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PROJECT ADDRESS: 2362 S. OCEAN BLVD., HIGHLAND BEACH, FL 33487, US

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HIGHLAND BEACH
BUILDING DEPARTMENT

ISSUE / COMMENT		BY	DATE
PERMIT PLAN REVIEW		△	05/09/2023
PERMIT PLAN REVIEW		△	05/10/2023
PERMIT PLAN REVIEW		△	05/11/2023

WILLENS' RESIDENCE
TWO STORY HOME ADDITION AND RENOVATION
2362 S. OCEAN BLVD HIGHLAND BEACH
FL 33487 US

150 E Boca Raton Rd.
Boca Raton, Florida 33432
Phone: 561 362 6408
Web: BE-DESIGN.NET

BE
DESIGN
ASSOCIATES, INC. A A 26001227

JOB ID	210512.033.WIL
DRAWING EDITION	FOOT FINAL 05-10-2023
PRINTING DATE	5/10/2023
DRAWN BY	E.B. - R.R.
VICINITY	

SP-00

"SUNSHINE STATE ONE CALL"
PRIOR TO DIG AT 811
OR (800) 432-4770

FLOOD ZONE INFORMATION

FLOOD INFORMATION:
COMMUNITY NUMBER: 120192
PANEL NUMBER: 12099C0987
FIRM DATE: 10-05-2017
FIRM EFFECT/REV DATE: 10-05-2017
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 6.00' NAVD 1988
BENCH MARK INFORMATION:
Palm Beach County Benchmark: "M 310"
NAVD Elevation: 5.17'

SITE INFORMATION OBTAINED FROM SURVEY:
PREPARED BY: KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR & MAPPER: #6415
STATE OF FLORIDA - LB #6415

REFER TO PAGE A-08
FOR NOTES & SCHEDULES

REFER TO LANDSCAPE AND CIVIL
DRAWINGS (SHEET PD-1) FOR
LANDSCAPE, GRADING, PAVING,
DRAINAGE INFORMATION AND SEWER
CONNECTIONS.

SITE REGULATIONS

ZONE: RS-RESIDENTIAL SINGLE FAMILY

FUTURE LAND USE: SINGLE FAMILY

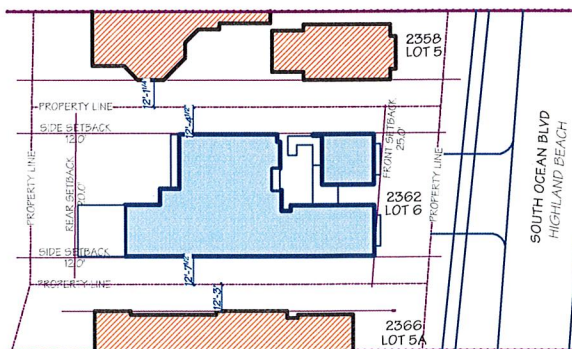
HORIZONTAL RESTRAINTS	MINIMUM	PROVIDED
FRONT SETBACK:	25'	25.04' min.
L & R (SIDE) SETBACK:	12'	12.62' & 12.35' min.
REAR SETBACK:	20'	22.04' min.
POOL SETBACK (REAR/ L&R SIDES):	10'	10.00' min.
VERTICAL RESTRAINTS	MAXIMUM	PROVIDED
MAX. NUMBER OF STORIES:	TWO	TWO
MAX. HEIGHT:	35'	31'-8 1/2"'

SCOPE OF WORK

SUMMARY
THE SCOPE OF WORKS CONSISTS OF THE ADDITION AND RENOVATION OF AN EXISTING 2 STORY HOME. THE LEVEL OF ALTERATION IS LEVEL 3 (EXCEEDS 50 PERCENT OF THE BUILDING AREA).

EXTERIOR IMPROVEMENTS INCLUDE: NEW DRIVEWAY, PATHWAYS, POOL & POOL DECK, SPA, CMU PERIMETER WALL FENCE, MECHANICAL FENCE, MECHANICAL EQUIPMENT, CONCRETE PADS, LIVING ROOM TERRACE, COVERED ENTERTAINMENT, MAIN ENTRANCE, EXTERIOR STAIRS, WATER FOUNTAIN, LIGHTING FIXTURES, WINDOWS & DOORS, MODERN GLASS RAILINGS, METAL ROOF, FACADE CLADDING & STUCCO/ PAINT, ADDITION OF NEW BUILDING VOLUMES WHICH DO NOT EXCEED EXISTING BUILDING HEIGHT, UTILITY METERS, LANDSCAPE, IRRIGATION, PAVING AND GRADING.

INTERIOR IMPROVEMENTS: THE RECONFIGURATION OF SPACES / EXTENSION OF SYSTEMS, INSTALLATION OF EQUIPMENT, THE DEMO OF WALLS, APPLIANCES, PLUMBING FIXTURES, LIGHTING, STAIRS, CEILINGS, FIREPLACE, DOORS, FLOOR FINISHES, WALL FINISHES, BUILT-INS.



03 SP-01 SKETCH OF ADJACENT STRUCTURES
SCALE: 1" = 40'

RENOVATION PROJECT

CURRENT USE OF PROPERTY:
EXISTING RESIDENTIAL
EXISTING ZONING: RS RESIDENTIAL SINGLE FAMILY

ADDRESS:
2362 S. OCEAN BLVD HIGHLAND BEACH FL.
33487 US

LEGAL DESCRIPTION:

LOT 5, PLAT NO. 1, CAMELOT ON THE ATLANTIC, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 38, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACTS A-2 AND B-2 OF SAID PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 89°33'00" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTH BOUNDARY OF SAID LOT, 87.49 FEET TO A POINT ON THE EAST BOUNDARY OF PLAT; THENCE SOUTH 04°01'00" WEST, ALONG SAID EAST BOUNDARY, 80.24 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 27°43'24" WEST, ALONG THE EASTERLY BOUNDARY OF SAID LOT, 50.00 FEET TO A POINT ON THE ARC OF A RADIALLY TANGENT CURVE; THENCE NORTHWESTERLY, ALONG SAID EAST BOUNDARY AND ALONG THE ARC OF SAID CURVE BEING CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET, A DELTA OF 117°16'24", AND AN ARC DISTANCE OF 81.87 FEET TO THE POINT OF BEGINNING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ELEVATIONS LISTED HERE
ARE FROM THE
ARCHITECTURAL PROJECT
FOR EXTERIOR ELEVATIONS
(DRAINAGE) FOLLOW THOSE
FROM CIVIL ENGINEERS'
PLANS.

PROJECT ZERO = 6.60' NAVD
(EXISTING)

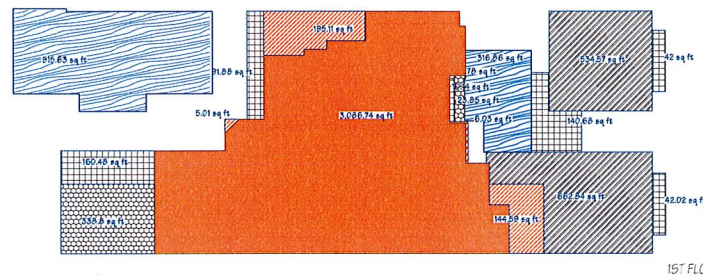
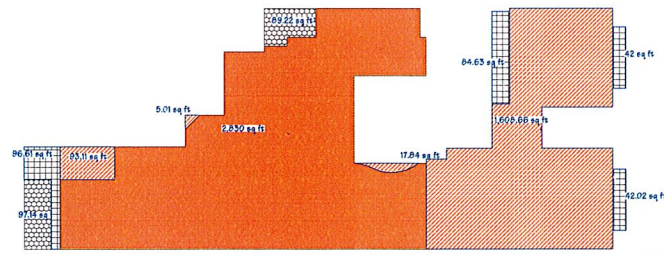
7.017' NEW T.O.S. + 0.125' F.F. =
7.142' NAVD

(MINIMUM DESIGN ELEVATION:
BFE 6.0 + 1' FBC FREEBOARD = 7' NAVD)

SITE GRADING

1. GRADING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH CHAPTER 33 OF THE FLORIDA BUILDING CODE. ALL EXCAVATED MATERIAL RESULTING FROM GRADING SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR EXCEPT SOIL TO BE STOCKPILED FOR REDISTRIBUTION ON SITE AS DIRECTED.

2. LIMIT SITE GRADING TO THE BUILDING PAD AND SURROUNDING BUILDING ENVELOPE. ALL AC PAVING AND CONCRETE SHALL SLOPE AWAY FROM THE BUILDING TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AT A MIN. SLOPE OF 1/8" PER FOOT FOR CONCRETE AND AC AND 1/4" PER FOOT FOR NATURAL SOILS.



AREAS FOR 2362 S. OCEAN BLVD HIGHLAND BEACH FL. 33487 US

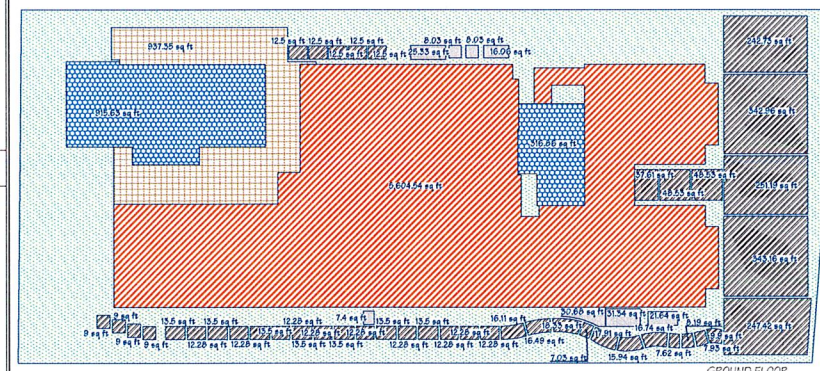
	EXISTING sq. ft.	NEW AREA sq. ft.	PARTIAL sq. ft.	TOTAL sq. ft.
A/C 1ST FLOOR	3,086.74	351.52	3,438.26	7,992.89
A/C 2ND FLOOR	2,830.00	1,724.63	4,554.63	
GARAGE		1,197.41	1,197.41	1,197.41
COVERED 1ST FLOOR	362.65	487.20	849.85	849.85
COVERED 2ND FLOOR	186.37	265.26	451.63	451.63
POOL & WATER FEATURE		1,232.50	1,232.50	1,232.50
GRAND TOTAL				11,728.28

REFERENCE	
EXISTING A/C	
NEW A/C	
NEW GARAGE	
EXISTING COVERED	
NEW COVERED	
NEW POOL & WATER FEATURE	

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BUILDING DEPARTMENT



PERVIOUS & IMPERVIOUS FOR 2362 S. OCEAN BLVD HIGHLAND BEACH FL. 33487 US

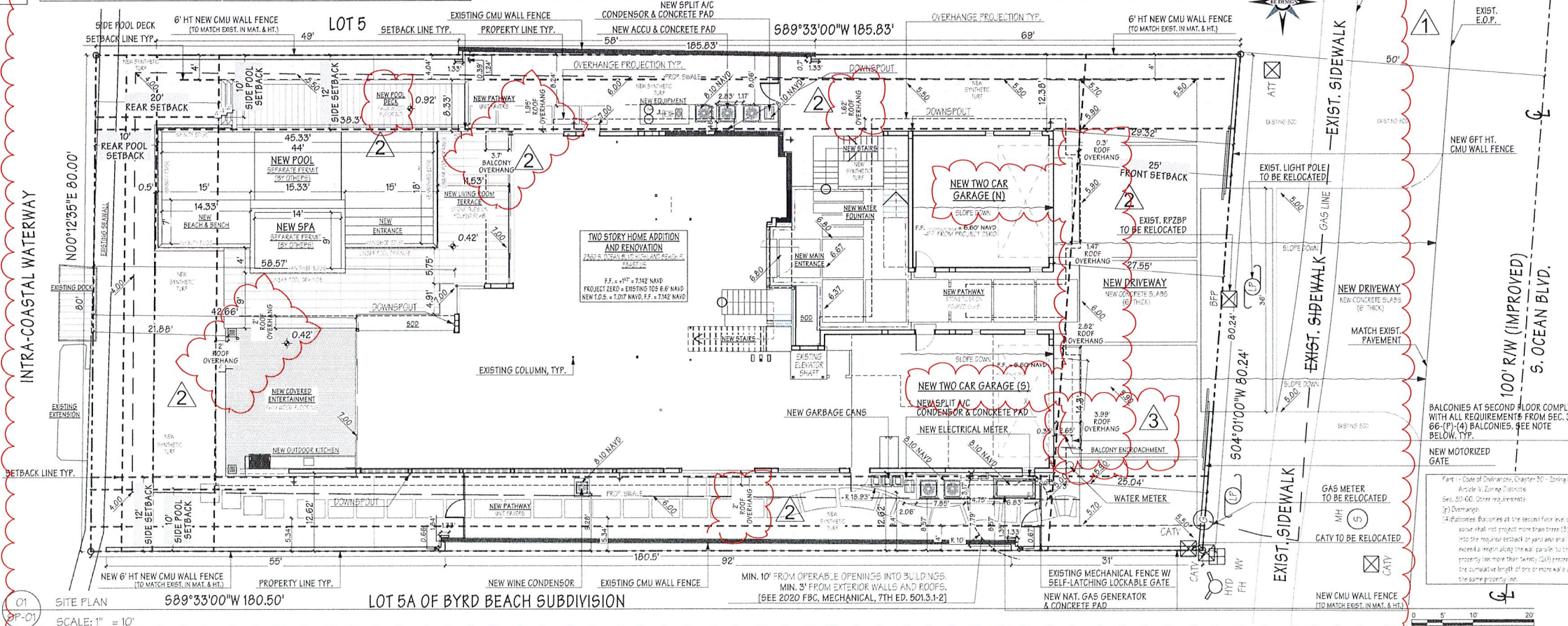
	IMPERVIOUS sq. ft.	PERVIOUS sq. ft.
FOOT PRINT	5,604.54	
DRIVEWAY & PATHWAY	2,028.99	
POOL & WATER FEATURE	1,232.50	
POOL DECK	837.35	
SLAB EQUIPMENT	148.50	
LANDSCAPE		4,700.14
TOTAL	9,951.88	4,700.14
%	68%	32%
TOTAL LOT		14,652.02

REFERENCE	
FOOT PRINT	
DRIVEWAY & PATHWAY	
POOL & WATER FEATURE	
POOL DECK	
EQUIPMENT SLABS	
LANDSCAPE	

SITE PLAN WALL LEGEND

EXISTING CMU WALL	
NEW CMU WALL	

INTRA-COASTAL WATERWAY



WILLENS' RESIDENCE

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FL. 33487 US

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DRAWING EDITION: FDOT FINAL 05-10-
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SITE PLAN
SP-01

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ISSUE / COMMENT	BY	DATE
DEVELOPMENT PLAN REVIEW	A	02/28/2020
DEVELOPMENT PLAN REVIEW	A	03/16/2020
DEVELOPMENT PLAN REVIEW	A	04/04/2020

THIS DRAWING IS ISSUED:	DATE	APPROVAL
FOR THE SITE ANALYSIS	06/10/2022	
FOR THE PRE DESIGN	06/10/2022	
FOR THE SCHEMATIC DESIGN	07/22/2022	
FOR THE DESIGN DEVELOPMENT	09/27/2022	
FOR THE CONSTRUCTION PHASE 60%	11/14/2022	
NOT FOR THE CONSTRUCTION PHASE 100%		
FOR THE PERMITTING	11/17/2022	
NOT FOR THE POST-CONSTRUCTION		

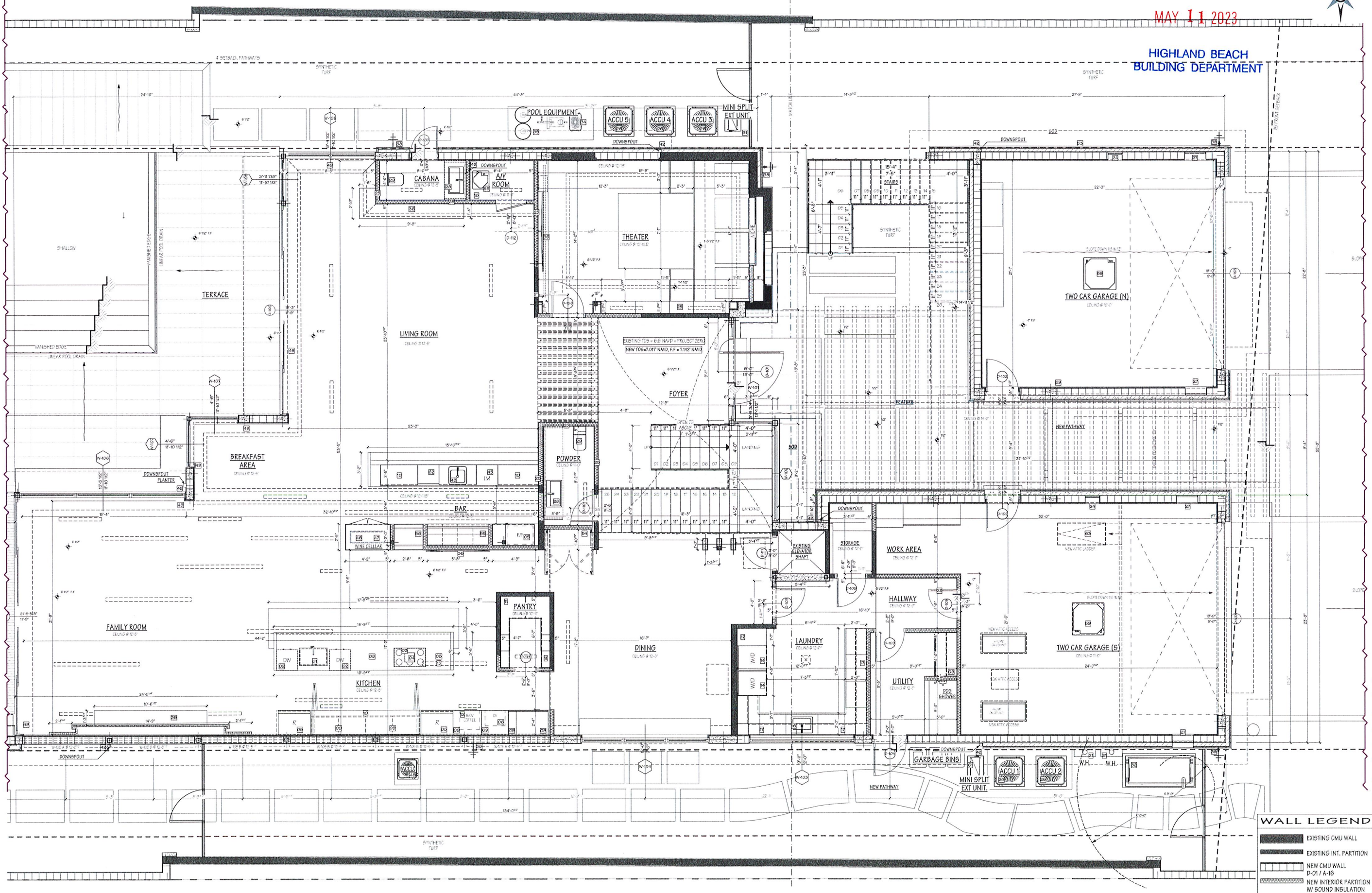
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FIRST FLOOR - A	

A-02



WALL LEGEND

-  EXISTING CMU WALL
 EXISTING INT. PARTITION
 NEW CMU WALL
 D-01 / A-16
 NEW INTERIOR PARTITION
 W/ SOUND INSULATION
 D-03 / A-16



2
A-02

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

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BUILDING DEPARTMENT

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BUILDING DEPARTMENT

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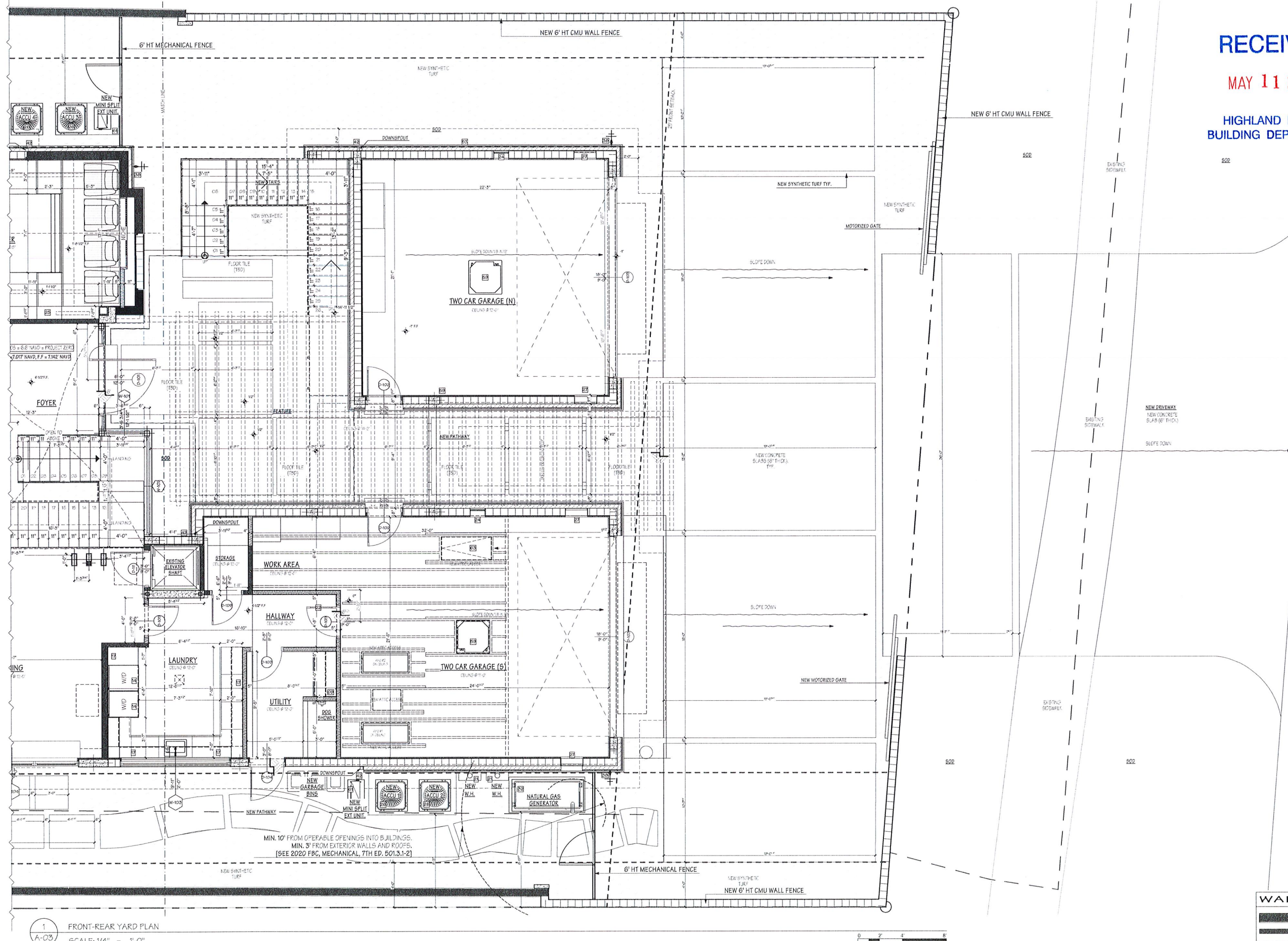
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FRONT AND REAR YARD - A	

A-03

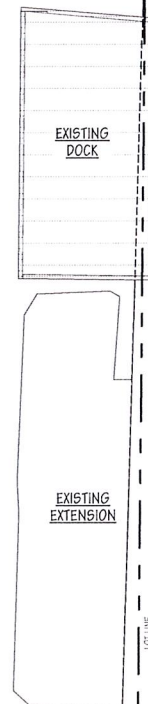


WALL LEGEND	
	EXISTING CMU WALL
	EXISTING INT. PARTITION
	NEW CMU WALL D-01 / A-16
	NEW INTERIOR PARTITION W/ SOUND INSULATION D-03 / A-16

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A-03.1

FRONT-REAR YARD PLAN
SCALE: 1/4" = 1'-0"



WALL LEGEND	
	EXISTING CMU WALL
	EXISTING INT. PARTITION
	NEW CMU WALL
	NEW INTERIOR PARTITION W/ SOUND INSULATION
	D-03 / A-16

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FRONT AND REAR YARD-B

A-03.1

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FOR PRELIMINARY DESIGN	DATE 05/10/2023	DATE 05/10/2023	DATE 05/10/2023
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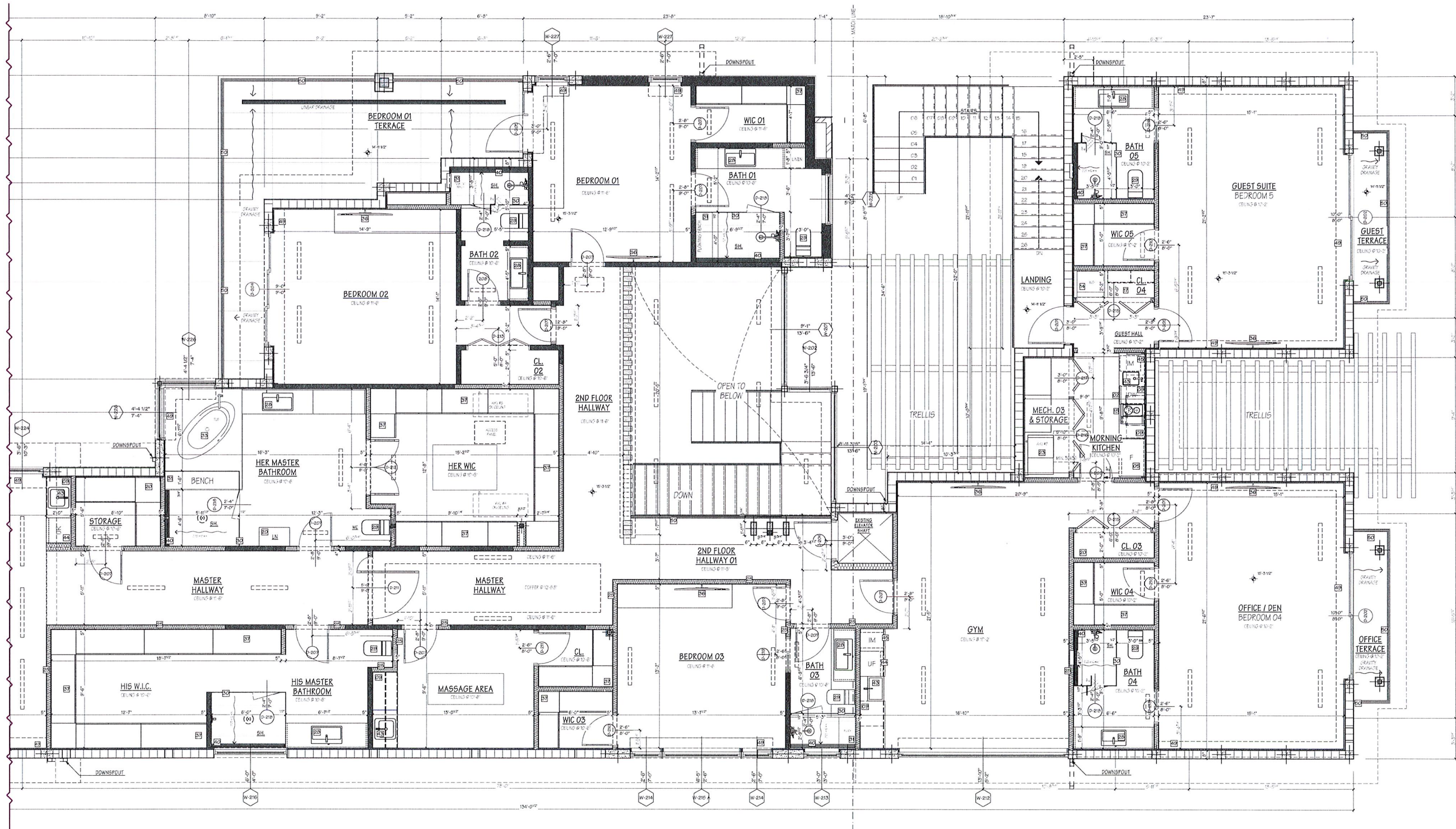
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DRAWN BY E.B. - R.R.
SECOND FLOOR - A

A-04



2 SECOND FLOOR PLAN
A-04 SCALE: 1/4" = 1'-0"

0 2' 4' 8'

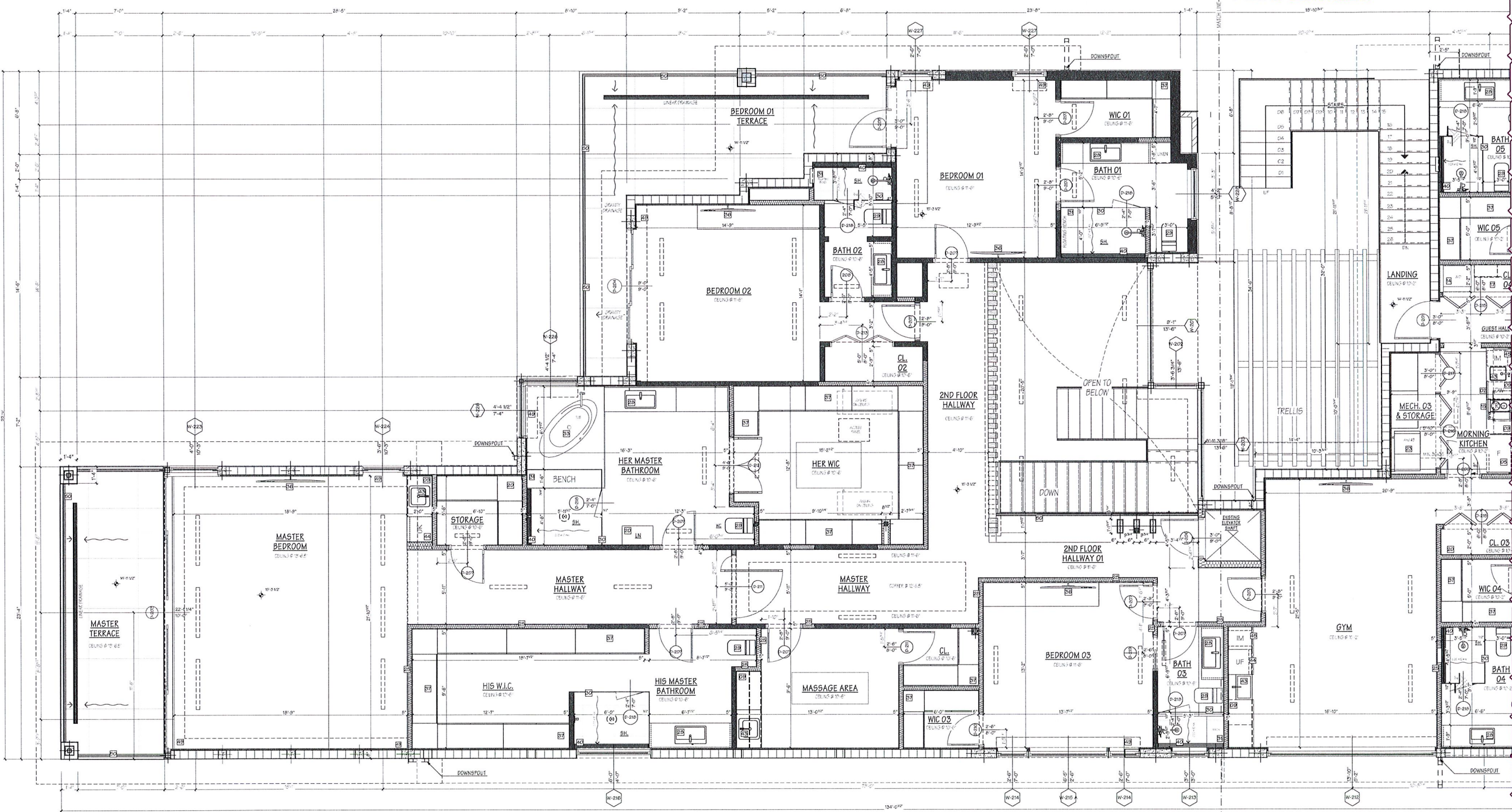
WALL LEGEND	
	EXISTING CMU WALL
	EXISTING INT. PARTITION
	NEW CMU WALL
	NEW INTERIOR PARTITION
	W/ SOUND INSULATION
	P-03 / A-16

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2 SECOND FLOOR PLAN
A-04.1 SCALE: 1/4" = 1'-0"

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	EXISTING INT. PARTITION	
	NEW CMU WALL	D-01 / A-16
	NEW INTERIOR PARTITION	W/ SOUND INSULATION
		D-03 / A-16



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PRELIMINARY REVIEW	AA	03/06/2023
PRELIMINARY REVIEW	AA	04/01/2023

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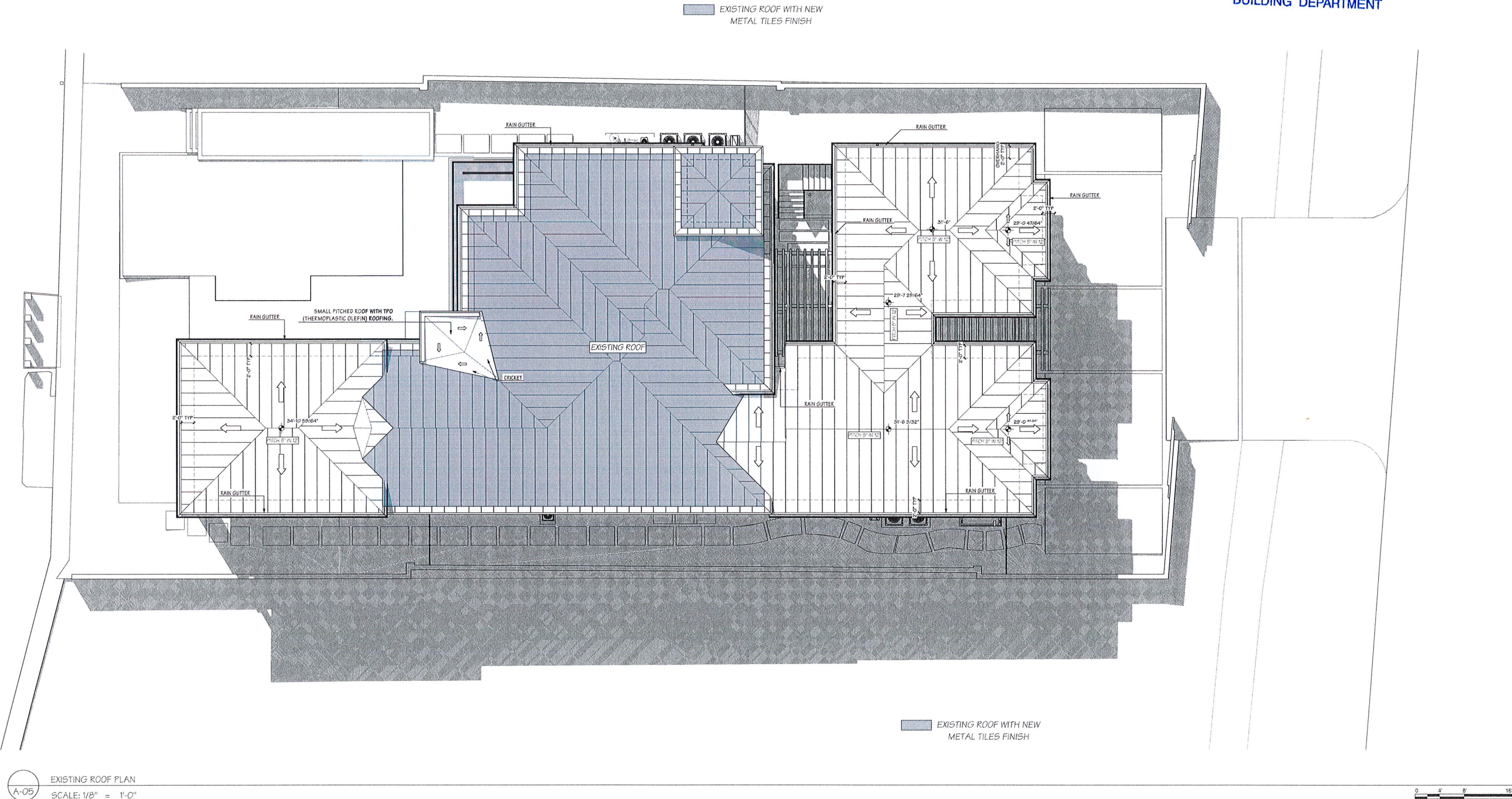
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SECOND FLOOR - B	

A-04.1

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A-05 EXISTING ROOF PLAN
SCALE: 1/8" = 1'-0"



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RENOVATION
2362 S. OCEAN BLVD HIGHLAND BEACH
FL 33487 US

150 E Boca Raton Rd.
Boca Raton, Florida 33432
Phone: 561 362 6408
Web: BE-DESIGN.NET

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ASSOCIATES, INC. A 26001227

JOB # 210512.033.WIL
DRAWING EDITION 210512.033.WIL
PRINTING DATE 5/10/2023
DRAWN BY E.B. - R.R.
ROOF PLAN

A-05

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DATE 05/10/2023
BY E.B.
ISSUE / COMMENT
DEVELOPMENT PLAN REVIEW
DEVELOPMENT PLAN REVIEW
DEVELOPMENT PLAN REVIEW
DEVELOPMENT PLAN REVIEW
DEVELOPMENT PLAN REVIEW
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APPROVAL
DATE 05/10/2023
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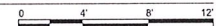
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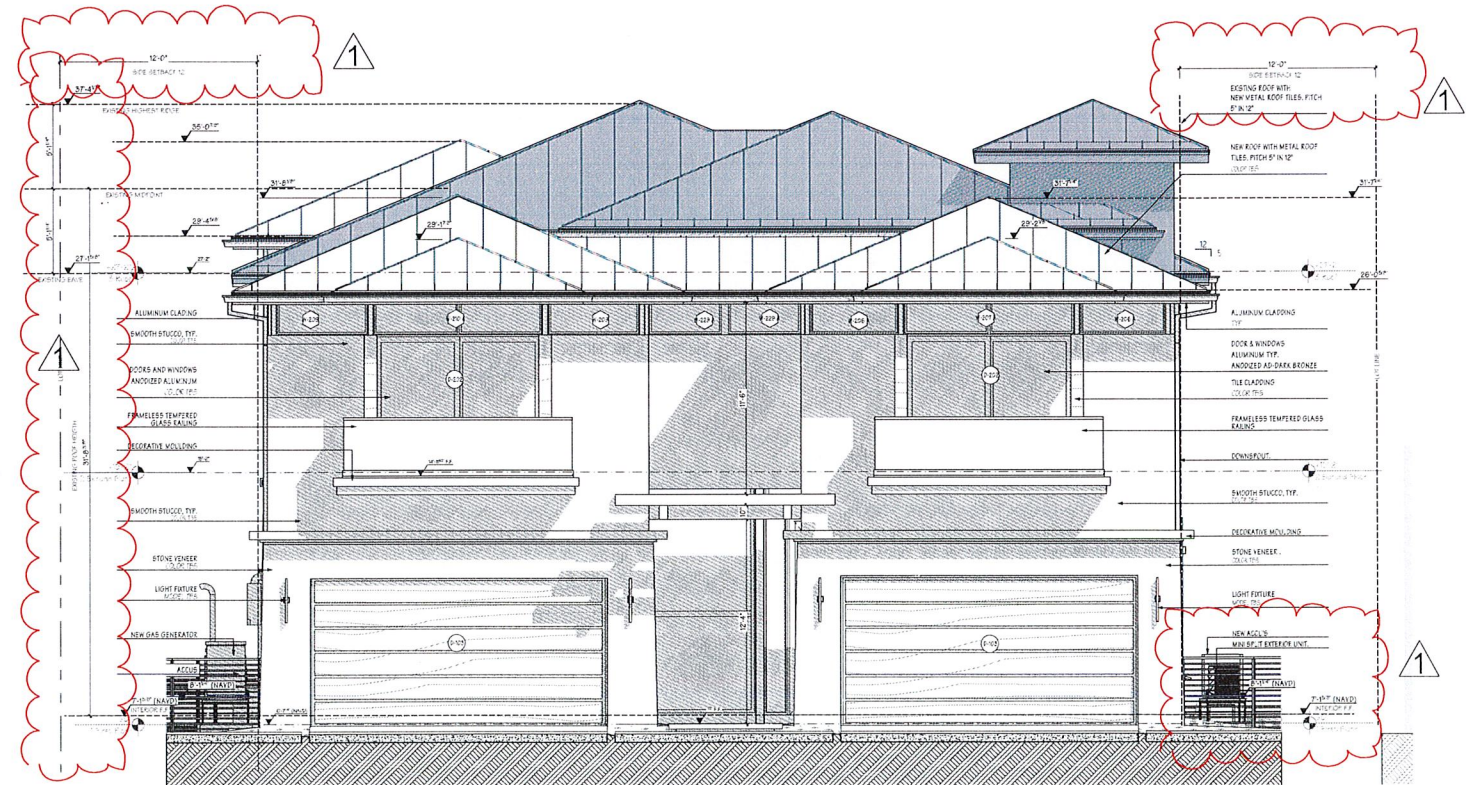
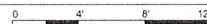
3
E-01

NEW FRONT ELEVATION COLOR
SCALE: 3/16" = 1'-0"

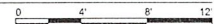


1
E-01

EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 NEW FRONT ELEVATION
E-01 SCALE: 3/16" = 1'-0"



 EXISTING ROOF WITH NEW METAL TILES FINISH

[illegible]

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ELEVATIONS FRONT	

E-01

www.clinicaltrials.gov/ct2/show/study?term=ACAD-FRI210512-033.WIL (2362 S Ocean, Highland Blvd) 210512-033.WIL-210512-ARCHICAD210512-033.WIL-FDOT FINAL 05-10-2023.pdf

HIGHLAND BEACH
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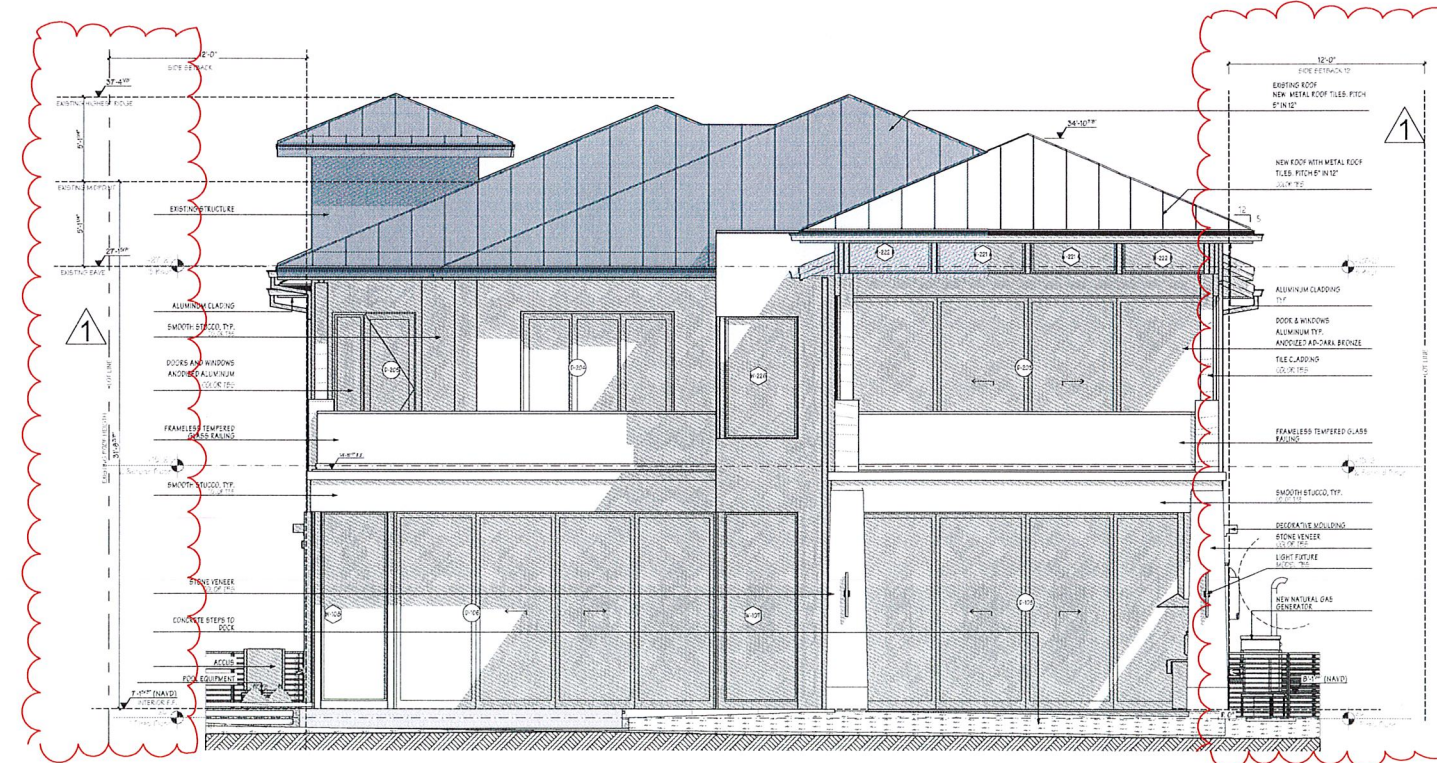


3 NEW REAR ELEVATION
E-02 SCALE: 3/16" = 1'-0"



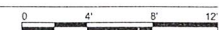
2
E-02

EXISTING REAR VIEW
SCALE: 3/16" = 1'-0"



1
E-02

NEW REAR ELEVATION
SCALE: 3/16" = 1'-0"



 EXISTING ROOF WITH NEW METAL TILES FINISH

ISSUE / COMMENT	BY	DATE
DEPENDENT PLAN REVIEW	A	02/29/2028
DEPENDENT PLAN REVIEW	A	07/16/2028
DEPENDENT PLAN REVIEW	A	04/04/2028

Comments:

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FOR PLS DESIGN DEVELOPMENT	06/27/2022	
FOR PLS CONSTRUCTION PHASE 60%	10/14/2022	
NOT FOR PLS CONSTRUCTION PHASE 100%		
FOR PLS PERMITTING	10/17/2022	
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ELEVATIONS REAR	

E-02

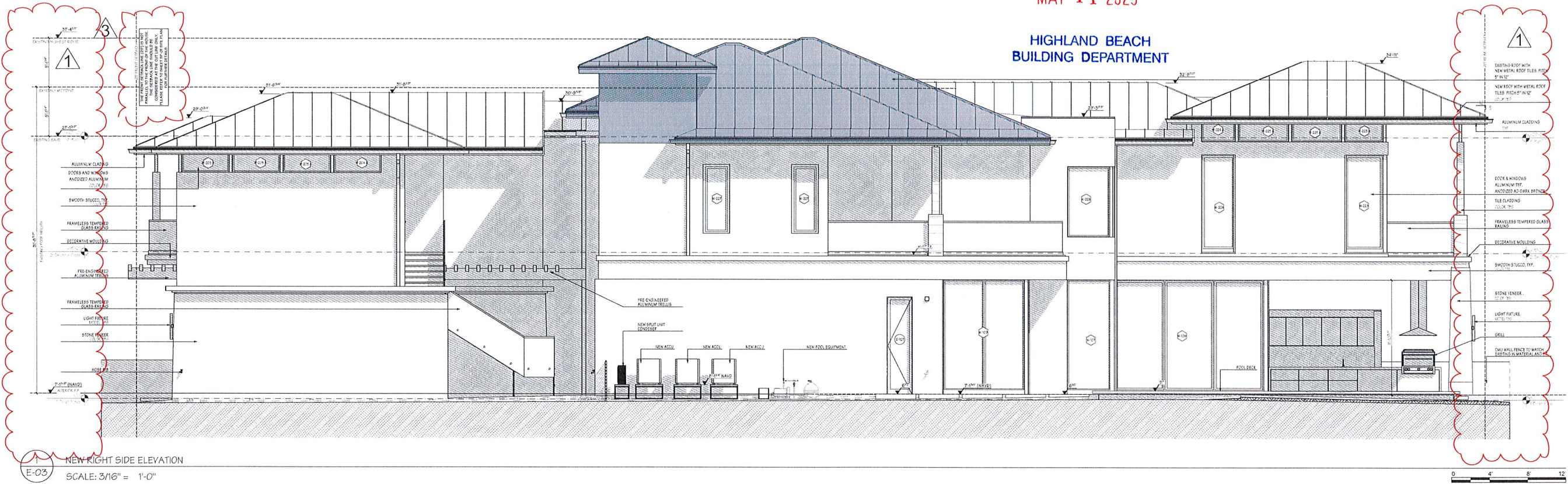
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BUILDING DEPARTMENT

EXISTING ROOF WITH NEW
METAL TILES FINISH



1
E-03
NEW RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2
E-03
EXISTING RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



ISSUE	COMMENT	BY	DATE
1	REVISION	1	05/10/2023
2	REVISION	1	05/10/2023
3	REVISION	1	05/10/2023

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FOR ARCHITECTURAL REVIEW	05/10/2023	
FOR ELECTRICAL REVIEW	05/10/2023	
FOR MECHANICAL REVIEW	05/10/2023	
FOR PLUMBING REVIEW	05/10/2023	
FOR ROOFING REVIEW	05/10/2023	
FOR SITEWORK REVIEW	05/10/2023	
FOR OTHER REVIEW	05/10/2023	

WILLENS' RESIDENCE

TWO STORY HOME ADDITION AND
RENOVATION

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RIGHT SIDE VIEW

E-03

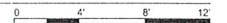
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BUILDING DEPARTMENT



1
E-03.1
NEW RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



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FOR PRELIMINARY CONSTRUCTION	05/10/2023		PRELIMINARY CONSTRUCTION	AS	05/10/2023
FOR PRELIMINARY PERMITS	05/10/2023		PRELIMINARY PERMITS	AS	05/10/2023
FOR PRELIMINARY SETTING	05/10/2023		PRELIMINARY SETTING	AS	05/10/2023
FOR PRELIMINARY SETTING	05/10/2023		PRELIMINARY SETTING	AS	05/10/2023

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RENOVATION
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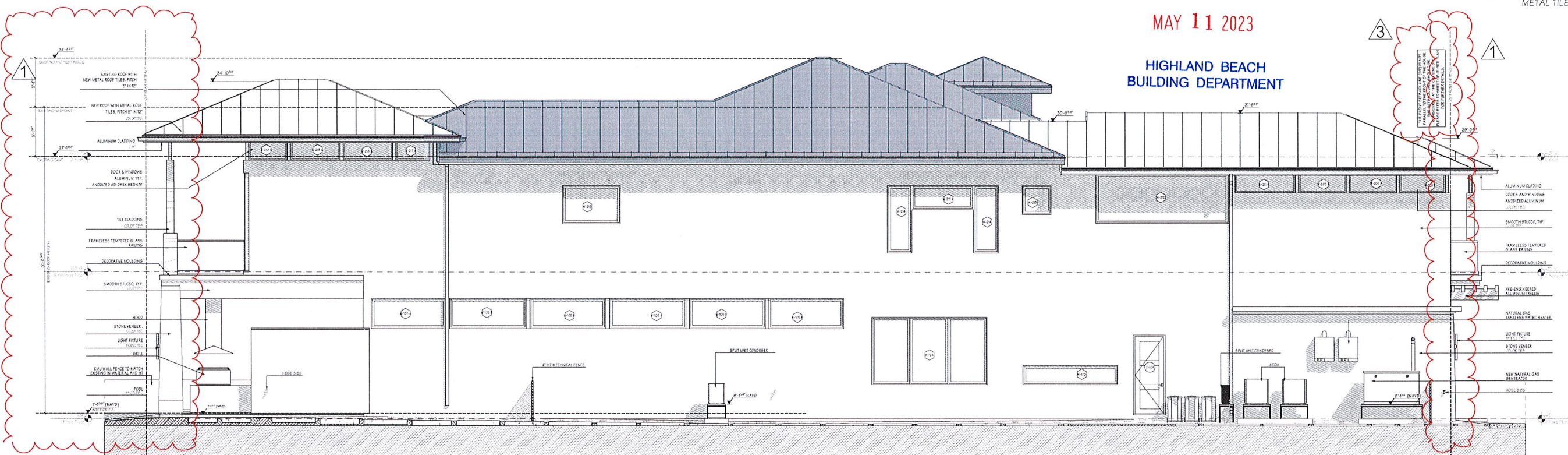
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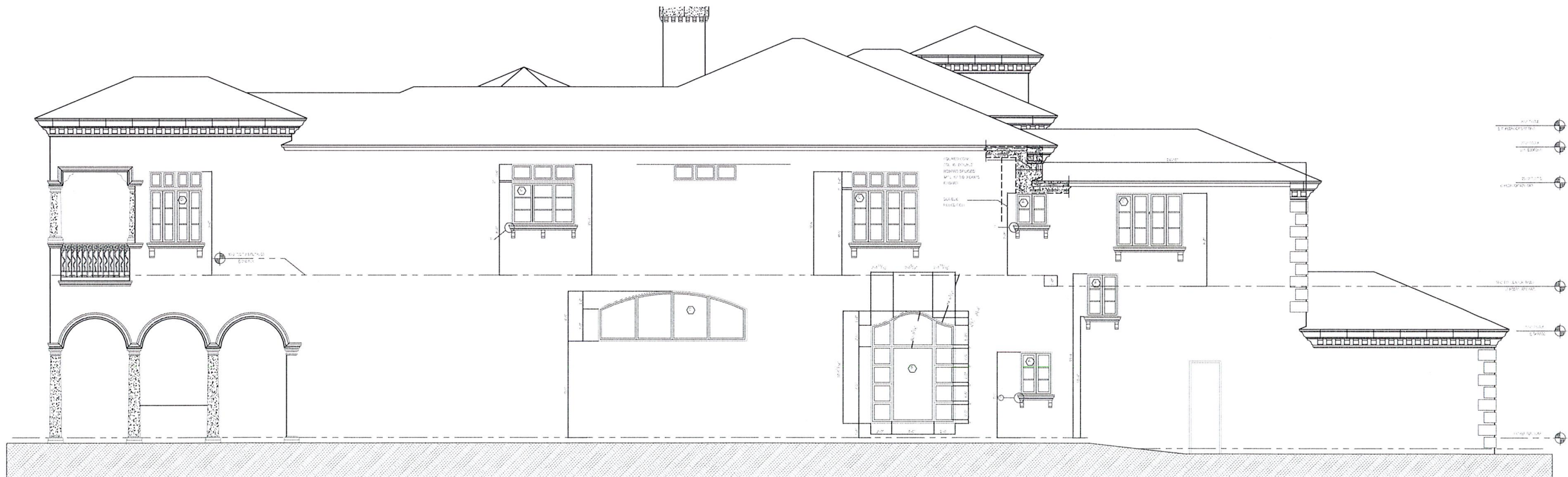
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HIGHLAND BEACH
BUILDING DEPARTMENT

EXISTING ROOF WITH NEW
METAL TILES FINISH



1 NEW LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



2 EXISTING LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

WILLENS' RESIDENCE
**TWO STORY HOME ADDITION AND
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LEFT SIDE VIEW

E-04

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PRIVATE CLIENT
TWO STORY HOME ADDITION AND
RENOVATION
2362 SOUTH OCEAN BOULEVARD,
HIGHLAND BEACH, FL 33487

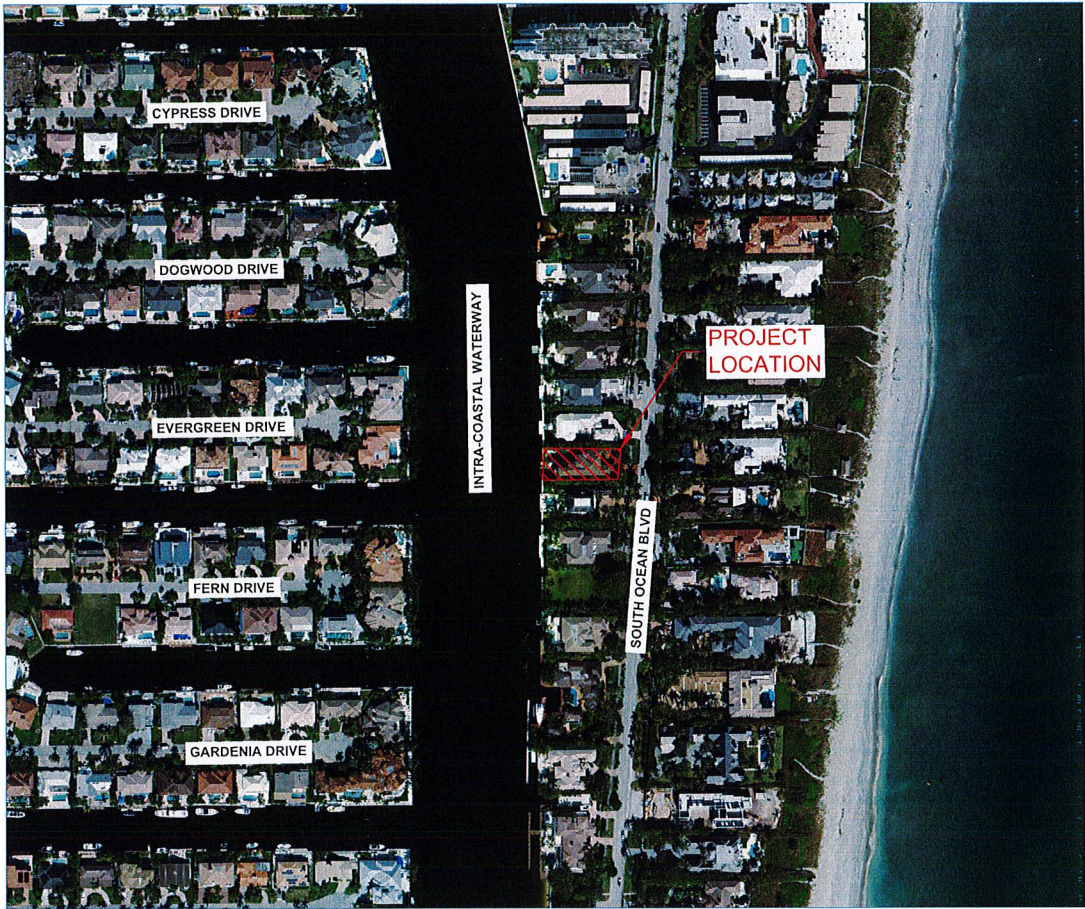
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HIGHLAND BEACH
BUILDING DEPARTMENT


SUAREZ ENGINEERING
& SURVEYING, INC
13350 SW 131ST STREET
SUITE 103
MIAMI, FL 33186
Tel: 305.596.1799
CERTIFICATE OF AUTHORIZATION
LIC. NO.:34996

2362 SOUTH OCEAN BLVD
COVER SHEET



INDEX OF SHEETS:

SHEET No.	TITLE
CS-1	COVER SHEET
PD-1	PAVING, GRADING & DRAINAGE PLAN
PD-2	PAVING, GRADING & DRAINAGE DETAILS
SWPP-1	STORMWATER POLLUTION PREVENTION PLAN

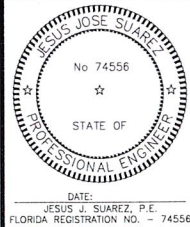
CLIENT:
PRIVATE CLIENT

PROJECT NAME:
TWO STORY
HOME ADDITION AND
RENOVATION

PROJECT ADDRESS:
2362 SOUTH OCEAN BLVD
HIGHLAND BEACH, FL 33487

PROJECT NUMBER:
C100-2021-60

REVISIONS		
DATE	BY	DESCRIPTION



DATE: 10/14/2021
SCALE: AS SHOWN
DESIGNED BY: J.S.
DRAWN BY: J.S.
CHECKED BY: J.S.
FILE:
JOB No. C100-2021-60

SHEET NO.

CS-1



PAVING, GRADING & DRAINAGE
PLANS

LOCATION MAP
1"=200'
FOLIO: 24-43-46-28-44-000-0060

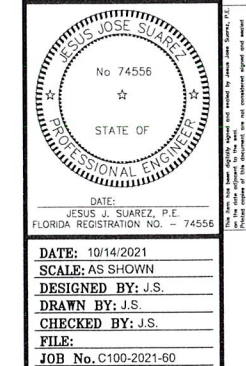
2362 SOUTH OCEAN BLVD
PAVING, GRADING
& DRAINAGE PLAN

CLIENT:
PRIVATE CLIENT

PROJECT NAME:
TWO STORY
HOME ADDITION AND
RENOVATION

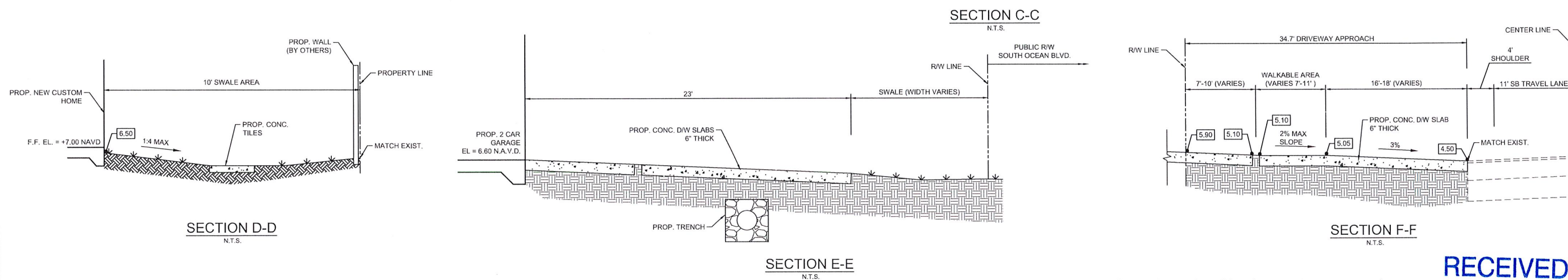
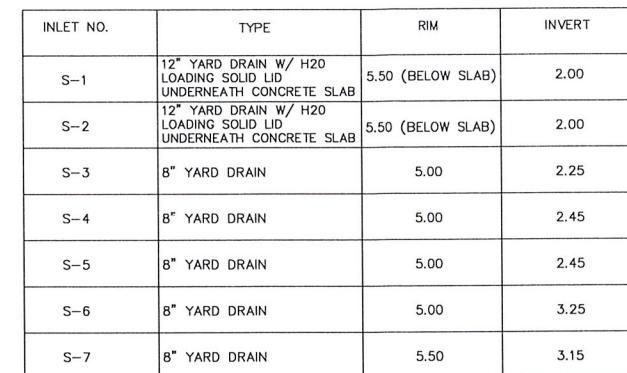
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HIGHLAND BEACH, FL 33487

PROJECT NUMBER:
C100-2021-60

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SHEET NO.

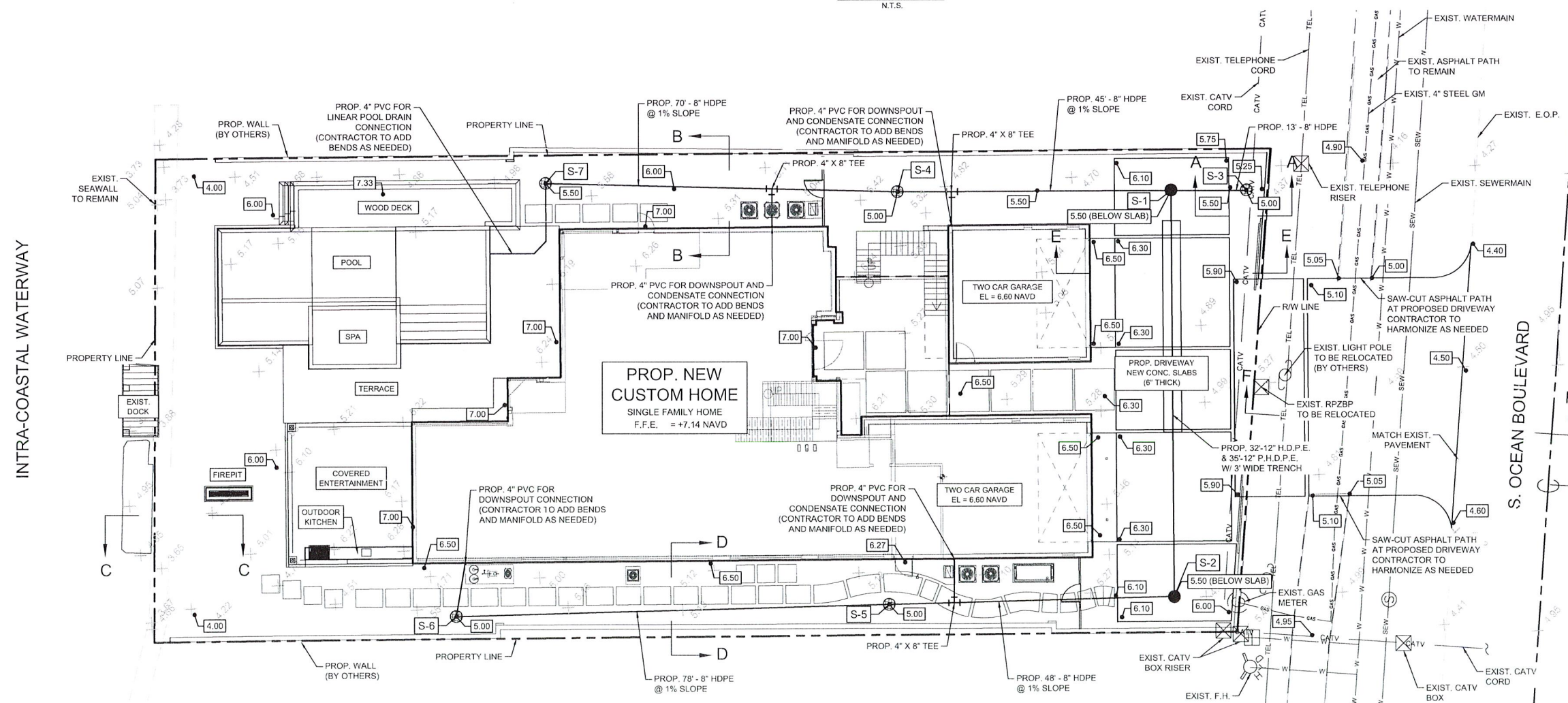
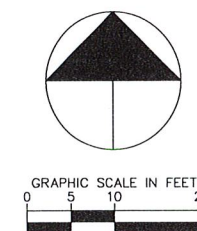
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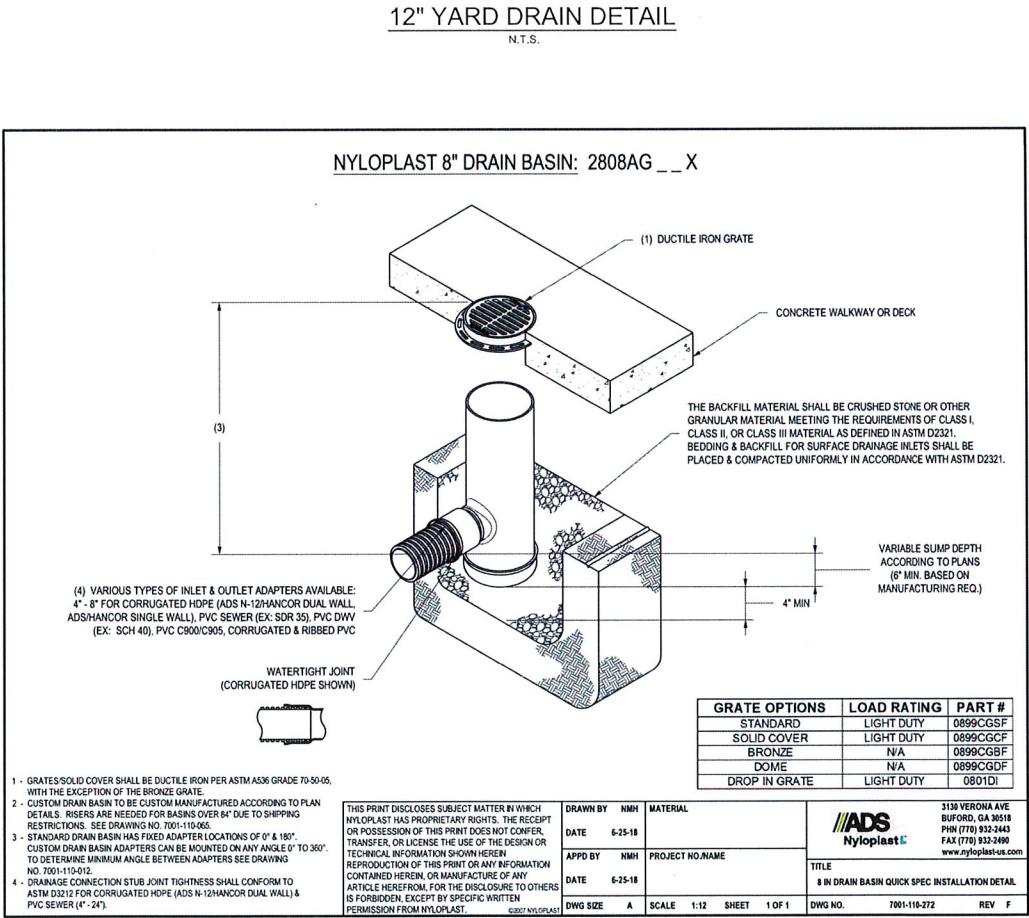
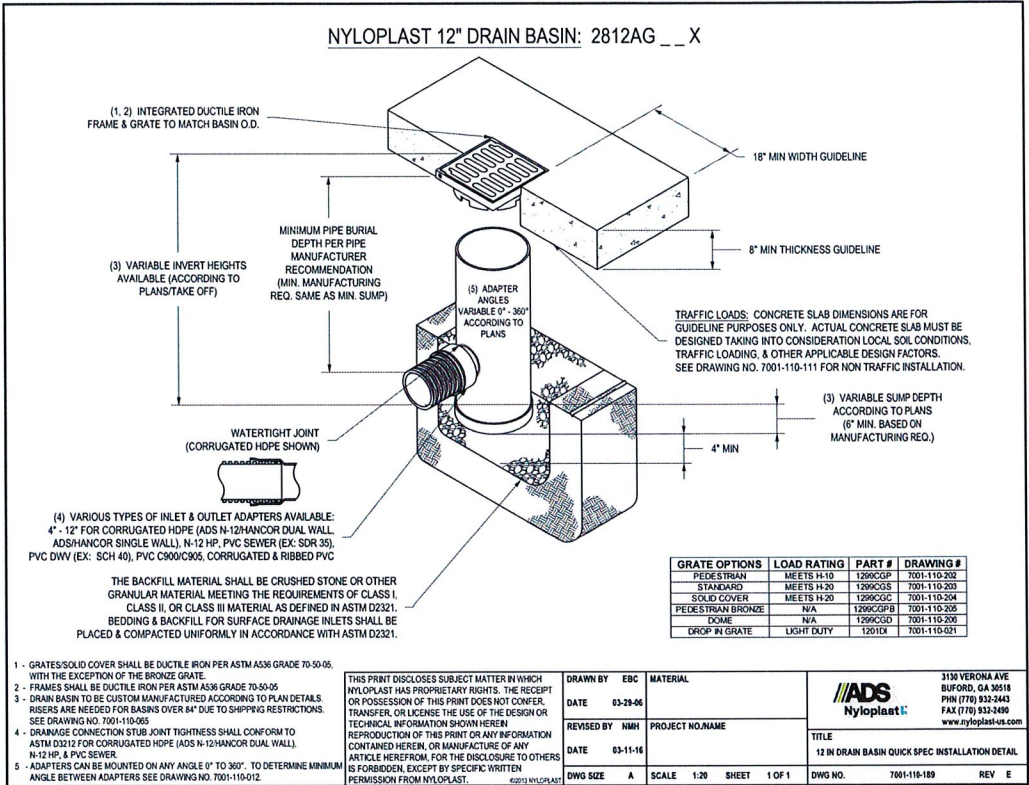
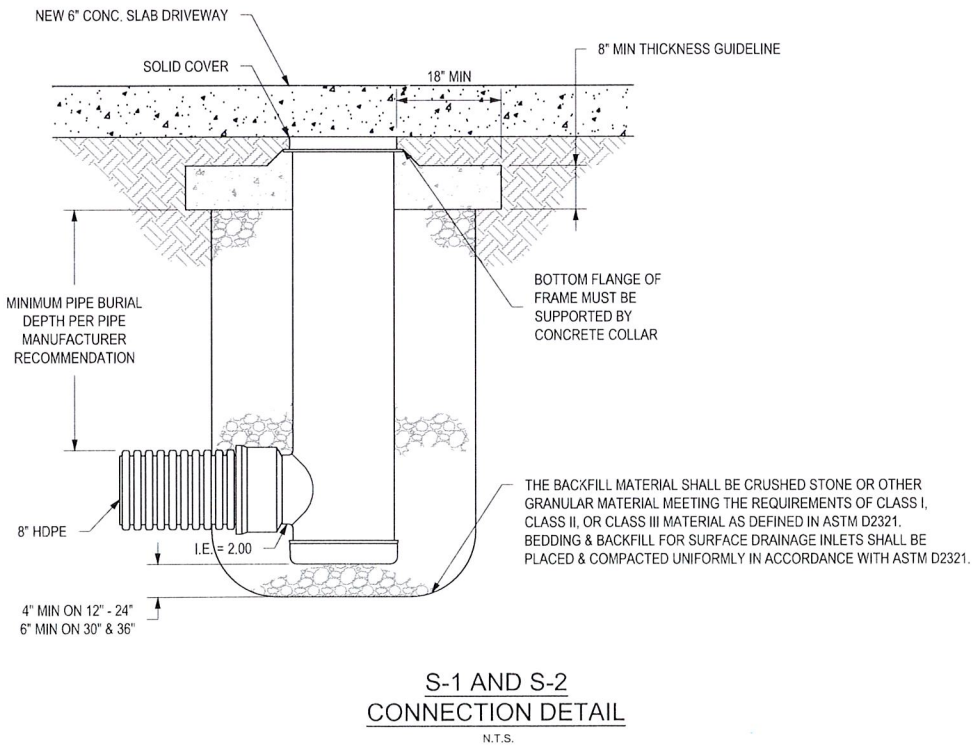
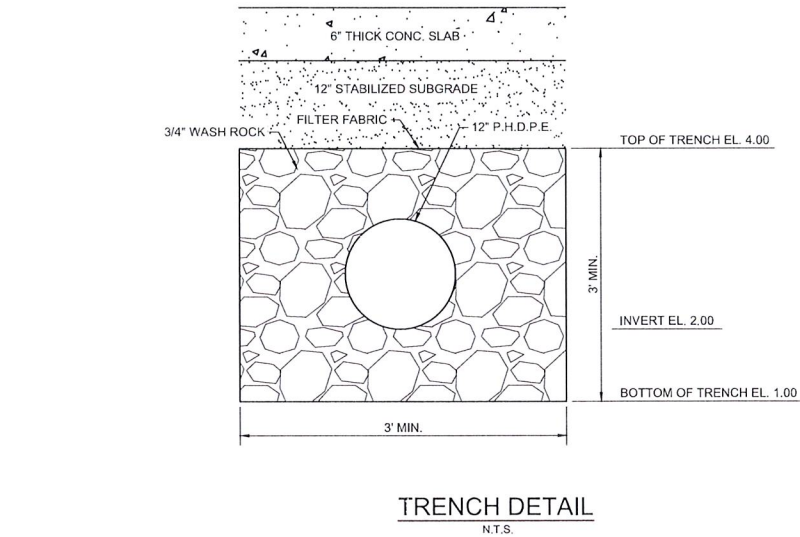


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Tel: 305.596.1799
CERTIFICATE OF AUTHORIZATION
LIC. NO.:34996

2362 SOUTH OCEAN BLVD
PAVING, GRADING & DRAINAGE
DETAILS

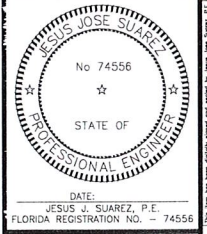
CLIENT:
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PROJECT NAME:
TWO STORY
HOME ADDITION AND
RENOVATION

PROJECT ADDRESS:
2362 SOUTH OCEAN BLVD
HIGHLAND BEACH, FL 33487

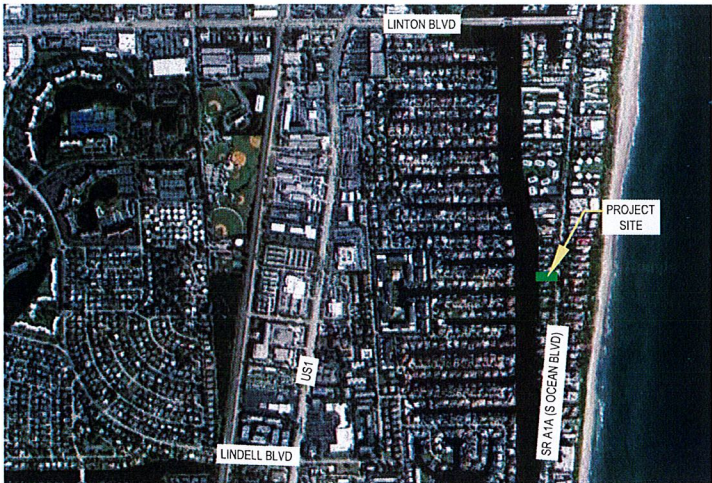
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SHEET NO.
PD-2



LOCATION MAP

PRIVATE RESIDENCE 2362 S. OCEAN BLVD HIGHLAND BEACH, FL

SCOPE OF WORK
STATE ROAD A1A (S. OCEAN BLVD)
MILE POST: 7.644 TO 7.629

FDOT SPECIFICATIONS AND
DESIGN STANDARDS
Governing Standard Plans: Florida Department of
Transportation, FY 2022-23 Standard Plans for Road
and Bridge Construction and applicable Interim
Revisions (IRs)
Governing Standard Specifications: Florida Department
of Transportation, July 2022 Standard Specifications for
Road and Bridge Construction
ROADWAY DESIGN SPEED FOR A1A = 35 MPH

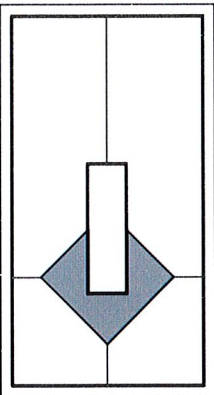
INDEX OF SHEETS

SHEET No.	TITLE
CS-1	COVER SHEET

LANDSCAPE ARCHITECTURE

LP-1	LANDSCAPE PLAN
LP-2	NOTES & DETAILS

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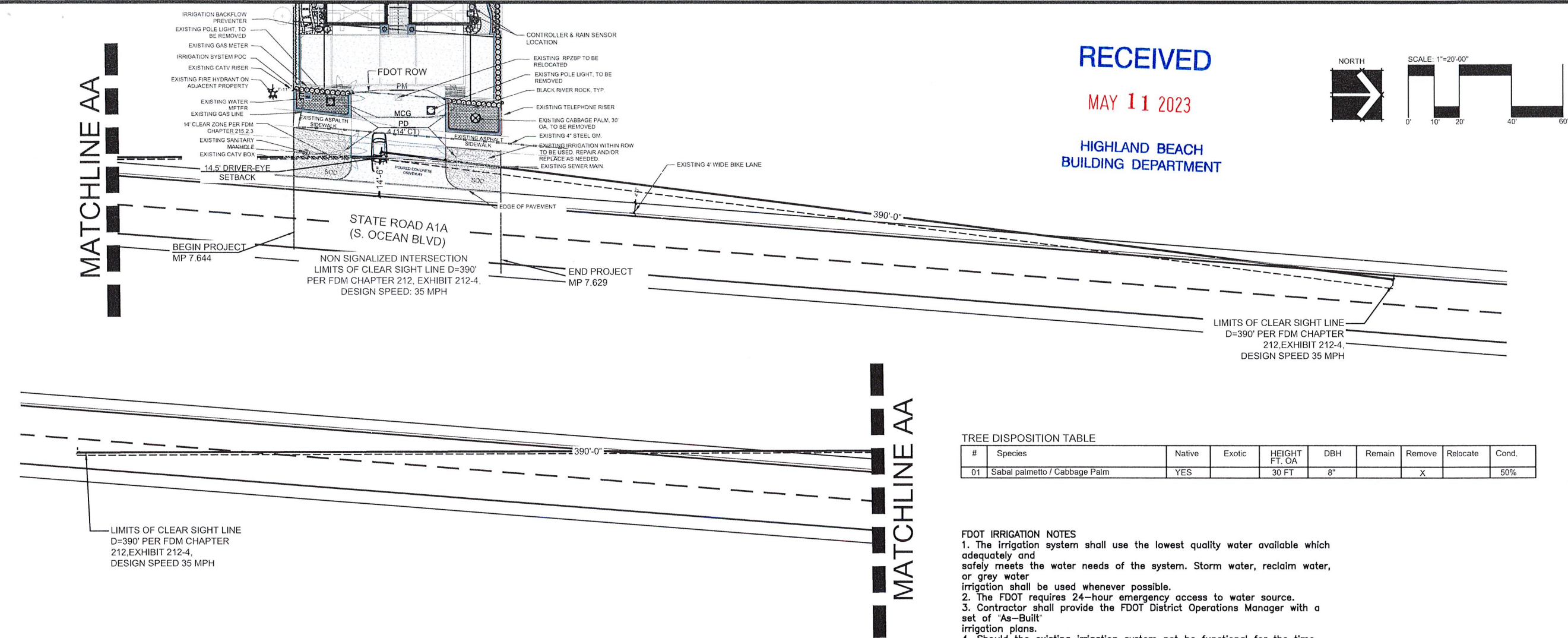


PROJECT NAME & LOCATION:
PRIVATE CLIENT
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2362 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

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COVER SHEET
SHEET

DRAWING NUMBER:
CS-1



PLANT SCHEDULE					
PALM TREES	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT
PD	PHOENIX DACTYLIFERA 'MEDJOL'	MEDJOL DATE PALM	14" CT MIN.	NO	HIGH
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT
PM	PODOCARPUS MACROPHYLLUS	YEW PINE	30" HT X 24" SPR	NO	HIGH
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT
SOD	ZOYSIA X 'EMPIRE'	EMPIRE ZOYSIA		NO	HIGH
TALL GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT
MCG	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	24" HT. X 24" SPR.	YES	HIGH

- GOVERNING STANDARD PLANS: Florida Department of Transportation, FY 2022-23 Standard Plans for Road and Bridge Construction and applicable Interim Revisions. (IR's)
website: <https://www.fdot.gov/design/standardplans>
- GOVERNING STANDARD SPECIFICATIONS: Florida Department of Transportation, July 2022 Standard Specifications for Road and Bridge Construction.
website:

FDOT GENERAL NOTES

- 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: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/programmanagement/implemented/specbooks/fy-2023-24/fy2023-24ebook.pdf?sfvrsn=6b69416d_6

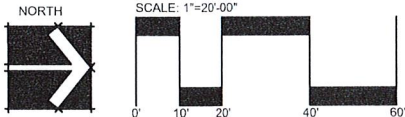
FDOT PLANTING NOTES

- 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: [ssm5800000wd-722-i17992.pdf \(windows.net\)](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2023/idx/580-001.pdf?)
- 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: <https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2023/idx/580-001.pdf?>
- 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.
- 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.

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TREE DISPOSITION TABLE

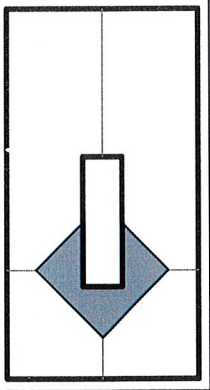
#	Species	Native	Exotic	HEIGHT FT. OA	DBH	Remain	Remove	Relocate	Cond.
01	Sabal palmetto / Cabbage Palm	YES		30 FT	8"		X		50%

FDOT IRRIGATION NOTES

- 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.
- The FDOT requires 24-hour emergency access to water source.
- Contractor shall provide the FDOT District Operations Manager with a set of 'As-Built' irrigation plans.
- Should the existing irrigation system not be functional for the time during construction, ensure that measures are taken to water the existing plant material and sod. This may include portions of the landscape areas outside the renovation area depending on how the system is zoned.
- Note that 100% coverage must be achieved in the landscape areas where existing irrigation modifications occur.
- To ensure the entire existing irrigation system is restored to fully functional condition, the contractor and maintaining agency are to perform a pre-construction visual inspection and performance test to document the condition of the existing system. Any repairs that are required to the existing system to remain will be performed by the maintaining agency prior to construction. Any existing or proposed components that are damaged during construction or the warranty period will be the responsibility of the contractor. The entire system must be restored to the same condition it was in before the start of construction.



FDOT LANDSCAPE PERMIT NO: 2023-L-496-00005



PRIVATE CLIENT

TWO STORY HOME ADDITION AND RENOVATION
2362 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

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LANDSCAPE
PLANS

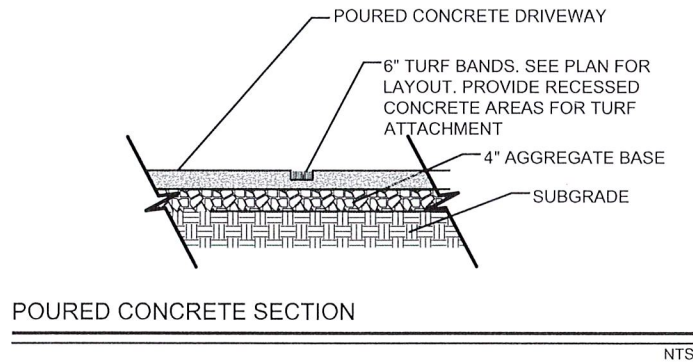
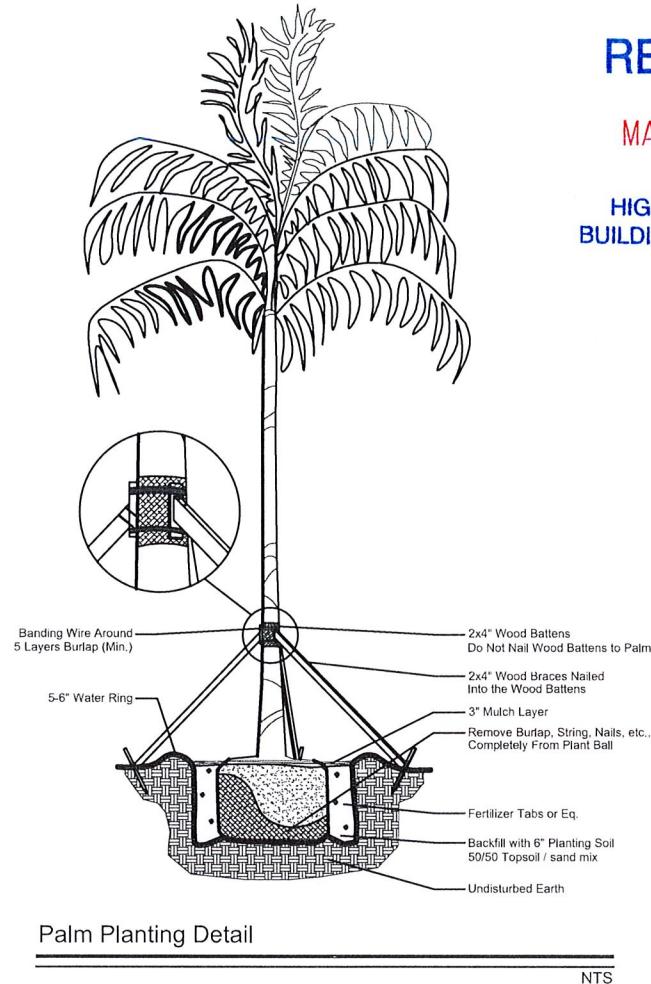
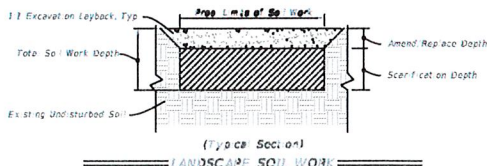
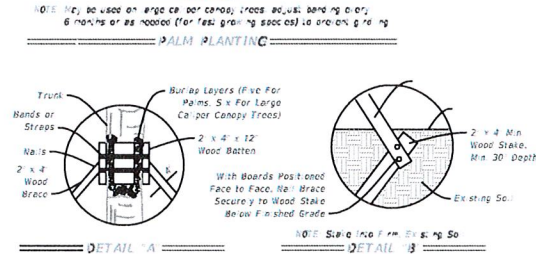
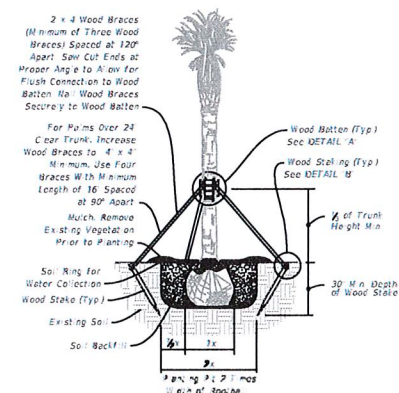
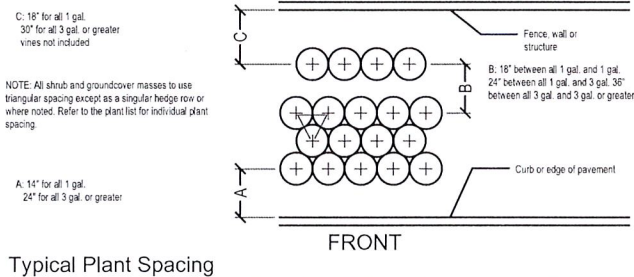
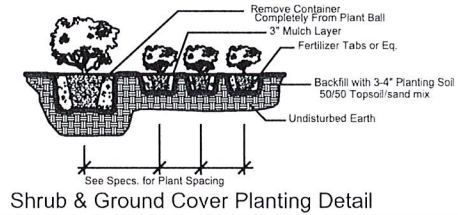
DRAWING NUMBER:
LP-1

FDOT GENERAL NOTES

- GOVERNING STANDARD PLANS: Florida Department of Transportation, FY 2022-23 Standard Plans for Road and Bridge Construction and applicable Interim Revisions. (IR's)
website: <https://www.fdot.gov/design/standardplans>
- GOVERNING STANDARD SPECIFICATIONS: Florida Department of Transportation, July 2022 Standard Specifications for Road and Bridge Construction.
website: <https://www.fdot.gov/programmanagement/implemented/specbooks>
- Contractor shall repair any and all damage done to FDOT property during demolition, relocation &/or installation activities at his sole expense.
- 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.
- 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 and expense from the site to the Broward Operations Center or stockpiled in those areas as directed by the Department, including asphalt millings.
- Maintenance of Traffic (MOT) for this project will comply with FDOT Standard Plans Index (102 Series) and the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD). Special attention will be given to FDOT Design Plans Standard Index 102-005, 102-010, 102-045, and 102-075.
- Permittee will restore the Right-Of-Way as a minimum, to its original condition or better in accordance w/ FDOT's latest Standard Specifications for Road and Bridge Construction or as directed by the Resident Operations Engineer.
- Restricted hours of operations will be from 9:00am to 3:30pm, (Monday-Friday), unless otherwise approved by the operations Engineer, or designee.
- Permittee will ensure that all locates have been performed prior to scheduling of any WORKING activities. This shall include soft digs to verify vertical and horizontal alignment.
- Permittee will coordinate all work with Asset Managment. Contact David Moore of Transfield Services at 954-317-8044, moore@transfieldservices.com. Coordination will include a Pre-Construction meeting.

FDOT PLANTING NOTES

- For the portion of landscape plant material that will be installed within the FDOT Right of Way landscape installation shall comply with current FDOT Maintenance Specifications 580-2.1. Online Reference: <http://www.fdot.gov/programmanagement/Maintenance/2022July/default.shtm>.
- For the portion of landscape plant material that will be installed within the FDOT Right of Way refer to FDOT Standard Plans Index 580-001 Landscape Installation. Online Reference: <http://www.fdot.gov/design/standardplans/current/IDx/580-001.pdf>
- No Category I or II invasive plants shall be planted on FDOT right of way.
- 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.



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MAY 11 2023

HIGHLAND BEACH
BUILDING DEPARTMENT



PRIVATE CLIENT
TWO STORY HOME ADDITION AND RENOVATION
2362 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33487

DISTRIBUTION:	DATE:

DRAWING NAME:
NOTES
& DETAILS

DRAWING NUMBER:
LP-2

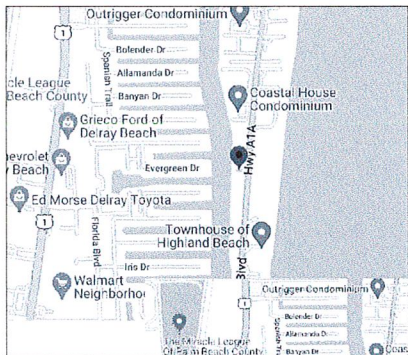
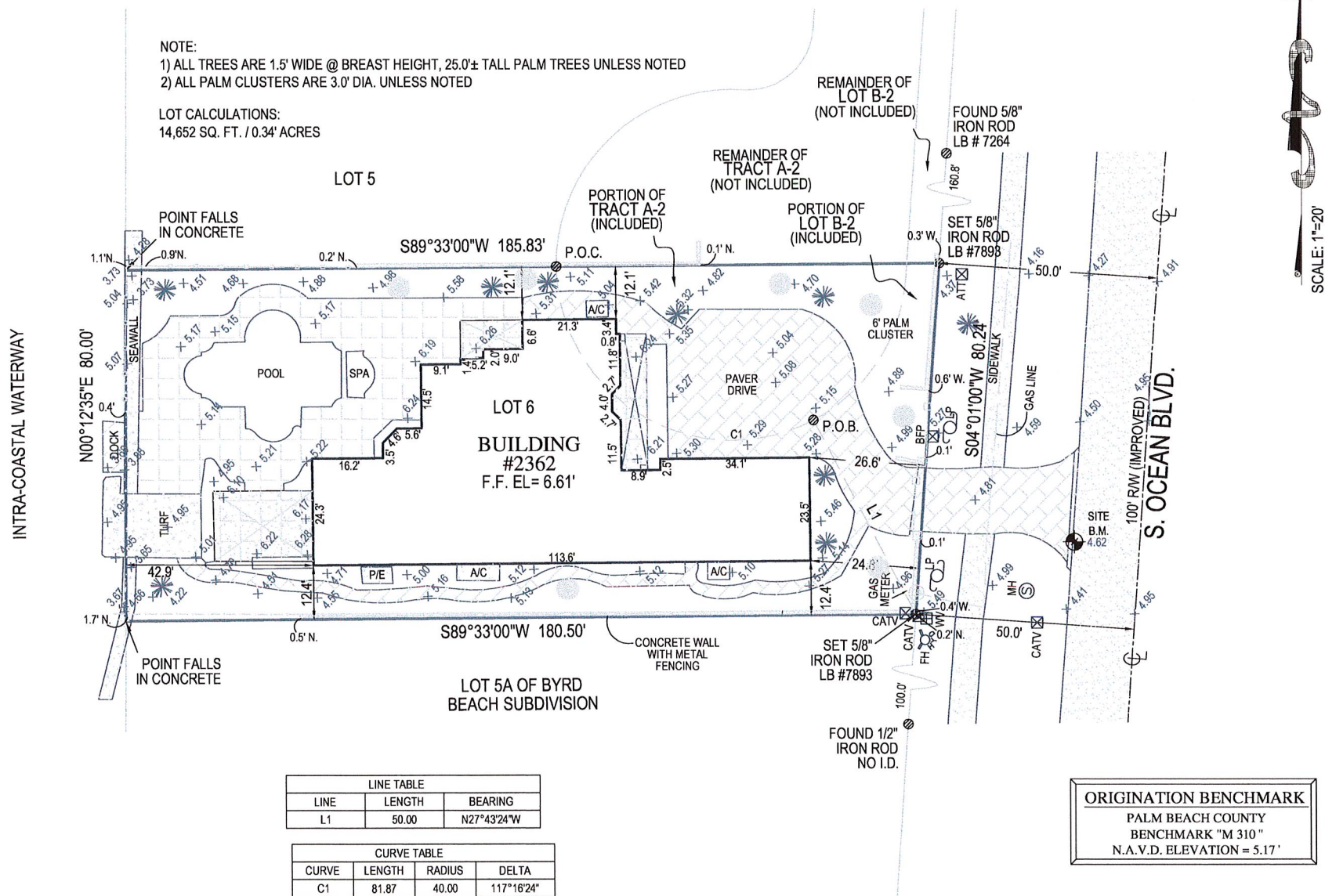
RECEIVED

MAY 11 2023

HIGHLAND BEACH
BUILDING DEPARTMENT

LEGAL DESCRIPTION

LOT 6, PLAT NO. 1, CAMELOT ON THE ATLANTIC, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A PORTION OF TRACTS A-2 AND B-2 OF SAID PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 89°33'00" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTH BOUNDARY OF SAID LOT, 87.49 FEET TO A POINT ON THE EAST BOUNDARY OF PLAT; THENCE SOUTH 04°01'00" WEST, ALONG SAID EAST BOUNDARY, 80.24 FEET TO THE SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 27°43'24" WEST, ALONG THE EASTERLY BOUNDARY OF SAID LOT, 50.00 FEET TO A POINT ON THE ARC OF A RADIALLY TANGENT CURVE; THENCE NORTHWESTERLY, ALONG SAID EAST BOUNDARY AND ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 40.00 FEET, A DELTA OF 117°16'24", AND AN ARC DISTANCE OF 81.87 FEET TO THE POINT OF BEGINNING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

Flood Zone: AE
Community Number: 120192
Panel: 12099C0987
Suffix: F
Base Flood Elevation: 6.0'
FIRM Date: 10-05-2017
FIRM Effect./Rev Date: 10-05-2017

BOUNDARY SURVEY WITH TOPOGRAPHY & TREE LOCATION OF
2362 SOUTH OCEAN BOULEVARD
HIGHLAND BEACH, FL 33487
PREPARED FOR:
DAVID WILLENS

Project
C-560568
Date
09-21-2022
Scale
1"=20'

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463

COMPASS
SURVEYING
WWW.COMPASSSURVEYING.NET

NOTES:

- LEGAL DESCRIPTION PROVIDE BY CLIENT
- NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
- NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
- ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
- SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH PROPERTY LINE, HAVING A BEARING OF S 89° 33' 00" W.

- REVISIONS:
- REVISED WALLS AND FENCES: 11-15-2022
 - ADD LOT AREA: 03-07-2023

DATE OF FIELD WORK: 09-21-2022
DATE OF MAP: 09-27-2022

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A
TRUE AND CORRECT REPRESENTATION OF A SURVEY
PREPARED UNDER MY DIRECTION. NOT VALID
WITHOUT A RAISED EMBOSSEMENT SIGNATURE.

Kenneth Osborne
Date: 2023.03.07
12:19:42 -05'00'

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415