

HISTORIC PLANNING BOARD SUBMISSION:

MCDONALD ADDITION

531 N. SWINTON AVE.
DELRAY BEACH, FL 33444

LIST OF DRAWINGS:

CS.1 COVER SHEET
SP.1 SITE PLAN & TABULAR DATA
A1.1 PROPOSED FLOOR PLAN
A4.1 EXTERIOR ELEVATIONS
A5.1 EXISTING VIEWS

GENERAL NOTES:

1. ALL IDEAS, DRAWINGS, PLANS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER OF RECORD. THEY WERE CREATED FOR AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THE IDEAS, DESIGNS, DRAWINGS, PLANS AND ARRANGEMENTS OF THE SPECIFIED PROJECT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSONS, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT AND ENGINEER(S) OF RECORD.
2. ALL SHOP DRAWINGS SHALL BE SUBMITTED FOR THE ARCHITECT/ENGINEER OF RECORD REVIEW ONLY AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE GENERAL CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS, FIELD CONDITIONS, "AS-CONSTRUCTED" DIMENSIONS AND OTHER TRADE REQUIREMENTS, AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP.
3. ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY SURVEY OR CIVIL DWGS. THAT ARE INSERTED INTO THIS SET AND/OR LACK OF. THIS INCLUDES BUT NOT LIMITED TO PROPOSED AND/OR EXISTING CONDITIONS OF GRADING, PARKING, DRIVEWAYS, SEWER LINES, DRAINAGE, FINISH FLOOR ELEVATIONS, PROPERTY LINE LOCATIONS, EXISTING VEGETATION LOCATIONS, AND ETC.

ARCHITECTURAL RENDERING:



ABBREVIATIONS:

AT	H.C.	HOLLOE CORE
ACOUSTICAL TILE	H.M.	HOLLOW METAL
ADJUSTABLE	H.V.A.C.	HEATING, VENTILATION, & AIR
ANCHOR BOLT		CONDITIONING
AIR CONDITIONING	INSUL.	INSULATION
ABOVE FINISH FLOOR	INV.	INVERT
ALUMINUM	LAM.	LAMINATED
ALTERNATE	MAT.	MATERIAL
BOARD	M.C.	MECHANICAL CONTRACTOR
BUILDING	M.H.	MAN HOLE
BENCH MARK	MLDG.	MOLDING
BRIDGING OR BEARING	MTL. MET.	METAL
CENTER TO CENTER	MIN.	MINIMUM
CENTER LINE	M.T.	METAL THRESHOLD
CABINET	N.I.C.	NOT IN CONTRACT
CATCH BASIN	NO.	NUMBER
CAST IRON	NOM.	NOMINAL
CERAMIC	O.C.	ON CENTER
CEILING	OPG.	OPENING
CLEAN OUT	O.W.	OPEN WEB
CONCRETE	P.C.	PLUMBING CONTRACTOR
COORDINATE	PL	PLATE
COLUMN	PT.	PRESSURE TREATED
CONTINUOUS	P.S.I.	POUNDS PER SQUARE INCH
DETAIL	R.A.	RETURN AIR
DOWN	RM.	ROOM
DECK	REQ'D	REQUIRED
DOWN SPOUT	REIN.	REINFORCING
DRY WALL	S.B.	SPALSH BLOCK
DRAWING	SCH.	SCHEDULE
ELECTRICAL CONTRACTOR	SEC.	SECTION
ELEVATION	S.C.	SOLID CORE
ELECTRICAL	S.S.	STAINLESS STEEL
EXISTING	S.V.B.	STRAIGHT VINYL BASE
EXPOSED OR EXPANSION	SPEC.	SPECIFICATION
FIRE EXTINGUISHER	T.O.	TOP OF
FINISHED FLOOR	T.O.F.	TOP OF FOOTING
FINISH	T.O.P.	TOP OF PLATE
FLOOR	T.O.S.	TOP OF STEEL
FULL SIZE	TYP.	TYPICAL
FOOT OR FEET	THK.	THICK OR THICKNESS
FOOTING	T&G	TOUNGUE AND GROOVE
GENERAL CONTRACTOR	V.C.T.	VINYL COMPOSITION TILE
GLASS OR GLAZING	V.C.B.	VINYL COVE BASE
GLAZED PAINT	VIF	VERIFY IN FIELD
GYPSUM	W/	WITH
HOSE BIB	W.I.	WROUGHT IRON
HEIGHT	WD.	WOOD
HARDENER	W.W.F.	WELDED WIRE FABRIC

WALL LEGEND:

	EXISTING CMU WALL
	EXISTING INTERIOR WALL
	EXISTING FIRE RATED PARTITION WALL
	CMU WALL
	CMU WALL, W/ ONE SIDE 1x PT FURRING & GYPSUM BOARD
	CMU WALL, W/ ONE SIDE 2x PT FURRING & GYPSUM BOARD
	CMU WALL, W/ ONE SIDE 1-5/8" MTL. STUD & GYPSUM BOARD
	PARTITION WALL (PARTY WALL)- CMU WALL, W/ 1-5/8" MTL. STUD & 5/8" GYPSUM BOARD ON EACH SIDE. NOTE: FIRE RATED PARTITION WALL
	PARTITION WALL (PARTY WALL)- CMU WALL, W/ 2x PT FURRING & 5/8" GYPSUM BOARD ON EACH SIDE. NOTE: FIRE RATED PARTITION WALL
	INTERIOR WALL
	INTERIOR FIRE RATED PARTITION WALL

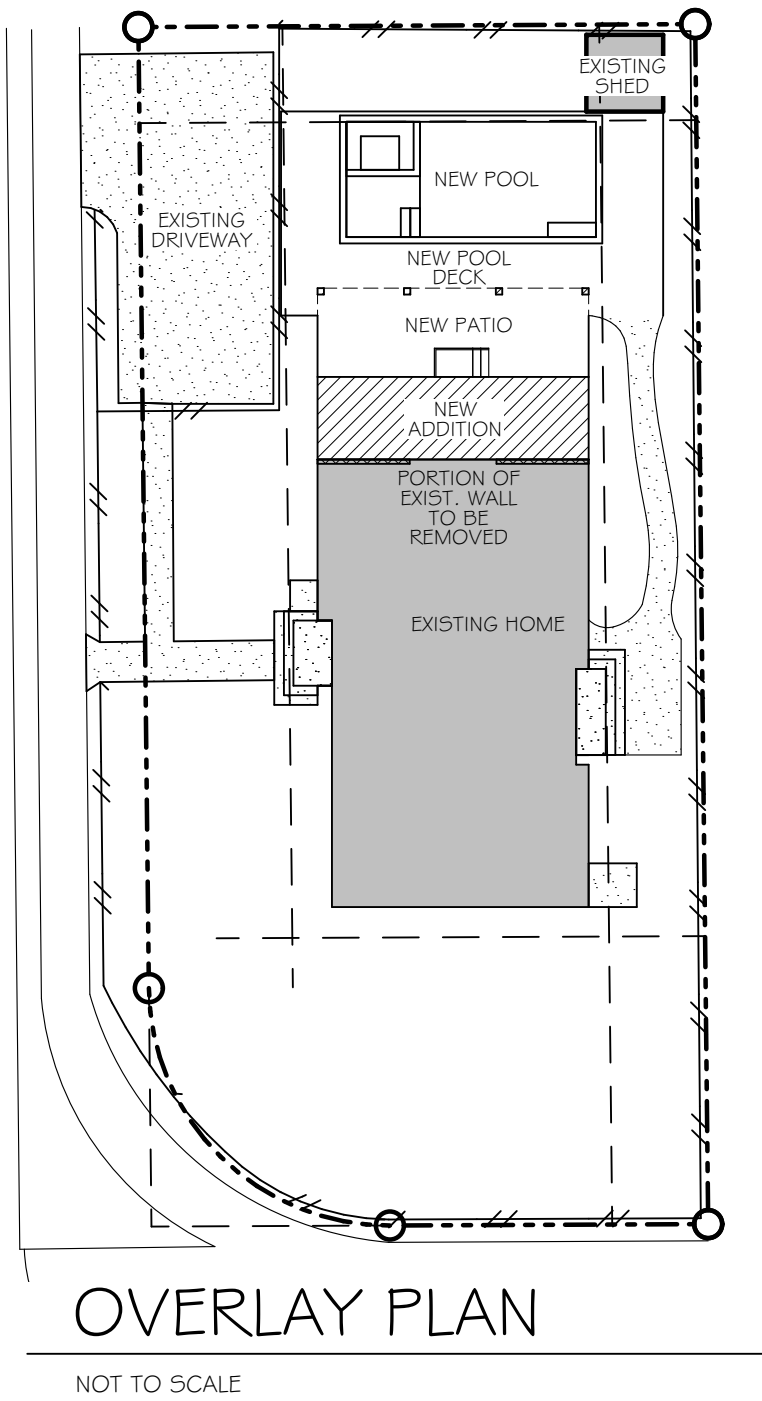
ARCHITECTURAL SYMBOLS:

	REVISION MARKER
	ELEVATION MARK
	ROOM NUMBER
	DOOR TAG- REFER TO DOOR SCHEDULE
	WINDOW TAG- REFER TO WINDOW SCHEDULE
	WALL DETAIL, REFER TO PARTITION DETAILS
	FIXTURE TAG
	SECTION LETTER
	WALL SECTION
	BUILDING SECTION
	DETAIL

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS AN REAR BEDROOM ADDITION, NEW POOL AND PATIO, AND A COVERED REAR PORCH FOR THE PATIO TO AN EXISTING CONTRIBUTING HOME. NO OTHER MODIFICATIONS ARE PROPOSED TO THE HOME.

OVERLAY PLAN:



DESIGN TEAM:

OWNER:

NANCY MCDONALD
531 N. SWINTON AVE.
DELRAY BEACH, FL 33444

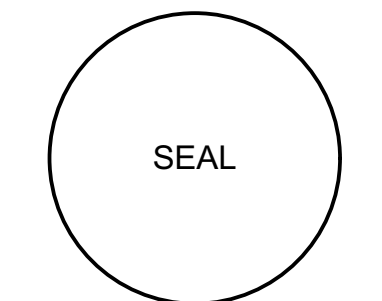
ARCHITECT:

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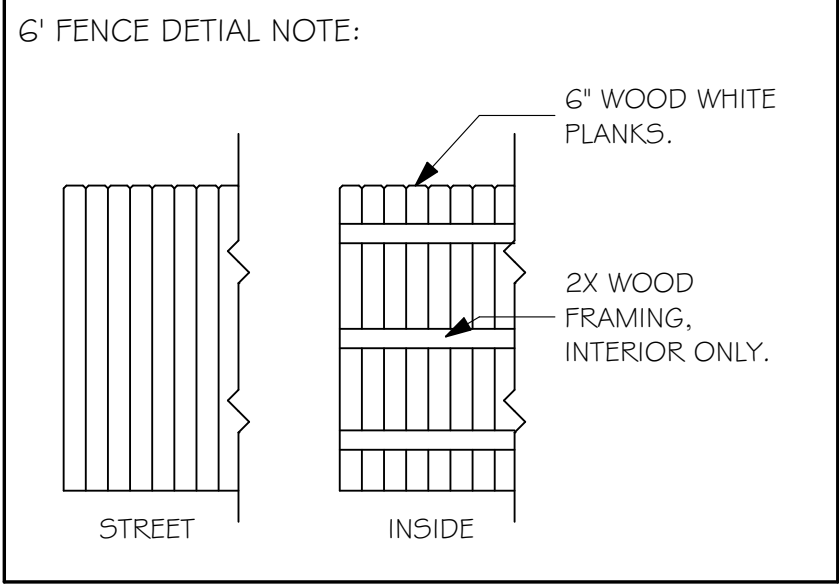
HISTORIC APP.

THE WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.
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PROJECT NO: 20-308
DATE: 2.1.21
DRAWN BY: S.K.
CHECKED BY: S.S.
REVISIONS:
1 REV. (03.15.21)

COVER SHEET

CS.1



NOTE:
SITE PLAN IS ILLUSTRATIVE & IS
SHOWN FOR BUILDING LOCATION
ONLY.

PROJECT DATA:

PROJECT & OWNER INFORMATION:

OWNER: NANCY McDONALD
ADDRESS: 531 N. SWINTON AVE.
DELRAY BEACH, FL 33444
P.C.N.: 12-43-46-09-29-003-0011
LEGAL: LOT 1, BLOCK 3, DEL IDA PARK, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, LESS THE SOUTH 2 FEET THEREOF.
HISTORIC: DEL-IDA PARK HISTORIC DISTRICT, CONTRIBUTING

ZONING AND CODE INFORMATION:

ZONING: R-1-AA
CONSTRUCTION TYPE: III-B
CURRENT USE: SINGLE FAMILY - 0100
PROPOSED USE: SINGLE FAMILY - 0100
FLOOD ZONE: ZONE-X, BASE FLOOD ELEV. N/A

FLORIDA BUILDING CODE:
FBC-2017 BUILDING CODE & FBC-2017 6TH EDITION RESIDENTIAL
FBC EC=FLORIDA BUILDING CODE ENERGY CONSERVATION 2017
FLORIDA FIRE PREVENTION CODE, 5TH EDITION
NEC NFPA 70 2014 EDITION, NATIONAL ELECTRICAL CODE
FS= FLORIDA STATUTES

SITE/LAND DATA:	REQUIRED	PROPOSED	EXISTING
TOTAL SITE AREA:	+/7,116 SF (.16336 AC)		
MIN. LOT SIZE:	9,500 SF	EXISTING	+/7,116 SF
MIN. LOT WIDTH:	95'	EXISTING	58'
MIN. LOT DEPTH:	100'	EXISTING	125'
LOT FRONTAGE:	95'	EXISTING	33.16'
MIN. FLOOR AREA:	1,500 SF	1,764 SF (PROPOSED)	1,270 SF
MAX. LOT COVERAGE:	NA	24.8% (1,764 SF)	17.8% (1,270 SF)
MIN. OPEN SPACE:	25%	56.6% (4,031 SF)	75.2% (5,352 SF)
MAX. HEIGHT:	35'	10'-7"	10'-8"

SETBACKS:	REQUIRED	EXISTING HOUSE	PROPOSED HOUSE
FRONT(WEST):	30'	33'-0"	N/A
REAR (EAST):	10'	45'-2"	27'-5"
SIDE STREET (NORTH):	10'	18'-2"	18'-2"
SIDE INTERIOR (SOUTH):	10'	11'-6"	11'-5"
POOL (EAST)	10'	-	10'-0"
POOL (SOUTH)	10'	-	10'-5"
POOL (NORTH)	10'	-	21'-6"

BUILDING DATA:

EXISTING HOUSE (UA)= 1,270 SF
TOTAL EXISTING SF= 1,270 SF

PROPOSED ADDITION (UA)= 233 SF
TOTAL PROPOSED SF= 1,503 SF

PROPOSED COVERED PORCH (UC)= 261 SF
TOTAL PROPOSED SF= 1,764 SF

** DEMOLITION, NO SQFT IS TO BE DEMOLISHED FROM THE ORIGINAL HOME. NEW SQFT
IS AN ADDITION TO THE EXISTING HOME. THE EXISTING OUTSIDE WALL THAT WILL NOW
BECOME INTERIOR IS THE ONES ONLY DEMOLITION.

EXISTING HOUSE (UA)= 1,270 SF
TOTAL EXISTING SF= 1,270 SF

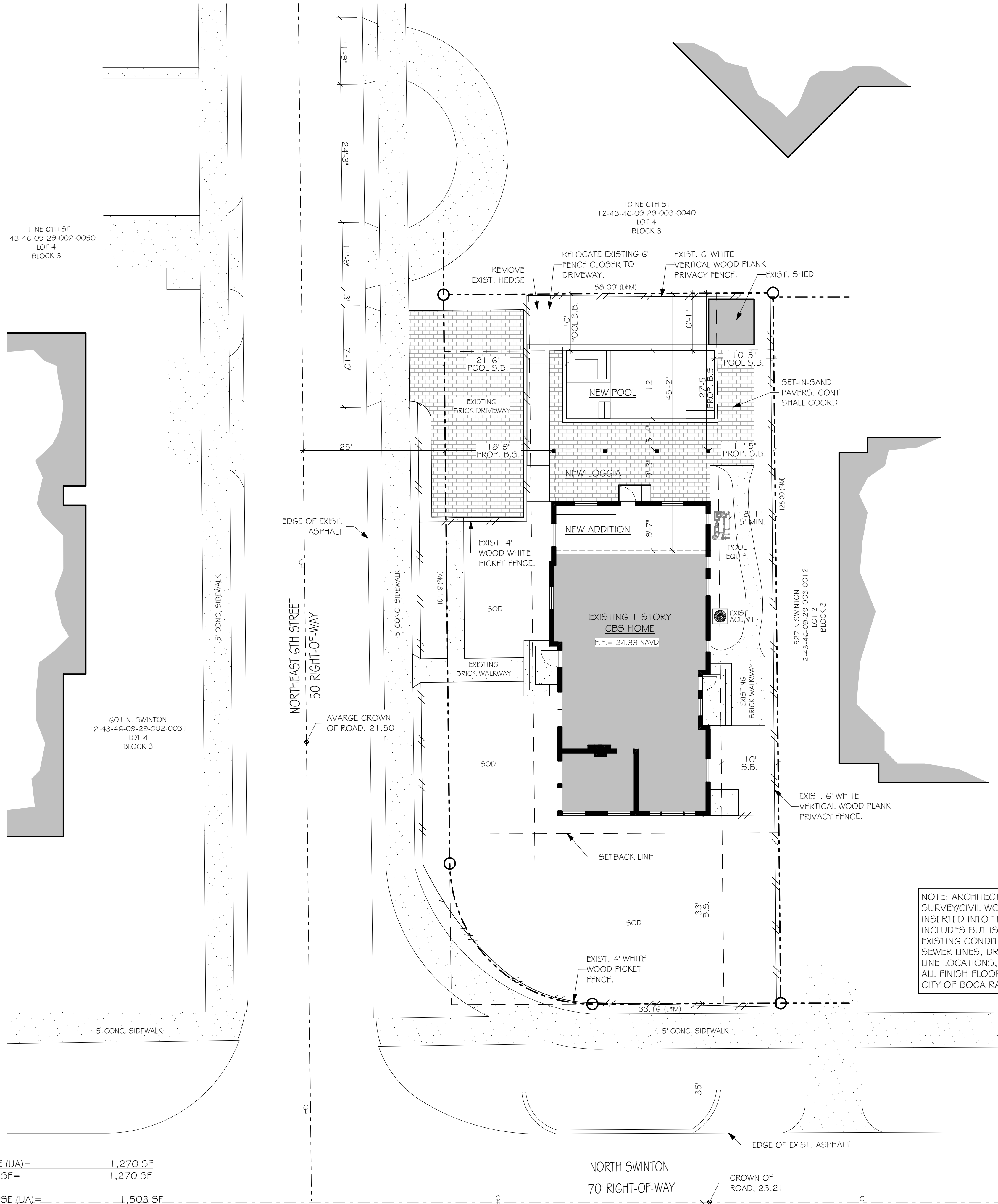
PROPOSED HOUSE (UA)= 1,503 SF

PROPOSED COVERED PORCH (UC)= 261 SF
TOTAL PROPOSED SF= 1,764 SF



PROPOSED SITE PLAN

SCALE: 1" = 10'

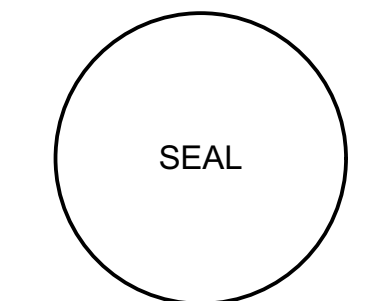


NOTE: ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR ANY
SURVEY/CIVIL WORK AND/OR ANY SUCH DRAWINGS THAT ARE
INSERTED INTO THIS SET AND/OR LACK THERE OF. THIS
INCLUDES BUT IS NOT LIMITED TO THE PROPOSED AND/OR
EXISTING CONDITIONS OF GRADING, PARKING, DRIVEWAYS,
SEWER LINES, DRAINAGE, FINISH FLOOR ELEVATIONS, PROPERTY
LINE LOCATIONS, EXISTING VEGETATION LOCATIONS, AND ETC.
ALL FINISH FLOOR ELEVATIONS SHALL BE CONFIRMED BY THE
CITY OF BOCA RATON OR A LICENSED CIVIL ENGINEER.



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CHECKED BY: S.S.

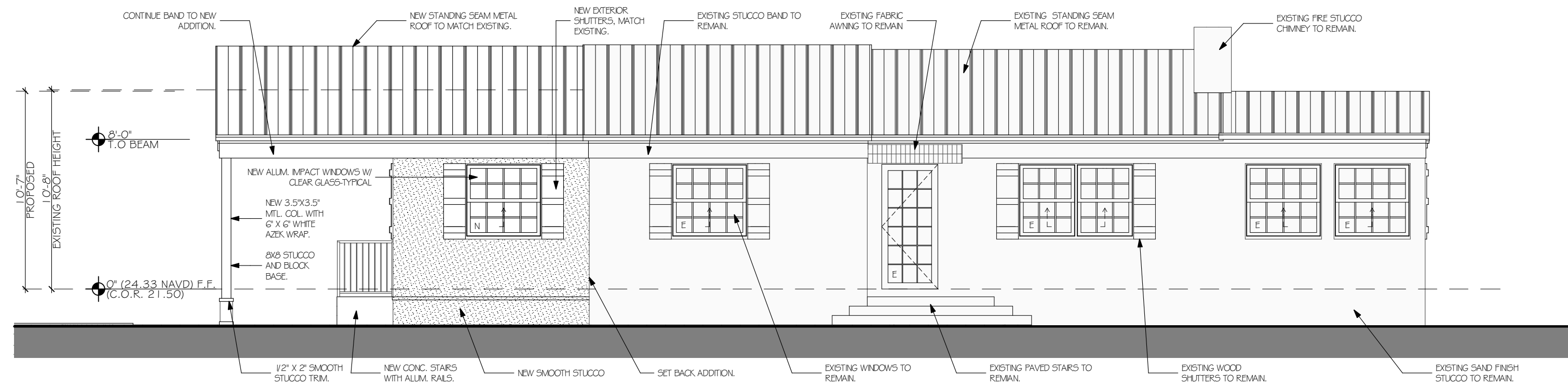
REVISIONS:

1 REV. (03.15.21)

SITE PLAN

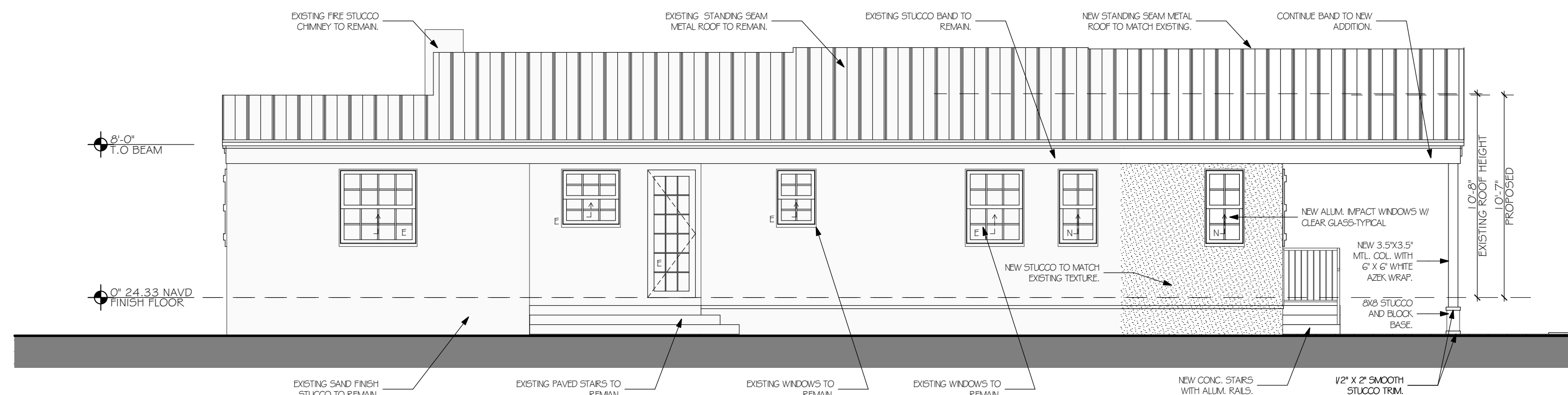
SP1.1





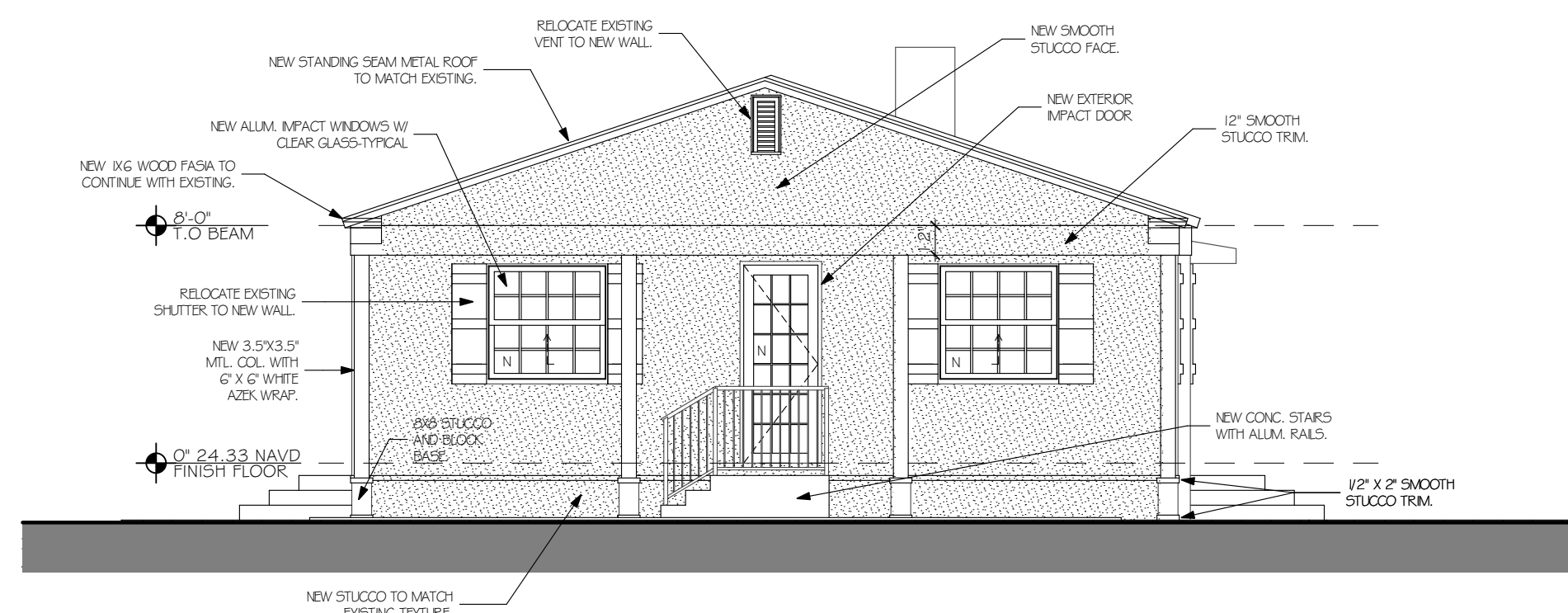
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



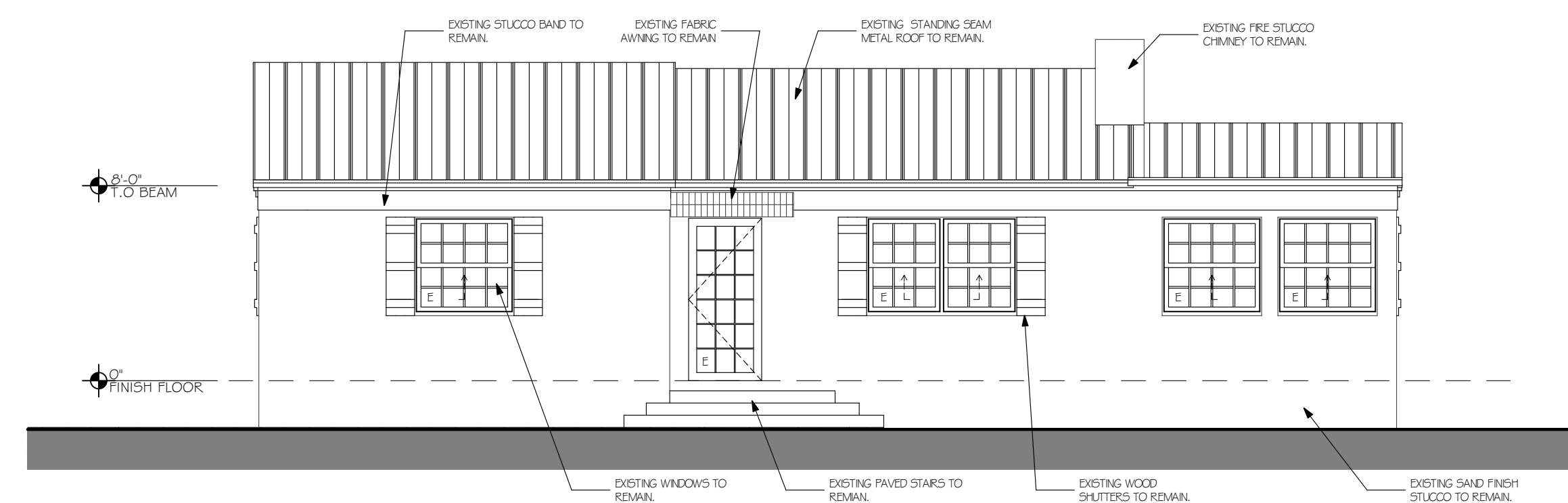
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



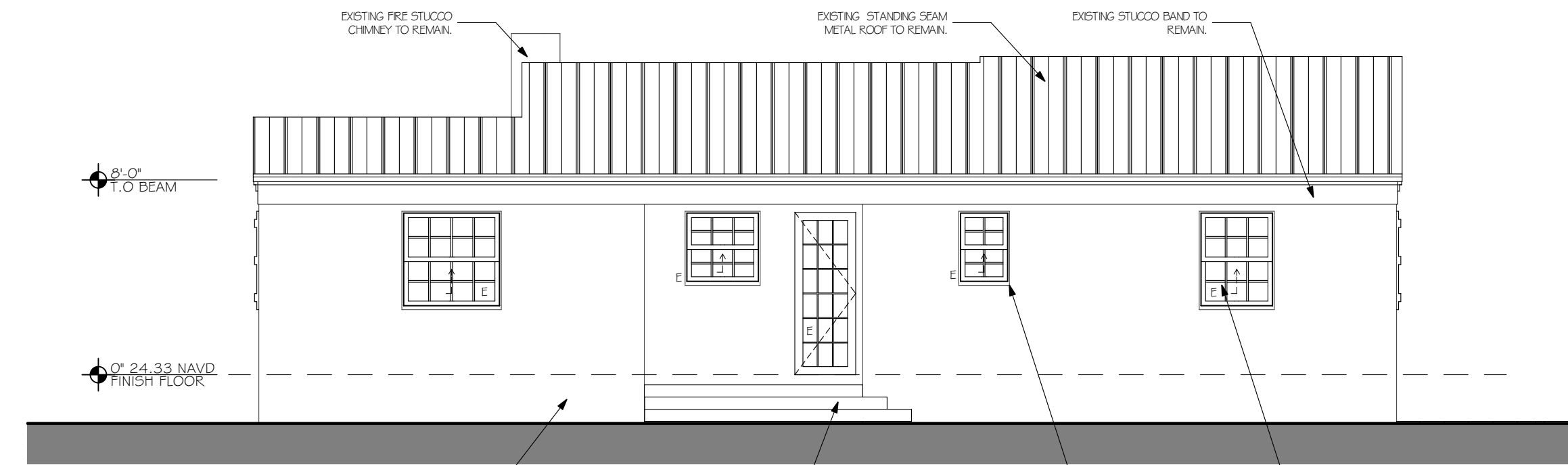
EAST ELEVATION

SCALE: 3/16" = 1'-0"



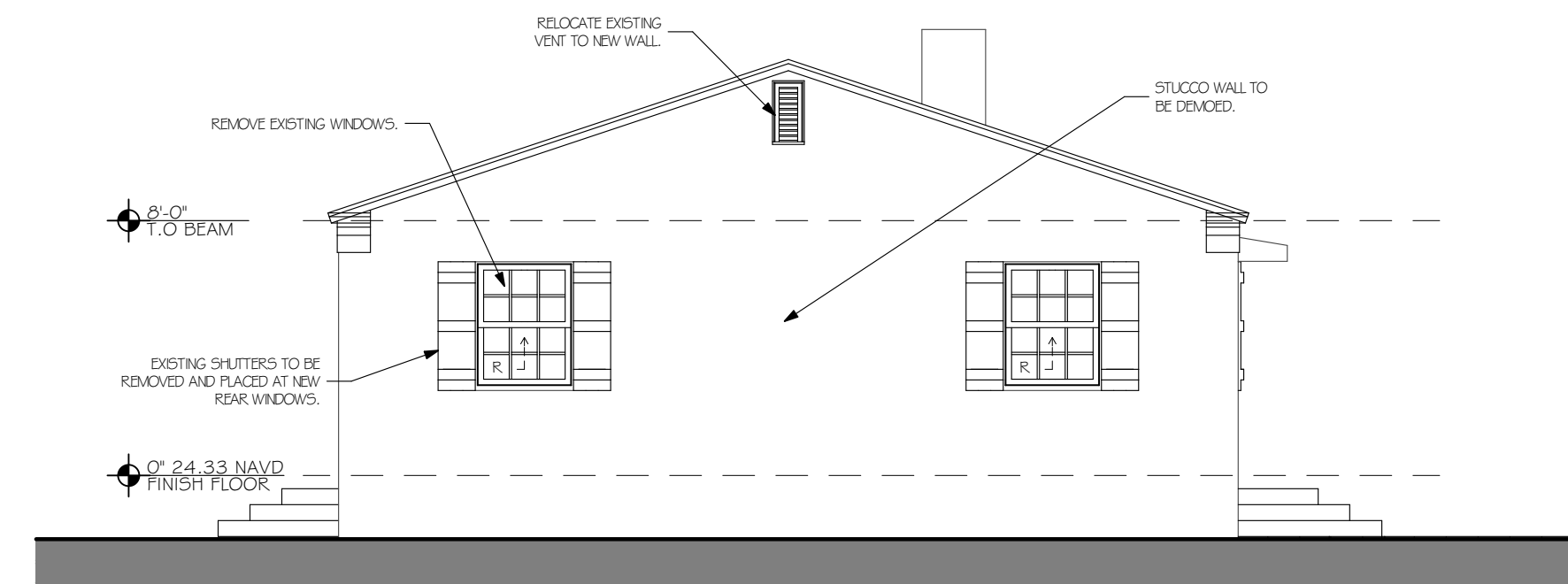
EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"



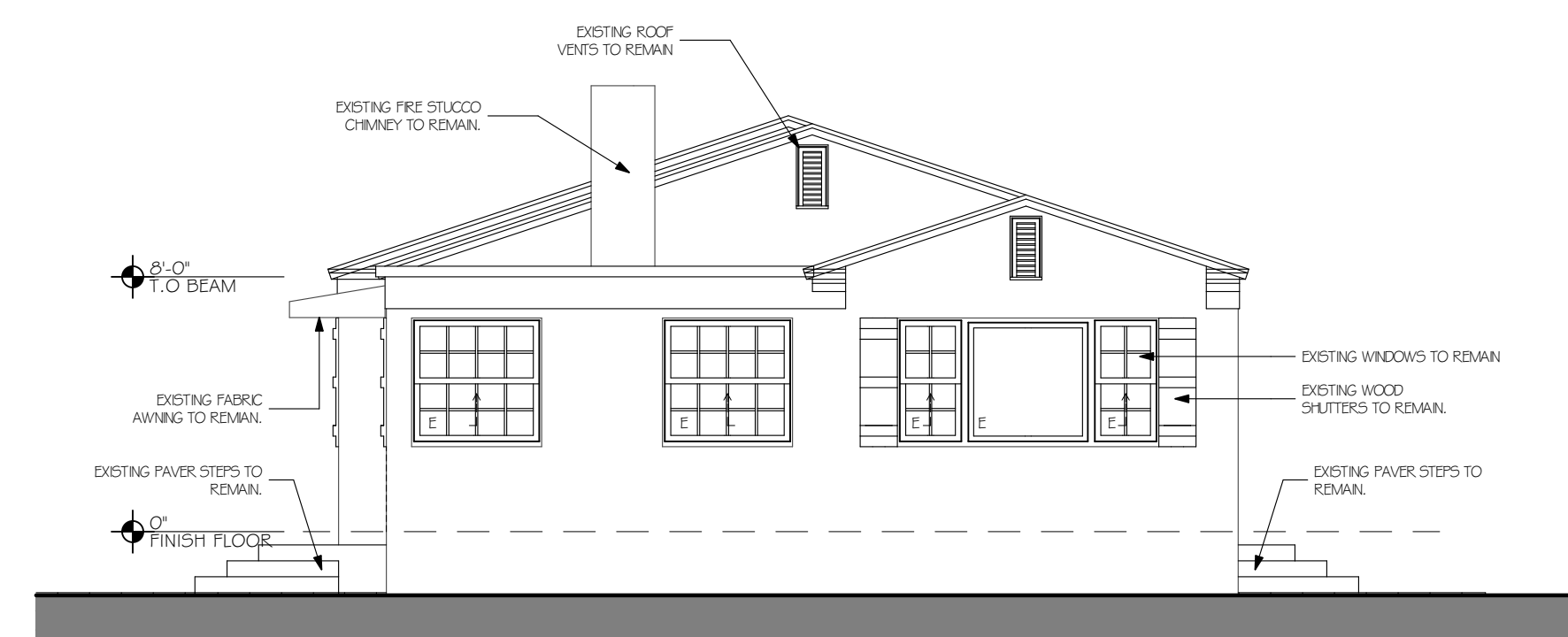
EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING EAST ELEVATION

SCALE: 3/16" = 1'-0"



EXISTING WEST ELEVATION

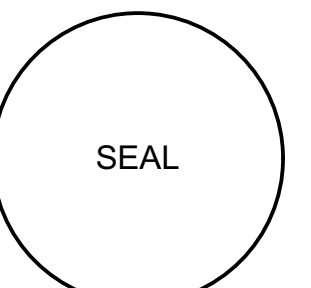
SCALE: 3/16" = 1'-0"

** NO CHANGE TO ELEVATION.



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DRAWN BY: _____ S.K. _____

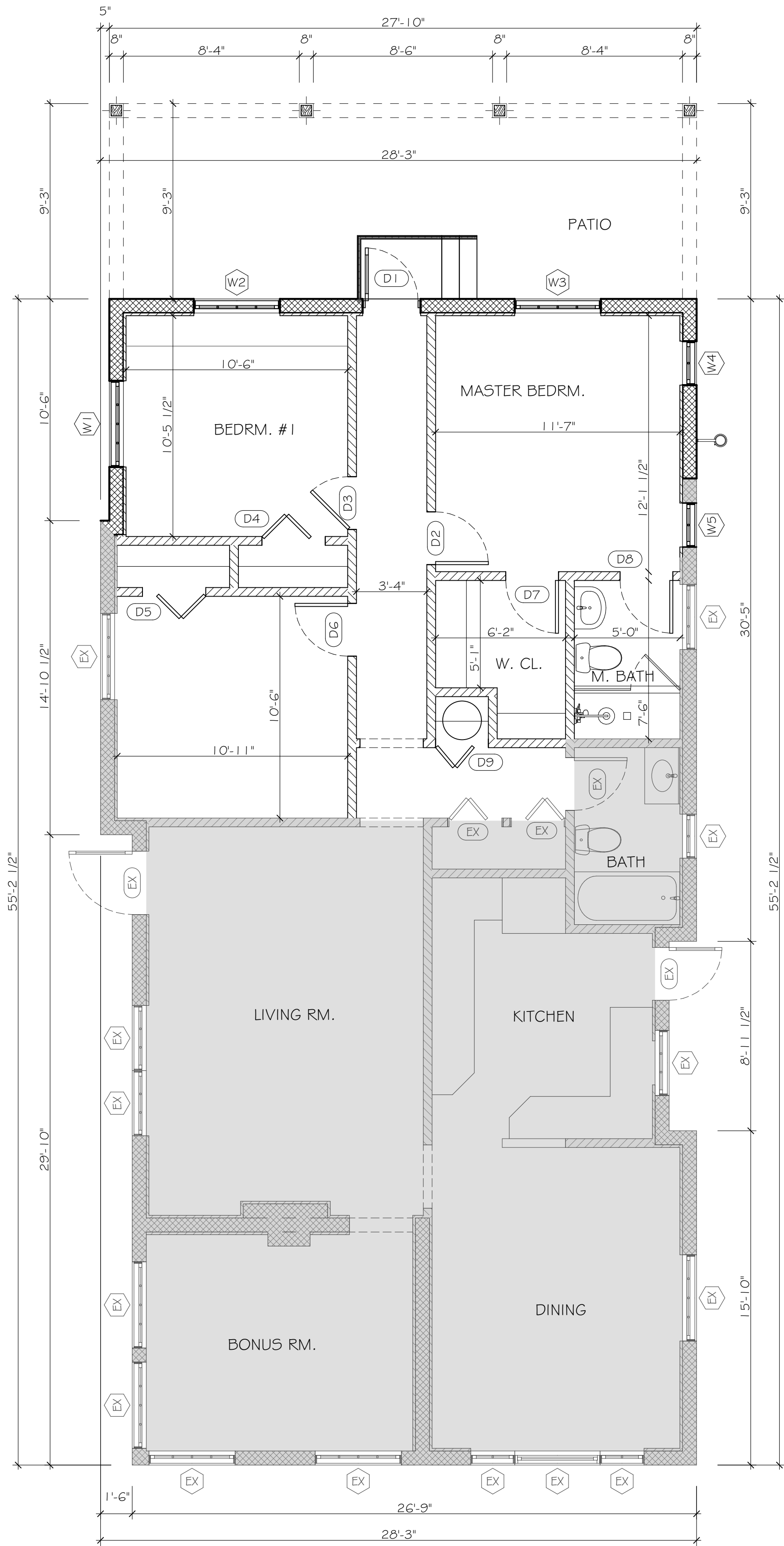
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ELEVATIONS

A4.1

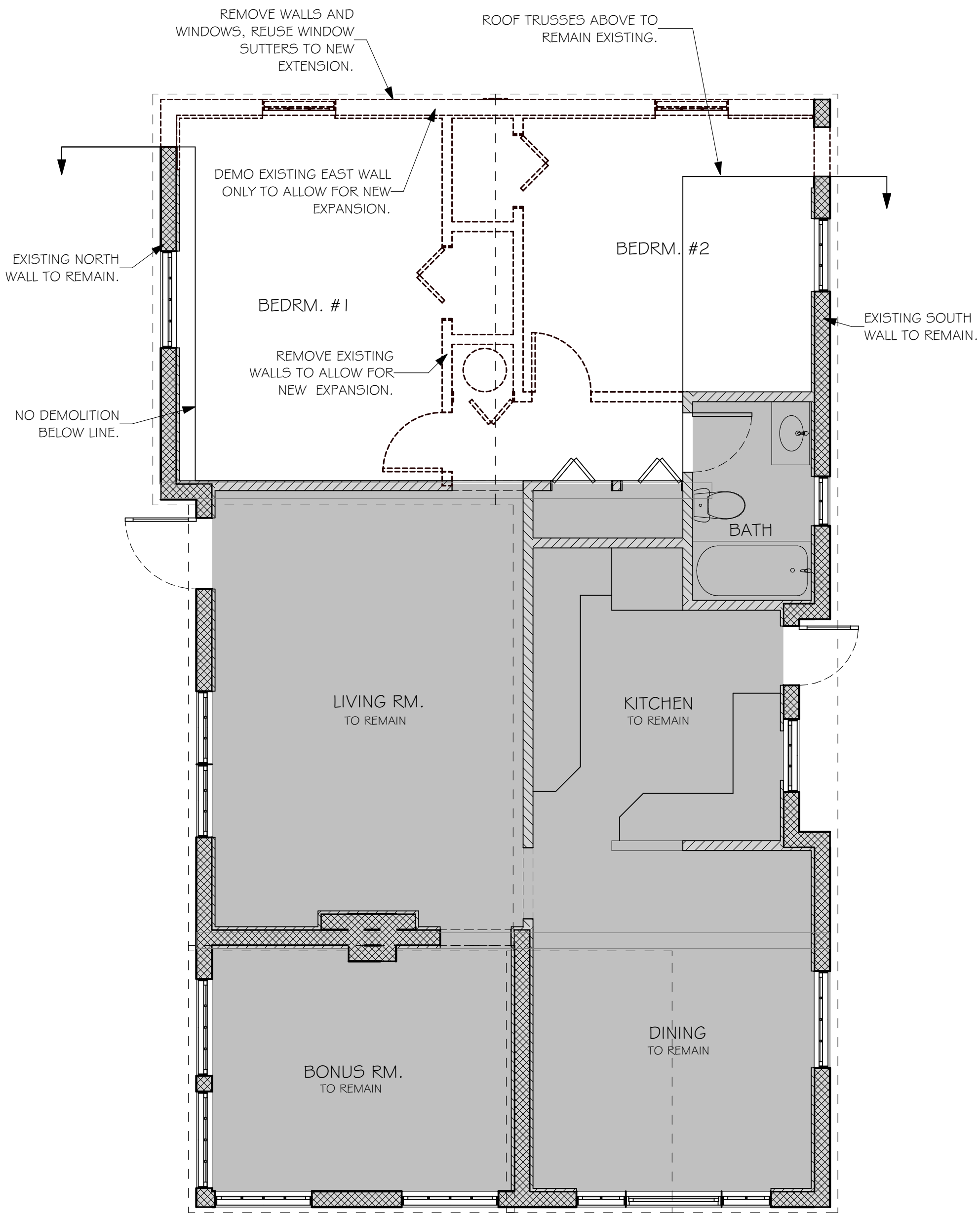


1st FLOOR PLAN

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

WINDOW SCHEDULE:													
ID	W	HT	REQUIRED PRESSURES		APPROVED PRESSURES	PRODUCT APPROVAL	MULLION BARS	STYLE	GLAZING	FRAME MATERIAL	COLOR	COMMENTS	
W1	4'-0"	4'-0"	PER NOA		PER NOA	BY GC	MATCH EXIST.	SINGLE HUNG	CLEAR IMPACT	ALUM.	WHITE	MATCH WITH EXIST. IN STYLE.	
W2	4'-0"	4'-0"	PER NOA		PER NOA	BY GC	MATCH EXIST.	SINGLE HUNG	CLEAR IMPACT	ALUM.	WHITE	MATCH WITH EXIST. IN STYLE.	
W3	4'-0"	4'-0"	PER NOA		PER NOA	BY GC	MATCH EXIST.	SINGLE HUNG	CLEAR IMPACT	ALUM.	WHITE	MATCH WITH EXIST. IN STYLE.	
W4	2'-0"	4'-0"	PER NOA		PER NOA	BY GC	MATCH EXIST.	SINGLE HUNG	CLEAR IMPACT	ALUM.	WHITE	MATCH WITH EXIST. IN STYLE.	
W5	2'-0"	4'-0"	PER NOA		PER NOA	BY GC	MATCH EXIST.	SINGLE HUNG	CLEAR IMPACT	ALUM.	WHITE	MATCH WITH EXIST. IN STYLE.	
DOOR SCHEDULE:													
ID	W	HT	THK	REQUIRED PRESSURES (PSF)		APPROVED PRESSURES (PSF)	PRODUCT APPROVAL	STYLE	GLAZING	MATERIAL	HRDWR GROUP	COLOR	COMMENTS
D1	2'-6"	6'-8"	1 3/4"	PER NOA		PER NOA	BY GC	SINGLE FRENCH	CLEAR IMPACT	ALUM.	LOCK	WHITE	MATCH EXISTING
D2	2'-6"	6'-8"	1 3/4"	-	-	-	-	G-PANEL	-	SC. WD.	PRIVACY	WHITE	MATCH EXISTING
D3	2'-6"	6'-8"	1 3/4"	-	-	-	-	G-PANEL	-	SC. WD.	PRIVACY	WHITE	MATCH EXISTING
D4	3'-0"	6'-8"	1 3/4"	-	-	-	-	G-PANEL, BIFOLD	-	SC. WD.	STD.	WHITE	MATCH EXISTING
D5	3'-0"	6'-8"	1 3/4"	-	-	-	-	G-PANEL, BIFOLD	-	SC. WD.	STD.	WHITE	MATCH EXISTING
D6	2'-6"	6'-8"	1 3/4"	-	-	-	-	G-PANEL	-	SC. WD.	PRIVACY	WHITE	MATCH EXISTING
D7	2'-6"	6'-8"	1 3/4"	-	-	-	-	G-PANEL	-	SC. WD.	PASSAGE	WHITE	MATCH EXISTING
D8	2'-6"	6'-8"	1 3/4"	-	-	-	-	G-PANEL	-	SC. WD.	PRIVACY	WHITE	MATCH EXISTING
D9	2'-6"	6'-8"	1 3/4"	-	-	-	-	G-PANEL, BIFOLD	-	SC. WD.	STD.	WHITE	MATCH EXISTING

- DOORS AND WINDOWS NOTES:
- GC SHALL COORDINATE OPENINGS W/ DOOR OR WINDOW MANUFACTURER.
 - ALL NEW WINDOWS & DOORS SHALL BE IMPACT RATED.



DEMOLITION FLOOR PLAN

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

WALL LEGEND	
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	NEW EXTERIOR WALL
	NEW INTERIOR WALL



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SEAL

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PROPOSED FLOOR PLAN

A1.1

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	=	RIGHT OF WAY	X 7.00'	=	ELEVATIONS BASED ON N.A.V.D.
N	=	NORTH	(A6)	=	APPARENT ENCROACHMENT
S	=	SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS
E	=	EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS
W	=	WEST	P.O.C.	=	POINT OF COMMENCEMENT
D.B.	=	DEED BOOK	P.O.B.	=	POINT OF BEGINNING
ENCH.	=	ENCROACH	CHATT.	=	CHATTAHOOCHIE
F.F.	=	FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT
GAR.	=	GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS
C/L	=	CENTERLINE	O.R.B.	=	OFFICIAL RECORDS BOOK
MH	=	MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
(M)	=	MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION
P.B.	=	PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES
A/C	=	AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT
P	=	PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM
VALVE	=	UTILITY BOX	PARKING STRIPE	=	
MANHOLE	=	HYDRANT	OVERHEAD UTILITY LINES	=	
BASIN	=	UTILITY POLE	6' CONCRETE WALL	=	
WELL	=	VAULT	COVERED AREA	=	
WATER METER	=	LIGHT	CONCRETE	=	
MONITORING WELL	=	BOLLARD	BRICK PAVERS	=	
PROPERTY CORNER	=	AIR CONDITIONER	TILE	=	
CHAIN LINK FENCE	=		ASPHALT	=	
WOOD FENCE	=		CONCRETE FENCE	=	
METAL FENCE	=		WIRE FENCE	=	
PVC FENCE	=			=	

STREET ADDRESS:

531 N. SWINTON AVENUE DELRAY BEACH FL 33444

LEGAL DESCRIPTION:

LOT 1, BLOCK 3, DEL IDA PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 2 FEET THEREOF.

NOTES:

- Unless otherwise noted field measurements are in agreement with record measurements.
- Angles shown hereon are per Plat book 9, Page 52, Palm Beach county records.
- The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
- Ownership of fences and walls if any are not determined.
- This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
- Any and all underground features such as foundations, utility lines, Ext. were not located on this survey. This is an above ground survey only.
- The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
- The location of overhead utility lines are approximate in nature due to their proximity above ground, size, type and quantity must be verified prior to design or construction.
- Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.

FLOOD INFORMATION:

FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 125102/12099C0977-F
EFFECTIVE: 10/5/2017
REVISED:

BENCHMARK INFORMATION:

PALM BEACH COUNTY BENCHMARK CHEROKEE BLONDE ELEV: 21.76' NAVD

EASEMENTS ACCORDING TO THE AFOREMENTIONED PLAT:

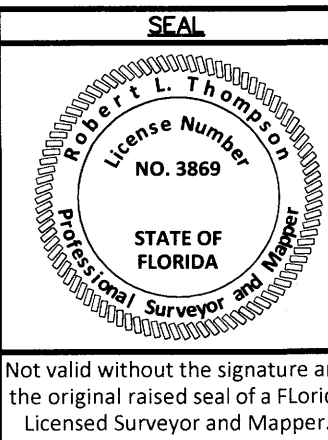
NONE

APPARENT ABOVE GROUND ENCROACHMENTS:

- DRIVEWAY AND ENTRY WALK IN ROAD RIGHT OF WAY ALONG THE NORTH BOUNDARY.
- FENCE IN ROAD RIGHT OF WAY ALONG THE WEST AND NORTH BOUNDARY.
- POWER POLE AND OVERHEAD UTILITY LINES ALONG THE SOUTH BOUNDARY WITHOUT BENEFIT OF RECORDED UTILITY EASEMENT.

CERTIFY TO:

NANCY MCDONALD



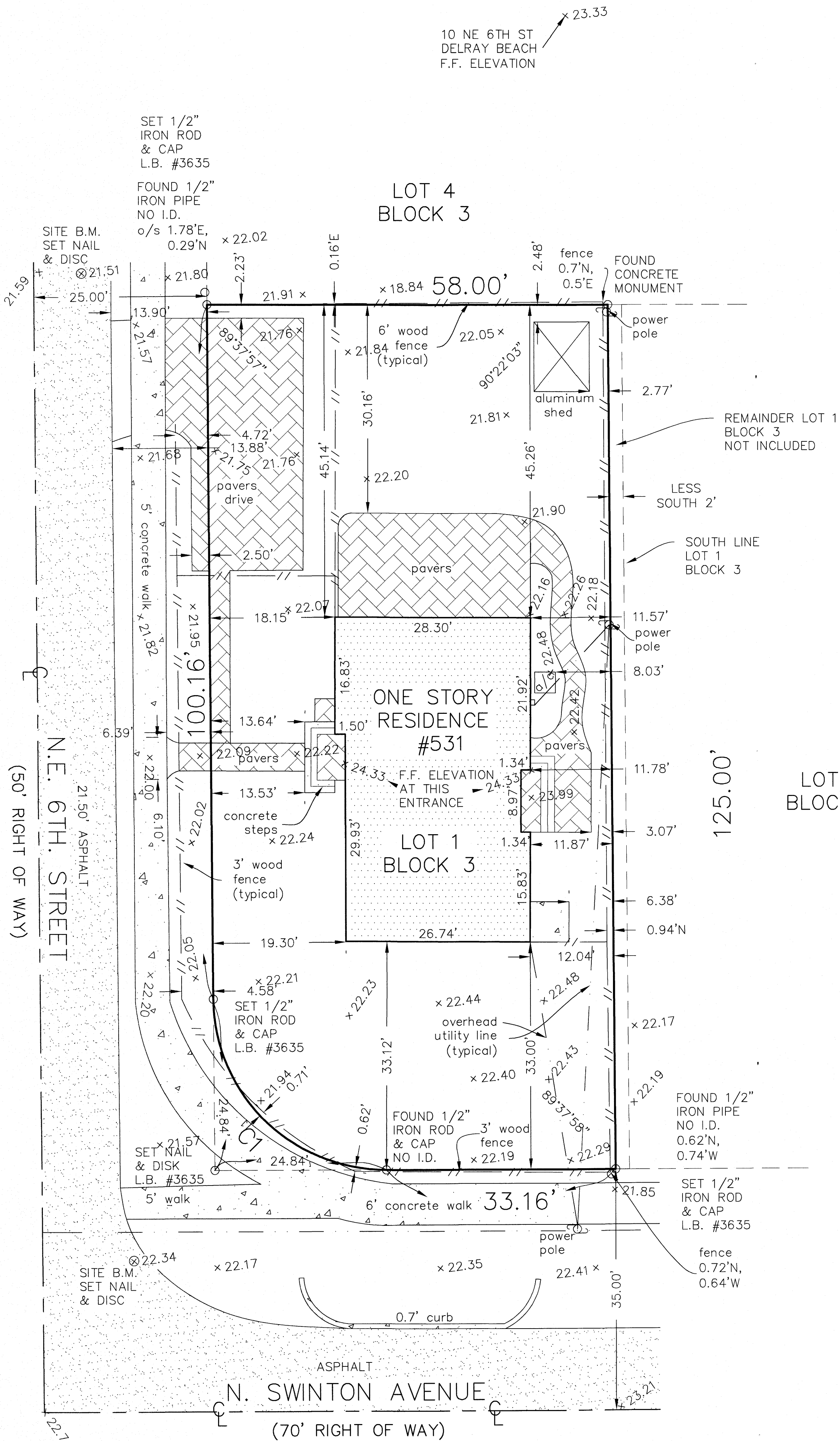
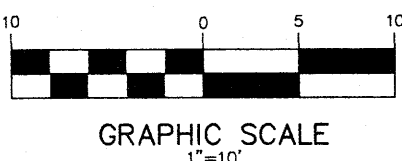
CERTIFICATION:

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

Robert L. Thompson 01-22-2021

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER NO. 3869 - STATE OF FLORIDA

SHEET 1 OF 1 SCALE 1"=10' SKETCH NUMBER SU-20-2270



527 N. SWINTON AVENUE
DELRAY BEACH
F.F. ELEVATION

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	39.11'	25.00'	89°37'58"	24.84'

ORIGINAL DATE OF FIELD SURVEY: 10-16-2020	DRAWN BY: O.I.W.
FIELD BOOK: ALS-SU-20-2270	CHECKED BY: R.L.T.
REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS
	BY
UPDATE/TOPO SURVEY CHANGE SCALE TO 1:10 SU-20-2734	01-22-2021
	AL/RLT