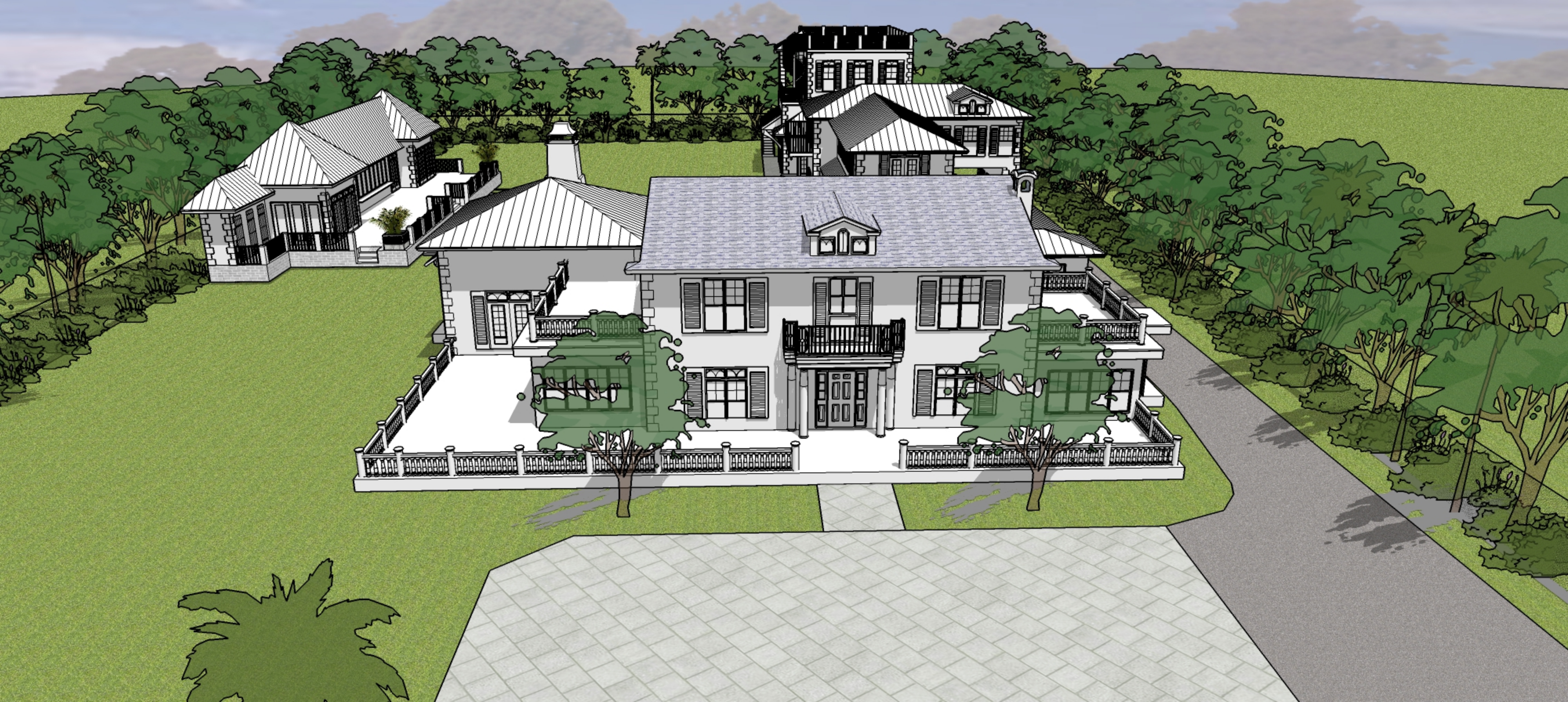
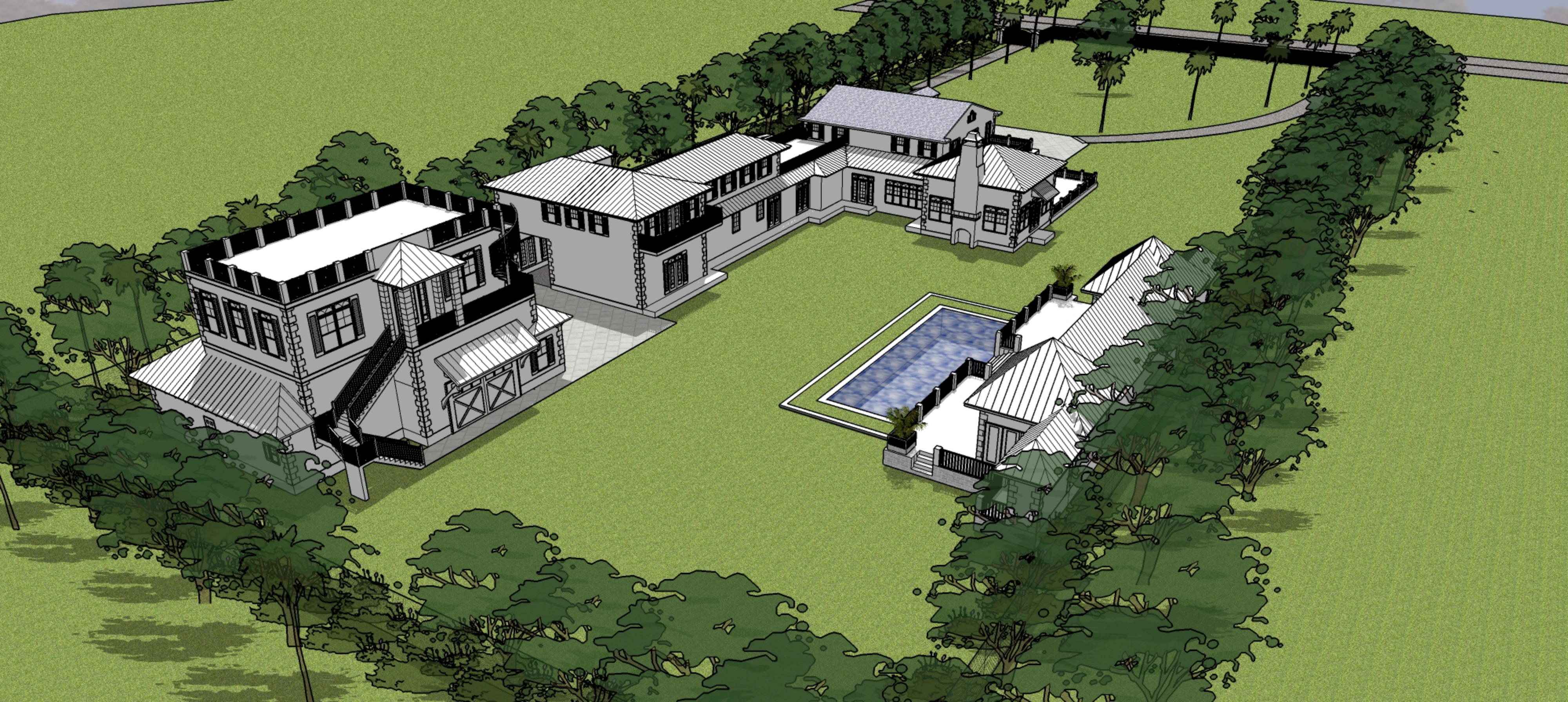




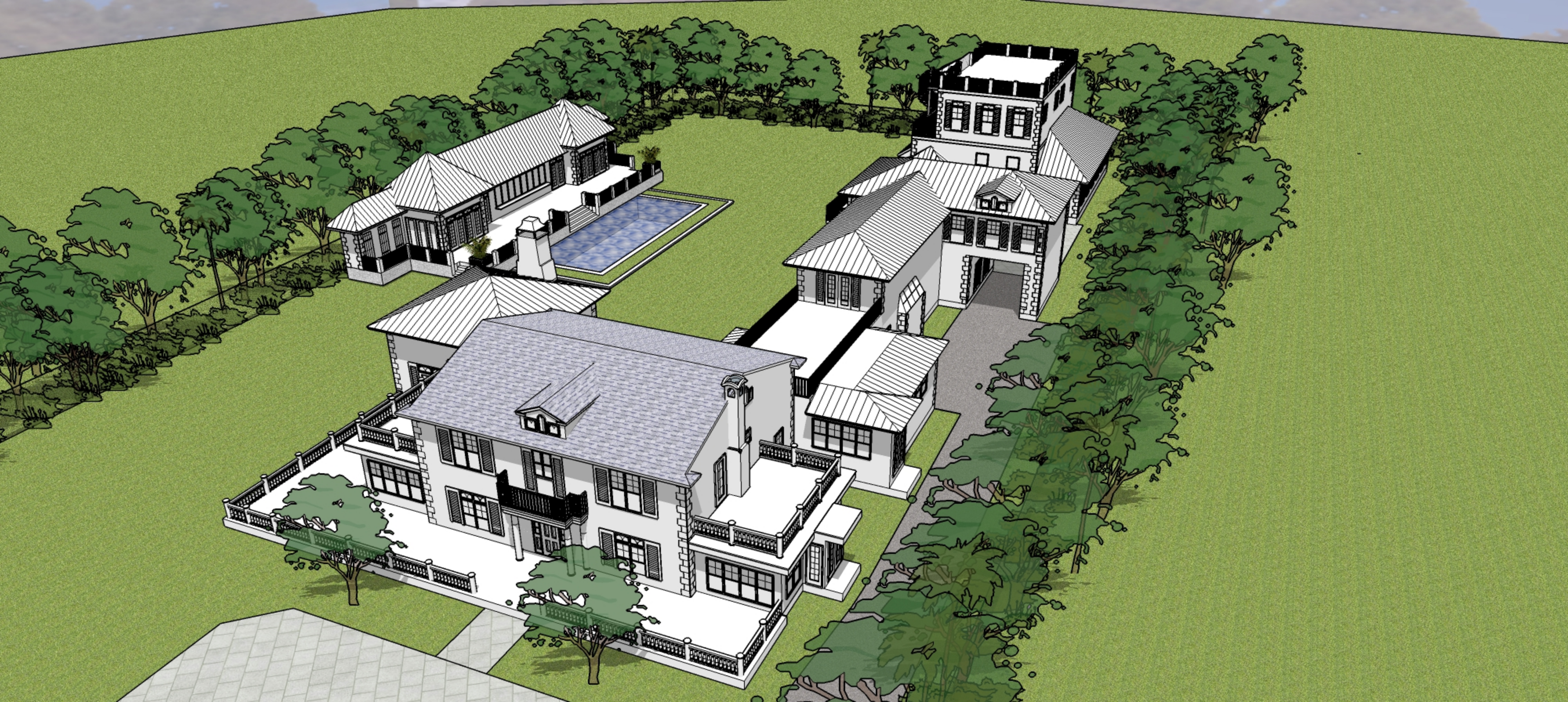












A PRIVATE RESIDENTIAL PROJECT: HPB DESIGN SUBMITAL
THE BLAINE MINTON RESIDENCE
1420 NORTH SWINTON AVENUE
DELRAY BEACH, FLORIDA

[illegible]

GENERAL NOTES

ARCHITECTURAL:

- THESE DOCUMENTS INDICATE THE DESIGN INTENT OF THE CONSTRUCTION PROJECT IN ORDER TO ESTABLISH STANDARDS FOR QUALITY AND/OR PERFORMANCE.
- THE CONTRACTOR SHALL INVESTIGATE THE JOBSITE & COMPARE THE CD'S W/ THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS COST, WORK DESCRIBED IN THE CD'S & THAT IS REQUIRED OR REASONABLY IMPLIED TO ACHIEVE THE DESIGN INTENT OF THE CD'S. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN EXISTING CONDITIONS & ANY NEW WORK, OF ANY OMISSIONS IN THE DRAWINGS & ANY RESTRICTIONS RELATED TO THIS EXECUTION OF THE WORK INCLUDING THE COORDINATION W/ STRUCTURAL AND MEP RELATED WORK.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A COMPLETE JOB IN EVERY RESPECT THAT ALLOWS FOR THE FULL USE OF THE COMPLETED FACILITY & CONSISTENT W/ THE DESIGN INTENT OF THE CD'S. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, COMPLETE UTILITY CONNECTIONS FOR HOT, SEWER, RAIN WATER LEADERS, DRAINS, POWER W/ TRANSFORMING TO ACHIEVE APPROPRIATE & NECESSARY VOLTS & AMPS), GROUND, NATURAL OR LP GAS, VENTS, VENTILATION, SMOKE EVACUATION, & BLOCKING, BRIDGING, STRUCTURAL SUPPORTS, ETC. TO ALLOW FOR THE COMPLETE & WORKING OF NOTED OR IMPLIED EQUIPMENT.
- REASONABLY IMPLIED CONDITIONS NOT OTHERWISE INDICATED IN THESE CD'S SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED & MORE FULLY DEFINED ELSEWHERE WITHIN THESE DOCUMENTS. CONTRACTOR IS TO NOTIFY THE ARCHITECT IF CLARIFICATIONS ARE REQUIRED. CONTRACTOR SHALL BE LIABLE IF INAPPROPRIATE INTERPRETATIONS CONFLICT WITH OTHER ELEMENTS OF THE WORK.
- THE CONTRACTOR SHALL FIELD VERIFY CONDITIONS & DIMENSIONS INDICATED W/ THE ARCHITECT & SHALL NOTIFY ARCHITECT OF ANY VARIATION PRIOR TO THE PURCHASING OF MATERIALS, FABRICATION OR CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR RESTOCKING CHARGES, REPLACEMENT COSTS & FOR DELAYS IF HE FAILS TO COMPLY W/ THIS PROVISION.
- THE GENERAL CONTRACTOR, UPON AWARDING CONTRACTS TO SUB-CONTRACTORS, SHALL SUBMIT TO THE ARCHITECT & THE OWNER A LIST OF ITEMS & THEIR DELIVERY SCHEDULES. THE CONTRACTOR, PRIOR TO ORDERING AN ITEM, SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT & OWNER OF ANY ITEM WHICH MAY CAUSE THE PROJECT TO BE DELAYED DUE TO LONG LEAD TIME IN OBTAINING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING SUBSTANTIAL COMPLETION REGARDLESS OF DELIVERY DATES FOR MATERIALS & EQUIPMENT.
- THE ARCHITECT HAS NOT CONDUCTED NOR INTENDS TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING ASBESTOS, WITHIN THE CONFINES OF THIS PROJECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE IDENTIFICATION, THE REMOVAL OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS.
- THE CONTRACTOR SHALL ISSUE COMPLETE SETS OF CD'S TO EACH OF THE SUB-CONTRACTORS FOR COORDINATION OF THEIR WORK AND DESCRIPTION OF SCOPE.
- THE CONTRACTOR SHALL APPLY FOR, OBTAIN & PAY FOR PERMITS, FEES, INSPECTIONS & APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR IS TO PROVIDE COPIES OF TRANSACTIONS TO OWNER. NOTIFY ARCHITECT OF ANY VARIANCE W/ CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE W/ THE REGULATIONS OF ANY & ALL PUBLIC AUTHORITIES (FEDERAL, STATE & LOCAL) HAVING JURISDICTION OVER THE PROJECT.
- PROVIDE & PAY FOR ANY AND ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, WAREHOUSING, TRANSPORTATION & DELIVERY COSTS, HOISTING, REMOVAL OF TRASH & DEBRIS, & OTHER FACILITIES & SERVICES NECESSARY FOR THE EXECUTION & COMPLETION OF THE WORK.
- WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. REFERENCES TO THE CONTRACTOR SHALL INCLUDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, & HAVING CONTROL OVER CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES & PROCEDURES & FOR COORDINATING PORTIONS OF THE WORK REQUIRED BY THE CD'S.
- THE ARCHITECT & OWNER SHALL NOT BE RESPONSIBLE FOR THE ERRORS, OMISSIONS OR DELAYS RESULTING FROM THE CONTRACTOR'S PERFORMANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTS & OMISSIONS OF THE CONTRACTOR'S SUB-CONTRACTORS & THEIR AGENTS & ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- OTHER CONTRACTORS & THEIR SUB-CONTRACTORS MAY BE WORKING ON THE PREMISES SIMULTANEOUS WITH THE DURATION OF THIS CONTRACT. NO ACTION SHALL BE TAKEN ON THE PART OF THIS CONTRACTOR OR ANY SUB-CONTRACTOR, TO IMPED E THE ACCESS OR OPERATION OF ANY OTHER CONTRACTOR ON THE PREMISES, EITHER UNION OR NON-UNION.
- WORK SHALL BE DONE DURING NORMAL WORKING HOURS. CONTRACTOR SHALL SCHEDULE & PERFORM SO AS NOT TO UNREASONABLY DISTURB ANY NEIGHBORS & SHALL BE RESPONSIBLE FOR ANY OVERTIME COSTS INCURRED THEREBY.
- THE CONTRACTOR SHALL COORDINATE & WORK W/ BUILDING OWNER REGARDING HEAT, WATER, ELECTRICITY, DELIVERIES, ACCESS, ELEVATOR AVAILABILITY, STAGING, NOISE CONTROL, TRASH & DEBRIS REMOVAL, HOISTING, & ANY OTHER UTILITIES OR OWNER'S RULES & REGULATIONS CONCERNING THE PROJECT SITE. CONTRACTOR SHALL COORDINATE USE OF RESTROOM FACILITIES FOR HIS EMPLOYEES WITH THE OWNER.
- THE CONTRACTOR SHALL PROCURE MATERIALS SO AS NOT TO DELAY SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL NOTIFY ARCHITECT WITHIN FIVE (5) DAYS OF EXECUTION OF CONTRACT OF ANY MATERIAL DELIVERY WHICH COULD DELAY COMPLETION OF THE CONTRACT.
- COORDINATE SCHEDULING, PROVISIONS FOR INSTALLATION, LOCATIONS, & INSTALLATION OF ITEMS FURNISHED BY THE OWNER & BY OTHERS, FOR THE PURPOSES OF THE CONTRACT. THE FOLLOWING ABBREVIATIONS APPLY: OF-CI & OWNER FURNISHED & OWNER INSTALLED, OF-CI & OWNER FURNISHED & CONTRACTOR INSTALLED, OF-CI & CONTRACTOR FURNISHED & CONTRACTOR INSTALLED, AND OF-CI & CONTRACTOR FURNISHED & OWNER INSTALLED.
- THE CONTRACTOR SHALL COORDINATE & WORK W/ TRADES ON THE PROJECT NOT UNDER THE CONTRACT (I.E. TELEPHONE, DATA, FIRE ALARMS, ETC.). ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN SUCH TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

- UNLESS OTHERWISE NOTED, WHEN DRAWINGS ARE IN CONFLICT, ENLARGED PLANS & DETAILS SHALL GOVERN. HOWEVER, THE ARCHITECT SHALL MAKE THE FINAL DETERMINATION IN THESE MATTERS.
- SUBMIT FOR ARCHITECT'S REVIEW ABOVE BUILDING STANDARD SAMPLES & LITERATURE. SUBMIT FOR ARCHITECT'S CONSIDERATION SAMPLES & PRODUCT LITERATURE & OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO IMPLEMENTATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESEARCH & QUALIFY THAT THE PERFORMANCE & CONSTRUCTION SPECIFICATIONS MEET THOSE OF THE ORIGINALLY SPECIFIED ITEM PRIOR TO SUBMISSION FOR APPROVAL. CONTRACTOR SHALL BE LIABLE FOR MATERIALS THAT ARE NOT AVAILABLE DUE TO UNTIMELY ORDERING & FOR THE COORDINATION OF SUBSTITUTIONS W/ OTHER TRADES & DISCIPLINES.
- SHOP DRAWINGS (TWO (2) COPIES TO ARCHITECT & TWO (2) COPIES TO ENGINEER), AS REQUIRED, SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OR CONSTRUCTION. SUBMIT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION OR PURCHASE. SHOP DRAWINGS OR SAMPLES FOR MILLWORK, CUSTOM METALWORK, CUSTOM CASEGOODS & OTHER ITEMS AS REQUIRED BY ARCHITECT FOR ABOVE BUILDING STANDARDS ITEMS.
- CHANGES IN THE WORK SHALL ONLY BE ALLOWED W/ ONE OF THE FOLLOWING WRITTEN DIRECTIVES: 1.) ARCHITECT'S DIRECTIVE FOR MINOR CHANGES IN WORK, 2.) CONSTRUCTION CHANGE DIRECTIVE FROM THE ARCHITECT, OR 3.) CHANGE ORDER ISSUED BY THE ARCHITECT. CHANGES MUST FOLLOW MODIFICATION PROCEDURES NOTED IN AIA A201-ARTICLE 1. CHANGES REQUIRING A CHANGE IN COST OR TIME MUST BE EXPLICITLY NOTED AT TIME OF DISCUSSION IN FIELD, NOTIFICATION OR ARCHITECT OR AT JOB PROGRESS MEETING & FOLLOWED UP WITHIN TWO (2) WORKING DAYS BY WRITTEN CONFIRMATION. IF CHANGE IS AGREED TO WITHOUT EXPLICIT REFERENCE TO CHANGE IN COST OR TIME, A SUBSEQUENT CHANGE ORDER MAY BE JUSTIFIABLY REJECTED.
- PERFORM WORK & INSTALL MATERIALS IN STRICT ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS & IN A MANNER CONSISTENT W/ INDUSTRY STANDARDS FOR WORKMANSHIP.
- GYPSUM & METAL STUD CONSTRUCTION SHALL BE DONE IN ACCORDANCE W/ RECOMMENDATIONS & INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY - GYPSUM CONSTRUCTION HANDBOOK, LATEST EDITION. CONSTRUCTION JOINTS MUST OCCUR AT A MAXIMUM OF 25 FT. ON UNDERSIDE OF ROOF DECK.
- FINISH CARPENTRY & MILLWORK SHALL BE DONE IN ACCORDANCE W/ THE ARCHITECTURAL WOODWORKS INSTITUTE (AWI) STANDARDS FOR SELECTION OF MATERIALS, HARDWARE, FABRICATION, WORKMANSHIP & FINISHING.
- EXAMINE SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN & READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE & SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIAL. ADVISE ARCHITECT OF ANY EXISTING CONSTRUCTION NOT LEVEL, SMOOTH & PLUMB WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.
- INSTALL & MAINTAIN NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS & PARTITIONS & DUST BARRIERS TO PROTECT OCCUPANTS & EXISTING WORK & FINISHES TO REMAIN. REPAIR & REPLACE ANY DAMAGES CAUSED BY IMPROPER PROTECTION AT NO ADDITIONAL CHARGE TO OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY & ALL DAMAGE WHICH MAY OCCUR DURING EITHER THE DEMOLITION OR CONSTRUCTION PHASE TO THE EXISTING BUILDING. CONTRACTOR SHALL REPAIR SAME IMMEDIATELY TO MATCH ADJACENT SURFACES IN GOOD CONDITION.
- WORK DAMAGED DURING CONSTRUCTION OR NOT CONFORMING TO SPECIFIED STANDARD TOLERANCES OR MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- MAINTAIN EXIT, EXIT LIGHTING, FIRE PROTECTIVE DEVICES & LIFE SAFETY SYSTEMS IN WORKING ORDER.
- EXIT DOORS, EGRESS DOORS & OTHER DOORS REQUIRED FOR MEANS OF EGRESS SHALL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- VERIFY KEYING REQUIREMENTS OF ALL NEW LOCKS WITH OWNER.
- 24 HOURS PRIOR TO OCCUPANCY OF ANY PHASE, THOROUGHLY CLEAN SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL & EQUIPMENT. VACUUM OR MOP FLOORS & CLEAN WINDOWS. THE CONTRACTOR, AT THE COMPLETION OF THE PROJECT, SHALL CLEAN THE ENTIRE BUILDING AND LEAVE IT IN ACCEPTABLE CONDITION.
- SUBSTANTIAL COMPLETION SHALL BE THE DATE ON WHICH THE PREMISES ARE AVAILABLE FOR OCCUPANCY FROM THE CONTRACTOR & SHALL BE AS DEFINED IN AIA DOCUMENT A201. ADDITIONAL TOUCH-UP OR MINOR INSTALLATION WORK MAY BE INCOMPLETE.
- WARRANT TO THE OWNER THAT ALL MATERIALS & EQUIPMENT FURNISHED & INSTALLED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE SPECIFIED, & WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS & DEFECTS & CONFORMS WITH THE CONTRACT DOCUMENTS.
- FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPTLY CORRECT WORK FOUND NOT TO BE IN ACCORDANCE W/ THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.
- UNLESS OTHERWISE NOTED, FASTENERS & ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW.
- THE ARCHITECT'S SEAL AFFIXED TO THESE CONTRACT DOCUMENTS, SHALL CERTIFY TO THE BEST OF OUR KNOWLEDGE, THAT THESE DRAWINGS MEET THE APPLICABLE STATE & LOCAL CODES. IF ANY PORTION OF THESE DOCUMENTS IS FOUND TO BE IN CONFLICT W/ STATE OR LOCAL CODES, THE ARCHITECT SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING THE OWNER A COMPLETE SET OF "AS-BUILT" OR "RECORD" DOCUMENTS.
- PROVISIONS OF THE AIA A201 - GENERAL CONDITIONS, APPLY TO THIS CONTRACT BY REFERENCE UNLESS SPECIFICALLY MODIFIED IN WRITING BY THE OWNER OR ARCHITECT.

BUILDING CODE COMPLIANCE:

- THE CONTRACTOR SHALL PERFORM WORK IN ACCORDANCE W/ APPLICABLE CODES, REGULATIONS, LOCAL AUTHORITY REGULATIONS & LOCAL CODE OFFICIAL'S DIRECTIVES.
- THE CONTRACTOR SHALL PROVIDE TERMITE PROTECTION AS PER FBC 1816.1.7

PARTITION NOTES:

- CLEAR DIMENSIONS MUST BE HELD. DIMENSIONS NOTED AS FINISHED FACE.
- DRAWING DIMENSIONS ARE TO THE FACE OF STUD SURFACE UNLESS CLEAR OR CRITICAL SHALL BE MEASURED FROM FINISH FACE TO FINISH FACE.
- MAKE NO MECHANICAL ATTACHMENTS TO EXTERIOR BUILDING SURFACES WITHOU PRIOR NOTIFICATION AND APPROVAL FROM THE ARCHITECT.
- CONSTRUCT CEILINGS & PARTITIONS PER MANUFACTURER'S RECOMMENDATIONS WITH DEFLECTIONS NOT TO EXCEED 1/240 OF THE SPAN. PROVIDE FIRE RATINGS AS REQUIRED BY CODE - SEE FBC AND LOCAL CODE AMENDMENTS FOR ANY SPECIAL FIRE STOPPING REQUIREMENTS.
- INSTALL WOOD BLOCKING AT ANY PARTITION SCHEDULED TO RECEIVE HANGING CABINETRY AND/OR SHELVING.
- INSTALL MOISTURE RESISTANT SUBSTRATE (WATER RESISTANT TYPE GYPSUM BOARD OR CEMENTITIOUS BOARD) WHERE CERAMIC TILE OR STONEWORK IS INDICATED.
- INSTALL STEEL FRAMING FOR PARTITIONS TO COMPLY WITH ASTM C-754 & THE GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION.
- INSTALL & FINISH GYPSUM BOARD TO COMPLY W/ ASTM C-840, GA-216 BY GYPSUM ASSOCIATION & GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION. PREPARE SURFACE AS REQUIRED FOR FINAL SURFACE FINISH AS RECOMMENDED BY GYPSUM CONSTRUCTION HADBOOK.
- PROVIDE FIRE RESISTANCE RATED PARTITION ASSEMBLIES IDENTICAL TO U.L. DESIGNATIONS (UNDERWRITERS LABORATORY) SHOWN IN THE FIRE RESISTANCE DIRECTORY OR LISTED BY OTHER TESTING AGENCIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- MILLWORK NOTES:
 - MILLWORK & CASEWORK SHALL COMPLY W/ ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM, LATEST EDITION, CUSTOM GRADE UNLESS OTHERWISE NOTED.
 - INSTALL FIRE RETARDANT TREATED WOOD PRODUCTS WHERE REQUIRED TO COMPLY WITH THE BUILDING CODE.
 - COORDINATE INSTALLATION OF ALL IN-WALL STEEL ANCHORAGE, GROUND, & MISCELLANEOUS BLOCKING W/ OTHER TRADES FOR PRECISE LOCATION.
 - THE MILLWORK CONTRACTOR SHALL OBTAIN & VERIFY FIELD MEASUREMENTS & CONDITIONS AFFECTING HIS WORK & SHALL BE RESPONSIBLE FOR DETAILS & DIMENSIONS ASSURING PRECISION & PROPER ASSEMBLY OF HIS PRODUCTS.
 - COORDINATE ITEMS TO INSURE DELIVERY TO THE PROPER LOCATION & VERIFY PHYSICAL ACCOMMODATION WITHIN THE CONFINES OF THE PROJECT AS REQUIRED.
 - SET WORK PLUMB, LEVEL & SQUARE, SCRIBED TIGHTLY & ACCURATELY TO ADJT. SURFACES, SECURELY ANCHORED IN POSITION INDICATED ON DRAWINGS TO HIGHEST QUALITY STANDARDS.
 - LAMINATE EDGES OF COUNTERTOPS & EDGES OF DOORS PRIOR TO FACING COUNTERTOPS OR DOORS.
 - COORDINATE EXACT PLACEMENT OF PLUMBING & ELECTRICAL FIXTURES, SWITCHES & OUTLETS TO BE INSTALLED WITHIN THE MILLWORK.
 - REPAIR, REPLACE OR OTHERWISE MAKE GOOD TO SATISFACTION OF ARCHITECT DAMAGE INCURRED TO MILLWORK DURING CONSTRUCTION.
 - ADJUST DOORS, DRAWERS & HARDWARE FOR PROPER OPERATION & CLEAN SURFACES, INSIDE & OUT.
 - COMPLY W/ MILLWORK MANUFACTURER'S & INSTALLER'S RECOMMENDED OPTIMUM TEMPERATURE & HUMIDITY CONDITIONS FOR STORAGE & INSTALLATION OF WORK.
 - COMPLY W/ ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM, SECTION 1500 FACTOR FINISHING SYSTEMS FOR FINISHES NOTED.

FINISH NOTES:

- INSPECT MATERIALS FOR DEFECTS, FLAWS, SHIPPING DAMAGE, CORRECT COLOR & PATTERN, INFORM ARCHITECT OF ANY DEFECTIVE MATERIALS & COORDINATE W/ THE MANUFACTURER FOR ACCURATE SHIPPING DATES FOR THE REPLACEMENT MATERIAL.
- FLOOR COVERINGS SHALL BE REPAIRED IN RENOVATION WORK TO MATCH ADJACENT SURFACES. FLOOR COVERINGS IN CLOSETS SHALL MATCH ADJACENT SURFACES. FLOOR COVERING IN CLOSETS SHALL MATCH ADJACENT ROOM UNLESS NOTED OTHERWISE.
- CONTRACTOR WILL BE RESPONSIBLE FOR PROVING AN APPROPRIATELY LEVEL & SMOOTH CONCRETE OR OTHER SUBSTRATE TO MEET THE CARPET (IF CARPET IT USED) MEETINGS INDUSTRY STANDARDS PRIOR TO INSTALLATION.
- CARPET, IF USED, SHALL BE INSTALLED IN THE SAME DIRECTION. SEAM CARPET AT DOORS AND ON CENTERLINE OF DOORS, TYPICAL.

PAINTED SURFACES:

- PAINTED FINISH METAL & WOOD TRIM SHALL BE SEMI-GLOSS ALKYD ENAMEL, COLOR TO MATCH ADJACENT WALL UNLESS NOTED OTHERWISE. OTHER SURFACES SHALL BE LATEX, FLAT FINISH. PAINTED FINISHES WITHIN BATHROOMS & KITCHEN/ GALLERYS/PANTRY SHALL BE SEMI-GLOSS ALKYD ENAMEL.
- PREPARE FOR & APPLY PAINT IN ACCORDANCE W/ THE MANUFACTURER'S SPECS. FOR THE PARTICULAR SURFACE. ONE (1) COAT PRIME & TWO (2) FINISH COATS MINIMUM APPLICATION. FOLLOW INDUSTRY STANDARDS FOR SURFACE PREPARATION & APPLICATION ENVIRONMENT (TEMPERATURE & HUMIDITY).

WALL COVERING:

- INTERIOR FINISH MATERIALS SHALL COMPLY WITH LOCAL CODES. WHEN REQUIRED BY BUILDING OFFICIAL(S), APPLY FLAME PROOFING TO FABRIC WALL COVERINGS.
- WALL COVERINGS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE APPLICATION, INCLUDING TEMPERATURE AND DUST CONTROL. WALL COVERING REQUIRING BACKING SHALL BE SO APPROVED. APPLY WALL PRIMER PRIOR TO APPLYING ADHESIVE FOLLOWING MANUFACTURER'S INSTRUCTION.
- INSTALL BEAMS PLUMB & NOT LESS THAN SIX (6) INCHES FROM CORNERS. HORIZONTAL BEAMS SHALL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES.
- REMOVE EXCESS ADHESIVE PROMPTLY, REPLACE PANELS WHICH CANNOT BE COMPLETELY CLEANED.
- INSTALLATION OF PATTERNED FABRIC WALL COVERINGS SHALL BE MATCH AT EDGE TO ADJACENT FABRIC PANEL.
- REMOVE SWITCH PLATES & SURFACE MOUNTED FIXTURES TO PERMIT WALL COVERING INSTALLATION & RE-INSTALL UPON COMPLETION.
- WALL COVERINGS SHALL BE FROM CONSISTENT DYE LOTS.
- NO SUBSTITUTION OF ANY SPECIFIED WALL COVERINGS OR FINISH MAY BE MADE WITHOUT PRIOR APPROVAL OF ARCHITECT.

TILE:

- INSTALL TILE IN ACCORDANCE W/ TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION METHODS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING APPROPRIATE SUBSTRATE (I.E. MOISTURE RESISTANT GYPSUM BOARD, "WONDERBOARD", ETC.).

TELEPHONE/DATA/ELECTRICAL NOTES:

- WORK SHALL BE IN ACCORDANCE W/ APPLICABLE NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
- IN M/E/P DESIGN-BUILD PROJECTS, MECHANICAL & ELECTRICAL ENGINEERING DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR COORDINATING VARIOUS TRADES. CONTRACTOR SHALL CONTROL INSTALLATION SEQUENCE OF VARIOUS ITEMS TO ACCOMMODATE DIMENSIONAL REQUIREMENTS OF TOTAL ASSEMBLY INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, DATA, TELEPHONE, SFRINKLER PIPING AND ANY & ALL EQUIPMENT.
- ANY DISCREPANCY BETWEEN THE ARCHITECTURAL, MECHANICAL, ELECTRICAL & PLUMBING ENGINEER'S OR ANY OTHER CONSULTANT'S DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. WORK INSTALLED IN CONFLICT W/ THE ARCHITECT'S DRAWINGS OR CREATING CONFLICTS DUE TO INSUFFICIENT COORDINATION OF WORK SHALL BE CORRECTED BY THE CONTRACTOR @ THE CONTRACTOR'S EXPENSE & SHALL NOT IMPACT THE SCHEDULE.
- REFER TO ENGINEERING DRAWINGS FOR CIRCUITING & SPECIFICATIONS. MECHANICAL & ELECTRICAL ENGINEER'S DRAWINGS DO NOT SPECIFY LOCATIONS OF FIXTURES, OUTLETS, OR EQUIPMENT - REFER TO ARCHITECT'S DRAWINGS.
- SEPARATE JUNCTION BOXES BY AT LEAST ONE (1) STUD WHERE TELEPHONE & ELECTRICAL OUTLETS APPEAR BACK-TO-BACK OR SIDE-BY-SIDE.
- OUTLETS, SWITCHES & JUNCTION BOXES LOCATED IN ACOUSTICAL PARTITIONS SHALL RECEIVE EQUIVALENT INSULATION BEHIND BOXES.
- WHERE WALL MOUNTED OUTLETS ARE INDICATED SIDE-BY-SIDE, THE MAXIMUM SEPARATION SHALL BE SIX (6) INCHES, CENTERLINE TO CENTERLINE, U.O.N..
- GANG ELECTRICAL OUTLETS & SWITCHES WHERE POSSIBLE.
- WALL MOUNTED ELECTRICAL, TELEPHONE & DATA OUTLETS SHALL BE INSTALLED AT EIGHTEEN (18) INCHES ABOVE FINISHED FLOORS, UNLESS NOTED OTHERWISE.
- INSTALL LIGHT SWITCHES AT FOURTY-EIGHT (48) INCHES A.F.F. & WITHIN EIGHT (8) INCHES OF DOOR FRAME, U.O.O.. FOLLOW ADA REGULATIONS IN PUBLIC CIRCUMSTANCES.
- THERMOSTATS SHALL BE INSTALLED AT SIXTY (60) INCHES A.F.F. ADJACENT TO LIGHT SWITCHES, UNLESS NOTED OTHERWISE.
- INCANDESCENT LIGHT FIXTURES ARE TO BE ON DIMMERS, U.O.O..
- WHERE LIGHTS & SWITCHES ARE NOT NOTED W/ A LOWER CASE LETTER DESIGNATION, THE SWITCHES ARE TO BE CONNECTED ONLY TO THOSE LIGHT FIXTURES WITHIN THAT SPECIFIC ROOM.
- FLOOR MOUNTED OUTLETS ARE DIMENSIONED FROM THE CENTERLINE OF THE OUTLET TO THE FINISHED FACE OF THE PARTITION AND/OR COLUMN, UNLESS NOTED OTHERWISE.
- ELECTRICAL ITEMS INDICATED IN OR ON CABINETRY SHALL BE SUPPLIED, INSTALLED & COORDINATED BY THE CONTRACTOR.
- ELECTRICAL SUB-CONTRACTOR SHALL MAKE FINAL CONNECTIONS FOR ALL FLOOR OR WALL OUTLETS TO FURNITURE SYSTEM POWER POLES (WHERE APPLICABLE) FOLLOWING MANUFACTURER'S STANDARDS FOR INSTALLATION AND APPLICABLE CODES.
- PHONE & DATA OUTLETS SHALL BE SINGLE OUTLET BOX W/ FULL STRING & RING FOR WIRING. WIRING OR CABLING SHALL BE BY OTHERS UNLESS NOTED OTHERWISE.
- THE SIZE OF NEW TELEPHONE & DATA LINE CONDUITS SHALL BE AS PER SUPPLIER'S SPECIFICATIONS. VERIFY REQUIREMENTS W/ OWNER.
- INSTALL BUILDING STANDARD COVER PLATES FOR OUTLETS & SWITCHES.
- EXHAUST FANS SHALL BE SILENT RUNNING & SHALL HAVE A MINIMUM EIGHT (8) FOOT LONG DUCT BETWEEN THE RETURN AIR GRILLE & FAN MOTOR. DUCT SHALL BE LINED W/ ONE (1) INCH MIN. THICK FIBERGLASS LINER. DO NOT LOCATE FAN MOTOR ABOVE CEILING OF ROOM SERVED BY FAN - LOCATE MOTOR ABOVE CORRIDOR OR OPEN AREA CEILING. PROVIDE GRAVE PROOF MOTORS OR EXPLOSION PROOF MOTORS FOR LOCATIONS INVOLVING FLAMMABLE MATERIALS (ONLY IF APPLICABLE).
- ACCESS PANELS AS REQUIRED SHALL BE INSTALLED FLUSH W/ CEILING & FINISHED TO MATCH THE ADJACENT CEING FINISH. LOCATIONS OF ACCESS PANELS ARE TO BE REVIEWED WITH THE ARCHITECT PRIOR TO INSTALLATION.

REVISIONS
DATE

BY

A

BID

PRECISION DRAFTING & DESIGN

34 VISTA DEL RIO

BOYNTON BEACH, FLORIDA

NORTH COUNTY: 561-733-0669

SOUTH COUNTY: 561-278-3038

PROPOSED 2 STORY ADDITION FOR:

BLAINE MINTON

1420 NORTH SWINTON AVENUE

DELRAY BEACH, FLORIDA

DRAWN BY

RCF

CHECKED BY

DATE

4-19-17

SCALE

AS NOTED

JOB NO.

11316.03

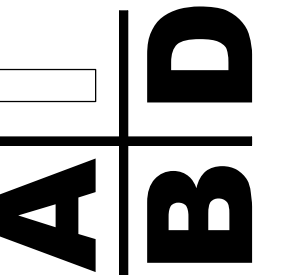
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OF

SHEETS

REVISIONS DATE	BY



34 VISTA DEL RIO, BOYTON BEACH, FLORIDA 33426
NORTH COUNTY (561) 733-0669
SOUTH COUNTY (561) 218-3038
AID CERTIFIED PROFESSIONAL BUILDING DESIGNER
CONSTRUCTION DOCUMENTS FOR
NEW HOMES - ADDITIONS - REMODELING
OWNER / DESIGNER B. DAVID FRANK

**GARAGE FOR:
BLAINE MINTON
1420 NORTH SWINTON AVE
DELRAY BEACH, FLORIDA**

DRAWN BY		BDF
CHECKED BY		
DATE	1-19-17	
SCALE	AS NOTED	
DB NO.	11316.03	

SHEET

A10.0

SHEETS



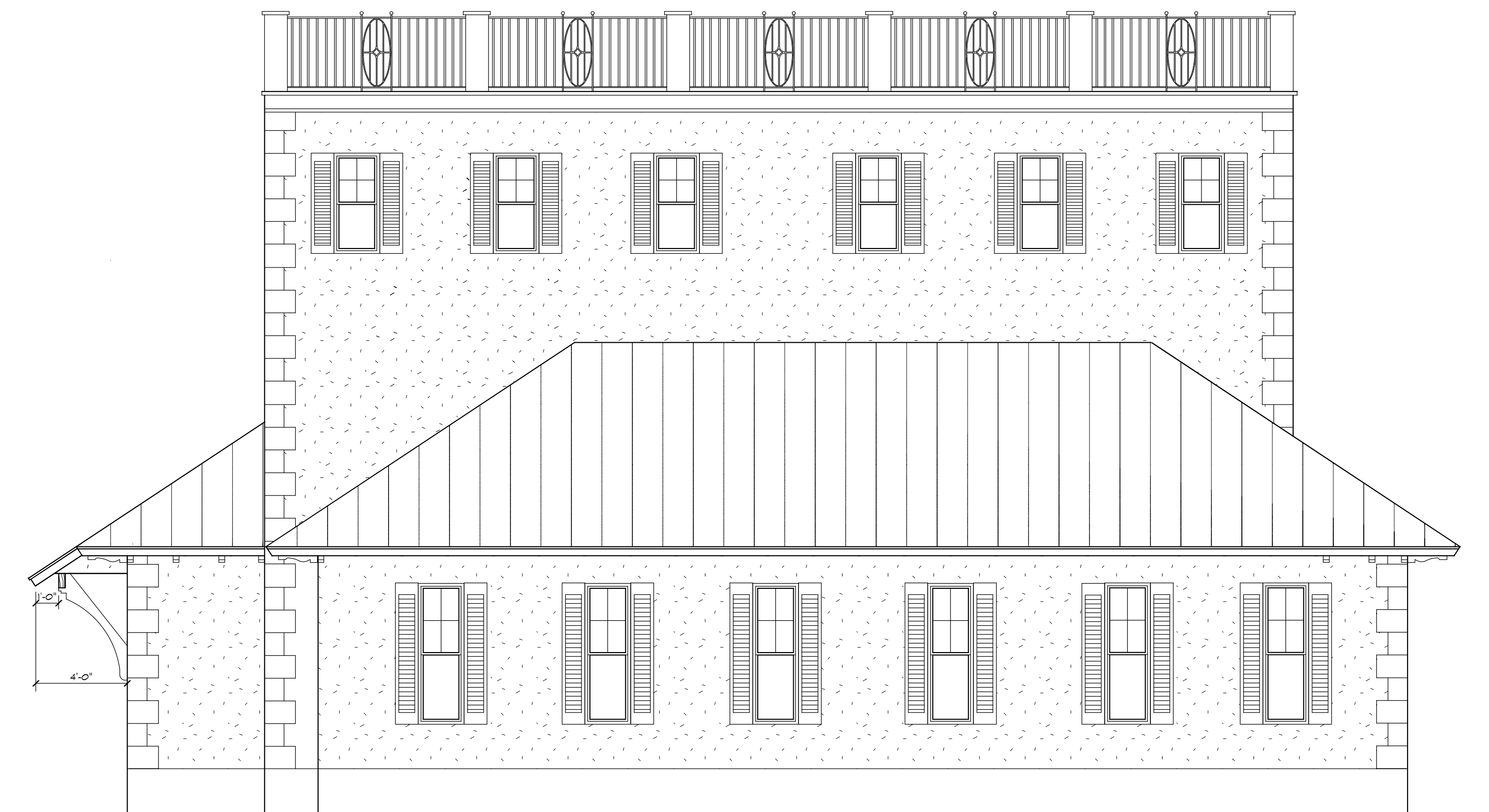
PROPOSED LEFT SIDE (SOUTH) ELEVATION 1/4"



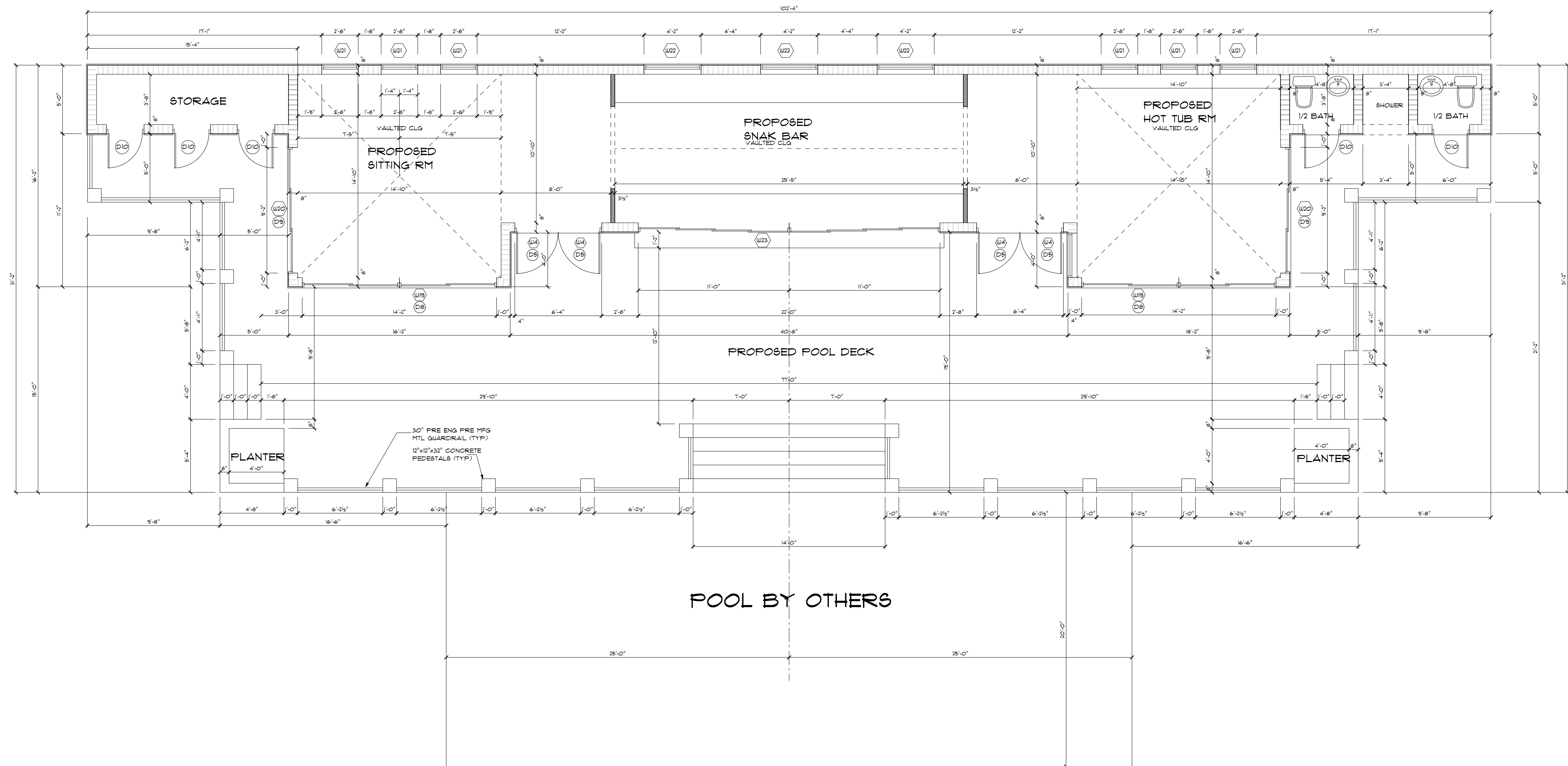
PROPOSED FRONT (EAST) ELEVATION 4 1/4"



PROPOSED REAR (WEST) ELEVATION 1/4"



PROPOSED RIGHT SIDE (NORTH) ELEVATION 1/4"

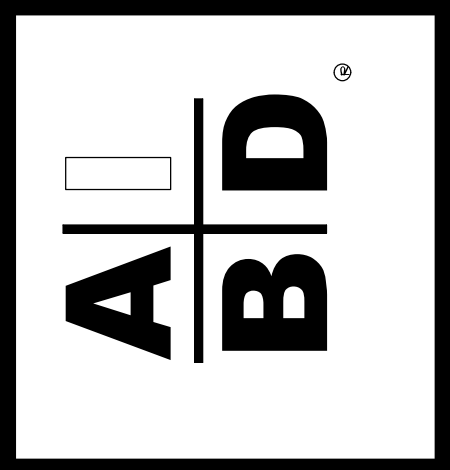


PROPOSED FLOOR PLAN 1/4" Sc.

WINDOW SCHEDULE								
SYM.	WIDTH	HEIGHT	TYPE	WINDOW FRAME MATERIAL	WINDOW FRAME COLOR	HURRICANE PROTECTION	TINT	MUNTINGS
U1	26 1/2"	31 3/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1
U2	26 1/2"	76"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1
U3	31"	76"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1
U4	36"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE
U5	36"	36"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE
U6	26 1/2"	50 5/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1
U7	31"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE
U8	20"	95 3/4"	SIDE LITE	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6
U9	20"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE
U10	31"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6 OVER 1
U11	26 1/2"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1
U12	26 1/2"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE
U13	72"	96"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE
U14	36"	60"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE
U15	30"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE
U16	CUSTOM PRE MFG GLASS WALL & ROOF		FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE
U17	C06 FB		FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT		NONE
U18	C12 FB		FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT		NONE
U19	168"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) DECORATIVE
U20	108"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(3) DECORATIVE
U21	30"	30"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) LITE
U22	48"	24"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(6) LITE
U23	264"	60"	SLIDING	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE

DOOR SCHEDULE										
SYM.	WIDTH	HEIGHT	TYPE	DOOR MATERIAL	DOOR COLOR	FRAME MATERIAL	FRAME COLOR	GLASS TINT	HURRICANE PROTECTION	MUNTINGS
D1	31 1/2"	95 1/2"	SWING	6 PANEL SOLID CORE ALUMINUM	WHITE	ALUMINUM	WHITE	NA	IMPACT RESISTANT	NA
D2	31 1/2"	95 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1
D3	9'-0"	10'-0"	CUSTOM OHD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT	6
D4	9'-0"	10'-0"	SWING	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT	6
D5	31 1/2"	78 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1
D6	31 1/2"	78 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1
D7	31 1/2"	95 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	12 OVER 1
D8	168"	78 3/4"	4 PANEL SLIDING 3 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1
D9	108"	78 3/4"	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1	
D10	31 1/2"	95 1/2"	SWING	SOLID WOOD	PAINTED	NA	NA	NA		NA
D11	8'-0"	10'-0"	CUSTOM OHD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY		6

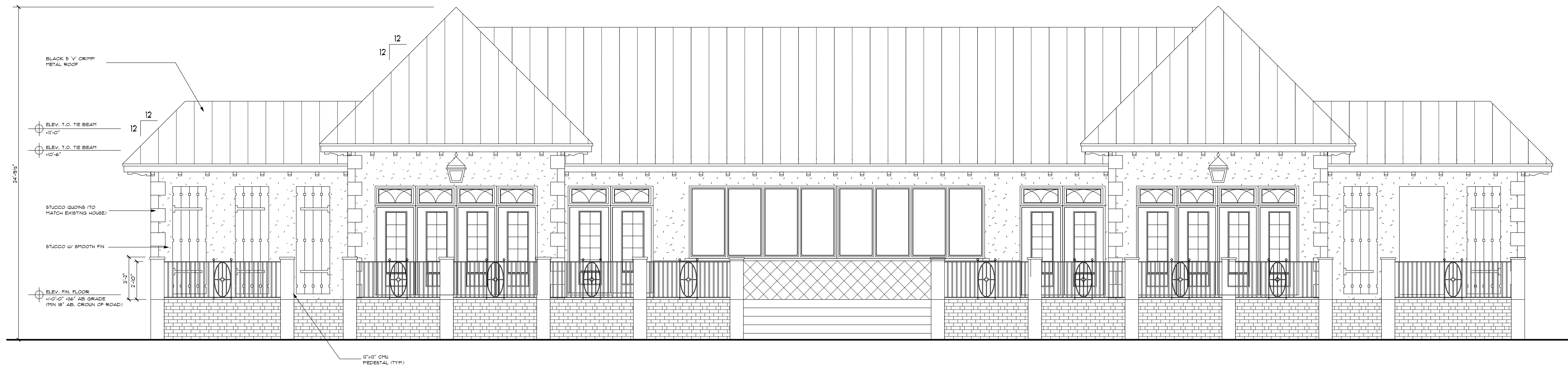
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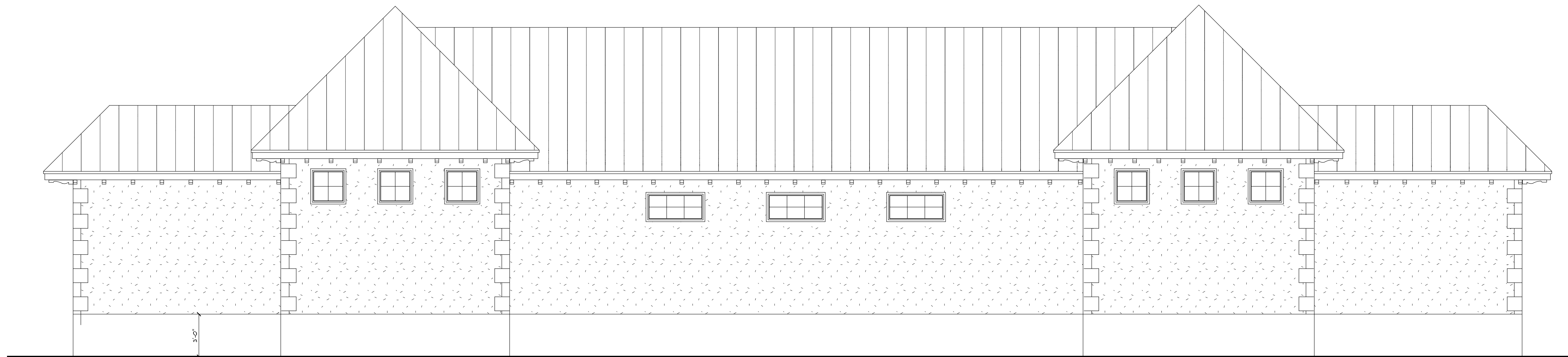
PRECISION DRAFTING AND DESIGN INC
34 VISTA DEL RIO, BOYNTON BEACH, FLORIDA 33426
NORTH COUNTY (561) 733-0669
SOUTH COUNTY (561) 218-3038
AIBD CERTIFIED PROFESSIONAL BUILDING DESIGNER
CONSTRUCTION DOCUMENTS FOR
NEW HOMES - ADDITIONS - REMODELING
OWNER / DESIGNER B. DAVID FRANK

PROPOSED POOL HOUSE
FOR: BLAINE MINTON
1420 NORTH SWINTON AVE.
DELRAY BEACH, FLORIDA

DRAWN BY	BDF
CHECKED BY	
DATE	5-16-16
SCALE	AS NOTED
JOB NO.	11316.03



PROPOSED FRONT (NORTH) ELEVATION 1/4" Sc.



PROPOSED REAR (SOUTH) ELEVATION 1/4" Sc.

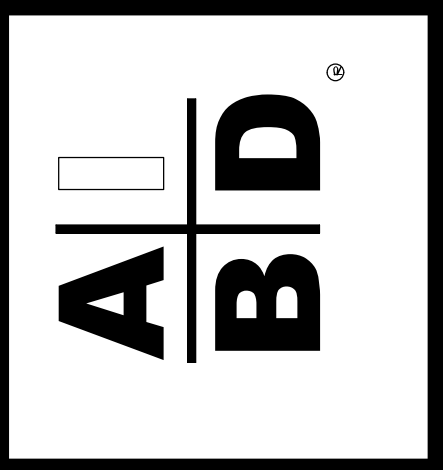


PROPOSED RIGHT SIDE (WEST) ELEVATION 1/4" Sc.



PROPOSED LEFT SIDE (EAST) ELEVATION 1/4" Sc.

REVISIONS	BY
DATE	

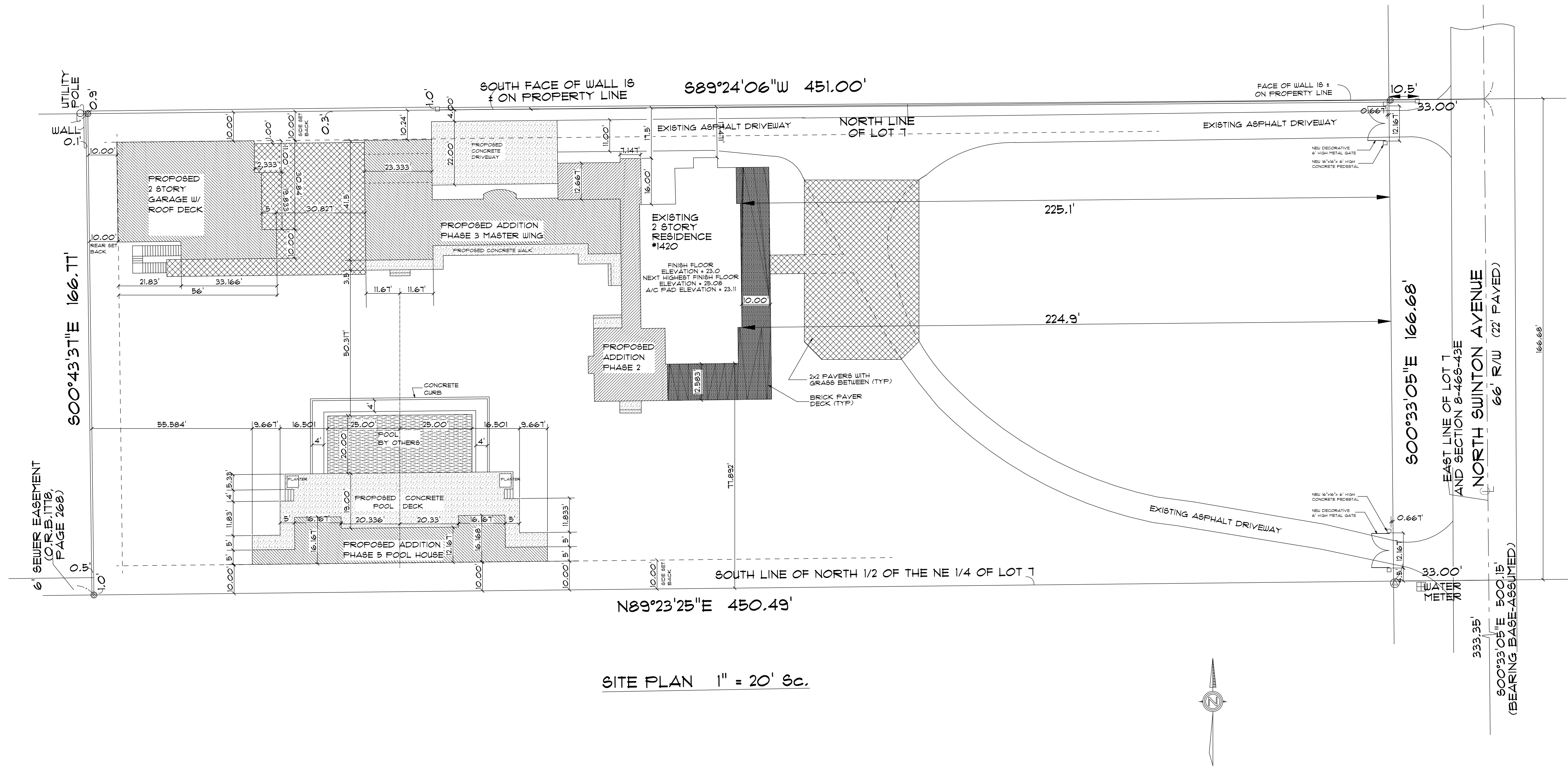


PRECISION DRAFTING AND DESIGN INC
34 VISTA DEL RIO, BOYNTON BEACH, FLORIDA 33426
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PROPOSED POOL HOUSE
FOR: BLAINE MINTON
1420 NORTH SWINTON AVE.
DELRAY BEACH, FLORIDA

DRAWN BY	BDF
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OF SHEETS



SITE PLAN 1" = 20' Sc.

SQUARE FOOTAGE CALCULATIONS:

PRIMARY STRUCTURE:

EXISTING 1st FLOOR AC	2100 SQ FT	
PROPOSED 1st FLOOR AC	3002 SQ FT	
TOTAL 1st FLOOR AC	5140 SQ FT	
PROPOSED 1st FLOOR STORAGE	78 SQ FT	
TOTAL 1st FLOOR	5218 SQ FT	
EXISTING 2nd FLOOR AC	1510 SQ FT	
PROPOSED 2nd FLOOR AC	1476 SQ FT	
TOTAL 2nd FLOOR AC	2986 SQ FT	
TOTAL UNDER ROOF	8204 SQ FT	
PROPOSED ROOF BALCONY	608 SQ FT	
PROPOSED NEW FRONT OPEN PORCH	1170 SQ FT	
TOTAL	9382 SQ FT	

DETACHED GARAGE:

PROPOSED 1st FLOOR AC	2040 SQ FT	
PROPOSED 2nd FLOOR AC	1023 SQ FT	
TOTAL AC / UNDER ROOF	3063 SQ FT	
PROPOSED 2nd FLOOR COVERED BALCONY	103 SQ FT	
PROPOSED 2nd FLOOR OPEN BALCONY	104 SQ FT	
PROPOSED ROOF BALCONY	1110 SQ FT	
TOTAL	4380 SQ FT	

POOL HOUSE:

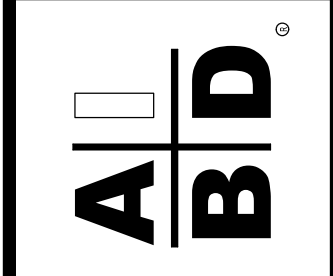
PROPOSED AC	1016 SQ FT	
PROPOSED STORAGE	73 SQ FT	
PROPOSED SHOWER / BATH	73 SQ FT	
TOTAL UNDER ROOF	1162 SQ FT	
POOL DECK	1588 SQ FT	
TOTAL	2750 SQ FT	

LOT COVERAGE:

LOT AREA	75,358.8 SQ FT	100%
PRIMARY STRUCTURE (HABITAT SPACE)	5218 SQ FT	
PRIMARY STRUCTURE (FRONT PORCH)	1170 SQ FT	
PRIMARY STRUCTURE (WALK & STEPS)	525 SQ FT	
GARAGE	2040 SQ FT	
POOL HOUSE	1162 SQ FT	
POOL DECK	1588 SQ FT	
POOL	1000 SQ FT	
ASPHALT DRIVEWAY	5250 SQ FT	
CONCRETE DRIVEWAY	946 SQ FT	
2x2 CONCRETE PAVERS AND GRASS	3719 SQ FT	
TOTAL IMPERVIOUS	22,678 SQ FT	29.5%
OPEN SPACE PROVIDED	53,242.8 SQ FT	70.5%
OPEN SPACE REQUIRED	30,143.5 SQ FT	40%

LEGAL DESCRIPTION:
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF LOT 7, LESS THE WEST 189.7 FEET THEREOF AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT-OF-WAY OF SWINTON AVENUE, OF THE SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH A SEWER EASEMENT 6 FEET IN WIDTH ON THE SOUTH 6 FEET OF THE SOUTH 100.24 FEET OF THE WEST 189.7 FEET OF THE NORTH 1/2 OF NORTHEAST 1/4 OF LOT 7, OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LESS THE WEST 25 FEET FOR DEDICATED RIGHT-OF-WAY AS IN OFFICIAL RECORDS BOOK 1443, PAGE 586, AND OFFICIAL RECORDS BOOK 1778, PAGE 268, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

REVISIONS	DATE	BY



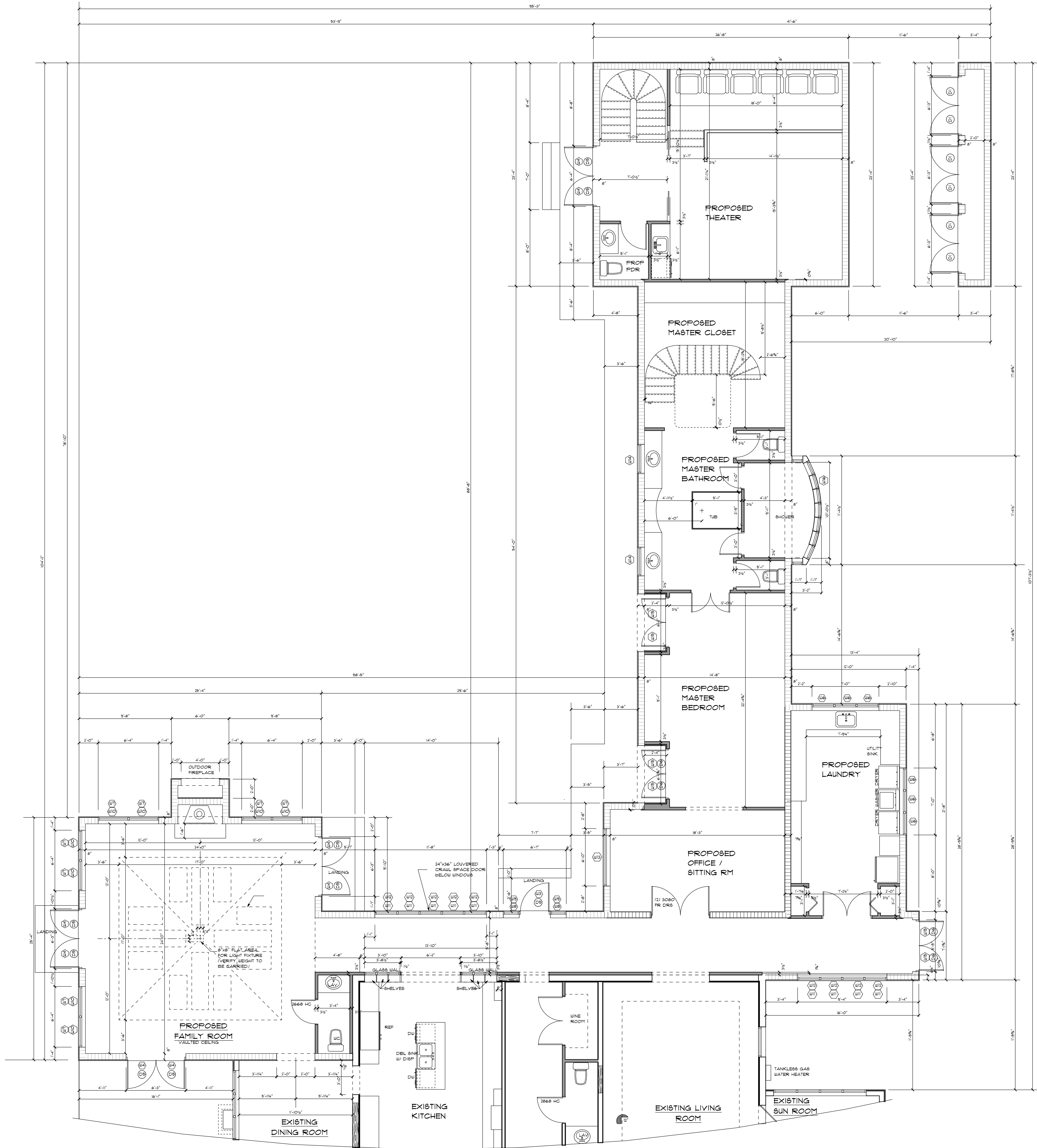
PRECISION DRAFTING & DESIGN
34 VISTA DEL RIO
BOYNTON BEACH, FLORIDA
NORTH COUNTY: 561-133-0669
SOUTH COUNTY: 561-278-3038

PROPOSED 2 STORY ADDITION FOR:
BLAINE MINTON
1420 NORTH SWINTON AVENUE
DELRAY BEACH, FLORIDA

DRAWN BY	BCP
CHECKED BY	
DATE	4-19-17
SCALE	AS NOTED
JOB NO.	11316.03
SHEET	
A2.0	
OF	SHEETS

WINDOW SCHEDULE									
SYM.	WIDTH	HEIGHT	TYPE	WINDOW FRAME MATERIAL	WINDOW FRAME COLOR	HURRICANE PROTECTION	TINT	MUNTINS	MFG.
(W)	26 1/2"	37 3/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(W)	26 1/2"	76"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(W)	37"	76"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(W)	36"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(W)	36"	36"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(W)	26 1/2"	50 5/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(W)	37"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(W)	20"	95 3/4"	SIDE LITE	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6	TO BE DETERMINED
(W)	20"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(W)	37"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6 OVER 1	TO BE DETERMINED
(W)	26 1/2"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(W)	26 1/2"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(W)	12"	56"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(W)	36"	60"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(W)	30"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(W)	CUSTOM FIRE MFG GLASS WALL & ROOF		FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(W)	C06 PB		FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT		NONE	VELUX
(W)	C12 PB		FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT		NONE	VELUX
(W)	166"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) DECORATIVE	TO BE DETERMINED
(W)	106"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(3) DECORATIVE	TO BE DETERMINED
(W)	30"	30"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) LITE	TO BE DETERMINED
(W)	48"	34"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(6) LITE	TO BE DETERMINED
(W)	264"	60"	SLIDING	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED

DOOR SCHEDULE										
SYM.	WIDTH	HEIGHT	TYPE	DOOR MATERIAL & PANEL SOLID CORE ALUMINUM ALUMINUM / GLASS	DOOR COLOR	FRAME MATERIAL	FRAME COLOR	GLASS TINT	HURRICANE PROTECTION	MUNTINS
(D)	37 1/2"	95 1/2"	SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	NA	IMPACT RESISTANT	NA
(D)	37 1/2"	95 1/2"	SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1
(D)	9'-0"	10'-0"	CUSTOM CVD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT	6
(D)	9'-0"	10'-0"	SLIDING	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT	6
(D)	37 1/2"	79 3/4"	SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1
(D)	37 1/2"	79 3/4"	SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1
(D)	37 1/2"	95 1/2"	SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1
(D)	166"	79 3/4"	4 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1
(D)	106"	79 3/4"	3 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT	10 OVER 1
(D)	37 1/2"	95 1/2"	SLIDING	SOLID WOOD	PAINTED	NA	NA	NA	IMPACT RESISTANT	NA



PROPOSED 1st FLOOR PLAN 3/16" @c.

REVISIONS	BY
DATE	

PRECISION DRAFTING & DESIGN

34 VISTA DEL RIO

BOYNTON BEACH, FLORIDA

NORTH COUNTY: 561-733-0669

SOUTH COUNTY: 561-278-3038

PROPOSED 2 STORY ADDITION FOR:

BLAINE MINTON

1420 NORTH SWINTON AVENUE

DELRAY BEACH, FLORIDA

DRAWN BY: BCP

CHECKED BY:

DATE: 4-19-17

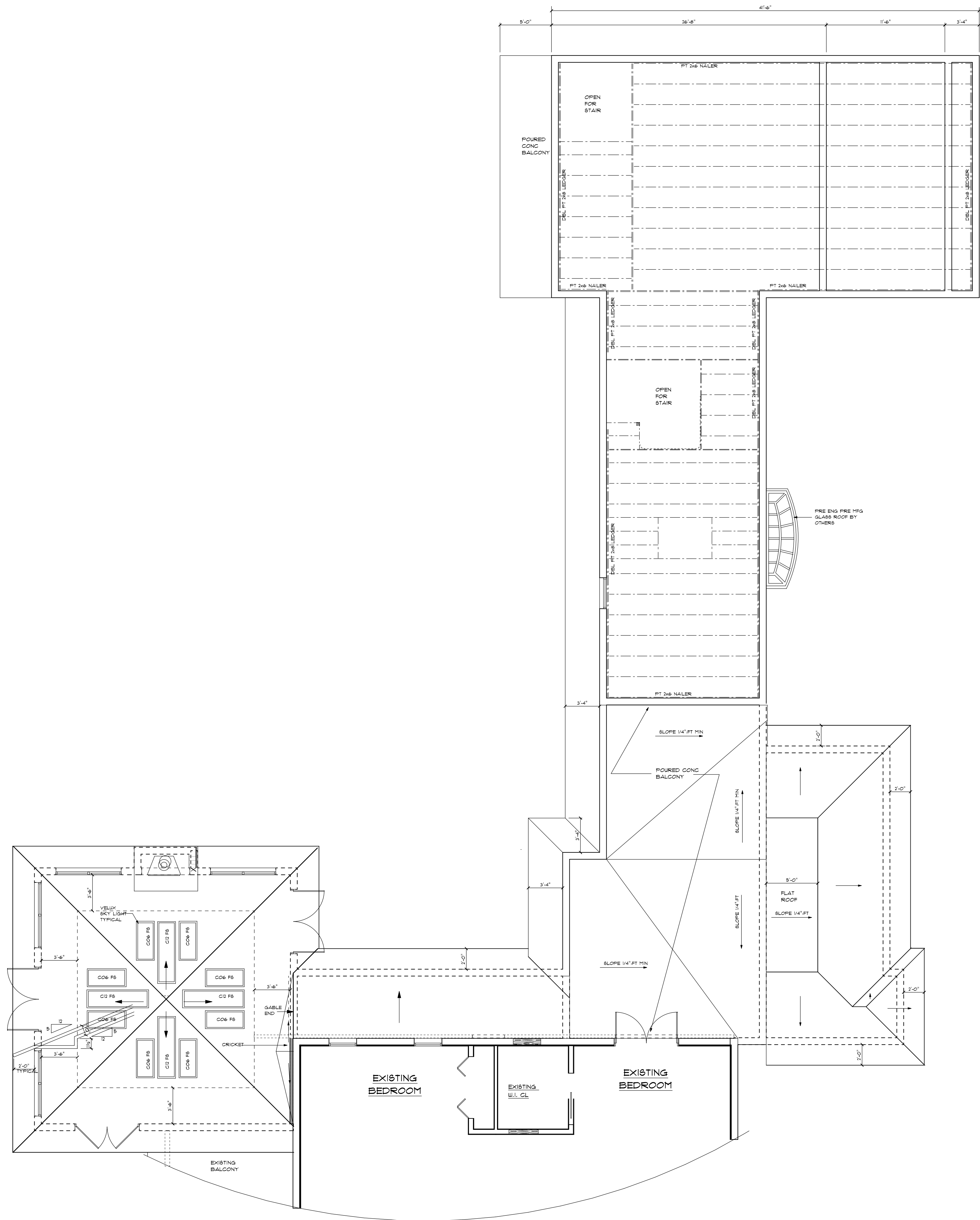
SCALE: AS NOTED

JOB NO. 11316.03

SHEET

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OF SHEETS



PROPOSED LOWER ROOF / 2nd FLOOR FRAMING PLAN 3/16" @c.

REVISIONS
DATE

BY

A

B

D

PRECISION DRAFTING & DESIGN

34 VISTA DEL RIO

BOYNTON BEACH, FLORIDA

NORTH COUNTY: 561-733-0669

SOUTH COUNTY: 561-278-3038

PROPOSED 2 STORY ADDITION FOR:

BLAINE MINTON

1420 NORTH SWINTON AVENUE

DELRAY BEACH, FLORIDA

DRAWN BY

BCP

CHECKED BY

DATE

4-19-17

SCALE

AS NOTED

JOB NO.

11316.03

SHEET

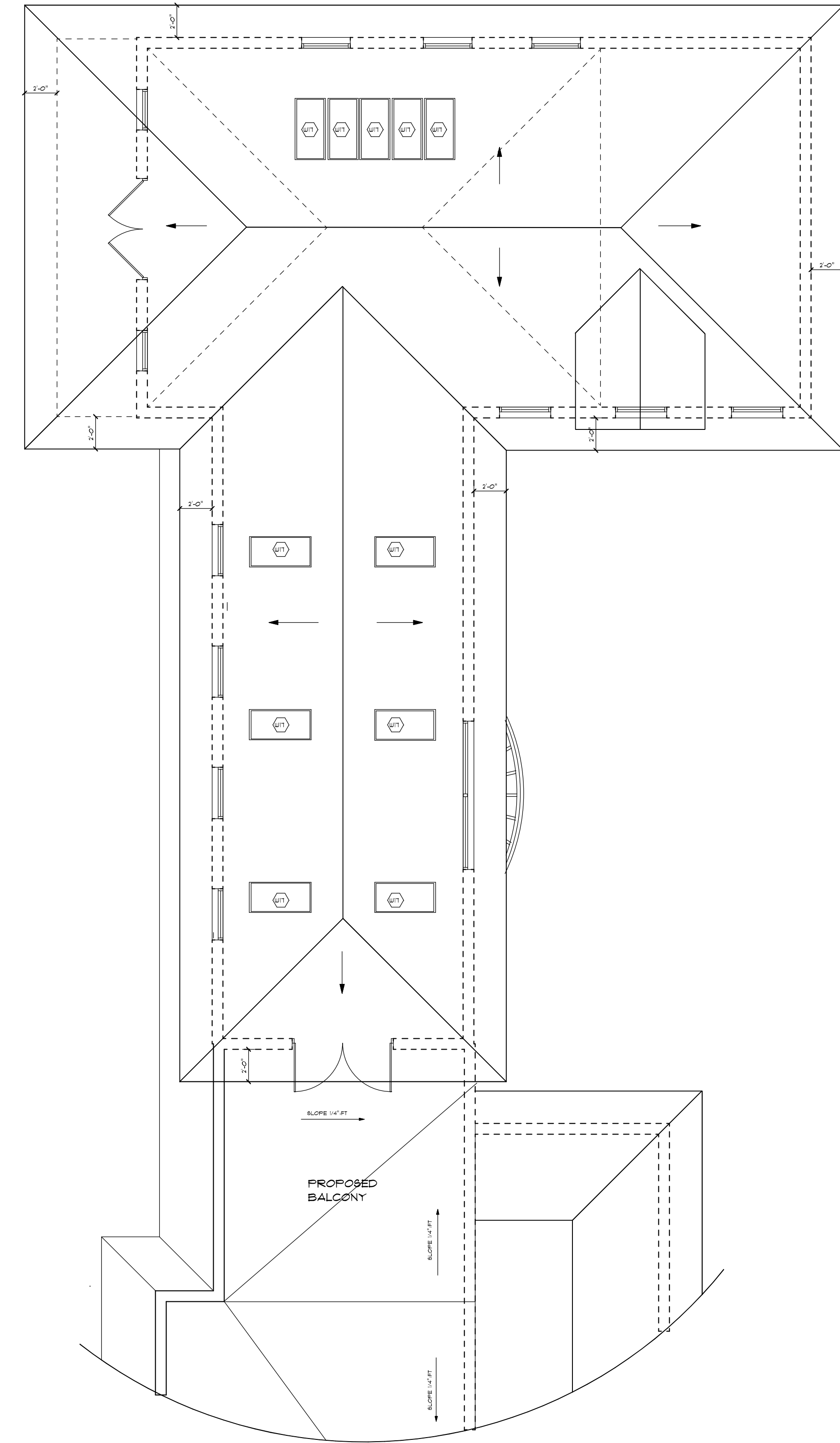
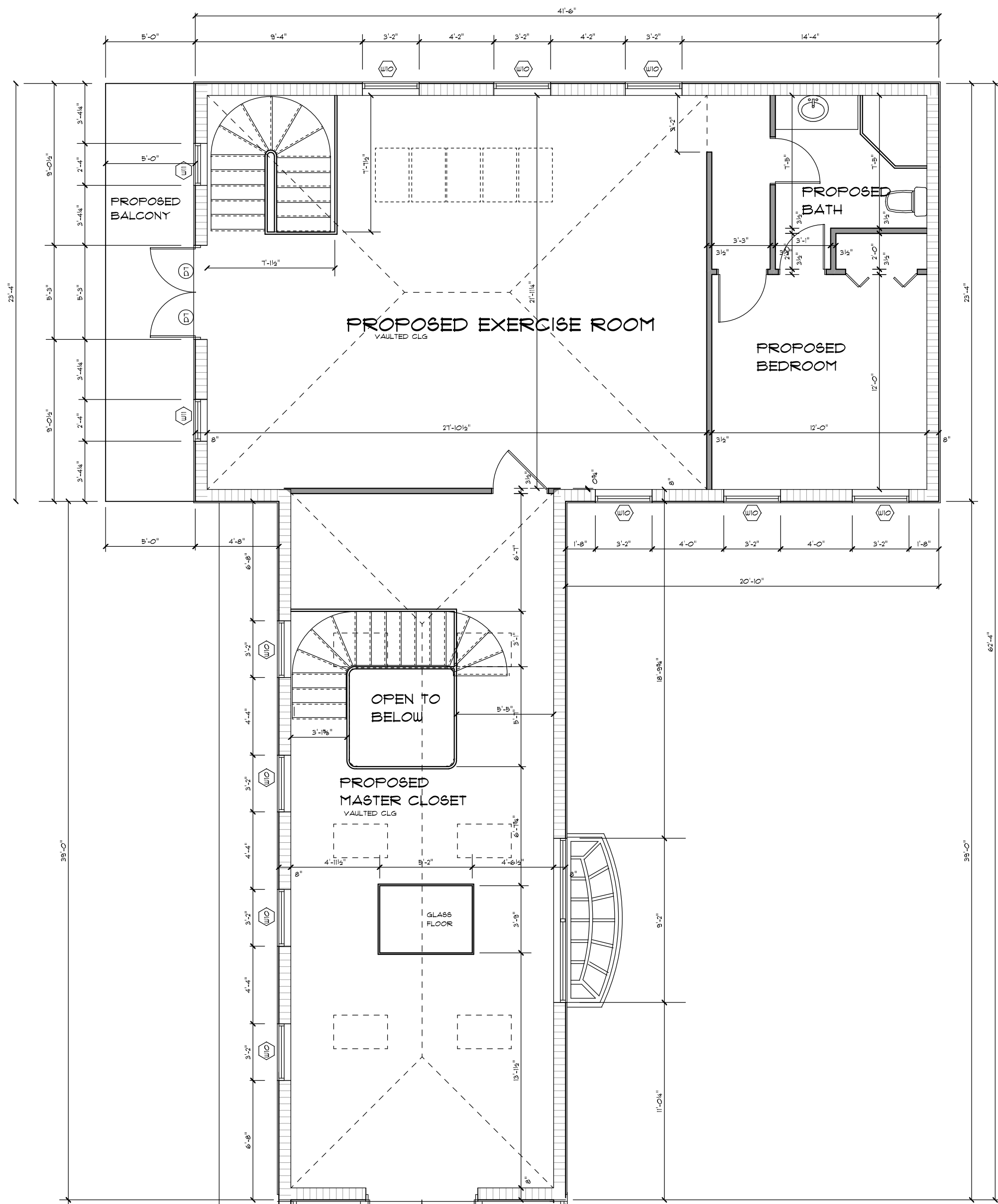
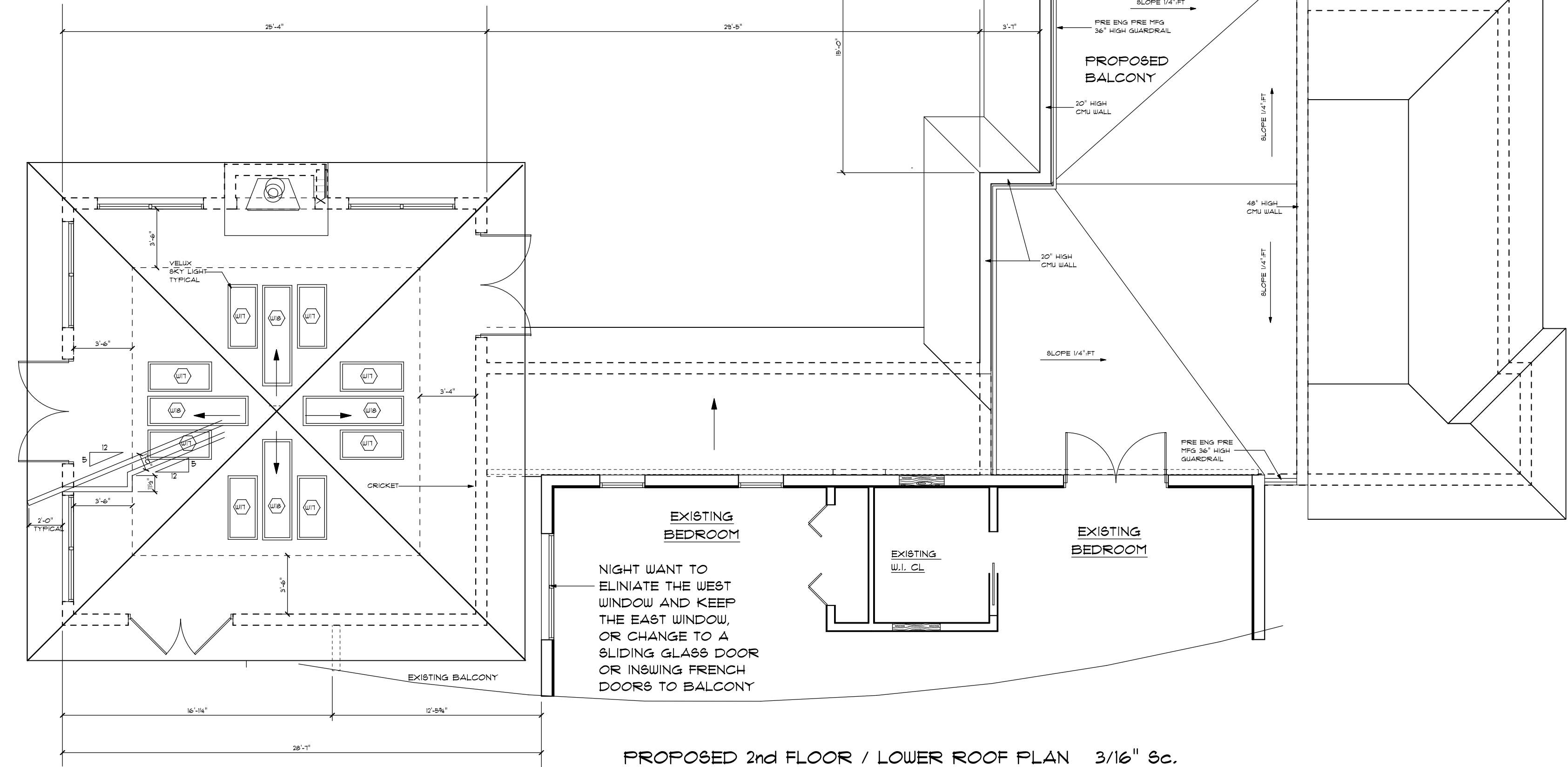
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OF

SHEETS

WINDOW SCHEDULE									
SYM.	WIDTH	HEIGHT	TYPE	WINDOW FRAME MATERIAL	WINDOW FRAME COLOR	HURRICANE PROTECTION	TINT	MUNTINS	MFG.
(U)	26 1/2"	37 3/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(U)	26 1/2"	36"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(U)	31"	36"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(U)	36"	36"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(U)	36"	36"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(U)	26 1/2"	50 5/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(U)	31"	36"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(U)	20"	36 3/4"	SIDE LITE	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6	TO BE DETERMINED
(U)	20"	36"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(U)	31"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6 OVER 1	TO BE DETERMINED
(U)	26 1/2"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(U)	26 1/2"	36"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(U)	31"	36"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(U)	36"	60"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(U)	30"	36"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(U)	CUSTOM FREE FRG GLASS WALL & ROOF			FIXD GL		IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(U)	C26 FB			FIXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	NONE	VELUX
(U)	C12 FB			FIXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	NONE	VELUX
(U)	168"	16"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) DECORATIVE	TO BE DETERMINED
(U)	108"	16"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(3) DECORATIVE	TO BE DETERMINED
(U)	30"	30"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) LITE	TO BE DETERMINED
(U)	48"	24"	FIXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(6) LITE	TO BE DETERMINED
(U)	264"	60"	SLIDING	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED

DOOR SCHEDULE									
SYM.	WIDTH	HEIGHT	TYPE	DOOR MATERIAL	DOOR COLOR	FRAME MATERIAL	FRAME COLOR	GLASS TINT	HURRICANE PROTECTION
(D)	31 1/2"	88 1/2"	BUNGS	6 PANEL SOLID CORE ALUMINUM	WHITE	ALUMINUM	WHITE	NA	IMPACT RESISTANT
(D)	31 1/2"	88 1/2"	BUNGS	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT
(D)	9'-0"	10'-0"	CUSTOM CHD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT
(D)	9'-0"	10'-0"	BUNGS	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT
(D)	31 1/2"	78 3/4"	BUNGS	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT
(D)	31 1/2"	78 3/4"	BUNGS	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT
(D)	31 1/2"	88 1/2"	BUNGS	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT
(D)	168"	78 3/4"	4 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT
(D)	108"	78 3/4"	3 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT
(D)	31 1/2"	88 1/2"	BUNGS	SOLID WOOD	PAINTED	NA	NA	NA	IMPACT RESISTANT



PROPOSED UPPER ROOF PLAN 3/16" Sc.

PROPOSED 2nd FLOOR / LOWER ROOF PLAN 3/16" Sc.

REVISIONS
DATE

BY

A
B

D

PRECISION DRAFTING & DESIGN

34 VISTA DEL RIO

BOYNTON BEACH, FLORIDA

NORTH COUNTY: 561-733-0669

SOUTH COUNTY: 561-278-3038

PROPOSED 2 STORY ADDITION FOR:

BLAINE MINTON

1420 NORTH SWINTON AVENUE

DELRAY BEACH, FLORIDA

DRAWN BY

CHECKED BY

DATE 4-19-17

SCALE AS NOTED

JOB NO. 11316.03

SHEET

A6.0

OF

SHEETS



REVISIONS		BY
DATE		

A

B

D

PRECISION DRAFTING & DESIGN

34 VISTA DEL RIO

BOYNTON BEACH, FLORIDA

NORTH COUNTY: 561-133-0669

SOUTH COUNTY: 561-218-3038

PROPOSED 2 STORY ADDITION FOR:

BLAINE MINTON

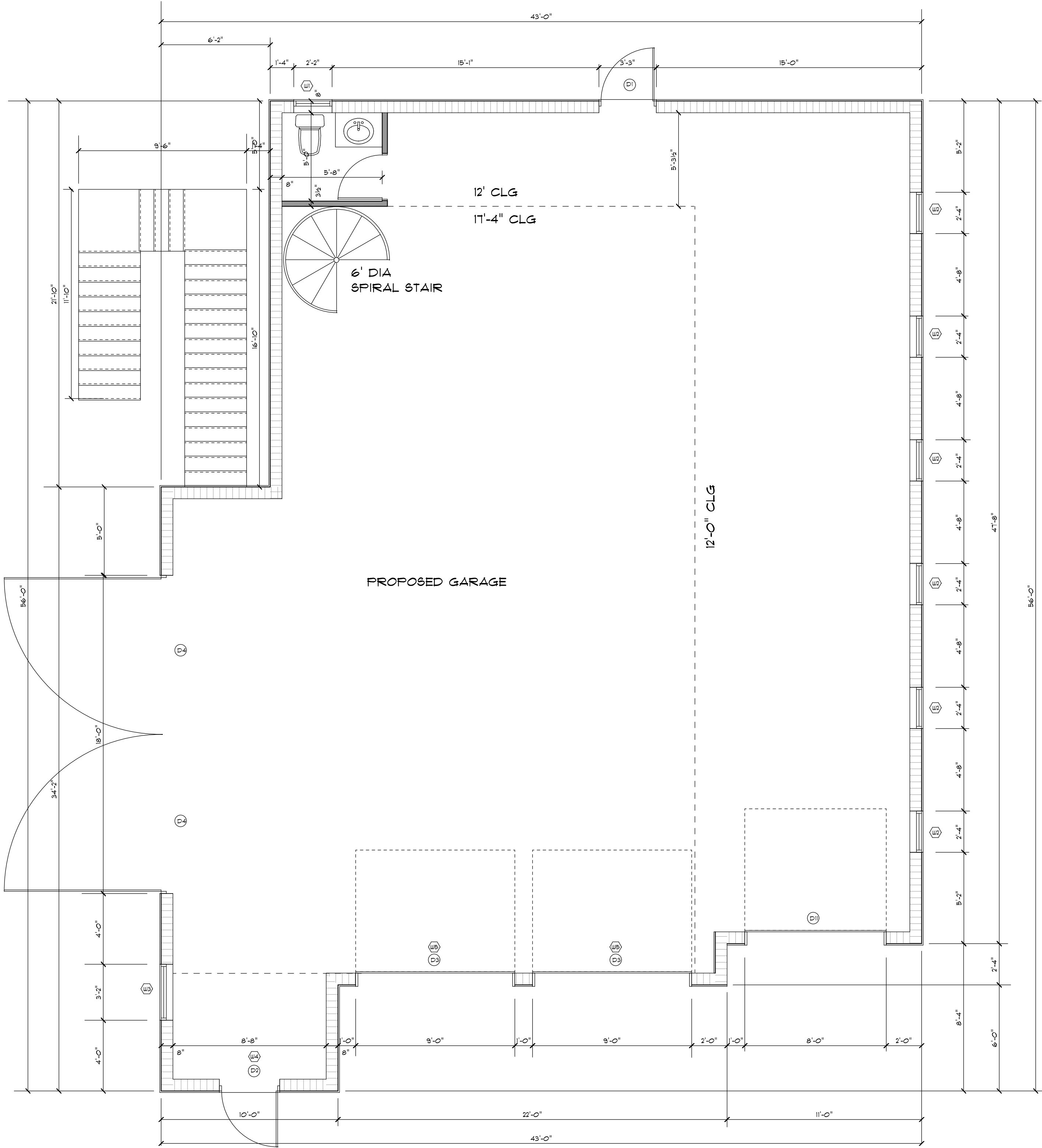
1420 NORTH SWINTON AVENUE

DELRAY BEACH, FLORIDA

DRAWN BY	BCF
CHECKED BY	
DATE	4-19-17
SCALE	AS NOTED
JOB NO.	11316.03
SHEET	
A7.0	
OF	SHEETS

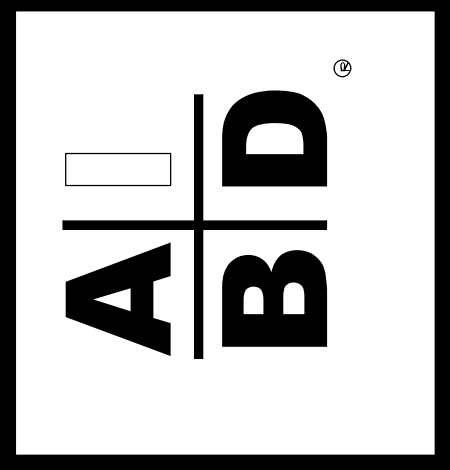
WINDOW SCHEDULE									
SYM.	WIDTH	HEIGHT	TYPE	WINDOW FRAME MATERIAL	WINDOW FRAME COLOR	HURRICANE PROTECTION	TINT	MUNTINS	MPG
(U1)	26 1/2"	31 3/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(U2)	26 1/2"	16"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(U3)	31"	16"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(U4)	36"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(U5)	36"	36"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(U6)	26 1/2"	50 5/8"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(U7)	31"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(U8)	20"	95 3/4"	SIDE LITE	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6	TO BE DETERMINED
(U9)	20"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(U10)	31"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	6 OVER 1	TO BE DETERMINED
(U11)	26 1/2"	63"	SINGLE HUNG	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	4 OVER 1	TO BE DETERMINED
(U12)	26 1/2"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(U13)	72"	96"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(U14)	36"	60"	FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(U15)	30"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	DECORATIVE	TO BE DETERMINED
(U16)	CUSTOM FRM MPG GLASS WALL & ROOF	FXD GL		ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED
(U17)	C06 F5		FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT		NONE	VELUX
(U18)	C12 F5		FXD GL	ALUMINUM	WHITE	IMPACT RESISTANT		NONE	VELUX
(U19)	168"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) DECORATIVE	TO BE DETERMINED
(U20)	108"	16"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(3) DECORATIVE	TO BE DETERMINED
(U21)	30"	30"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(4) LITE	TO BE DETERMINED
(U22)	48"	24"	FXD GL TRANSOM	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	(6) LITE	TO BE DETERMINED
(U23)	264"	60"	SLIDING	ALUMINUM	WHITE	IMPACT RESISTANT	GRAY	NONE	TO BE DETERMINED

DOOR SCHEDULE									
SYM.	WIDTH	HEIGHT	TYPE	DOOR MATERIAL	DOOR COLOR	FRAME MATERIAL	FRAME COLOR	GLASS TINT	HURRICANE PROTECTION
(D1)	31 1/2"	95 1/2"	SWING	6 PANEL SOLID CORE ALUMINUM	WHITE	ALUMINUM	WHITE	NA	IMPACT RESISTANT
(D2)	31 1/2"	95 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT
(D3)	9'-0"	10'-0"	CUSTOM CHD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT
(D4)	9'-0"	10'-0"	SWING	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	IMPACT RESISTANT
(D5)	31 1/2"	79 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT
(D6)	31 1/2"	79 3/4"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT
(D7)	31 1/2"	95 1/2"	SWING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT
(D8)	168"	79 3/4"	4 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT
(D9)	108"	79 3/4"	3 PANEL SLIDING	ALUMINUM / GLASS	WHITE	ALUMINUM	WHITE	GRAY	IMPACT RESISTANT
(D10)	31 1/2"	95 1/2"	SWING	SOLID WOOD	PAINTED	NA	NA	NA	NA
(D11)	8'-0"	10'-0"	CUSTOM CHD	TO BE DETERMINED	TO BE DETERMINED	NA	NA	GRAY	6



PROPOSED 1st FLOOR PLAN | 1/4" @c.

REVISIONS	BY
DATE	

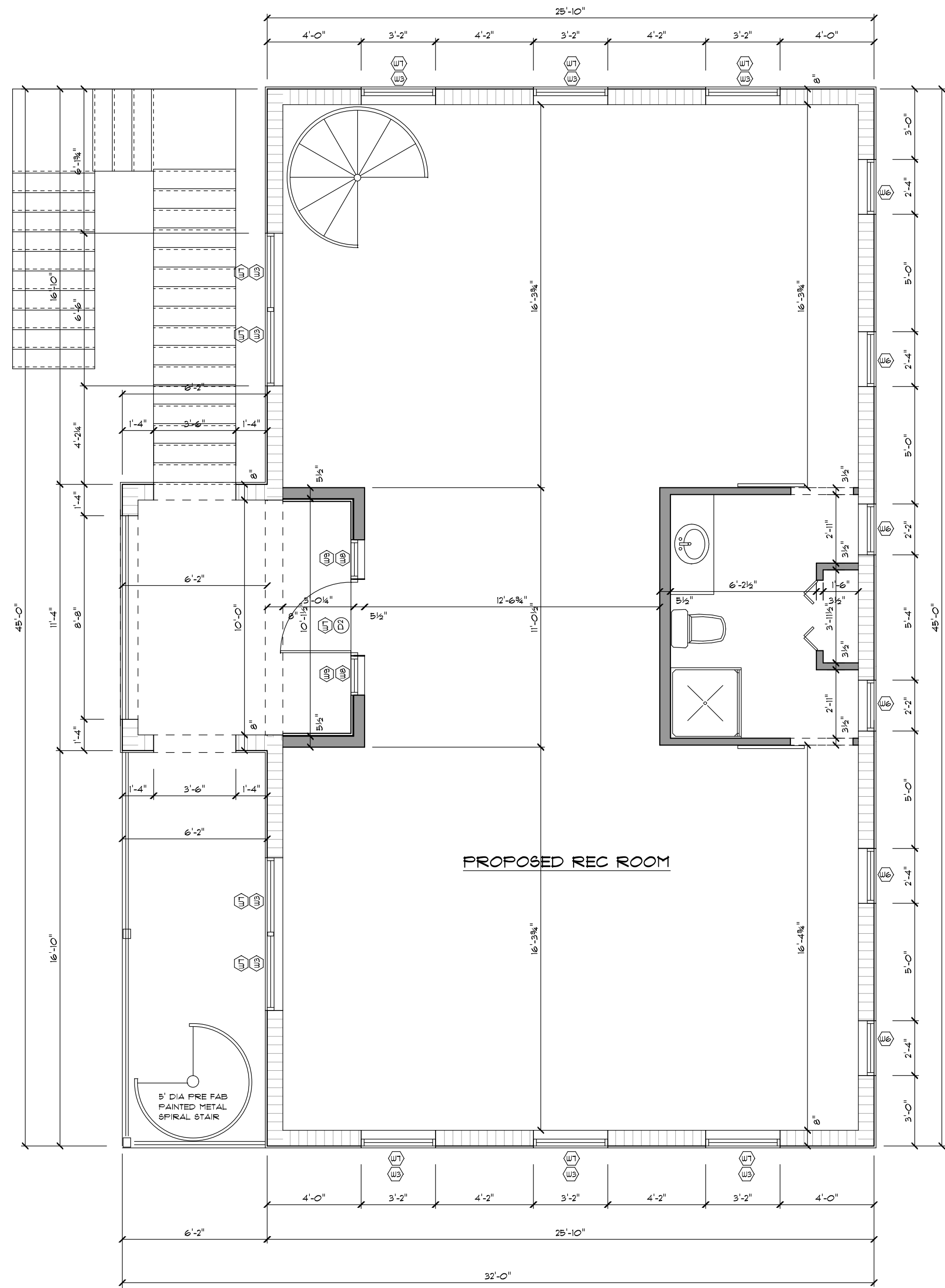


PRECISION DRAFTING AND DESIGN INC
34 VISTA DEL RIO, BOYNTON BEACH, FLORIDA 33426
NORTH COUNTY (561) 733-0669
SOUTH COUNTY (561) 218-3038
AIA/CES CERTIFIED PROFESSIONAL BUILDING DESIGNER
CONSTRUCTION DOCUMENTS FOR
NEW HOMES - ADDITIONS - REMODELING
OWNER / DESIGNER B. DAVID FRANK

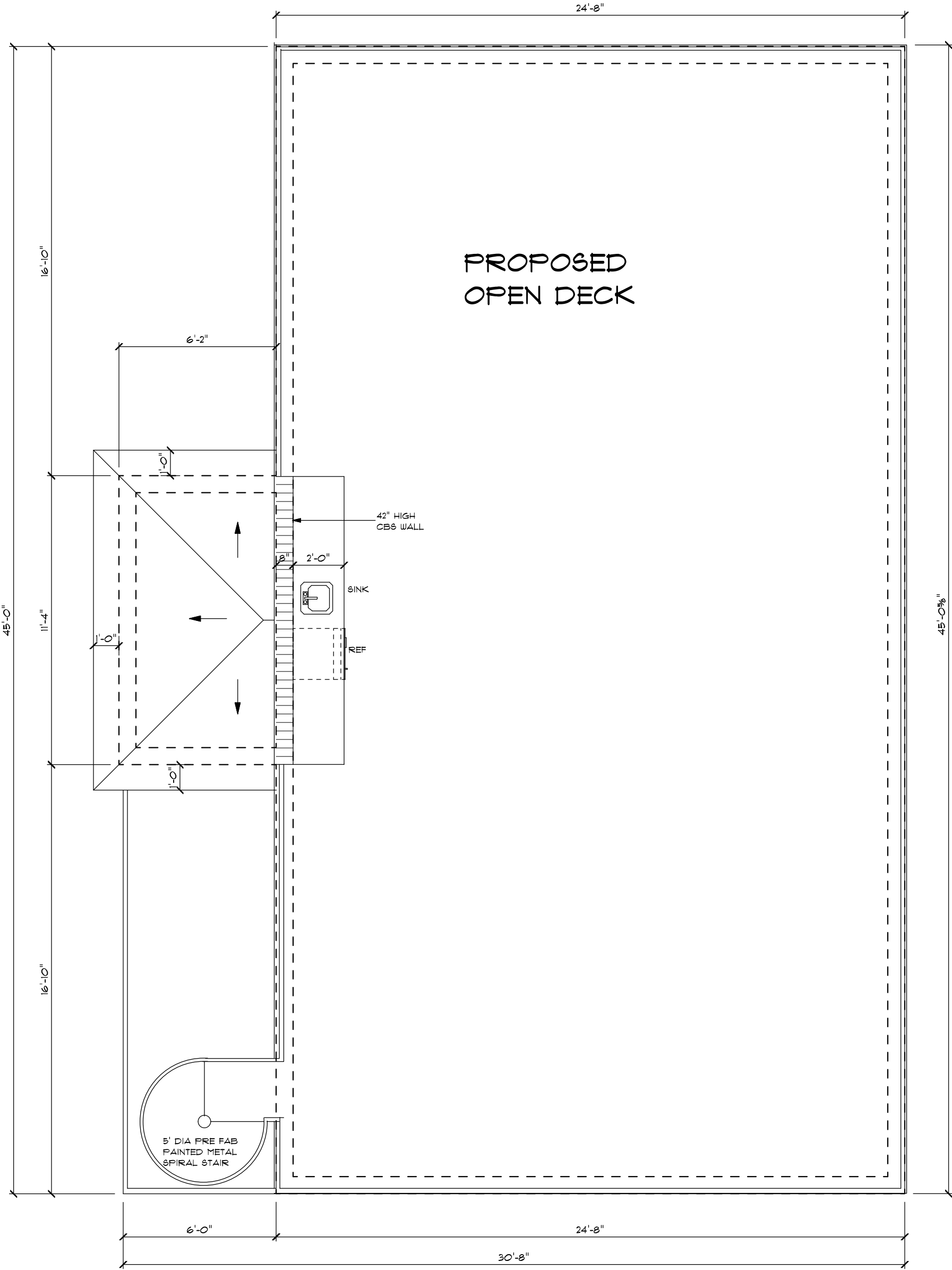
PROPOSED DETACHED
GARAGE FOR:
BLAINE MINTON
1420 NORTH SWINTON AVE.,
DELRAY BEACH, FLORIDA

DRAWN BY	BDF
CHECKED BY	
DATE	1-19-17
SCALE	AS NOTED
JOB NO.	11316.03

SHEET	
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OF	SHEETS

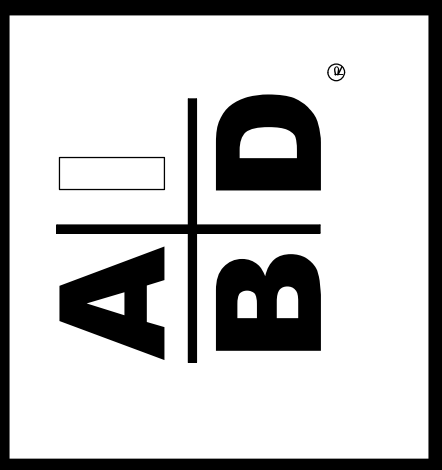


PROPOSED 2nd FLOOR PLAN 1/4" Sc.



PROPOSED ROOF / BALCONY PLAN 1/4" Sc.

REVISIONS DATE	BY



PRECISION DRAFTING AND DESIGN INC
34 VISTA DEL RIO, BOYNTON BEACH, FLORIDA 33426
NORTH COUNTY (561) 733-0669
SOUTH COUNTY (561) 278-3038
AIBD CERTIFIED PROFESSIONAL BUILDING DESIGNER
CONSTRUCTION DOCUMENTS FOR
NEW HOMES - ADDITIONS - REMODELING
OWNER / DESIGNER B. DAVID FRANK

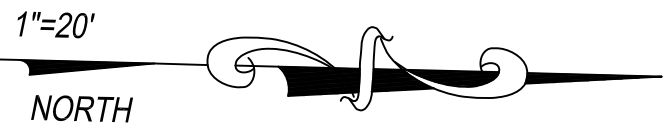
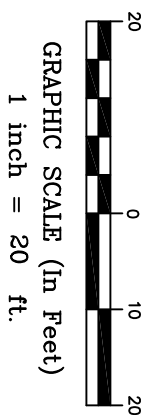
PROPOSED DETACHED
GARAGE FOR:
BLAINE MINTON
1420 NORTH SWINTON AVE.
DELRAY BEACH, FLORIDA

DRAWN BY	BDF
CHECKED BY	
DATE	1-19-17
SCALE	AS NOTED
JOB NO.	11316.03

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OF SHEETS

BOUNDARY SURVEY & TOPOGRAPHY OF
1420 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444

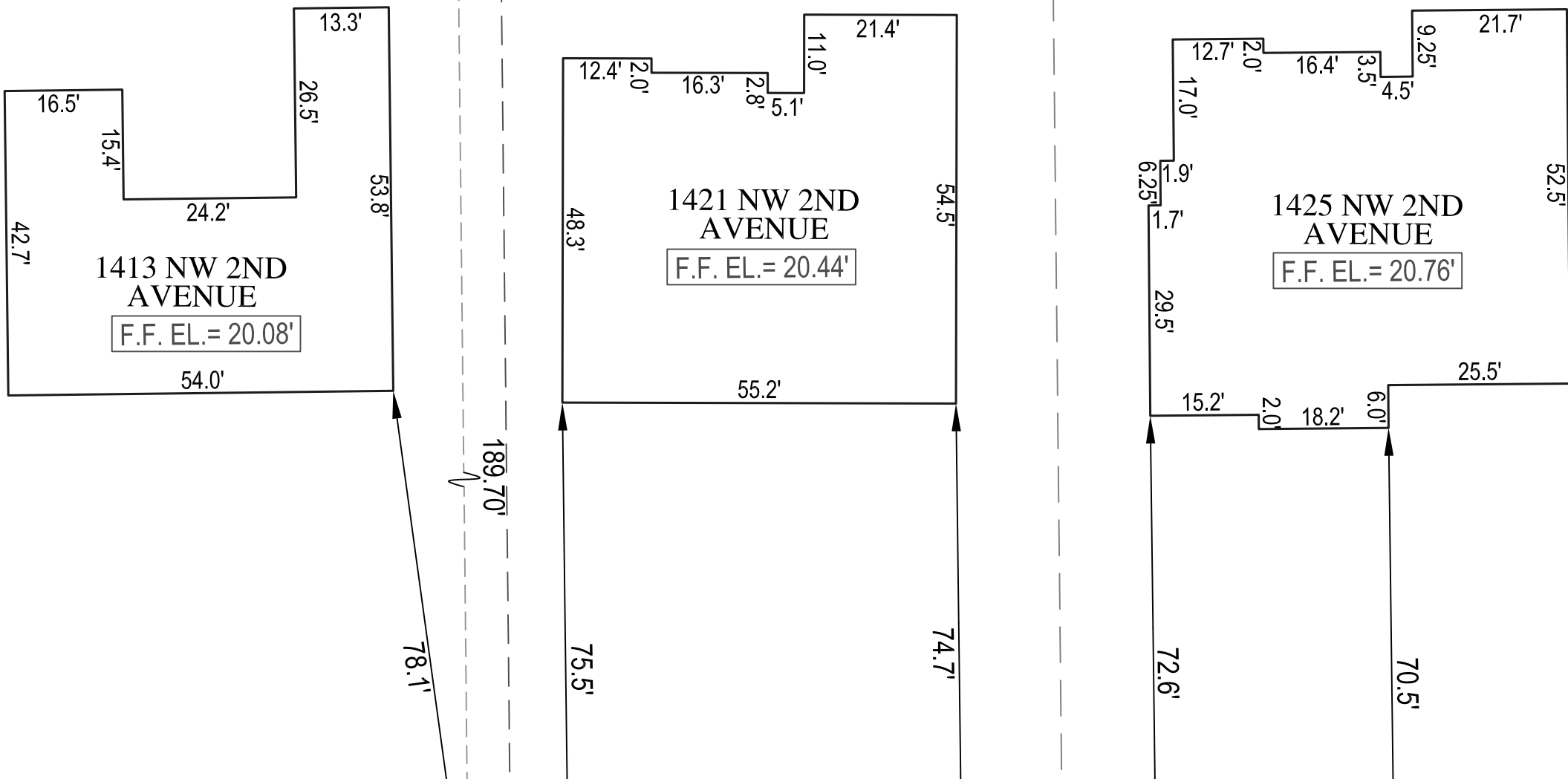
PREPARED FOR
BLAINE M. MINTON



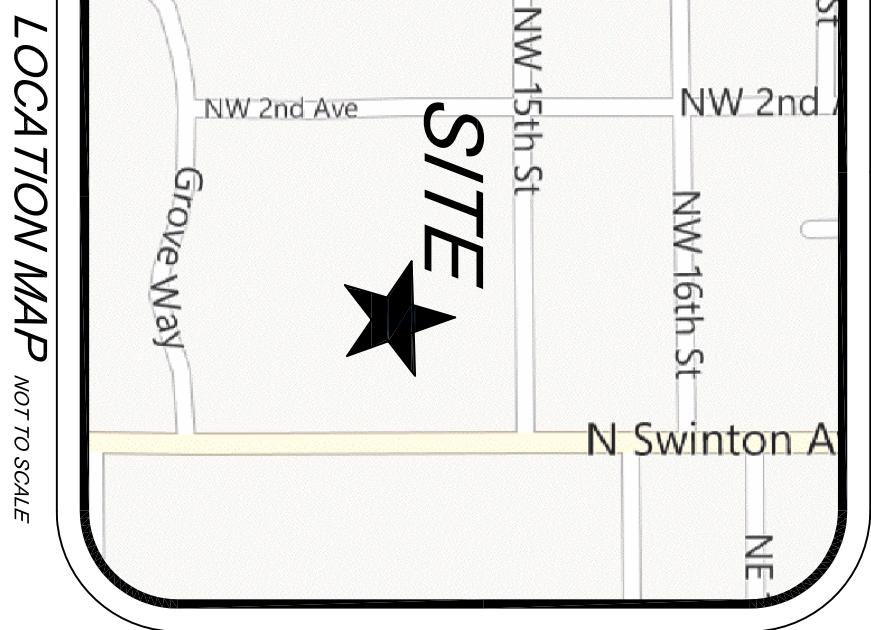
108 NW 15TH STREET
F.F. EL. = 21.90'
DENIED ACCESS TO
PROPERTY BY HOME OWNER

UTILITY POLE
WALL
FOUND 1/2" IRON ROD NO. I.D.

N00°43'37"W 166.81'
NW 2nd AVENUE 50' R/W
WEST LINE OF NE 1/4 OF LOT 7



CERTIFIED TO:
BLAINE M. MINTON
FIRST PRIORITY TITLE COMPANY;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;
ITS SUCCESSORS AND/OR ASSIGNS.



LEGAL DESCRIPTION:
THE NORTH 1/2 OF THE NORTHEAST 1/4 OF LOT 7, LESS THE WEST 189.7 FEET THEREOF AND ALSO LESS THE EAST 33 FEET THEREOF FOR ROAD RIGHT-OF-WAY OF SWINTON AVENUE, OF THE SUBDIVISION OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH A SEWER EASEMENT 6 FEET IN WIDTH ON THE SOUTH 6 FEET OF THE SOUTH 100.24 FEET OF THE WEST 189.7 FEET OF THE NORTH 1/2 OF NORTHEAST 1/4 OF LOT 7, OF SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LESS THE WEST 25 FEET FOR DEDICATED RIGHT-OF-WAY AS IN OFFICIAL RECORDS BOOK 1443, PAGE 586, AND OFFICIAL RECORDS BOOK 1778, PAGE 268, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ABBREVIATION DESCRIPTION:
A/C AIR CONDITIONER
C/C CENTERLINE
I.D. IDENTIFICATION
L.B. LICENSED BUSINESS
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
O.H.B. OVERHEAD UTILITIES
O.R.B. OFFICIAL RECORDS BOOK
P.K. PARKER ACTION MAP
PSM PROFESSIONAL SURVEYOR MAPPER
R/W RIGHT OF WAY

1404 N SWINTON AVENUE
F.F. EL. = 25.32'
DENIED ACCESS TO
PROPERTY BY HOME OWNER

SOUTH LINE OF THE NE 1/4 OF LOT 7
NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 8-46S-43E AND NORTH LINE OF THE GROVE (PLAT BOOK 20, PAGE 92)

FOUND RAIL ROAD STAKE 0.7N, 0.1E
FOUND P.K. NAIL DISC
FOUND 4"x4" CONCRETE MONUMENT 0.7S, 0.5E
ELEVATION METER
33.00'

FLOOD ZONE: X
COMMUNITY NUMBER: 125102
PANEL: 0002 SUFFIX: D

ORIGINATION BENCHMARK
PALM BEACH COUNTY
BRASS DISK "SWINTEEN"
N.G.V.D. 1929 ELEVATION = 22.27

- NOTES:
- LEGAL DESCRIPTION PROVIDED BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING
 - TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF THE GROVE WAY
 - ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED

ORIGINAL BOUNDARY SURVEY PREPARED BY:
TARGET SURVEYING, LLC
SURVEY NUMBER: 181220
ORIGINAL BOUNDARY FIELD WORK: 11-05-2012
UPDATE BOUNDARY SURVEY NUMBER: 253131
UPDATE BOUNDARY FIELD WORK: 03-31-2016

- REVISIONS:
- ADDED ORIGINATION BENCH MARK WITH ELEVATION.
 - ADDED FINISH FLOOR ELEVATIONS.
 - ADDED SPOT ELEVATIONS TO CROWN OF ROAD ... 7-13-2016
 - REVISED TO 24"x36" SIZE PAPER AND ADJUSTED TO 1"=20' SCALE

Kenneth J. Osborne PSM #2416
THIS SURVEY IS NOT VALID WITHOUT SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Project: C-14103
Date: 3-31-2016
Sheet: 1 OF 1



6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463