



HIGHLAND BEACH BUILDING DEPARTMENT

3614 S. Ocean Boulevard
Highland Beach, FL 33487
Ph: (561) 278-4540

PLANNING BOARD STAFF REPORT

MEETING OF: **DECEMBER 9, 2021**

TO: **PLANNING BOARD**

FROM: **INGRID ALLEN, TOWN PLANNER**

SUBJECT: **APPLICATION BY RJ MELE CONSTRUCTION, INC.
REQUESTING SITE PLAN APPROVAL FOR A NEW TWO-STORY,
6,655 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH POOL
AND SPA LOCATED AT 2500 SOUTH OCEAN BOULEVARD (DO#
21-0005).**

I. GENERAL INFORMATION:

Applicant (Property Owner): Adrian C. Stitts and Mariana Deligiannis-Stitts
9910 Bay Leaf Court
Parkland, FL 33076

Applicant's Agent: RJ Mele
RJ Mele Construction, Inc.
4101 N. Ocean Boulevard, Suite D705
Boca Raton, Fl. 33431

Property Characteristics:

Comprehensive Plan Land Use: Single Family

Zoning District: Residential Single Family (RS)

Site Location: 2500 South Ocean Boulevard

Parcel PCN#: 24-43-46-28-09-000-0154

Adjacent Properties:

PARCEL	ZONING DISTRICT	FUTURE LAND USE DESIGNATION
North	Residential Single-Family (RS)	Single Family
South	Residential Single-Family (RS)	Single Family
East	Residential Single-Family Estate (RE)	Single Family
West	NA	NA

Request and Analysis:

The Applicant is requesting site plan approval to construct a new two-story, 6,655 square foot single family residence with pool and spa located at 2500 South Ocean Boulevard. The property is currently vacant with the exception of a concrete wall (including columns) and gates along the front property line and a seawall at the rear of the property (16 feet east of the rear property line). In addition, there is a paved driveway as well as a paved path (4.5 feet in width) perpendicular to State Road A1A.

The Applicant proposes to remove the existing seawall and install a new seawall approximately 16 feet west of the existing seawall along the rear (west) property line. The Applicant has submitted a concurrent Special Exception request for the installation of a new seawall and dock (Development Order No. 21-0009). The Applicant proposes to backfill the area between the existing and new seawall with 200 cubic yards of fill. Pursuant Section 14.1 of the Town Code of Ordinances, the following provisions pertaining to “land filling” apply:

Any person desiring to add to or extend any lands, areas, including submerged lands, to remove sand, rock or earth from any submerged lands, to construct a finger canal, lagoon or yacht basin within the territorial limits of the town by any means, including, but not limited to, hydraulic dredging, pumping, dragline, dynamiting or shovel, shall first make application to the town commission for permission to do so. Such written application shall be accompanied by a plan or drawing showing the area to be filled and also showing the area from which any fill material is to be dredged or removed by other means. Specifications sufficient in detail as to clearly outline how the dredging or filling procedure will take place must also accompany the application.

The Applicant has provided a narrative for the proposed fill which was reviewed and accepted by Cap Government, Inc. In addition, the Applicant has received both Florida Department of Environmental Protection and US Army Corps of Engineers approval for the installation of such proposed fill. These agency approvals are provided as part of the Applicant’s concurrent Special Exception request for a seawall and dock (Development Order No. 21-0009). As provided in Section 14.1 of the Town Code (noted above), the request for land filling will be reviewed and considered by the Town Commission.

On July 20, 2017, the Florida Department of Transportation (FDOT) and the Town of Highland Beach entered into a Landscape Inclusive Maintenance Memorandum of Agreement for the purpose of maintaining landscape improvements on State Road A1A (South Ocean Boulevard). The Applicant is proposing landscaping on FDOT’s right-of-way located adjacent to the property and therefore an amendment to the Landscape Inclusive Memorandum of Agreement is required.

According to the amended Landscape Inclusive Memorandum of Agreement, FDOT agrees to the installation of the proposed landscaping improvements in the right of way of State Road A1A at 2500 South Ocean Boulevard (FDOT Permit No. 2021-L-496-00004). A resolution to execute such Agreement will be considered by the Town Commission.

Pursuant to Section 30-67 of the Town's Code of Ordinances, a single-family detached residence is a permitted use in the Residential Single-Family (RS) zoning district. The request is in compliance with the property development regulations for the Residential Single-Family Estate (RS) zoning district found in Section 30-64(a) of the Town's Code of Ordinances.

Pursuant to Section 30-38(6) of the Town Code, the Planning Board shall approve or deny the site plan application. The approval may include conditions which clarify, but do not exceed, the requirements of this code. If the request receives Planning Board approval, the applicant will be required to obtain a building permit, prior to initiation of construction, from the Town of Highland Beach Building Department. Pursuant to Section 30-21(g) of the Town Code, commencement of construction shall be initiated within two (2) years following the date of approval by the Planning Board.

II. Recommendation

Staff recommends approval of the proposed site plan, date stamped received by the Building Department on **November 19, 2021**, subject to the following conditions:

1. Contingent upon approval by the Town Commission for a land fill permit pursuant to Chapter 14 of the Town Code of Ordinances.

☒ **Plans meet Town of Highland Beach Zoning Code and other governmental agencies requirements (if applicable).**

☐ **Plans meet Town of Highland Beach Zoning requirements; however, approvals are pending before the Town of Highland Beach will issue permits, with other governmental agencies as listed:**

☐ **Plans do not meet Town of Highland Beach Zoning requirements.**

Should you have any questions, please feel free to contact me at (561) 637-2012 or iallen@highlandbeach.us

Attachments: Application
Aerials
Applicant Plans



TOWN OF HIGHLAND BEACH DEVELOPMENT APPROVAL APPLICATION

Application # _____

I request a hearing regarding the terms of the Zoning Ordinances of the Town of Highland Beach. This request relates to the property and zoning requirements set forth in this application.

PROPERTY INFORMATION ASSOCIATED WITH THIS APPLICATION	
Address: 2500 S OCEAN BLVD, HIGHLAND BEACH, FL, 33487	PCN: 24-43-46-28-09-000-0154
Full Legal Description of the Property [as described in the deed] or reference to an attachment: The North 90.00 feet of Lot 15A, Plat of Byrd Beach, according to the map or plat thereof as recorded in Plat Book 20, Page 1, Public Records of Palm Beach County, Florida.	
Zoning District: RS	What is the location of the installation? <input type="checkbox"/> Intracoastal Waterway (ICW) <input type="checkbox"/> Interior Canal/Basin <input checked="" type="checkbox"/> N/A

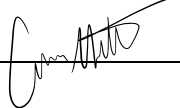
PROPERTY OWNER (APPLICANT) INFORMATION		
Name: ADRIAN STITTS	Phone: 423-718-4496	Fax: N/A
Mailing Address: 9910 BAY LEAF CT, PARKLAND, FL, 33076		
Email Address: acstitts@gmail.com		

APPLICANT'S AGENT INFORMATION		
Name: RJ Mele	Phone: 561 - 929 - 1440	Fax:
Company Name: RJ Mele Construction Inc.		
Mailing Address: 4101 N Ocean Blvd Suite D705, Boca Raton, FL 33431		
Email Address: rjmeleconst@yahoo.com		

Provide a detailed description of the project application (use additional pages if necessary):

New single family residence in Highland Beach along the Intercoastal Waterway. Two story structure, single car garage and 1 two car garage.

I give permission to the members of the Town Commission, Planning Board and staff to inspect the property for the purpose of this application. I declare that all statements made herein are true, based upon the best available information. Willful false statements may jeopardize the validity of my application or any decision issued thereon. I have fully read the information outlining the Board procedures and application requirements. With this application, I am submitting the necessary supporting materials listed.

Applicant's Signature:  Date: 5-28-2021

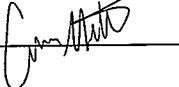
Received by the Town Clerk's Office:

Received By: _____ Date: _____

Date Public Notices Mailed: _____

Date Legal Advertisement Published: _____

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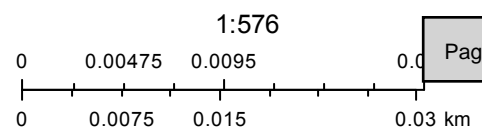
Date: 11/9/2021

Date Public Notices Mailed: 11/24/2021

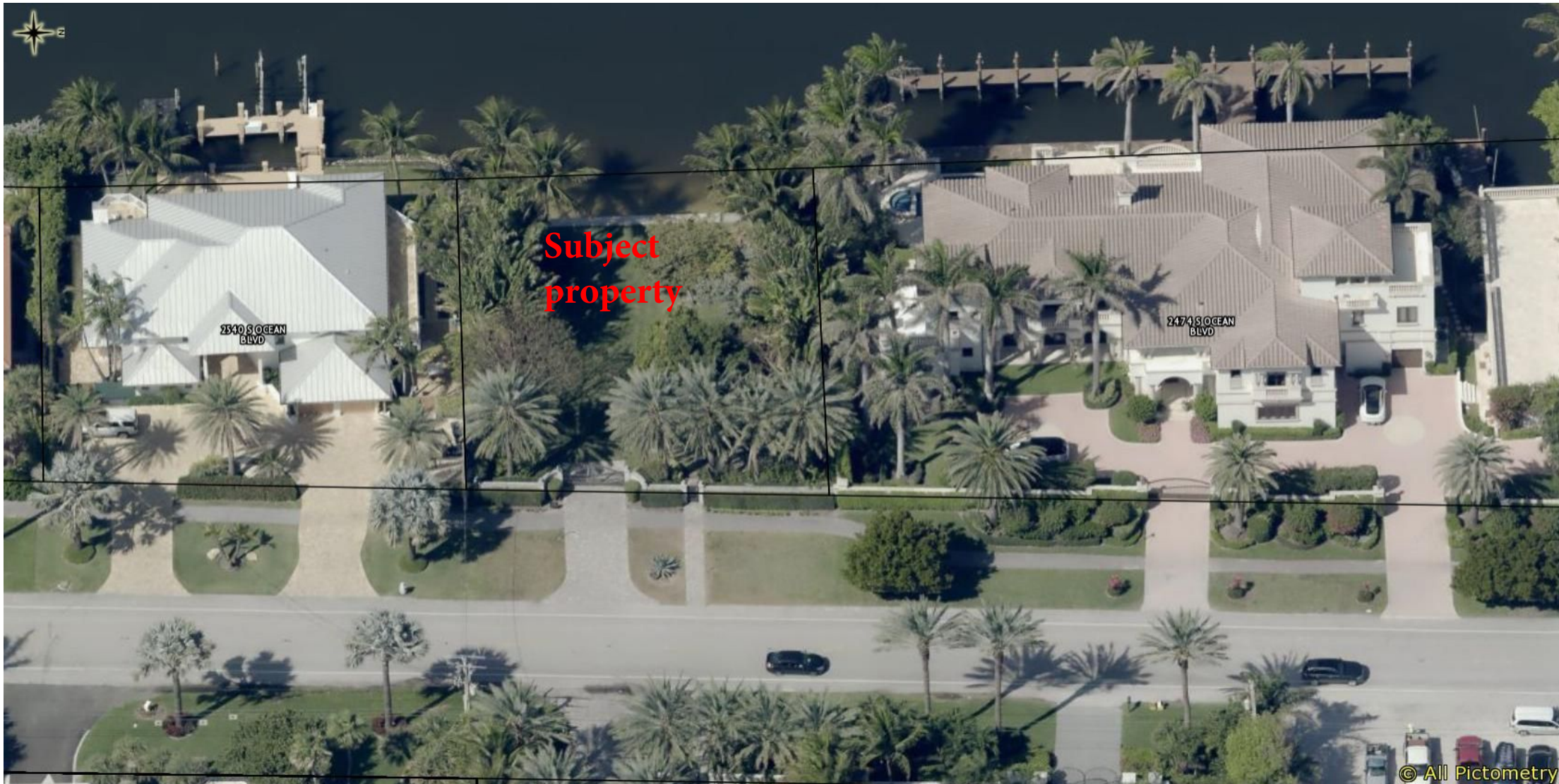
Date Legal Advertisement Published: 11/29/2021



November 24, 2021



2500 South Ocean Boulevard



2500 South Ocean Blvd

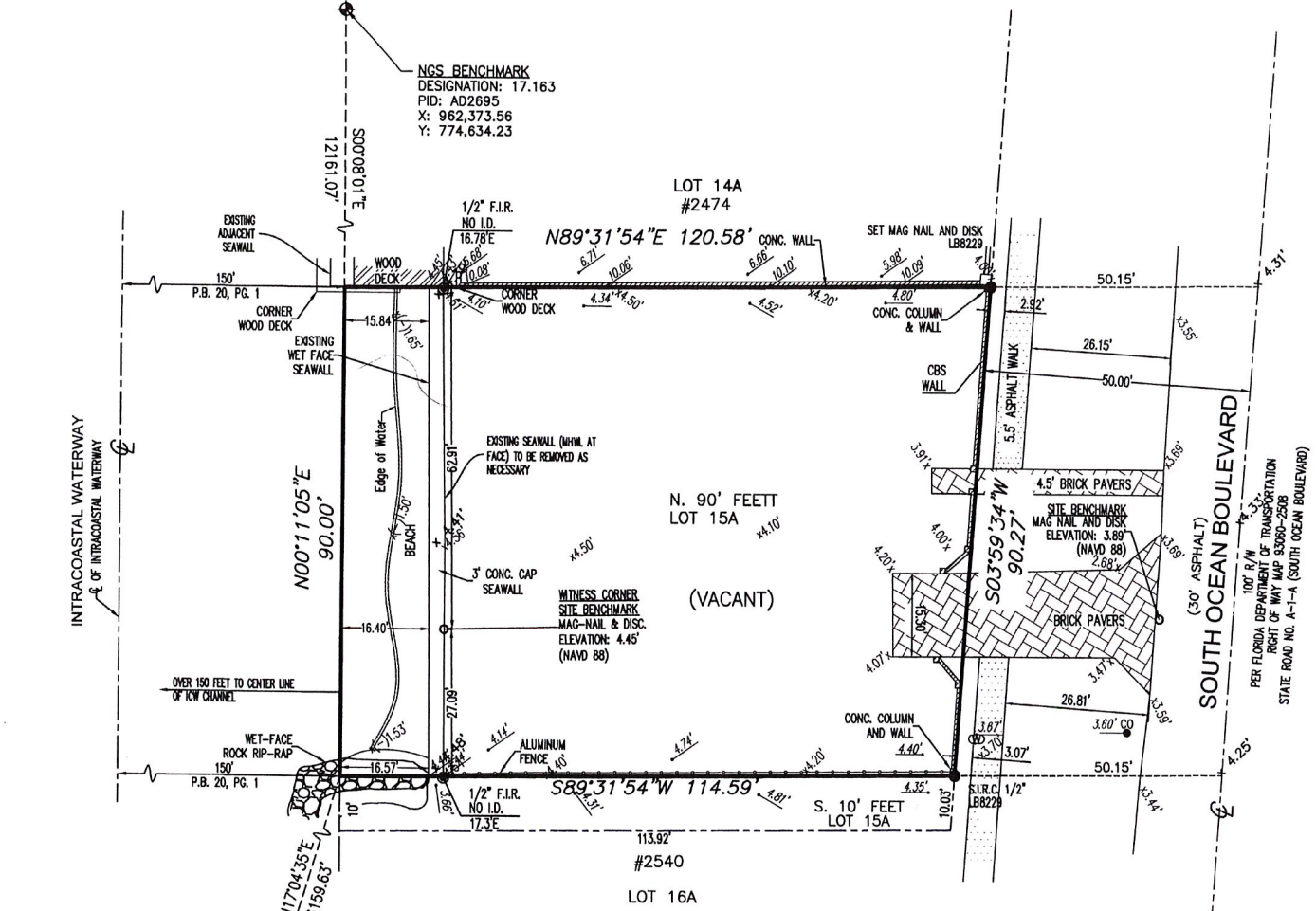
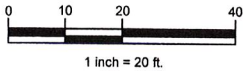


LEGEND

A.E. = ANCHOR EASEMENT
BM = BENCHMARK
C = CENTERLINE
CONC. = CONCRETE
CBS = CONCRETE BLOCK STRUCTURE
Δ = DELTA
EL., ELEV. = ELEVATION
E.M. = ELECTRICAL METER
F.F. = FINISHED FLOOR
F.I.R. = FOUND IRON ROD
F.N&D. = FOUND NAIL AND DISC
F.N&T. = FOUND NAIL AND TAB
L.B. = LICENSED SURVEY BUSINESS
L.M.E. = LAKE MAINTENANCE EASEMENT
L = ARC DISTANCE
LS = LICENSED SURVEYOR
NO I.D. = NO IDENTIFICATION
N/A = NOT APPLICABLE
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
O/L = ON LINE
O/S = OFFSET
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCE
P.C. = POINT OF CURVATURE
R = RADIUS
R/W = RIGHT OF WAY
S.I.R.C. = SET IRON ROD AND CAP
U.E. = UTILITY EASEMENT
ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
ATIMA = AS THEIR INTEREST MAY APPEAR

SYMBOL

CATCH BASIN
WATER METER
UTILITY POLE
LIGHT POLE
FIRE HYDRANT
CABLE BOX
ELECTRIC BOX
TELEPHONE BOX
WATER VALVE
SANITARY BOX
OVERHEAD WIRE LINE (OHW)
CHAIN LINK FENCE (C.L.F.)
WOOD FENCE (W.F.)
METAL FENCE (M.F.)
PLASTIC FENCE (P.F.)
WIRE FENCE (W.F.)



NGS BENCHMARK
DESIGNATION: 872 2784 G TIDAL
PID: DK3509
X: 960,898.52
Y: 753,266.26

BENCHMARK OF ORIGIN:
CITY OF BOCA RATON BENCHMARK NUMBER 1001
ELEVATION: 3.242'(NAVD'88)

SURVEYOR'S NOTES:

1. LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD, OTHER RESTRICTIONS OR RESERVATIONS.
3. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR REPRESENTATIVE.
4. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION UNLESS OTHERWISE NOTED.
5. ROOF OVERHANGS NOT LOCATED.
6. SURVEY MEETS ACCURACY STANDARD FOR COMMERCIAL SURVEYS (1 FOOT IN 10000 FEET).
7. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD'88, UNLESS OTHERWISE NOTED.
8. COORDINATES SHOWN ARE GRID DATUM (NAD 83 1990 ADJUSTMENT)
ZONE: FLORIDA EAST
LINEAR UNIT: US SURVEY FEET
COORDINATE SYSTEM: 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR = 1.0000198
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
UNLESS OTHERWISE NOTED, BEARINGS SHOWN HEREON ARE BASED ON THE DEED AND RECORD PLAT
BEARING ROTATION EQUATION: 00°24'09" COUNTER-CLOCKWISE ROTATION (DEED TO NAD 83/1990 ADJUSTMENT)
9. UNLESS OTHERWISE NOTED, PLAT, DEED AND FIELD MEASURED DIMENSIONS ARE THE SAME.
10. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD, SAID LINE HAVING AN ASSUMED DEED BEARING OF S03°59'34"W.
11. FIELD DATA COLLECTED USING ALTUS NR3 CARLSON SURVEY GPS WITH CARLSON DATA COLLECTOR.

LEGAL DESCRIPTION:

THE NORTH NINETY (90) FEET OF LOT 15A 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. TOGETHER WITH A RIPARIAN AND LITTORAL RIGHTS THEREUNTO APPERTAINING.
SAID LANDS LYING IN THE TOWN OF HIGHLAND BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 10,583 SQUARE FEET (0.243 ACRES), MORE OR LESS.

TITLE: MAP OF BOUNDARY SURVEY			SCALE: 1" = 20'
COMMUNITY PANEL# 125111 0987 F	FLOOD ZONE: AE	BASE FLOOD EL.: 6.0'(NAVD'88)	DRAWN BY: SG/ELF.
			CHECKED BY: J.E.K.
DATE OF FIRM: 10/5/2017	BASIS OF BEARING: W R/W LINE OF S OCEAN BOULEVARD, SAID LINE HAVING A BEARING OF S03°59'34"W.		
PROPERTY ADDRESS: (VACANT LOT)SOUTH OCEAN BOULEVARD, HIGHLAND BEACH, FLORIDA 33487			

EXISTING SURVEY: 7/1/21
LOCATE WM: 5/13/21

NOTES/REVISIONS
ELEVATIONS: 4/26/21
COORDINATES: 2/10/21
REV. PER COMMENTS: 7/31/20
UPDATED: 7/06/20
PARTY CHIEF: NICK
SURVEY DATE: 5/04/20

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

[Signature]
JOHN E. KUHAM PSM., STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER LS 6711
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

05/13/2021
Date

Baseline Land Survey LLC
1400 N.W. 1st COURT
BOCA RATON, FL. 33432
Ph.(561) 417-0700

JOB NO.: 19-03-014 LB-8229

PROPOSED RESIDENCE



3D RENDERING FOR REPRESENTATION PURPOSE
ONLY. FINAL PRODUCT MAY DIFFER FROM RENDERING.

RECEIVED

NOV 19 2021

HIGHLAND BEACH
BUILDING DEPARTMENT



GENERAL NOTES

[illegible][illegible]

DESIGN SPECIFICATIONS

FLORIDA BUILDING CODE 2020 7TH EDITION & ASCE 7-16

LATERAL CAPACITY OF TRUSS ANCHORS HAS BEEN CONSIDERED

WIND SPEED - V 141.0 NO MPH : V 140.0 132 MPH

IMPORTANCE FACTOR - 1.0

ALL ROOF LOADS BASED ON ZONE 3

MEAN ROOF HEIGHT : 26.5

RISK CATEGORY - II

INTERNAL PRESSURE COEFFICIENT - 0.18 (ENCLOSED)

FOLLOWING UPLIFT PRESSURES BASED ON ATR10 - 10 PSF

10 PSF USED FOR DEAD LOAD IN CALCULATING NET UPLIFT PRESSURES

EXPOSURE - 0 / OCCUPANCY CLASSIFICATION - 03 / TYPE VB CONSTRUCTION

FLOOD ZONE DATA

FLOOD ZONE: AE
BASE FLOOD ELEV: 6' NAVD
FREE BOARD: 4' (TOTAL 7' NAVD)
PROPOSED FFE: 6' NAVD

ABBREVIATIONS

[illegible]

SHEET INDEX

SHEET	DESCRIPTION	1	2	3	DATE
A0.0	TITLE SHEET				
A0.1	3D IMAGES				
A1.0	SITE PLAN				
A3.0	1ST FLOOR PLAN				
A3.1	2ND FLOOR PLAN				
A3.2	OBSERVATORY DECK LEVEL				
A4.0	ELEVATIONS (FRONT AND REAR)				
A4.1	ELEVATIONS (SIDES)				
A5.0	SITE/BUILDING SECTION				
A6.2	ROOF LAYOUT				

TITLE SHEET

Project Number:
20059

STITTS RESIDENCE
2500 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33480

A F F I N I T I
architecture

6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
Tel: 561.993.0145 Fax: 561.993.0146 E-Mail: info@affinityarch.com, info@affinity.com

Revisions

1	PER BUILDING DEPT. COMMENTS 06/29/2021 AMC
2	PER BUILDING DEPT. COMMENTS 08/09/2021 AMC
3	PER BUILDING DEPT. COMMENTS 09/21/2021 AMC

NOT FOR CONSTRUCTION

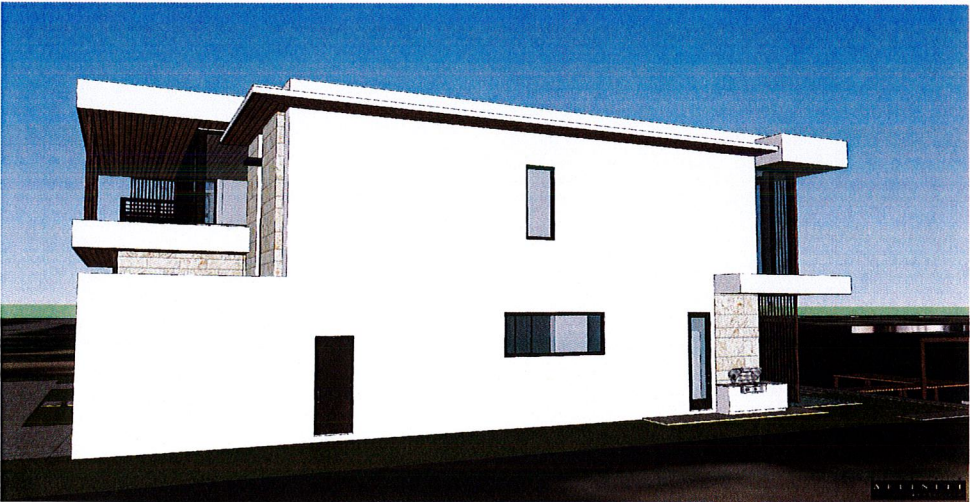
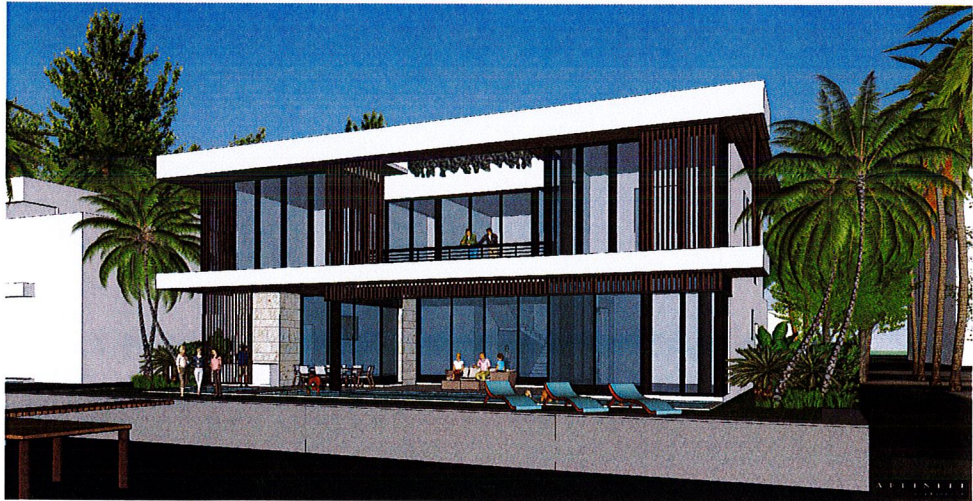
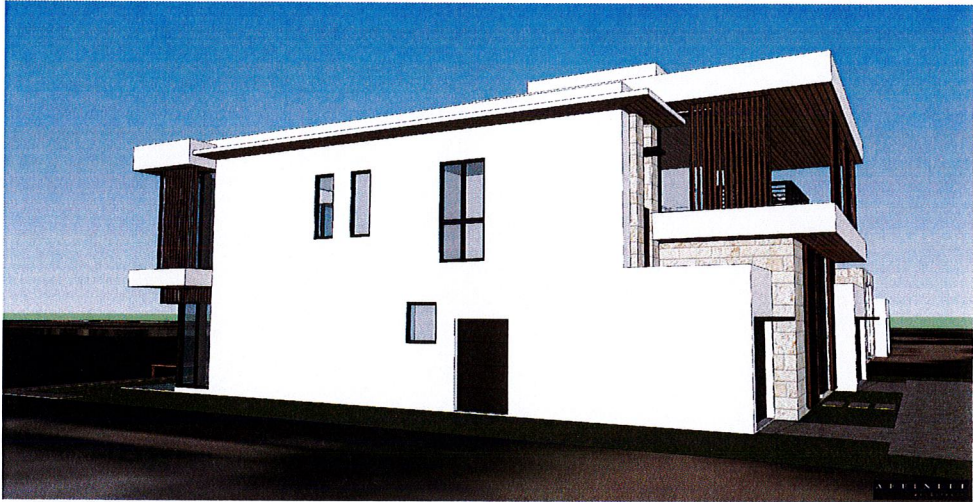
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Date Approval	
Date Permit	
Date Construction	

Seal:

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BUILDING DEPARTMENT



Project Number:
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2500 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33480

AFFINITI
architects
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINIARCHITECTS.COM

Revisions

PER BUILDING DEPT. COMMENTS
08/09/2021

NOT FOR CONSTRUCTION

Date 8/20/2021
Drawn | Checked MWW |
Date | Approval |
Date | Permit |
Date | Construction |

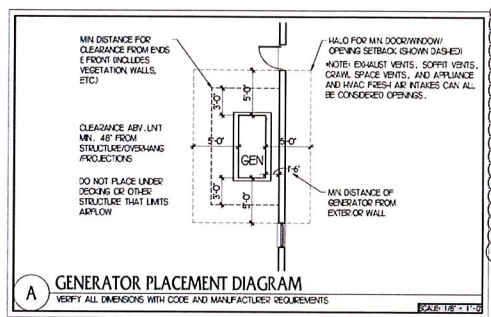
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3-D PERSPECTIVES

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BUILDING DEPARTMENT

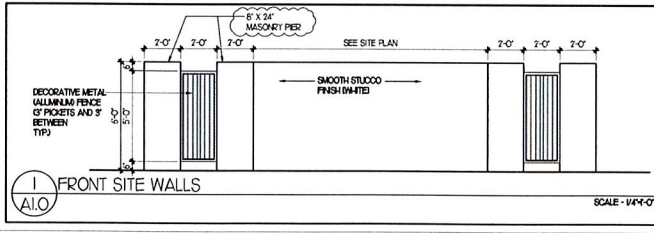
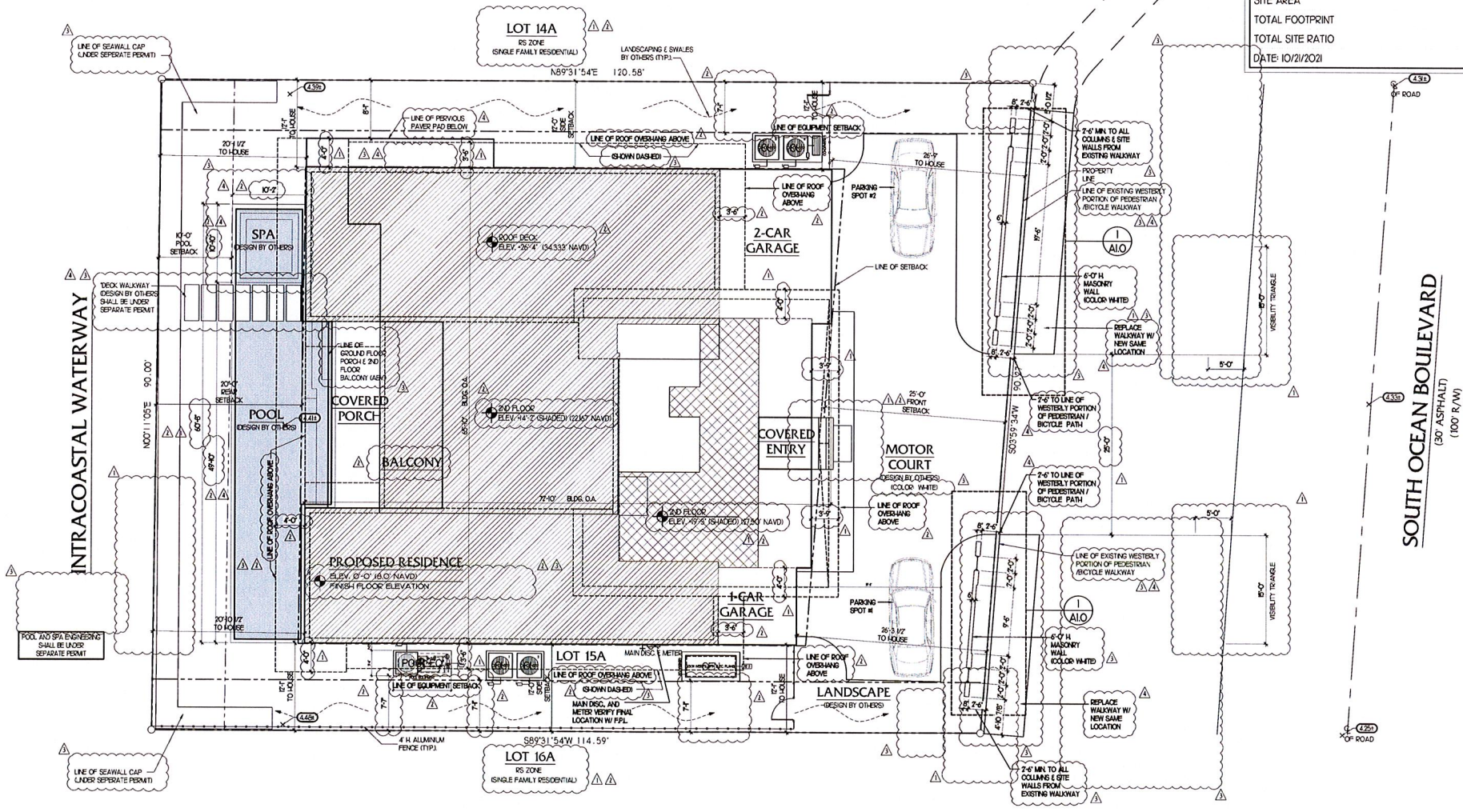


PROPERTY DEVELOPMENT REGULATIONS			
PROPOSED ONE FAMILY (2) STORY DWELLING 2500 S. OCEAN AVENUE, HIGHLAND BEACH, FL 33487 LOT 15A			
FUTURE LAND USE SINGLE FAMILY RESIDENTIAL SINGLE-FAMILY (RS) EXISTING / (RS) PROPOSED			
SETBACK	REQUIRED	PROPOSED	
FRONT	25'-0"	26'-3 1/2"	
REAR	20'-0"	20'-1 1/2"	
SIDES	12'-0"	12'-1" (LEFT) - 12'-1" (RIGHT)	
EQUIPMENT	7'-0"	7'-1" (LEFT) - 7'-1" (RIGHT)	
MIN. LOT AREA	10,000 SF.	10,582 SF.	
MIN. LOT WIDTH	80'-0"	80'-0"	
OVERALL BLDG HEIGHT	35'-0" MAX.	34'-10"	

SITE NOTES

- SEE ATTACHED SURVEY FOR LEGAL DESCRIPTION
- VERIFY PROPERTY LINE DIMENSIONS WITH SURVEY
- SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION
- SITE DRAINAGE BY CIVIL ENGINEER

AREA CALCULATION	
1ST FLOOR A/C	3114 SQ. FT.
2ND FLOOR A/C	3540 SQ. FT.
TOTAL A/C	6655 SQ. FT.
COVERED ENTRY	53 SQ. FT.
2 CAR GARAGE	463 SQ. FT.
1 CAR GARAGE	349 SQ. FT.
COVERED PORCH	594 SQ. FT.
BALCONY 1	100 SQ. FT.
BALCONY 2	100 SQ. FT.
BALCONY 3	185 SQ. FT.
UNCOVERED ROOF DECK	794 SQ. FT.
DRIVEWAY	1340 SQ. FT.
STAIR OBSERVATORY DECK	111 SQ. FT.
TOTAL	9403 SQ. FT.
SITE AREA	10583 SQ. FT.
TOTAL FOOTPRINT	4573 SQ. FT.
TOTAL SITE RATIO	43%
DATE	10/21/2021



NOTE: SEE CIVIL AND LANDSCAPE PLANS FOR ANY ADDITIONAL INFORMATION REGARDING HARDSCAPE, DRAINAGE, POOL CONSTRUCTION AND DESIGN AND ANY OTHER SITE SPECIFIC INFORMATION.

SITE PLAN
1/8" = 1'-0"

Project Number:
20059

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HIGHLAND BEACH, FL 33480

Affinitive
architects
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561.750.0445 AFFINITARCHITECTS.COM

Revisions	
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Δ	PER BUILDING DEPT. COMMENTS 09/29/2021 AMC
Δ	PER BUILDING DEPT. COMMENTS 10/20/2021 AMC

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Date 10/21/2021
Drawn/Checked MWW/---
Date / Approval ---
Date / Permit ---
Date / Construction ---

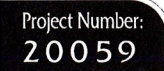
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HIGHLAND BEACH
BUILDING DEPARTMENT



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- SITE DRAINAGE BY CIVIL ENGINEER



STITTS RESIDENCE
2500 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33480

AFFINITY

561.750.0445 AFFINITIARCHITECTS.COM

1	PER BUILDING DEPT. COMMENTS 06/29/2021 AMC
2	PER BUILDING DEPT. COMMENTS 06/09/2021 AMC
3	PER BUILDING DEPT. COMMENTS 09/28/2021 AMC

Date	10/20/2021
Drawn Checked	MWW ---
Date Approval	-
Date Permit	-
Date Construction	-

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NEIGHBORHOOD LOCATION AND NEIGHBOR PROXIMITY PLAN

A1.1

HIGHLAND BEACH
BUILDING DEPARTMENT

STITTS RESIDENCE
2500 S. OCEAN BLVD.
HIGHLAND BEACH, FL 33480

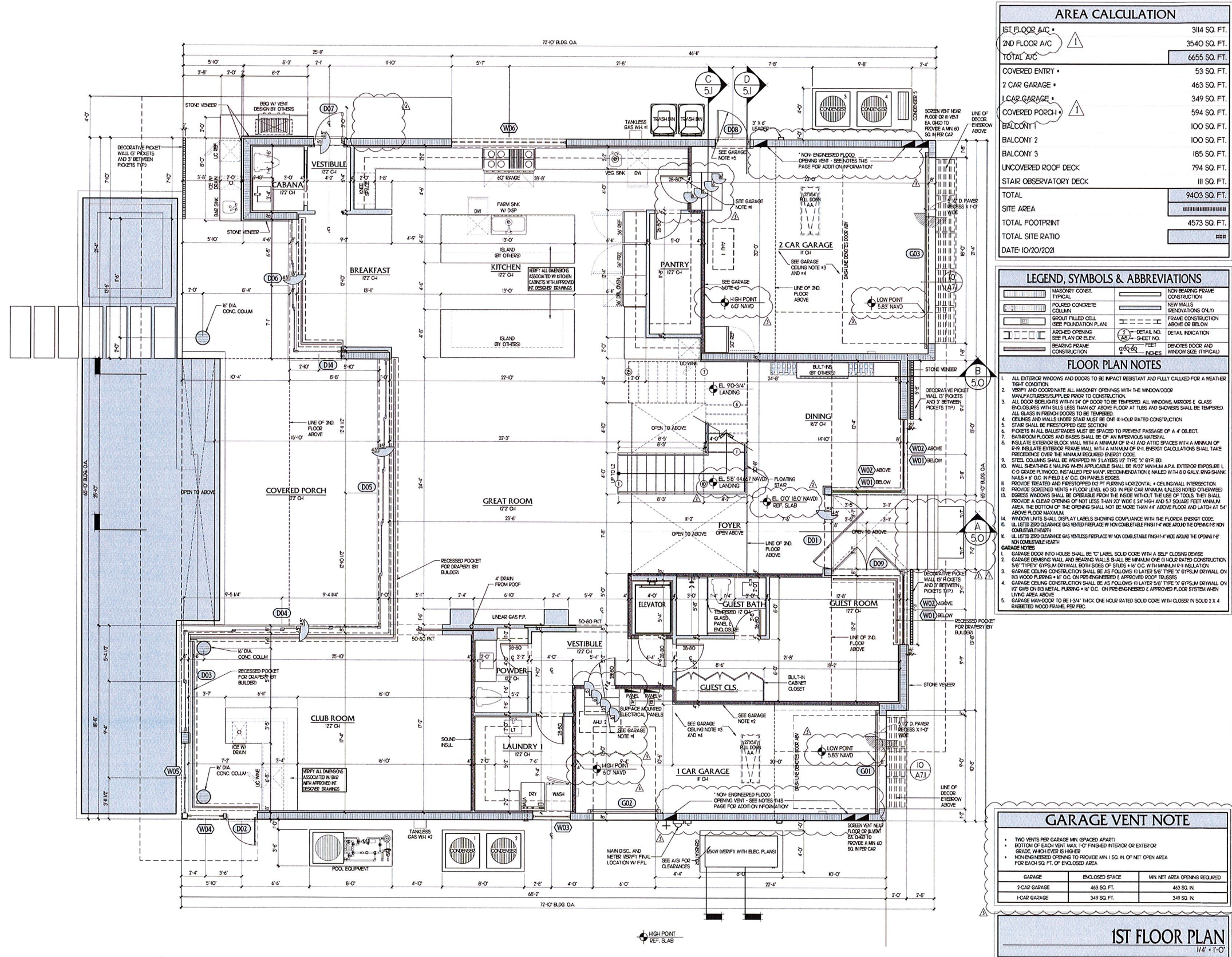
6100 Broken Sound Pkwy. NW - Suite 8 - Boca Raton FL - 33487
561 750 0115 A@EINITIARCHITECTS.COM

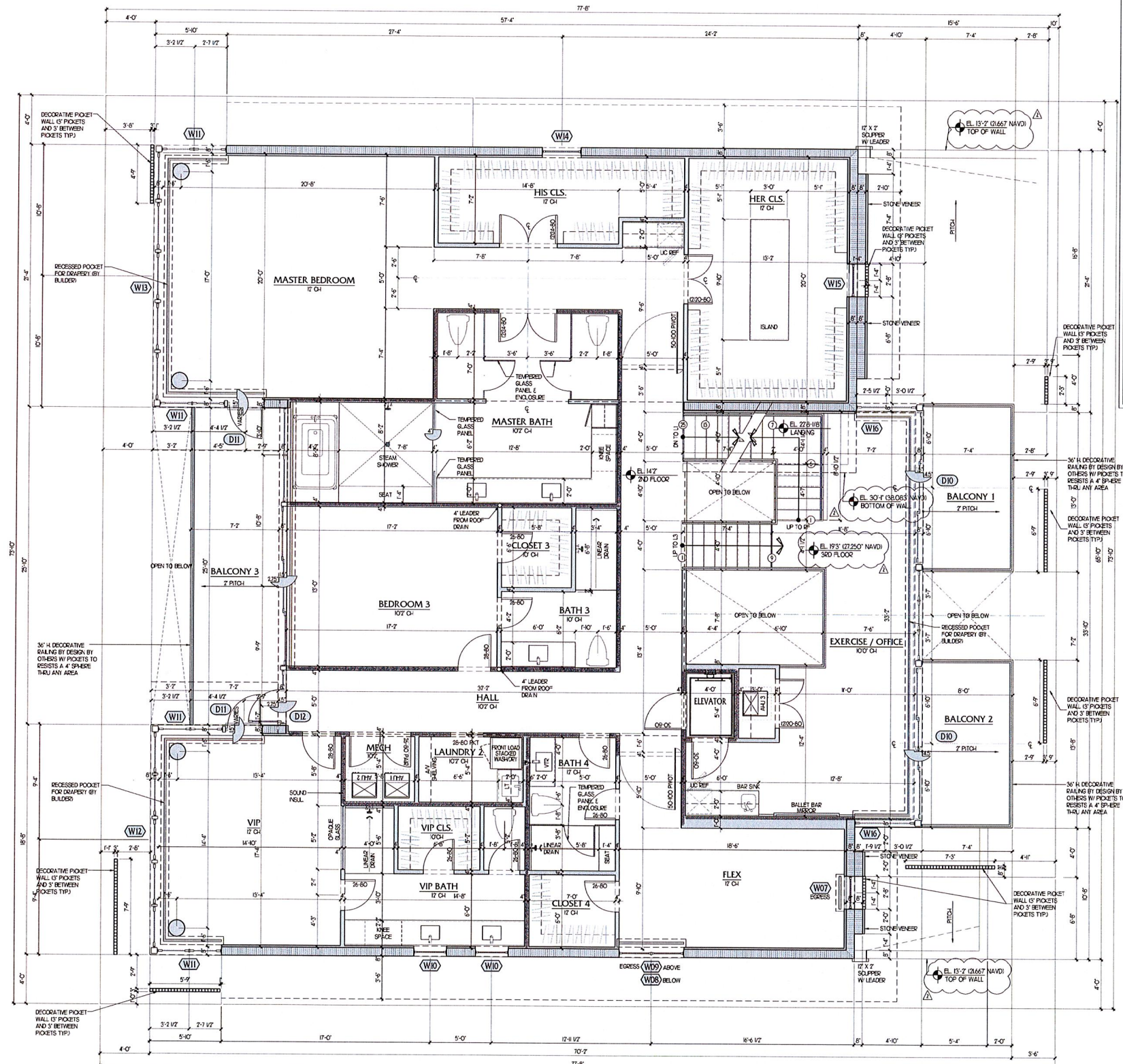
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3	PER BUILDING DEPT. COMMENTS 09/2/2021 AMC
4	PER BUILDING DEPT. COMMENTS 10/20/2021 AMC

Date	10/20/202
Drawn Checked	MWWI-
Date Approval	
Date Permit	
Date Construction	

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WINDOW & DOOR SCHEDULE					
WINDOWS					
W#	TYPE	EACH WINDOW SIZE		TRANSOM	NOTES
		WIDTH	HEIGHT		
W01	(B) FIXED GLASS	3'-3"	17'-0"		
W02	(B) FIXED GLASS	3'-3"	3'-0"		
W03	FIXED GLASS	3'-6"	4'-0"		
W04	FIXED GLASS	3'-4"	17'-0"		
W05	(B) FIXED GLASS	3'-3"	12'-0"		
W06	FIXED GLASS	11'-0"	4'-0"		
W07	CASEMENT	7'-6"	5'-0"		EGRESS
W08	(B) FIXED GLASS	2'-6"	2'-6"		
W09	(B) CASEMENT	2'-6"	6'-0"		EGRESS
W10	FIXED GLASS	2'-6"	7'-0"		
W11	(B) FIXED GLASS	2'-6"	12'-0"		
W12	(B) FIXED GLASS	3'-0"	12'-0"		
W13	(B) FIXED GLASS	3'-6"	12'-0"		
W14	FIXED GLASS	3'-0"	7'-0"		
W15	FIXED GLASS	2'-6"	5'-0"		
W16	FIXED GLASS	4'-9"	9'-0"		
W17					
EXTERIOR DOORS					
D#	SIZE AND TYPE	TRANSOM SIZE		NOTES	
		W	H		
D01	70-100 PIVOT DOOR	7'-0"	3'-0"		
D02	28-100 FRENCH DOOR				
D03	91-100 SLD				3 PANELS
D04	89-100 SLD				4 PANELS
D05	259-100 SLD				5 PANELS
D06	15-100 SLD				5 PANELS
D07	26-100 FRENCH				SEE GARAGE NOTE #5
D08	30-80 SLD				
D09	(B) 35-100 FRENCH	(B) 3'-3"	3'-0"		
D10	12-100 SLD				3 PANELS
D11	26-100 FRENCH				WITH 15-100 SIDE LIGHT
D12	26-100 FRENCH				
D13	26-100 FRENCH				1 PANEL
D14	46-100 SLD				
GARAGE DOORS					
G#	TYPE	WIDTH	HEIGHT	NOTES	
G01	O-400	9'-0"	9'-0"		
G02	O-400	6'-0"	7'-0"		
G03	O-400	16'-0"	7'-0"		

2ND FLOOR PLAN
1/4" = 1'-0"

Project Number:
20059

STITTS RESIDENCE
2500 S. OCEAN BLVD.
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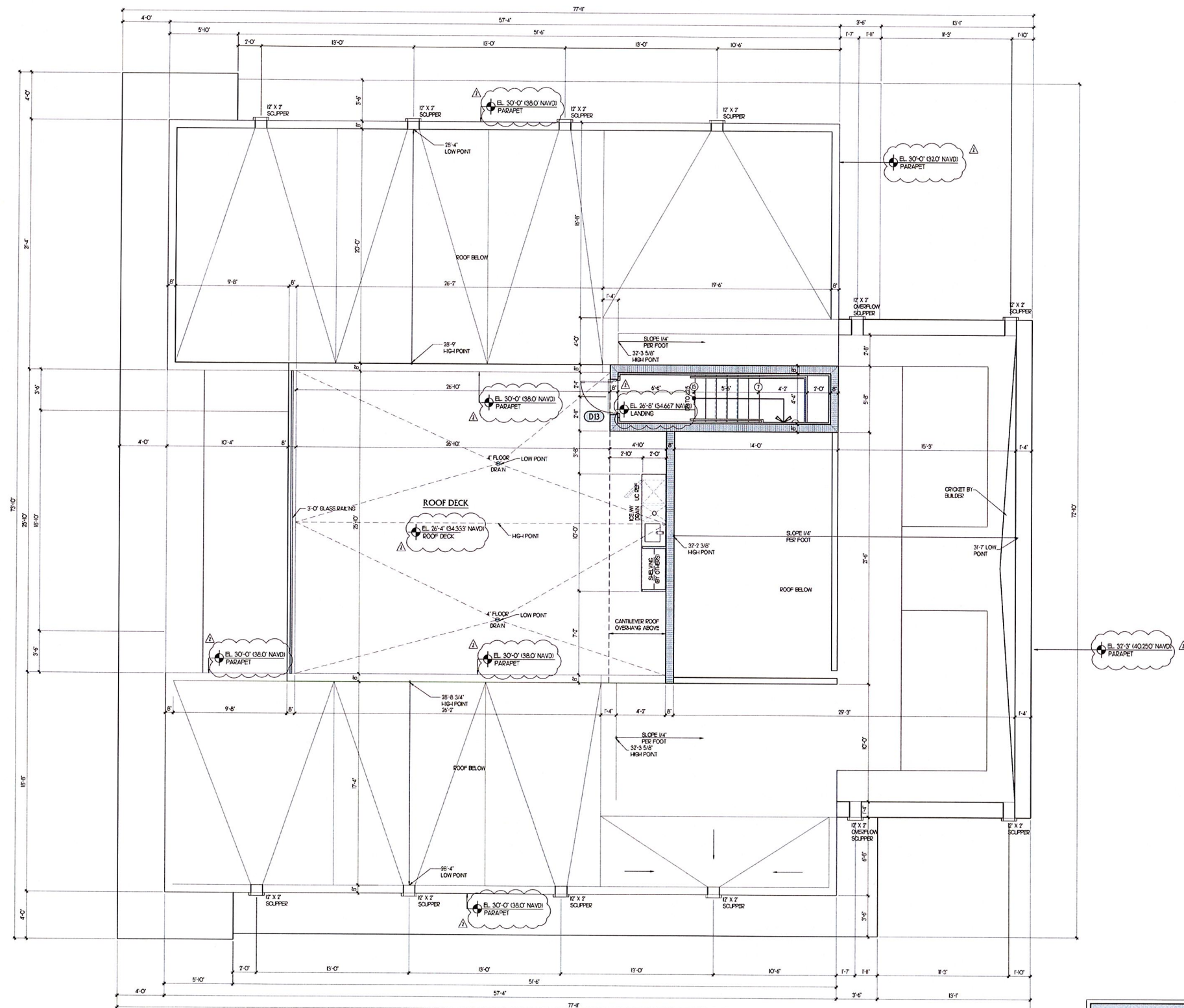
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561.750.0445 AFFINITARCHITECTS.COM

Revisions
1. PER BUILDING DEPT. COMMENTS 06/20/2021
2. PER BUILDING DEPT. COMMENTS 06/09/2021

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OBSERVATION PLAN
1/4" = 1'-0"

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Revisions

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06/29/2021
AMC
- PER BUILDING DEPT. COMMENTS
06/09/2021
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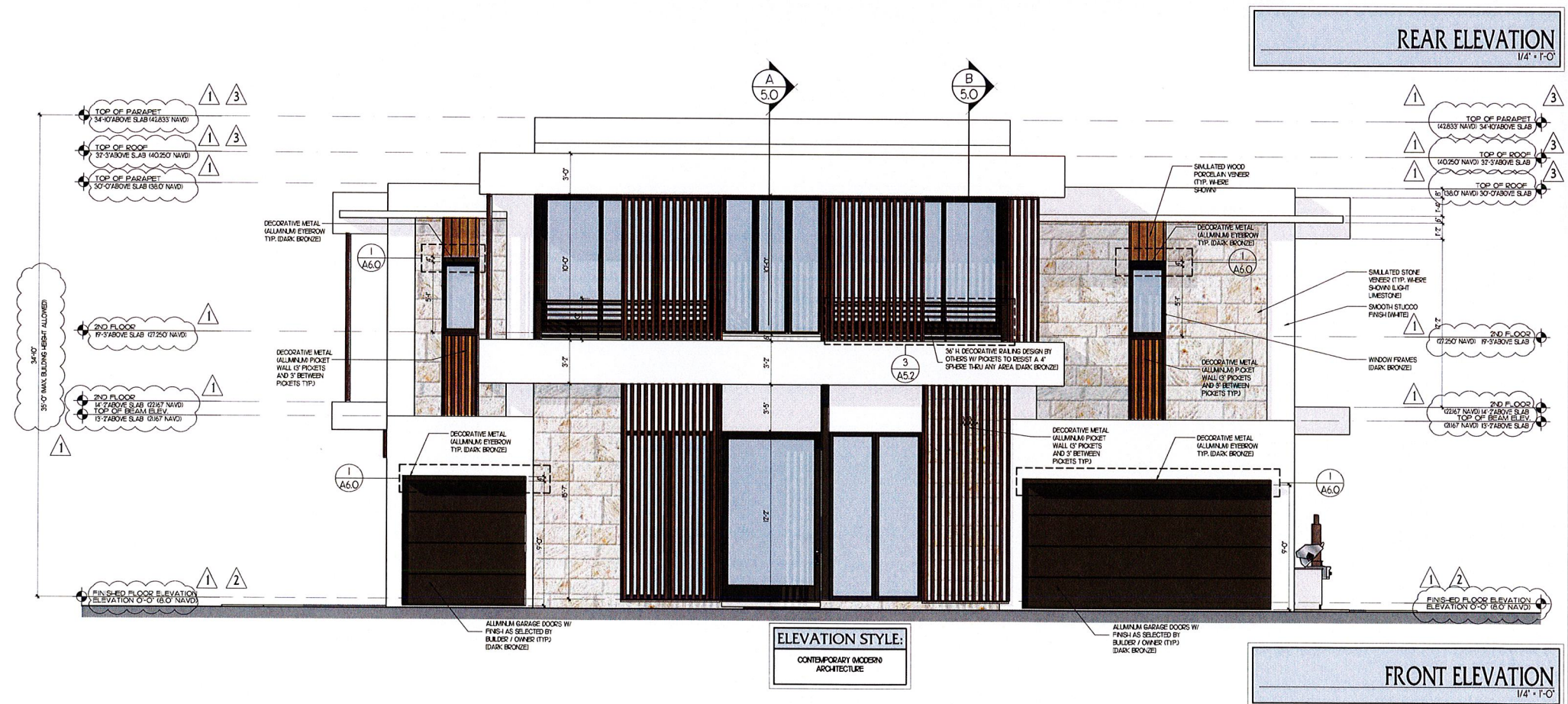
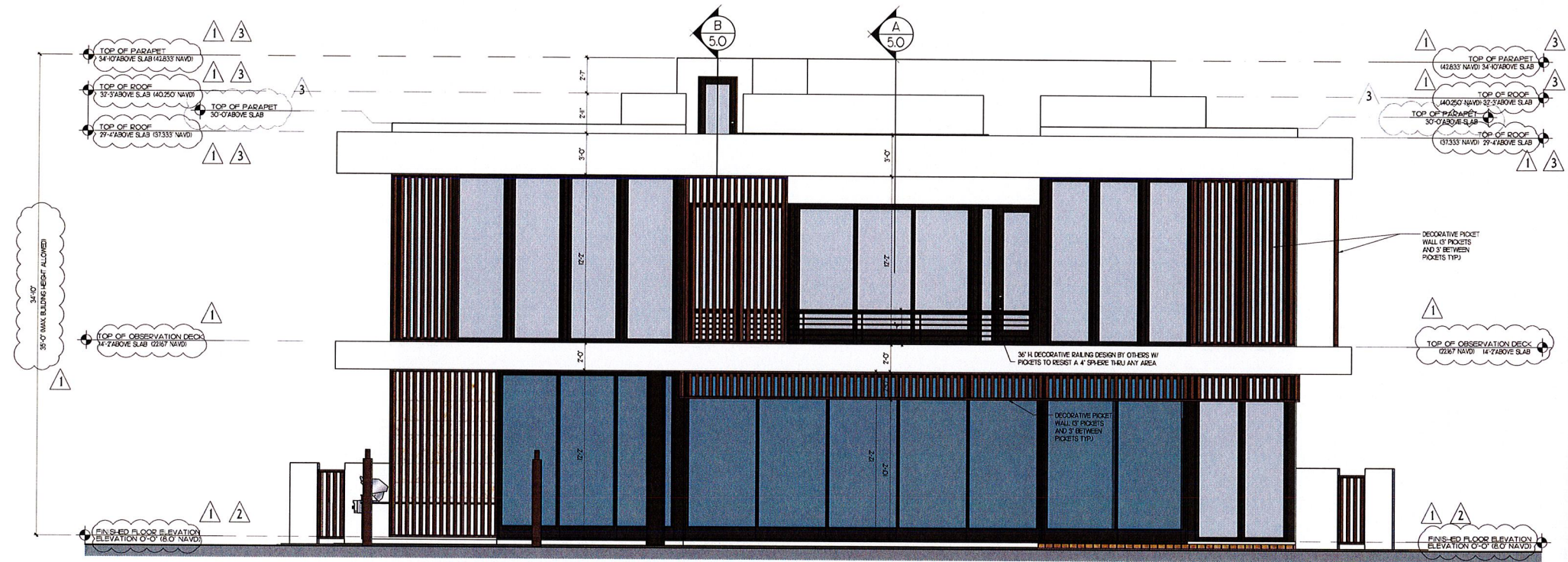
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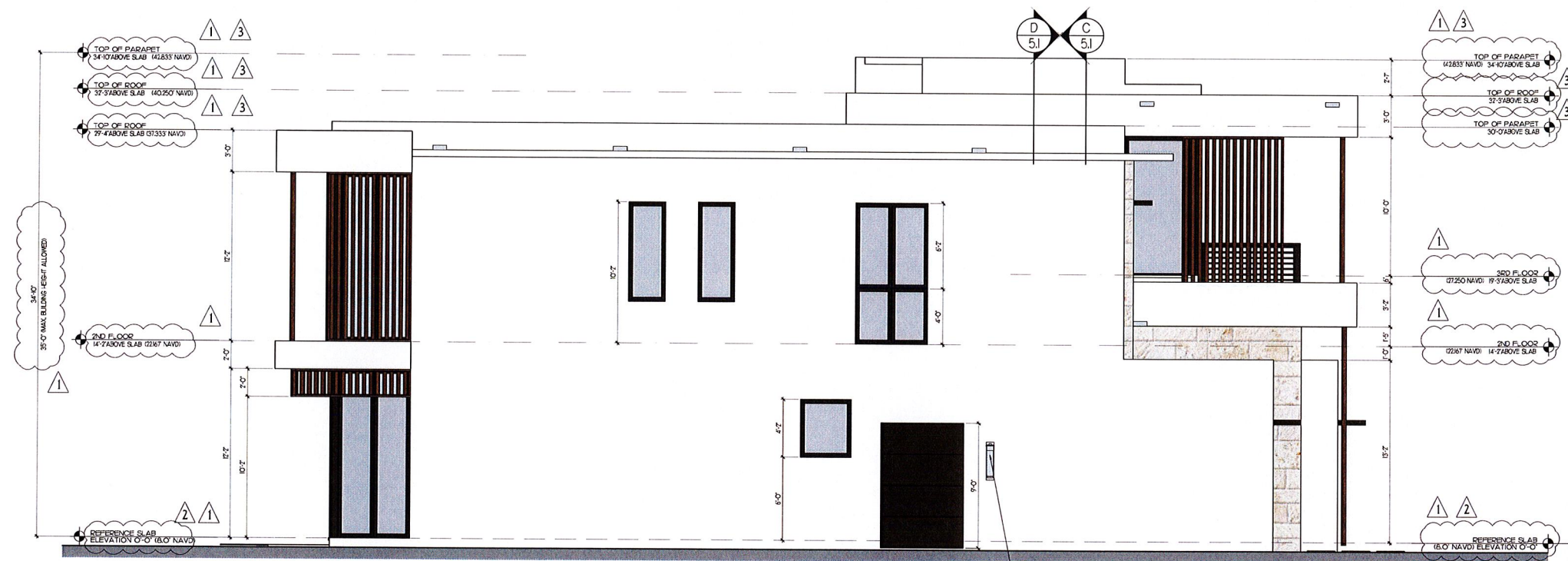
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Date I Approval ---
Date I Permit ---
Date I Construction ---

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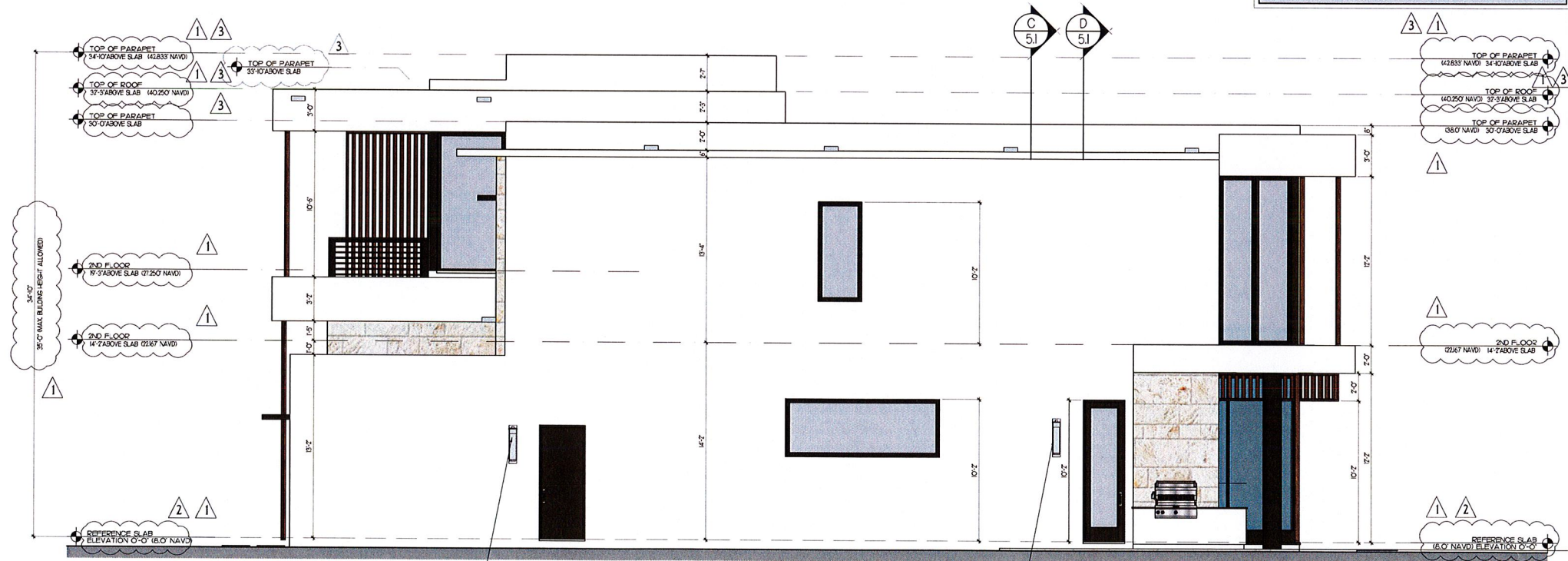
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LEFT SIDE ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"

Project Number:
20059

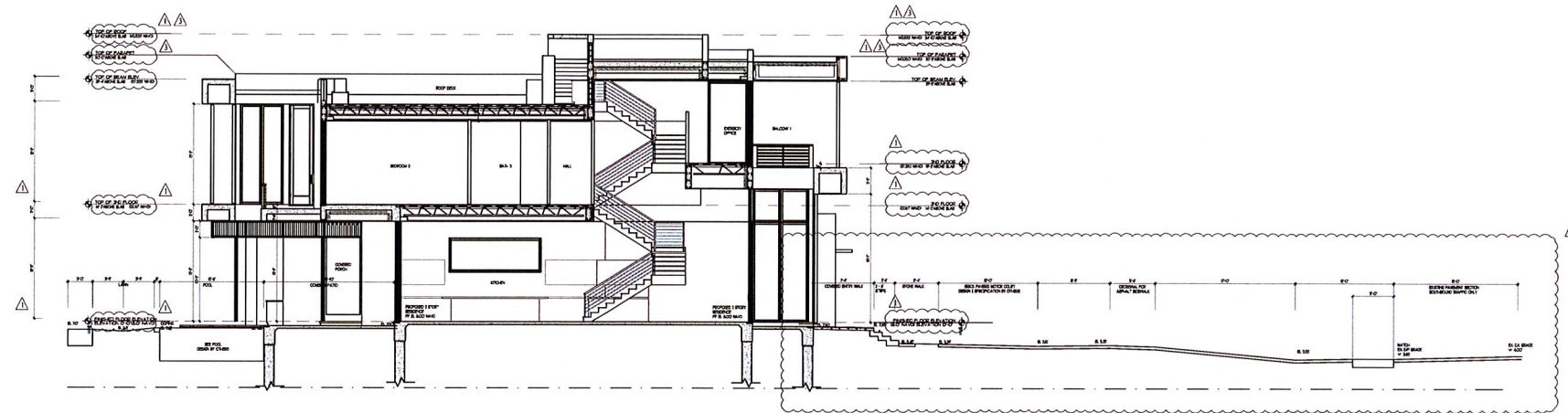
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△ PER BUILDING DEPT. COMMENTS
08/09/2021 AMC
△ PER BUILDING DEPT. COMMENTS
09/02/2021 AMC

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Date 9/23/2021
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A
A5.0 SITE/BUILDING SECTION
1/8" = 1'-0"

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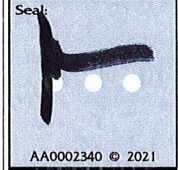
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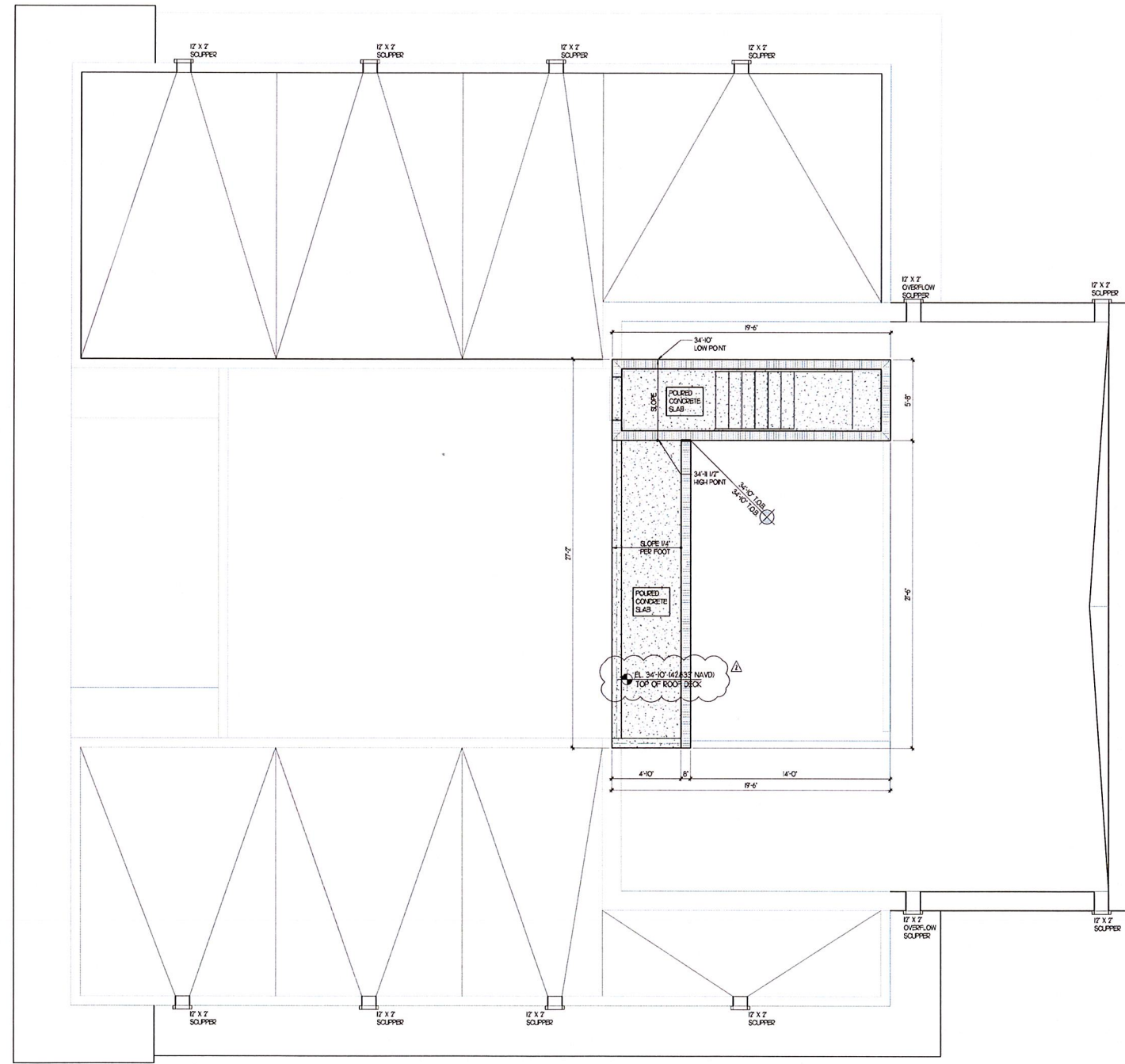
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NOTE:
OBTAIN ALL ATTIC AREAS

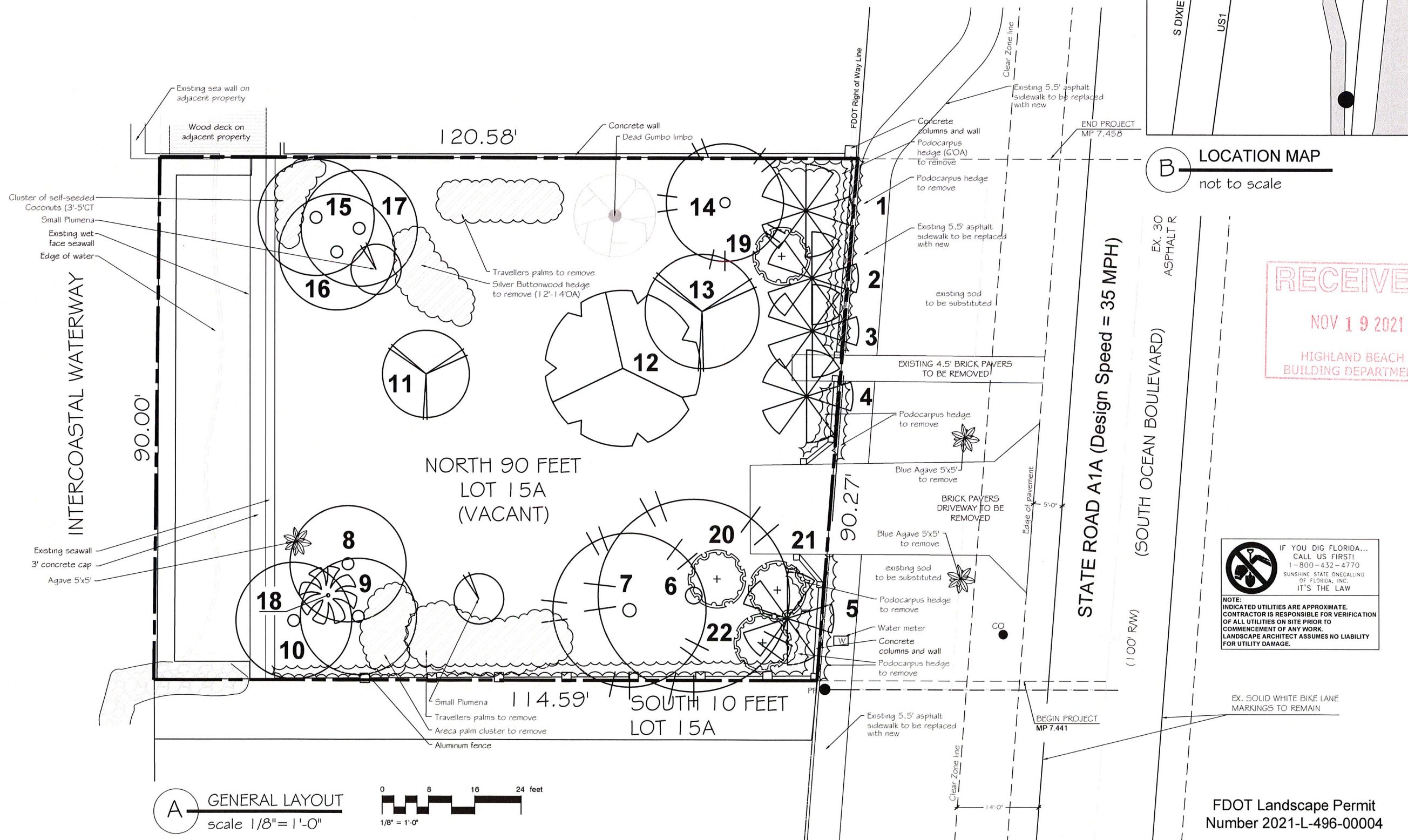
NOTE:
SEE STRUCTURAL DRAWING FOR
ALL STRUCTURAL INFORMATION
INCLUDING DIRECTION OF TRUSSES,
BEAMS/ COLUMN REINFORCEMENT,
PRE-ENGINEER FLOOR TRUSSES
INFORMATION ETC.

ROOF LAYOUT
1/4" = 1'-0"



SEE DT-2 FOR EXISTING
TREE LIST AND PICTURES

BASED ON 06.22.21 SITE VISIT



NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.



Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2021.10.29 16:20:40 -04'00'

The Mirror of Paradise

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SCALE	as noted
DESIGNED BY	GW.GF
DRAWN BY	GF
CHECKED BY	GW.GF
CAD DWG.	
DATE	05.28.2021
REVISIONS	
per City comments	07.15.2021
per City comments	08.16.2021
per City comments	10.22.2021
per City comments	10.29.2021

ADRIAN STITTS
2500 SOUTH OCEAN BLVD
HIGHLAND BEACH, FL 33487

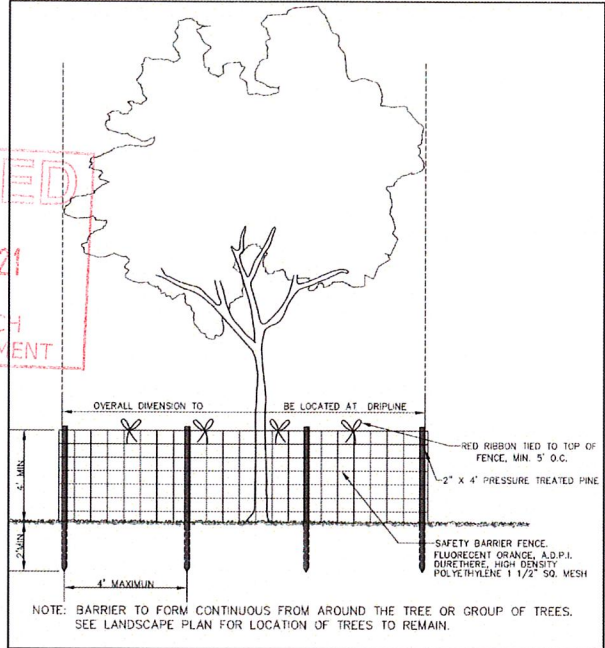
DISPOSITION PLAN

NR	Botanical name	Common name	DBH	Height	Spread	Conditions/Notes	Action
1	<i>Phoenix dactylifera</i> "Medjool"	Date palm	16"	26'		75%, some curve	REMAIN
2	<i>Phoenix dactylifera</i> "Medjool"	Date palm	16"	24'		75%	REMAIN
3	<i>Phoenix dactylifera</i> "Medjool"	Date palm	16"	27'		75%	REMAIN
4	<i>Phoenix dactylifera</i> "Medjool"	Date palm	16"	26'		75%, curve upper half	RELOCATE
5	<i>Phoenix dactylifera</i> "Medjool"	Date palm	16"	25'		75%	RELOCATE
6	<i>Bursera simaruba</i>	Gumbo limbo	19"	26'	33'	70%, incl bark	TO REMOVE
7	<i>Bursera simaruba</i>	Gumbo limbo	16"	22'	27'	70%, incl bark	TO REMOVE
8	<i>Cocos nucifera</i>	Coconut palm	12"	27'		80%	RELOCATE
9	<i>Cocos nucifera</i>	Coconut palm	8"	19'		70%, open wound	RELOCATE
10	<i>Cocos nucifera</i>	Coconut palm	10"	28'		75%, small wound	RELOCATE
11	<i>Persea americana</i>	Avocado	6"	20'	15'	70%, leaning	TO REMOVE
12	<i>Mangifera indica</i>	Mango	9"	21'	27'	75%, low branching	TO REMOVE
13	<i>Persea americana</i>	Avocado	11"	18'	20'	60%, leaning	TO REMOVE
14	<i>Bursera simaruba</i>	Gumbo limbo	9"	19"	20'	75%	TO REMOVE
15	<i>Cocos nucifera</i>	Coconut palm	10"	21'		80%	RELOCATE
16	<i>Cocos nucifera</i>	Coconut palm	8"	18'		80%	RELOCATE
17	<i>Cocos nucifera</i>	Coconut palm	10"	23'		80%	RELOCATE
18	<i>Hyophorbe verschaffeltii</i>	Spindle palm		14'-16'OA, triple		triple	RELOCATE
19	<i>Cordia sebestena</i>	Orange Geiger	2"	11'		55%	TO REMOVE
20	<i>Cordia sebestena</i>	Orange Geiger	2.5"	11'		60%	TO REMOVE
21	<i>Cordia sebestena</i>	Orange Geiger	3"	14"		80%	TO REMOVE
22	<i>Cordia sebestena</i>	Orange Geiger	2.5"	12"		70%	TO REMOVE

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HIGHLAND BEACH
BUILDING DEPARTMENT



A

TREE CHART



B

TREE PROTECTION DETAIL

not to scale

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 OF FLORIDA, INC.
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NOTE:
 INDICATED UTILITIES ARE APPROXIMATE.
 CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
 OF ALL UTILITIES ON SITE PRIOR TO
 COMMENCEMENT OF ANY WORK.
 LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
 FOR UTILITY DAMAGE.

FDOT Landscape Permit

Number 2021-L-496-00004



Gabriela Fojt

Digitally signed by Gabriela Fojt
 Date: 2021.10.29 16:21:07 -04'00'

The Mirror of Paradise

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SCALE	as noted
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DRAWN BY	GF
CHECKED BY	GW.GF
CAD DWG.	
DATE	05.28.2021
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per City comments	07.15.2021
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per City comments	10.29.2021

ADRIAN STITTS

2500 SOUTH OCEAN BLVD

HIGHLAND BEACH, FL 33487

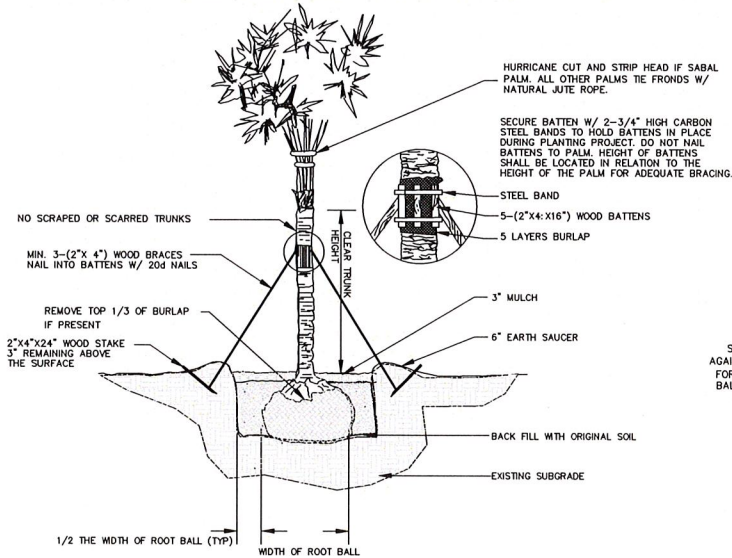
EXISTING TREE CHART, TREE PROTECTION DETAIL

PLANT SCHEDULE

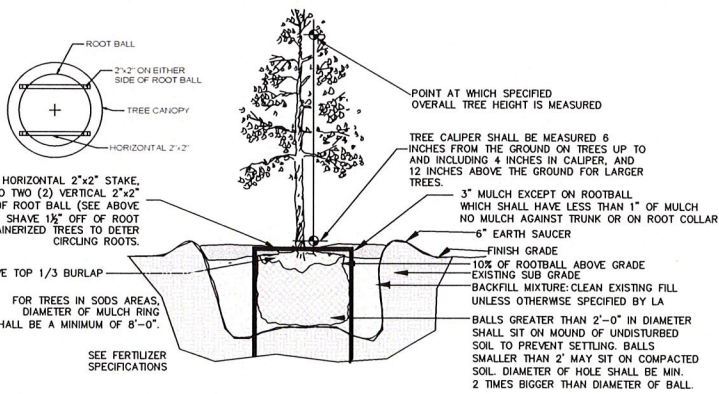
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANCE	SALT RESISTANCE
	Cg	5	Clusia guttifera / Small Leaf Clusia	14'OA, 3"cal, matched	AS SHOWN	NO	HIGH	HIGH
ACCENT PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANCE	SALT RESISTANCE
	Ch2	3	Chamaerops humilis / Mediterranean Fan Palm triple	5'OA triple	AS SHOWN	NO	HIGH	HIGH
EXISTING PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANCE	SALT RESISTANCE
	ePm	3	Phoenix dactylifera 'Medjool' / Date Palm	see chart on DT-2	AS SHOWN	NO	HIGH	HIGH
RELOCATED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANCE	SALT RESISTANCE
	rCn	6	Cocos nucifera / Coconut Palm	see chart on DT-2	AS SHOWN	NO	HIGH	HIGH
	rHv	1	Hyophorbe verschaffeltii / Spindle Palm triple	see chart on DT-2	AS SHOWN	NO	HIGH	HIGH
	rPm	2	Phoenix dactylifera 'Medjool' / Date Palm	see chart on DT-2	AS SHOWN	NO	HIGH	HIGH
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANCE	SALT RESISTANCE
	Cl	106	Chrysobalanus icaco / Coco Plum	3 gal	24" O.C.	YES	HIGH	HIGH
	Cs	28	Conocarpus erectus sericeus / Silver Buttonwood	3 gal	24" O.C.	YES	HIGH	HIGH
	Dv	2	Dracaena reflexa 'Variegata' / Variegated Song of India	25gal, 6-8'OA	AS SHOWN	NO	HIGH	HIGH
	Ed	6	Elaeocarpus decipiens / Japanese Blueberry Tree	8'-10' cone, FTB, matched	AS SHOWN	NO	HIGH	HIGH
	Ga	2	Garcinia spp. / Garcinia	15 gal Std, matched	AS SHOWN	NO	HIGH	HIGH
	Np	87	Nerium oleander 'Petite Pink' / Petite Pink Oleander	3 gal	24" O.C.	NO	HIGH	HIGH
	Pp	1	Plumeria spp. / Petite spp.	15'gal, 3-4'OA	AS SHOWN	NO	HIGH	HIGH
	Pm	119	Podocarpus macrophyllus / Yew Pine	3 gal	24" O.C.	NO	HIGH	HIGH
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANCE	SALT RESISTANCE
	Cs	328	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Natal Plum	3 gal 12" OA	18" O.C.	NO	HIGH	HIGH
	Em	88	Euphorbia millii 'Pink Cadillac' / Dwarf Crown of Thorns	1 gal, 6'OA	15" O.C.	NO	HIGH	HIGH
	Tm	58	Trachelospermum asiaticum 'Minima' / Minima Asiatic Jasmine	1 gal	18" O.C.	NO	HIGH	HIGH
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	NATIVE	DROUGHT RESISTANT	
	Pn	417 sf	Paspalum notatum / Bahia Grass	---	AS INDICATED			

- NOTES:
- BAHIA SOD (PASPALUM NOTATUM) AS INDICATED.
 - METAL EDGING AS INDICATED
 - MULCH ALL BEDS AS INDICATED ON DETAIL.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY PLANT, SOD AND MULCH AMOUNTS FOR BIDDING PURPOSES.
 - PLAN DRAWING TAKES PRECEDENCE OVER ANY QUANTITY SCHEDULES.

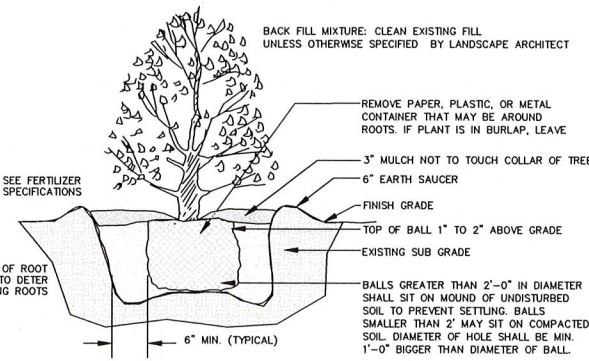
100% OF PROPOSED AND EXISTING PLANTS ARE HIGHLY DROUGHT AND SALT RESISTANT



A PALM PLANTING DETAIL
not to scale



B TREE PLANTING DETAIL
not to scale



C SHRUB PLANTING DETAIL
not to scale

JOB CONDITIONS:
Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.
Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner. Where underground obstructions will not permit the planting materials in accordance with the plans, new locations shall be approved by the Landscape Architect.
Landscape work shall be coordinated with the landscape irrigation work. Landscape Contractor shall ensure that no plantings will interfere with the proper coverage. Landscape Contractor shall point out situations where minor adjustments or relocation or addition of sprinklers heads may be most beneficial for the landscape work as a whole.

PLANT MATERIAL:
Plant species and size shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, LATEST EDITION. All plant material shall be in accordance with GRADES AND STANDARDS FOR NURSERY PLANTS, latest edition published by the Florida Department Agriculture and Consumer Services. All plants not otherwise specified as Florida Fancy, or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Grade Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly-knit plant, so trained or favored in its development that its appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and shrubs for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the Plant List, the plants furnished shall be normal for the variety.
All container grown material shall be healthy, vigorous, well-rooted plants and established in the container. The plants shall have top which are good quality and are in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container long enough for the new fibrous roots to have developed enough to hold the root mass together when removed from the container. Root bound plants will not be accepted.
Site water shall be verified by Contractor prior to submission of bids.
The use of natural material is strongly encouraged for balled and burlapped plants. All synthetic material shall be completely removed from root ball PRIOR to planting.
At time of bid, Contractor shall submit a written schedule of all sources for coconut palms as well as seed sources for coconuts. Coconuts shall be certified Malayan Green with a certified seed source from Jamaica.

TREES:
The most critical factor for selecting a healthy Florida Number 1 tree is the structure. This consists of one central main trunk and leader. Branches are considered competing if they are 2/3 the diameter of the leader or greater. Competing branches may be acceptable if they occur above 50% of the overall height of the tree. Caliper of tree should meet specifications. Leader (center trunk) may have slight (<15 degree) bow (Tabebuia caribaea excluded), but must be intact with apical (leading) bud. Branches should be spread evenly (staggered, alternating) through the tree branches spaced no closer than 4\".

MULTIPLE TRUNK TREES:
Trees having no distinct leader. Trunks on these trees should not be touching and free of damage and similar in size. Canopy should be full and uniform.

RELOCATED TREES:
These trees may not conform to grades and standards, yet do have quality criteria which effect the health, longevity and safety of the tree (and person which may contact tree). This is NOT meant to be a guideline for transplanting trees, but rather the criteria by which relocated trees will meet Town, County, State or governing agency guidelines. Trees which require excessive pruning should NOT be used. Damaged or dead relocated trees will be replaced with appropriate number of caliper inches and species equal to relocated or dead tree, as approved by the Landscape Architect.
No more than 20% of the foliage should be removed for any reason (excluding Sabal Palms). Trees should be corrected for any structural defects, touching branches, dead or rotting wood, V-shaped branching or branching which may effect human safety issues post relocation. Topping a relocated tree is not acceptable.
Damage to the trunk/branches will not exceed 10% of the trunk diameter and 2\" in height.
Any major limb or canopy pruning will be qualified and performed by a Certified Arborist.

IRRIGATION
Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by owner and Landscape Architect.

MATERIALS LIST:
Landscape Contractor shall be responsible for verifying all quantities for material shown on drawings prior to submitting a bid. Planting plan shall take precedence over the plant list. Final quantity of sod and mulch shall be verified.

SUBSTITUTIONS:
No substitutions shall be made without the approval from the Landscape Architect and/or the Owner. Intended substitutions shall be indicated on the bid.

MEASUREMENTS:
Canopy Trees- Height shall be measured from the ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Caliper (d.b.h.) will be measured 4'-6\" above grade.
Shrubs- Height shall be measured from the ground. Spread shall be measured to the end of branching equally around the shrub mass.
Palms- Clear trunk (C.T.) shall be measured from the ground to the point where the mature aged trunk joins the immature or green part of the trunk or head. Overall height (O.A.) shall be measured from the ground to the tip of the unopened bud.

IRRIGATION:
100% irrigation coverage shall be provided. Provide bubblers on separate zones for all newly planted and transplanted trees unless alternate approach to provide additional water is approved by Owner and Landscape Architect.

GUARANTEE:
All new plant materials shall be guaranteed for one year from the time of acceptance and shall be alive and in satisfactory growth for each specific kind of plant at the end of the guarantee period. The Landscape Contractor shall not be responsible for damage caused by vandalism, violent wind storms or other acts of God beyond control. Replacement shall occur within two weeks of rejection and guaranteed six months from date of installation. Landscape Contractor shall repair damage to other plants or lawns during plant replacements at no additional cost.

MULCH:
Mulch shall not contain sticks 1/4\" in diameter or stones. Apply 3\" of mulch except on top of tree rootballs and against woody shrubs. Rootballs will receive less than 1\" mulch with no mulch touching trunk or root collar. Do not apply mulch against the trunks of woody shrubs.

SOD:
All sod shall be installed in such a manner that there is an even surface, staggered pattern. Sod will be green in color and in good health. NO overlap, gaps, damage, insects, disease and less than 10% chlorosis will be permitted. All gaps will be filled with clean native soil.

STAKING:
Landscape Contractor to suggest alternate means of staking for approval with Landscape Architect if staking methods shown are not feasible due to site conditions.

FERTILIZER:
Manufacturer's Specification: Submit manufacturer's specification sheet(s) for approval of product. Submit tags from bags of fertilizer used on site to the Architect. Submit copies of the manufacturer's specifications or analysis of all fertilizer for approval.
Composition and Quality: All fertilizer shall be uniform in composition and dry. Granular fertilizer shall be free flowing and delivered in unopened bags. Tablet fertilizer shall be delivered in unopened containers or boxes. All bags, containers or boxes shall be fully labeled with the manufacturer's analysis. Fertilizer shall be slow release with ratio greater than 3 to 1 nitrogen to phosphorous applied on top of backfill, per manufacturer's recommendations. All shall comply with the State of Florida fertilizer laws.

CLEANUP:
Landscape Contractor shall at all times keep job site clean and free from accumulation of waste material, debris and rubbish.

INSPECTION:
Upon written request from the Contractor, Owner and/or Landscape Architect shall perform inspection to determine completion of Contract.

ACCEPTANCE:
Following inspection, Contractor will be notified, in writing, by Owner and/or Landscape Architect of acceptance of completion with regards to plant material and workmanship according to Contract.



FDOT Landscape Permit
Number 2021-L-496-00004



Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2021.10.29 16:23:11 -0400

The Mirror of Paradise

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ADRIAN STITTS
2500 SOUTH OCEAN BLVD
HIGHLAND BEACH, FL 33487

PLANT SCHEDULE, NOTES, DETAILS



Gabriela Fojt
Digitally signed by Gabriela Fojt
Date: 2021.10.29 16:23:46 -04'00'

The Mirror of Paradise

Gabriela Fojt
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SCALE	as noted
DESIGNED BY	GW.GF
DRAWN BY	GF
CHECKED BY	GW.GF
CAD DWG.	
DATE	05.28.2021
REVISIONS	
per City comments	07.15.2021
per City comments	08.16.2021
per City comments	10.22.2021
per City comments	10.29.2021



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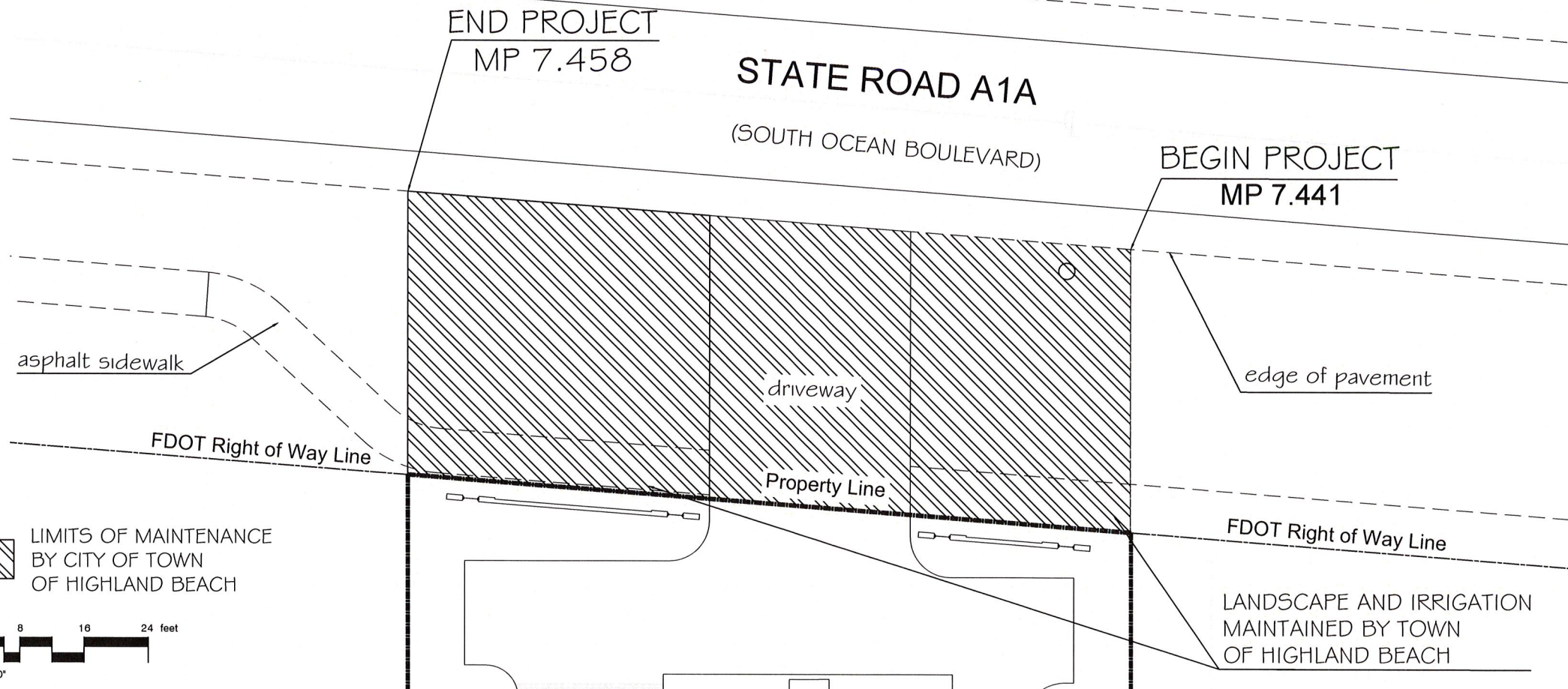
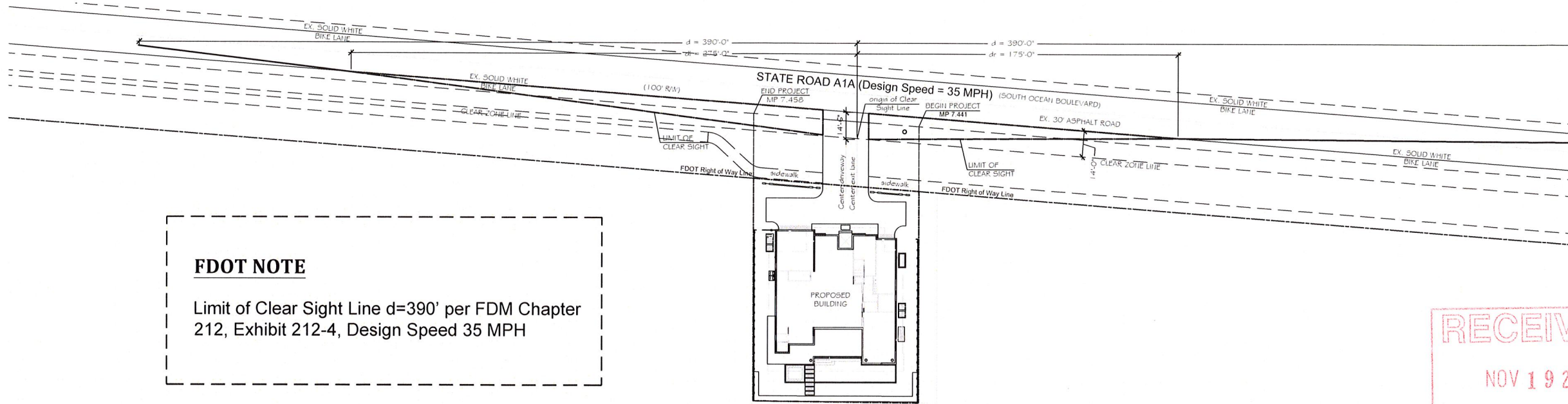
FDOT SIGHT LIMITS, MAINTENANCE BOUNDARY

FDOT Landscape Permit
Number 2021-L-496-00004

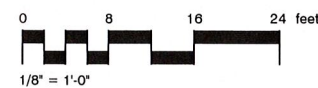
FDOT NOTE

Limit of Clear Sight Line $d=390'$ per FDM Chapter 212, Exhibit 212-4, Design Speed 35 MPH

A FDOT CLEAR SIGHT LIMITS
scale 1"=30'-0"



LIMITS OF MAINTENANCE
BY CITY OF TOWN
OF HIGHLAND BEACH

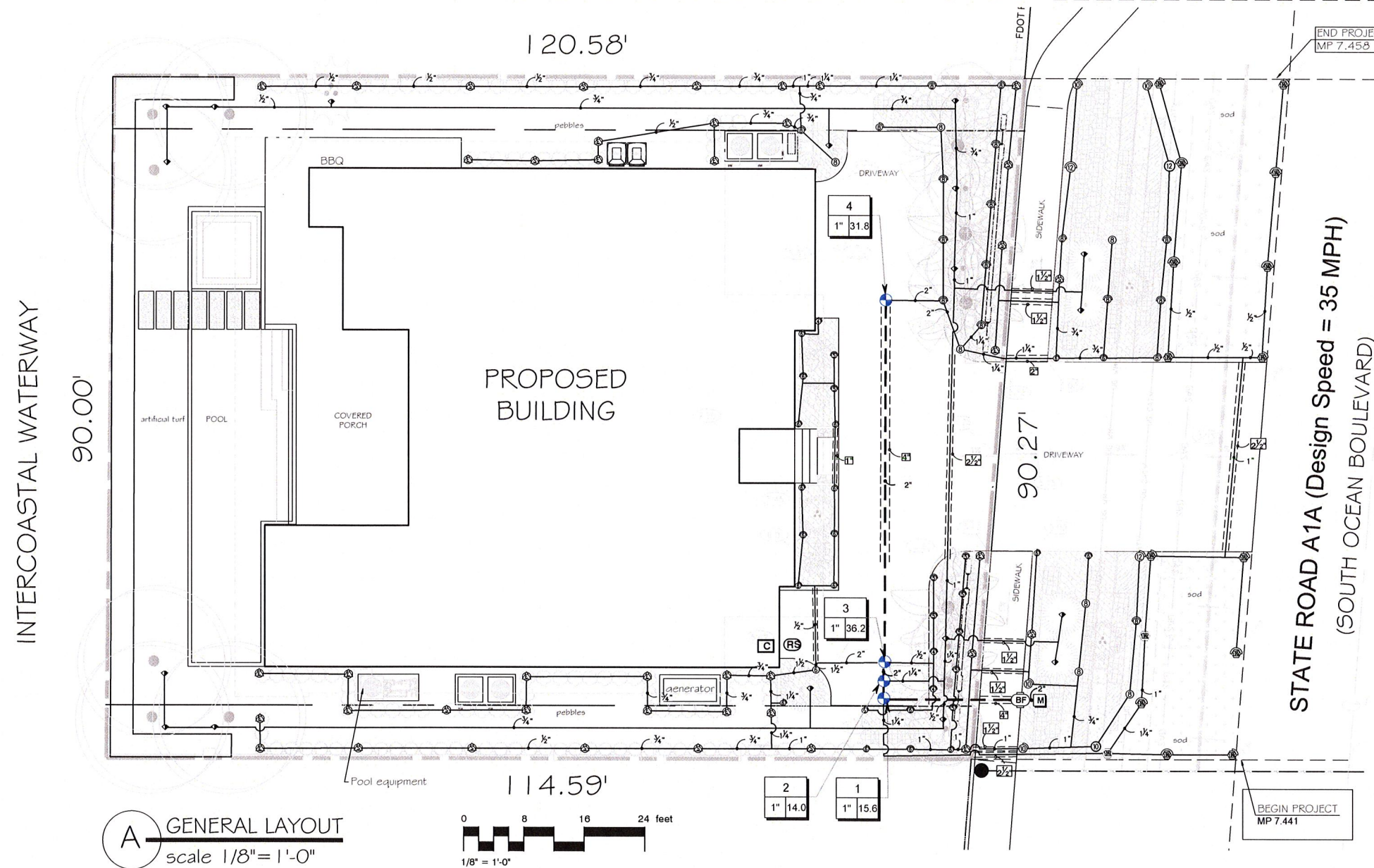


B LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARY MAP
scale 1/8"=1'-0"

CONTRACTOR TO VERIFY SIZE OF WATER METER

SPRAY PATTERNS MAY CHANGE. CONTRACTOR TO MAKE NECESSARY ADJUSTMENT IN FIELD TO PREVENT OVER SPRAY

DIRECT SPRAY INTO PLANTERS SYMBOLS DO NOT REPRESENT THE DIRECTION OF SPRAY
LATERAL AND MAIN PIPE LOCATION IS SHOWN FOR CLARITY PURPOSE ONLY. INSTALL PIPES WITHIN PLANTING BEDS.



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 water source.
3. Contractor shall provide FDOT District Operations Manager with a set of "As-Built" irrigation plans.

NOTES

THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ENSURE 100% COVERAGE.

THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.

THE CONTRACTOR SHALL PROVIDE FULL SIZE "AS BUILT" DRAWINGS AS WELL AS A REDUCED SIZE WITH COLOR CODED ZONES SHOWING ZONES AND LIMITS, IN A WATERPROOF CLEAR SHEET PROTECTOR FOR CONTROLLER.

LAWN AND PLANTING BEDS SHALL BE ON SEPARATE ZONES.

CONTRACTOR SHALL REVIEW VALVE, CONTROLLER AND RAIN SWITCH LOCATION WITH GENERAL CONTRACTOR OR OWNER PRIOR TO CONSTRUCTION.

WHEN LOCATING ONE VALVE BOX NEXT TO ANOTHER, THERE SHALL BE A MIN. OF 18" SEPARATION TO ALLOW SOD TO GROW BETWEEN.



FDOT Landscape Permit
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IRRIGATION PLAN

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ P.O.C.	FREQ/PI
1	Hunter P5V-1016	1"	Turf Spray	15.62	68.4	33.4	45.82	1.34 in/h
2	Hunter P5V-1016	1"	Bubbler	14.00	66.1	24.11	41.14	3.4 in/h
3	Hunter P5V-1016	1"	Shrub Spray	36.20	63.6	38.27	51.76	1.84 in/h
4	Hunter P5V-1016	1"	Shrub Spray	31.74	63.6	37.8	50.44	1.47 in/h
Common Wire								

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	Hunter PROS-04 12' radius	14	30
	Hunter PROS-04 adjustable arc	2	30
	Hunter PROS-12 short radius nozzles	23	30
	Hunter PROS-12 5' strip spray	44	30
	Hunter PROS-12 5' radius	1	30
	Hunter PROS-12 8' radius	17	30
	Hunter PROS-12 10' radius	4	30
	Hunter PROS-12 12' radius	2	30
	Hunter PROS-12 Adjustable Arc	10	30
	Hunter PROS-00-PCN 10	18	25

SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter P5V-1016	4
	Febco 825Y 1"	1
	Hunter Pro-C	1
	Hunter 502-C Rain sensor	1
	Irrigation Lateral Line: PVC Class 200	1,465 l.f.
	Irrigation Mainline: PVC Schedule 40	73.3 l.f.
	Pipe Sleeve: PVC Class 200	145.3 l.f.
	Valve Callout	
	Valve Number	
	Valve Flow	
	Valve Size	

CRITICAL ANALYSIS

Generated: 2021-04-23 10:35

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1-1/2"
Flow Available: 75.00 gpm

PRESSURE AVAILABLE
Static Pressure at P.O.C.: 60.00 PSI
Elevation Change: 2.00 ft
Service Line Size: 3"
Length of Service Line: 20 ft
Pressure Available: 54.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 36.20 gpm
Flow Available at P.O.C.: 75.00 gpm
Residual Flow Available: 38.80 gpm

Critical Station:
Design Pressure: 30.00 psi
Friction Loss: 1.98 psi
Fittings Loss: 0.14 psi
Elevation Loss: 0.00 psi
Loss through Valve: 6.10 psi
Pressure Req. at Critical Station: 38.25 psi
Loss for Fittings: 0.26 psi
Loss for Main Line: 0.00 psi
Loss for P.O.C. to Valve Elevation: 0.00 psi
Loss for Backflow: 10.45 psi
Loss for Water Meter: 2.77 psi
Critical Station Pressure at P.O.C.: 51.76 psi
Pressure Available: 54.00 psi
Residual Pressure Available: 7.24 psi

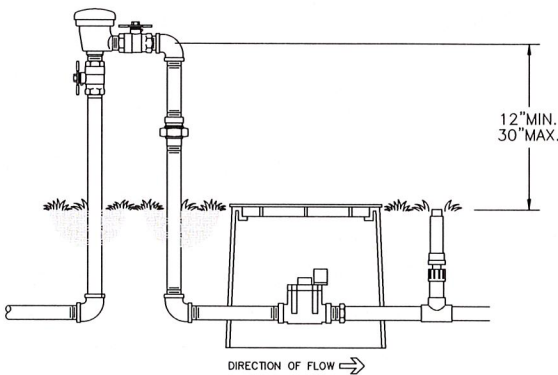
LEGEND:

- IRRIGATION CONTROLLER (PRO-C) PER PLAN
- IRRIGATION CONTROLLER WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, 1 BOX INSIDE CONTROLLER
- ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

NOTE: MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARDWIRED TO GROUNDING 110VAC POWER SOURCE.

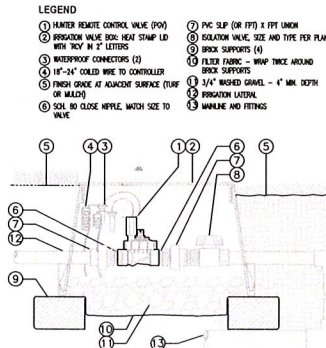
PRO-C - WALL MOUNT

(NOT TO SCALE)



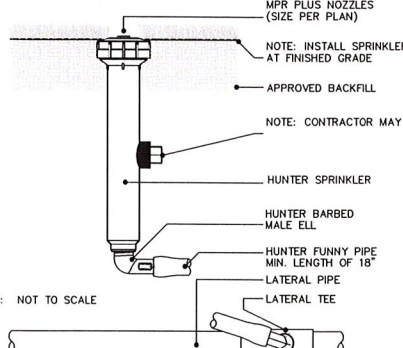
FEBCO 825Y

PRESSURE VACUUM BREAKER ASSEMBLY
OUTDOOR HORIZONTAL INSTALLATION



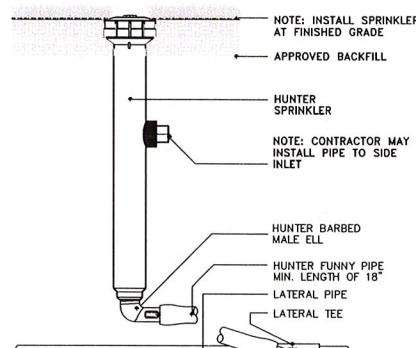
IN-LINE VALVE (PGV-101JT-G)

WITH UNIONS AND ISOLATION VALVE (NOT TO SCALE)



6" POP UP

HUNTER (NOT TO SCALE)



12" POP UP

HUNTER (NOT TO SCALE)

IRRIGATION SPECIFICATIONS

A. EXTENT:

Includes furnishing all labor, materials and equipment for the proper installation of the irrigation system. The work includes, but is not limited to the following: (1) Trenching and Backfill; (2) Automatically Controlled Irrigation System; (3) Test All Systems and Make Operative; (4) "As-Built" Drawings.

B. GENERAL:

- Permits and Fees: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Inspections required by local ordinances during the course of construction shall be arranged as required. On completion of the work, satisfactory evidence shall be furnished to the Tenant's construction representative to show that all work has been installed in accordance with the ordinances and code requirements.
- Approval: Wherever the terms "approve" or "approved" are used in the specifications, they shall mean the approval of the tenant's construction representative in writing.
- Before any work is started, a conference shall be held between the contractor and the Tenant's construction representative concerning the work under this Contract.
- Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
- Inspection of Site:
 - Contractor shall acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Tenant's construction representative for instructions as to further action. Failure to do so will make contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.
 - Contractor shall make necessary adjustments in the layout as may be required to connect to existing stubouts, should such stubs not be located exactly as shown, and as may be required to work around existing work at no increase in cost to the Tenant's construction representative.
- Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damage be incurred, this Contractor shall repair the damage to its original condition at his own expense.
- The owner reserves the right to substitute, add, or delete any material or work as the work progresses. Adjustments to the contract price shall be negotiated if deemed necessary by the Owner on a per diam basis.
- The Owner reserves the right to reject material or work which does not conform to the Contract Documents. Rejected work shall be removed or corrected at the earliest time possible.
- Work Schedule: Within 10 days after award of the Contract, the contractor shall submit to the Owner a work schedule.
- "As-Built" Irrigation Drawings: Prepare an "As-Built" drawing on a blueprint which shall show deviations from the bid documents made during construction affecting the main line pipe, controller locations, remote control valves and quick coupling valves. The drawings shall also indicate and show approved substitutions of size, material and manufacturers name and catalog name and catalog number. The drawings shall be delivered to the Tenant's construction representative before final acceptance of the work.
- Final Acceptance: Final acceptance of the work may be obtained from the Tenant's construction representative upon the satisfactory work completion of all work.
- Guarantee: All work shall be guaranteed for one year from date of acceptance against all defects in material, equipment and workmanship. Guarantee shall also cover repair of damage to any part of the premises resulting from leaks or other defects in material, equipment and workmanship to the satisfaction of the Tenant's construction representative. Repairs, if required, shall be done promptly at no cost to the Owner.

C. MATERIALS:

- General: All materials throughout the system shall be new and in perfect condition.
- Plastic Piping: All main lines shall be Sch. 40 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63. All lateral piping shall be class 40 Type 1120-1220 polyvinyl chloride (PVC) pipe and shall conform to CS-256-63.
- Plastic Fittings: Sch. 80 solvent weld, polyvinyl chloride (PVC) for mainline and Sch. 40 solvent weld, polyvinyl chloride (PVC) for zone laterals, as manufactured by Sloane, Lasco, or approved equal.
- Solvent Cement: Compatible with PVC pipe, of proper consistency, and color.
- Sprinkler Head Risers: Sch. 40 PVC for risers. Pipe shall be cut in a standard pipe cutting tool with sharp cutters. Ream only to full diameter of pipe and clean all rough edges or burrs. Cut all threads accurately with sharp dies. Not more than three (3) full threads shall show beyond fittings when pipe is made up. Assemblies shall be as detailed.
- Automatic Controllers: See Legend

- Remote Control Valves: See Legend
- Control Wiring: 24 volt solid UL approved for direct burial in ground. Minimum wire size: 14 gauge.
- Sleeves for Control Wiring: Under all walks and paved areas and where indicated on drawings. Minimum PVC 1220-160 psi plastic pipe.
- Sprinkler Heads: See Legend

D. WORKMANSHIP:

- Lay out work as accurately as possible to the drawings. The drawings, though carefully drawn, are generally diagrammatic to the extent that swing joints, offsets, and all fittings are not shown.
- The Contractor shall be responsible for full and complete coverage of all irrigated areas and shall make any necessary minor adjustments at no additional cost to the Tenant's construction representative.
- Any major revisions to the irrigation system must be submitted and answered in written form, along with any change in contract price.

E. INSTALLATION:

- Excavation and Trenching:
 - Perform all excavations as required for the installation of the work including under this section, including shoring of earth banks to prevent cave-ins. Restore all surfaces, existing underground installations, etc., damaged or cut as a result of the excavations to their original condition and in a manner approved by the Owner.
 - Trenches shall be made wide enough to allow a minimum of 6 inches between parallel pipe lines. Trenches for pipe lines shall be made of sufficient depths to provide the minimum cover from finish grade as follows:
 - 18" minimum cover over main lines
 - 18" minimum cover over control wiring from controller to valves.
 - 12" minimum cover over lateral lines to heads.
 - Maintain all warning signs, shoring, barricades, flares and red lanterns as required by the Safety Orders of the Division of Industrial Safety and local ordinances.
- Pipe Line Assembly:
 - Install remote control valves where shown and group together where practical; place no closer than 6 inches to walk edges, buildings and
 - Plastic pipe and fittings shall be solvent welded using solvents and methods recommended by manufacturer of the pipe, except where screwed connections are required. Pipe and fittings shall be toughly cleaned of dirt, dust and moisture before applying solvent with a non-synthetic bristle brush.
 - Pipe may be assembled and welded on the surface. Snake pipe from side to side of trench bottom to allow for expansion and contraction.
 - Make all connections between plastic pipe and metal valves or steel pipe with threaded fittings using plastic male adapters.
- Sprinkler Heads:
 - Do not scale plans for exact head location.
- Flushing Lines:
 - Thoroughly flush out all water lines before installing valves and sprinkler heads.
 - Upon completion of the flushing and installing valves and heads, the contractor adjust sprinkler heads for proper distribution to the landscape areas, limiting unnecessary overspray.
- Automatic Controllers:
 - Connect remote control valves to controller in a clockwise sequence to correspond with station settings beginning with Stations 1, 2, 3, etc.
- Automatic Control Wiring:
 - Install control wiring, sprinkler mains and laterals in common trenches wherever possible. Tie wires in bundles
 - Install control wires at least 24" below finish grade and lay to the side and below the main line. Provide looped slack at valves and snake wires in trench to allow for contraction of wires at intervals.
 - Control wire splices will be allowed only runs over 500 ft.
 - All wiring passing under existing or future paving, construction, etc., shall be encased in plastic or galvanized steel conduit extending at least 12" beyond edges of paving or construction.
- Backfill and Compacting:
 - After system is operating and required tests and inspections have been made, backfill excavations and trenches with clean soil, free of rubbish.
 - Backfill for all trenches, regardless of the type of pipe covered, shall be compacted to minimum 90% density.
 - Compact trenches in areas to be planted by thoroughly flooding the backfill. Jetting process may be used in those areas.
 - Dress off all areas to finish grades.

F. CLEAN-UP:

Remove from the site all debris resulting from work of this section.



Gabriela Fojt
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Date: 2021.10.29 16:25:07 -0400

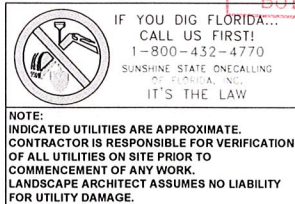
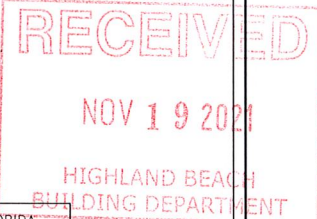
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Number 2021-L-496-00004

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NOTES & DETAILS

INTERCOASTAL WATERWAY

90.00'

120.58'

PROPOSED TWO
STORY BUILDING
FF EL 8.00 NAVD

SFA
by others

POOL

COVERED
PORCH

114.59'

A GENERAL LAYOUT
scale 1/8"=1'-0"

QTY SYM TYPE

6



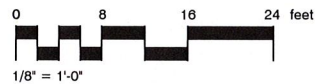
KICHLER MODEL 15844 AZT
PATHWAY LIGHT, TEXTURED
ARCHITECTURAL FINISH

20



KICHLER MODEL 16157 AZT
ACCENT LIGHT, TEXTURED ARCHITECTURAL
FINISH, MOUNTED 35° ANGLE

B LIGHTING KEY



ELECTRICAL CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND
UTILITIES PRIOR TO INSTALLATION OF LANDSCAPE LIGHTING.

ELECTRICAL CONTRACTOR TO INCLUDE ALL HARDWARE,
WIRING, J-BOXES, AND TRANSFORMERS IN SCOPE OF INSTALLATION.



IF YOU DIG FLORIDA...
CALL US FIRST!
1-800-432-4770
SUNSHINE STATE ONECALLING
OF FLORIDA, INC.
IT'S THE LAW

NOTE:
INDICATED UTILITIES ARE APPROXIMATE.
CONTRACTOR IS RESPONSIBLE FOR VERIFICATION
OF ALL UTILITIES ON SITE PRIOR TO
COMMENCEMENT OF ANY WORK.
LANDSCAPE ARCHITECT ASSUMES NO LIABILITY
FOR UTILITY DAMAGE.



PATHWAY LIGHT 15844 AZT

12V Two Arm Path Light
with LED Lamp

15844



SPECIFICATIONS

Fixture/Housing

Height 2'2" / 558mm
Length 6'00" / 1829mm
Width 3'00" / 914mm
Housing Material Cast Aluminum
or Cast Brass
Weight Alum 140 lbs / 63.5 kg

Lamp Base

Lamp Base 12V 15 Widge

Electrical

Inst. Voltage Range 9-18V AC/DC
Max. Ampage 11.1W

Wire

38' of usable #18-2 SPT-1W leads

Rating/Certification

Wet Locations

FEATURES

Glass Lens

Seton Etched Polycarbonate diffusers for even light
dispersion and glare control.

Included Accessories

15276 BK Power Fast®
15601 Surface Mounting Flange (included for attachments
to light chandeliers)

Notes

Fixtures include an 8" in. ground rod/stake (Cast Brass
Fixtures and Renewed Brass includes a 1/2" steel) and gal-
vanized cable connectors. 1.5m x 1.5m separating.

AVAILABLE FINISHES

AZT Textured
Architectural
Finish

BKT Textured
Black

CBR Cast Brass
Finish



ACCENT LIGHT 16157 AZT

12V Integrated LED Accent Light

16150-16158



Kichler's 12V Integrated LED accent light
has the durability you expect with an
emerged modern look, improved
performance and superior light quality.
This updated LED accent uses almost 60%
less energy and provides even more light
output versus the previous design. Less energy
consumption allows more fixtures to be
installed in a room while providing the same
overall system that costs less to operate.

FEATURES

- High lumen output in small body
- Custom optics for superb
center-to-the-edge uniformity
- Available beam angle: 10°, 35° & 60°
- Complete sealed system for
improved reliability
- Advanced ESD protection
- IP66 rated

PERFORMANCE	200 Lumens		
	200	300	500
Input Voltage	9-12V	9-12V	9-12V
Wattage (W)	3.5	5.25	8.75
Efficiency (lm/W)	2.5	3.3	7
Beam Angle	10°	35°	60°
Beam Spread	2.5"	3.5"	5.5"

SPECIFICATIONS

Fixture

Light Source Integrated LED
Housing Material Cast Aluminum
or Cast Brass
Color Rendering Index 80+
Beam Angle 10°, 35°, 60°

Input

Lumens	Input Current	Efficiency	Power Factor
200	1.0A @ 12VAC	88.40%	0.953
300	1.5A @ 12VAC	88.40%	0.956
500	2.5A @ 12VAC	88.40%	0.958

Output

Lumens	High	Low
200	500	200

Environmental

Environmental Protection Rating Wet
Operating Ambient Temperature -25°C to +40°C
Storage Temperature -40°C to +80°C
Relative Humidity 50%-95% RH

Mechanical & Housing Specification

Length 3.5" / 89mm
Width 3.25" / 83mm
Height 4.5" / 114mm
Housing Material Aluminum / Brass
Housing Color & Surface Black / Brushed / CBR
Alum. 100% / 0.5kg

FIXTURE

Glass Window

Tempered, shock resistance glass with high tolerance for
thermal expansion and stress.

Body

Aluminum, Cast Brass casting

Wire

18 AWG, SPT-1W, 105°C, 30V, 48" length

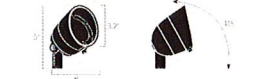
Optics

Polycarbonate TIR lens provides superior beam
angle. Available in 10°, 35° and 60°.

Accessories

Includes gel-filled wirenuts and stake.

Dimensions

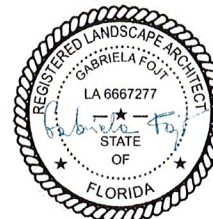


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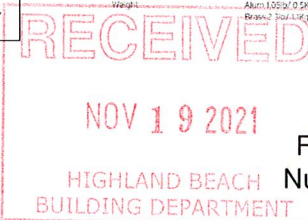
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per City comments 10.22.2021

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ADRIAN STITTS
2500 SOUTH OCEAN BLVD
HIGHLAND BEACH, FL 33487

LIGHTING PLAN, DETAILS & NOTES



KICHLER

FDOT Landscape Permit
Number 2021-L-496-00004

STITTS RESIDENCE

LOT 15A, 2500 SOUTH OCEAN BOULEVARD
HIGHLAND BEACH, FLORIDA 33487

SHEET INDEX:

- GR1. PAVING, GRADING, & DRAINAGE PLAN
- GR2. SITE CROSS SECTIONS
- GR3. GRADING & DRAINAGE DETAILS

LEGAL DESCRIPTION

The North 90 Feet of Lot 15A 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. Together with a Riparian and Littoral Rights Thereunto Appertaining.

TOPOGRAPHY NOTE:

- ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

DESIGN WATER ELEVATION:

- PER THE GEOTECHNICAL REPORT, THE DESIGN WATER ELEVATION IS 0.50 NAVD.

FLOOD ZONE DATA:

FLOOD ZONE : AE
BASE FLOOD ELEVATION : 6'-0" NAVD + 1' FREEBOARD
EFFECTIVE DATE : 10-05-17
FLOOD PANEL # : 125111 0987F

TREE PRESERVATION/CLEARING NOTES

- PRIOR TO ANY DEMOLITION, TREE REMOVAL OR CLEARING CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN, SITE PLAN AND/OR LANDSCAPE PLANS, ALL BY OTHERS, REGARDING TREE PRESERVATION, RELOCATION, ETC.
- THE EXISTING TREES ON SITE ARE NOT SHOWN ON THE CIVIL ENGINEERING PLANS PREPARED BY A. J. HYDRO ENGINEERING, INC.
- CONTRACTOR SHALL APPLY FOR ANY DEMOLITION, CLEARING, TREE REMOVAL AND/OR TREE PRESERVATION PERMITS, AND ANY OTHER PERMITS AS REQUIRED BY THE CITY OF HIGHLAND BEACH PRIOR TO COMMENCING CONSTRUCTION.

ABBREVIATIONS

BCR BROWARD COUNTY RECORDS
BFE BASE FLOOD ELEVATION
BFP BACKFLOW PREVENTOR
C & G CURB & GUTTER
CB CATCH BASIN
CBS CONCRETE BLOCK STUCCO
CPP CONCRETE POWER POLE
CU CONDENSER UNIT
ECP EQUIPMENT CONCRETE PAD
EX. EXISTING
FF EL FINISHED FLOOR ELEVATION
HH HOLE
INV INVERT
PB, PG PLAT BOOK & PAGE
PL PROPERTY LINE
R/W RIGHT OF WAY
SDMH STORM DRAIN MANHOLE
TYP. TYPICAL
WM WATER MAIN
WGV WATER GATE VALVE
WPP WOOD POWER POLE
YD YARD DRAIN
YDCO YARD DRAIN CLEAN OUT

WATER QUALITY CALCULATIONS:

SITE DATA

TOTAL SITE AREA : 10,582 SF

WATER QUALITY VOLUME FOR 1" ACROSS SITE:

RUNOFF TO TREAT = 1" x [AREA] x (1 FT/12 IN)
RUNOFF TO TREAT = 1" x (10,582 SF) x (1 FT/12 IN)
RUNOFF TO TREAT = 882 CF

WATER QUALITY VOLUME REQUIRED = 882 CF
WATER QUALITY VOLUME PROVIDED = 882 CF

THE WATER QUALITY VOLUME NOTED ABOVE IS PROVIDED IN EXFILTRATION TRENCHES, WITH SOME ADDITIONAL IN GRASS SWALES. THE EXFILTRATION TRENCH CALCULATION CAN BE PROVIDED SEPARATELY BY REQUEST.

EXISTING CARD READER & LIGHTING NOTE:

- THE EXISTING CARD READER AND ASSOCIATED ELECTRICAL CONDUIT, IF ANY, SHALL BE COMPLETELY REMOVED FROM THE FOOT RIGHT OF WAY.
- SHOULD THE BUILDER / HOMEOWNER DESIRE TO INSTALL A NEW GATE CARD READER, OR ANY OTHER ENCROACHMENT, A NEW PERMIT / ENCROACHMENT AGREEMENT SHALL BE FILED WITH THE FOOT.

Howard E Jablon
Digitally signed by Howard E Jablon
Date: 2021.09.27 16:58:53 -04'00'

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PROJECT: STITT'S RESIDENCE		TITLE: PAVING, GRADING & DRAINAGE PLAN		
DATE: 04/06/21	REVISIONS		AJ HYDRO ENGINEERING, INC. 5932 NW 73RD COURT PARKLAND, FL 33067 TEL (954) 344-7866 FAX (954) 344-7866	SHEET NUMBER GR1 OF 3
SCALE: 1" = 10'	DATE	COMMENTS		
DRAWN BY: HEJ	05-12-21	ADD TOPS OF NORTH WALL, UPDATE SLOPE		
CHECKED BY: LJJ	06-26-21	WIDEN DRIVEWAY TO 25', ADD DECK ORIGIN NOTE		
APPROVED BY: HEJ	07-12-21	WIDEN DRIVEWAY TO 25', PER LANDSCAPE ARCH		
PROJECT #:	21-0080	07-21-21 ADD BACKFILL NOTES WEST OF EX. SEAWALL		
		08-16-21 RELOCATE SIDEWALK, ADD ENCROACHMENTS/NOTE		

HOWARD JABLON, P. E., #47514

DATE

SCALE 1" = 10'

INTRACOASTAL WATERWAY

AREA BETWEEN EX. & PROPOSED SEAWALL TO BE DESILTED & BACKFILLED IN ONE FOOT LIFTS. COMPACTED AND DENSITY TESTED PER GEOTECHNICAL SPECIFICATIONS

INSTALL SILT SCREEN AROUND SITE PERIMETER DURING CONSTRUCTION. SEE DETAIL & NOTES, TYP.

FLOATING TURBIDITY BARRIER TO BE INSTALLED PRIOR TO ANY FILLING IN THE INTRACOASTAL. SEE PLANS AND PERMIT OF SEAWALL CONSTRUCTION FOR ADDITIONAL BMPs DURING CONSTRUCTION

EX. ROCK RIP-RAP

INSTALL SILT SCREEN AROUND SITE PERIMETER DURING CONSTRUCTION. SEE DETAIL & NOTES, TYP.

INSTALL SILT SCREEN AROUND SITE PERIMETER DURING CONSTRUCTION. SEE DETAIL & NOTES, TYP.

LOT 14A, BYRD BEACH
PB 20 PG 1
EX. TWO STORY HOUSE
2474 S. OCEAN BLVD

LOT 16A, BYRD BEACH
PB 20 PG 1
EX. TWO STORY HOUSE
2540 S. OCEAN BLVD

END RETAINING WALL WHERE PROPOSED GRADE MATCHES EX. GRADE

EX. CONCRETE COLUMNS ALONG FRONT OF PROPERTY & CBS WALL TO BE REMOVED & REPLACED WITH NEW MASONRY WALL SET BACK AT LEAST 2'-5" FROM PATHWAY IN OCEAN BLVD. (SEE ARCH PLANS FOR DETAILS)

EX. CONCRETE COLUMNS ALONG FRONT OF PROPERTY & CBS WALL TO BE REMOVED & REPLACED WITH NEW MASONRY WALL SET BACK AT LEAST 2'-5" FROM PATHWAY IN OCEAN BLVD. (SEE ARCH PLANS FOR DETAILS)

NEW 4" HIGH ALUMINUM FENCE & GATE (SEE ARCH PLANS FOR DETAILS)

EX. SOLID WHITE BIE LINE MARKINGS TO REMAIN



INSTALL SILT SCREEN AROUND SITE PERIMETER DURING CONSTRUCTION. SEE DETAIL & NOTES, TYP.

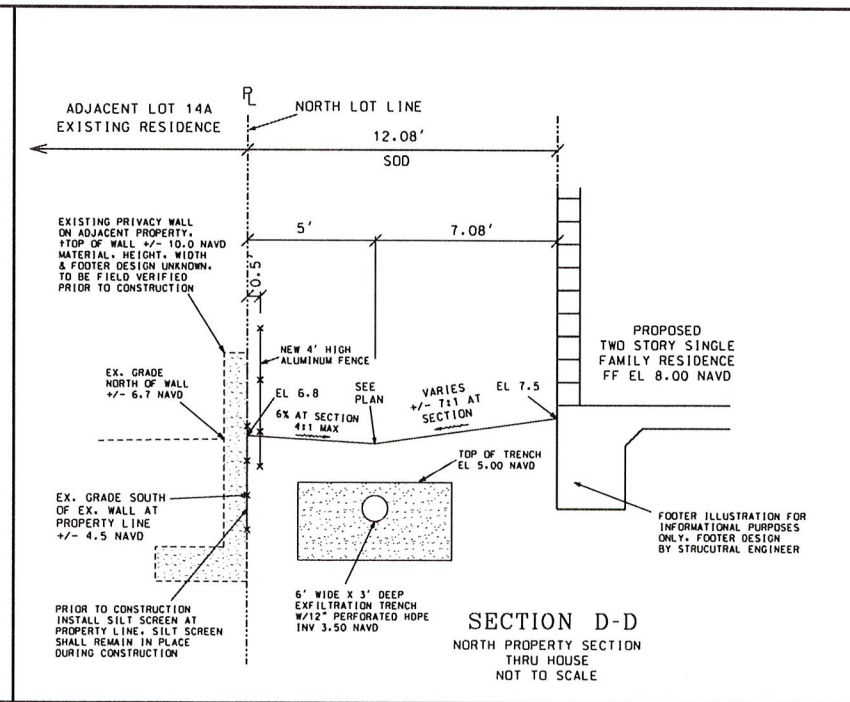
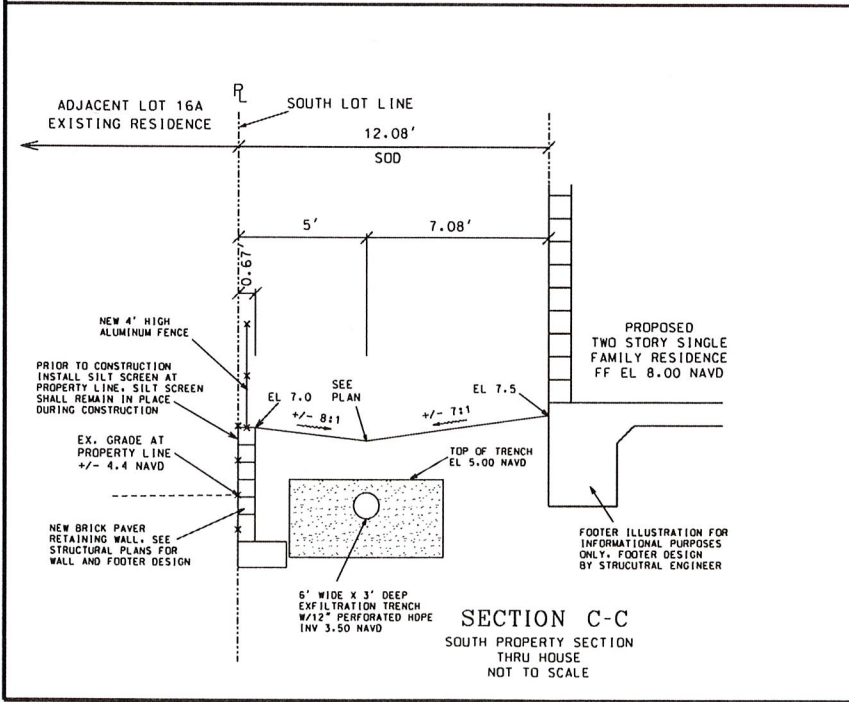
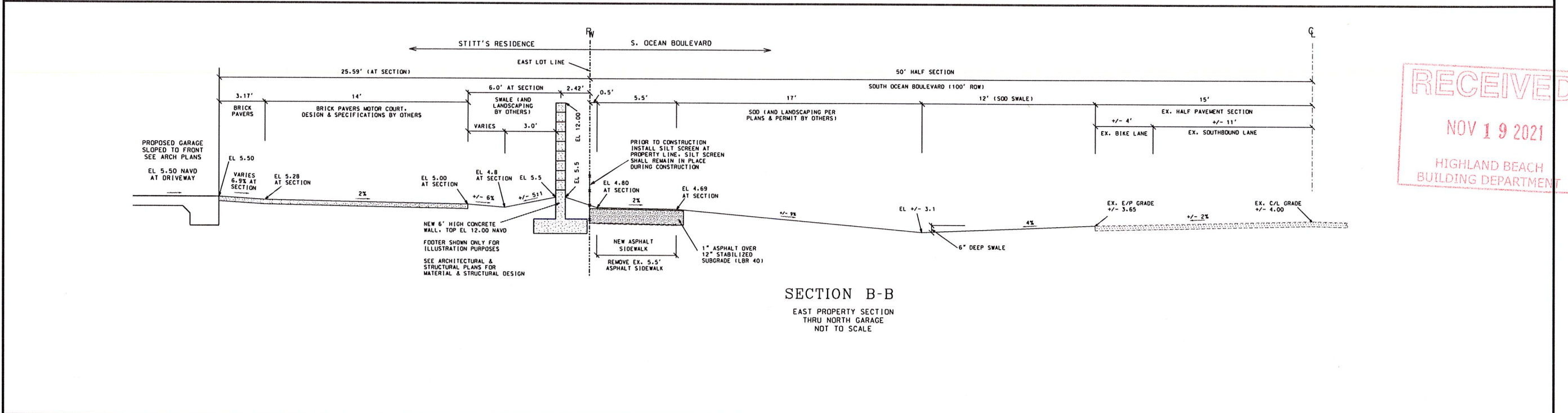
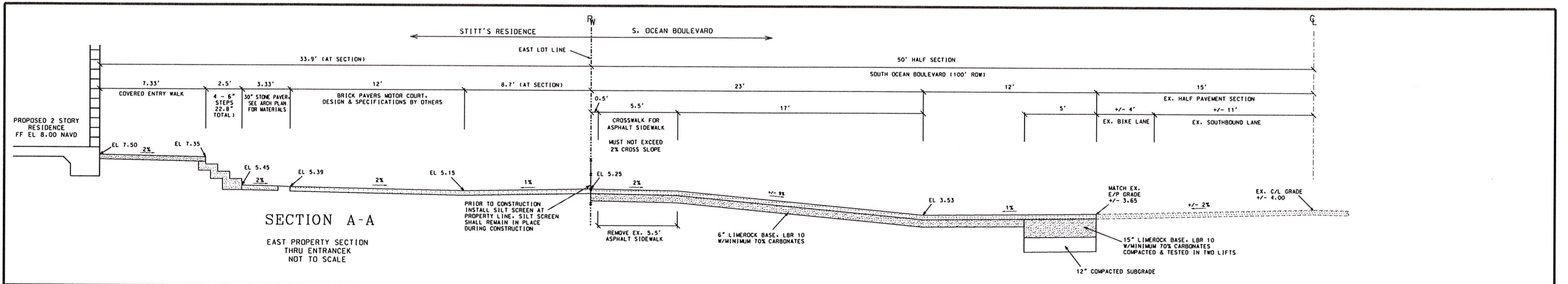
CONTRACTOR TO LOCATE THE EXISTING WATER SERVICE & COORDINATE W/UTILITY DEPARTMENT TO CONNECT TO THE EX. SERVICE AND INSTALL NEW WATER METER

BRICK PAVERS TO MATCH E/P GRADE

EX. PAVEMENT DRIVEWAY & PAVEMENT WALK TO BE RESTORED

CONTRACTOR TO LOCATE THE EXISTING SEWER CLEAN OUT OR SERVICE & COORDINATE W/UTILITY DEPARTMENT TO CONNECT TO EX. SEWER SERVICE AND INSTALL NEW CLEAN OUT

48 HOURS BEFORE DIGGING
CALL SUNSHINE
TOLL FREE
1-800-432-4770
UNDERGROUND UTILITIES NOTIFICATION
CENTER OF FLORIDA



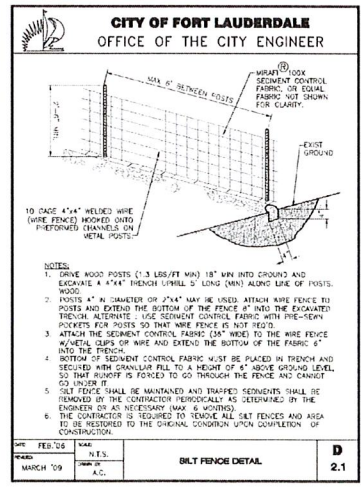
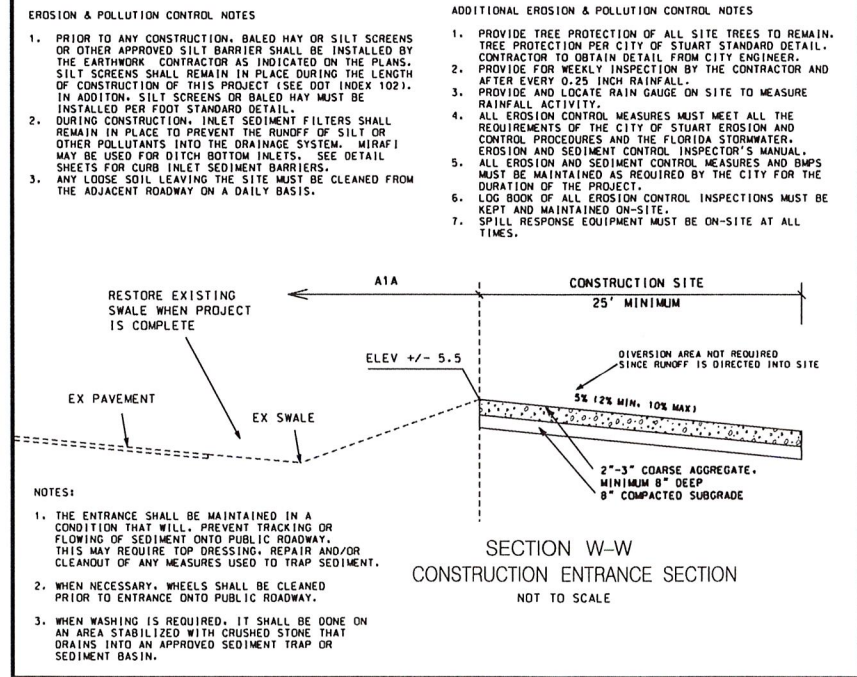
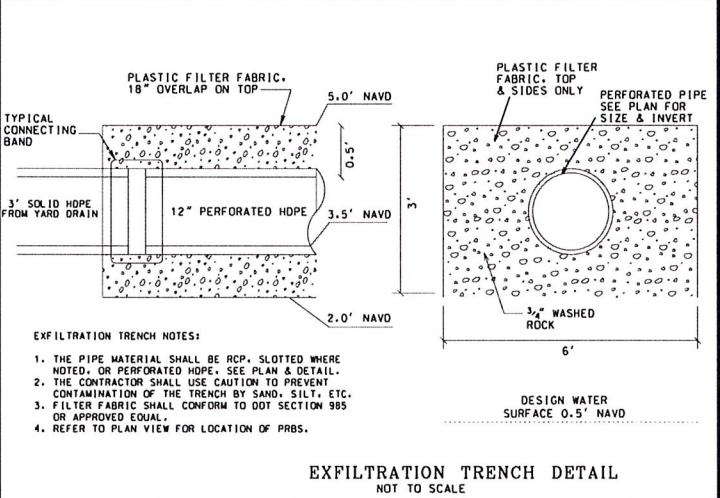
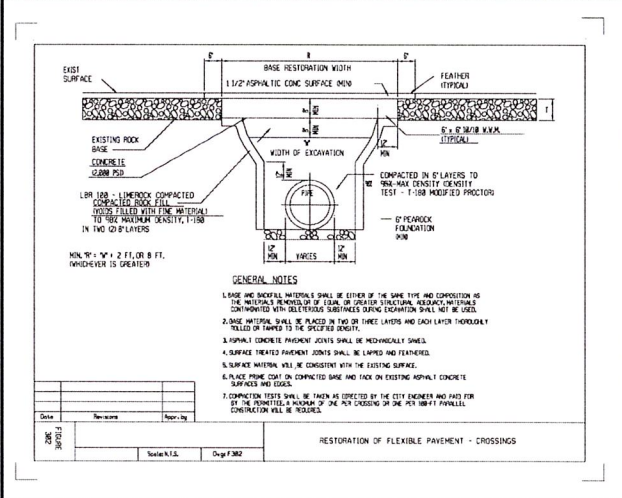
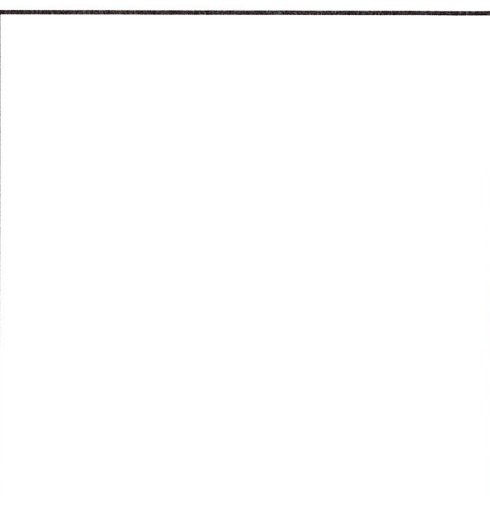
Howard E Jablon
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TOPOGRAPHY NOTE:
1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS PLAN ARE IN NAVD 88.

2500 SOUTH OCEAN BOULEVARD
HIGHLAN BEACH, FL 33487

PROJECT: STITT'S RESIDENCE		TITLE: SITE CROSS SECTIONS	
DATE: 04/06/21	SCALE: NA	DATE	COMMENTS
DRAWN BY: HEJ	CHECKED BY: LJ	APPROVED BY: HEJ	PROJECT #: 21-0080
AJ HYDRO ENGINEERING, INC. 5932 NW 73RD COURT PARKLAND, FL 33067 TEL (954) 344-7866 FAX (954) 344-7866		SHEET NUMBER GR2 OF 3	



Howard
E Jablon

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RECEIVED
NOV 19 2021
HIGHLAND BEACH
BUILDING DEPARTMENT

TOPOGRAPHY NOTE:

1. ALL EXISTING AND PROPOSED ELEVATIONS ON THIS
PLAN ARE IN NAVD 88.

2500 SOUTH OCEAN BOULEVARD
HIGHLAN BEACH, FL 33487

		PROJECT: STITT'S RESIDENCE		TITLE: GRADING & DRAINAGE DETAILS	
DATE: 04/06/21		REVISIONS		AJ HYDRO ENGINEERING, INC. 5932 NW 73RD COURT PARKLAND, FL 33067 TEL (954) 344-7886 FAX (954) 344-7866	
SCALE: NA		DATE	COMMENTS		
DRAWN BY: HEJ		05-12-21	GENERAL UPDATE		
CHECKED BY: LJ		07-21-21	UPDATE SECTION EE PER FILLING NOTES		
APPROVED BY: HEJ					
PROJECT #: 21-0080				SHEET NUMBER GR3 OF 3	
HOWARD JABLON, P. E. #67514		DATE			