



53 SE 7th AVENUE

53 S.E. 7TH AVENUE  
DELRAY BEACH, FLORIDA

RICHARD JONES

ARCHITECTURE

10 S.E. FIRST AVENUE | SUITE 102  
DELRAY BEACH, FLORIDA 33444  
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AA26001617 | IB26001056

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53 SE 7th AVENUE  
DELRAY BEACH, FLORIDA

FLORIDA LICENSURE

AA26001617 | IB26001056

COMMISSION # 19-014  
DESIGNER: RJ  
DRAWN BY: RB  
PLAN REVIEW: RJ

SUBMITTALS:  
ISSUE FOR CLASS V & H.P.B.: 05.22.19

REVISIONS:  
1 BUILDING DEPARTMENT 01.22.20  
COMMENTS:  
2 BUILDING DEPARTMENT 03.30.20  
COMMENTS:

COVER SHEET

CVR

RICHARD JONES ARCHITECTURE

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CODE RESEARCH

PROPOSED PROJECT: SINGLE FAMILY-RESIDENTIAL GROUP R

GOVERNING CODE: FBC 6th EDITION (2017), FFPC 6th EDITION (2017), NFPA 1 UFC FLORIDA 2015 EDITION, NFPA 101 LSC FLORIDA 2018 EDITION

MEAN ROOF HEIGHT: 34'-8 1/2" (MEAN ROOF HEIGHT)

TYPE OF CONSTRUCTION: TYPE V UNSPRINKLERED

BUILDING DESIGNED: ENCLOSED

WIND SPEED: 170 MPH ULTIMATE WIND SPEED

EXPOSURE: C

ZONING DISTRICT: RM - MARINA HISTORIC DISTRICT - CITY OF DELRAY BEACH

FLOOD ZONE: ZONE AE ( 6.00' NAVD)

DESIGN PARAMETERS

OCCUPANCY (SINGLE FAMILY, DUPLEX, MULTI-FAMILY, COMMERCIAL, INDUSTRIAL - DESCRIBE) SINGLE FAMILY

EXPOSURE CONDITION C ☒ SEC. R301.2.1.4.3 6th EDITION (2017) FLORIDA RESIDENTIAL CODE

MEAN ROOF HEIGHT 38'-4 1/2" ☒ ASCE 7-10 CHAPTER 26

BUILDING HEIGHT ☒ ≤ 60 FT. (MAY USE LOW RISE PROVISIONS OF THE 6th EDITION (2017) FLORIDA RESIDENTIAL CODE) ☐ > 60 FT. (ASCE 7-10 CHAPTER 26)

BUILDING DESIGNED AS ☐ PARTIALLY ENCLOSED ☒ ENCLOSED ☐ OPEN ☐ TESTED (WIND TUNNEL)

IMPORTANCE FACTOR (DETERMINED BY BUILDING USE/OCCUPANCY, REFER TO 6th EDITION (2017) FLORIDA RESIDENTIAL CODE OR ASCE 7-10 CHAPTER 26) 1.0

BASIC WIND VELOCITY PRESSURES : 6th EDITION (2017) FLORIDA RESIDENTIAL CODE  
VERIFY APPROPRIATE POSITIVE/NEGATIVE PRESSURE COEFFICIENTS HAVE BEEN APPLIED TO MAIN WIND FORCE RESISTING SYSTEM, OR BUILDING ENVELOPE COMPONENTS AND CLADDING AS APPLICABLE:

FBC 2017 ULTIMATE WIND SPEED 170 (3 SECOND GUST) BASIC VELOCITY PRESSURE 40 PSF

ASCE 7-10 CH 26 WIND SPEED NA (3 SECOND GUST) BASIC VELOCITY PRESSURE NA PSF

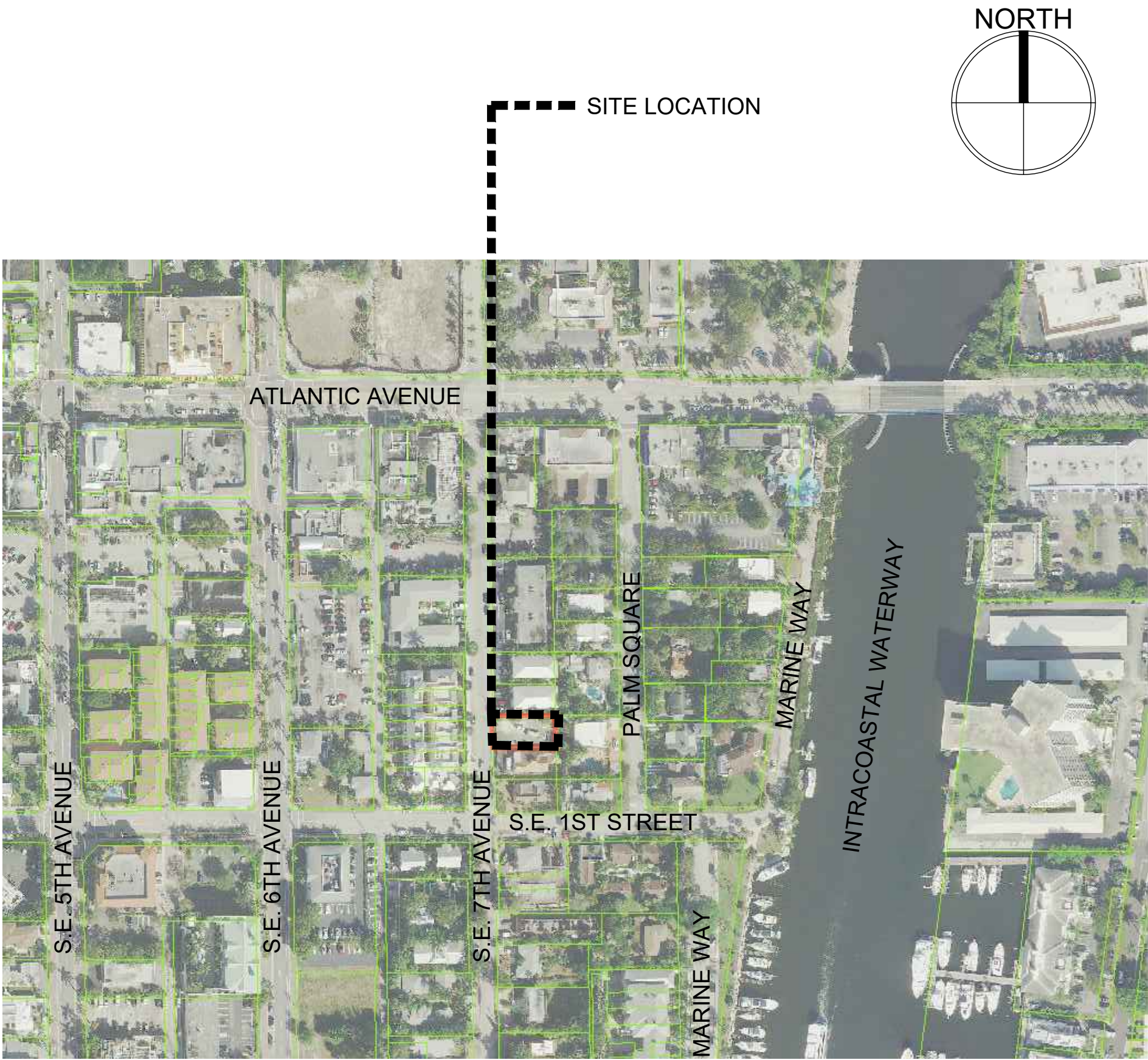
NOTE: ACTUAL DESIGN PRESSURES FOR ALL EXTERIOR WINDOWS, DOORS, GARAGE DOORS, AND SIMILAR ENVELOPE ELEMENTS MUST BE INDICATED ON CONSTRUCTION PLANS.

ROOF DEAD LOAD (ACTUAL DEAD LOAD OF MATERIAL USED FOR DETERMINING UPLIFT REACTIONS) 5 PSF

SOIL BEARING CAPACITY 2500 PSF

REVIEWED FOR SHEAR WALL REQUIREMENTS ☒ YES ☐ NO (IF NO, INDICATE REASON)

LOCATION MAP



OWNER

BELLA HOMES  
PO BOX 2334  
POMPAN0 BEACH, FL. 33061

ARCHITECT

RICHARD JONES ARCHITECTURE  
10 S.E. FIRST AVENUE, SUITE 102  
DELRAY BEACH, FL. 33444  
TELEPHONE: 561-274-9186

STRUCTURAL

ENGINEERING PLUS  
19528 SEDGFIELD TERRACE  
BOCA RATON, FL 33498  
CELL: 561-756 4106  
FAX: 561-479 3743

LANDSCAPE

DAVE BODKER LANDSCAPE  
ARCHITECT  
601 N CONGRESS AVE. SUITE 105-A  
DELRAY BEACH FL. 33445  
TELEPHONE: 561-276-6311  
FAX: 561-276-3869

CIVIL ENGINEER

ENVIRODESIGN ASSOCIATES, INC.  
298 NE 2ND AVENUE  
DELRAY BEACH, FL 33444  
TELEPHONE: 561-274-6500  
FAX: 561-274-8558

LAND SURVEYOR

LANDTEC SURVEYING  
600 FAIRWAY DRIVE- SUITE 101  
DEERFIELD BEACH, FL 33441  
TELEPHONE: 561-367 3587



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COMMISSION # 19-01

DESIGNER: R  
DRAWN BY: B

PLAN REVIEW: R

SUBMITTALS:

CLASS V &amp;

REVISIONS:

1 BUILDING 01.22.20

DEPARTMENT  
COMMENTS:

^ BUILDING 03 30 20

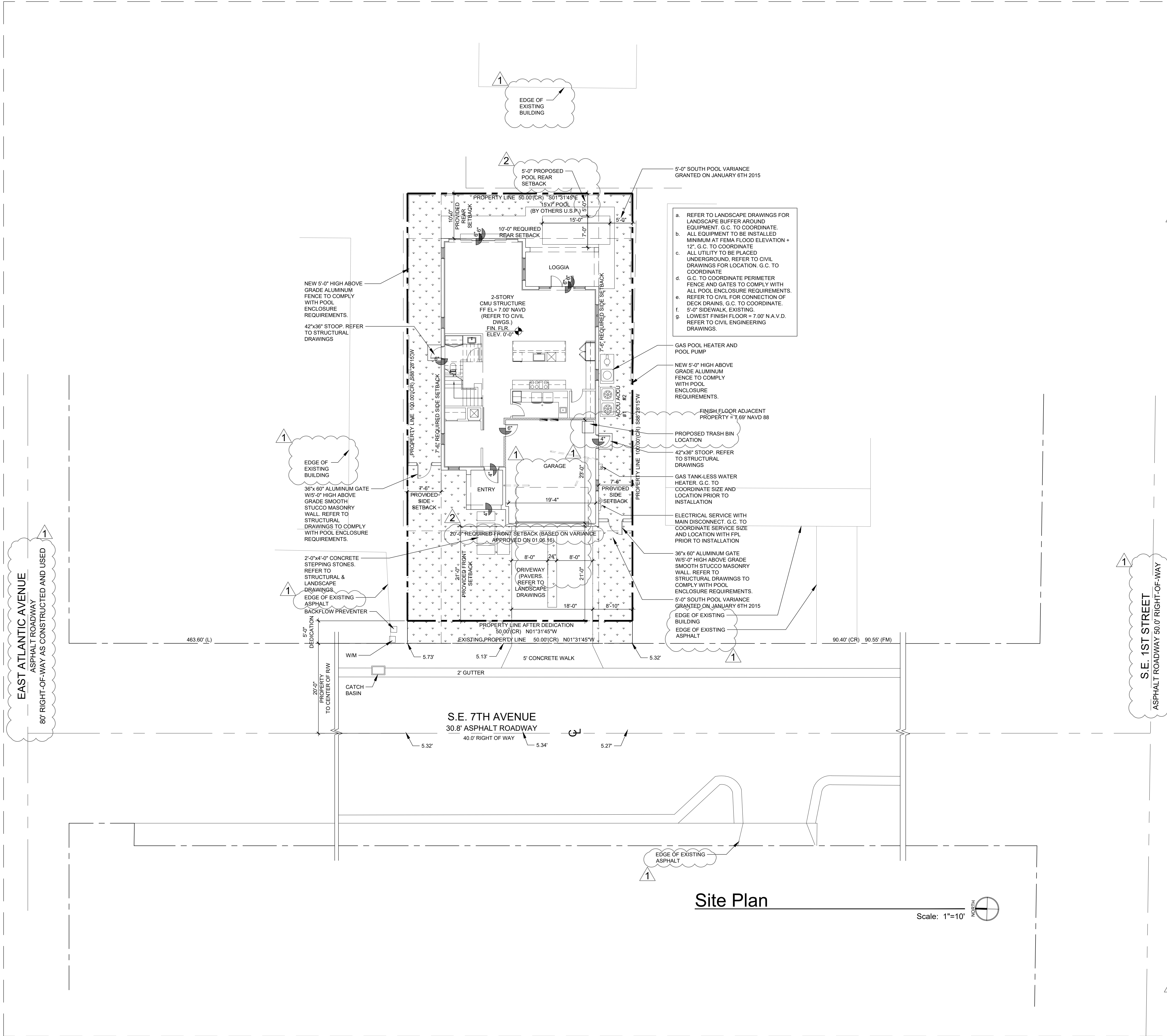
2 BUILDING 05.30.20  
DEPARTMENT

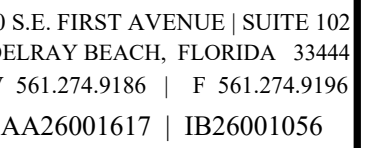
COMMENTS:

## SITE PLAN

SP-1

# RICHARD JONES ARCHITECTURE





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CLASS V &  
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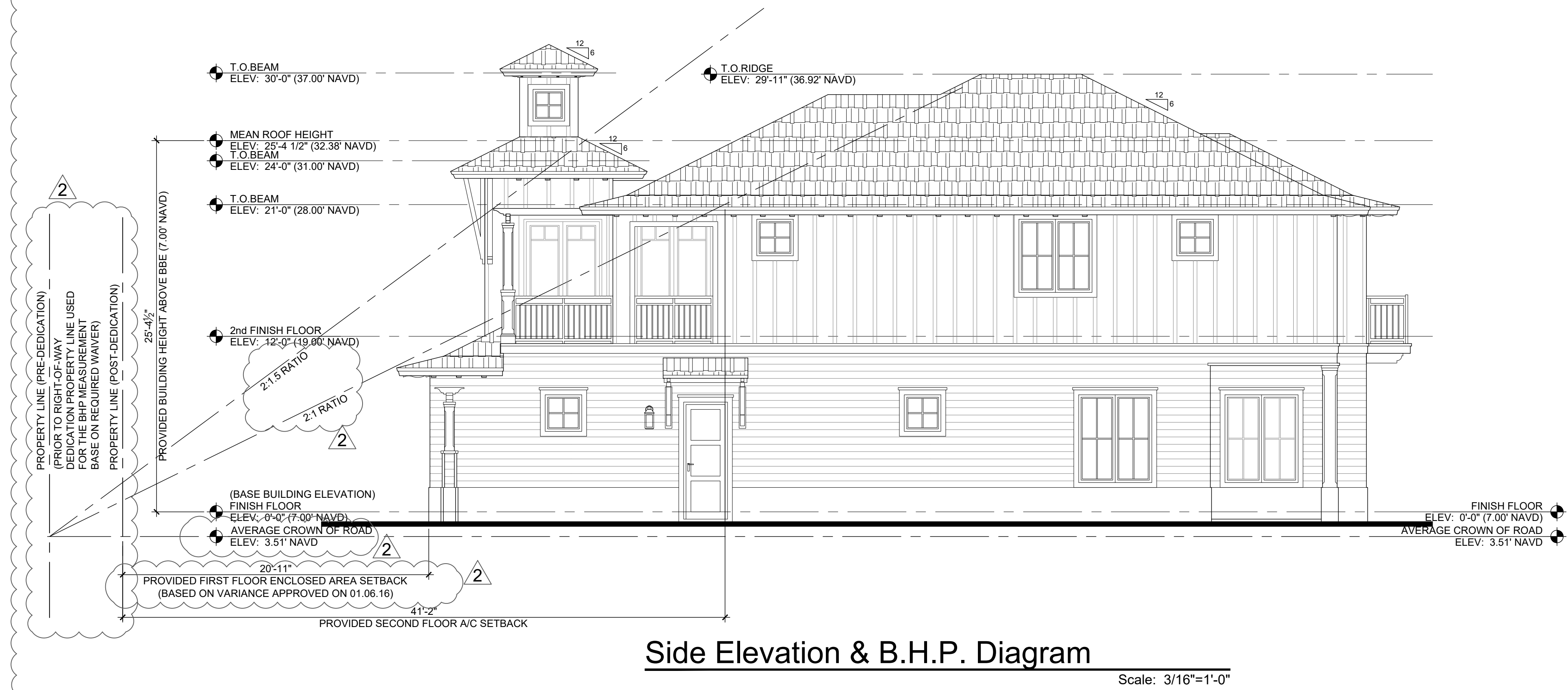
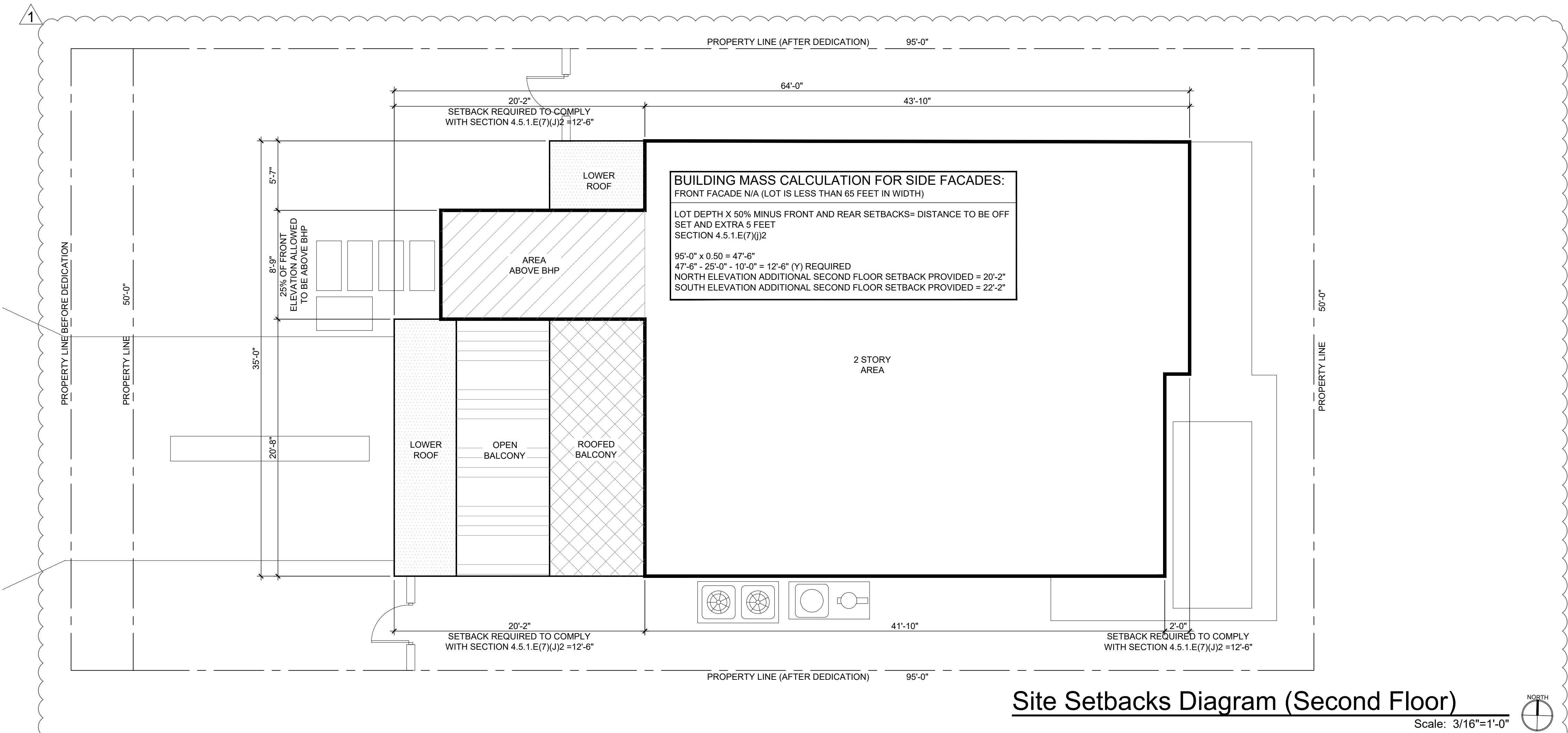
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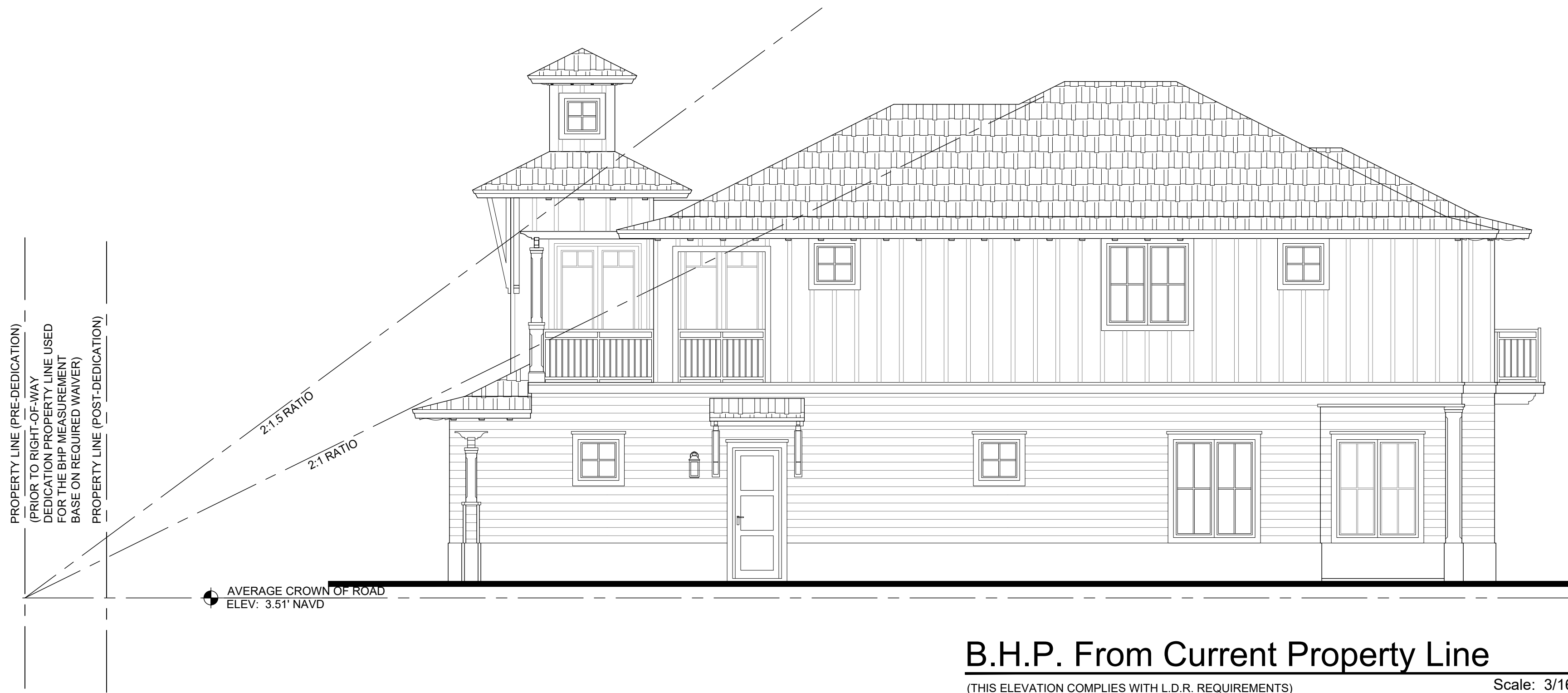
### FRONT & SIDE ELEVATION SETBACK DIAGRAM

SP-2

# RICHARD JONES ARCHITECTURE



2



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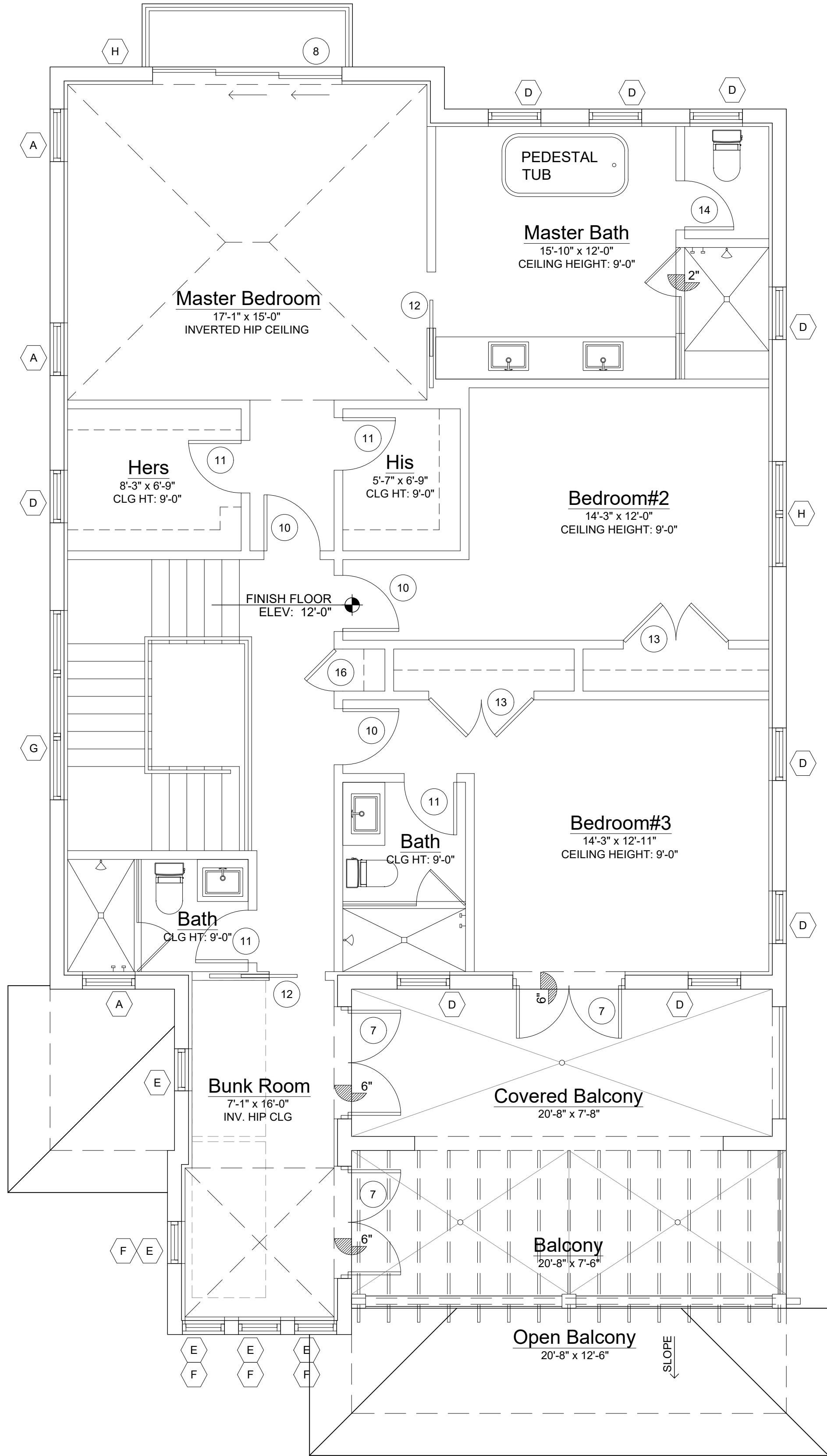
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BHP  
COMPARISON  
DIAGRAM

SP-3

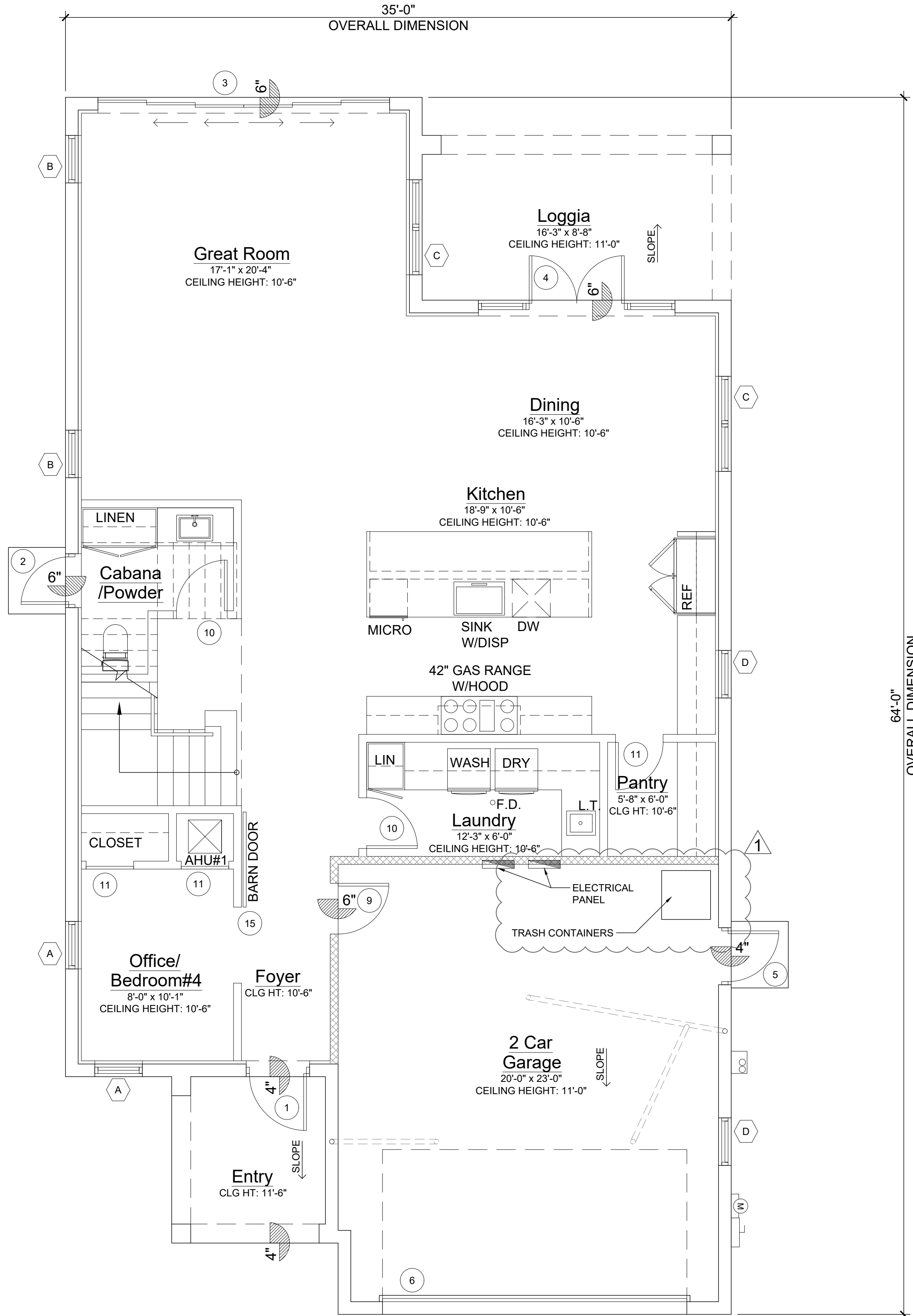
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Second Floor Plan

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



Ground Floor Plan

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



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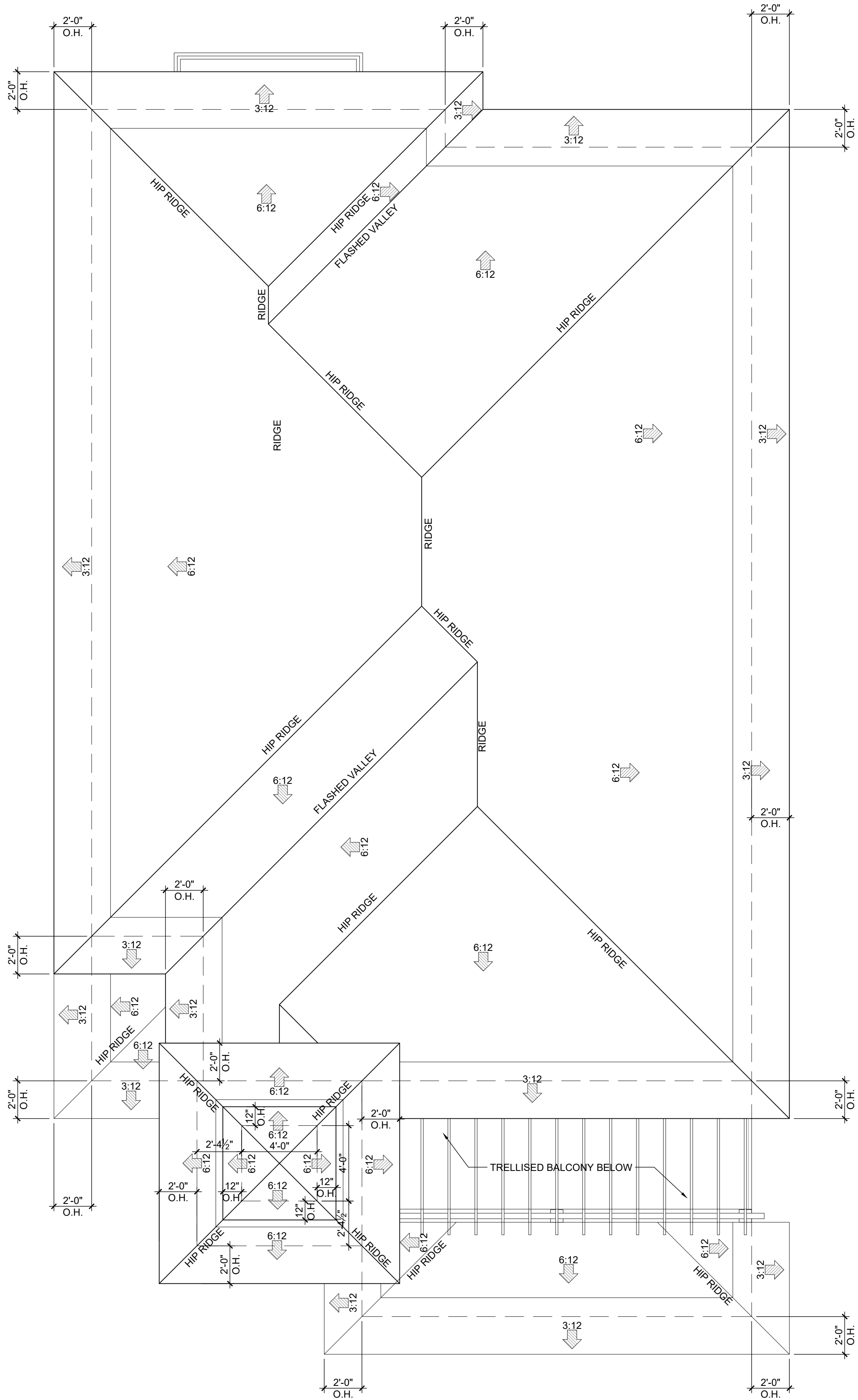
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GROUND &  
SECOND  
FLOOR  
PLANS

A-1



Roof Plan

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

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TERRACE  
FLOOR &  
ROOF PLAN

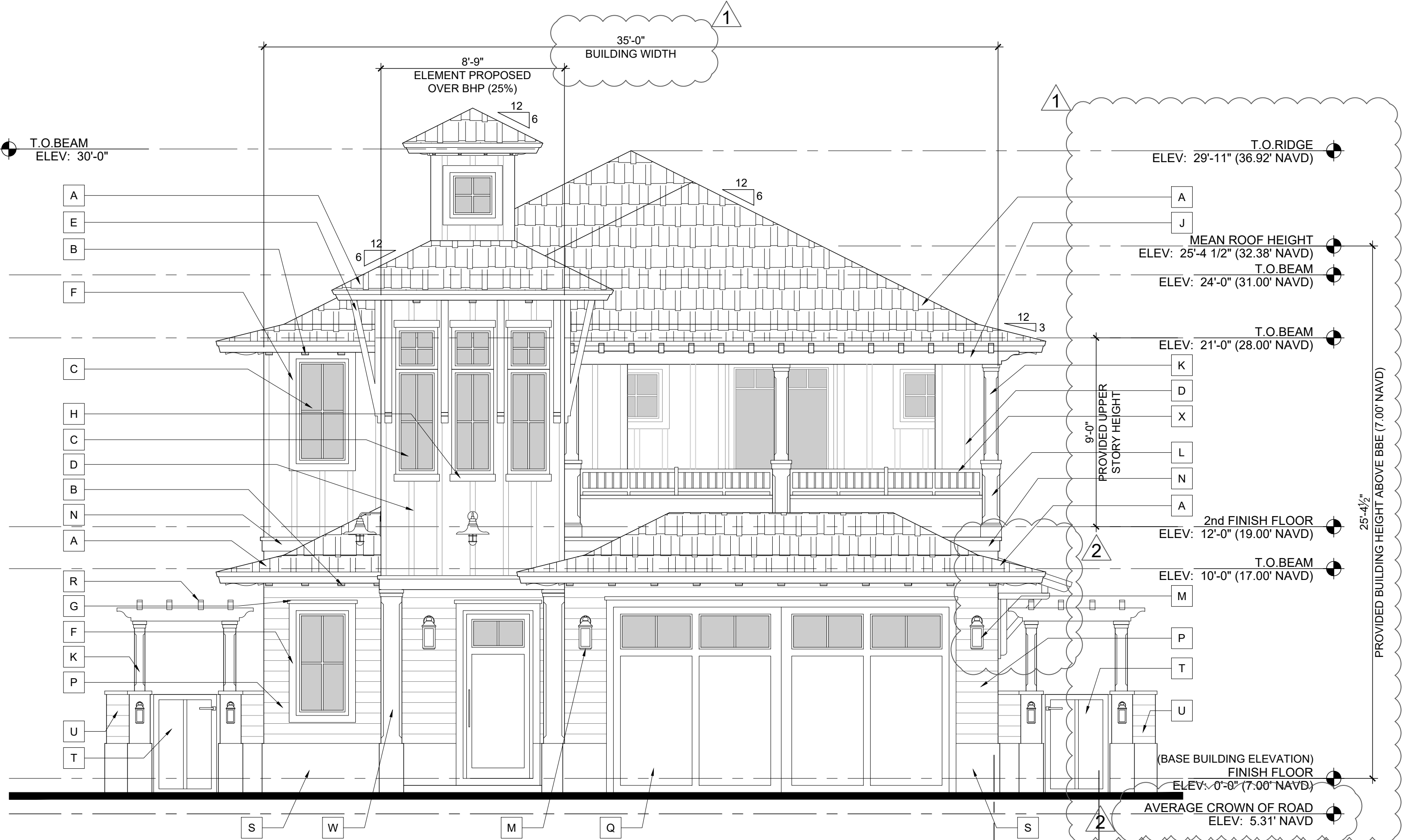
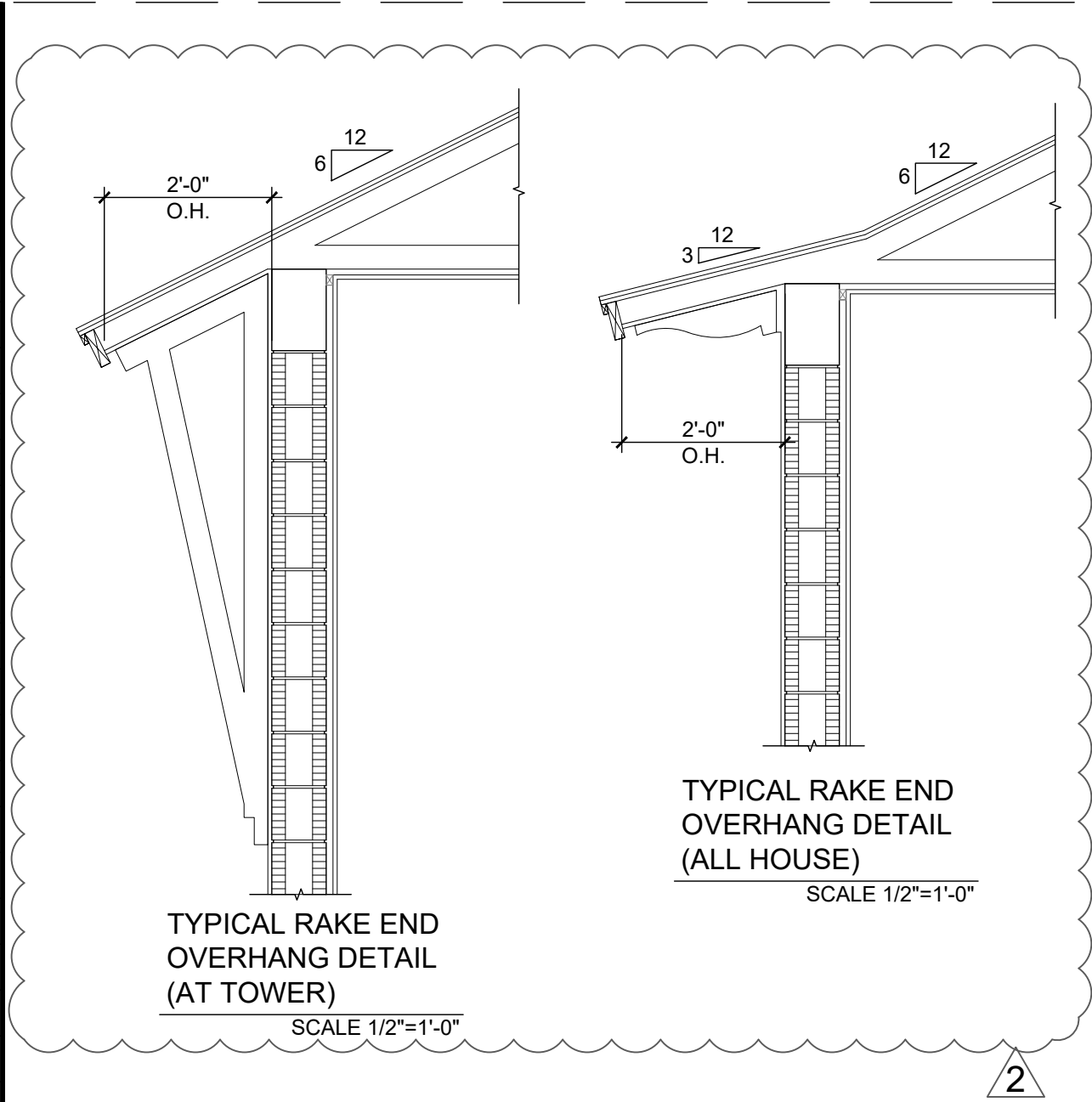
A-2

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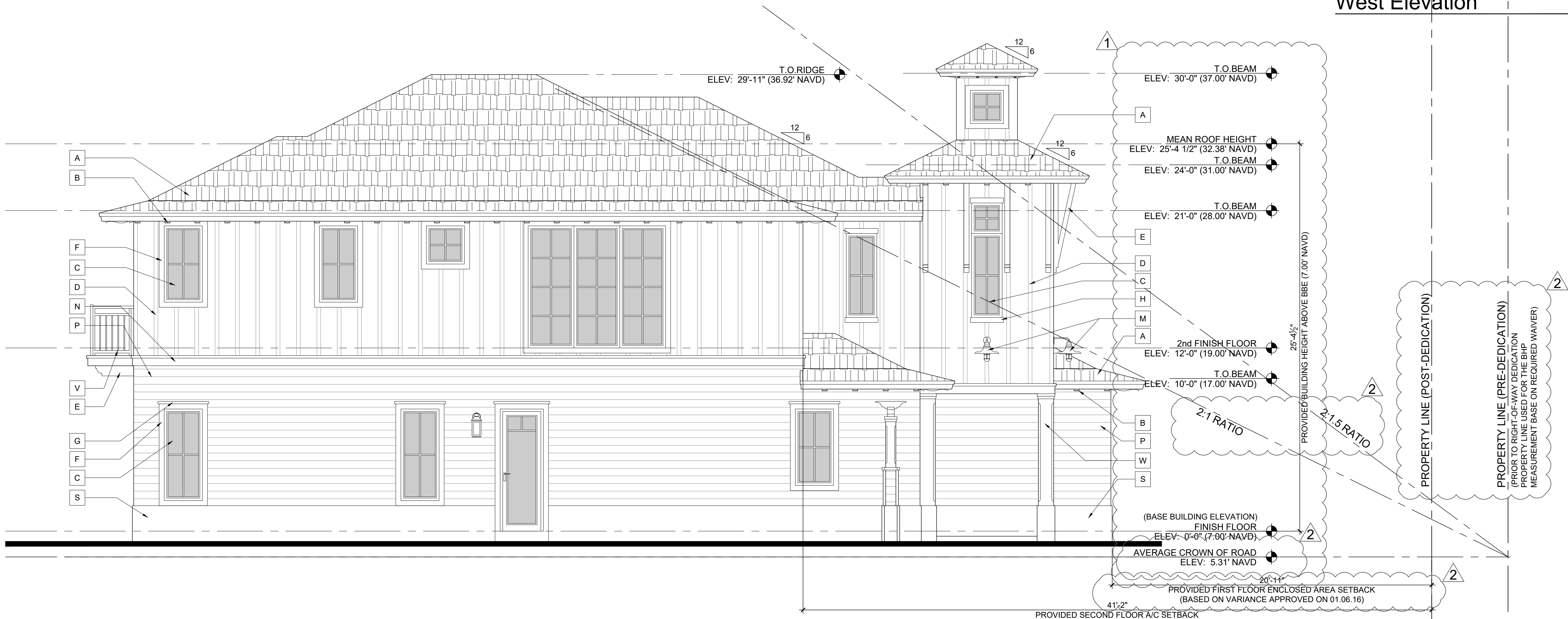


ELEVATION NOTES	
A	CEDAR SHAKE ROOF TILE. PROVIDE NOA FOR ARCHITECTS REVIEW.
B	WHITE HARDIE BOYS OUTRIGGERS. REFER TO DETAIL
C	IMPACT RESISTANT WINDOWS WITH BRONZE FINISH FRAME, REFER TO WINDOW AND DOOR SCHEDULES.
D	3/4"x3" HARDIE BOARD BOARD AND BATTEN WALL TREATMENT DETAIL.
E	WOOD BRACKET. REFER TO DETAIL
F	4" SMOOTH STUCCO WINDOW SURROUND W/1" PROJECTION
G	2" SMOOTH STUCCO BAND ABOVE WINDOW/DOOR SURROUND W/1 1/2" PROJECTION
H	4" SMOOTH STUCCO WINDOW SILL/HEADER W/1" PROJECTION
J	WOOD PERGOLA W/WHITE PAINT FINISH. REFER TO DETAIL
K	WOOD POST W/CHAMFERS AND WHITE PAINT FINISH. REFER TO DETAIL
L	44" HIGH CMU PIER W/CHAMFERS. REFER TO DETAIL
M	LIGHT FIXTURE. REFER TO OWNER FOR SELECTION
N	2" OVER 6" SMOOTH STUCCO BAND W/2" & 1" PROJECTION RESPECTIVELY
P	6" HARDIE BOARD SIDING. PROVIDE NOA FOR REVIEW
Q	INSULATED METAL GARAGE DOOR WITH WINDOWS. REFER TO WINDOW AND DOOR SCHEDULE.
R	WOOD PERGOLA W/WHITE FINISH OVER GATES. REFER TO DETAIL
S	1" SMOOTH STUCCO FINISH WATER TABLE
T	ALUMINUM GATE. REFER TO DETAIL & PROVIDE SHOP DRAWINGS
U	MASONRY GARDEN WALL. REFER TO DETAIL
V	39" HIGH ALUMINUM RAIL. REFER TO DETAIL
W	MASONRY COLUMN W/CHAMFERS. REFER TO DETAIL
X	15" HIGH ALUMINUM RAILING OVER MASONRY WALL. REFER TO DETAIL
Y	WHITE HARDIE BOYS CORBEL. REFER TO DETAIL



West Elevation

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



North Elevation

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

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BUILDING  
ELEVATIONS

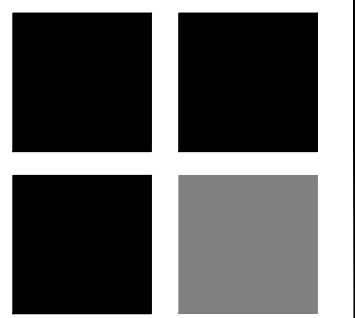
A-3

RICHARD JONES ARCHITECTURE



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C	IMPACT RESISTANT WINDOWS WITH BRONZE FINISH FRAME. REFER TO WINDOW AND DOOR SCHEDULES.
D	3/4"x3" HARDIE BOARD BOARD AND BATTEN WALL TREATMENT DETAIL. <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">2</span>
E	WOOD BRACKET. REFER TO DETAIL
F	4" SMOOTH STUCCO WINDOW SURROUND W/1" PROJECTION
G	2" SMOOTH STUCCO BAND ABOVE WINDOW/DOOR SURROUND W/1 1/2" PROJECTION
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DEPARTMENT	
COMMENTS:	

## BUILDING ELEVATIONS

A-4

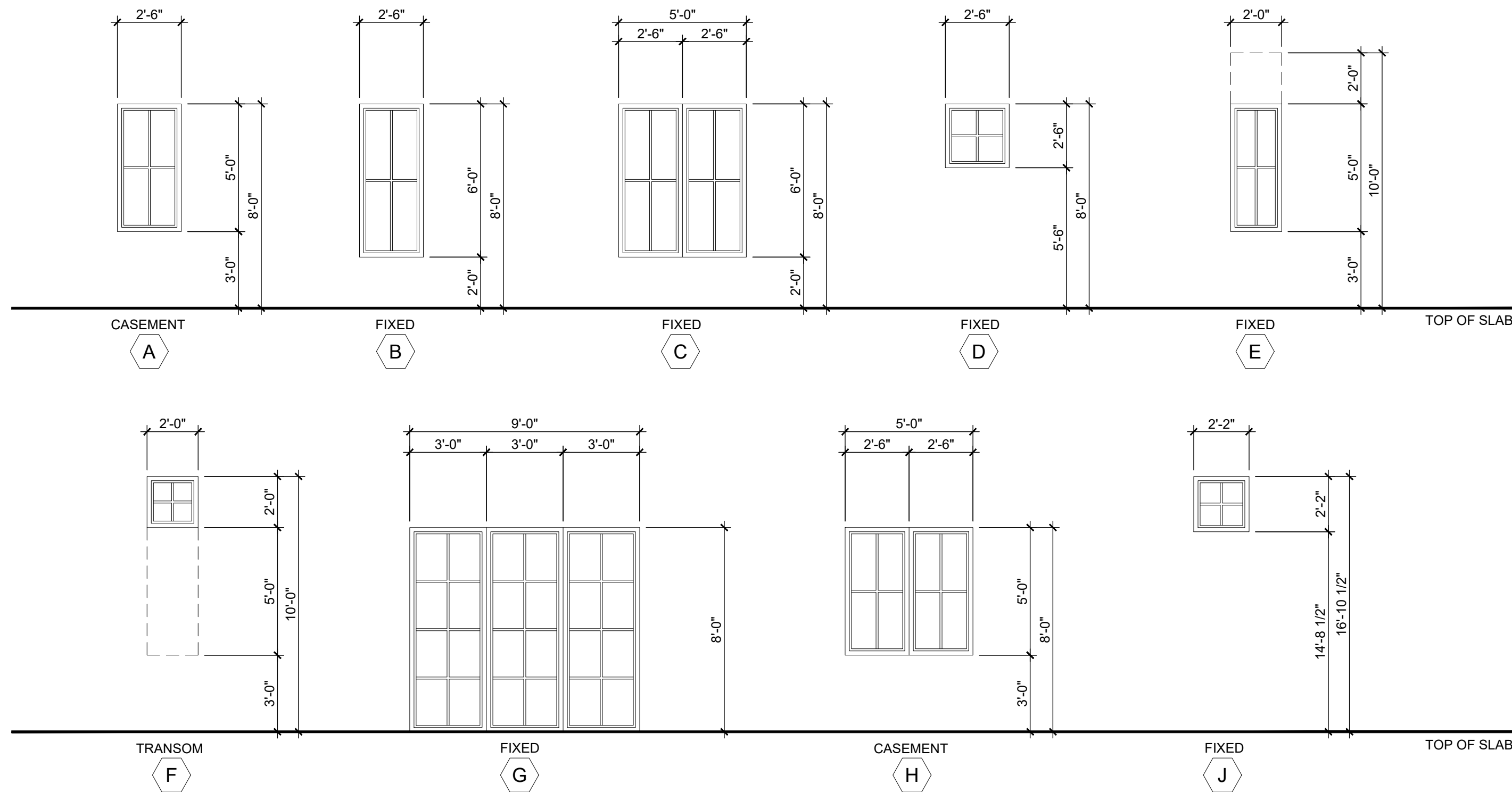
RICHARD JONES ARCHITECTURE



## WINDOW SCHEDULE

[illegible]

## WINDOW TYPES:



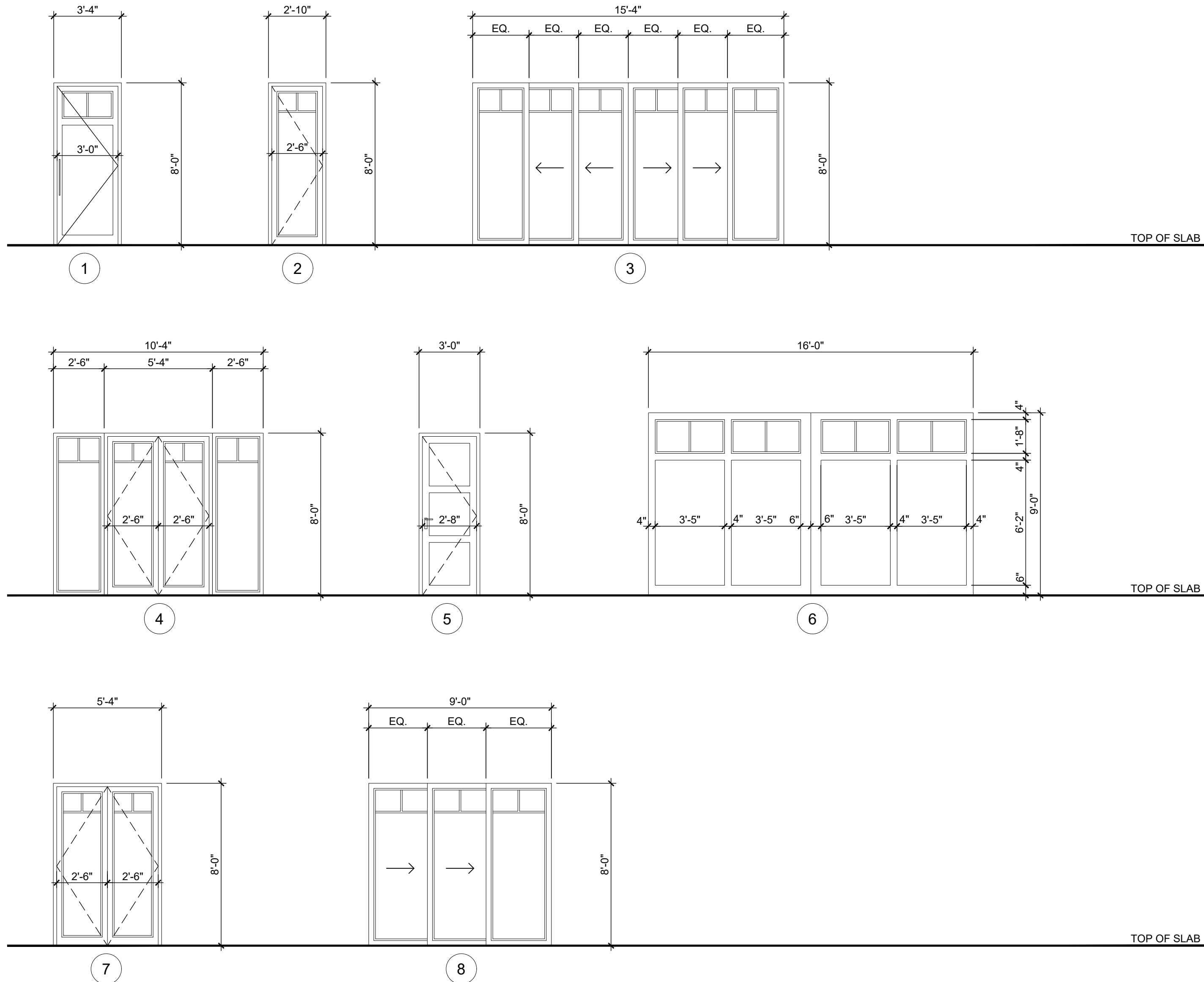
DOOR SCHEDULE:

(X)	DOORS			FRAMES		GLAZING	REMARKS
	DOOR SIZE			MATERIAL	FINISH		
	WIDTH	HEIGHT	STYLE				
EXTERIOR							
1	3'-0"	8'-0	SOLID WD/GLASS	WOOD	PAINTED	CLEAR	CUSTOM DOOR PROVIDE NOA FOR ARCHITECT'S REVIEW
2	2'-6"	8'-0	FRENCH	MTL.	BRONZE	CLEAR	----
3	15'-4"	8'-0	SLIDER	MTL.	BRONZE	CLEAR	6 PANEL (OXXXXO) (3 TRACK)
4	(2)2'-6"	8'-0"	FRENCH	MTL.	BRONZE	CLEAR	----
5	2'-8"	8'-0	H.M.	MTL.	PAINTED	N/A	----
6	3'-0"	9'-0	OVERHEAD W/GLASS	MTL.	PAINTED	CLEAR	W/4 HIGH WINDOWS. REFER TO ELEVATION FOR PANELING
7	(2)2'-6"	8'-0	FRENCH	MTL.	BRONZE	CLEAR	----
8	9'-0"	8'-0"	SLIDER	MTL.	BRONZE	CLEAR	3 PANELS (XXO) (3 TRACK)
INTERIOR							
9	2'-8"	8'-0"	M.D.F.	WOOD	PAINTED	1 N/A	SWING - GARAGE DOOR - 20 MIN FIRE RATED
10	2'-8"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING
11	2'-6"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING
12	2'-8"	8'-0"	POCKET	WOOD	PAINTED	N/A	POCKET DOOR
13	(2)2'-6"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	DOUBLE SWING
14	2'-4"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING
15	4'-0"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	BARN DOOR
16	2'-0"	8'-0"	M.D.F.	WOOD	PAINTED	N/A	SWING

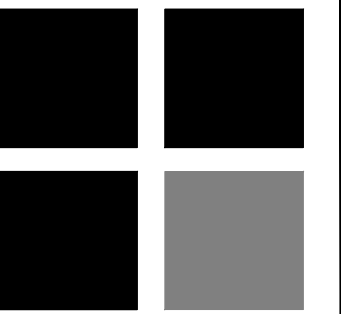
NOTES:

1. ALL EXTERIOR GLAZING UNITS SHALL BE IMPACT RESISTANT WITH FLORIDA PRODUCT APPROVAL. (SHADING COEFFICIENT OF GLAZING SHALL COMPLY WITH FLORIDA ENERGY CALCULATIONS).
2. COORDINATE ALL ROUGH OPENINGS WITH WINDOW / DOOR MANUFACTURER - ALL DIMENSIONS ARE NOMINAL (CONCRETE OR ROUGH OPENING) DIMENSIONS. PROVIDE ENGINEERED SHOP DRAWINGS & METRO DADE PRODUCT APPROVAL NOTICES FOR ALL WINDOWS, EXT. DOORS.
3. ALL WINDOWS / DOORS SHALL COMPLY WITH F.B.C. 6TH EDITION (2017).
4. PROVIDE SHOP DRAWINGS FOR ALL GLAZING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO FABRICATION.
5. ALL DOORS TO COMPLY WITH CODE. IMPACT AND WIND LOAD REQUIREMENTS (SUBMIT MANUFACTURERS CUT SHEET / PRODUCT APPROVALS).
6. FIELD VERIFY ALL WINDOW AND DOOR OPENINGS PRIOR TO FABRICATION.
7. ALL WINDOWS NOTED AS EGRESS WINDOWS SHALL COMPLY WITH F.B.C. SILL HEIGHT SHALL NOT EXCEED 44" A.F.F. MIN. OPG. HT. SHALL BE 24" AT MIN. OPG. HT. WITH SILL BE 22" MIN. CLEAR. (SILL BE 5.7' SQ. FT. (5.0' SQ. FT. @ 1ST FLOOR).
8. ALL EGRESS WINDOWS IN SLEEPING ROOM SHOULD HAVE A MINIMUM CLEAR OPENING OF 5.7 SQ. FT.
9. ALL EXTERIOR DOORS / WINDOWS SHALL BE INSTALLED PER FLORIDA PRODUCT APPROVAL.
10. ALL MUNTINS TO BE 1.0" WIDE RAISED TYPE ON BOTH INSIDE AND OUTSIDE OF WINDOW.
11. APPLY ELASTOMERIC WATERPROOF SEALER AT ALL EXTERIOR MASONRY OPENINGS. SEAL ALL INTERIOR SURFACES OF THE OPENING INCLUDING BUCKS AND EXTEND SEALER 12" BEYOND THE FACE OF THE OPENING ON THE EXTERIOR SIDE OF THE OPENING.
12. USE GLASSER DOOR AT HVAC CLOSET IF NO RETURN AIR IS PROVIDED.
13. ALL WINDOW & DOOR FRAMES TO BE BRONZE ALUMINUM.
14. REFER TO ELEVATIONS AND SECTIONS FOR OPERABLE WINDOW SWING ORIENTATION.
15. ALL GLASS TO BE CLEAR NON-REFLECTIVE

DOOR TYPES: (AS VIEWED FROM EXTERIOR)



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## WINDOW & DOOR SCHEDULES

A-5

# RICHARD JONES ARCHITECTURE





4 Neighbors Property Photos



3 Neighbors Property Photos



2 Neighbors Property Photos



1 Neighbors Property Photos

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SUBMITTALS:  
ISSUE FOR CLASS V & H.P.B.: 05.22.19

REVISIONS:  
1 BUILDING DEPARTMENT 01.22.20  
COMMENTS:  
2 BUILDING DEPARTMENT 03.30.20  
COMMENTS:

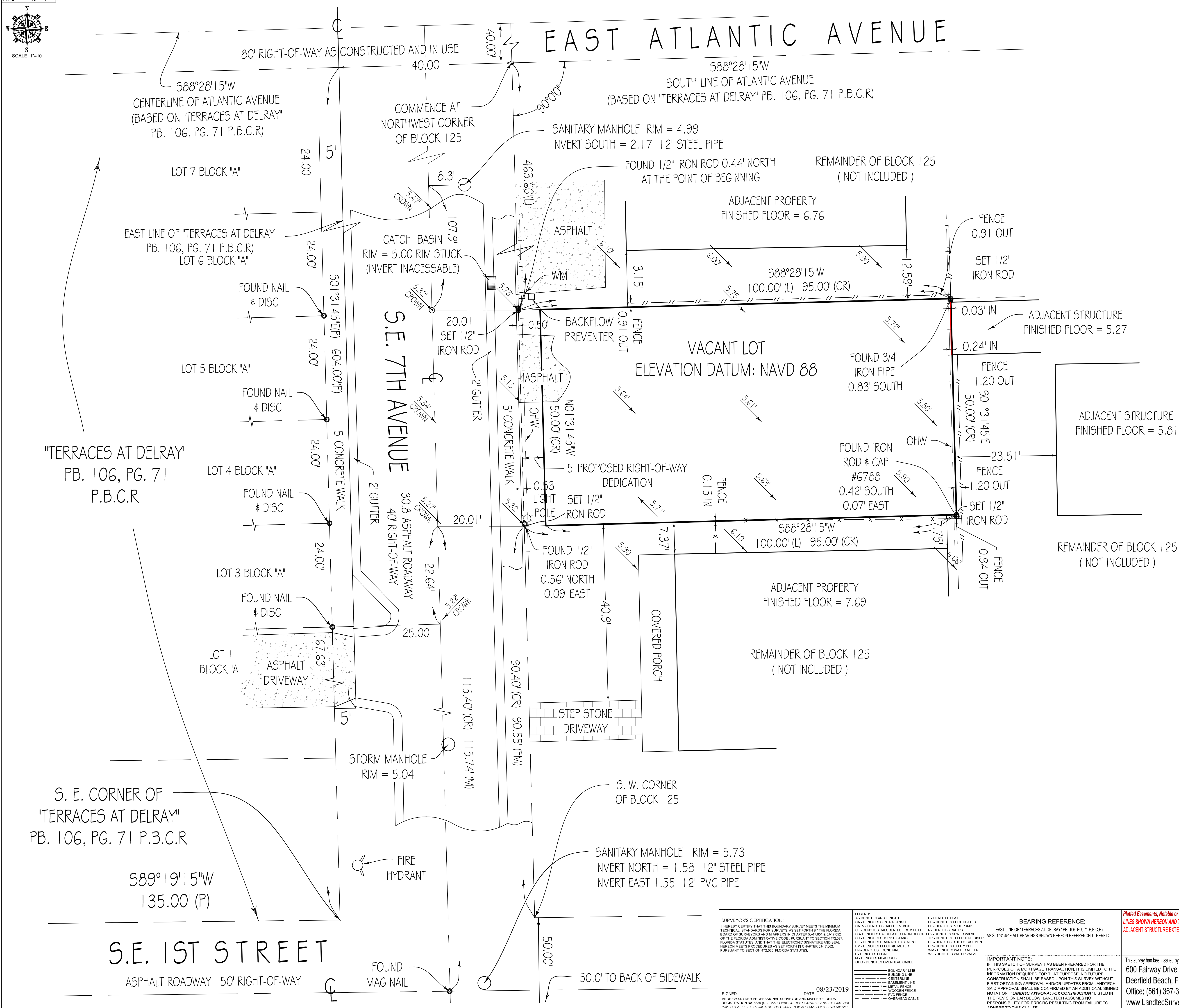
NEIGHBOR PROPERTY PICTURES

A-6

RICHARD JONES ARCHITECTURE

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LEGAL DESCRIPTION:  
A PART OF BLOCK 125, DELRAY BEACH (FORMERLY MAP OF  
THE TOWNSITE OF LINTON), ACCORDING TO THE PLAT  
THEREOF RECORDED IN PLAT BOOK 1, PAGE 3, PALM BEACH  
COUNTY FLORIDA RECORDS, BOUNDED AND DESCRIBED AS  
FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 125, SAID POINT BEGIN ON THE SOUTH LINE OF ATLANTIC AVENUE RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 125 AND THE EAST LINE OF BAY STREET A DISTANCE OF 463.6 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ATLANTIC AVENUE A DISTANCE OF 100 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE WEST BOUNDARY OF SAID BLOCK 125, A DISTANCE OF 50 FEET TO A POINT; THENCE WEST PARALLEL TO THE SOUTH LINE OF ATLANTIC AVENUE A DISTANCE OF 100 FEET TO A POINT IN THE WEST LINE OF SAID BLOCK 125, THENCE NORTH ALONG THE WEST BOUNDARY LINE OF SAID BLOCK A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; ALSO FORMERLY KNOWN AS LOTS 22 AND 23 OF THE UNRECORDED PLAT OF PALM SQUARE.

PROPERTY ADDRESS:  
53 SE 7TH AVENUE  
DELRAY BEACH, FL 33483

INVOICE NUMBER: 94820-SE  
DATE OF FIELD WORK: 08/23/2019

CERTIFIED TO  
DICKENSON LAW, P.A.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
QUANTA FINANCE, LLC, A CALIFORNIA LIMITED LIABILITY  
COMPANY, ISAOA, ATIMA  
53 SE 7 LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BELLA HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY

FLOOD ZONE: AE  
FLOOD MAP: 12099C  
PANEL: 0979  
SUFFIX: F  
PANEL DATE: 10/05/2017

BASE FLOOD ELEVATION OR DEPTH: 6 NAVD 1988  
COMMUNITY NUMBER: 125102

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNED: \_\_\_\_\_ DATE: 08/25/2019  
ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA  
REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

**LEGEND:**  
A - DENOTES ARC LENGTH  
CA - DENOTES CENTRAL ANGLE  
CATV - DENOTES CABLE T.V. BOX  
CF - DENOTES CALCULATED FROM FI  
CR - DENOTES CALCULATED FROM RI  
CH - DENOTES CHORD DISTANCE  
DE - DENOTES DRAINAGE EASEMENT  
EM - DENOTES ELECTRIC METER  
FN - DENOTES FOUND NAIL  
L - DENOTES LEGAL  
M - DENOTES MEASURED  
OHC - DENOTES OVERHEAD CABLE

———— BOUNDARY LINE  
——— BUILDING LINE  
----- CENTERLINE  
----- EASEMENT LINE  
---X---X---X--- METAL FENCE  
---X---X---X--- WOODEN FENCE  
---○---○---○--- PVC FENCE  
---|---|---|--- OVERHEAD CABLE

P - DENOTES PLAT  
PH - DENOTES POOL HEATER  
PP - DENOTES POOL PUMP  
R - DENOTES RADIUS  
D SV - DENOTES SEWER VALVE  
TR - DENOTES TELEPHONE R3  
UE - DENOTES UTILITY EASEME  
UP - DENOTES UTILITY POLE  
WM - DENOTES WATER METER  
W - DENOTES WATER MAIN

BEARING REFERENCE:  
EAST LINE OF "TERRACES AT DELRAY" PB, 106, PG. 71 P.B.C.R)  
AS S01°31'45"E ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

**IMPORTANT NOTE:**  
IF THIS SKETCH OF SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, IT IS LIMITED TO THE INFORMATION REQUIRED FOR THAT PURPOSE. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC. SAID APPROVAL SHALL BE CONFIRMED BY AN ADDITIONAL SIGNATURE OF LANDTEC. **LANDTEC APPROVAL FOR CONSTRUCTION** LISTED IN THE NOTES SECTION BELOW. LANDTEC ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS RESULTING FROM FAILURE TO ADHERE TO THIS POLICY.

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE  
ADJACENT STRUCTURE EXTENDS INTO PROPERTY AT NORTHEAST CORNER AS SHOWN

This survey has been issued by the following Landtec Surveying office:  
600 Fairway Drive - Ste. 101  
Deerfield Beach, FL. 33441  
Office: (561) 367-3587 Fax: (561) 465-314  
[www.LandtecSurvey.com](http://www.LandtecSurvey.com)

**PLEASE NOTE:**  
**SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.**  
**APPROVED FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE**

Job Number : 94820-SE	Rev.: S. Guemero
Drawn By : D. Snyder	Rev.: 08/23/2019 B. ZAB
Date of Field Work : 03/04/2019	Rev.:

ELEVATIONS SHOWN - IF APPLICABLE - ARE BASED UPON  
BENCH MARK: PALM BEACH COUNTY BENCHMARK A-234  
ELEVATION = 15.05 N.A.V.D. 1988

**LANDTEC**  
SURVEYING  
Priority Service Florida's Land Title & Real Estate Industries

LICENSED BUSINESS # 800