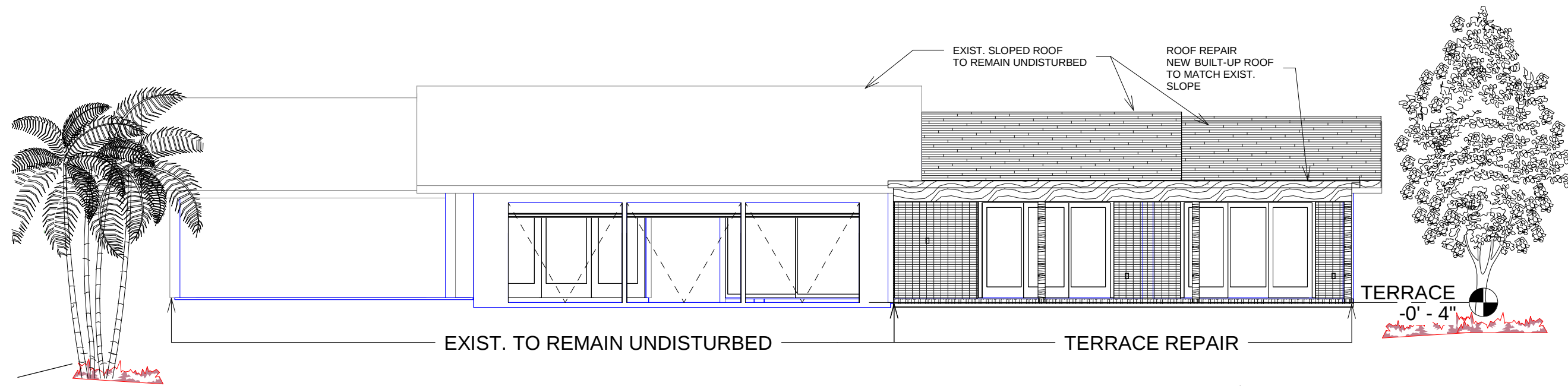




REAR ELEVATION (SOUTH)

MATERIALS
PAINT TO MATCH EXISTING:
PURE WHITE SERWIN WILLIAMS
7005
WOOD: MATCH EXISTING TYPE
OR EQUAL STRUCTURAL COLUMNS
TO REMAIN



PARCEL CONTROL #:
60-43-42-34-08-006-0370

SURVEY NOTES:
ALL SURVEY NOTATION AND DESCRIPTIONS
ARE RELAYED FROM 1 INFORMATION TAKEN
BY "WALLACE SURVEYING, 6553
VILLAGE BLVD .. WEST PALM BEACH, FL 33407.
(561) 640-4551.' SEE ATTACHED SURVEY.

LEGAL DESCRIPTION:
LOT 37, OF NORTH SHORE ADD TO PALM
BEACH, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK
05720, PAGE 0182, OF THE PUBLIC RECORDS
OF PALM BEACH, FLORIDA IDA.



SHEET KEY

Cover	Cover Page
Cover	Cover Page 2
A001	Proposed Floor Plan
A002	Rear & Left Elevations
A003	Exist./Demolition Plan
A004	Terrace Repair Details
A005	Streetcape Photos
A006	Streetcape Photos 2
A007	Existing Conditions
A008	Survey
A-ZL	Zoning Legend
E1	ELECTRICAL
S1.0	STRUCTURAL NOTES
S1.1	ROOF REPAIR PLAN
SITE	SITE PLAN

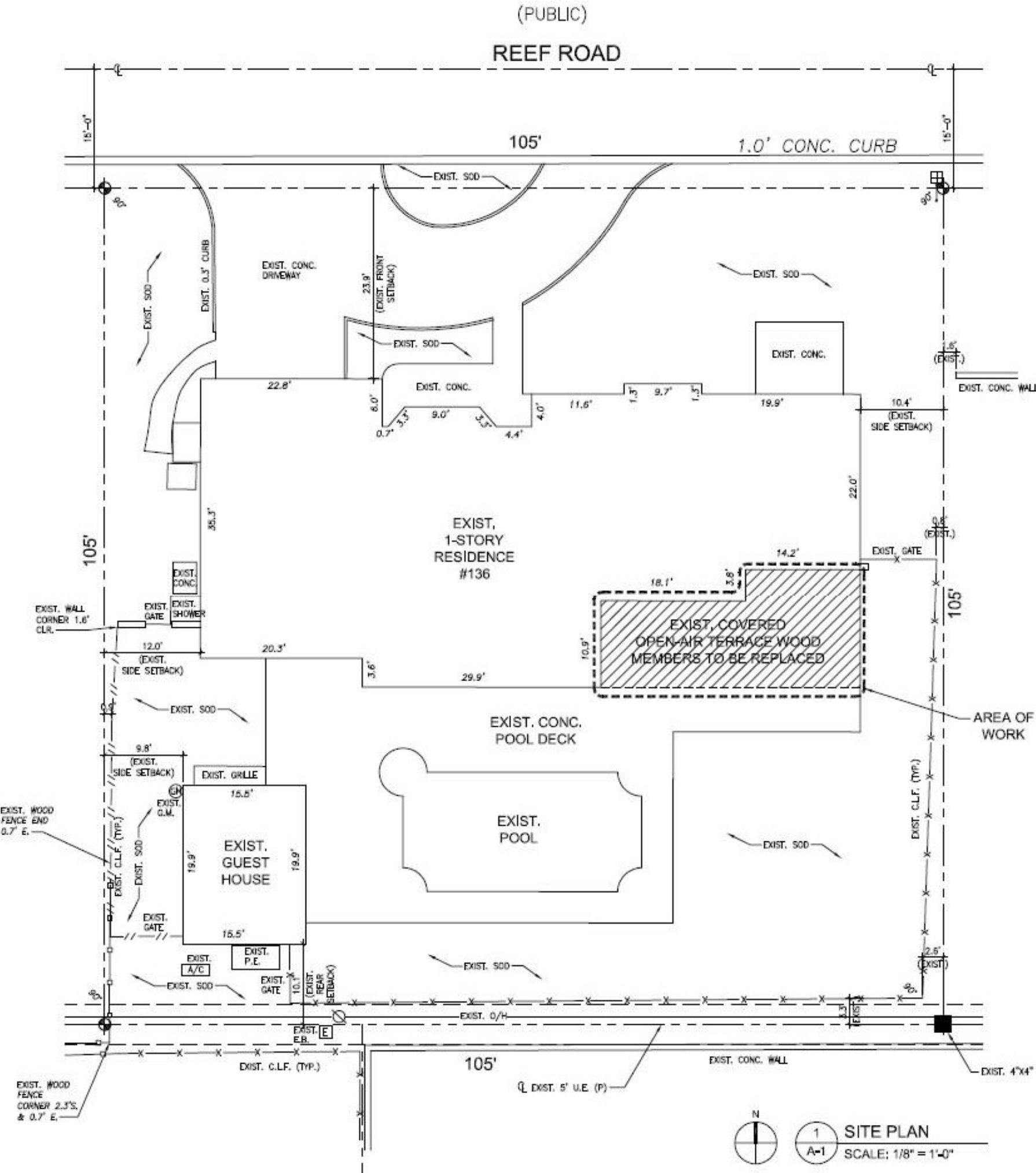
SECOND SUBMITTAL
ARCHITECTURAL REVIEW
Stepan RESIDENCE

ADDRESS: 136 REEF ROAD
PALM BEACH, FLORIDA 33480

SCOPE OF WORK:
THE SCOPE OF WORK IS THE
REPLACEMENT OF THE EXISTING
TERRACE WOOD ROOF MEMBERS
AT THE REAR OF AN EXISTING
SINGLE-FAMILY RESIDENCE.



EXISTING TERRACE TO BE REPAIRED



A & F ENGINEERING, INC.
FL P.E. License # 53842
General Contractor # CCCL504448
3340 Fairlane Farms Road Suite 8
Wellington, FL 33414
Phone: (561) 790-3116



REPLACEMENT OF TERRACE
136 REEF ROAD
PALM BEACH, FL 33480

To the best of my knowledge, these
drawings comply with the
requirements of the 2023 Florida
Building Code.
David Forkley, P.E.
FL License No. 53842

REVISION
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Drawn A.G.H.
Date 10/ 28/ 24

DRAWING
CP



UNDER TERRACE
(WEST)



UNDER TERRACE
(NORTH)



EXISTING TERRACE TO
BE REPAIRED



FRONT ELEVATION (NORTH)
NO CHANGE



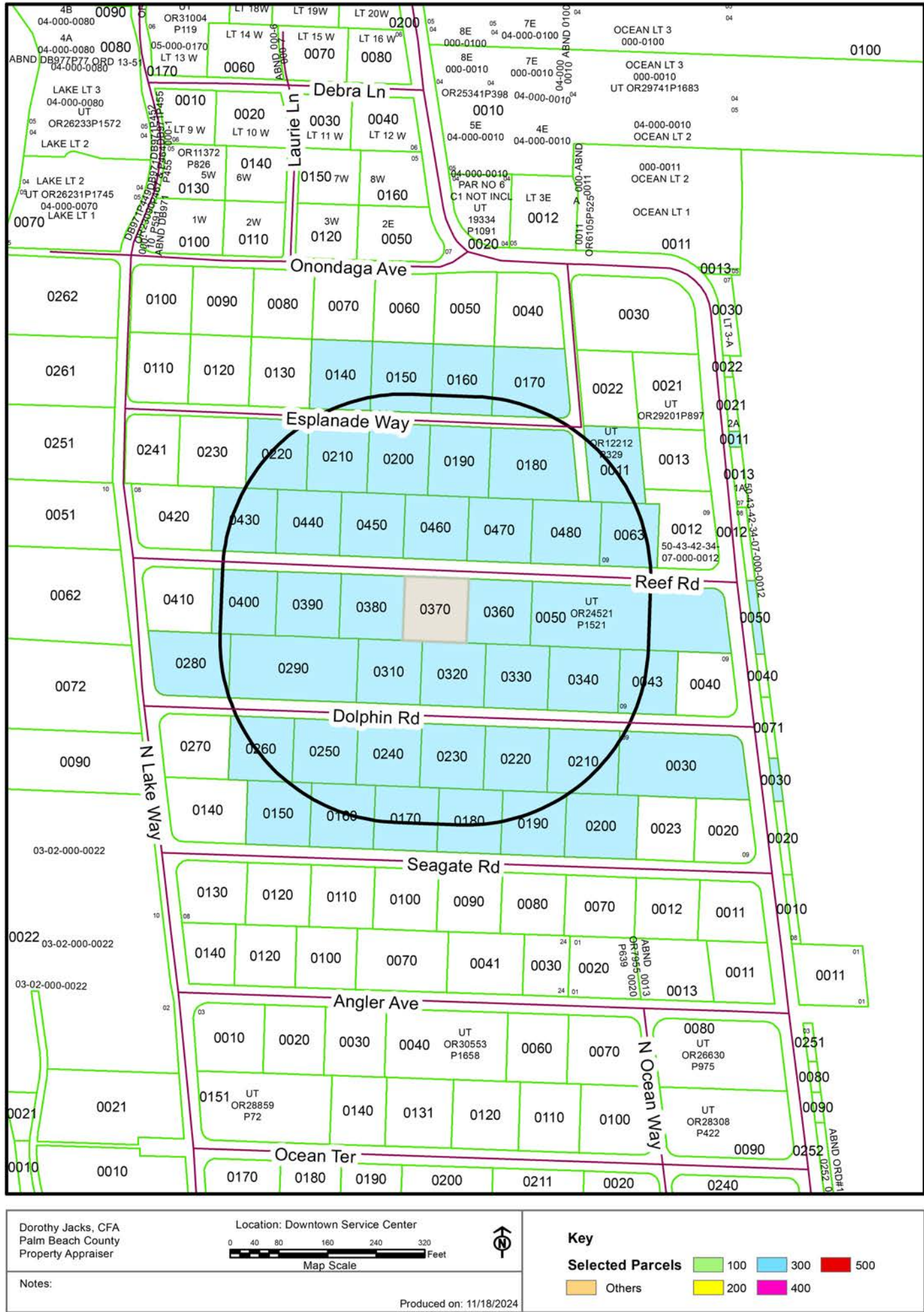
LEFT ELEVATION (EAST)
NO CHANGE



REAR ELEVATIONS (SOUTH)
NO CHANGE

REQUESTED VARIANCE
FOR TERRACE
SLIGHTLY
INCREASED OF
24.38 SQ.FT. OR 1'-6"
INTO SIDE SETBACK
OF 12'-0"

EXIST.
RESIDENCE
TO REMAIN
UNDISTURBED



Variance Request

Section 134-893(7)b.: A request to allow a east side yard setback for the addition of 10'-6" feet in lieu of the 12 foot minimum required for a single story structure.

SITE CALULATIONS & VARIENCE

EXISTING CUBIC CONTENT RATIO CALCULATIONS:

LOT AREA: 11,025 SQ. FT.
ALLOWABLE: CCR = 3.5 + (((60,000-11,025)/ 50,000))X 0.5] = 3.5+0.49 = 3.99 CCR = 3.99X11,025 43,990 CU. FT.
CUBIC CONTENT RATIO: (CUBIC CONTENT/LOT AREA) = 43,990 CU.FT./11,025 SQ.FT. = 3.99 CCR

NO CHANGE TO CUBIC CONTENT

CUBIC CONTENT CALCULATIONS



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	136 REEF ROAD		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	11,025.00		
4	Lot Width (W) & Depth (D) (ft.):	105' (W) & 105 (D)		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	FEMA Flood Zone Designation:	AE		
7	Zero Datum for point of meas. (NAVD)	N/A		
8	Crown of Road (COR) (NAVD)	N/A		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	N/A	11,025 SF.	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)	N/A		N/C
12	*Front Yard Setback (Ft.)	N/A		N/C
13	* Side Yard Setback (1st Story) (Ft.)	12'-0"		N/C
14	* Side Yard Setback (2nd Story) (Ft.)	N/A		N/C
15	*Rear Yard Setback (Ft.)	25'-0"		N/C
16	Angle of Vision (Deg.)	N/A		N/C
17	Building Height (Ft.)	N/A		N/C
18	Overall Building Height (Ft.)	N/A		N/C
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A		N/C
20	** Max. Fill Added to Site (Ft.)	N/A		N/C
21	Finished Floor Elev. (FFE)(NAVD)	N/A		N/C
22	Base Flood Elevation (BFE)(NAVD)	N/A		N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	N/A		N/C
24	Perimeter LOS (Sq Ft and %)	N/A		N/C
25	Front Yard LOS (Sq Ft and %)	N/A		N/C
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each yard area with cardinal direction (N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill ([Sec. 134-1600](#))

*** Provide Native plant species info per category as required by [Ord. 003-2023](#) on separate TOPB Landscape Legend

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV BF 20230626

ZONING LEGEND

A & F ENGINEERING, INC.

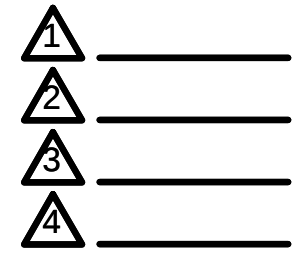
FL P.E. License # 53842
General Contractor # CCCL504448
FL Professional Seal # CCCL504448
Wellington, FL 33414
Phone: (561) 790-3116
FL Roofing Contractor # CCCL325766



REPLACMENT OF TERRACE
136 REEF ROAD
PALM BEACH, FL 33480

To the best of my knowledge, these calculations comply with the requirements of the 2023 Florida Building Code.
David Forkley, P.E.
FL License No. 53842

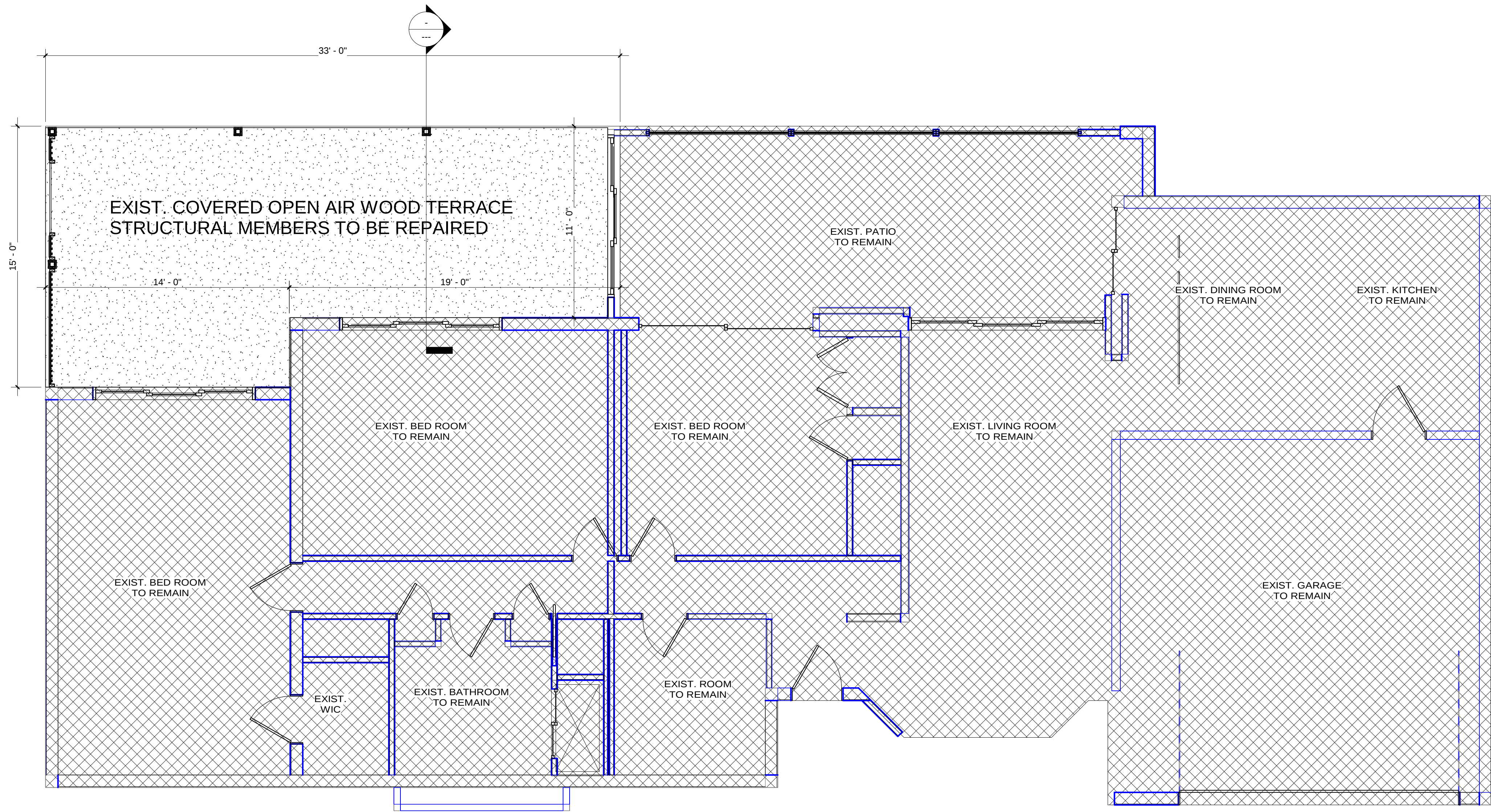
REVISION



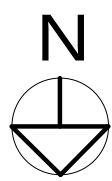
Drawn A.G.H
Date 10/ 28/ 24

DRAWING

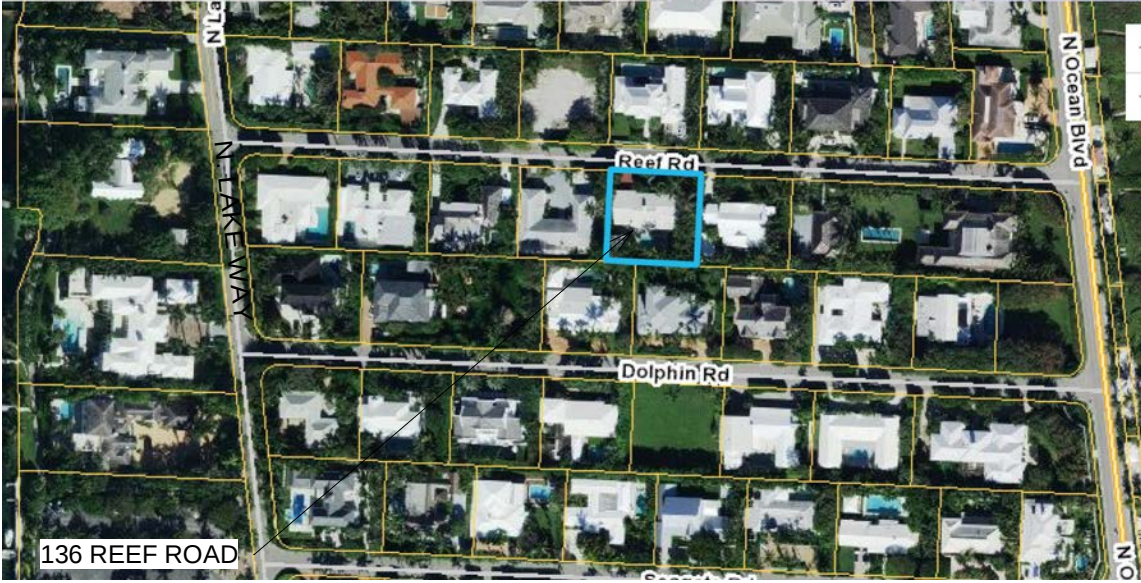
A-ZL



PROPOSED FLOOR PLAN



HATCH LEGEND	
RECONSTRUCTED TERRACE	
EXIST. TO REMAIN UNDISTURBED	



AREA MAP

EXISTING CONDITIONS NOTES:

- IT SHOULD BE NOTED THAT ALL OBSERVATIONS AND RECOMMENDATIONS ARE BASED UPON A VISUAL NONDESTRUCTIVE INSPECTION PROCESS. CONSEQUENTLY, THE RECOMMENDATIONS STATED WITHIN THIS DRAWING MAY BE CONTRADICTED BY THE PRESENCE OF HIDDEN DEFECTS.
- THIS DRAWING SHOULD IN NO WAY BE TAKEN AS AN IMPLIED WARRANTY THAT THERE ARE NOT ADDITIONAL HIDDEN DEFECTS PRESENT THAT WERE NOT ACCESSIBLE OR VISIBLE AT THE TIME OF THE ON-SITE INSPECTION AND WHETHER OR NOT THIS STRUCTURE WAS ORIGINALLY CONSTRUCTED IN ACCORDANCE WITH APPLICABLE BUILDING CODES, THE ORIGINAL CONSTRUCTION DOCUMENTS OR ON SOUND ENGINEERING PRINCIPLES AND PRACTICES.
- CONTACT THE DESIGNER IF CONDITIONS CITED ARE IN CONTRADICTION WITH THIS DRAWING.
- THE ROOF STRUCTURE, SLAB, FOOTERS, AND C.B.S. WALLS ARE ALL EXISTING AND BY OTHERS. THEY ARE NOT THE RESPONSIBILITY OF DAVID FORKEY P.E.

★ NOTE:
NO WINDOWS OR DOORS WILL BE IMPACTED WITH THIS CONSTRUCTION

GENERAL NOTES:

- ALL POURED CONCRETE SHALL BE F'c= 3000 PSI MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED ON DRAWINGS.
- REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM-A-615, GRADE 60 AND SHALL BE FABRICATED AND PLACED IN ACCORDANCE WITH CRSI AND ACI STANDARDS.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- FRAMING LUMBER UNLESS OTHERWISE NOTED SHALL BE AS FOLLOWS:
NON-BEARING WOOD STUDS- MINIMUM 225 psi = fb,
LOAD BEARING WOOD STUDS- MINIMUM 625 psi = fb,
BEAMS, RAFTERS AND JOISTS- MINIMUM 1000 psi = fb,
ALL OTHER STRUCTURAL MEMBERS- MINIMUM 1000 psi = fb.
- HAVC SUBCONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF DESIGN AND LAYOUT TO OWNER FOR REVIEW AND APPROVAL.
- THIS STRUCTURE HAS BEEN DESIGNED FOR A SOIL BEARING CAPACITY OF 2000 P.S.F. UNLESS OTHERWISE NOTED.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS IN ALL CASES.
- CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO BEGINNING OF WORK.

DESIGN PARAMETERS
Where Applicable

2023 FBC- Residential, 8th Edition
2023 FBC- 8th Edition, Fuel Gas
FLORIDA FIRE PREVENTION CODE 8TH EDITION WITH NFPA 70A- (NEC) 2020 EDITION.
LEVEL OF ALTERATION - N/A
BUILDING DESIGN AS OPEN
RISK CATEGORY II
WIND SPEED DESIGN per/ 1609.4 - 160 MPH 3 sec. Gust
MEAN ROOF HEIGHT = N/A
IMPORTANCE/USE FACTOR - 1.0
INTERNAL PRESSURE COEFFICIENT = 0.18

SCOPE OF WORK:

- REMOVE AND REPLACE EXISTING TERRACE WOOD ROOF MEMBERS AT THE REAR OF THE EXISTING SINGLE FAMILY RESIDENCE.

NOTE: NO PLUMBING OR MECHANICAL WORK HEREIN.

TYPE OF BUILDING: CBS
NUMBER OF STORIES: ONE STORY
TOTAL SQUARE FEET: APPROX. 3402

AREA TABULATIONS

EXIST FRONT ENTRY	19 SF.
EXIST. ENCLOSED PORCH	319 SF.
EXIST. GARAGE	462 SF.
EXIST. UNDER AIR	1,883 SF.
EXIST. CABANA	300 SF.
(TERRACE/REPLACEMENT	419 SF.
TOTAL AREA UNCHANGED	3,402 SF.

To the best of my knowledge, these drawings were prepared in accordance with the requirements of the 2023 Florida Building Code.
David Forkey, P.E.
FL License No. 53842

REVISION

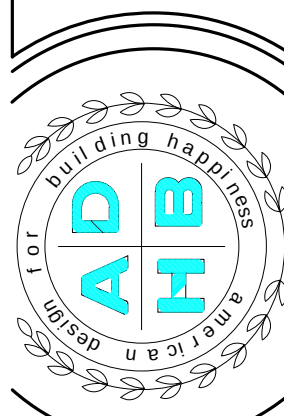
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Drawn A.G.H.
Date 10/ 28/ 24

DRAWING

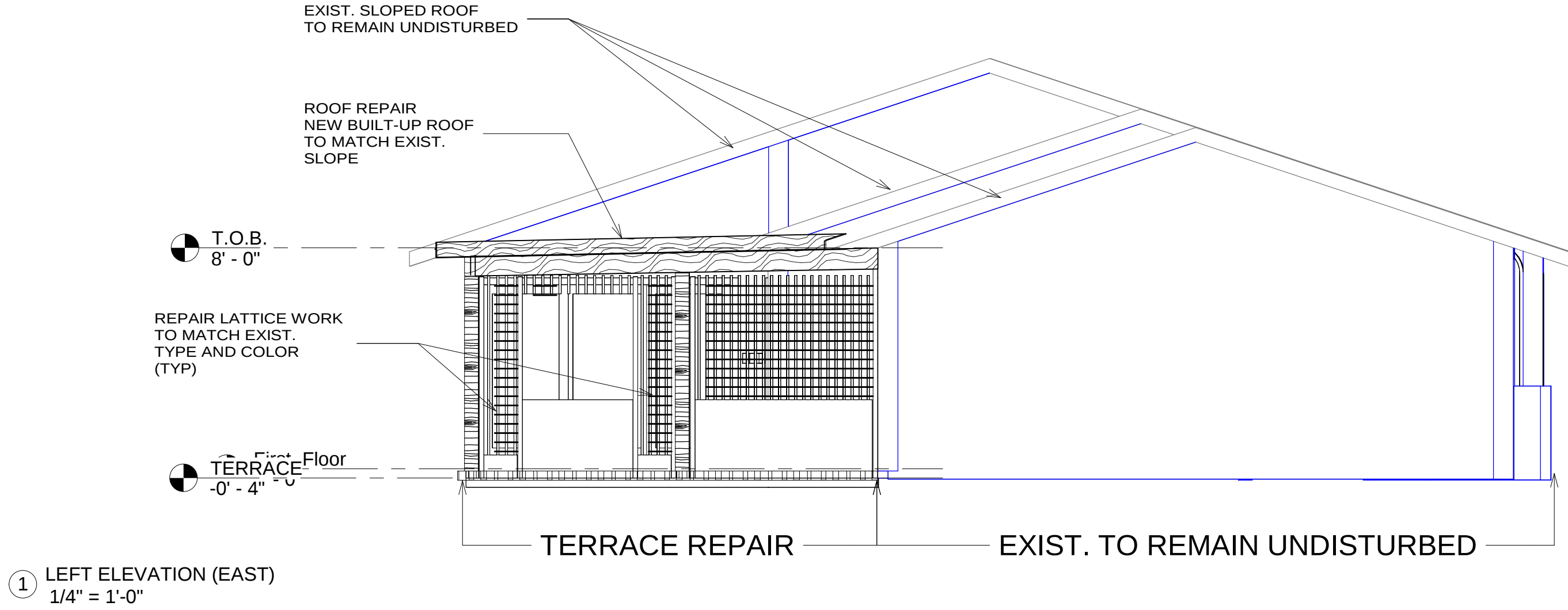
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REPLACMENT OF TERRACE
136 REEF ROAD
PALM BEACH, FL 33480



A & F ENGINEERING, INC.

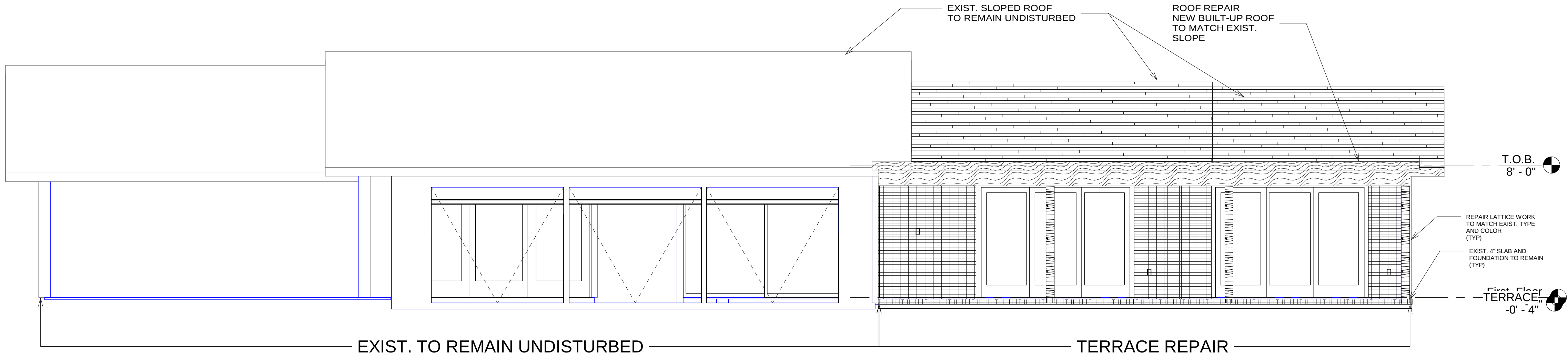
3340 Fairlane Farms Road Suite 8
Wellington, FL 33414
Phone: (561) 790-3116



① LEFT ELEVATION (EAST)
1/4" = 1'-0"

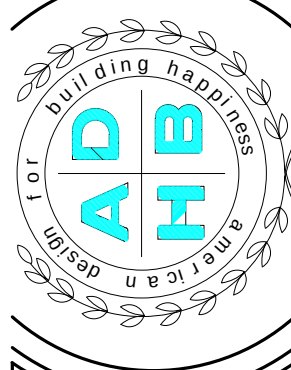
FLORIDA BUILDING CODE 160 MPH 3 SECOND WIND VELOCITY,
IMPORTANCE FACTOR = 1.0
OPEN

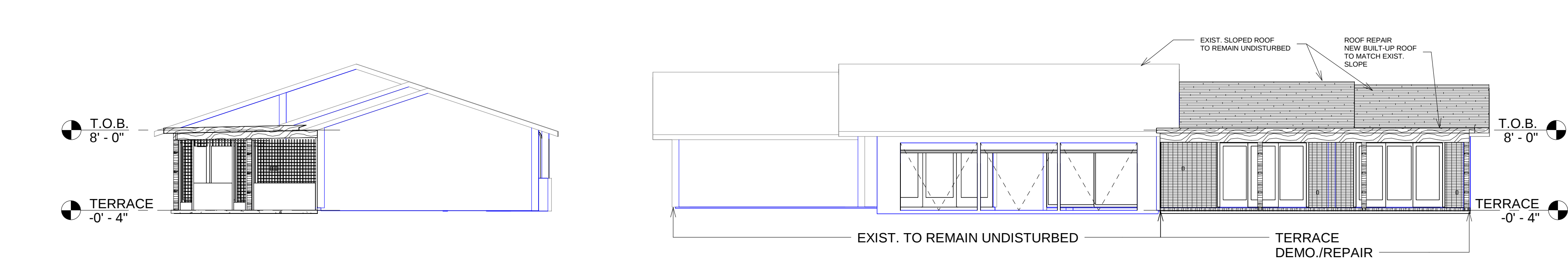
DESIGN WIND PRESSURES	
ROOF	WINDOWS & DOORS (WORSE CASE ALL OPENINGS)
FIELD (ZONE 1) -63.5 PSF	+ 37.9 PSF - 50.7 PSF
3' EDGE (ZONE 2a) -82.7 PSF	
3'x3' CORNERS (ZONE 2a, 3a) -89.2 PSF	



② REAR ELEVATION (SOUTH)
1/4" = 1'-0"

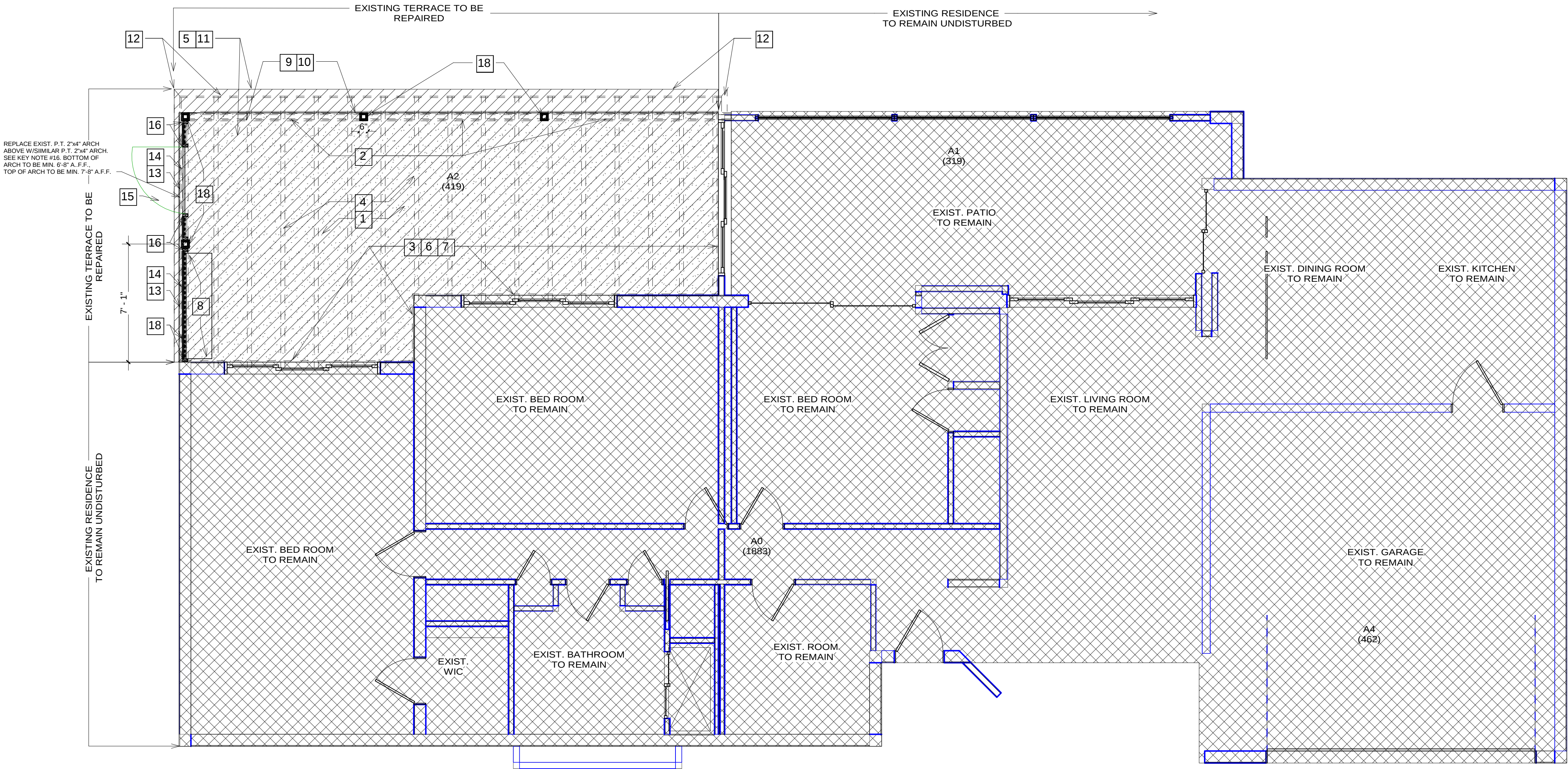
PROPOSED REAR AND LEFT ELEVATIONS





2 LEFT ELEVATION (EAST) demo1
1/8" = 1'-0"

3 REAR ELEVATION(SOUTH)demo
1/8" = 1'-0"



REPLACE EXIST. P.T. 2"x4" ARCH.
ABOVE W/SIMILAR P.T. 2"x4" ARCH.
SEE KEY NOTE #16. BOTTOM OF
ARCH TO BE MIN. 6" A.F.F.
TOP OF ARCH TO BE MIN. 7'-8" A.F.F.

EXISTING TERRACE TO BE
REPAIRED
7'-1"

EXISTING RESIDENCE
TO REMAIN UNDISTURBED

PROPOSED EXIST./DEMO FLOOR PLAN

1 PROPOSED DEMO FLOOR PLAN
1/4" = 1'-0"

N



HATCH LEGEND

REMOVE/REPALCE DAMAGED ROOF COMPONENTS TERRACE STRUCTURE		APPROX. 459 SF
EXISTING HOUSE TO REMAIN UNDISTURBED		

NOTES:

1. REMOVE EXISTING TERRACE ROOF,
POSTS AND LATTICES WOOD.
2. EXISTING FOUNDATION AND SLAB
TO REMAIN

GENERAL DEMOLITION NOTES:

- A. PROTECT ALL EXISTING AREAS AS WELL AS ALL NEW
AND EXISTING MATERIALS FROM NEW CONSTRUCTION
(DUST, DAMAGE, ETC.)
- B. ALL TRADES TO CLEAN UP THE JOBSITE DAILY OF ALL
DEMOLISHED TRASH.
- C. COORDINATE WITH BUILDING MANAGEMENT ON WORKS
TO BE PERFORMED, OBTAIN ALL NECESSARY
APPROVALS AND/OR PERMITS BEFORE COMMENCING
WITH WORK.
- D. ANY DAMAGE OCCURRING DURING DEMOLITION IS
TO BE FIXED OR REPLACED BY THIS CONTRACTOR TO
MATCH EXISTING.

KEYNOTES

1. REMOVE ALL OF THE EXISTING 3"x8" P.T. WOOD RAFTERS @ 24" O.C. &
REPLACE W/ SIMILAR 3"x8" P.T. WOOD RAFTERS @ 24" O.C. ATTACHED TO
THE EXISTING WOOD PLATE (TYP.).
2. REMOVE THE 3 EXISTING PIECES OF 3"x12" P.T. WOOD BEAMS & REPLACE
W/ 3 SIMILAR PIECES OF 3"x12" P.T. WOOD BEAMS (SOUTHERN PINE #1).
3. REMOVE THE EXISTING PIECES OF 2"x2" P.T. DECORATIVE WOOD PIECES &
REPLACE W/ SIMILAR PIECES OF 2"x2" P.T. DECORATIVE WOOD PIECES (TYP.).
4. REMOVE THE EXISTING TONGUE & GROOVE CEILING AT THE UNDERSIDE OF
THE EXISTING ROOF & REPLACE W/ A SIMILAR TONGUE & GROOVE CEILING
ATTACHED W/ (2) 10D NAILS EACH SUPPORT. (TYP)
5. REMOVE THE EXISTING BUILT-UP ROOF SYSTEM & REPLACE W/ A SIMILAR
BUILT-UP ROOF SYSTEM (TO MATCH EXISTING) ON ONE LAYER OF 90#
MINERAL SURFACED PAPER HOT MOPPED TO ONE LAYER OF 30# ASPHALT
FELT PAPER TIN TAGGED TO 5/8" LAPPED 5-PLY CDX EXTERIOR PLYWOOD
SHEATHING (STAGGERED). NAILING PATTERN FOR ROOF SHEATHING SHALL BE
8d RING SHANK NAILS OR 1 D4 COMMON NAILS @ 6" O.C. AT SUPPORTED
EDGES & AT INTERMEDIATE SUPPORTS. PROVIDE PRODUCT CONTROL APPROVAL.
6. REMOVE THE EXISTING 1"x P.T. WOOD CLOSER PIECES & REPLACE W/
SIMILAR PIECES OF 1"x P.T. WOOD CLOSER PIECES. (TYP)
7. REMOVE THE EXISTING PIECES OF 1"x P.T. DECORATIVE WOOD PIECES &
REPLACE W/ SIMILAR PIECES OF 1"x P.T. DECORATIVE WOOD PIECES. (TYP)
8. REMOVE THE EXISTING DECORATIVE WOOD BENCH & REPLACE W/ A SIMILAR
DECORATIVE WOOD BENCH.
9. REMOVE THE EXISTING PIECES OF 1"x12" P.T. DECORATIVE WOOD TRIM
PIECES & REPLACE W/ SIMILAR PIECES OF 1"x12" P.T. DECORATIVE WOOD
TRIM PIECES. (TYP)
10. REMOVE THE EXISTING PIECES OF 1"x2" P.T. DECORATIVE WOOD TRIM PIECES
& REPLACE W/ SIMILAR PIECES OF 1"x2" P.T. DECORATIVE WOOD TRIM
PIECES. (TYP)
11. REMOVE THE EXISTING PIECES OF 1"x10" P.T. WOOD FASCIA & REPLACE W/
SIMILAR PIECES OF 1"x10" P.T. WOOD FASCIA PIECES ANCHORED W/ (2) 16d
NAILS EACH END. (TYP)
12. REMOVE THE EXISTING WHITE 4" WIDE CONTINUOUS ALUMINUM GUTTER &
DOWNSPOUT & REPLACE THEM W/ SIMILAR WHITE 4" WIDE CONTINUOUS
ALUMINUM GUTTER & DOWNSPOUT.
13. REMOVE THE EXISTING 1"x2" P.T. HORIZONTAL DECORATIVE WOOD LATTICE PIECES
@ 3.5" O.C. & REPLACE W/ SIMILAR 1"x2" P.T. HORIZONTAL DECORATIVE WOOD
LATTICE PIECES @ 3.5" O.C. ATTACHED W/ (2) 16d NAILS EACH END. (TYP)
14. REMOVE THE EXISTING 1"x2" P.T. VERTICAL DECORATIVE WOOD LATTICE PIECES @
3.5" O.C. & REPLACE W/ SIMILAR 1"x2" P.T. HORIZONTAL DECORATIVE WOOD
LATTICE PIECES @ 3.5" O.C. ATTACHED W/ (2) 16d NAILS EACH END. (TYP)
15. REMOVE THE EXISTING DECORATIVE 36" WIDE x 36" HIGH WOOD DOOR &
REPLACE W/ A SIMILAR DECORATIVE 36" WIDE x 36" HIGH WOOD DOOR.
16. REMOVE THE EXISTING 2"x4" P.T. WOOD LATTICE FRAME PIECES & REPLACE
W/ SIMILAR 2"x4" P.T. WOOD LATTICE FRAME PIECES. (TYP)
17. REMOVE THE EXISTING 1"x P.T. DECORATIVE WOOD TRIM PIECES AROUND THE
EXISTING COLUMNS & REPLACE W/ SIMILAR 1"x P.T. DECORATIVE WOOD TRIM
PIECES (TYP.).
18. EXISTING STEEL HSS 3"x3"x1/4" COLUMN TO REMAIN. (TYP)
19. REPLACE THE EXIST. 1"x2" P.T. NAILER W/ A SIMILAR 1"x2" P.T. NAILER. (TYP)
20. REPLACE THE EXIST. PRIMED AND PAINTED GALVANIZED METAL DRIP EDGE W/
A SIMILAR PRIMED AND PAINTED GALVANIZED METAL DRIP EDGE. (TYP)
21. REMOVE THE 2 EXISTING PIECES OF 3"x12" P.T. WOOD BEAMS & REPLACE
W/ 2 SIMILAR PIECES OF 3"x12" P.T. WOOD BEAMS (SOUTHERN PINE #1).



157 Dolphin



141 Dolphin



133 Dolphin



125 Dolphin



117 Dolphin



107 Dolphin



167 Dolphin



108 Dolphin



161 SEAGATE



151 SEAGATE



145 SEAGATE



135 SEAGATE



125 SEAGATE



119 SEAGATE

STREETSCAPE PHOTOS

A & F ENGINEERING, INC.

FL P.E. License # 53842
General Contractor # CCCL504448
FL P.E. License # 53842
Roofing Contractor # CCCL325766
3340 Fairlane Farms Road Suite 8
Wellington, FL 33414
Phone: (561) 790-3116



REPLACMENT OF TERRACE
136 REEF ROAD
PALM BEACH, FL 33480

To the best of my knowledge, these drawings were prepared in accordance with the requirements of the 2023 Florida Building Code.
David Forky, P.E.
FL License No. 53842

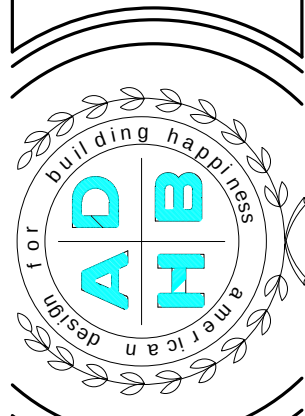
REVISION
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Drawn A.G.H.
Date 10/ 28/ 24

DRAWING
A005



A & F ENGINEERING, INC.

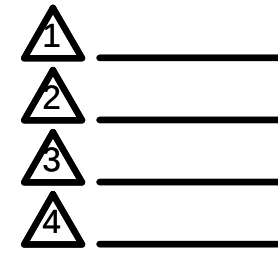
FL P.E. License # 53842
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3340 Fairlane Farms Road Suite 8
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REVISION

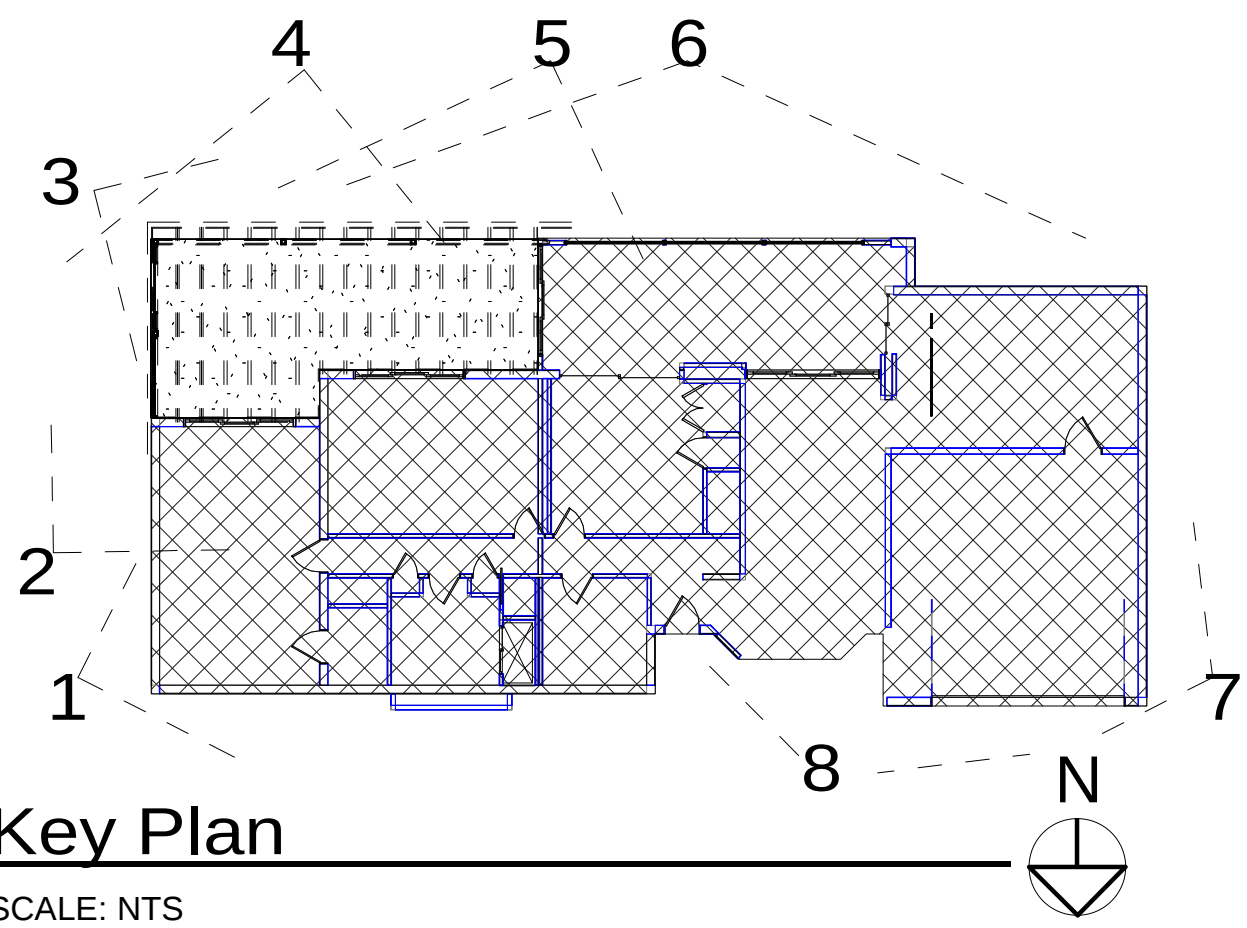


Drawn A.G.H
Date 10/ 28/ 24

DRAWING

A006

STREETSCAPE PHOTOS



EXISTING EXTERIOR CONDITIONS PICTURES

A & F ENGINEERING, INC.
FL P.E. License # 53842
General Contractor # CCCL504448
FL P.E. License # 53842
Roofing Contractor # CCCL325766
3340 Fairlane Farms Road Suite 8
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PALM BEACH, FL 33480

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David Forkey, P.E.
FL License No. 53842

REVISION	
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Drawn A.G.H
Date 10/ 28/ 24

DRAWING
A007

BOUNDARY SURVEY FOR:
JOHN STEPHAN

This survey is made specifically and only for the following party for the purpose of discovery on the surveyed property.

John Stephan

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

136 Reef Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lot 37, **NORTHSHORE ADDITION**, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 20, Page 62.

FLOOD ZONE:

This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0393F, dated 10/05/2017.

NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 1/29/2024

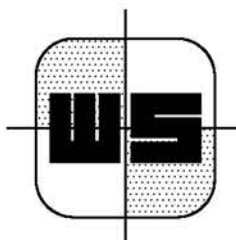
Craig L. Wallace
Digitally signed by Craig L. Wallace
Date: 2024.02.01 16:53:57 -05'00'



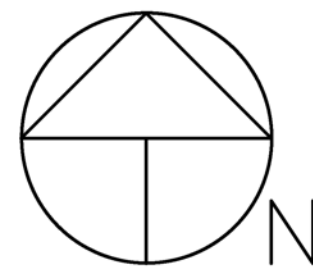
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357
Sheet 1 of 2

LEGEND

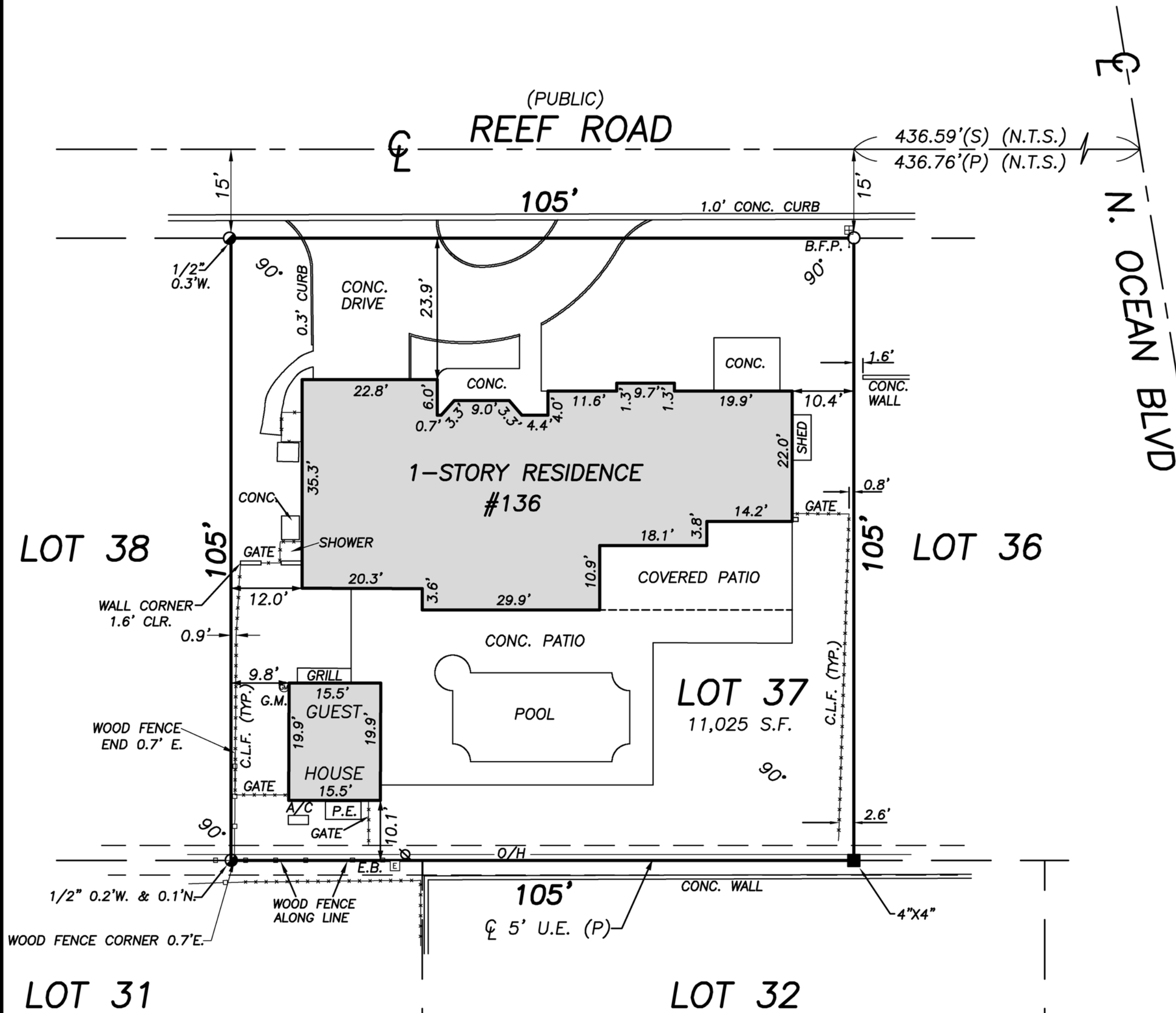
A	= ARC LENGTH	F.O.C.	= FACE OF CURB	P.O.C.	= POINT OF COMMENCEMENT	W.C.	= WITNESS CORNER
A/C	= AIR CONDITIONING	I.D.	= INSIDE DIAMETER	P.R.C.	= POINT OF REVERSE CURVATURE	W.M.E.	= WATER MANAGEMENT EASEMENT
A.E.	= ACCESS EASEMENT	INV.	= INVERT	P.R.M.	= PERMANENT REFERENCE MONUMENT	W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
A.K.A.	= ALSO KNOWN AS	I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT	PROP.	= PROPOSED	W.M.T.	= WATER MANAGEMENT TRACT
ASPH.	= ASPHALT	L.A.E.	= LIMITED ACCESS EASEMENT	P.T.	= POINT OF TANGENCY	Δ	= CENTERLINE
B.D.G.	= BUILDING	L.B.	= LICENSE BOARD	P.V.M.T.	= PAVEMENT	■	= CENTRAL ANGLE/DELTA
B.M.	= BENCHMARK	L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT	(R)	= RADIAL	□	= CONCRETE MONUMENT FOUND (AS NOTED)
B.O.C.	= BACK OF CURB	(M)	= FIELD MEASUREMENT	R	= RADIUS	●	= CONCRETE MONUMENT SET (LB #4569)
B.O.W.	= BACK OF WALK	M.H.	= MANHOLE	RGE	= RANGE	○	= ROD & CAP FOUND (AS NOTED)
(C)	= CALCULATED	M.H.W.L.	= MEAN HIGH WATER LINE	R.P.B.	= ROAD PLAT BOOK	○	= 5/8" ROD & CAP SET (LB #4569)
CATV	= CABLE ANTENNA TELEVISION	MIN.	= MINIMUM	R.T.W.	= RIGHT OF WAY	○	= IRON PIPE FOUND (AS NOTED)
C.B.	= CHORD BEARING	M.L.W.L.	= MEAN LOW WATER LINE	(S)	= SURVEY DATUM	○	= IRON ROD FOUND (AS NOTED)
C.B.S.	= CONCRETE BLOCK STRUCTURE	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM	S.B.	= SETBACK	○	= NAIL FOUND (AS NOTED)
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE	N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	SEC.	= SECTION	○	= NAIL & DISK FOUND (AS NOTED)
CH	= CHORD	N.T.S.	= NOT TO SCALE	S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT	○	= MAG NAIL & DISK SET (LB #4569)
C.L.F.	= CHAIN LINK FENCE	O.A.	= OVERALL	S.R.	= STATE ROAD	○	= PROPERTY LINE
CLR.	= CLEAR	O.D.	= OUTSIDE DIAMETER	STA.	= STATION	○	= UTILITY POLE
C.M.P.	= CORRUGATED METAL PIPE	O.H.P.	= OVERHEAD UTILITY LINE	STY.	= STORY	○	= FIRE HYDRANT
CONC.	= CONCRETE	O.R.B.	= OFFICIAL RECORDS BOOK	SW	= SIDEWALK	○	= WATER METER
(D)	= DESCRIPTION DATUM	O/S	= OFFSET	T.O.B.	= TOP OF BANK	○	= WATER VALVE
D.B.	= DEED BOOK	(P)	= PLAT DATUM	T.O.C.	= TOP OF CURB	○	= LIGHT POLE
D.E.	= DRAINAGE EASEMENT	(P)	= PLAT BOOK	TWP.	= TOWNSHIP		
D.H.	= DRILL HOLE	P.B.C.	= PALM BEACH COUNTY	TYP.	= TYPICAL		
D.W.	= DRIVEWAY	P.C.	= POINT OF CURVATURE	U/C	= UNDER CONSTRUCTION		
EL.	= ELEVATION	P.C.C.	= POINT OF COMPOUND CURVATURE	U.E.	= UTILITY EASEMENT		
ENC.	= ENCROACHMENT	P.E.	= POOL EQUIPMENT	U.R.	= UNRECORDED		
E.O.P.	= EDGE OF PAVEMENT	PG.	= PAGE				
E.O.W.	= EDGE OF WATER	P.I.	= POINT OF INTERSECTION				
ESMT	= EASEMENT	P/O	= PART OF				
F.F.	= FINISH FLOOR	P.O.B.	= POINT OF BEGINNING				
FND.	= FOUND						



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

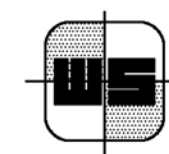


SCALE: 1"=20'



REVISIONS:

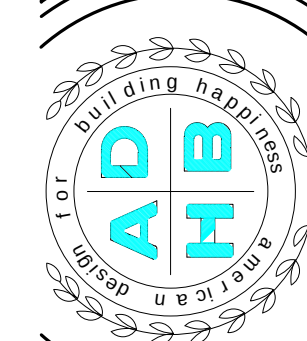
01/29/24 SURVEY AND TIE-IN UPDATE J.M./M.B. 196119 PB355/55
06/25/20 SURVEY & TIE-IN UPDATE J.O./S.W. 03-1239.2 PB295/78



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	F.G.	JOB NO.:	03-1239	F.B. PB57	PG. 35
OFFICE:	M.B.	DATE:	09/04/03	DWG. NO.	03-1239
C/K'D:	C.W.	REF:	03-1239.DWG	SHEET	2 OF 2

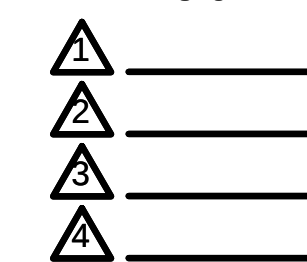
A & F ENGINEERING, INC.



REPLACMENT OF TERRACE
136 REEF ROAD
PALM BEACH, FL 33480

To the best of my knowledge, these drawings were prepared in accordance with the requirements of the 2023 Florida Building Code.
David Forkley, P.E.
FL License No. 53842

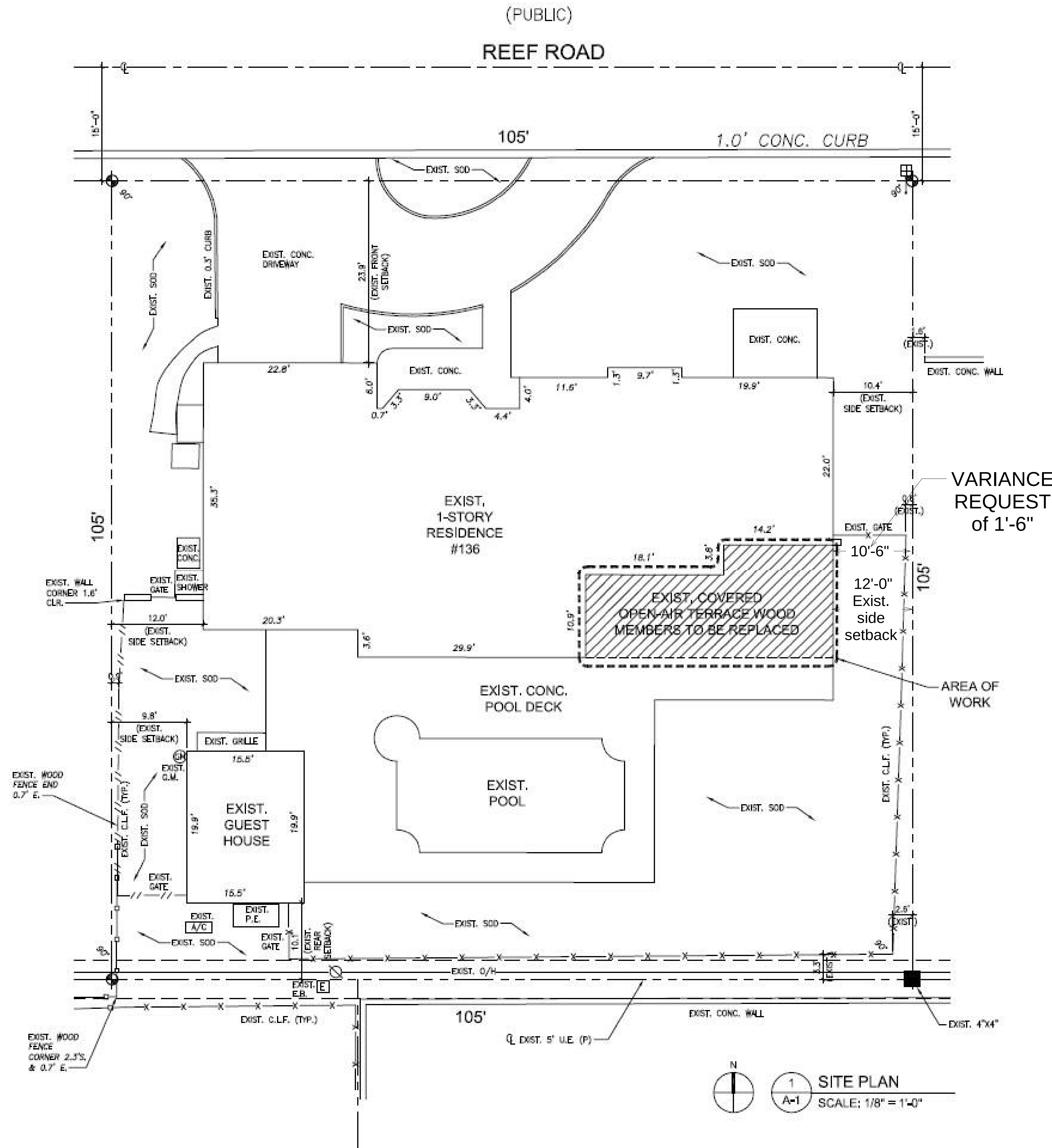
REVISION



Drawn **A.G.H**
Date **10/28/24**

DRAWING

A008

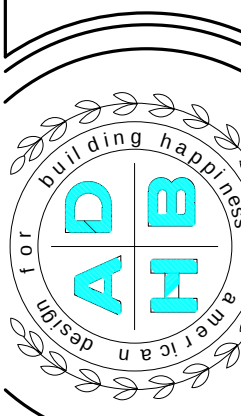


PROPOSED ARCHITECTURAL SITE PLAN

LAND AREA USE LEGEND	
PROPOSED TERRACE RESTORATION	
EXISTING GRASSED AREA	
TOTAL APPROX. LOT AREA 11,025.00 SF	
EXIST. BUILDING SLAB AREA	1,883.00 SF
EXIST. PORCH ENCLOSED	319.00 SF
EXIST. TERRACE/PORCH	419.00 SF
EXIST. FINISHED GARAGE	462.00 SF
EXIST. FINISHED CABANA	300.00 SF
EXIST. FINISHED OPEN PORCH	19.00 SF
TOTAL APPROX. COVERED AREA	3,402.00 SF

LAND USE CALCULATION:		
ONE STORY SINGLE FAMILY		
TOTAL LOT AREA: 11,025.00 SQ. FT. (NET AREA)		
EXIST. LOT COVER AREA TOTAL:	(3,402) SQ. FT.	%%% COVERAGE
EXIST. REMAINING PAVERS	680 SQ. FT.	
EXIST. POOL AND DECK	2,766 SQ. FT.	
EXIST. HOUSE AREA UNDER AIR:	1,883 SQ. FT.	
EXIST. HOUSE AREA GARAGE:	462 SQ. FT.	
EXIST. OTHER COVERED AREAS:	0 SQ. FT.	
EXIST. TERRACE/PORCH TO REMAIN:	419 SQ. FT.	30.86%%
TOTAL LOT COVERAGE	3,402 SQ. FT.	
TOTAL IMPERVIOUS AREA	3,402 SQ. FT.	69.14%%
GRASSED/LANDSCAPED AREA	5,390.00 SQ. FT.	
TOTAL LOT COVERAGE WHICH WILL NOT IMPEDE PERCOLATION OF WATER		

A & F ENGINEERING, INC.
FL P.E. License # 53842
General Contractor # CCCL504448
FL Professional Engineer # CCCL504448
3340 Fairlane Farms Road Suite 8
Wellington, FL 33414
Phone: (561) 790-3116



REPLACMENT OF TERRACE
136 REEF ROAD
PALM BEACH, FL 33480

To the best of my knowledge, these drawings were prepared in accordance with the requirements of the 2023 Florida Building Code.
David Forkley, P.E.
FL License No. 53842

REVISION
1
2
3
4
Drawn A.G.H.
Date 10/28/24

DRAWING
SITE