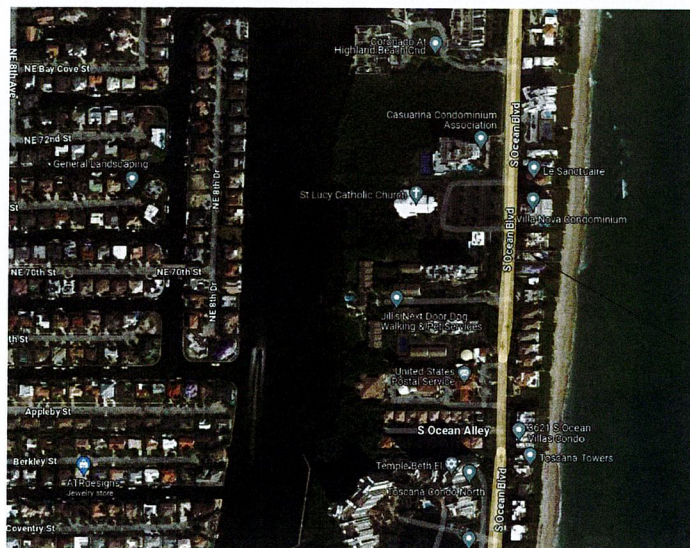


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HIGHLAND BEACH BUILDING DEPARTMENT



A/C TABULATION	
A/C - EXISTING 1st FLOOR	2488 SF
A/C - EXISTING 2nd FLOOR	2212 SF
A/C - EXISTING BASEMENT	931 SF
A/C - PROPOSED 1st FLOOR	132 SF
A/C - PROPOSED 2nd FLOOR	215 SF
TOTAL	5976 SF

NON A/C TABULATION	
EXIST 2nd FLOOR TERRACE	124 SF
EXIST 3rd FLR. MECH. ROOM	210 SF
EXIST. GARAGE & MECH. CLOS.	1415 SF
EXIST MSTR. TERRAC	290 SF
EXIST. OBSER. DECK	219 SF
EXIST. OUTDOOR LIVING	290 SF
NEW COVERED ENTRY	65 SF
TOTAL	2613 SF

SITE DATA		
ZONING: RML FUTURE LAND USE: RESIDENTIAL MULTIPLE FAMILY LOW DENSITY		
	EXISTING	REQUIRED
LOT SIZE	18,158.52 S.F.	8,000 S.F. (MINIMUM)
LOT WIDTH	60'-0" (EXISTING)	80'-0" (MINIMUM)
FRONT SETBACK	36'-3" (EXISTING)	40'-0" (A1A)
SOUTH-SIDE SETBACK	12'-3" (EXISTING)	12'-0" (2-STORY)
NORTH-SIDE SETBACK	9'-9" (EXISTING)	12'-0" (2-STORY)
REAR SETBACK	192'-9" (EXISTING)	20'-0"
BUILDING HEIGHT	35'-0" (EXISTING)	35'-0"

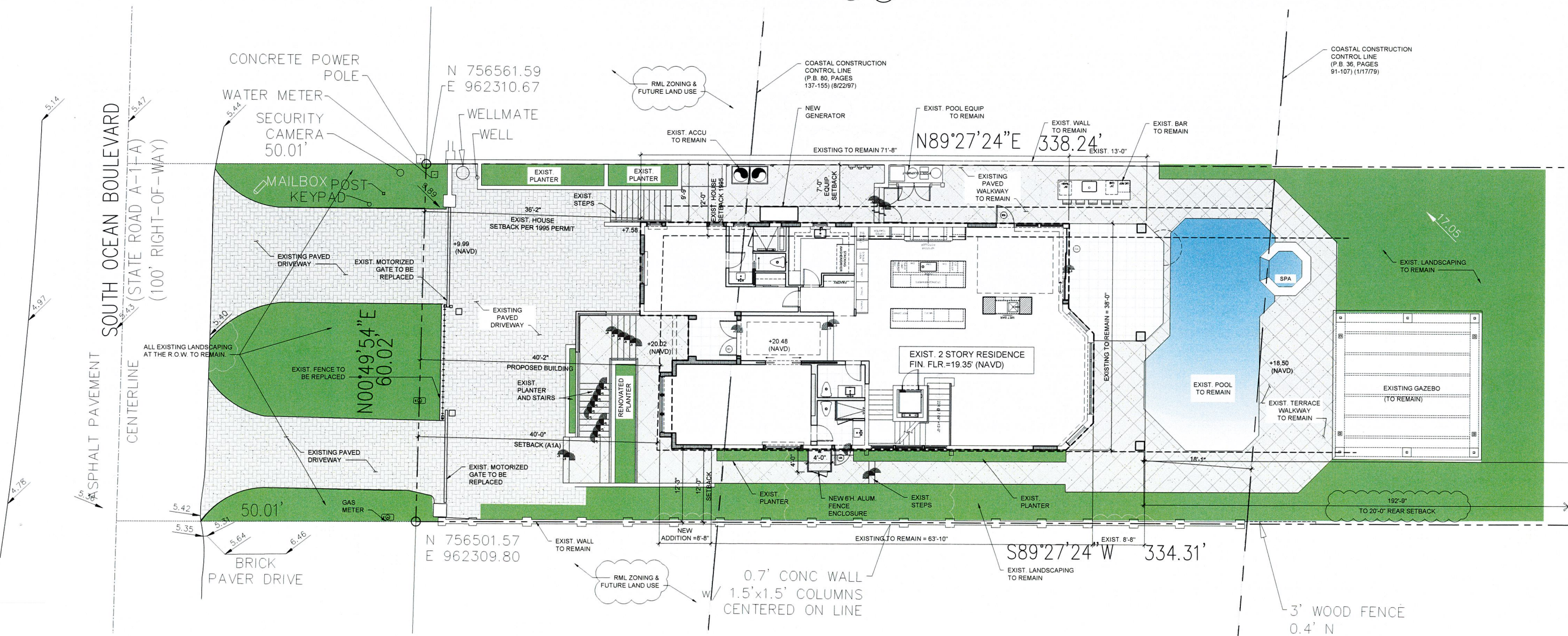
AREA CALCULATIONS		
USABLE SITE AREA	18,158.52 S.F.	100%
MAX ALLOWABLE LOT COVERAGE AT 30%	5,447.55 S.F.	30%
EXISTING LOT COVERAGE	2,778 S.F.	15%
PROPOSED ADDITION	197 S.F.	1%
EXISTING DRIVEWAY	1,439 S.F.	8%
EXISTING WALKWAY, POOL & POOL DECK	3,216 S.F.	18%
TOTAL IMPERVIOUS AREA	7,630 S.F.	42%

IMPERVIOUS / PERVIOUS CALCULATIONS		
TOTAL SITE AREA	18,158.52 S.F.	100%
TOTAL IMPERVIOUS AREA	7,630 S.F.	42%
TOTAL PERVIOUS AREA	10,528 S.F.	58%

TOTAL LOT COVERAGE = 16%

- REFER TO THE GREEN SPACE COLOR ON THE SITE PLAN FOR A GRAPHIC REPRESENTATION

2 LOCATION MAP  
NTS

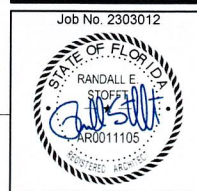


1 SITE PLAN  
1/8" = 1'-0"

REVISIONS	BY	DATE
Δ FLOOR PLAN	FMP	08.28.23
Δ CHECK SET	FMP	10.31.23
Δ PERMIT SET	KR	12.19.23
Δ DEVT ORDER SUBMITTAL	KR	01.29.24
Δ DEVT ORDER COMMENTS	R.P.	02.15.24
Δ DEVT ORDER COMMENTS	R.P.	03.05.24

**MASAREK RESIDENCE**  
3515 SOUTH OCEAN BLVD.  
HIGHLAND BEACH, FLORIDA 33487

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Job No. 2303012

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BUILDING DEPARTMENT

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▲ DEVT ORDER SUBMITAL	CR	01.29.24
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▲ DEVT ORDER COMMENTS	CR	03.05.24

PERMIT SET 12.19.23

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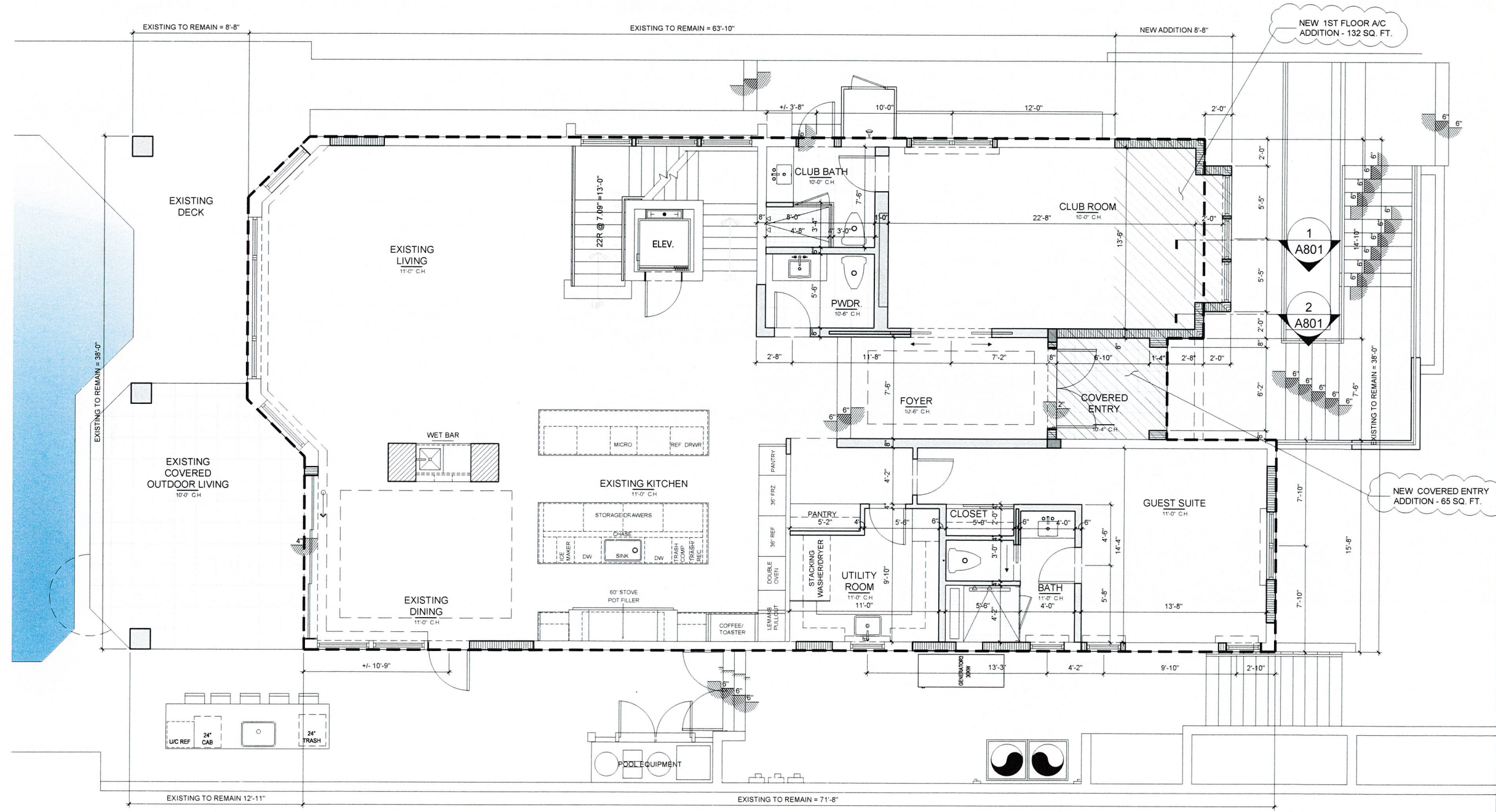
A211b

WALL LEGEND	
	NEW MASONRY WALL
	EXISTING CMU WALL TO REMAIN
	NEW NON-BEARING INTERIOR WALL
	EXISTING NON-BEARING INTERIOR WALL

AREA TABULATION	
A/C - EXISTING 1st FLOOR	2488 SF
A/C - PROPOSED 1st FLOOR ADDITION	132 SF
TOTAL	2620 SF

AREA TABULATION	
EXIST. OUTDOOR LIVING	290 SF
NEW COVERED ENTRY	65 SF
TOTAL	355 SF



1 1ST FLOOR DIMENSIONED PLAN  
1/4" = 1'-0"

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REVISIONS	BY	DATE
▲ FLOOR PLAN	FMP	08.26.23
▲ CHECK SET	FMP	10.31.23
▲ PERMIT SET	RR	12.19.23
▲ DEVT ORDER SUBMITTAL	RR	01.29.24
▲ DEVT ORDER COMMENTS	P	02.15.24
▲ DEVT ORDER COMMENTS	RR	03.05.24

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RANDALL E. STOFFT  
ARCHITECT  
AR0011105  
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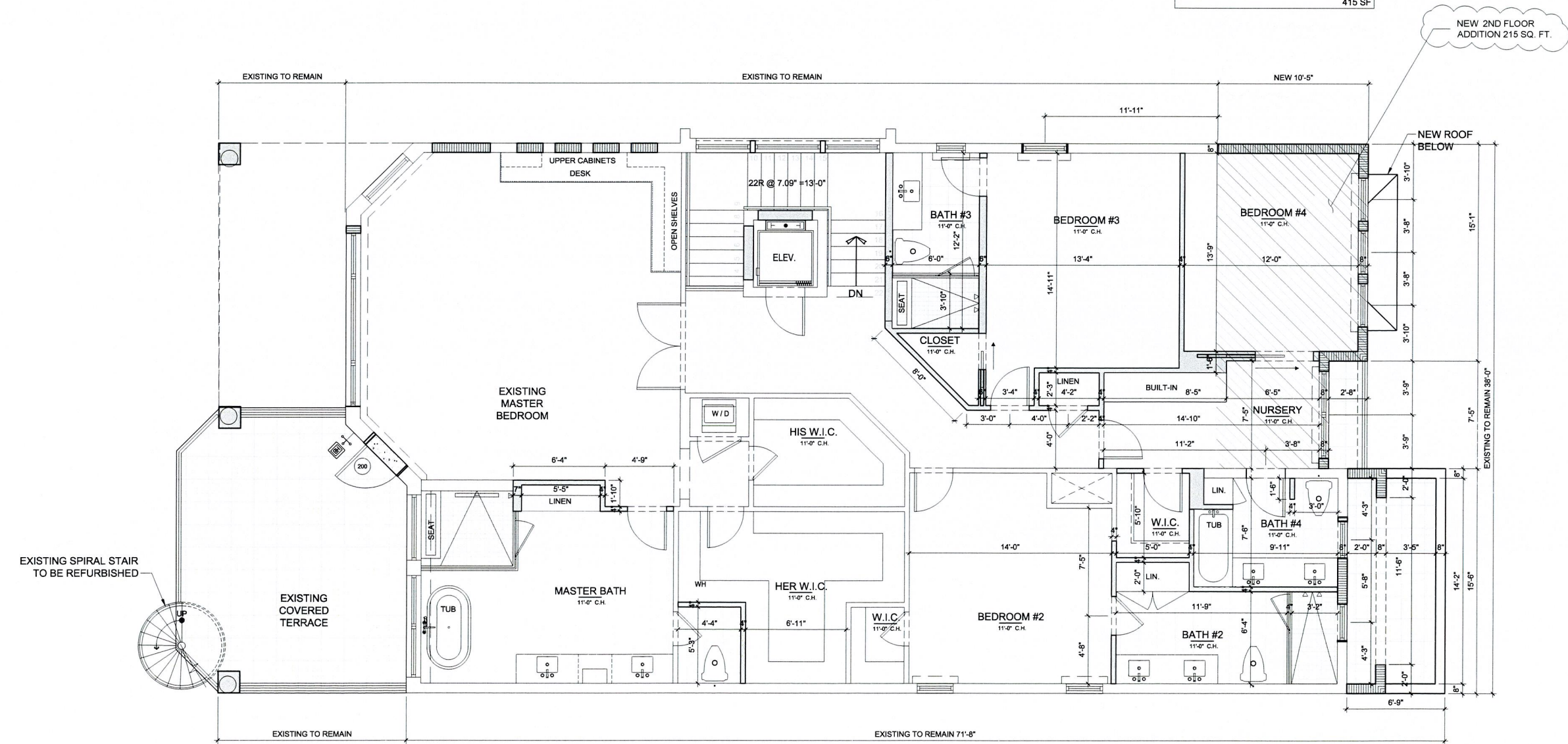
A212b

WALL LEGEND	
	NEW MASONRY WALL
	EXISTING CMU WALL TO REMAIN
	NEW NON-BEARING INTERIOR WALL
	EXISTING NON-BEARING INTERIOR WALL

AREA TABULATION	
A/C - EXISTING 2nd FLOOR	2212 SF
A/C - PROPOSED 2nd FLOOR	215 SF
	2427 SF

AREA TABULATION	
EXIST. 2nd FLOOR TERRACE	124 SF
EXIST. MSTR. TERRAC	290 SF
	415 SF



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

PERMIT SET 12.19.23

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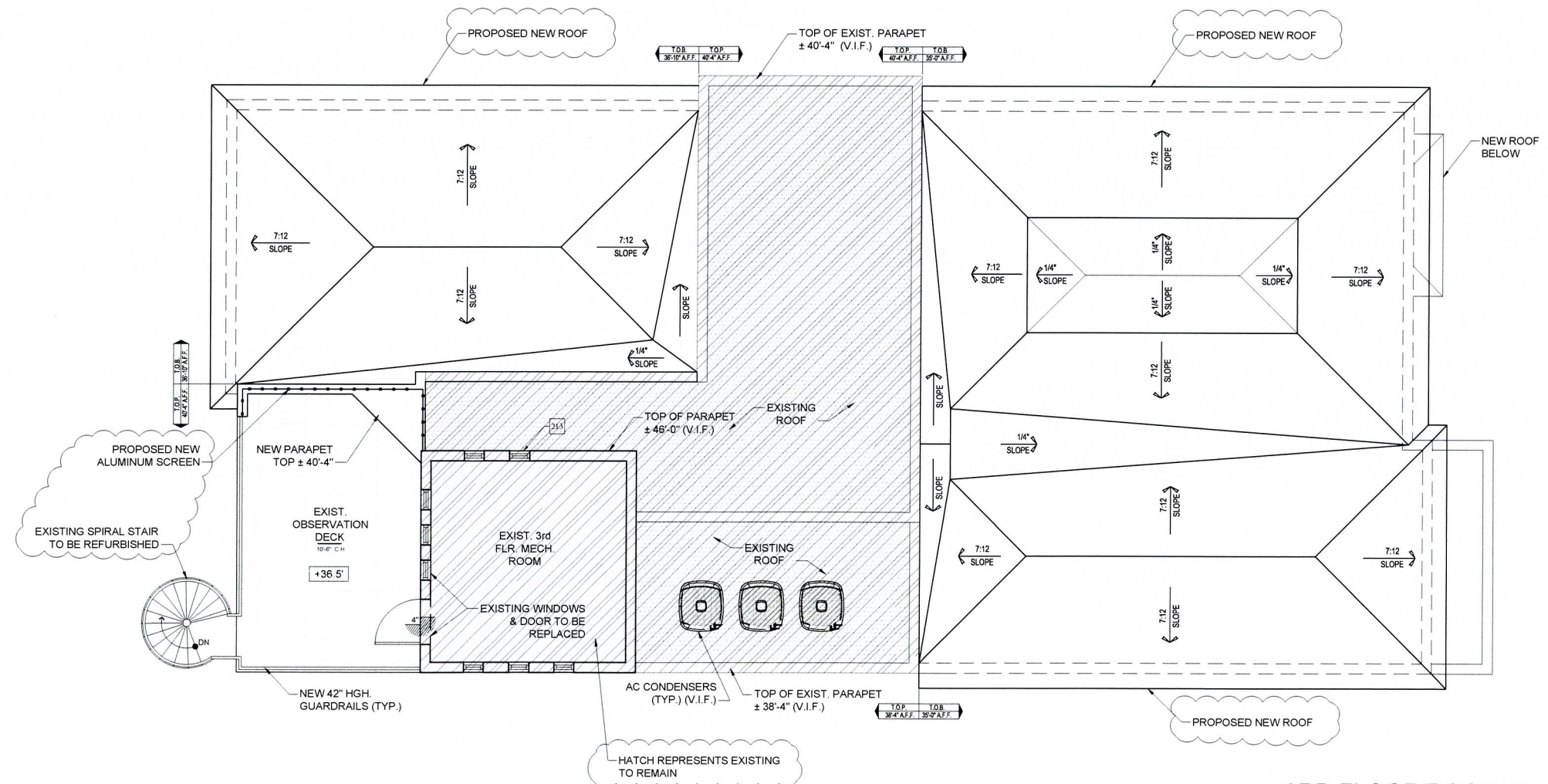
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A213

FLOOR PLAN NOTES:

- ALL STAIRCASES TO HAVE A 34"-38" HIGH METAL HANDRAIL ON AT LEAST ONE SIDE OF STAIR PER FBC 2020 RESIDENTIAL, SECTION R311.7.8. G.C. TO SUBMIT SHOP DRAWINGS (TYP @ ALL STAIRWAY HANDRAILS) & MUST COMPLY W/ HANDRAIL GRIP SIZE PER FBC 2020 RESIDENTIAL, SECTION R311.7.8.3. TYPE I OR TYPE II.
- G.C. TO VERIFY CLEARANCES REQUIRED FOR AIR HANDLER UNITS PER MANUFACTURERS SPEC'S (SEE MECHANICAL DWG'S)
- 42" MIN. HIGH A.F.F. DECORATIVE GUARDRAIL W/ PICKETS SPACED TO REJECT A 4" DIA. SPHERE, PER FBC 2020 RESIDENTIAL, SECTION R312. G.C. TO SUBMIT SHOP DRAWINGS (TYP @ ALL INTERIOR & EXTERIOR GUARDRAILS)
- ALL KITCHEN, BATHROOM, UTILITY, AND BAR CABINETS AND COUNTER TOP DESIGN AND MATERIALS TO BE SPECIFIED BY INTERIOR DESIGNER. (SEE INTERIOR DWG'S FOR DETAILS)
- ALL APPLIANCES AND PLUMBING FIXTURES TO BE SPECIFIED BY INTERIOR DESIGNER. (SEE INTERIOR DWG'S FOR DETAILS)
- ALL INTERIOR BATHROOMS, BEDROOMS, UTILITY ROOM, AND ELEVATOR WALLS TO BE INSULATED WITH SOUND ATTENUATION BATT. INSULATION (SEE FLOOR PLAN)
- ELECTRIC DRYER TO VENT THROUGH TO ROOF. (SEE MECHANICAL DWG'S)
- ALL TUBE STEEL COLUMN SIZES AND LOCATIONS TO BE VERIFIED WITH STRUCTURAL DWG'S
- ALL SHOWER ENCLOSURES UNLESS NOTED OTHERWISE TO BE TEMPERED GLASS.
- G.C. TO PROVIDE DRAFTSTOPPING AS REQUIRED PER FBC R302.11 IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY. DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET (92.9 M2). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES (1) CEILING IS SUSPENDED UNDER THE FLOOR FRAMING. (2) FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.
- G.C. TO PROVIDE FIREBLOCKING AS NECESSARY PER FBC R302.11 IN COMBUSTIBLE CONSTRUCTION. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.



3RD FLOOR/ROOF PLAN  
1/4" = 1'-0"

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HIGHLAND BEACH BUILDING DEPARTMENT

PERMIT SET 12.19.23

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△ FLOOR PLAN	FMP	08.28.23
△ CHECK SET	FMP	10.31.23
△ PERMIT SET	IR	12.19.23
△ DEV'T ORDER SUBMITTAL	IR	01.29.24
△ DEV'T ORDER COMMENTS	IR	02.15.24
△ DEV'T ORDER COMMENTS	IR	03.05.24

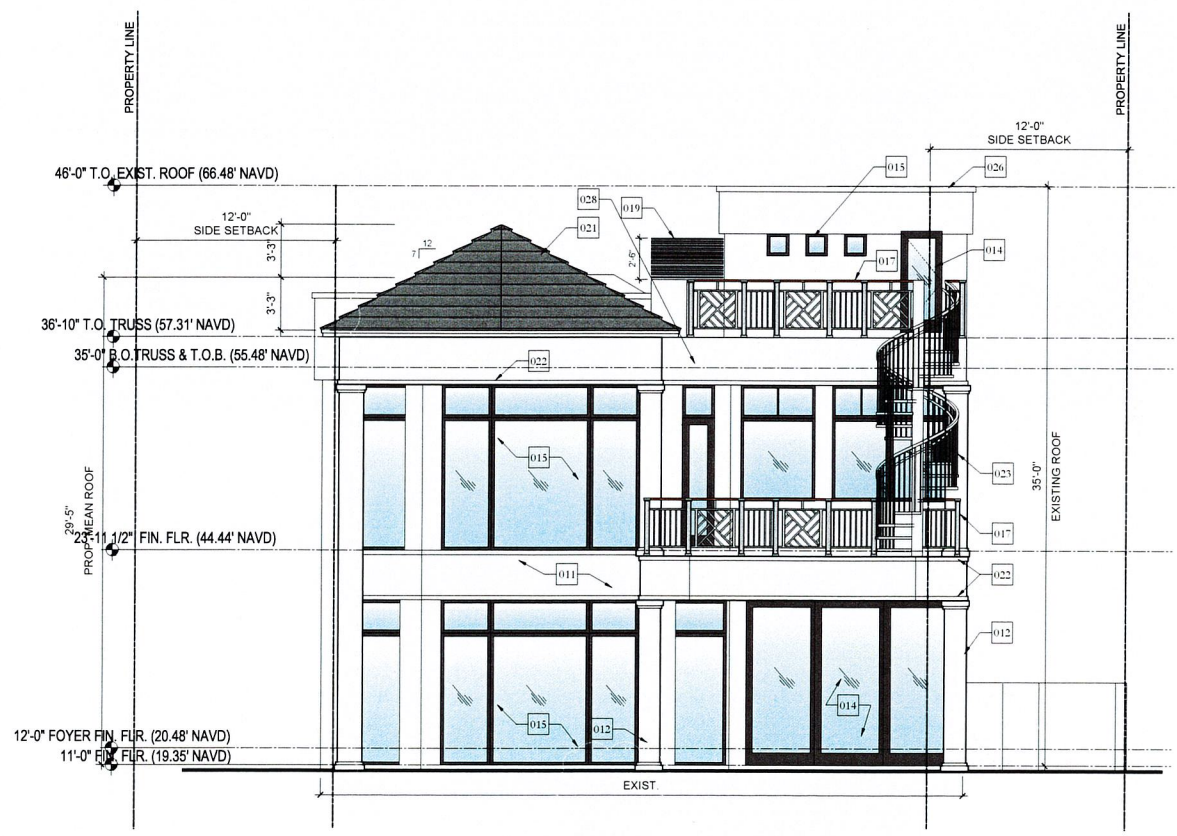
PROPOSED MATERIALS & PROFILES	
011	STUCCO FINISH ON EXTERIOR CONC. WALL. COLOR TO BE CHANTILLY ICE
012	H.B. ELEMENTS COVERED EXISTING COLUMNS - BLACK FRAME
013	ALUMINUM IMPACT RATED ENTRY DOOR
014	IMPACT RATED ALUMN/GLASS DOOR- BLACK FRAME
015	IMPACT RATED ALUMN/GLASS WINDOW - BLACK FRAME
016	NATURAL STONE WALL CLADDING
017	NEW 42" H. ALUMINUM RAILING. DESIGN TO REJECT 4" SPHERE
018	IMPACT RATED GARAGE DOOR BY EDEN COAST- CHARCOAL GRAY FINISH
019	ALUMINUM SCREEN - CHARCOAL GRAY FINISH
020	NOT USED
021	CONCRETE FLAT TILE ROOF, TYP. CHARCOAL GRAY
022	DECORATIVE RAISED STUCCO BANDING
023	EXISTING SPIRAL STAIR TO BE REFURBISHED
024	RENOVATED CONCRETE STAIR STRUCTURE
025	DECORATIVE SHUTTERS BY HB ELEMENTS - CHARCOAL GRAY FINISH
026	EXISTING ROOF STRUCTURE TO REMAIN
027	NEW PRECAST FINIAL
028	NEW CONCRETE PARAPET EXTENSION



1 FRONT ELEVATION  
3/16" = 1'-0"



3 EXISTING CONDITIONS (FRONT)  
N.T.S.



2 REAR ELEVATION  
3/16" = 1'-0"



4 EXISTING CONDITIONS (REAR)  
N.T.S.

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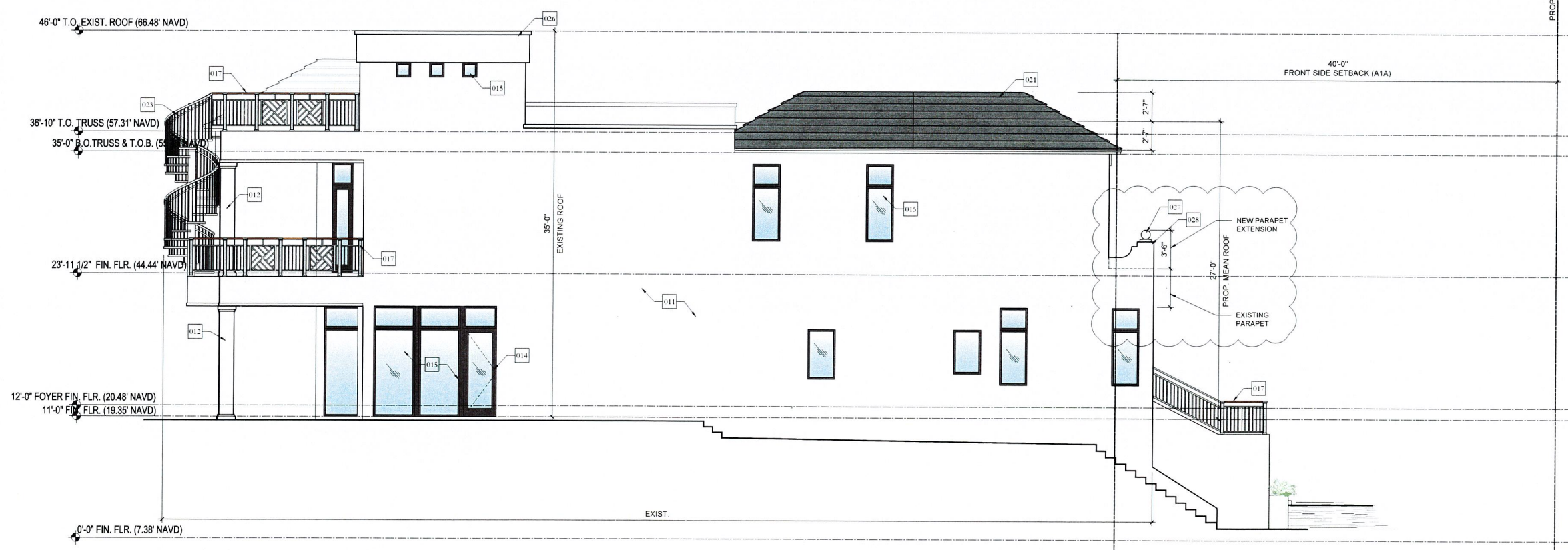
A301

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PROPOSED MATERIALS & PROFILES	
011	STUCCO FINISH ON EXTERIOR CONC. WALL. COLOR TO BE CHANTILLY ICE
012	H.B. ELEMENTS COVERED EXISTING COLUMNS - BLACK FRAME
013	ALUMINUM IMPACT RATED ENTRY DOOR
014	IMPACT RATED ALUMN/GLASS DOOR- BLACK FRAME
015	IMPACT RATED ALUMN/GLASS WINDOW - BLACK FRAME
016	NATURAL STONE WALL CLADDING
017	NEW 42"H. ALUMINUM RAILING. DESIGN TO REJECT 4" SPHERE
018	IMPACT RATED GARAGE DOOR BY EDEN COAST- CHARCOAL GRAY FINISH
019	ALUMINUM SCREEN - CHARCOAL GRAY FINISH
020	NOT USED
021	CONCRETE FLAT TILE ROOF, TYP. CHARCOAL GRAY
022	DECORATIVE RAISED STUCCO BANDING
023	EXISTING SPIRAL STAIR TO BE REFURBISHED
024	RENOVATED CONCRETE STAIR STRUCTURE
025	DECORATIVE SHUTTERS BY HB ELEMENTS - CHARCOAL GRAY FINISH
026	EXISTING ROOF STRUCTURE TO REMAIN
027	NEW PRECAST FINIAL
028	NEW CONCRETE PARAPET EXTENSION



1 RIGHT-SIDE ELEVATION  
3/16" = 1'-0"



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

PERMIT SET 12.19.23

REVISIONS	BY	DATE
△ FLOOR PLAN	FMP	08.28.23
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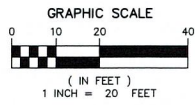
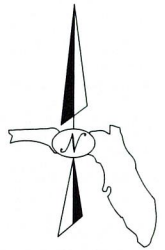
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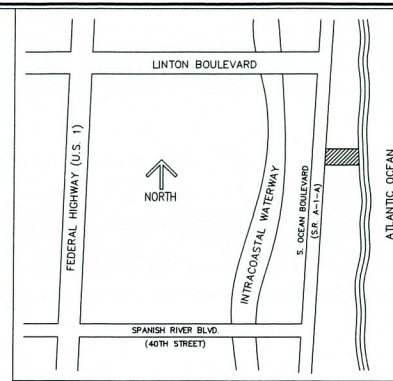
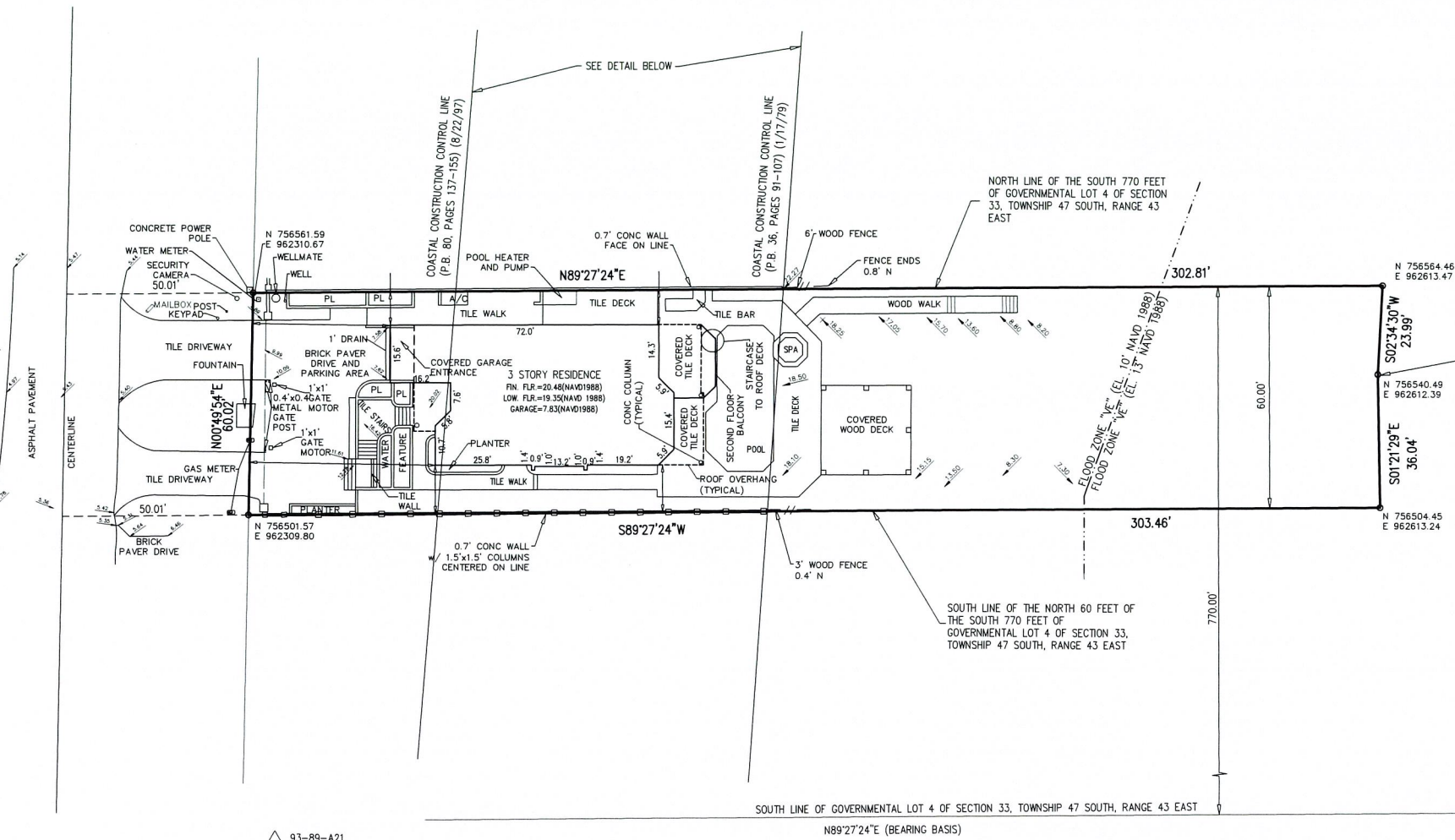
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A302

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SOUTH OCEAN BOULEVARD  
(STATE ROAD A-1-A)  
(100' RIGHT-OF-WAY)



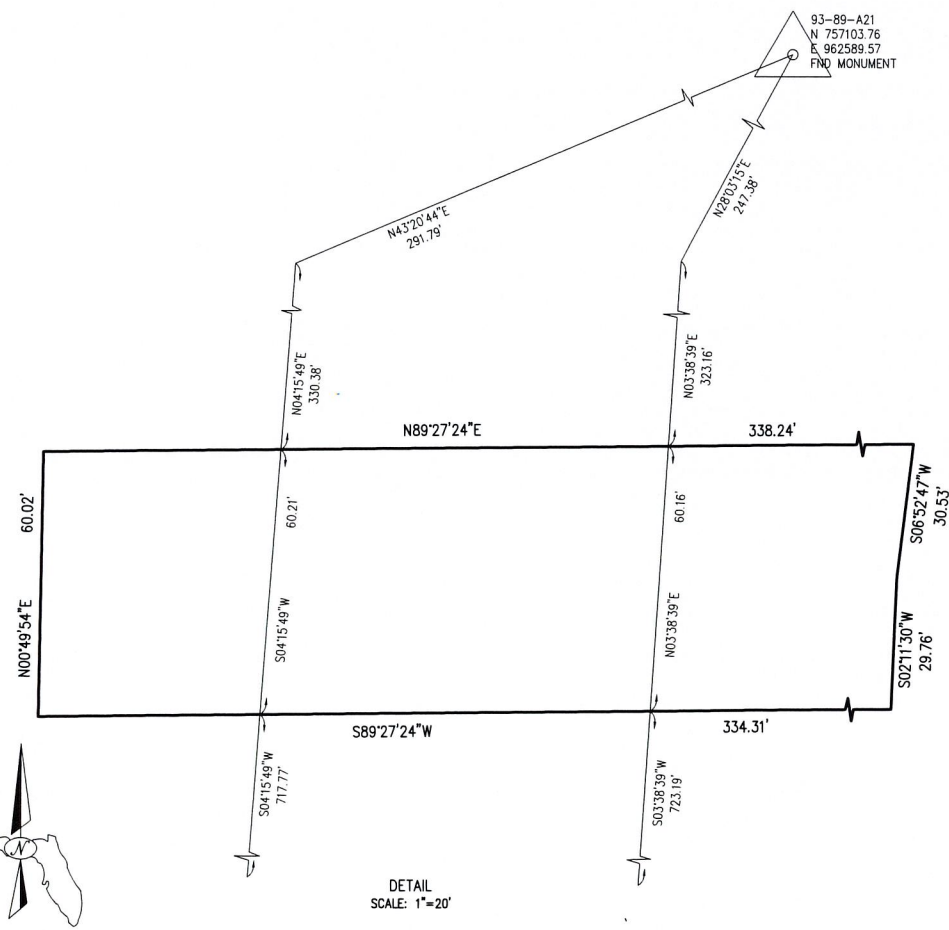
LOCATION MAP  
N.T.S.

MEAN HIGH WATER ELEVATION = 0.44 FEET  
N.A.V.D. 1988, AS LOCATED 8/24/2022

ATLANTIC OCEAN

TYPICAL LEGEND NOTES

A/C - AIR CONDITIONER	LOW - LOWEST
L - ARC LENGTH	M.H. - MANHOLE
ASPH. - ASPHALT	MEAS - MEASURED
ALUM. - ALUMINUM	MON - MONUMENT
BLDG. BUILDING	N/D - NAIL & DISC
BLK - BLOCK	NO - NUMBER
C & G - CURB AND GUTTER	O.E. - OVERHEAD ELECTRIC
C.B. - CATCH BASIN	O/L - ON LINE
C.M.P. - CORRUGATED METAL PIPE	O.S. - BUILDING OFFSET
C.O. - CLEANOUT	P.B. - PLAT BOOK
CALC. - CALCULATED	P.C. - POINT OF CURVATURE
CATV - CABLE TELEVISION RISER	P.C.P. - PERMANENT CONTROL POINT
CBS - CONCRETE BLOCK & STUCCO	P.I. - POINT OF INTERSECTION
CONC. - CONCRETE	PL - PLANTER
COR. - CORNER	P.O.B. - POINT OF BEGINNING
COV. COVERED	P.O.C. - POINT OF COMMENCEMENT
D.E. - DRAINAGE EASEMENT	P.F. - POWER FILE
E.O.P. - EDGE OF PAVEMENT	PROP. - PROPOSED
E.O.W. - EDGE OF WATER	P.T. - POINT OF TANGENCY
ELEC. - ELECTRIC	R - RADIUS
ELEV. - ELEVATION	R.R. - RAILROAD
ESMT. - EASEMENT	R/W - RIGHT-OF-WAY
EXIST. - EXISTING	RES. - RESIDENTIAL
F.H. - FIRE HYDRANT	RGE. - RANGE
F.P.L. - FLORIDA POWER & LIGHT	S.B.T. - SOUTHERN BELL TELEPHONE
FIN. - FINISHED	SAN. - SANITARY
FLR. - FLOOR	SEC. - SECTION
F. - FOUND	SG. FT. - SQUARE FEET
G.V. - GATE VALVE	T.O.B. - TOP OF BANK
I.P. - IRON PIPE	T.V. - TELEVISION
I.R./CAP. - IRON ROD & CAP	TWP. - TOWNSHIP
INT. - INTERSECTION	U.E. - UTILITY EASEMENT
INV. - INVERT	W.M. - WATER METER
L.P. - LIGHT POLE	Δ - DELTA (CENTRAL ANGLE)
CHATT. - CHATTAHOOCHEE	○ SET 5/8" IR/CAP LB 3591
L.W.D. - LAKE NORTH	
DRAINAGE DISTRICT	
P.R.M. - PERMANENT REFERENCE MONUMENT	



SOUTH LINE OF GOVERNMENTAL LOT 4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 43 EAST  
N89°27'24"E (BEARING BASIS)

- NOTES:
- LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
  - ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK "Z 312 DISTURBED." ELEVATION = 3.760 (NAVD 1988).
  - BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM BASED ON THE NORTH LINE OF GOVERNMENTAL LOT 4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BEARING N89°27'24"E.
  - THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
  - UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
  - FLOOD ZONE: "VE" (EL. 10'/13' NAVD 1988); COMMUNITY PANEL NO. 112511 0987 F; DATE: OCTOBER 5, 2017.
  - PROPERTY ADDRESS: 3515 SOUTH OCEAN BOULEVARD, HIGHLAND BEACH, FLORIDA 33487.
  - THIS MEAN HIGH WATER LINE SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
  - SURVEY MAP OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
  - ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - VERTICAL CONVERSION: NGVD 1929 - 1.5617 = NAVD 1988.
  - THE MEAN HIGH WATER LINE WAS NOT UPDATED ON 12/21/23.

CERTIFIED TO:

BANKIER, ARLEN & SNELLING LAW GROUP, PLLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
ALAN B. MASAREK & PATTI M. MASAREK

DESCRIPTION:

THAT PORTION OF THE NORTH 60 FEET OF THE SOUTH 770 FEET OF GOVERNMENTAL LOT 4 OF SECTION 33, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A1A.

SAID LANDS SITUATE IN THE TOWN HIGHLAND BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 18,158.52 SQ. FT. / 0.4168 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY AND MEAN HIGH WATER LINE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON APRIL 20, 2018.

I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY AND MEAN HIGH WATER LINE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

Digitally signed by  
Jeffrey R. Wagner  
Date: 2024.02.15  
14:48:29 -0500  
Address: Acrobati  
version:  
2017011.30142

JEFFREY R. WAGNER, P.L.S.  
REG. LAND SURVEYOR #5302  
STATE OF FLORIDA LB. #3591

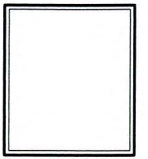
RE LOCATE FLOOD ZONE LINE	12/21/2023	AGE
RE LOCATE FLOOD ZONE LINE	11/01/2022	AGE
UPDATE SURVEY	8/24/2022	D.J.H.
UPDATE SURVEY	4/20/18	REF.
REVISIONS		DATE
BY		DATE

FILE NAME: 5973-SUB. #049

CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

A PORTION OF GOV'T LOT 4  
SEC 33, TWP 47S, RGE 43E  
BOUNDARY SURVEY AND MEAN  
HIGH WATER LINE SURVEY

DATE	3/18/2011
DRAWN BY	APZ
F.B. / PG.	ELEC
SCALE	1"=20'



JOB #	5973-2
SHT. NO.	1
OF 1 SHEETS	