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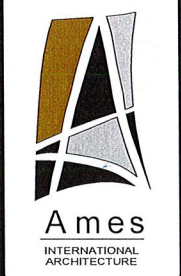
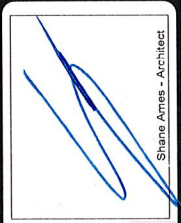
MAR 23 2023

HIGHLAND BEACH
BUILDING DEPARTMENT

PERMIT SET

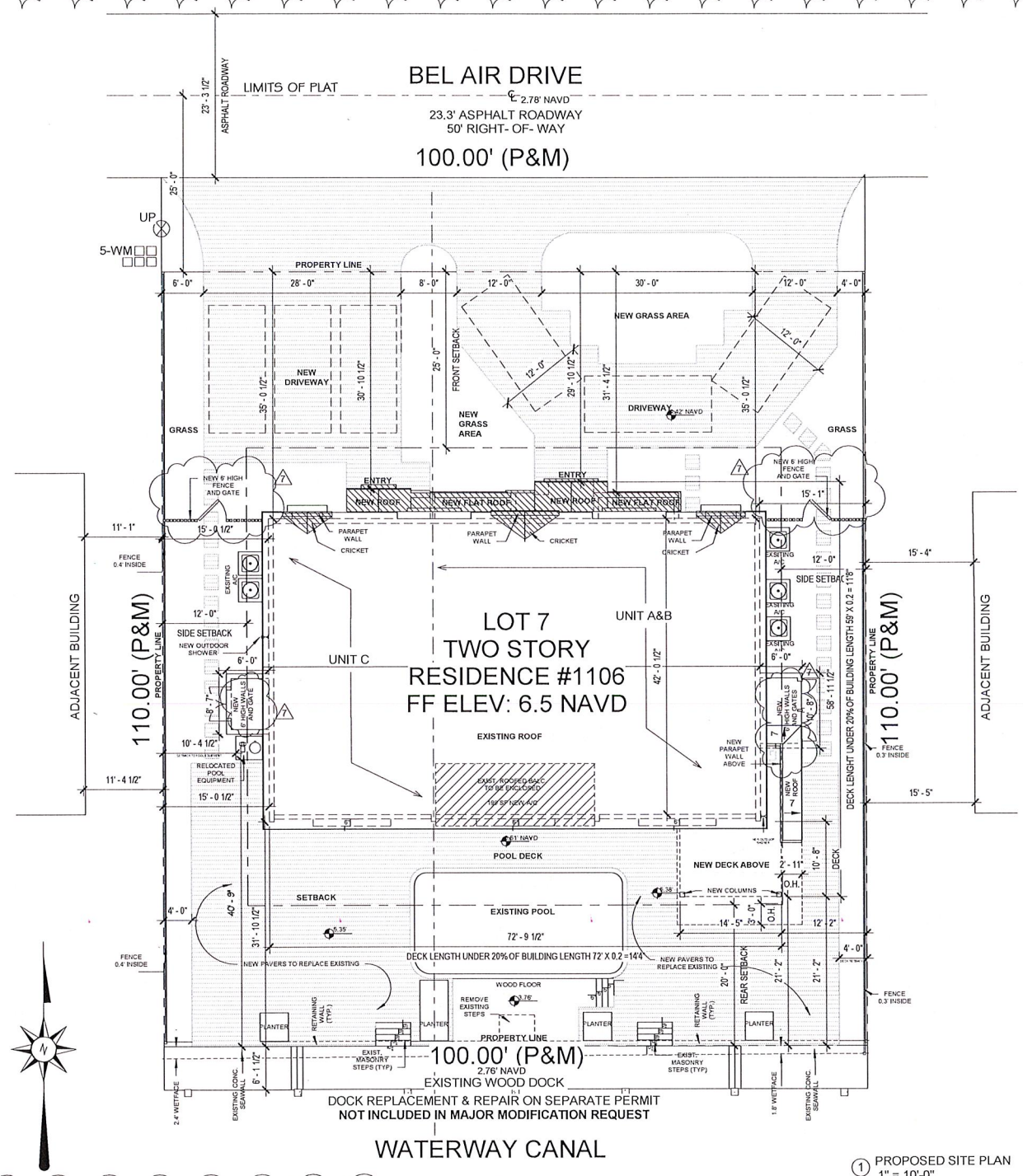
PARIS, JAMES & KARIN MUELLER
1106 BEL AIR DRIVE

REVISIONS			
#	DESCRIPTION	DATE	BY
1	BLDG DEPT COMMENTS	10/27/21	A.B.
2	CHANGES BY CLIENT	3/4/2022	A.B.
3	CHANGES BY CLIENT	11/10/22	A.B.
4	CHANGES BY CLIENT	12/8/2022	A.B.
5	HB DEVELOPMENT REVIEW COMMENTS	1/26/2023	A.B.
6	HB DEVELOPMENT REVIEW COMMENTS	2/22/2023	A.B.



DRAWN	Author
CHECKED	S.A.
DATE	12-7-2022
SCALE	As indicated
JOB NO.	20 4991
SHEET	A-01
OF	#
SHEETS	26

THIS SET OF DRAWINGS IS THE PROPERTY OF AMES INTERNATIONAL ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF AMES INTERNATIONAL ARCHITECTURE. THESE DOCUMENTS SHALL ONLY BE USED BY THE CLIENT OR THE ARCHITECT'S EMPLOYEES OR AGENTS. ANY OTHER USE IS PROHIBITED. AMES INTERNATIONAL ARCHITECTURE, 333 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA 33444. PHONE: (561) 371-6444, FAX: (561) 372-6449.



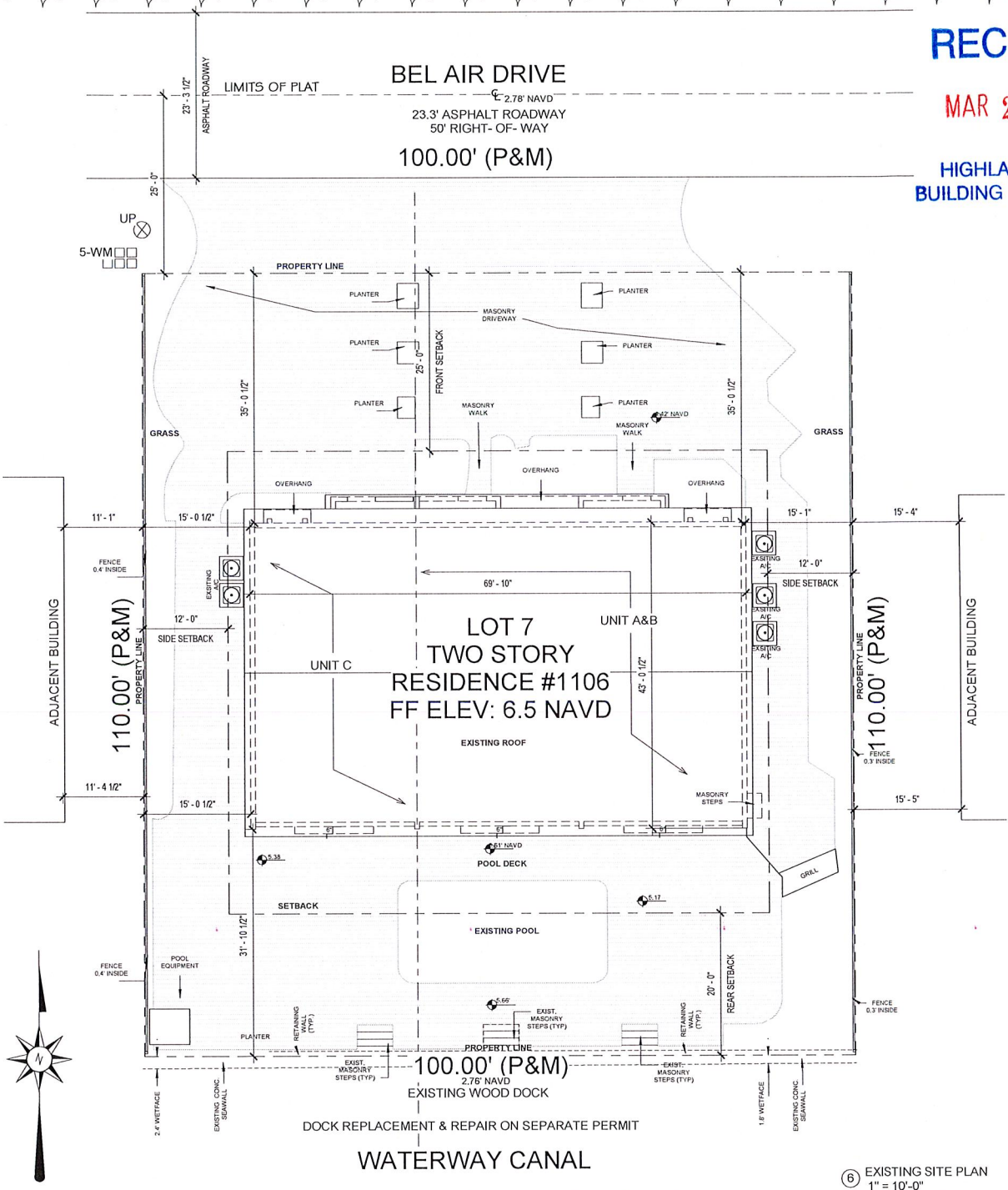
LEGAL DESCRIPTION:
PARCEL 1: THE EAST 38.42 FEET OF LOT 7, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
&
PARCEL 2 THE WEST 23.17 FEET OF THE EAST 61.59 FEET OF LOT 7, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
&
PARCEL 3: THE EAST 61.59 FEET THEREOF, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

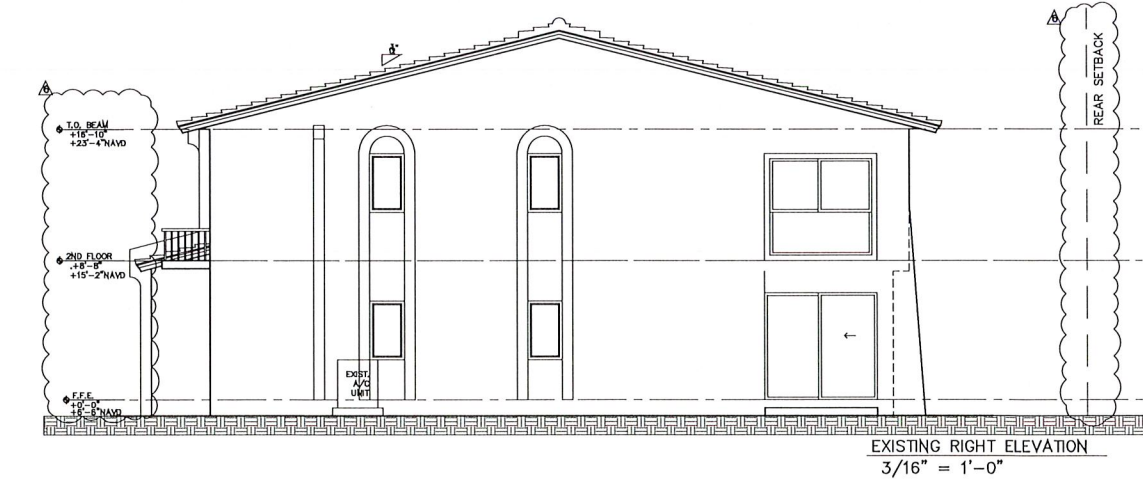
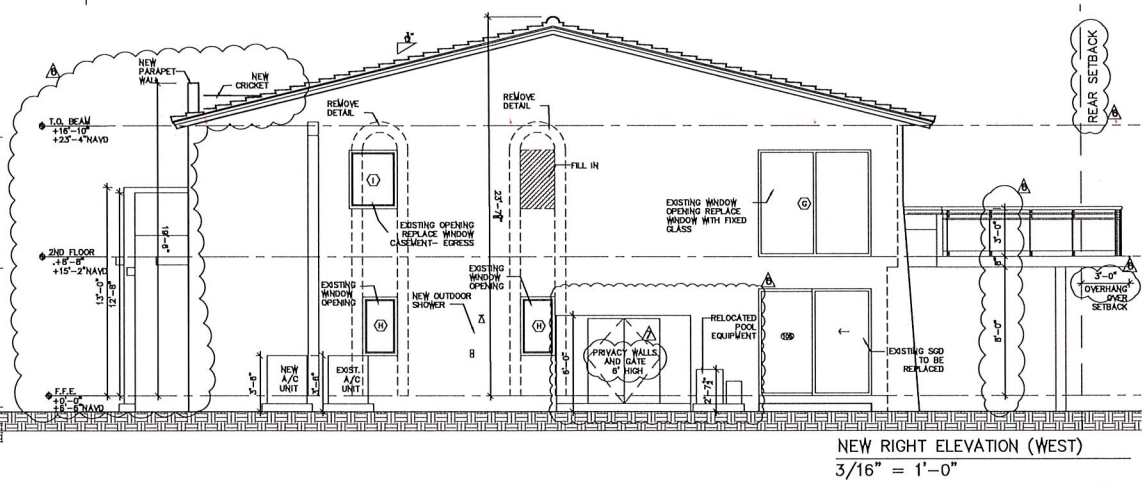
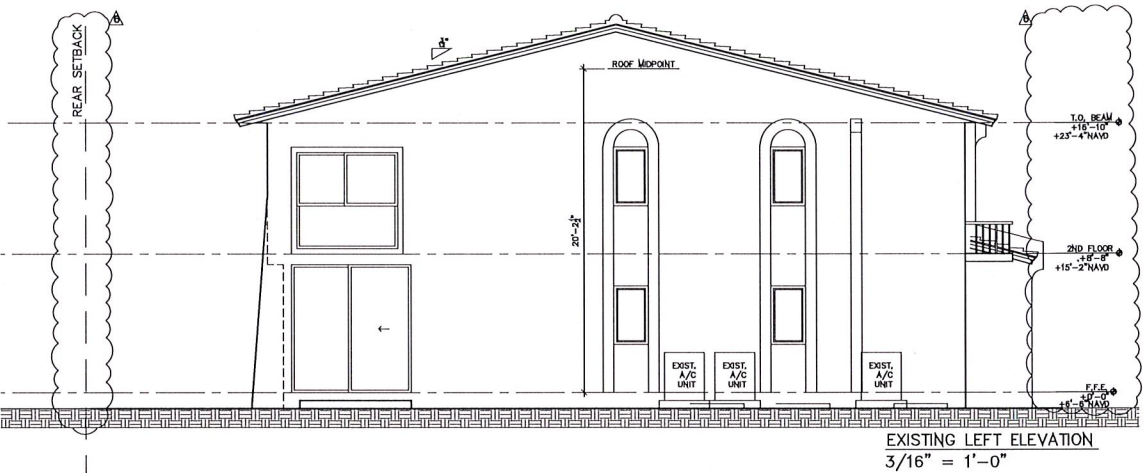
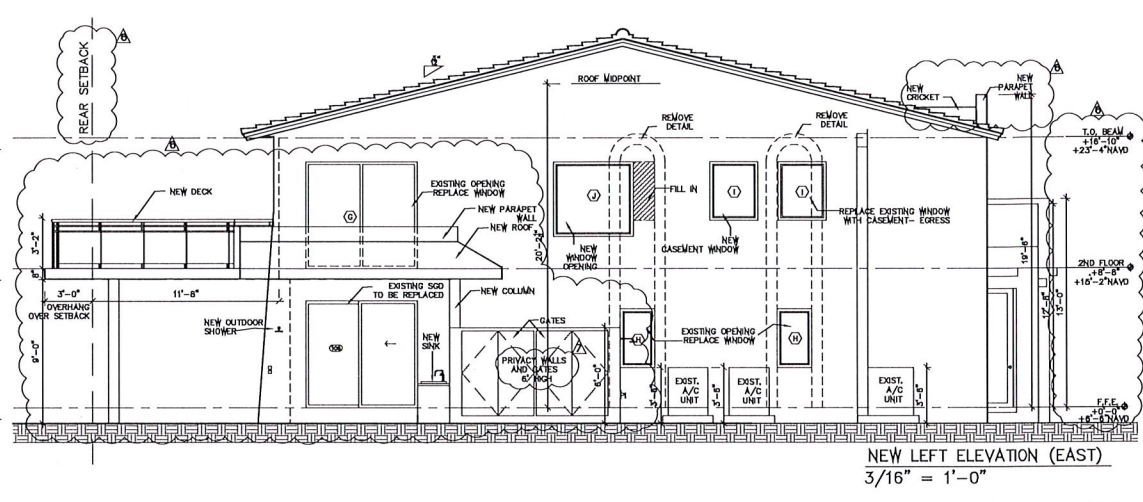
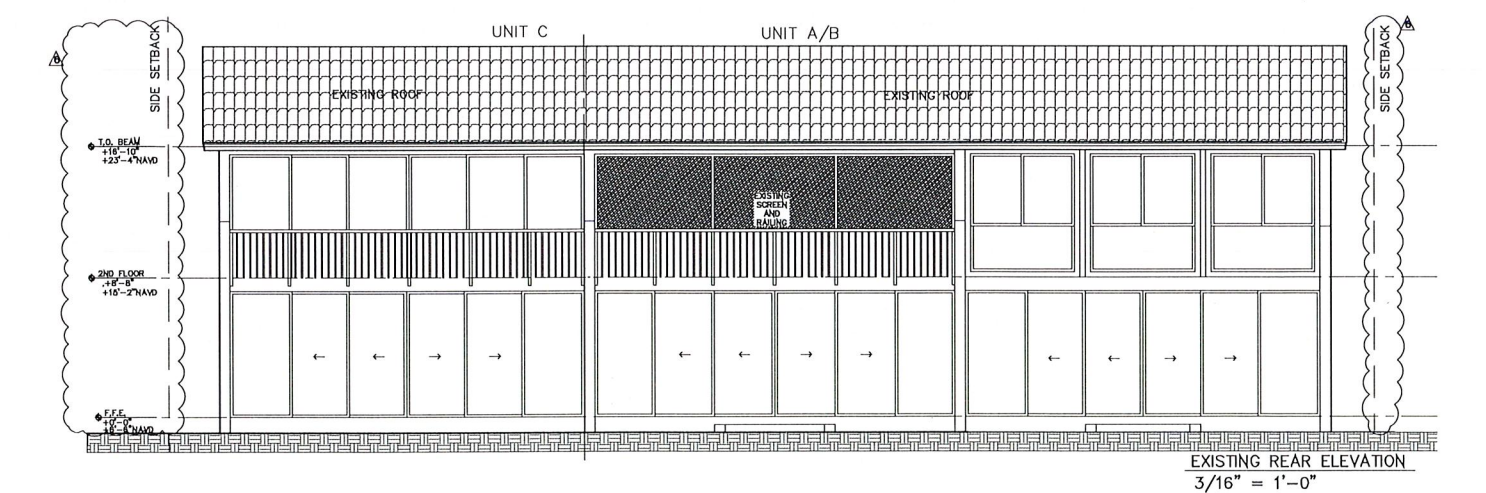
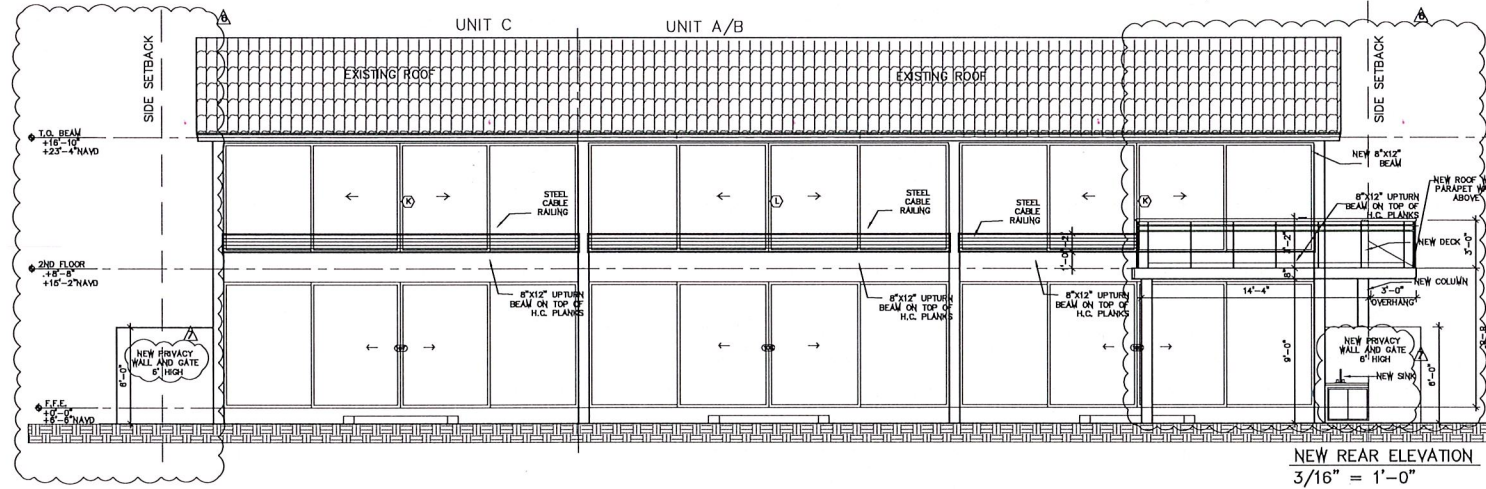
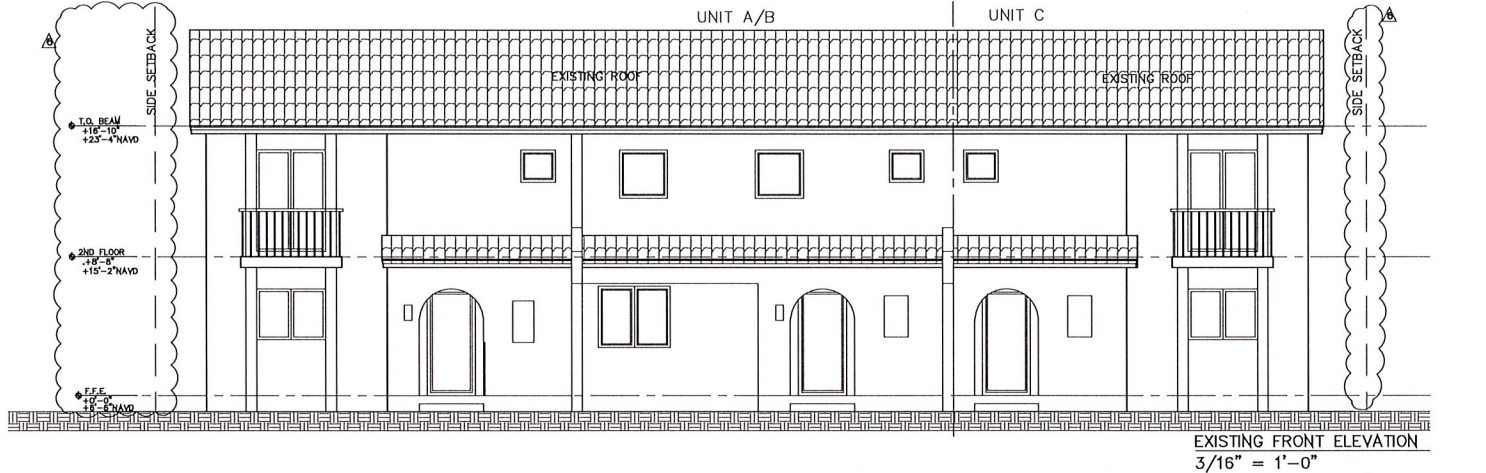
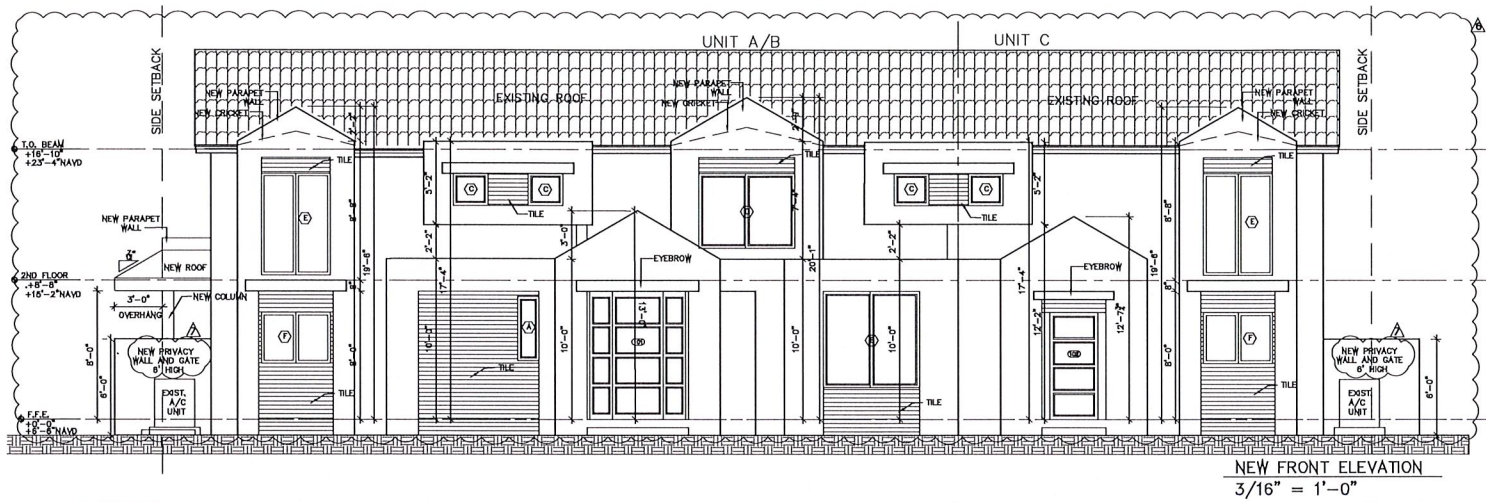
CODE PARAMETERS			
GOVERNING CODE	2020 FLORIDA BUILDING CODE, 7th EDITION		
MUNICIPALITY	CITY / TOWN OF HIGHLAND BEACH		
ZONING CODE	RML-MULTI-FAMILY LOW-DENSITY		
FUTURE LAND USE	MULTI FAMILY LOW DENSITY		
OCCUPANCY CLASS	GROUP == RESIDENTIAL		
CONSTRUCTION TYPE	TYPE III (B) UNPROTECTED		
FEMA FLOOD ZONE	ZONE AE		
BASE FLOOD ELEVATION	3.71' NAVD		
ALLOWABLE MAX. BUILDING HEIGHT	35' - 0" ABOVE ESTABLISHED GRADE		
SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	25' - 0"	30' - 1/2"	29' - 10 1/2"
REAR SETBACK	20' - 0"	31' - 10 1/2"	21' - 2"
SIDE SETBACK (WEST)	12' - 0"	15' - 1/2	15' - 1/2"
SIDE SETBACK (EAST)	12' - 0"	15' - 1/2	12' - 2"
POOL SETBACK	10' - 0"	10' - 0"	10' - 0"

AREA CALCULATIONS SCHEDULE		
DESCRIPTION	EXISTING (SQF)	PROPOSED (SQF)
1ST FLOOR		
AIR CONDITIONED AREA	2967	3071
COVERED NON A/C	166	229
2ND FLOOR		
AIR CONDITIONED AREA	2832	3034
ROOFED PORCH	202	N/A
NEW DECK AREA	N/A	174
TOTAL AIR CONDITIONED AREA	5799	6105
TOTAL NON AIR CONDITIONED AREA	368	403
TOTAL GROSS AREA	6167	6508
TOTAL LOT AREA	11000	11000
TOTAL IMPERVIOUS AREA	9222	8372
TOTAL PERVIOUS AREA	1778	2628
MAX LOT COVERAGE (30%=3300)	3133	3300

AREA CALCULATION DEFINITIONS:
1. **TOTAL AIR CONDITIONED AREA:** TOTAL A/C AREA OF ALL FLOORS INCLUDING MECHANICAL A/C ROOMS, A/C CLOSETS AND A/C ATTICS.
2. **TOTAL ENCLOSED AREA:** ALL AREAS ENCLOSED BUT NOT AIR CONDITIONED, LIKE GARAGES, SHEDS, MECHANICAL ROOMS, STORAGE'S AND ATTICS.
3. **TOTAL TRELLIS AREA:** TOTAL AREA UNDER A TRELLIS.
4. **TOTAL OPEN DECK AREAS:** TOTAL OPEN AREAS LIKE SUN DECKS, BALCONIES AND PARTY DECKS WITH NO ROOF.
5. **TOTAL NON ENCLOSED AREA:** TOTAL AREAS WITH A ROOF, BUT NOT ENCLOSED LIKE VERANDAS, BREEZEWAYS, PORCHES, ENTRIES AND COVERED BALCONIES.
6. **TOTAL UNDER ROOF AREA:** TOTAL OF ALL AREAS UNDER A ROOF INCLUDING A/C AREAS, TRELLIS AREAS, ENCLOSED AREAS, AND NON ENCLOSED AREAS. THIS IS THE TOTAL AREA FOR BILLING PURPOSES.

SITE PLAN NOTES:
1. LOWEST SLAB AT LIVING AREA SHALL BE MINIMUM 18" ABOVE CROWN OF ROAD.
2. LOT DRAINAGE SHALL BE AS ALL LOCAL CODES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION.
3. LANDSCAPING, IRRIGATION, BERMING, ETC., SHALL BE AS ALL LOCAL CODES, REGULATIONS, RESTRICTIONS HAVING JURISDICTION, AND FURTHER, AS SELECTED AND DIRECTED BY BUILDER. (NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
4. DRIVEWAYS, WALKWAYS, SLAB ON GRADE, POOL DECKS, SWIMMING POOL ARE BY OTHERS AND PERMITTED SEPARATELY.(NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT).
5. SWIMMING POOL, DECK, SPA, ETC., BY OTHERS, SEE POOL SUBCONTRACTORS ENGINEERED SHOP DRAWINGS, PERMITTED SEPARATELY AND NOT A PART OF THE AMES INTERNATIONAL ARCHITECTURE CONTRACT. SEE OWNER.
6. LAND SURVEYOR SHALL VERIFY LOCATION OF HOUSE ON SITE AND ANY OCCURRING SETBACK ENCROACHMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING DONE.
7. SITE PLAN AS DRAWN REFLECTS ARCHITECTS CONCEPTION OF OVERALL SITE LAYOUT AND FEATURES, AND MAY NOT NECESSARILY BE AN ACCURATE REPRESENTATION OF THE BUILDERS STANDARD INCLUDED FEATURES OR LAYOUT AND DESIGN.





EXISTING AND PROPOSED ELEVATIONS

PERMIT SET

PARIS, JAMES & MUELLER, KARIN
1106 BELAIR DRIVE A&B
BOCA RATON FL

REVISIONS	BY
1. 9/1/2021 BLDG. DEPT. COMMENTS	A.B.
2. 10/27/2021 BLDG. DEPT. COMMENTS	A.B.
3. 03/04/2022 CHANGES BY CLIENT	A.B.
4. 11/10/2022 REMOVE CLOUDS/SPLIT PERMIT SET	A.B.
5. 12/8/2022 CHANGES BY CLIENT	A.B.
6. 1/30/2023 HB DEVELOPMENT REVIEW	A.B.
7. 2/22/2023 HB DEVELOPMENT REVIEW	A.B.

Ames International Architecture

Ames INTERNATIONAL ARCHITECTURE

DRAWN A.B.
CHECKED S.A.
DATE 2/22/2022
3/16" SCALE 1'-0"
JOB NO. 20_4991
SHEET
A-02
OF SHEETS

RECEIVED
MAR 23 2023
HIGHLAND BEACH BUILDING DEPARTMENT

ADDRESS : HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DINE BOULEVARD, DELRAY BEACH, FLORIDA, 33444, PHONE : (561)274 8444, FAX : (561)274 4449.

1106 BELAIR DRIVE A&B
BOCA RATON
FL

FIRST AND SECOND FLOOR NOTATION PLANS

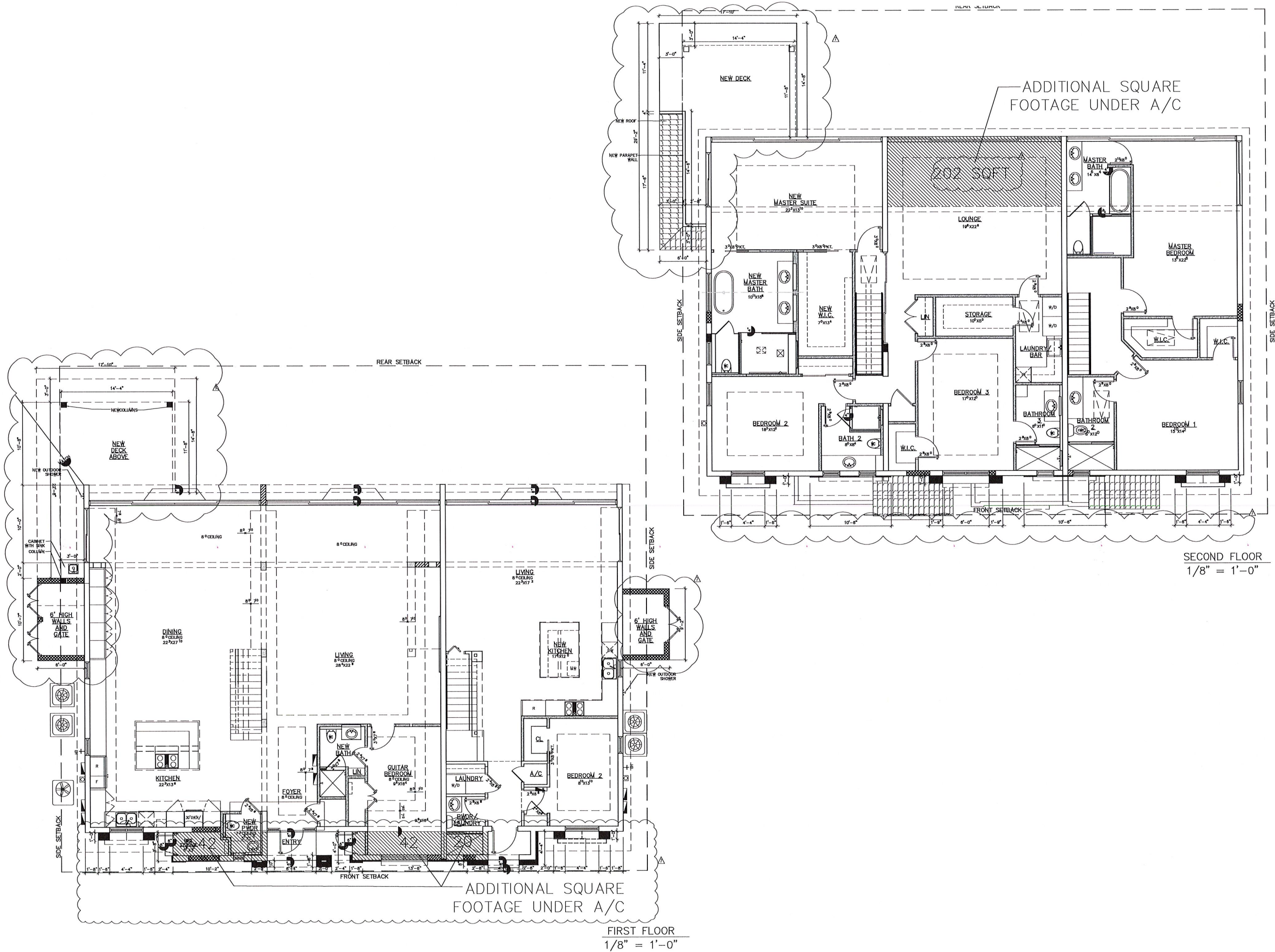


Ames
INTERNATIONAL
ARCHITECTURE

A-03

OF SHEETS

: AA0002307 ARCH R.# : AB0012001
 ADDRESS : HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE : (561)274 6444, FAX : (561)2746445



HIGHLAND BEACH
BUILDING DEPARTMENT

DATE OF LAST REVISION:

REVISIONS:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

LANDSCAPE PLAN

A A A

FOR THE PROJECT:

~~LICENSED PROFESSIONAL~~

CHRIS R BEALE PE
FLORIDA LICENSE NUMBER
81339

FIRM NAME AND ADDRESS:

**BEALECON
ENGINEERING,
LLC.**

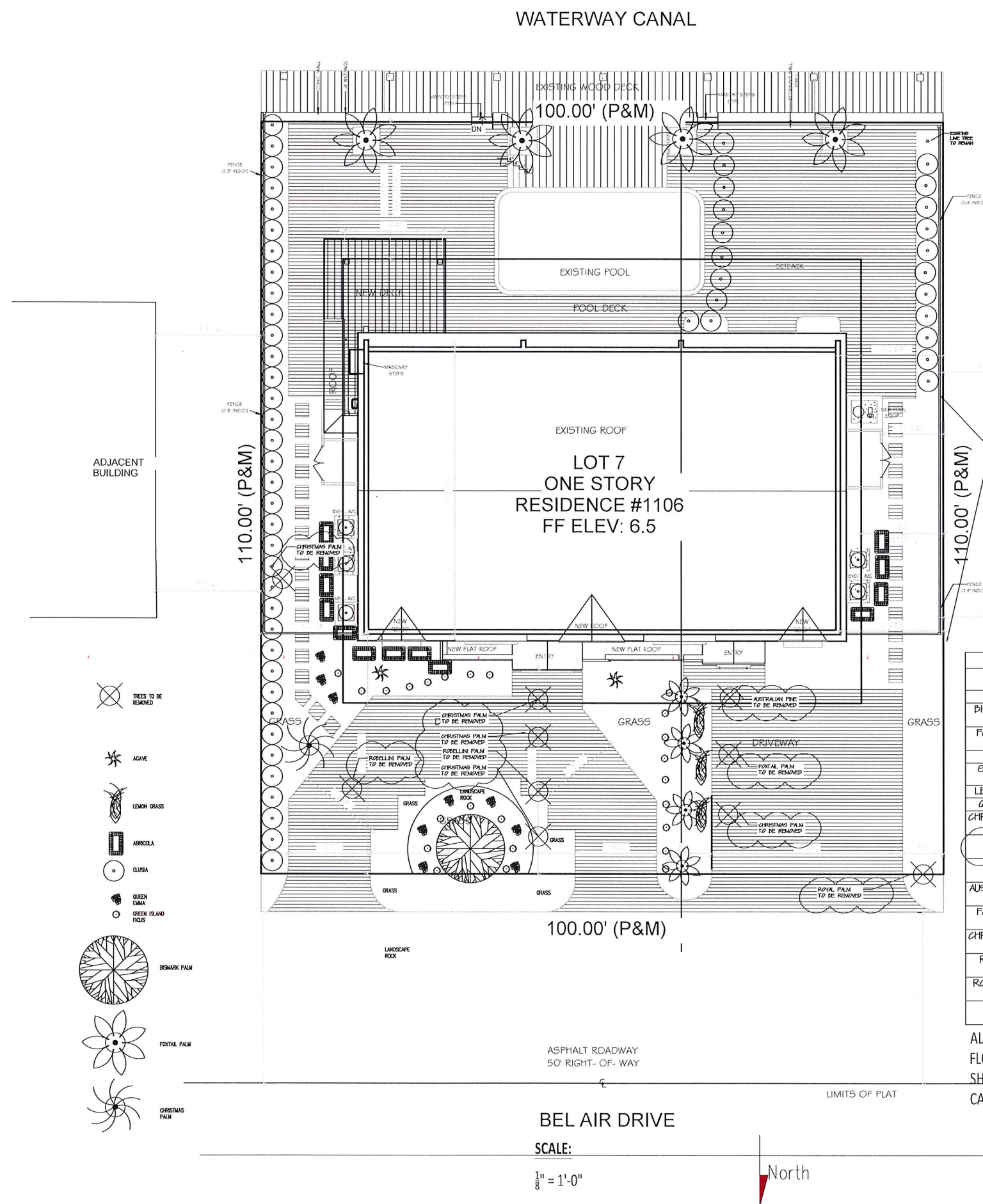
7491 N FEDERAL HWY,
STE C-513
BOCA RATON, FL 33487

TEL. (954) 464-9636

E-MAIL: CHRIS.BEALE@BEALECON.COM

DATE DRAWN: 01/27/2021
DRAWN BY: L.M.
CHECKED BY: C.B.
JOB NUMBER: 21-0005
SHEET NO:

LANDSCAP



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MAR 23 2023

HIGHLAND BEACH
BUILDING DEPARTMENT

LANDSCAPE

2000 S. OCEAN BLVD., UNIT 7J
B

DATE OF LAST REVISION:

REVISIONS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

LANDSCAPE PLAN

A A A

CONTENTS:

FOR THE PROJECT:

LICENSED PROFESSIONAL

CHRIS R. BEALE, P.E.
FLORIDA LICENSE NUMBER
28399

FIRM NAME AND ADDRESS:

BEALECON
ENGINEERING,
LLC.

7401 N. FEDERAL HWY.,
SUITE C-303
BOCA RATON, FL 33487
TEL: (561) 464-3636

E-MAIL: CHRIS@BEALECON.COM

DATE DRAWN: 01/27/2021

DRAWN BY: L.M.

CHECKED BY: C.B.

JOB NUMBER: 21-0006

SHEET NO:

IRRIGATION

WATERWAY CANAL

ADJACENT
BUILDING

ADJACENT
BUILDING

EXISTING WOOD DECK
100.00' (P&M)

EXISTING POOL

POOL DECK

EXISTING ROOF

LOT 7
ONE STORY
RESIDENCE #1106
FF ELEV: 6.5

110.00' (P&M)

110.00' (P&M)

100.00' (P&M)

ASPHALT ROADWAY
50' RIGHT- OF- WAY

LIMITS OF PLAT

BEL AIR DRIVE

SCALE:

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

North

RECEIVED

MAR 23 2023

HIGHLAND BEACH
BUILDING DEPARTMENT

LANDSCAPE
2000 S. OCEAN BLVD., UNIT 7J
B
DATE OF LAST REVISION:

REVISIONS:	
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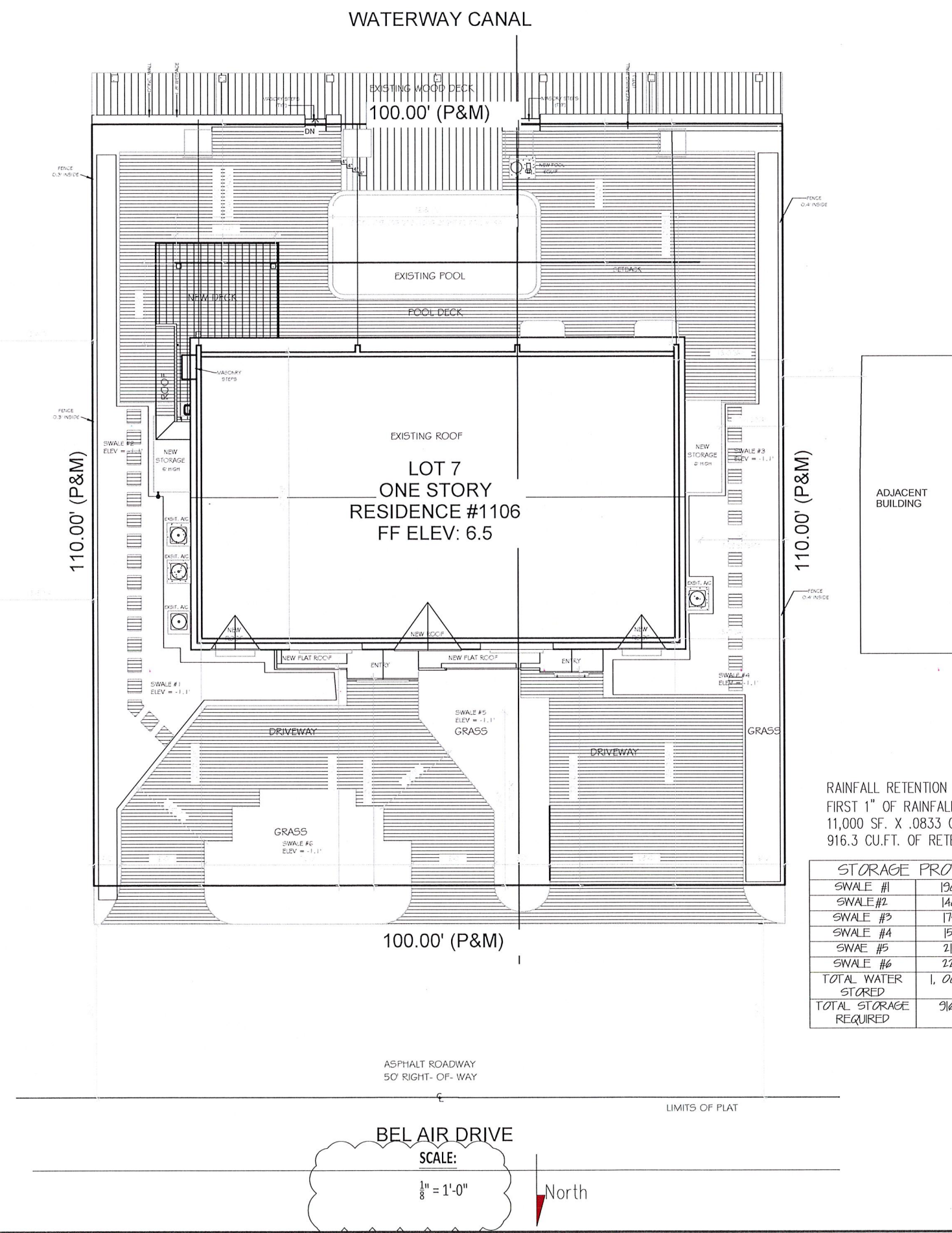
LANDSCAPE PLAN	
CONTENTS:	FOR THE PROJECT:
	A A A

DESIGNED PROFESSIONAL
CHRIS R. PEALE, P.E.
FLORIDA LICENSE NUMBER
21399

FIRM NAME AND ADDRESS:
**BEALECON
ENGINEERING,
LLC.**
748 N FEDERAL HWY,
STE C-313
BOCA RATON, FL 33487
TEL (561) 464-3636
E-MAIL: CHRIS.PEALE@BEALECON.COM

DATE DRAWN: 01/27/2021
DRAWN BY: L.M.
CHECKED BY: C.B.
JOB NUMBER: 21-0006
SHEET NO:

RETENTION



RAINFALL RETENTION CALCULATIONS:
FIRST 1" OF RAINFALL @.106 CU. FT
11,000 SF. X .0833 C.F. =
916.3 CU.FT. OF RETENTION

STORAGE PROVIDED	
SWALE #1	190 CUFT.
SWALE #2	140 CUFT.
SWALE #3	175 CUFT.
SWALE #4	155 CUFT.
SWALE #5	210 CUFT.
SWALE #6	224 CUFT.
TOTAL WATER STORED	1,094 CUFT.
TOTAL STORAGE REQUIRED	916.3 CUFT.

WATERWAY CANAL

RECEIVED

MAR 23 2023

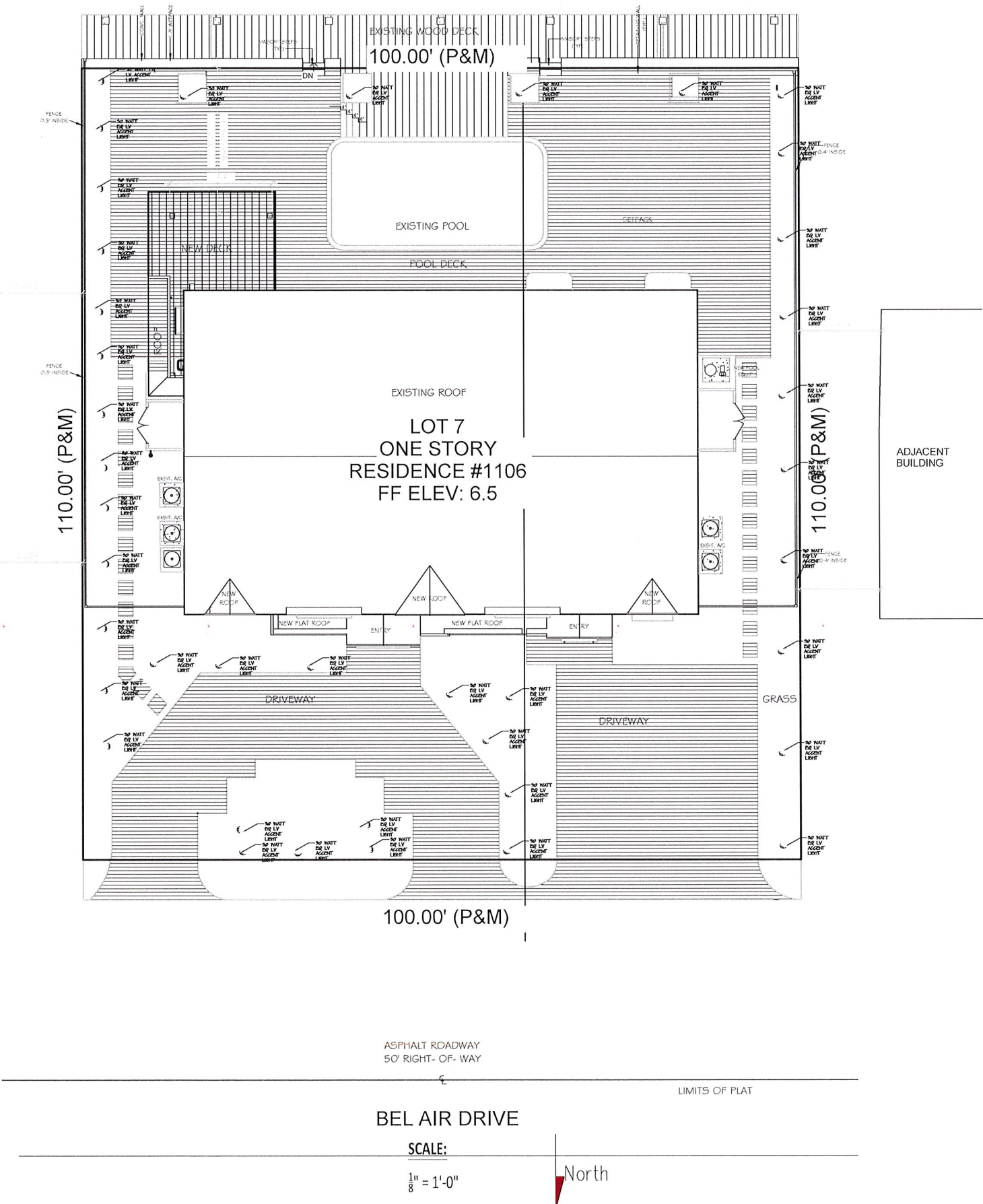
HIGHLAND BEACH
BUILDING DEPARTMENT

LANDSCAPE

2000 S. OCEAN BLVD., UNIT 7J
B

DATE OF LAST REVISION:

REVISIONS:
1.
2.
3.
4.
5.
6.



LANDSCAPE PLAN

A A

CONTENTS:
FOR THE PROJECT:

LICENSED PROFESSIONAL

CHRIS R. PEALE, P.E.
FLORIDA LICENSE NUMBER
24229

FIRM NAME AND ADDRESS:

BEALECON
ENGINEERING,
LLC.
7401 N. FEDERAL HWY.,
STE. C-933
BOCA RATON, FL 33487
TEL: (561) 464-9636
E-MAIL: CHRIS.PEALE@BEALECON.COM

DATE DRAWN: 01/27/2021

DRAWN BY: L.M.

CHECKED BY: C.B.

JOB NUMBER: 21-0006

SHEET NO:

LIGHT

Legal Description:

PARCEL 1: THE EAST 38.42 FEET OF LOT 7, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
&
PARCEL 2: THE WEST 23.17 FEET OF THE EAST 61.59 FEET OF LOT 7, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
&
LOT 7, LESS THE EAST 61.59 FEET THEREOF, HIGHLAND BEACH ISLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROPERTY ADDRESS:

1106 BEL AIR DRIVE, HIGHLAND BEACH FL, 33487

INVOICE NUMBER:

1106

DATE OF FIELD WORK:

11/22/2022

CERTIFIED TO:

KARIN MUELLER-PARIS & JAMES PARIS
BAHB LLC

FLOOD ZONE: AE

FLOOD MAP: 12099C

PANEL: 0989

SUFFIX: F

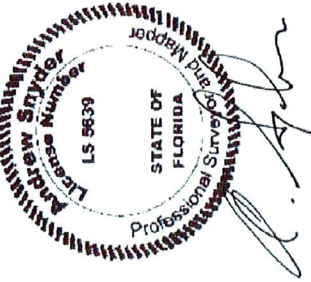
PANEL DATE : 10/05/2017

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE - MASONRY STEPS AND WOOD DOCK CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.

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. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM ALEX SURVEYORS LLC. ALEX SURVEYORS LLC ASSUMES NO RESPONSIBILITY 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. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS 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 472.026, FLORIDA STATUTES.



SIGNATURE

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

DATE: 11/23/2022

LEGEND:	P - DENOTES PLAT	BOUNDARY LINE
A - DENOTES ARC LENGTH	PH - DENOTES POOL HEATER	BUILDING LINE
CA - DENOTES CENTRAL ANGLE	PP - DENOTES POOL PUMP	CENTERLINE
CATV - DENOTES CABLE T.V. BOX	R - DENOTES RADIUS	EASEMENT LINE
CF - DENOTES CALCULATED FROM FIELD	SV - DENOTES SEWER VALVE	METAL FENCE
CR - DENOTES CALCULATED FROM RECORD	TR - DENOTES TELEPHONE RISER	WOODEN FENCE
CH - DENOTES CHORD DISTANCE	UE - DENOTES UTILITY EASEMENT	PVC FENCE
DE - DENOTES DRAINAGE EASEMENT	UP - DENOTES UTILITY POLE	OVERHEAD CABLE
EM - DENOTES ELECTRIC METER	WM - DENOTES WATER METER	
FN - DENOTES FOUND NAIL	WV - DENOTES WATER VALVE	
L - DENOTES LEGAL		
M - DENOTES MEASURED		
OHC - DENOTES OVERHEAD CABLE		



LICENSED BUSINESS No. 8337

RECEIVED
MAR 23 2023
HIGHLAND BEACH
BUILDING DEPARTMENT