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HIGHLAND BEACH
BUILDING DEPARTMENT

3D model - entry

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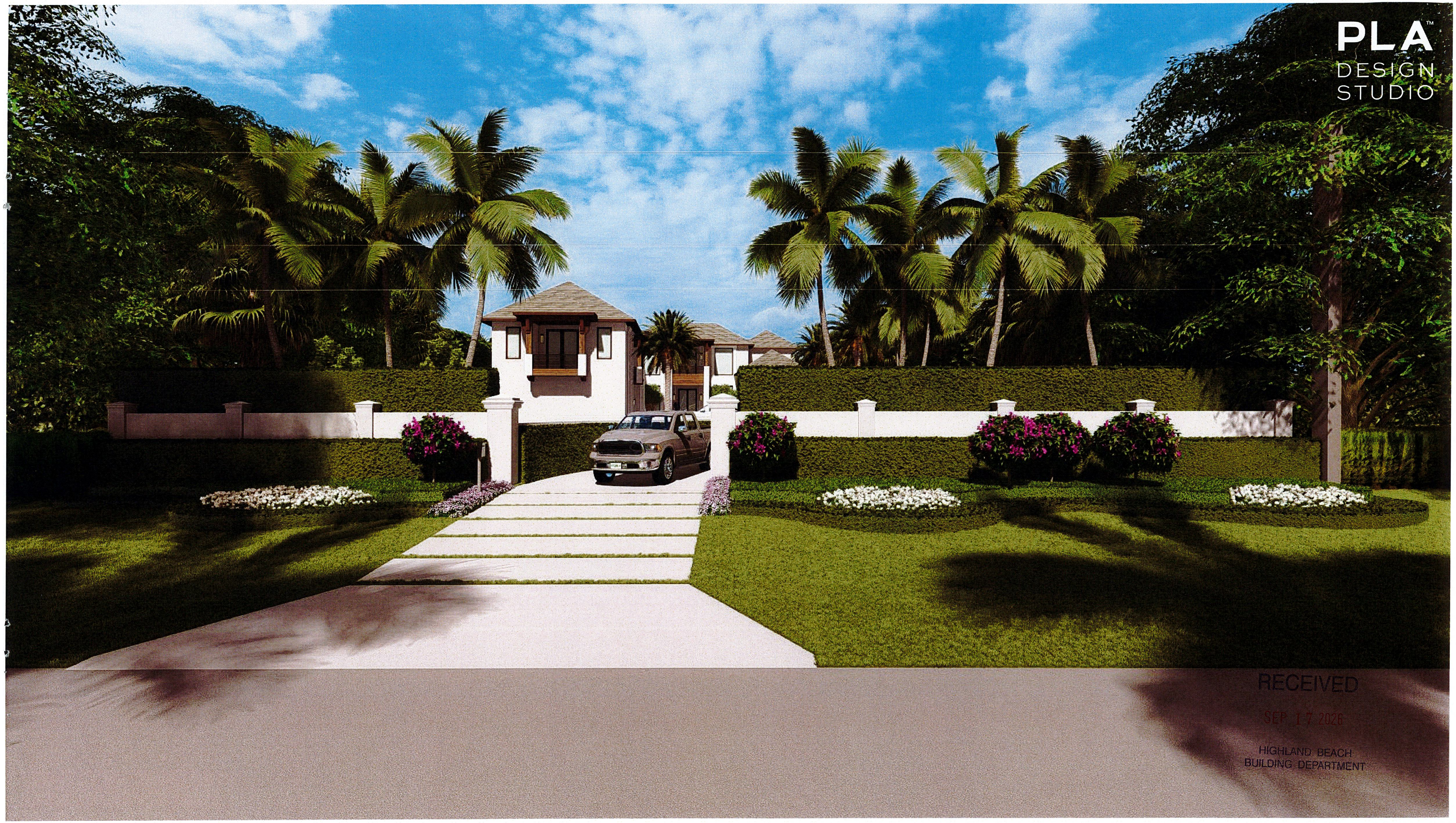
STUDIO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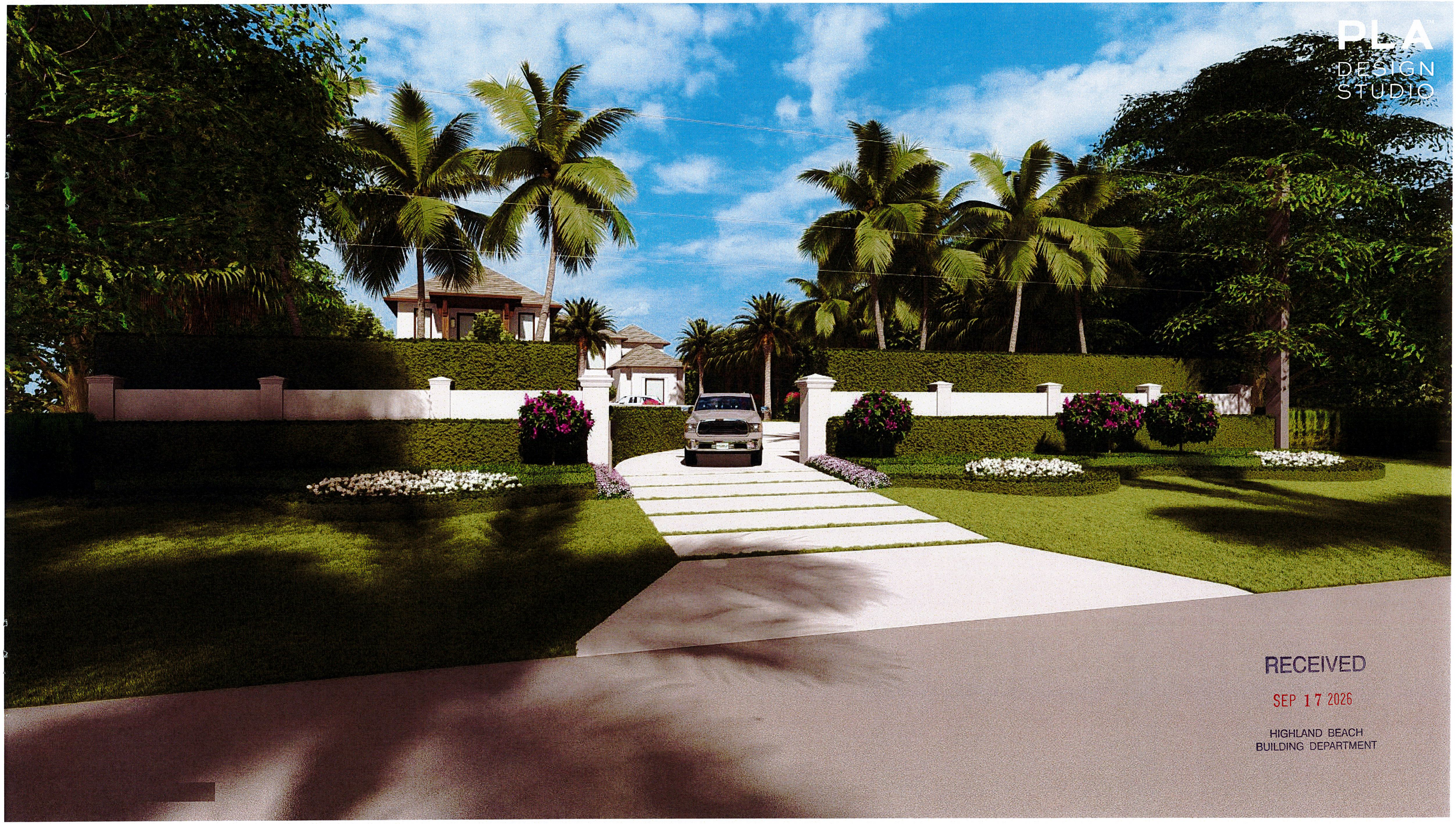

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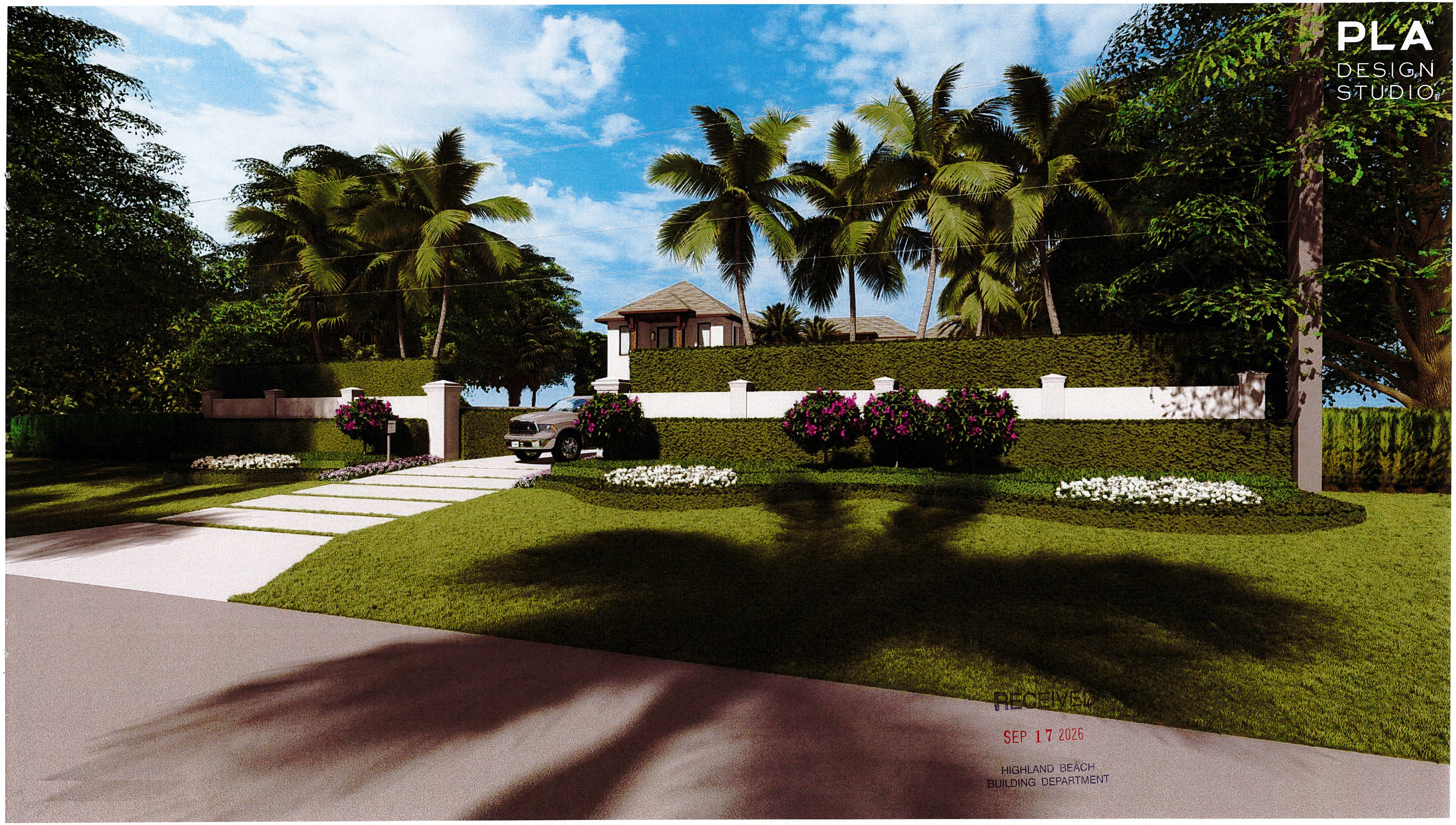
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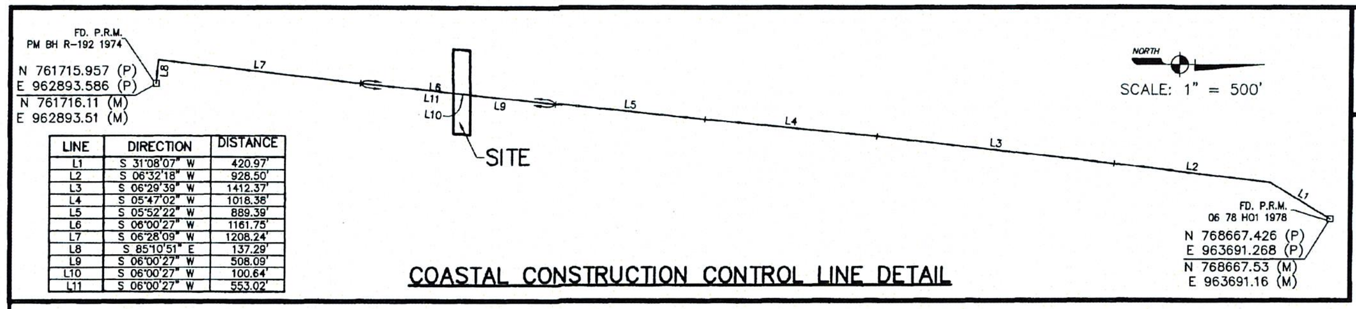

LINE	DIRECTION	DISTANCE
L1	S 31°08'07" W	420.97'
L2	S 06°32'18" W	928.50'
L3	S 06°29'39" W	1412.37'
L4	S 05°47'02" W	1018.38'
L5	S 05°52'22" W	889.39'
L6	S 06°00'27" W	1161.75'
L7	S 06°28'09" W	1208.24'
L8	S 85°10'51" E	137.29'
L9	S 06°00'27" W	508.09'
L10	S 06°00'27" W	100.64'
L11	S 06°00'27" W	553.02'

COASTAL CONSTRUCTION CONTROL LINE DETAIL

NOTE:

N 761715.957 / E 962893.586 – THE COORDINATES SHOWN THUSLY ARE BASED UPON THE NORTH AMERICAN1983 DATUM (ADJUSTMENT OF 1990), FLORIDA MERCATOR EAST ZONE PER COASTAL CONSTRUCTION CONTROL LINE (SEE SURVEYOR'S REPORT #7).

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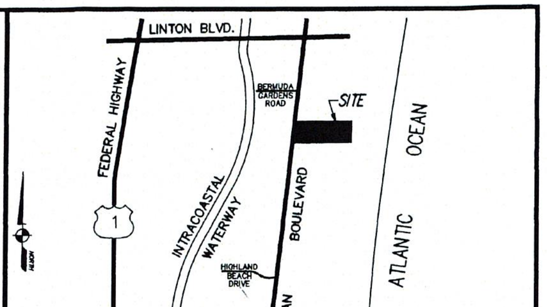
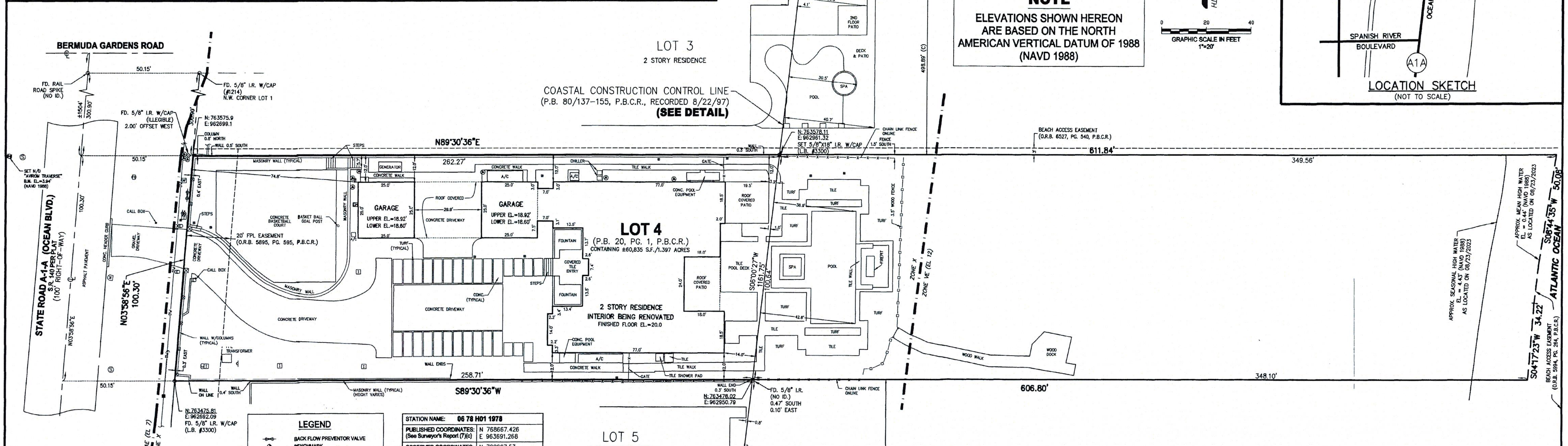


LOCATION SKETCH
(NOT TO SCALE)



NOTE

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)

LEGEND

-⊗⊗-	BACK FLOW PREVENTOR VALVE
⊕	BENCHMARK
•	BOLLARD (UNLESS NOTED)
◉	CLEAN OUT
■	CONCRETE UTILITY POLE
Ⓔ	ELECTRIC SERVICE BOX
⊽	ELECTRIC SERVICE PANEL
▣	GAS METER
←----	GUY ANCHOR
Ⓘ	IRRIGATION CONTROL BOX
-⊗-	IRRIGATION CONTROL VALVE
Ⓜ	MAIL BOX
—OV—	OVERHEAD WIRES
Ⓢ	SANITARY MANHOLE
⊕	UNDERGROUND FIBER OPTIC MARKER
Ⓦ	WATER METER
⊞	YARD DRAIN

STATION NAME:	06 78 H01 1978
PUBLISHED COORDINATES: (See Surveyor's Report (7)(c)	N 768667.426 E 963691.268
OBSERVED COORDINATES: (See Surveyor's Report (7)(a)	N 768667.53 E 963691.16
REMARKS:	FD. P.R.M. STAMPED "06 78 H01 1978"

STATION NAME:	PM BH R-192 1974
PUBLISHED COORDINATES: (See Surveyor's Report (7)(c)	N 761715.957 E 962893.586
OBSERVED COORDINATES: (See Surveyor's Report (7)(a)	N 761716.11 E 962893.51
REMARKS:	FD. P.R.M. STAMPED "PM BH R-192 1974"

LAND DESCRIPTION:

Lot 4, PLAT Of BYRD BEACH according to the Plat thereof, as recorded in Plat Book 20, Page 1, of the Public Records of Palm Beach County, Florida.

Said lands situate in the Town of Highland Beach, Palm Beach County, Florida and containing 60,835 square feet (1.397 acres) more or less.

CERTIFICATION:

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 06/13/2026

John T. Doogan, PLS

Digitally signed by John T. Doogan, PLS
Date: 2026.06.16
12:19:03 -04'00'

JDoogan
JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal or verified digital signature of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was taken from Warranty Deed recorded in Official Records Book 32624, Page 1811 of the Public Records of Palm Beach County, Florida.
4. No underground improvements were located.
5. The undersigned surveyor has no knowledge as to whether any of the hereon property is filled formerly submerged lands.
6. Bearings shown hereon are based on Coastal Construction Control Line Book 80, Pages 137 through 155, with a bearing of S06°00'27"W.
7. (a) Coordinates shown hereon are based on a Real-time Kinematic (RTK) GPS Control Survey which is certified to 0.3 feet accuracy (US Survey Foot), relative to the control points as shown hereon and is based on the North American Datum of 1983, adjustment of 1990 (NAD 83/90), of the Florida State Plane Coordinate System (Traverse Mercator Projection), East Zone (NAD 83/90). Ties were made to published control coordinates as shown on Plat Book 80, Pages137-155, Palm Beach County Records.
   (b) (i) Equipment Used: Leica GS18 High Precision GNSS (Multi Frequency Receiver).
   (ii) Method: Virtual Reference Station GPS Network.
   (iii) Processing Software: Leica Infinity, Version 3.3.
   (c) Coordinates depicted on "R" Monuments were obtained from Florida Department of Environmental Protection and unless noted, these monuments were not recovered.
8. Benchmark Description: U.S.C. & G.S. Benchmark #K-315, A1A & 220 feet N.E. of Post Office, Elevation = 5.61 feet. (NAVD 1988).
9. Elevations indicated hereon are in feet and decimals referenced to North American Vertical Datum of 1988, (NAVD 1988).
10. (a) The property described hereon lies within Flood Zones AE (EL 7), VE (EL 12) & X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Numbers 12099C0991G & 12099C0987G, Community Number 125111, dated 12/20/2024.
    (b) The flood zone lines shown hereon were digitized from data downloaded from FEMA's website.
11. (a) Atlantic Ocean approximate Seasonal High Water Elevation is 4.43 feet, NAVD 1988, as located on 08/24/2023. Seasonal High Water Elevation shown hereon is equal to the elevation of Mean High Water (0.44 feet, NAVD 1988) plus 150% of Mean Range (3.99 feet) which equals Seasonal High Water Elevation of 4.43 feet, NAVD 1988.
    (b) Atlantic Ocean approximate Mean High Water Elevation is 0.44 feet, NAVD 1988, as located on 08/24/2023.
    (c) Both the Mean and Seasonal High Water Elevation indicated hereon are based on established data obtained from the Land Boundary Information System website, www.labins.org, referenced to Tide Interpolation Point Number: 100836. (Procedure: Extend the above Mean High Water height onto job site)
12. Survey References:
    (a) Coastal Construction Control Line, recorded in Plat Book 80, Pages 137-155, Palm Beach County, Records.
    (b) Plat Book 20, Page 1 of the Public Records of Palm Beach County, Florida.
13. The common name of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
14. Property Address: 2365 S. Ocean Boulevard, Highland Beach, Florida.
15. Abbreviation Legend: A/C = Air conditioner; APPROX. = Approximate; B.M. = Benchmark; C = Calculated; ℄ = Centerline; CCCL = Coastal Construction Control Line; C.M. = Concrete Monument; CONC. = Concrete; EL. = Elevation; FD. = Found; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; ID. = Identification; I.R. = Iron Rod; L.B. = Licensed Business; MHW = Mean High Water; MS = Measured; NAD = North American Datum; NAVD = North American Vertical Datum; N/D = Nail & Disk; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.R.M. = Permanent Reference Monument; R.L.S. = Registered Land Surveyor; R/W = Right-of- Way; S.F. = Square Feet; W/ = With; W/CAP = With Surveyors Cap.

AVIROM & ASSOCIATES
ESTABLISHED 1981

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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REVISIONS	DATE	F.B./PG.	BY	CK'D	REVISIONS	DATE	F.B./PG.	BY	CK'D
FIELD UPDATE BOUNDARY AND CHANGES	09/10/2024	SKETCH	JTD						
UPDATE SURVEY, REVISE DRIVEWAY & POOL	06/12/2026	2302/5-8	KT	JTD					

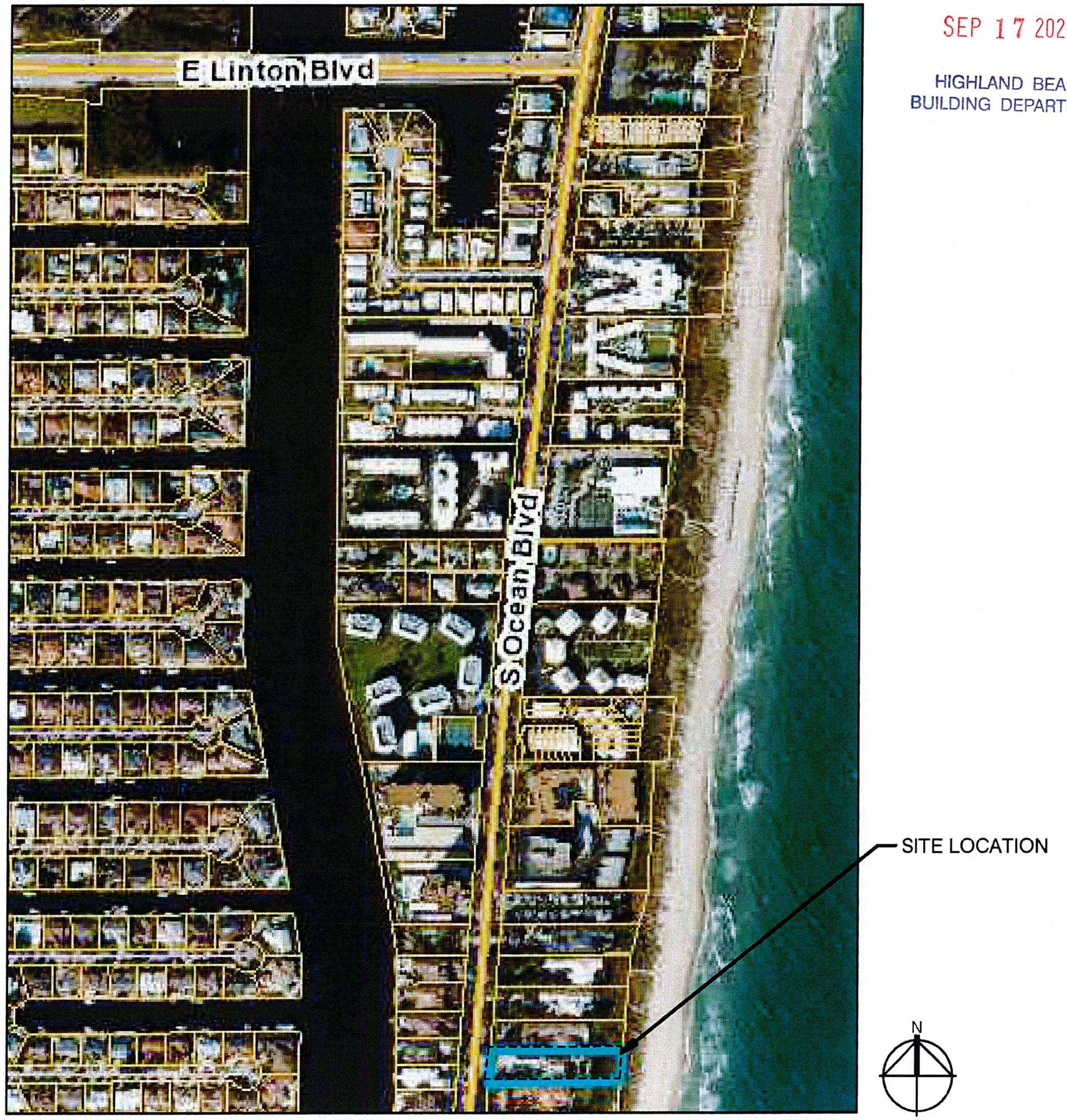
BOUNDARY & MEAN HIGH WATER SURVEY
2365 SOUTH OCEAN BOULEVARD

LOT 4
PLAT OF BYRD BEACH
(P.B. 20, PG. 1, P.B.C.R.)
LYING IN SECTION 28, TOWNSHIP 46 SOUTH, RANGE 43 EAST
TOWN OF HIGHLAND BEACH, PALM BEACH COUNTY, FLORIDA

JOB #:	6813		
SCALE:	1" = 20'		
DATE:	08/24/2023		
BY:	S.K.		
CHECKED:	J.T.D.		
F.B.	2193	PG.	6-11
SHEET:	1 OF 1		

FDOT GENERAL NOTES

1. GOVERNING STANDARD PLANS:
2. FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2025-26 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS) ARE AVAILABLE AT THE FOLLOWING WEBSITE: https://www.fdot.gov/design/standardplans/2026/standard-plans-fy-2025-26
3. GOVERNING STANDARD SPECIFICATIONS: FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2025-26 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/specifications/by-year/fy-2025-26/ebook/2025-26-ebook-compressed.pdf
4. CONTRACTOR SHALL REPAIR ALL DAMAGE DONE TO FDOT PROPERTY DURING DEMOLITION, RELOCATION &/OR INSTALLATION ACTIVITIES AT HIS SOLE EXPENSE.
5. ANY PLANT MATERIAL SUBSTITUTION WITHIN OR IMPACTING THE FDOT RIGHT OF WAY WHETHER REQUESTED BY THE CONTRACTOR, OWNER, LANDSCAPE ARCHITECT OR OTHER WILL NEED TO GET APPROVAL FROM THE FDOT DISTRICT LANDSCAPE ARCHITECT. ARCHITECTURAL PAVERS INSTALLATION FOR SIDEWALKS, MEDIANS, DRIVEWAYS, OR ROADWAYS WITHIN THE FDOT RIGHT OF WAY SHALL COMPLY WITH CURRENT FDOT STANDARD SPECIFICATION 526. ONLINE REFERENCE: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/specifications/by-year/fy-2025-26/ebook/
6. OWNERSHIP OF ALL SUITABLE EXCAVATED MATERIALS, AS DETERMINED BY THE DEPARTMENT, SHALL REMAIN IN THE DEPARTMENT UNTIL A FINAL ACCEPTANCE OF THE PERMITTED PROJECT IS FULFILLED. EXCAVATED MATERIALS SHALL BE HAULED BY THE PERMITTEE, AT THEIR COST & EXPENSE FROM THE SITE TO THE FDOT PALM BEACH OPERATIONS CENTER OR STOCKPILED IN THOSE AREAS AS DIRECTED BY THE DEPARTMENT, INCLUDING ASPHALT MILLINGS.



1

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FDOT LANDSCAPE PERMIT NUMBER 2026-L-496-00005

CALL SUNSHINE NO-CUTS 48 HOURS BEFORE YOU DIG. 1-800-432-4770.

ISSUED FOR:
1. SUBMISSION 02/17/26
2. RE-SUB. 04/09/26
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PRIVATE RESIDENCE
2365 S OCEAN BLVD.
HIGHLAND BEACH, FL 33487

HIGHLAND BEACH, FL, RE-SINGLE FAM. RESIDENTIAL ESTATE

PLA™ DESIGN STUDIO

2385 NW EXECUTIVE CENTER DR., STE 240, BOCA RATON, FL 33431
STUDIO@PLADESIGNSTUDIO.COM | OFFICE: 561-318-5256

Stephanie Portus
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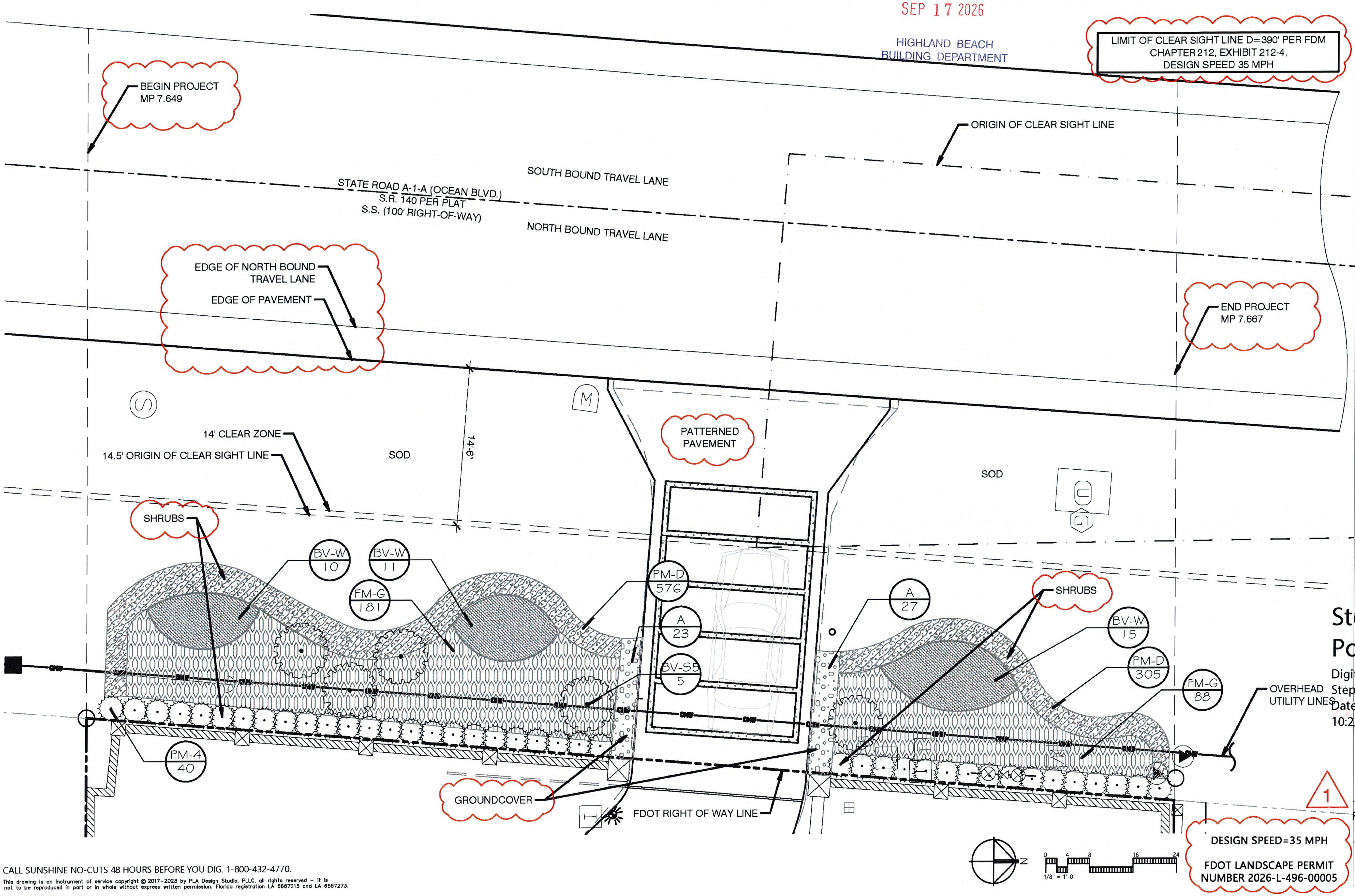
Date: 2026.06.03 10:21:39 -04'00'

project number 23-107
drawn by JS

sheet name
LANDSCAPE COVER

RE-SUBMISSION
04/09/26

sheet number
L-1



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1.	SUBMISSION	02/17/26
2.	RE-SUB.	04/09/26
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Stephanie Portus

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10:22:26 -04'00'

Stephanie Portus FL Reg LA 6667215
Seth Dawson FL Reg LA 6667273

project number 23-[illegible]67
drawn by JS

sheet name
LANDSCAPE PLAN

RE-SUBMISSION
04/09/26

sheet number
L-2

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HIGHLAND BEACH
BUILDING DEPARTMENT

PLANT SCHEDULE PROPOSED

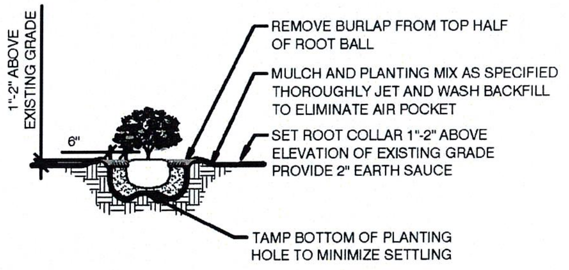
CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	REMARKS
SHRUBS							
BV-S5	5	Bougainvillea x `Barbara Karst` / Barbara Karst Bougainvillea	FLORIDA FRIENDLY	25G/21"	5` HT	4`-5` W	STANDARD, FULL, DENSE, SYMMETRICAL HEAD. MATCHING
PM-4	40	Podocarpus macrophyllus maki / Shrubby Yew	FLORIDA FRIENDLY	7G/14"	4` HT	24" W	FULL, DENSE FOLIAGE TO BASE, SHEAR TO 4` HT

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	WIDTH	SPACING	REMARKS
SHRUB AREAS								
A	50	Annuals / Annuals TBS	FLORIDA FRIENDLY	4" POT	6"-8" HT	6"-8" W	12" o.c.	FULL POTS, BLOOMING. TO BE SELECTED BY OWNER AT TIME OF INSTALL
BV-W	36	Bougainvillea x 'Singapore White' / White Bougainvillea	FLORIDA FRIENDLY	3G/10"	12" HT	12"-14" W	24" o.c.	BUSH FORM, FULL, DENSE POT, GOOD COLOR
FM-G	269	Ficus microcarpa `Green Island` / Green Island Ficus	FLORIDA FRIENDLY	3G/10"	12" HT	14" W	16" o.c.	FULL DENSE FOLIAGE TO BASE.
PM-D	881	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Podocarpus	FLORIDA FRIENDLY	3G/10"	10" HT	12" W	6" o.c.	FULL, DENSE, FOLIAGE TO BASE

MISC	BOTANICAL NAME / COMMON NAME	QTY	REMARKS
MULCH	Melaleuca Mulch	Verify quantity in field	MINIMUM 3" DEPTH
SOD	'Empire' Zoysia	Verify SF in field	MINIMUM 16"X24" PIECES, GRADED #1 OR BETTER, SEE LANDSCAPE SPECIFICATIONS SHEET

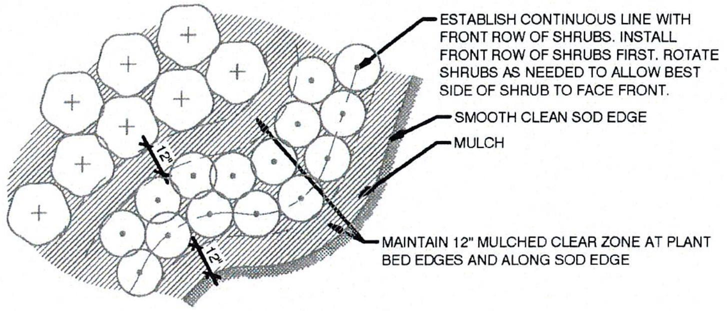
FDOT PLANTING NOTES

1. FOR THE PORTION OF LANDSCAPE PLANT MATERIAL THAT WILL BE INSTALLED WITHIN THE FDOT RIGHT OF WAY, LANDSCAPE INSTALLATION SHALL COMPLY WITH CURRENT APPLICABLE FDOT MAINTENANCE SPECIFICATION 580.
   ONLINE REFERENCE:
   chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/specifications/by-year/fy-2025-26/maintenance/finalized/spm5800000-725-i19908.pdf?sfvrsn=d680f184_1
2. FOR THE PORTION OF LANDSCAPE PLANT MATERIAL THAT WILL BE INSTALLED WITHIN THE FDOT RIGHT OF WAY REFER TO THE FDOT STANDARD PLANS INDEX 580-001 LANDSCAPE INSTALLATION.
   ONLINE REFERENCE: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2024/idx/580-001.pdf?
3. CYPRESS MULCH IS NOT PERMITTED ON FDOT RIGHT OF WAY. MULCH PERMITTED TO BE USED ARE HARDWOOD MULCH (CONTAINING NO CYPRESS PRODUCTS), RECYCLED MULCH OR APPROVED EQUAL, CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE FDOT DISTRICT OPERATIONS PERMIT LANDSCAPE INSPECTOR UPON INSPECTION.
4. SODDED AREAS WILL BE IN ACCORDANCE WITH STANDARD PLANS INDEX 570-010 AND STANDARD SPECIFICATIONS SECTIONS 162, 570, 981, 982, 983, 987 OF THE DEPARTMENT'S LATEST EDITION OF GOVERNING DESIGN STANDARDS AND STANDARD SPECIFICATIONS. ALL DISTURBED AREAS WILL BE SODDED WITHIN ONE (1) WEEK OF INSTALLATION OF SAID PERMITTED WORK.
5. PATTERNED PAVEMENT INSTALLATION SHALL COMPLY WITH CURRENT FDOT STANDARD SPECIFICATION 523. FRICTION TESTING WILL BE REQUIRED AT INTERVALS IN ACCORDANCE WITH FDOT FM 5-592, ASTM E274, OR ASTM E1911. ALL COSTS FOR FRICTION TESTING WITHIN THE TRAVEL WAY ARE THE RESPONSIBILITY OF THE AGENCY.
   ONLINE REFERENCE:
   chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/specifications/by-year/fy-2025-26/ebook/2025-26-ebook-compressed.pdf


1"-2" ABOVE EXISTING GRADE
6"
REMOVE BURLAP FROM TOP HALF OF ROOT BALL
MULCH AND PLANTING MIX AS SPECIFIED THOROUGHLY JET AND WASH BACKFILL TO ELIMINATE AIR POCKET
SET ROOT COLLAR 1"-2" ABOVE ELEVATION OF EXISTING GRADE PROVIDE 2" EARTH SAUCE
TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING

PLEASE NOTE:
COMPLETELY REMOVE ALL SYNTHETIC MATERIALS

SHRUB/ GROUND COVER DETAIL


ESTABLISH CONTINUOUS LINE WITH FRONT ROW OF SHRUBS. INSTALL FRONT ROW OF SHRUBS FIRST. ROTATE SHRUBS AS NEEDED TO ALLOW BEST SIDE OF SHRUB TO FACE FRONT.
SMOOTH CLEAN SOD EDGE
MULCH
12"
12"
MAINTAIN 12" MULCHED CLEAR ZONE AT PLANT BED EDGES AND ALONG SOD EDGE

SHRUB/ GROUND COVER LAYOUT

CALL SUNSHINE NO-CUTS 48 HOURS BEFORE YOU DIG. 1-800-432-4770.

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FDOT LANDSCAPE PERMIT
NUMBER 2026-L-496-00005

ISSUED FOR:
1. SUBMISSION 02/17/26
2. RE-SUB. 04/09/26
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PRIVATE RESIDENCE
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Stephanie Portus
Digitally signed by Stephanie Portus
Date: 2026.06.03 10:23:08 -04'00'

seal

project number 23-107
drawn by JS

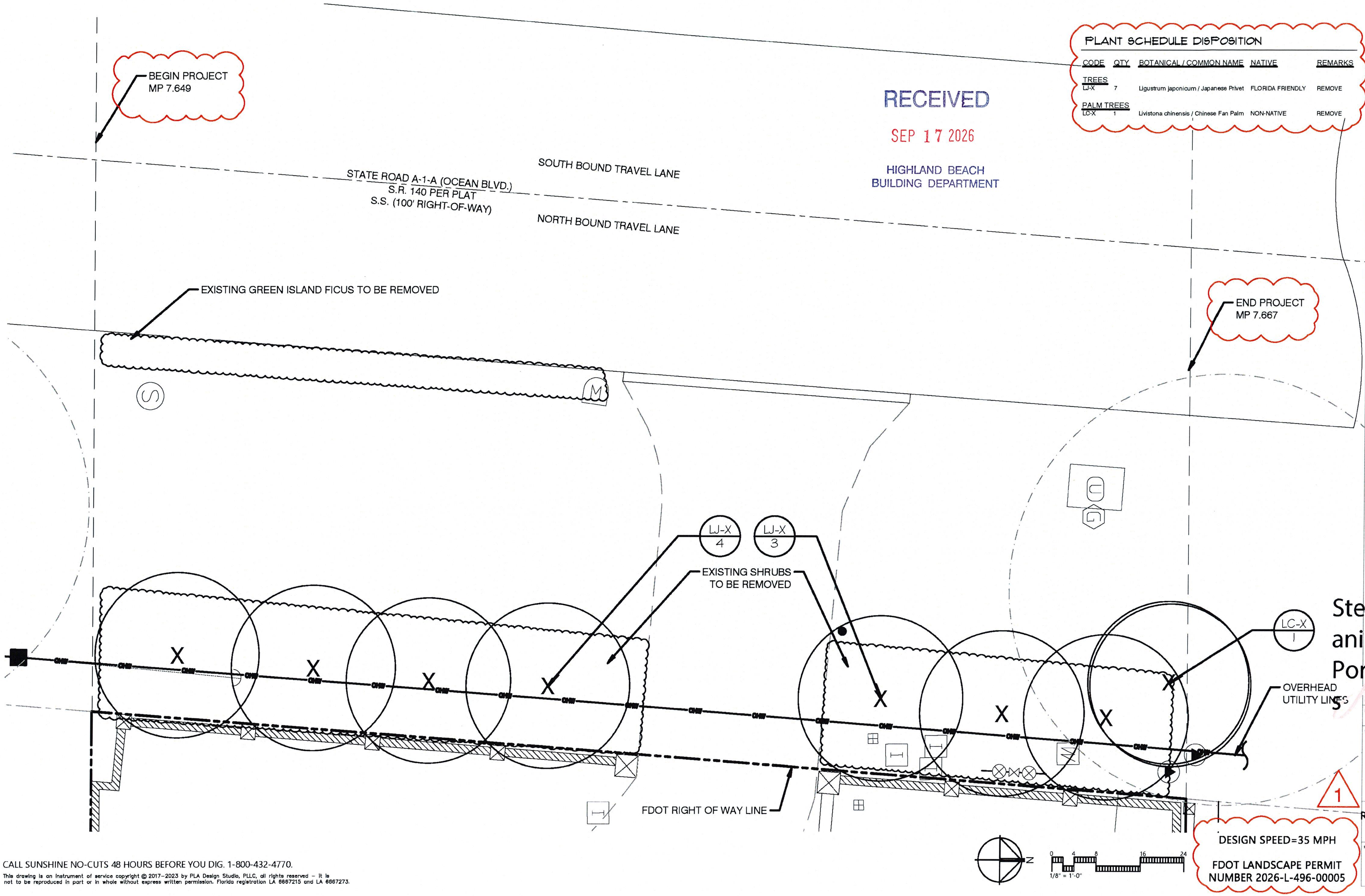
sheet name
LANDSCAPE SCHEDULE AND DETAILS

RE-SUBMISSION
04/09/26

sheet number
L-3

PLANT SCHEDULE DISPOSITION

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	REMARKS
TREES				
LJ-X	7	Ligustrum japonicum / Japanese Privet	FLORIDA FRIENDLY	REMOVE
PALM TREES				
LC-X	1	Livistona chinensis / Chinese Fan Palm	NON-NATIVE	REMOVE



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Stephanie Portus Digitally signed by Stephanie Portus Date: 2026.06.03 10:24:25 -04'00'

Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273

project number 23-107
drawn by JS

sheet name
TREE DISPOSITION

RE-SUBMISSION
04/09/26

sheet number
L-4

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SEP 17 2026
HIGHLAND BEACH
BUILDING DEPARTMENT

Tree Disposition

Project Address: 2365 S Ocean Blvd.

Removal

Tree #	Common Name	Scientific Name	Height	Spread	DBH	Condition Rating	Comments
1	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove
2	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove
3	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove
4	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove
5	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove
6	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove
7	Japanese Privet	Ligustrum japonicum	16'	8'	6"	70%	good condition, overlapping canopies, remove

Palm #	Common Name	Scientific Name	Height	Spread	Clear Trunk	Condition Rating	Comments
8	Chinese Fan Palm	Livistona chinensis	22'	5'	17'	25%	poor condition, remove

CALL SUNSHINE NO-CUTS 48 HOURS BEFORE YOU DIG. 1-800-432-4770.

1

FDOT LANDSCAPE PERMIT NUMBER 2026-L-496-00005

ISSUED FOR:
1. SUBMISSION 02/17/26
2. RE-SUB. 04/09/26
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PRIVATE RESIDENCE
2365 S OCEAN BLVD.
HIGHLAND BEACH, FL 33487
HIGHLAND BEACH, FL. RE-SINGLE FAM. RESIDENTIAL ESTATE

PLA™ DESIGN STUDIO
2385 NW EXECUTIVE CENTER DR., STE 240, BOCA RATON, FL 33431
STUDIO@PLADESIGNSTUDIO.COM | OFFICE: 561-318-5256

Stephanie Portus

Digitally signed by Stephanie Portus
Date: 2026.06.03 10:23:47 -04'00'

se
ephanie Portus FL Reg LA 6667215
Seth Dawson FL Reg LA 6667273

project number	drawn by
23-107	JS

sheet name

TREE DISPOSITION SCHEDULE

RE-SUBMISSION
04/09/26

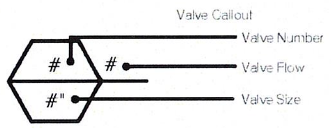
sheet number

L-5

IRRIGATION SCHEDULE PROPOSED

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
■ ■ ■ ■ ■ Q T H TQ F	Rain Bird 1806 12 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	3	30
■ ■ ■ ■ ■ Q T H TQ F	Rain Bird 1806 15 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	5	30
■ ■ ■ ■ 4 6 8 10 ■ ■ ■ 12 15 18	Rain Bird 1806 ADJ Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	11	30
● ● ● ● ● Q T H TQ F	Rain Bird 1812 12 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	3	30
● ● ● ● ● Q T H TQ F	Rain Bird 1812 15 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	5	30
● ● ● ● 4 6 8 10 ● ● ● 12 15 18	Rain Bird 1812 ADJ Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	11	30

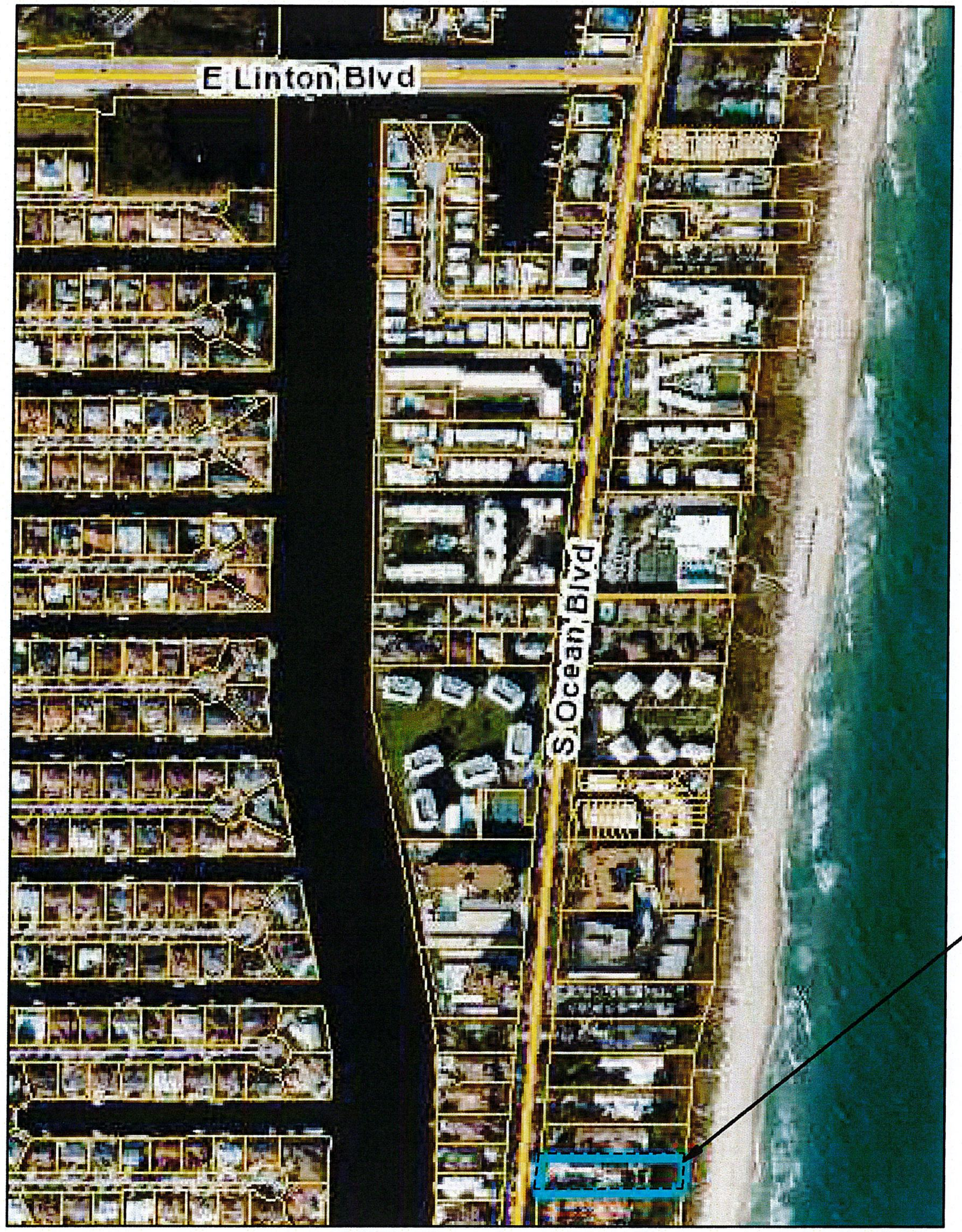
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
BF	Watts U009 2" Reduced Pressure Backflow Preventer	1
M	EXISTING METER 2" - DOMESTIC WATER METER	1
———	Irrigation Lateral Line: PVC Class 160 SDR 26	258.8 lf
— — — —	Irrigation Mainline: PVC Class 200 SDR 21	19.0 lf
- - - - - -	Pipe Sleeve: Ductile Iron Pipe- Class 350	15.5 lf



FDOT IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL USE THE LOWEST QUALITY WATER AVAILABLE, WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM. STORM WATER, RECLAIM WATER, OR GREY WATER IRRIGATION SHALL BE USED WHENEVER POSSIBLE.
2. FDOT REQUIRES 24-HOUR EMERGENCY ACCESS TO THE WATER SOURCE.
3. THE CONTRACTOR SHALL PROVIDE FDOT DISTRICT OPERATIONS MANAGER WITH A SET OF "AS-BUILT" IRRIGATION PLANS.
4. SHOULD THE EXISTING IRRIGATION SYSTEM NOT BE FUNCTIONAL FOR A PERIOD OF TIME DURING CONSTRUCTION, ENSURE THAT MEASURES ARE TAKEN TO WATER THE EXISTING PLANT MATERIAL AND SOD. THIS MAY INCLUDE PORTIONS OF THE RIGHT OF WAY OUTSIDE OF THE RENOVATION AREA DEPENDING ON HOW THE SYSTEM IS ZONED.
5. NOTE THAT 100% COVERAGE MUST BE ACHIEVED WITHIN THE RIGHT OF WAY WHERE IRRIGATION MODIFICATIONS OCCUR.

CALL SUNSHINE NO-CUTS 48 HOURS BEFORE YOU DIG. 1-800-432-4770.



SITE LOCATION

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Stephanie Portus FL Reg LA 6667215,
Beth Dawson FL Reg LA 6667213

project number	drawn by
23-107	JS

sheet name

IRRIGATION PLAN COVER

1

DESIGN SPEED=35 MPH

FDOT LANDSCAPE PERMIT NUMBER 2026-L-496-00005

RE-SUBMISSION 04/09/26

sheet number

IP-1

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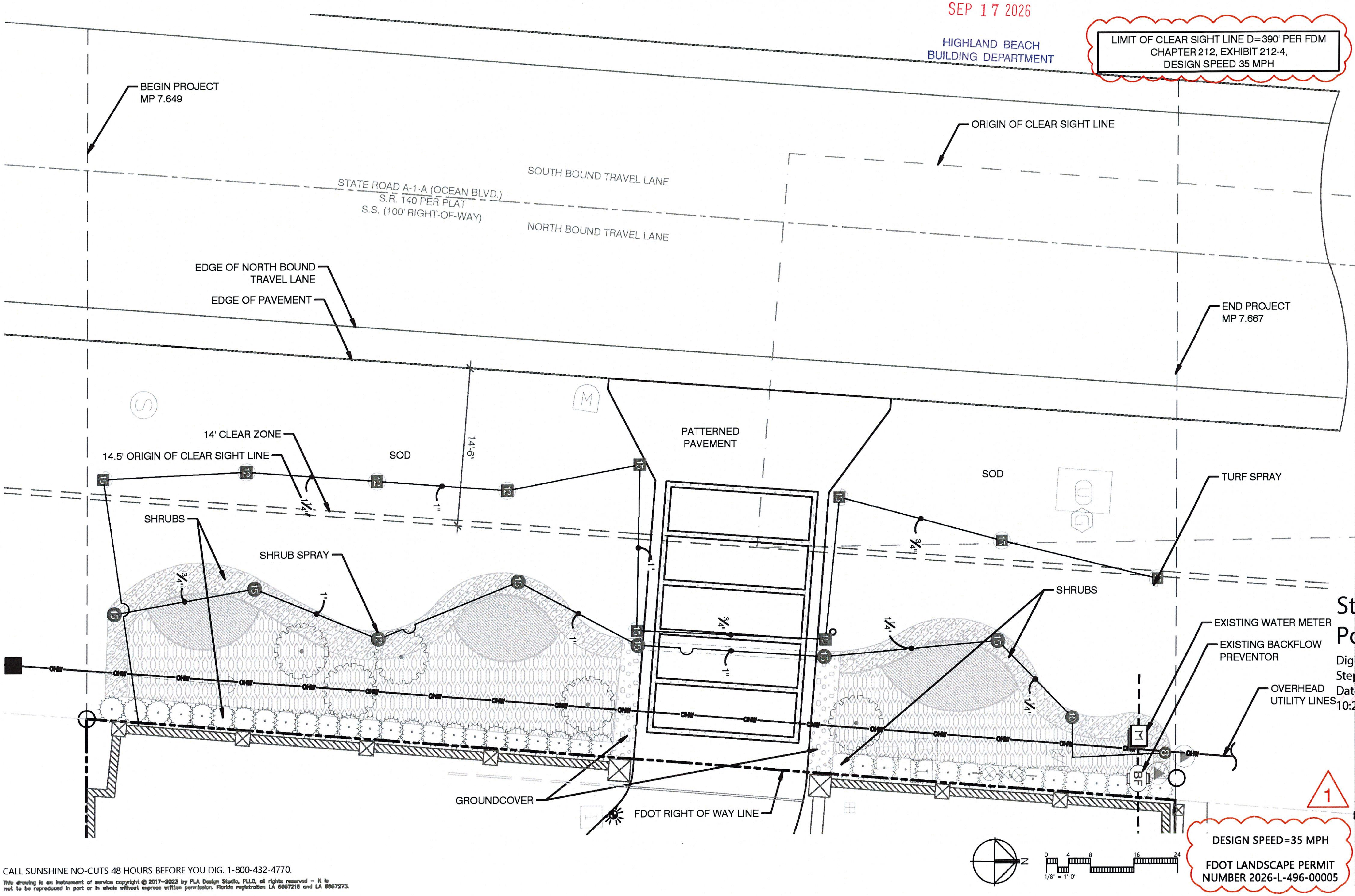
SEP 17 2026
HIGHLAND BEACH
BUILDING DEPARTMENT



LIMIT OF CLEAR SIGHT LINE D=390' PER FDM CHAPTER 212, EXHIBIT 212-4, DESIGN SPEED 35 MPH

DESIGN SPEED=35 MPH

FDOT LANDSCAPE PERMIT NUMBER 2026-L-496-00005

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project number 23-107
drawn by JS

sheet name
IRRIGATION PLAN

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RE-SUBMISSION
04/09/26

sheet number
IP-2