

ORDERED BY:



PROPERTY ADDRESS: 1114 BEL AIR DR, HIGHLAND BEACH, FLORIDA 33487

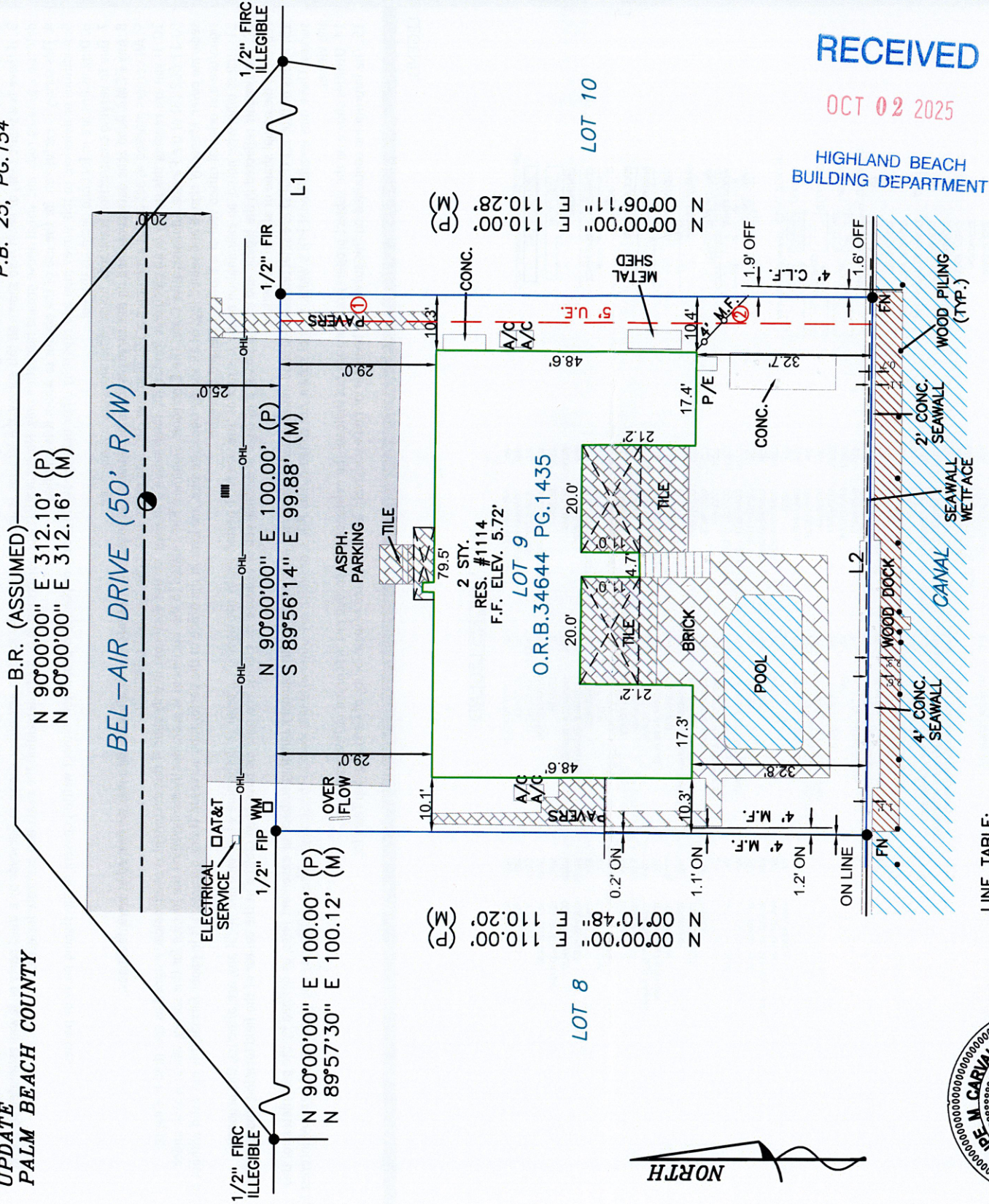
SURVEY NUMBER: 2406.0046-02

FIELD WORK DATE: 7/22/2025

REVISION DATE(S): (REV.1 7/22/2025)

2406.0046-02
BOUNDARY SURVEY
UPDATE
PALM BEACH COUNTY

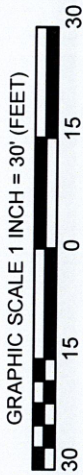
HIGHLAND BEACH ISLES
P.B. 25, PG.154



LINE TABLE:

L1	N 90°00'00" E 112.10' (P)	L2	N 90°00'00" E 100.00' (P)
	N 89°58'52" E 112.16' (M)		S 89°53'40" E 100.03' (M)

- THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS
- IN CONJUNCTION WITH FDOT REAL TIME NETWORK
- DATUM: NAVD 1988



I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 7'). THIS PROPERTY WAS FOUND IN TOWN OF HIGHLAND BEACH, COMMUNITY NUMBER 125111, DATED 12/20/2024.

POINTS OF INTEREST

- 1. PAVER WALKWAY OVER 5' U.E.
- 2. 4' METAL FENCE OVER 5' U.E.

CLIENT NUMBER:

DATE: 07/23/25

BUYER:

SELLER:

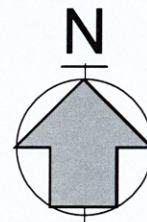
CERTIFIED TO: HIGHLAND 1114 BEL AIR LLC

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS

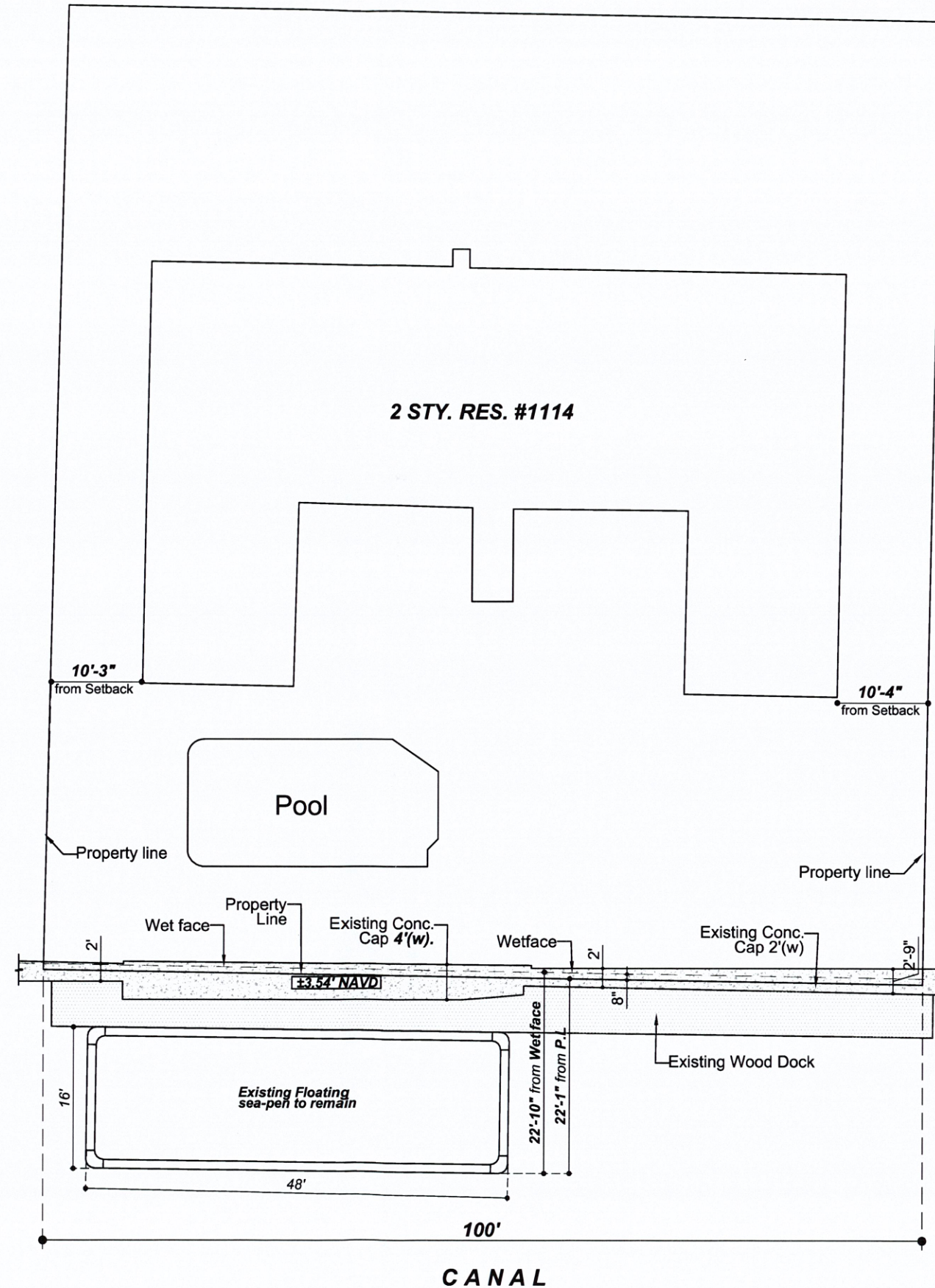
6224 MOHAWK TERRACE
MARGATE, FL 33063

LB#8200
gitt@geotopteam.com





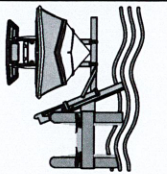
EXISTING CONDITIONS
SCALE: 1"=15'



RECEIVED
OCT 02 2025
HIGHLAND BEACH
BUILDING DEPARTMENT

Ali Yemeniulier PE
2799 NW 2nd Ave suite 111
Boca Raton, FL 33431
EMAIL: YEMENIULIER@NETZERO.NET
PHONE: 561-705-2830
STATE OF FLORIDA LICENSE PE 54793

PREPARED FOR:
BOATLIFTS & DOCKS
OF SOUTH FLORIDA
989 N.W. 31ST AVENUE
POMPANO BEACH, FL 33069
954-971-0811 SCC131152208



Concrete Dock/Boat Lift FOR:
Biscardi RESIDENCE
1114 Bel Air Dr.,
Highland Beach, FL 33487

DATE NOTES/REVISIONS

Drawn by: NS
Checked by: SG
Date: 10/30/2025
Job No.: 24-027

EC

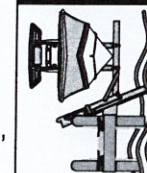
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OCT 02 2025

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BUILDING DEPARTMENT

Ali Yemeniulier PE
2799 NW 2nd Ave suite 111
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EMAIL: YEMENIULIER@NETZERO.NET
PHONE: 561-705-2930
STATE OF FLORIDA LICENSE PE 54733

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SP

General Notes :

1. Demo Existing Dock., Installation of new (416 sq.ft.) Plastic Dock w/ (10) New 12"Ø Wood Pilings.
2. For all prestressed piles, extend pilings strands a min. of 18" into cap/dock steel or cut strands even top of pile & dowel/epoxy (2) #5 L-bars 12" w/ 4" min embedment
3. All hardware to be galvanized or stainless steel.
4. Turbidity barriers are to surround all in water construction areas during piling and/or panel installation activities.
5. Elevations shown are based on the North American Vertical Datum of 1988.
6. Design in accordance with 2023 8th Edition of the Florida Building Code.
7. Construction methods, procedures, and sequences are the responsibility of the Contractor. The Contractor shall take the necessary means to maintain and protect the structural integrity and serviceability of the construction at all times.
8. Any discrepancies found for any circumstance between the structural plans and the existing conditions found on site and/or any conditions that were omitted on the plans will be the responsibility of the Contractor to immediately bring to the attention of the Engineer of Record.
9. Existing conditions are unknown, therefore, worst case conditions have been approximated. all existing conditions are assumed and must be confirmed by the GC after permitting.
10. Engineer's Limitations of Responsibility: The Engineer shall not be responsible for the quality or composition of materials, fabrications, construction inspection, supervision, or review, special inspection, or the quality and correctness of construction unless the appropriate submissions, reports, approvals, inspections, site visit, construction review, or special inspections are performed by the Engineer or his representative as required herein, and then only such responsibility as is associated with the specific work performed as is commonly assigned a structural engineer in relation to other engineering and construction disciplines associated with the project.
11. The Engineer shall not be responsible for site and construction safety and/or the safety of construction workers. Site and construction safety is the responsibility of the Contractor. The Contractor shall be responsible for the safety of his employees and the safety of the employee of all subcontractors to the project.
12. Engineer's Statement of Compliance: To the best of the Engineer's knowledge, the structural plans and specifications presented herein comply with the applicable minimum building codes, standards, and practices.

2 STY. RES. #1114

10'-3"
Setback

10'-4"
Setback

Pool

Property Line

Property Line

Existing Conc.
Cap 2'(w)

Property Line

Existing Conc.
Cap 4'(w).

Wet face

6'-10" from Wet face

Wet face

Existing Conc.
Cap 2'(w)

Property Line

±3.54' NAVD

5'-1"

4'

4'-5"

4'

4'

5'
Setback

(16'(w)x48'(L)
Existing
Floating sea pen
to remain

22'-10" from Wet face

22'-5" from P.L

New Plastic Dock
416' sq.ft. w/ (10)
12"Ø Wood Pilings

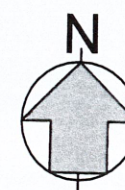
Turbidity barriers
are to surround
all in water

Riparian Line

Riparian Line

100'

CANAL



SITE PLAN

SCALE: 1"=10'

RECEIVED

OCT 02 2025

HIGHLAND BEACH
BUILDING DEPARTMENT

DOCK NOTE IDENTIFICATION:

1. 5/4"x6" Plastic decking board - Cellular PVC Deck (2) #7"x2" 1/2" SS trim-head deck screws per stringer.
2. 2"x8" Stringers w/(2) 16d nails to each substringer; @16" o.c. for 5/4" composite deck boards or 24" o.c., for pressure treated wood deckboards.
3. Double 2"x8" Stringers attached to Piles with (1) 1/2" x 6" lag Bolts.
4. 2"x8" Sub-stringers on side of Pilings and hangers with (1) 5/8" thru Bolts or lag Bolts into Pilings and drop hanger.
5. 4"x10" Drop hanger with (2) 1/2" x 7" lags & shields into existing Seawall Cap.
6. 2"x4" Fascia Trim.
7. 2"x4" sleeper with 1/- dim x 6" wedge anchors @ 36" on center into Existing.
8. New (10) 12"Ø Wood Pilings.

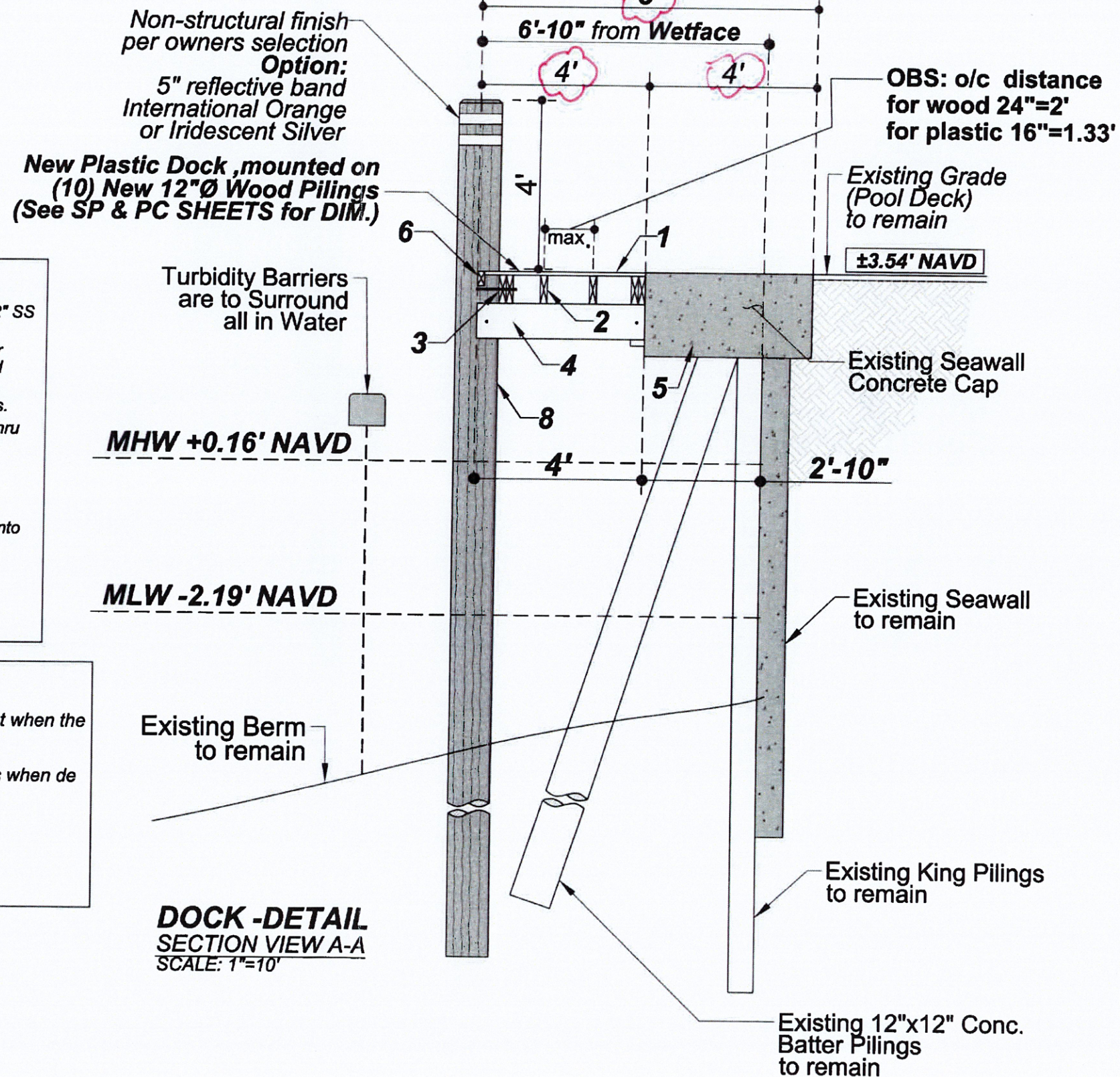
OBS. Framing Detail FBC 2020 7th Edition
170MPH 7-10 ACSE.

OBSERVATIONS:

- * For item #4 - The substringer dimensions is 2x8 often, except when the Dock width is greater than 7' - asked about.
- * For item #4 - (1) 5/8" thru bolt is just one or (2) 5/8" thru bolts when de Dock width more than 8'.
- * For item #5 - 4 x piling diameter (4x10 / 4x12 / etc.).
- * Texture not Show, Texture adds 0.0020" to part Height.
- * Fastening slots are symmetrical.

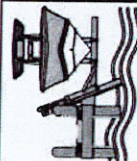
PLASTIC DOCK DETAIL -1

SCALE: 1"=10'



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DET-1