

PRINTING INSTRUCTIONS  
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

# ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A or AL = ARC LENGTH  
CA = CENTRAL ANGLE  
CATV = CABLE TV RISER  
CF = CALCULATED FROM FIELD  
CR = CALCULATED FROM RECORD  
CH = CHORD DISTANCE  
C/O = CLEANOUT  
CONC. = CONCRETE  
DE = DRAINAGE EASEMENT  
PI = POINT OF INTERSECTION  
PT = POINT OF TANGENCY  
PC = POINT OF CURVE  
PRC = POINT OF REVERSE CURVE  
PCC = POINT OF COMPOUND CURVE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
PH = POOL HEATER  
PP = POOL PUMP

EL or ELEV = ELEVATION  
EM = ELECTRIC METER  
FIR = FOUND IRON ROD  
FN = FOUND NAIL  
FND = FOUND  
L = LEGAL DESCRIPTION  
M = MEASURED  
OHC = OVERHEAD CABLE  
P = PLAT  
R = RADIUS  
SEC = SECTION  
TWP = TOWNSHIP  
RNG = RANGE  
QTR = QUARTER  
TR = TELEPHONE RISER  
UE = UTILITY EASEMENT  
UP = UTILITY POLE  
WM = WATER METER  
WV = WATER VALVE

# SYMBOLS - NOT-TO-SCALE (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

⊙ = UTILITY POLE  
⊙ = LIGHT POLE  
⊙ = CATCH BASIN  
⊙ = FIRE HYDRANT  
⊙ = MANHOLE  
⊙ = WATER VALVE  
⊙ = WATER METER  
⊙ = HANDICAP PARKING SPACE  
⊙ = SEC. QTR. CORNER  
⊙ = SECTION CORNER

⊙ = WELL  
⊙ = CENTER LINE  
⊙ = PARTY WALL  
⊙ = AIR CONDITIONER  
⊙ = SEPTIC LID  
⊙ = ELEV. SHOT

# CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Andrew Snyder  
DN: c=US, o=LANDTEC SURVEYING INC,  
dnQualifier=A01410D0000017D0  
02B61D80000D899, cn=Andrew Snyder  
Date: 2022.01.11 15:03:26 -05'00'  
Adobe Acrobat version:  
2021.007.20099

SIGNATURE

DATE: 01/11/2022

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

DEC 22 2022  
HIGHLAND BEACH  
BUILDING DEPARTMENT

LEGAL DESCRIPTION:  
LOT 15, BLOCK 4, BEL  
LIDO, ACCORDING TO  
THE PLAT THEREOF AS  
RECORDED IN PLAT  
BOOK 25, PAGE(S) 97, OF  
THE PUBLIC RECORDS  
OF PALM BEACH  
COUNTY, FLORIDA.

PROPERTY ADDRESS:  
4320 INTRACOASTAL  
DRIVE  
HIGHLAND BEACH, FL  
33487

INVOICE NUMBER:  
114009-SE  
DATE OF FIELD WORK:  
03/23/2021

CLIENT FILE:

CERTIFIED TO  
SECOND STAGE INVS LLC

FLOOD ZONE: AE  
FLOOD MAP: 12099C  
PANEL: 0989  
SUFFIX: F  
PANEL DATE: 10/05/2017

BASE FLOOD ELEVATION  
OR DEPTH: 6 NAVD 1988  
COMMUNITY NUMBER:  
125111

# Elevations, if shown:

Benchmark: G.P.S. SYSTEM  
Instrument Used:  
Leica Rover SP-60  
Elevations on Drawing are in:  
N.G.V.D.29 □ N.A.V.D.88

# NOTE:

X/Y COORDINATES SHOWN ARE ON FOUND MONUMENTS AND  
ARE BASED ON FLORIDA STATE PLANE, EAST ZONE NAD 88

# BEARING REFERENCE:

NONE. RECORD INFORMATION RELIANT UPON ANGULAR DATA ONLY.  
ALL ANGULAR DATA SHOWN HEREON REFERENCED THERETO.

Job Number: 114009-SE Field: I. FELSSEN  
Drawn By: B. ZAB Date of Field Work: 03/22/2021

# PURPOSE OF SURVEY:

# REVISIONS

09/15/2021 UPDATE B. ZAB 01/11/2022 SITE PLAN B. ZAB  
12/22/2021 COORDINATES B. ZAB

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD  
REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.  
5' DRAINAGE EASEMENT ALONG SOUTH PROPERTY LINE

This survey has been issued by the following Landtec Surveying office:

700 W. Hillsboro Blvd. Suite 4-100  
Deerfield Beach, FL 33441  
Office: (561) 367-3587 Fax: (561) 465-3145

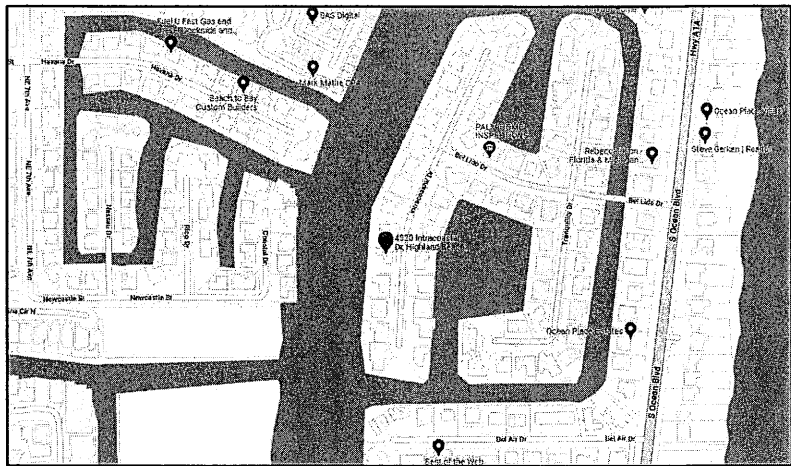
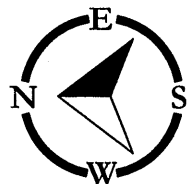
**LANDTEC**  
SURVEYING  
Proudly Serving Florida's Land Title & Real Estate Industries  
... measurably better!

Aerial Photograph  
May not show latest improvements. Not-to-scale.

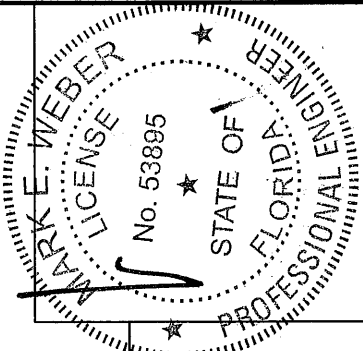


# GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFERENCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.



LOCATION MAPS



DEC 19 2022

Mark E. Weber, P.E.  
LICENSE #53895 | CA 30702

MW ENGINEERING, INC  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 754-333-0877  
WWW.MwEngineering.net

PREPARED FOR:  
**B & M MARINE  
CONSTRUCTION, INC.**  
1211 South Military Trail, Suite 200  
Deerfield Beach, FL 33442  
954-421-1700 CGC052820

Proposed New Seawall and Concrete Dock for  
**Michael Garnick**  
4320 Intracoastal Drive  
Highland Beach, Florida

DATE	NOTES/REVISIONS

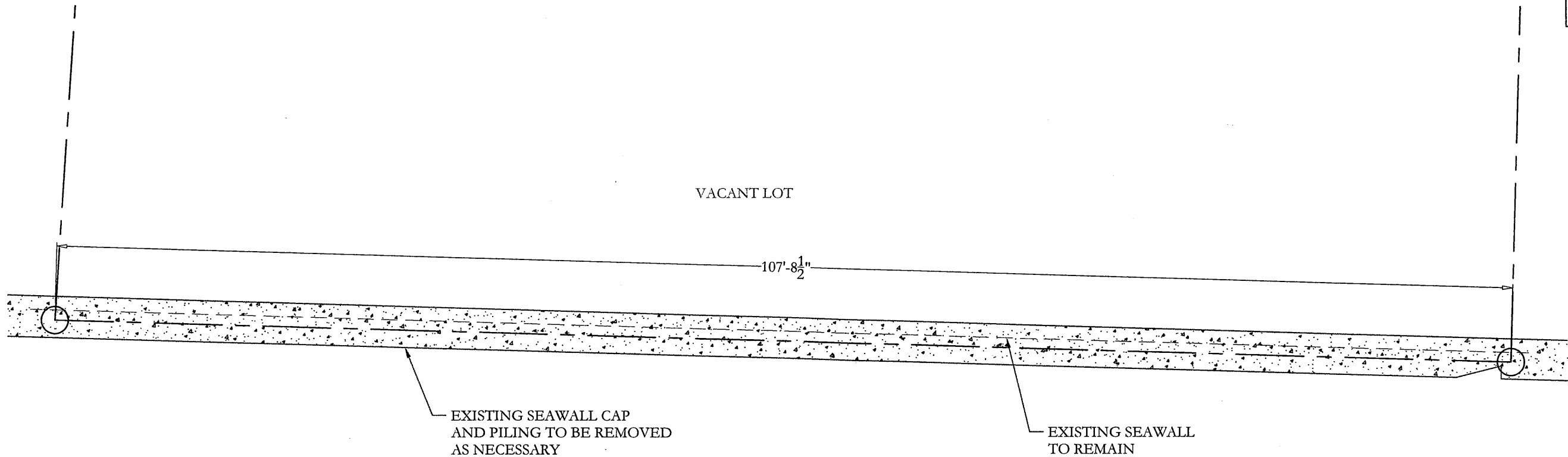
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DATE: 5/12/2022

JOB No: 21-2695

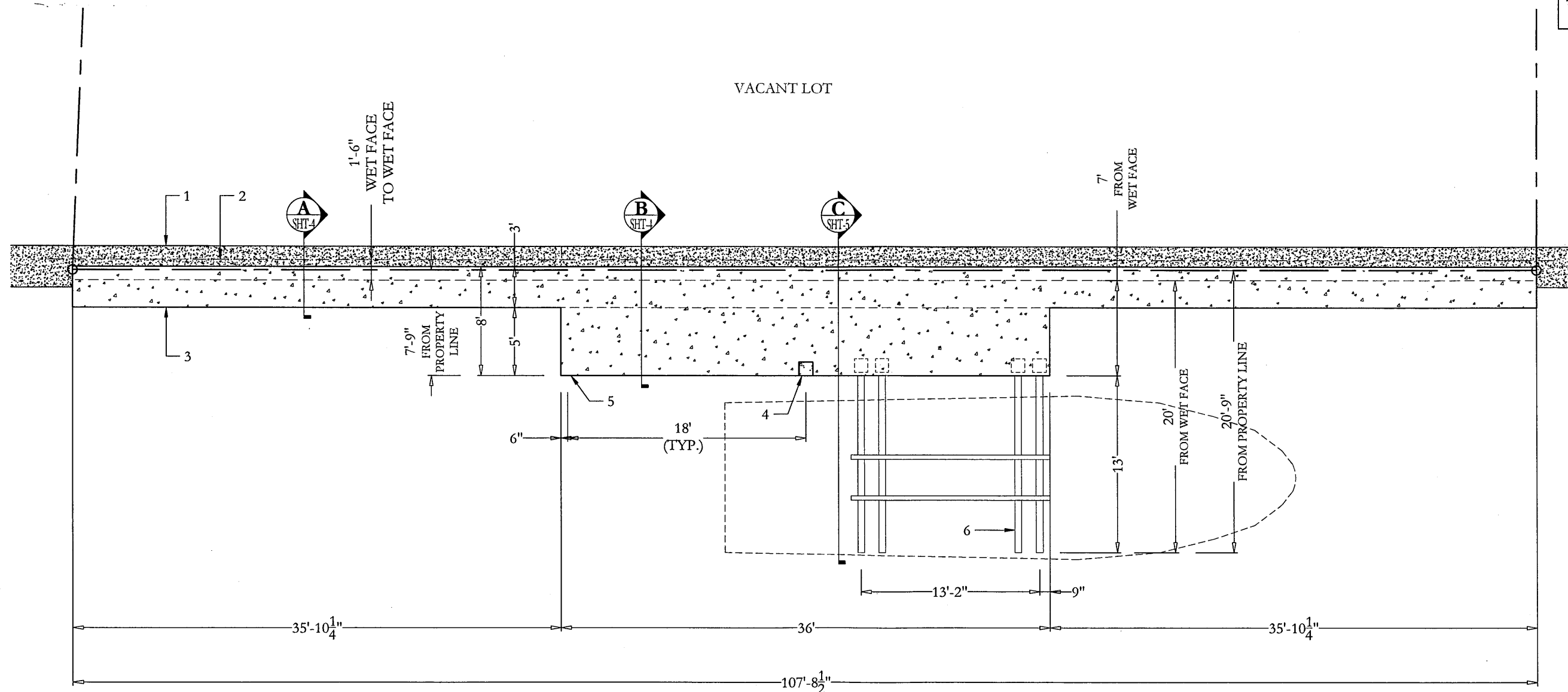
SHT-1

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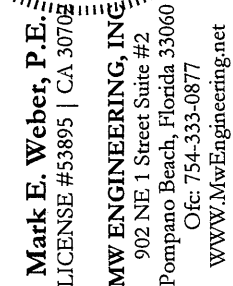
EXISTING CONDITIONS





SCALE:  $\frac{1}{8}" = 1'-0"$

1. EXISTING SEAWALL TO REMAIN
2. EXISTING WET FACE
3. PROPOSED 107'-8 1/2" X 36" X 16" SEAWALL CAP
4. PROPOSED 36' X 5' CONCRETE DOCK (180 SQ. FT. TOTAL)
5. PROPOSED 12" SQ. PILASTER 48" TALL ABOVE DOCK
6. PROPOSED 27,000LB NEPTUNE ALUMINUM ELEVATOR BOATLIFT



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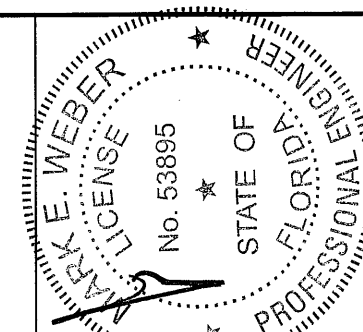
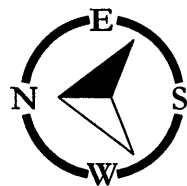
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DATE: 5/12/2022

JOB No: 21-2695

SHT-2

2 of 7

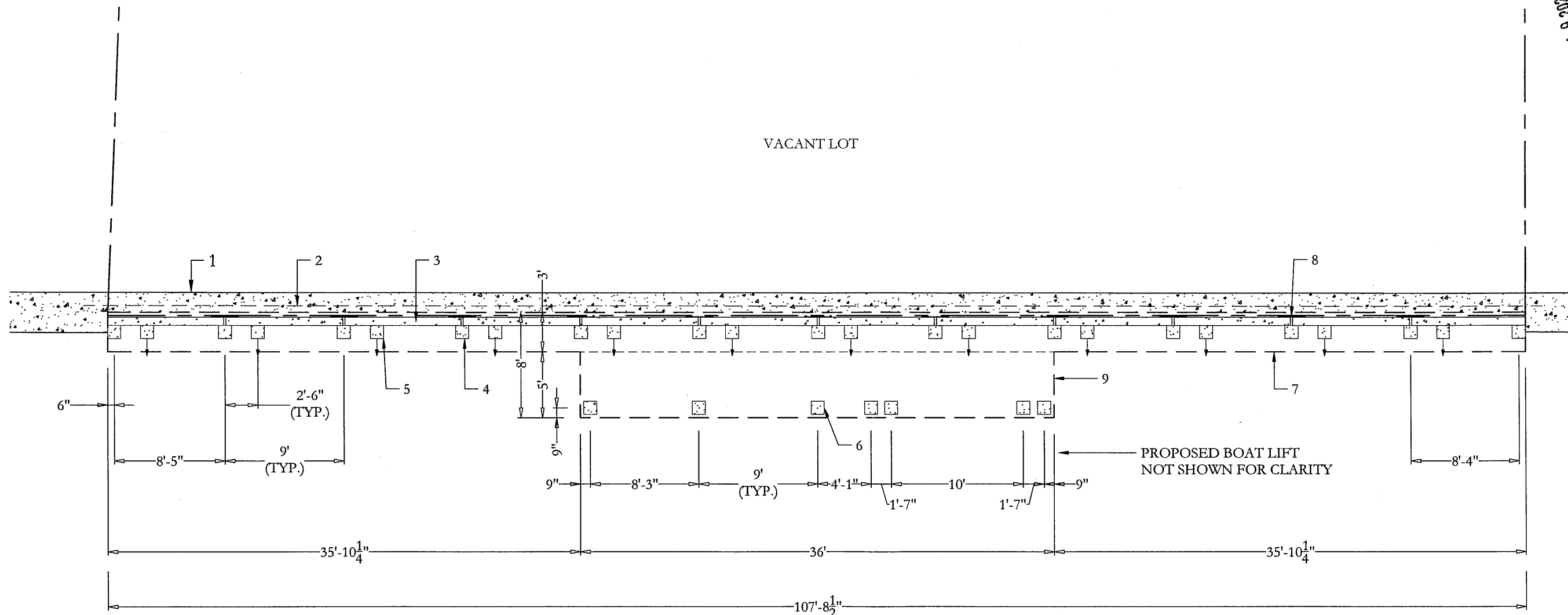


DEC 19 2022

**Mark E. Weber, P.E.**  
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**MW ENGINEERING, INC**  
902 NE 1 Street Suite #2  
Pompano Beach, Florida 33060  
Ofc: 754-333-0877  
WWW.MwEngineering.net

VACANT LOT



PROPOSED BOAT LIFT  
NOT SHOWN FOR CLARITY

### IDENTIFICATION:

1. EXISTING SEAWALL TO REMAIN
2. EXISTING WET FACE
3. PROPOSED 8'-10" X 7.5" X 12' PRE-CAST CONC. PANEL (SEE SHEET 6 FOR DETAILS)
4. PROPOSED (13) 12" X 12" CONC. KING PILE
5. PROPOSED (12) 12" X 12" CONC. BATTER PILE
6. PROPOSED (7) 12" X 12" X 20' CONC. DOCK PILE
7. PROPOSED 107'-8 1/2" X 36" X 16" SEAWALL CAP
8. PROPOSED GEOTEXTILE FABRIC AT CONC. PANEL GAP
9. PROPOSED 36' X 5' CONCRETE DOCK (180 SQ. FT.)

### PROPOSED NEW SEAWALL AND CONCRETE DOCK LAYOUT

SCALE: 1/8" = 1'-0"

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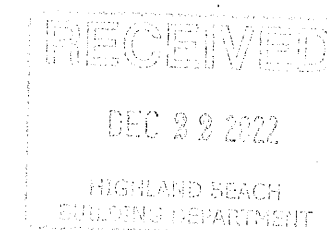
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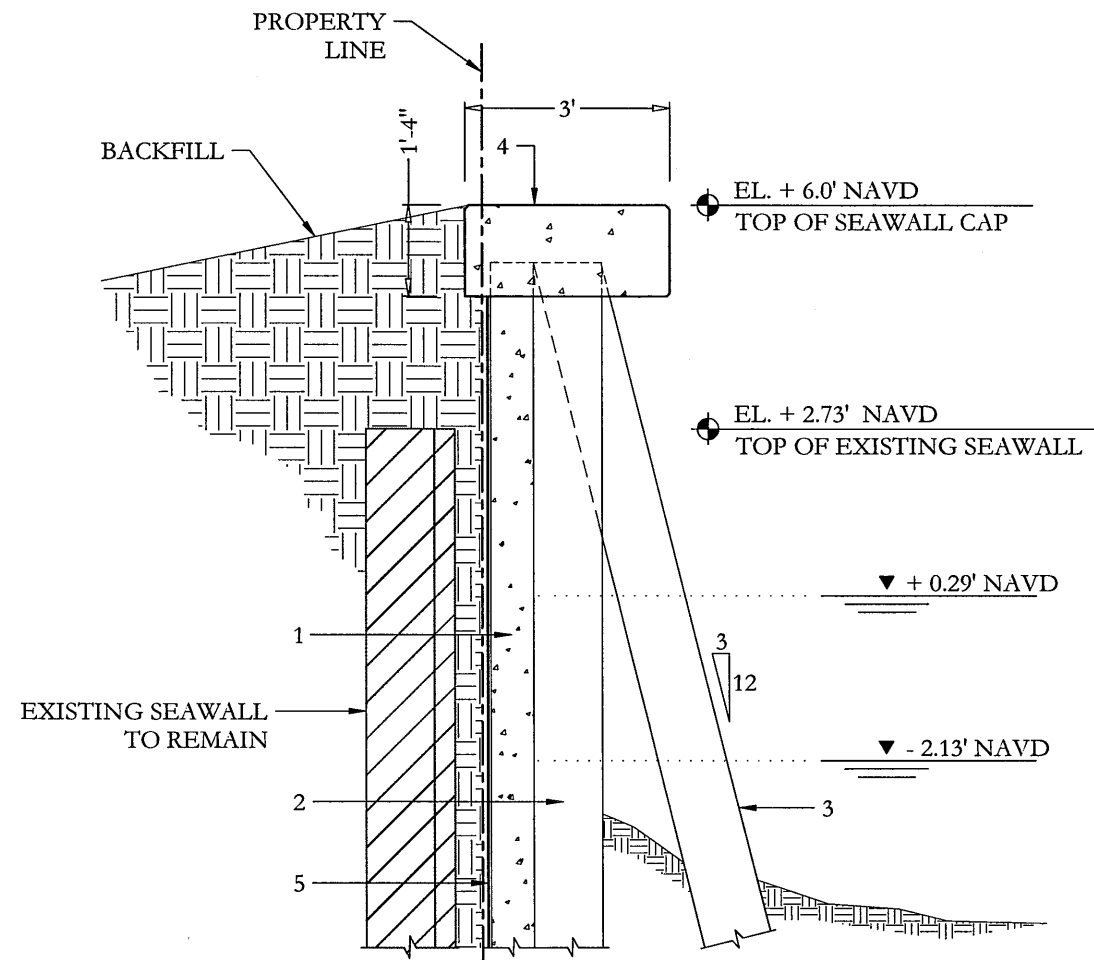
DATE: 5/12/2022

JOB No: 21-2695

**SHT-3**

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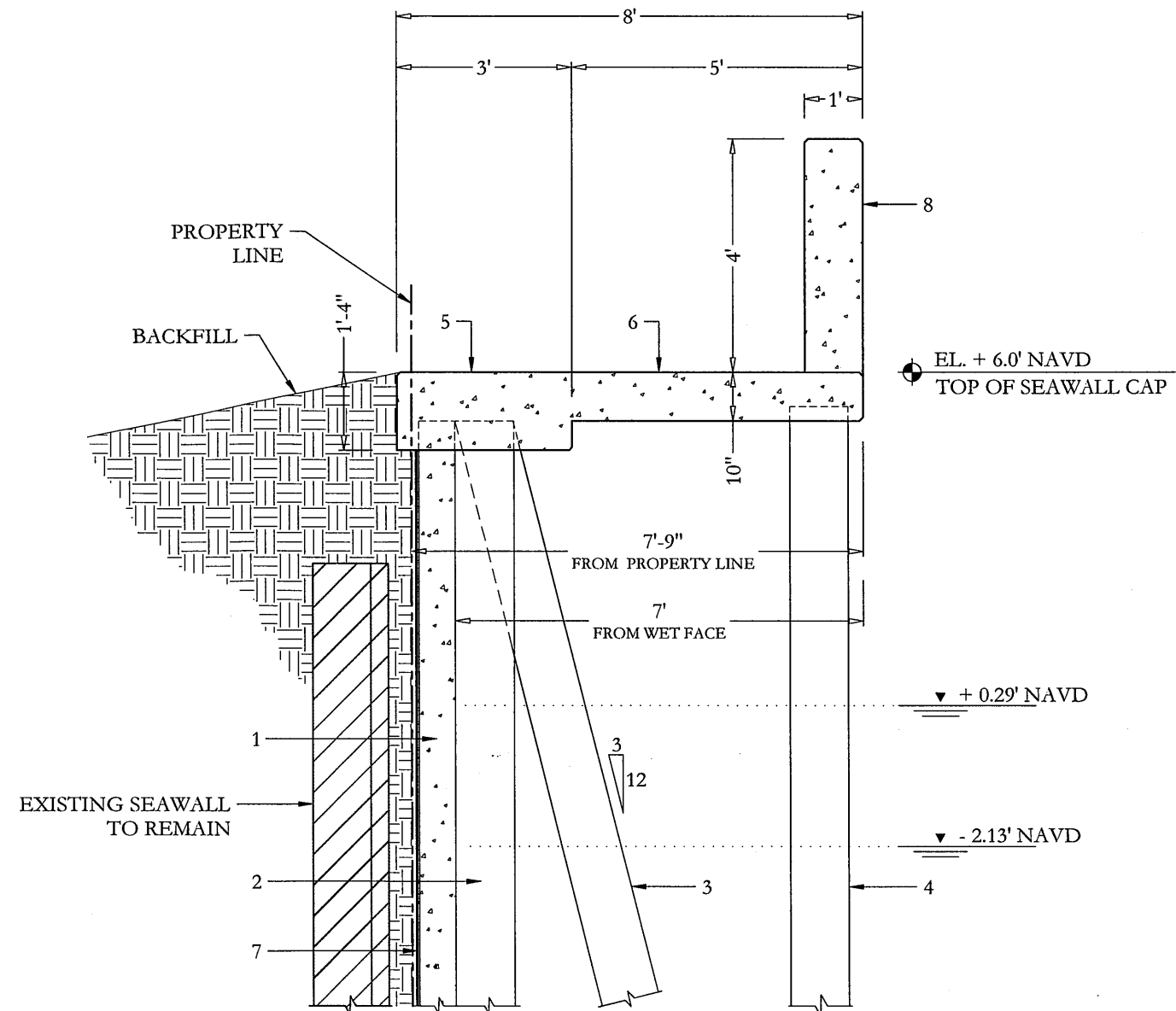




**A SECTION A**  
SHT-4 SCALE: 3/8" = 1'-0"

**SECTION A IDENTIFICATION:**

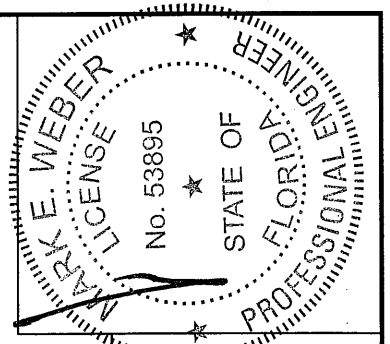
1. PROPOSED 8'-10" X 7.5" X 12' PRE-CAST CONC. PANEL (SEE SHEET 6 FOR DETAILS)
2. PROPOSED 12" X 12" CONC. KING PILE
3. PROPOSED 12" X 12" CONC. BATTER PILE
4. 107'-8 1/2" OF 36" X 16" CONCRETE SEAWALL CAP
5. PROPOSED GEOTEXTILE FABRIC AT CONC. PANEL GAP



**B SECTION B**  
SHT-4 SCALE: 3/8" = 1'-0"

**SECTION B IDENTIFICATION:**

1. PROPOSED 8'-10" X 7.5" X 12' PRE-CAST CONC. PANEL (SEE SHEET 6 FOR DETAILS)
2. PROPOSED 12" X 12" CONC. KING PILE
3. PROPOSED 12" X 12" CONC. BATTER PILE
4. PROPOSED 12" X 12" X 20' CONC. DOCK PILE
5. 107'-8 1/2" OF 36" X 16" CONCRETE CAP
6. 36" X 5' CONCRETE DOCK. (10" POUR IN PLACE STRUCTURAL SLAB.
7. PROPOSED GEOTEXTILE FABRIC AT CONC. PANEL GAP
8. 12" X 12" PILASTER, 48" ABOVE DOCK



DEC 19 2022

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Proposed New Seawall and Concrete Dock for  
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Highland Beach, Florida

DATE	NOTES/REVISIONS

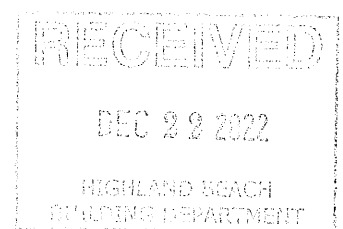
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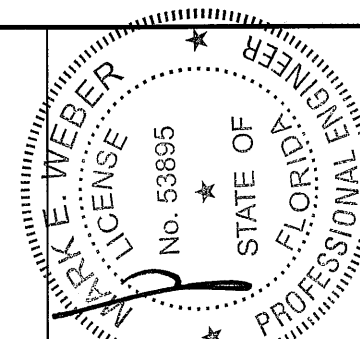
DATE: 5/12/2022

JOB No: 21-2695

**SHT-4**

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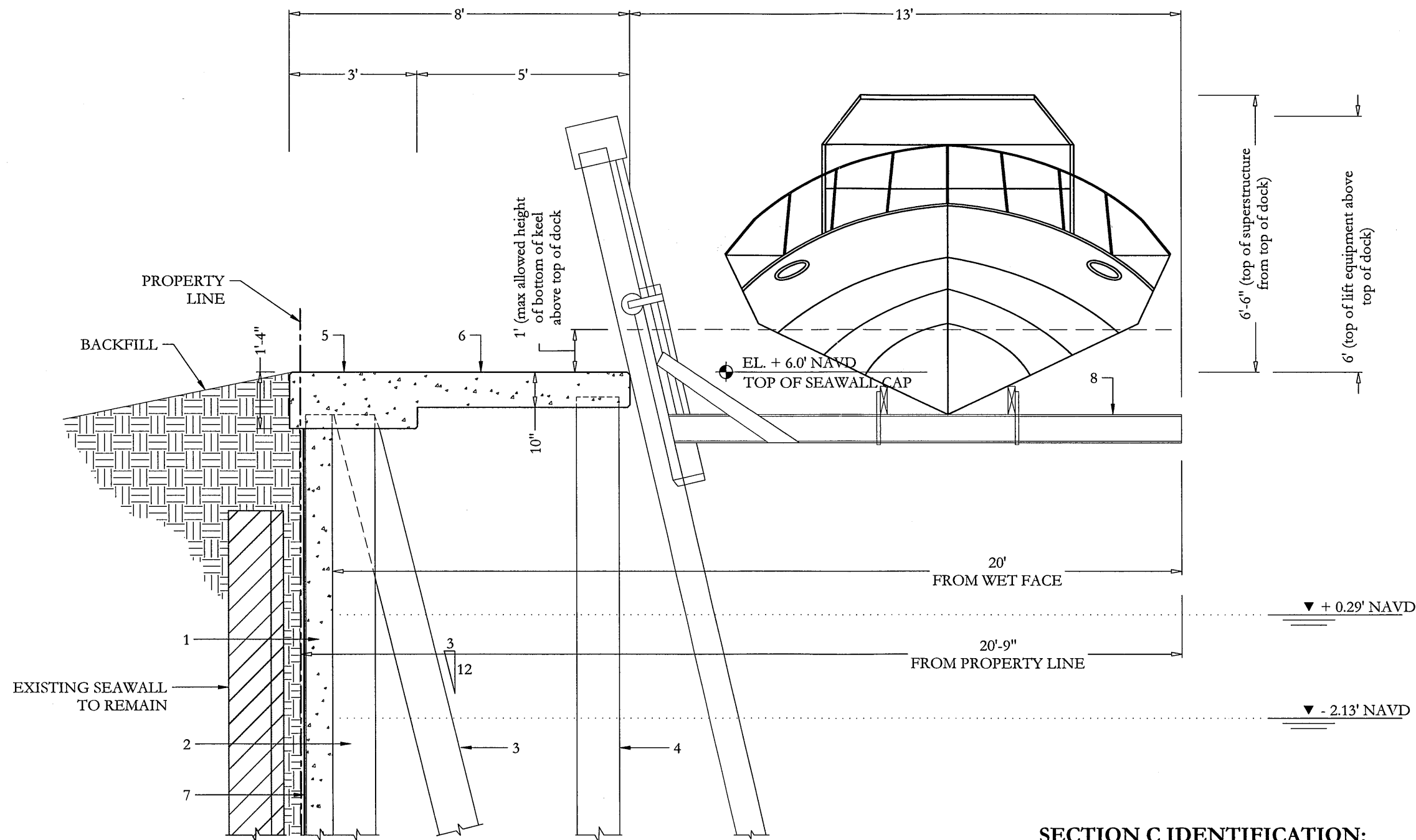
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DATE: 5/12/2022

JOB No: 21-2695

**SHT-5**

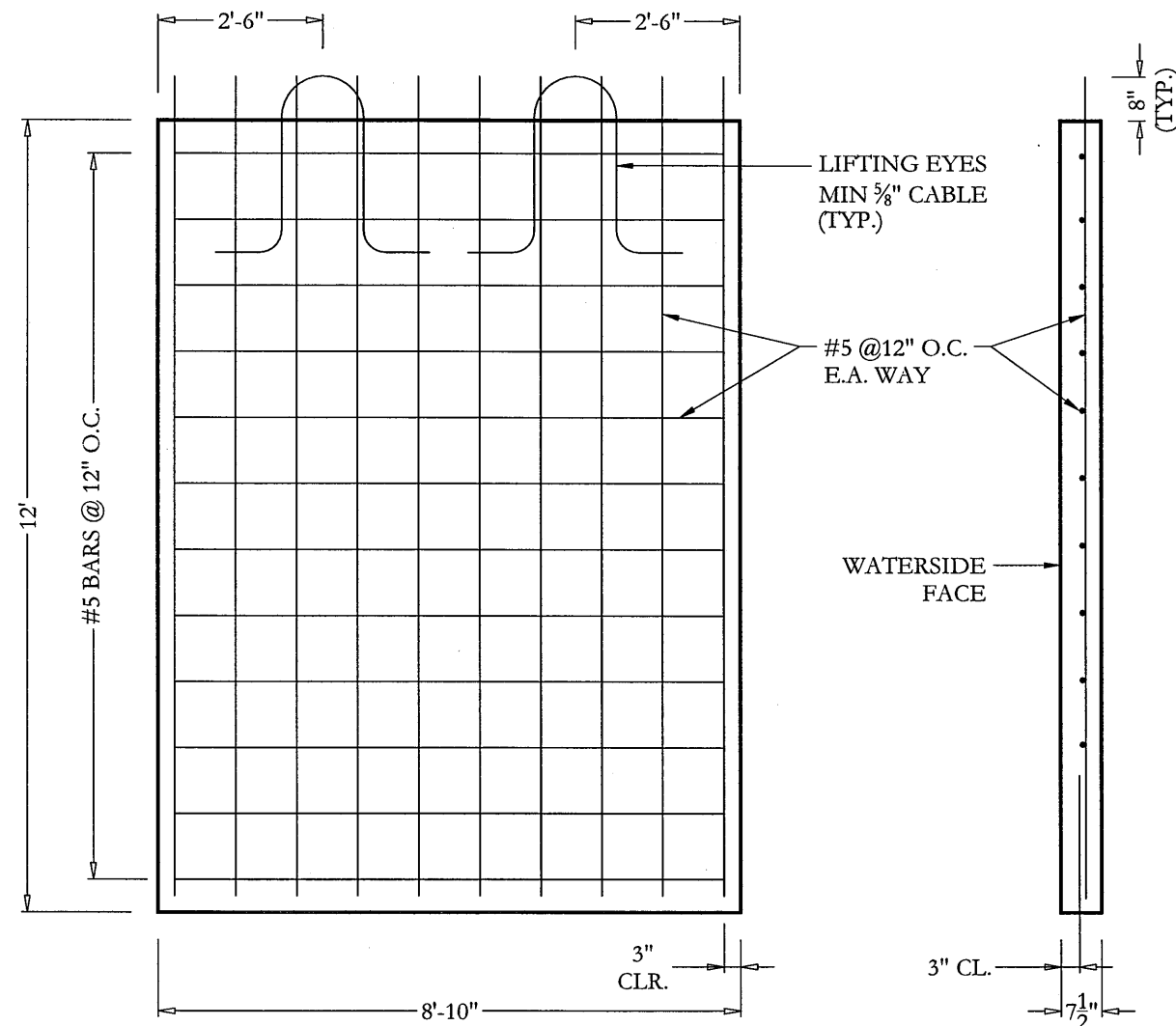
5 of 7



**C SECTION C**  
SHT-5 SCALE:  $\frac{3}{8}$ " = 1'-0"

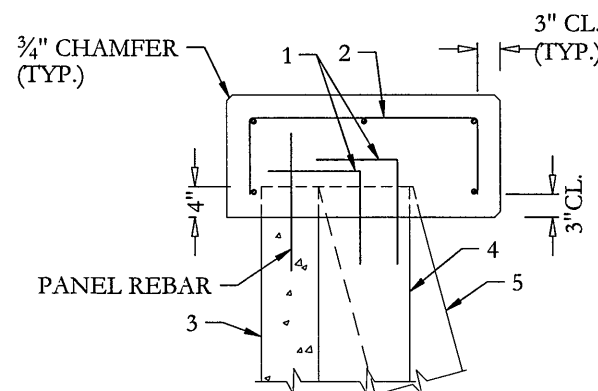
**SECTION C IDENTIFICATION:**

1. PROPOSED 8'-10" X 7.5" X 12' PRE-CAST CONC. PANEL (SEE SHEET 6 FOR DETAILS)
2. PROPOSED 12" X 12" CONC. KING PILE
3. PROPOSED 12" X 12" CONC. BATTER PILE
4. PROPOSED 12" X 12" X 20' CONC. DOCK PILE
5. 107'-8 1/2" OF 36" X 16" CONCRETE CAP
6. 36" X 5' CONCRETE DOCK. (10" POUR IN PLACE STRUCTURAL SLAB.
7. PROPOSED GEOTEXTILE FABRIC AT CONC. PANEL GAP
8. PROPOSED 27,000LB NEPTUNE ALUMINUM ELEVATOR BOATLIFT

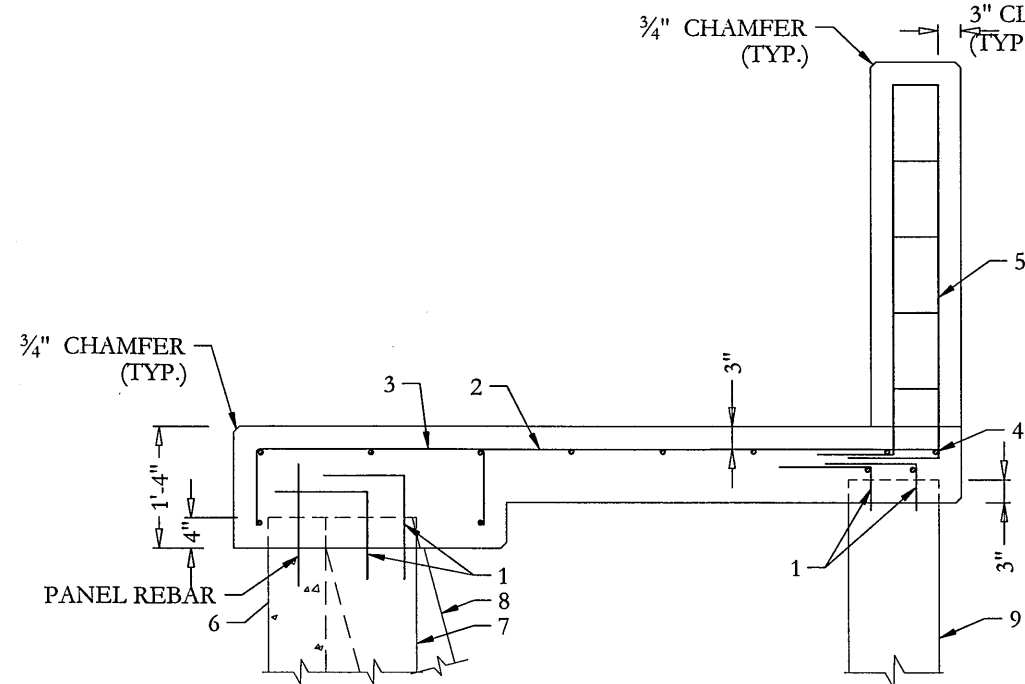


**CONCRETE PANEL DETAIL**  
SCALE: 3/8" = 1'-0"

**SIDE VIEW**  
SCALE: 3/8" = 1'-0"



**SEAWALL CAP AND CONCRETE CURB  
STEEL DETAIL**  
SCALE: 1/2" = 1'-0"



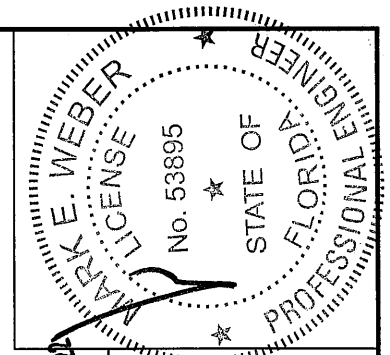
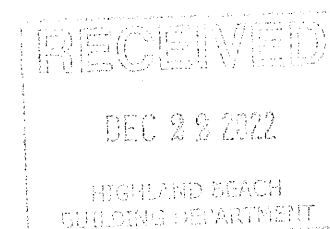
**SEAWALL CAP AND CONCRETE DOCK  
STEEL DETAIL**  
SCALE: 1/2" = 1'-0"

#### SEAWALL CAP AND CONCRETE DOCK STEEL IDENTIFICATION:

1. EXTEND PILINGS STRANDS A MIN. OF 18" INTO CAP/DOCK SLAB STEEL OR CUT STRANDS EVEN W/ TOP OF PILINGS & DOWEL & EPOXY (2) #5 L-BARS, 12" LONG W/ 12" BEND, INTO TOP OF PILINGS, W/ A MIN. OF 4" EMBEDMENT.
2. #5 BARS @ 12" O.C. EACH WAY
3. (5) #5 BARS CONTINUOUS WITH #3 STIRRUPS @ 18" O.C.
4. (2) #5 BARS TOP & BOTTOM, FULL LENGTH OVER PILE
5. #3 HOOPS @ 10" O.C. & (4) #5 BARS HOOKED INTO DOCK SLAB
6. PROPOSED 8'-10" X 7.5" X 12' PRE-CAST CONC. PANEL (SEE SHT-6 FOR DETAILS)
7. PROPOSED 12" X 12" CONC. KING PILE
8. PROPOSED 12" X 12" CONC. BATTER PILE
9. PROPOSED 12" X 12" X 20' CONC. DOCK PILE

#### SEAWALL CAP STEEL IDENTIFICATION:

1. EXTEND PILINGS STRANDS A MIN. OF 18" INTO CAP/DOCK SLAB STEEL OR CUT STRANDS EVEN W/ TOP OF PILINGS & DOWEL & EPOXY (2) #5 L-BARS, 12" LONG W/ 12" BEND, INTO TOP OF PILINGS, W/ A MIN. OF 4" EMBEDMENT.
2. (5) #5 BARS CONTINUOUS WITH #3 STIRRUPS @ 18" O.C.
3. PROPOSED 8'-10" X 7.5" X 12' PRE-CAST CONC. PANEL (SEE SHT-6 FOR DETAILS)
4. PROPOSED 12" X 12" CONC. KING PILE
5. PROPOSED 12" X 12" CONC. BATTER PILE



**Mark E. Weber, P.E.**  
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954-421-1700 CGC052820

Proposed New Seawall and Concrete Dock for  
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DATE	NOTES/REVISIONS

SCALE: As Shown  
DATE: 5/12/2022

JOB No: 21-2695

**SHT-6**

6 of 7



GENERAL NOTES:

1. Construction to follow the Florida Building Code 7th Edition (2020) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation and/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each appertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

PILE DRIVING: (IF NEW PILES ARE INSTALLED)

1. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of hammer energy.
2. All pilings shall be driven to develop a minimum allowable bearing capacity of 10 tons and shall penetrate a minimum of 8' into yielding material or 2' min. penetration into rock is required.
3. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
4. Piles shall be driven with a variation of not more than ¼ inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
5. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

CONCRETE NOTES: (IF CONCRETE STRUCTURES ARE INSTALLED)

1. Concrete shall conform to ACI 318-14 and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
2. Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
3. Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
4. Concrete cover shall be 3" unless otherwise noted on the approved drawings.
5. Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
6. Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and changes in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal steel around the corner 48 bar diameters.
7. Defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of expoxy-concrete mix or gunnite concrete with sulfate-resistant cement.
8. For cap overpours, dowel and epoxy #5 bars or L-bars into top and/or front of existing cap, staggered @ 24" o.c., min. 4" embedment.

CONCRETE PILE NOTES: (IF CONCRETE PILES ARE INSTALLED)

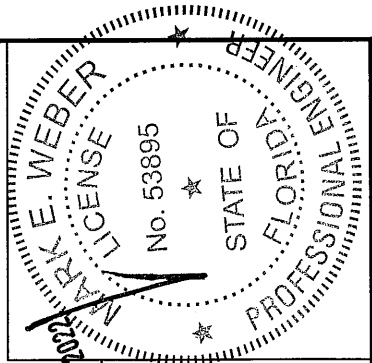
1. Concrete piles shall attain 5000 psi compressive strength in 28 days.
2. Concrete piles shall be reinforced with four - 7/16"Ø lo-lax strands, 270 kips, and 5 ga. spiral ties.
3. Concrete piles shall be 12"x12" square, minimum length of 20'.
4. Concrete piles shall be cut to leave strands exposed a min. of 18" and tied to dock or cap steel.
5. For all prestressed pilings, extend pilings strands a min. of 18" into cap/dock slab steel or cut strands even w/ top of pilings & dowel & epoxy (2) #5 L-bars, 12" long w/ 12" bend, into top of pilings, w/ a min. of 4" embedment.
6. New batter and vertical pilings and panels to have a minimum 4" penetration into the new cap form. New dock pilings to have a minimum 3" penetration into the new dock slab form.

WOOD PILES NOTES: (IF WOOD PILES ARE INSTALLED)

1. Wood piles to be 2.5lb CCA treated in accordance with AWPA Standard C18.
2. Wood piles shall be a minimum diameter of 10"; Miami Dade County requires minimum diameter of 12".

WOOD DOCK/PIER NOTES: (IF WOOD STRUCTURES ARE INSTALLED)

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be Southern Yellow Pine Grade #1, Fb=1200 PSI and Fv=175 PSI.
3. All decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel or Galvanized unless otherwise noted.



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Proposed New Seawall and Concrete Dock for  
Michael Garnick  
4320 Intracoastal Drive  
Highland Beach, Florida

DATE	NOTES/REVISIONS

SCALE: As Shown

DATE: 5/12/2022

JOB No: 21-2695

SHT-7

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