATURE SERIAL NUMBER:

HNM PROJECT NUMBER:
17-030
ISSUED DATE:
2018-11-06
SCALE:
AS NOTED

TITLE:
EAST ELEVATION

DRAWING NUMBER:

A-4.3