

**TOWN OF OCEAN RIDGE
PLANNING & ZONING REGULAR MEETING
AGENDA**



**April 15, 2025 at 9:00 AM
Town Hall - Meeting Chambers**

COMMISSIONERS

Chair P. Shields Ferber
Vice Chair Kenneth Kaleel
Member Neal Sigety
Member Marc de Baptiste
Member Fady Khairallah
Alt. Member Polly Joa
Alt. Member Jason Sutherland

ADMINISTRATION

Town Attorney Christy Goddeau
Town Clerk Kelly Avery
Building Official Mike Crisafulle
Town Planner Corey O'Gorman
Town Engineer Tara Bamber
Town Zoning Official Manual Palacios

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

PUBLIC COMMENT – (3-minute individual limit for items not on the agenda)

APPROVAL OF MINUTES

1. Adopt Minutes of the March 18, 2025 Regular Meeting

DISCUSSION / ACTION ITEMS

2. Discussion and Approval of Proposed Seawall Ordinance
3. Quasi-Judicial Hearing: 6855 N Ocean Blvd (Continuation)
4. Quasi-Judicial Hearing: 11 Osprey Dr. (Continuation)

COMMISSIONER COMMENTS

This item is reserved for any Commissioner Comments that are not related to any item printed on the agenda.

ADJOURNMENT

**THE NEXT MEETING OF THE PLANNING & ZONING BOARD WILL BE HELD
ON TUESDAY, MAY 20, 2025, AT 9:00 AM AT TOWN HALL.**

The Town of Ocean Ridge is holding all meetings in-person, with an additional option of listening to the audio live. Any person wishing to listen to the audio live can access the feed on the date and time of the

meeting by dialing +1 (571) 317-3122 and using 471-955-997 as the access code. You can join from your computer, tablet or smartphone. <https://meet.goto.com/471955997>

If a person decides to appeal any decision made by the Planning & Zoning Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accomodation in order to attend or participate in this meeting should contact the Town Clerk at 561-732-2635 at least 5 days prior to the meeting in order to request such assistance. Please take notice that one or more Town Commissioners may be present at any board or commission meeting of the Town of Ocean Ridge.

PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 18, 2025

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, March 18, 2025, in the Town Hall Meeting Chambers.

CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Chair Ferber.

ROLL CALL

Town Clerk Avery led the roll call, which was answered by the following:

Chair Shields Ferber	Present
Vice Chair Kenneth Kaleel	Present
Member Marc de Baptiste	Present
Member Fady Khairallah	Present
Member Neal Sigety	Present

PLEDGE OF ALLEGIANCE

Chair Ferber led the Pledge of Allegiance.

There was a discussion regarding continuing 6855 N Ocean Blvd until the next meeting.

Town Attorney Goddeau recommended that the town obtain a written opinion from the Commission on Ethics regarding continuing for a Special or April meeting to ensure that all matters are in order.

Chair Ferber opened the floor for public comment.

Keith Spina, Architect, stated that he was not in favor of continuing the 6855 N Ocean project until the next meeting.

Town Attorney Goddeau advised that under Section. 63-32, the board can continue any application that is on the agenda; it must be heard within 60 days.

Stella Kolb, 204 Beachway Drive, stated that she was not in favor of continuing the applicant's project. Chair Ferber responded to her comment.

There was a consensus to continue with the agenda in its present form.

The board agreed to move item #5 to the April meeting.

PUBLIC COMMENT

There was none.

APPROVAL OF MINUTES

1. Adopt Minutes of the February 18, 2025, Regular Meeting.

Member De Baptiste suggested a correction to the minutes.

PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 18, 2025

Member De Baptiste moved to adopt the minutes of February 18, 2025, as amended; seconded by Member Sigety. Motion carried 5-0.

DISCUSSION/ACTION ITEMS

2. Quasi-judicial Hearing: 11 Osprey Dr.

Chair Ferber opened the quasi-judicial hearing. Chair Ferber asked if any of the board members had any ex-parte communications. All Commissioners replied that they had none. Town Clerk Avery swore in those who wished to give testimony.

Town Planner O’Gorman introduced the project and recommended approval subject to the conditions that are attached to his report both from the town engineer and planner. Chair Ferber asked for clarification on the conditions, and Town Planner O’Gorman explained that the conditions are minor items. He also mentioned that the requirements must be met during permitting.

Town Engineer Bamber stated that the plans and calculations met the Town Code, and the conditions are just to show more calculations and information on the plan. She noted that the remaining items are building permit conditions.

Zoning Official Palacios stated that the project met all the calculations and measurement requirements.

Randall Stofft, the architect, presented the project.

Chair Ferber opened the floor for public comment.

Arthur Ziev, 9 Osprey Drive, questioned the landscaping on the south side of the property and had no other objections to the project.

Chair Ferber closed the floor for public comment and called for the board discussion.

The architect addressed Mr. Ziev’s concern regarding the south side landscaping. Town Planner Bamber explained that the trees were included in the previous plans, not in the approved plans. There was further discussion regarding landscaping and the changes between the two sets of plans.

Vice Chair Kaleel questioned the differences from what was previously approved years ago, and the architect explained that the new code requires more openings on the side elevations of fifteen (15) percent. Vice Chair Kaleel suggested that the front and side of the property be softened, and the architect addressed his concerns. Further discussion ensued regarding the renderings.

Vice Chair Kaleel moved to approve the Development Plan Review of 11 Osprey Dr, excluding the landscape plan (which will be brought back) with the conditions being met by

staff comments, and with the request that the wall be softened: seconded by Member De Baptiste. Motion carried 5-0.

3. Quasi-judicial Hearing: 32 Sabal Island Dr.

Chair Ferber asked if any of the board members had any ex-parte communications. All Commissioners replied that they had none. Town Clerk Avery swore in those who wished to give testimony.

Town Planner O’Gorman introduced the proposed project and recommended approval. He explained that the project meets all criteria except for the notation of the roof plan and the setback for the generator.

Town Engineer Bamber explained that the project has a minor concern regarding the swales and utilities easement landscape.

Zoning Official Palacios stated that the project met all the calculations and measurement requirements.

Randall Stofft, the architect, presented the project.

Chair Ferber opened the floor for public comment.

Kristine de Haseth, 29 Sabal Island Drive, expressed that she looks forward to the project. Town Clerk Avery read a public comment in the record that was emailed from Connor Glendinning, 2 Sabal Island Drive.

Chair Ferber closed public comment.

Vice Chair Kaleel moved to approve the Development Plan Review Application for 32 Sabal Island Drive subject to all conditions outlined by staff: seconded by Member Khairallah. Motion carried 5-0.

4. Quasi-judicial Hearing: 6855 N Ocean Blvd

Chair Ferber asked if any of the board members had any ex-parte communications. All Commissioners stated that they spoke with Ocean Club board members and informed everyone that they are members. Town Attorney Goddeau stated that the Commissioners’ membership in the Ocean Club does not create a conflict of interest.

Town Clerk Avery swore in those who wished to give testimony.

Town Planner O’Gorman provided details of the proposed project outlined in the staff report. He stated that his staff recommended approval with minor conditions.

PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 18, 2025

There was a discussion regarding an easement in place and parking.

Town Attorney Goddeau explained the town code regarding the process of unity of title. She also mentioned that a "Unity of Control Agreement" was drafted that binds the two parcels into one for development. Further discussion ensued regarding the coastal construction line and ingress and egress parking coming off A1A.

Town Planner Bamber stated that the only condition she had was approval with Boynton Beach and Palm Beach Health Department. She mentioned that she was unsure if the formal permit was issued from FDOT, but she needs to review the documents she received. The board asked questions regarding Town Planner Bamber's comments regarding drainage and the finished floor elevation. There was further discussion regarding road access southside of the site plan. Town Attorney Goddeau clarified that the high-density zoning district that their development is also reviewed under the plan residential development standards.

Zoning Official Palacios stated that he concurred with the Town Planner's assessment of the proposed project.

Bryan Donahue, Insite Studio, presented a slide presentation of the proposed property.

Greg Bolen, Simmons & White, Inc., spoke briefly regarding the conceptual engineering plan.

Chair Ferber opened the floor for public comment.

Allen Weaver, 5837 North Ocean, President of the Ocean Florida, spoke on behalf of the club in support of the application.

Attorney Alan Ciklin, 515 North Flager Drive, West Palm Beach, representative of Ocean House North, spoke briefly about the generator, easement, low-level lighting, and wastewater agreement, and he stated that they support the project to their agreement.

Kristine de Haseth, 29 Sabal Island Drive, presented a 196 map and expressed her concern regarding the addition of the six (6) feet on top a forty-four (44) foot building that is elevated.

Town Clerk Avery read a public comment in the record that was emailed from Connor Glendinning, 2 Sabal Island Drive.

Chair Ferber closed the floor for public comment and called for the board discussion.

The board discussed their concerns regarding the conditions of the screen on the roof, the materials, the generator, the wall, and the landscaping.

Harvey Oyer, 525 Okeechobee Blvd, West Palm Beach, mentioned that he is not a club member and clarified that all conditions mentioned are reflected in the site plan.

Vice Chair Kaleel stated that he had no objections to the plans, but he had concerns regarding the architectural design. He suggested that the design be constructed with more conformity to a small-town atmosphere. More discussion followed regarding the architectural design of the building. The board all agreed with Vice Chair Kaleel's comments.

PLANNING & ZONING COMMISSION MEETING MINUTES
MARCH 18, 2025

Vice Chair Kaleel moved to continue the item until the April meeting, bringing back the items that were discussed: seconded by Member de Baptiste. Motion carried 5-0.

5. Discussion and Approval of Proposed Seawall Ordinance

The item was tabled until the next meeting. The board also requested to discuss the item first and then proceed with the Quasi-judicial Hearing of 6855 N Ocean Blvd.

COMMISSIONER COMMENTS

There were none.

ADJOURNMENT

Meeting adjourned at 11:39 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on April 15, 2025.

Shields Ferber, Chair

Attest:

Kelly Avery, Town Clerk

Town of Ocean Ridge, Florida
Planning & Zoning Commission Agenda Memorandum
Christy Goddeau, Town Attorney

Subject: Discussion and Approval of Proposed Seawall Ordinance

As you may recall, at the February 18, 2025, Planning and Zoning Commission meeting, the Planning and Zoning Commission discussed a revised proposed seawall ordinance which would set a minimum height requirement of five (5) feet NAVD88. In discussing the proposed seawall ordinance, additional issues were discussed and direction provided to come back with some revisions.

The attached ordinance revises the previously reviewed seawall ordinance as follows:

Instead of just height, the new ordinance addresses “minimum design requirements” (unless an agency with jurisdiction has more restrictive requirements):

The minimum height remains at five (5) feet NAVD88.

1. A new seawall cannot be constructed beyond the property line unless the property line extends waterward of the waterway line. If the property line extends waterward, the new seawall must not unreasonably interfere with the existing waterway or easement rights.
2. The reconstructing/rehabilitating of an existing seawall, allows for an additional 18 inches waterward from the property line. If the property line extends waterward, the reconstructed/rehabilitated seawall must not unreasonably interfere with the existing waterway or easement rights.
3. The seawall cap is limited to extending no farther than two (2) feet from the wet face of the seawall or property line, whichever is greater.
4. For purposes of how far a dock can project into the waterway, the five (5) foot limitation in section 64-77(b) is extended by the “outermost waterside edge” of a new, substantially repaired, or substantially rehabilitated seawall.
5. Seawall caps placed at an elevation greater than the adjacent property shall provide a wall return of the same material and type as the seawall cap.
6. If the principal structure suffers substantial damage or substantial improvement (as defined in section 66-25), the seawall must meet the minimum requirements of this section or be brought into compliance with this section.

This section also now includes two (2) clarifications from existing code sections: (1) that all new, substantially repaired and substantially rehabilitated seawalls are to be permitted as accessory structures by the Town only after all other agencies with jurisdiction have permitted the same; and, (2) a new seawall cannot be constructed without a principal structure.

Finally, a small clarification was made to subsection 64-108(b)(8) (regarding existing design standards for seawalls) to ensure consistency with the new section 64-82 design requirements for seawalls.

Should you have any questions regarding the above, please do not hesitate to contact me.

Attachment: Proposed Ordinance

Suggested Motion:

Respectfully,
Christy Goddeau, Town Attorney

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE TOWN OF OCEAN RIDGE, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE AT CHAPTER 64, “ZONING”, ARTICLE IV, “MARINAS, DOCKS, AND BULKHEADS”, BY CREATING A NEW SECTION 64-82, “MINIMUM DESIGN REQUIREMENTS FOR SEAWALLS AND SEAWALL MAINTENANCE”, TO ESTABLISH MINIMUM DESIGN REQUIREMENTS AND MAINTENANCE STANDARDS FOR ALL SEAWALLS UNDER CERTAIN CONDITIONS; REVISING ARTICLE V, “SUBDIVISIONS”, SUB-SECTION 64-108(b)(8) TO CREATE CONSISTENCY WITH THE NEW SECTION 64-82 REGARDING DESIGN REQUIREMENTS FOR SEAWALLS; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

WHEREAS, the Town of Ocean Ridge, Florida (“Town”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, section 64-77 of the Town’s Land Development Code provides regulations for location, type, and height of docks, floating docks, and pilings throughout the Town, which includes the relationship between docks and seawalls; and

WHEREAS, to assist in the preservation of the Town’s efforts to mitigate high tide flooding associated with realized and additional sea level rise, the Town seeks to establish a minimum height for seawalls under certain circumstances and basic design and maintenance standards; and

WHEREAS, the Town’s Planning and Zoning Commission reviewed this Ordinance on March 18, 2025, and found the same is consistent with the Town’s Comprehensive Plan and recommended approval of the Ordinance to the Town Commission; and,

WHEREAS, the Town Commission for the Town of Ocean Ridge finds that this Ordinance is consistent with the Town’s Comprehensive Plan and serves a valid public purpose and is in the best interests of the Town of Ocean Ridge.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF OCEAN RIDGE, FLORIDA, AS FOLLOWS:

SECTION 1 – Findings of Fact: The **WHEREAS** clauses set forth above are adopted and incorporated herein as true findings of fact of the Town Commission and that this Ordinance is a lawful exercise of the Town’s police power to protect the health, safety and welfare of the Town, its residents, visitors and guests.

SECTION 2 – Amendment: Chapter 64, entitled “Zoning,” Article IV, entitled “Marinas, Dock and Bulkheads,” by creating a new Section 64-82, to be entitled “Minimum Design Requirements for Seawalls and Seawall Maintenance,” which shall read as follows (underline denotes new language):

Chapter 64 – ZONING

Article IV. – MARINAS, DOCKS AND BULKHEADS

Sec. 64-82. – Minimum Design Requirements for Seawalls and Seawall Maintenance.

- (a) All new seawalls, substantially repaired seawalls, or substantially rehabilitated seawalls shall be designed and constructed to have the following minimum design requirements unless the requirements of a jurisdictional agency are more restrictive:
 - (1) The top elevation of a new, substantially repaired, or substantially rehabilitated seawall (inclusive of the seawall cap) shall be a minimum of five (5) feet NAVD88.
 - (2) If the property line abuts the waterway line, a new seawall shall be constructed with the waterside face on the property line. If the property line extends waterward of the waterway line, a new seawall shall not be constructed in any manner that unreasonably interferes with navigation of the abutting waterway and/or any existing easement rights. To the extent practicable, all such new seawalls shall be designed and constructed to adjoin immediately proximate seawalls to close gaps and prevent the trespass of tidal water.
 - (3) For a substantially repaired or substantially rehabilitated seawall, a property owner may extend the projection of the existing seawall as follows:
 - (i) If the property line abuts the waterway line, the substantially repaired or substantially rehabilitated seawall may project a maximum of eighteen (18) inches waterward of the property line. No further projections waterward of the property line will be permitted.
 - (ii) If the property line extends waterward of the waterway line, a substantially repaired or substantially rehabilitated seawall shall not be extended farther waterward in any manner that unreasonably interferes with navigation of the abutting waterway and/or any existing easement rights.
 - (iii) To the extent practicable, all such substantially repaired or substantially rehabilitated seawalls shall be designed and constructed to adjoin immediately proximate seawalls to close gaps and prevent the trespass of tidal water.

- (4) The seawall cap of a new, substantially repaired, or substantially rehabilitated seawall shall not extend farther than two (2) feet from the wet face of the seawall or the property line, whichever is greater.
- (5) For purposes of section 64-77(b) (regarding the maximum projection of docks into the waterway), the outermost waterside edge of a new, substantially repaired, or substantially rehabilitated seawall shall be the starting point for the measurement of a dock's maximum projection into the waterway. In no event shall a docks' maximum projection into the waterway unreasonably interfere with navigation of the abutting waterway and/or any existing easement rights.
- (6) Seawall caps placed at an elevation greater than the adjacent property shall provide a wall return of the same material and type as the seawall cap or other engineer-approved material and type.
- (b) If substantial damage occurs or substantial improvement is permitted to be made to the principal structure on property adjacent to a waterway with an existing seawall, the existing seawall must comply with or shall be brought into compliance with the minimum design requirements set forth in subsection (a) above. The terms "substantial damage" and "substantial improvement" as set forth in this subsection shall have the same meanings as set forth in section 66-25.
- (c) For purposes of this section, the following terms shall have the following meanings and shall prevail over definitions contained in other documents or manuals including, but not limited to, the Florida Building Code:

 - (1) *New seawall* means the construction of a seawall for the first time for property adjacent to a waterway, or the full replacement of an existing seawall, and which seawall is permitted for construction by the Town.
 - (2) *North American Vertical Datum (NAVD88)* means the vertical control for datum of orthometric height established for vertical control surveying in the United States of America based upon the General Adjustment of the North American Datum of 1988.
 - (2) *Seawall* means a vertical or near vertical (often interlocking) accessory structure, inclusive of the seawall cap, placed between an upland area and/or proposed upland area and a waterway (inclusive of waterbodies) for erosion and/or flood control.
 - (3) *Seawall cap* means a concrete box structure (usually reinforced) that connects seawall panels, piles, and anchoring system (if present) together at the top.
 - (4) *Substantially repaired or substantially rehabilitated seawall* means a seawall that is permitted for construction by the Town and includes:

 - i. any modification to the seawall along more than fifty percent (50%) of the length of a property's shoreline; or,

- ii. any modification or alteration of the property's existing seawall that exceeds fifty percent (50%) of the fair market replacement cost of the existing seawall as certified by licensed Florida engineer.
 - iii. Strictly for the purposes of defining "substantially repaired" and "substantially rehabilitated" for this section, the term "seawall" excludes docks, piles, and ancillary concrete footers but shall include concrete docks that are poured monolithically with the seawall.
- (d) Consistent with section 67-71 and 64-108, all new, substantially repaired, or substantially rehabilitated seawalls shall be installed, repaired, or rehabilitated under a building permit issued by the town for such accessory structures, provided that all permits from other governmental agencies with jurisdiction have been acquired.
- (e) All property owners shall maintain their seawall in good repair. A seawall is presumed to be in disrepair if it allows tidal waters to flow through the seawall and onto any adjacent property or onto any public right-of-way. Failure to maintain a seawall in good repair shall be a citable violation under the Town's community standards procedures.
- (e) This section shall not apply to property whose property line is adjacent to the Atlantic Ocean.
- (f) Nothing in this section shall be interpreted or construed to allow the construction of a new seawall for property adjacent to a waterway (inclusive of waterbodies) where no previous seawall existed and no principal structure existed or exists.

SECTION 3 – Amendment: Chapter 64, entitled "Zoning," Article V, entitled "Subdivision," by clarifying section 64-108, "Subdivision improvements," at subsection 64-108(b)(8), which shall read as follows (underline denotes new language and ~~strike-through~~ denotes deleted language):

Chapter 64 – ZONING

Article V. – SUBDIVISIONS.

64-108. – Subdivision Improvements.

(b) *Design requirements.* The design of the required subdivision improvements shall be in accordance with acceptable engineering principles. Design data, such as calculations and analyses, shall be submitted along with the development plans, covering important features affecting design and important features of construction. Such calculations and analyses shall include, but not be limited to, high water, drainage facilities of all kinds, subsurface soil data, alternate pavement and subgrade types, and radii at intersections when minimum standards of the American Association of State Highway and Transportation officials are inadequate. Should the developer elect to provide improvements in excess of the minimum requirements, such improvements shall be considered on an individual basis. The design of required improvements shall be accomplished in such a manner that they shall be equal to or exceed current town standards and the following:

[Subsection 64-108(b), paragraphs (1) to (7) left out for brevity]

(8) *Seawalls, bulkheads, piers and docks.* Seawalls, bulkheads, piers and docks installed along access waterways shall be installed under permit issued by the town, provided that all other permits from other governmental agencies have been acquired and are on file in the town records. Except as provided in section 64-82 for new seawalls, substantially repaired seawalls, or substantially rehabilitated seawalls, Seawalls and bulkheads shall be constructed with the waterside face being on the property line.

[Subsection 64-108(b), paragraphs (9) to (22) left out for brevity]

SECTION 4 - Codification: This Ordinance shall be codified in the Code of Ordinances of the Town of Ocean Ridge, Florida.

SECTION 5 - Repeal of Conflicting Ordinances: All ordinances, resolutions, or parts of ordinances and resolutions in conflict herewith are hereby repealed.

SECTION 6 - Severability: If any word, clause, sentence, paragraph, section, or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void, or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 7 - Effective Date: This Ordinance shall become effective immediately upon adoption.

FIRST READING this ____ day of _____, 2025.

SECOND AND FINAL READING this ____ day of _____, 2025.

Commissioner _____ offered the foregoing Ordinance and moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

	AYE	NAY
GEOFF PUGH, Mayor	_____	_____
STEVE COZ, Vice Mayor	_____	_____
CAROLYN CASSIDY, Commissioner	_____	_____
DAVID HUTCHINS, Commissioner	_____	_____
AINAR AIJALA JR., Commissioner	_____	_____

The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of Ocean Ridge, Florida, on second reading, this ____ day of _____, 2025.

TOWN OF OCEAN RIDGE, FLORIDA

BY: _____
Geoff Pugh, Mayor

ATTEST:

BY: _____
Kelly Avery, Town Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: _____
Christy Goddeau, Town Attorney

Town of Ocean Ridge, Florida
Planning & Zoning Board Agenda Memorandum

To: Planning & Zoning Board Members
From: Corey O’Gorman, Town Planner
Meeting Date: April 15, 2025
Subject: 6855 N. Ocean Blvd – Major Development/Site Plan Review

1. PETITION DESCRIPTION

APPLICANT: Bryan Donahue, Insite Studio
OWNER: Edwards Ocean Ridge LLC
ADDRESS: 6855 N. Ocean Boulevard, Ocean Ridge, Florida 33435

ZONING DISTRICT: RHM, High Density Multiple-Family, 10 Units / Acre

REQUEST: The applicant is requesting Major Site Plan approval in accordance with Town Code Land Development Code including Chapter 63 General and Administrative Provisions, Article 4 Site Plan Review Procedures, Section 63-53 for Major Development Application and Chapter 64 Zoning, including Section 64-4, RHM, High Density Residential.

2. BACKGROUND

At the March meeting of the Planning & Zoning Board, the subject project was approved with review of revised architectural elevations pending approval.

3. STAFF RECOMMENDATION

Consider revised architectural and take appropriate action.

Town of Ocean Ridge, Florida
Planning & Zoning Board Agenda Memorandum

To:	Planning & Zoning Board Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	March 18, 2025
Subject:	6855 N. Ocean Blvd – Major Development/Site Plan Review

1. PETITION DESCRIPTION

APPLICANT:	Bryan Donahue, Insite Studio
OWNER:	Edwards Ocean Ridge LLC
ADDRESS:	6855 N. Ocean Boulevard, Ocean Ridge, Florida 33435
ZONING DISTRICT:	RHM, High Density Multiple-Family, 10 Units / Acre
REQUEST:	The applicant is requesting Major Site Plan approval in accordance with Town Code Land Development Code including Chapter 63 General and Administrative Provisions, Article 4 Site Plan Review Procedures, Section 63-53 for Major Development Application and Chapter 64 Zoning, including Section 64-4, RHM, High Density Residential.

2. BACKGROUND

The applicant is requesting Site Plan Review approval to permit the construction of a new condominium project which includes fifteen (15) residential units, surface and garage parking, swimming pool and deck, resident bar/grill area, and interior amenities. The application was submitted in May, 2024, and resubmitted to address Town staff comments in August and December, 2024.

The requirements for Major Development Application and Site Plan are included in Section 63-53 of the Town Code and outline minimum submittal requirements. These requirements are applicable to all development that does not qualify as Single-Family/Duplex which is addressed through the Development Plan Review project, or Minor Development (which are minor modifications, signs, bulkhead filling and dune vegetation trimming), and in this case address multifamily development. The process includes review by Town Staff, review and recommendation by the Planning and Zoning Commission and approval by the Town Commission. Other applicable requirements include Section 64-4 for RHM, compliance with parking regulations, design utility and septic system and paving, grading and drainage.

The development that previously existed on the site was connected via driveway, pedestrian connections and was design proximate to the Ocean Club facility to the south, and this project is designed with similar connections and proximity. As such and because there are two separate parcels they will be joined through a Unity of Control enabling the vehicular and pedestrian connection, and the reduced building setback from the south property line.

The project was reviewed by Town Staff for all other applicable development requirements including the zoning requirements of Section 64-4 the RHM zoning district which are outlined below:

Standard	Required	Proposed
Minimum Lot Size	10,000 SF	105,647 SF (2.4 Acres)
Maximum Density	10 Units/Acre, 24 Units	6.25 Units/Acre, 15 Units
Lot Depth	100'	+/- 543'
Lot Width	100'	+/- 213'
Front Setback	50'	50'
Side Setback	30'	30' (North) / 10' (South)
Rear Setback	Coastal Setback Line	68' from Coastal Setback
Maximum Height	44'	44' (see note 1)
Maximum Lot Coverage	40%	21%
Minimum Floor Area	2BR=1200 / 3B=1400	>2900

Note 1: Per Section 1-3 building height is measured from the finished ground floor slab to the highest portion of the building. This does not include the parking garage which is below finished floor elevation.

In addition, Section 64-52 Height and Yard Exceptions, air conditioning cooling towers and elevator bulkheads may be considered by application as special exception to the height requirements. The overall building height is 44' measured from the first floor finished slab to the highest point of the building, and above that air conditioning equipment, elevator bulkhead and screening exceed the maximum height by 6'.

For parking, the Town Code requires a minimum of 2 parking spaces per unit at a minimum of 9' x 18' with the allowance for compact spaces at a minimum of 8' x 16'. With 15 units this is a minimum of 30 parking spaces. The garage includes a total of 30 spaces all of which are at 9' x 18', and there are an additional 16 surface spaces also at 9' x 18' and available for guests of the residents as well as visitors to the club next door.

The Town Landscape Code requires landscaping of 5' in width between parking areas and rights-of-way with 1 tree for every 25'. The site plan shows this required landscape area.

Considering the above, the project complies with the zoning and land development requirements of the Town Code. Regarding the "special exception" for the height of rooftop equipment and elevator bulkhead, the code provides no specific guidance on approvals, however the 6' additional height is setback from the rooftop area and is a relatively minor increase to the overall building height.

3. BOARD ACTION.

Major Development and Site Plan requirements of the Town Code Section 63-53(2) includes the following:

Major development site plan requirements. Every application and site plan shall include the following:

- a. The information required for minor development applications in [section 63-52](#) shall be included (e.g., survey, existing and proposed structures, location and area dimensions of environmentally significant vegetation, means of vehicular access, landscaping, outdoor lighting, topography, location of proposed pervious and impervious, septic tank, connection to water, and site drainage plan.
- b. A site plan shall also include the following information, where applicable:
 1. An area map, at a convenient scale prescribed by the town, which shall include existing roads, streams, street rights-of-way and street intersections, and the location of the nearest public streets on all four sides of the subject property.
 2. Existing public streets, easements or other reservations of land within the proposed site.
 3. The items required by subsections (3) through (11) in [section 63-52](#), pertaining to the minor development list.
 4. A traffic impact analysis report or letter of projected trip generation for the development is required.
 5. A statement by the petitioner of the major planning objectives of the development project, including but not limited to:
 - i. Project population.
 - ii. Proposed timing and stages of development.
 - iii. Proposed ownership and form of organization to maintain any common and open space and facilities.
 - iv. Proposed density of land use for each development parcel within the project.
 6. Where the applicant wishes to develop the project in incremental stages, a site plan indicating proposed ultimate development, for approval of the entire parcel. Proposed development phases shall be numbered in sequence.
 7. Any other reasonable information which may be reasonably required from time to time by the town commission, which is commensurate with the intent and purpose of this land development code.

In addition to the above, pursuant to 63-51(b)(2), major development applications shall be submitted to the administrative official for approval by the town commission after recommendation by the planning and zoning commission.

4. STAFF RECOMMENDATION

Town Staff recommends approval of the application for Major Development and Site Plan for the project located at 6855 N. Ocean Boulevard with conditions contained in the staff memo's and subject the Planning and Zoning Commission's consideration the special exception for building height increase.

PLAN REVIEW REPORT
OCEAN CLUB CONDOMINIUM / 6855 N OCEAN BOULEVARD
June 6, 2024 / August 23, 2024 / December 21, 2024

This Plan Review Report is for construction of a new fifteen (15) unit condominium project at 6855 N Ocean Boulevard. The project includes demolition of the previous project which included twenty-two (22) units (demolition has been completed), fifteen (15) residential units, surface and garage parking, swimming pool and deck, resident bar/grill area, and interior amenities. This review references site and architectural plans prepared by Spina O'Rourke + Partners, Architects dated 3-13-24, preliminary site plan prepared by Insite Studio dated 3-12-24, landscaping plans prepared by Insite Studio dated 5-15-24, site engineering plans prepared by Simmons & White dated 3-12-24, and survey prepared by Caulfield & Wheeler updated 6-29-23. **This review is based on revisions received on December 13, 2024, and recommends approval subject to the conditions noted below.**

PCN:	46-43-45-22-00-001-0170
FLU:	MF - Multiple-Family Residential, Up to 10-units per acre
Zoning:	RHM – Residential High Density Multiple Family Residential

This review is based the requirements of the Town of Ocean Ridge RHM Zoning District in Chapter 64, Article I, Section 64-4, procedural requirements of Section 64-23, Section 63-53 Major Development Application and Site Plan Requirements, the LDAA Checklist for Approvals of Site Plans, and related sections of Article III Supplemental Regulations of the Code of Ordinances in relationship to the subject plans.

COMMENTS:

- ~~Provide preliminary drainage calculations ensuring the proposed exfiltration trench will be sufficient for the property.~~
- ~~Provide site areas including all impervious and pervious areas. The Town requires 35% pervious area.~~
- ~~The parking spaces along the property line do not meet Town code.~~
- ~~The project will need an Administrative Permit approval from the Town Manager for the work east of the 1997 Coastal Construction Control Line.~~
- ~~Project will require an FDOT permit for work in their Right-of-Way.~~
- ~~The project will require PBC Health Department approval for the onsite septic system. Please provide approved Health Dept. setbacks from the ocean, pool, and retaining wall/property line.~~
- ~~The landscape north of the pool deck is within the septic drainfield area. Please confirm the landscape is not in conflict with the drainfield.~~
- ~~The survey is dated 2020, includes properties not part of this application, shows structures which no longer exist on the site and does not appear to include easements and encumbrances of record. Please update the survey to be current, show the subject~~

~~property, and include all easements and encumbrances of record. The survey and lot area shown on the plans differs from that which is shown on the PBC Property Appraiser's website, please provide information regarding the difference if possible.~~

Comment addressed.

- ~~• Square footage and/or acreage are provided on the LDAA, the survey, the site data on Sheet PSP 1 and in the project narrative, however they do not all include the same figures. Please revise for internal consistency. **Please provide revised LDAA**~~
- ~~• The Affidavit to Appoint Agent indicates submittal of a "site plan amendment", please revise to reflect a Major Development Site Plan application or clarify why this is an amendment. **Comment addressed.**~~
- ~~• Please provide documentation from solid waste hauler that the configuration and location of proposed refuse areas are approved for removal of solid waste. **Comment addressed.**~~
- ~~• As a Major Development Site Plan, all items required in 63-53 and items in 63-52 (3) (11) are required. Although a photometric plan is provided, it shows lighting only in the proposed parking area. Please advise if any other site or building lighting is proposed. **Response to comments state that an updated photometric plan is included and all lighting complies with PBC Turtle Lighting Standards. Revised plans show only outdoor lighting is in the parking lot and no other outdoor lighting on the site or building, and the** The site lighting plan is recommended for approval subject to a final lighting plan being submitted at the time of permitting and approval from PBC ERM as appropriate.~~

Section 64-4(e)(2)

~~Background: This code section specifies the minimum interior side setback as being 30' however the interior side setback provided on the south side of the site is shown as approximately 10'. The Project Narrative states that the side setback for the south property line is not required because of a unity of control, however a unity of control document was not found in the application package. In addition, although it is not mentioned in the project narrative, there is a 10' access road that appears to serve the property to the south although it encroaches onto the subject site.~~

~~Comment: Please provide the unity of control document described, and revise the project narrative to provide written justification for the proposed interior side setback encroachment and provide a written justification for encroachment of the 10' access road. **The resubmittal includes a draft unity of control document that addresses the issues identified. Review and approval as to form, legality and recordation is deferred to the Town Attorney, and is a condition of approval.**~~

Section 64-4(e)(3)

~~Background: This code section establishes the "maximum building height of 44' and no more than four stories. Any flat roof areas, excluding decks~~

~~and porches, shall be screened entirely by a parapet, which shall not extend above the top of the tie beam by more than 30 inches. This parapet shall extend around the flat roof area and shall screen all flat roof elements."~~

Comment: ~~The elevation sheets A3 0.1, A3 0.2 and A4 0.1 do not appear to show any parapet but show a 6' high mechanical wall which exceeds the maximum height requirements. Please revise to comply with the code language cited, or provide information on how this complies with the Town Codes. **As noted in the resubmittal, code section 64-52 allows height exceptions by "special exception" and while this is not a use exception as defined in section 1-3, this code section does permit height exceptions for mechanical equipment and elevator equipment room, it provides no standards for review. In that regard the revised justification statement provides narrative regarding the height and that it is limited to air conditioning equipment and elevator space, but does not provide justification for the exception. As a condition of approval, the narrative should be expanded to elaborate on why the exception should be approved as information for consideration by the Planning & Zoning Board.**~~ The Justification Statement is revised to include background information on the parapet, rooftop equipment, elevator bulkhead and screening. This report recommends approval subject to consideration by the Planning & Zoning Board.

Section 64-50

Background: ~~This code section states that "any rooftop mechanical equipment shall be screened on all sides from view from off-site properties. The screening of the rooftop equipment shall, at a minimum, equal the height of the proposed equipment. Rooftop equipment shall not extend more than 30 inches above the flat roof surface, however, exact change out equipment permit applications are exempt from this provision as determined by the building official."~~

Comment: ~~Elevation sheets appear to show the rooftop mechanical equipment exceeding the maximum height requirement noted above. Please revise to comply with the code language cited, or provide information on how this complies with the Town Codes.~~ **Comment addressed.**

~~Also note that Sheet A1-2.1 shows 4 roof-top AC units above the 1st floor multipurpose room, and shows elevator space above the 1st floor lobby area. Please show all proposed AC units to ensure adequate screening, and please clarify how the rooftop elevator space is screened (it does not look fully screened on Sheet A3-0.1).~~ **Comment addressed.**

Section 64-52

Background: This code section allows elevator bulkheads and air conditioning cooling towers as exceptions to the height requirements subject to application for special exception as noted in the attached email.

Comment: Elevation sheets appear to show the rooftop elevator space and various mechanical equipment exceeding the maximum height allowance, and the applicant may want to consider including a request for exception to these requirements, alternatively please review the requirements for such structures and provide information on how this complies with the Town Codes. **Comment addressed.**

Section 66-117

Background: The justification statement notes that per email correspondence with the Town's Planning Consultant on April 21, 2023 this section does not apply to the site as the parking area will remain as is and the existing conditions are vested. Please noted that the cited email is attached and states the following regarding landscape buffer:

"Landscape Buffer

It is clear that the code requires a 5' buffer strip between the parking and ROW line, and does not include any relief mechanism other than a variance. However, if this portion of the site is proposed to remain as is, it is possible that Section 66-117 (the applicability section of the landscape code) may not apply, and if so the landscape strip would not be required. Assuming this is the case, if some additional landscaping could be proposed to meet the intent perhaps through the license agreement with FDOT and/or somewhere on site, that might address the issue. Since this does relate to the shared parking with the Ocean Club, it would be helpful for the agreement to be provided for town review." Also, Section 66-117 is the applicability section of the landscape code and states that "The provisions of this division shall apply to all new or redeveloped off-street parking areas and other vehicular use, service and loading areas. However, any lot shall have at least 25 percent of the total area in landscaped open space."

In addition, Sheet 1 of 2 of the civil plans show the existing parking lot and driveway to be completely removed, and the preliminary site plan Sheet PSP.1 shows a completely reconfigured parking area with the driveway relocated.

Comment: ~~Because the existing parking area is being removed and reconstructed and thus “redeveloped”, the landscape provisions are applicable including, but not limited to the 5’ wide landscape buffer. Please revise the plans accordingly. If the buffer cannot be provided due to special circumstances a variance must be applied for and approved prior to site plan approval.~~ **Comment addressed.**

Section 67-17

Background: ~~This code section adopts the 1997 Coastal Construction Control Line as adopted by the State as the town’s coastal construction control line and prohibits any structure seaward of that line without obtaining a permit from the FLDEP. This section also provides for zoning confirmation approval to be provided by the town for the state; prohibits any excavation, filing or removal of natural vegetation; allows the town to require a bond prior to issuance of a permit for completion of protective work; restricts grading and leveling of a site; and defines any structure constructed in violation of this code to be a public nuisance.~~

Comment: ~~A DEP permit will be required prior to issuance of any permits by the Town; the applicant may desire to amend the LDAA to include construction east of the CCCL if a letter to DEP is needed; and compliance with other applicable provisions of this section will be required as appropriate.~~

~~Regarding the proposed burying of the existing seawall, please make a note on all applicable plans that this is subject to permitting by DEP. In addition, based on the survey, the seawall provides pedestrian access from the property to the north through the subject site to the property to the south. If the easements or encumbrances of record (requested as part of the survey update) provide legal access through the subject site and/or if the DEP does not allow the seawall to be buried as proposed, the Town will not permit it.~~ **Comment addressed.**

Section 67-32

Background: ~~This code section describes how the minimum and maximum floor elevations are determined including elevations for garages and determination of maximum elevation where the natural elevation is higher than 8.00 feet NAVD 88 using the average natural elevation of the lot.~~

Comment: ~~Please provide written narrative to and/or revisions to appropriate plans to confirm that the proposed garage and first floor finished elevation complies with this code section.~~ **Comment addressed.**

December 20, 2024**To: Kelly Avery, Town Clerk****From: Tara Bamber, PE** **Re: 6855 N Ocean Blvd
Developmental Plan Review
Engenuity Group Project No. 00020.10**

We have received the following through DropBox on 12-13-24 & 12-17-24:

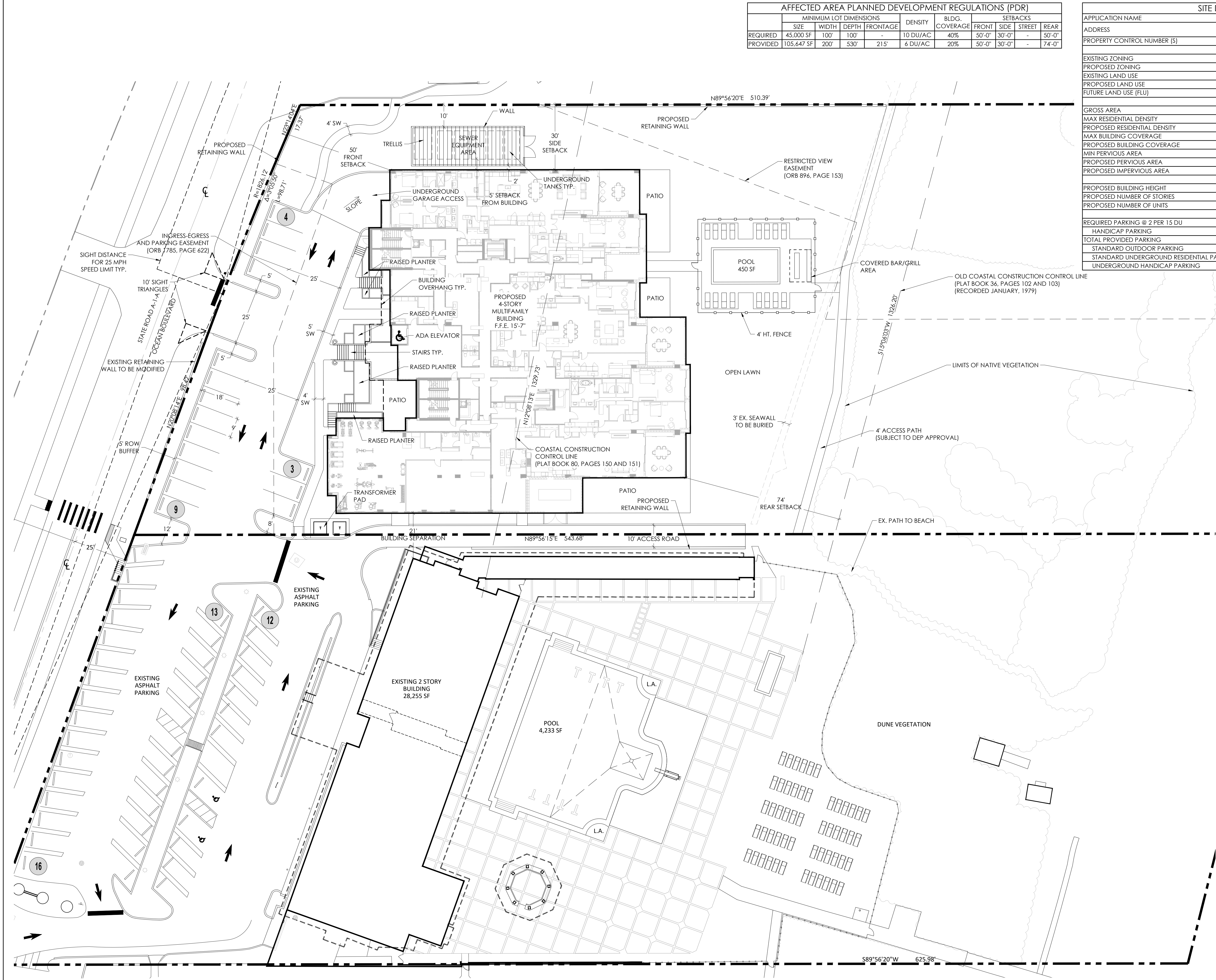
1. Civil Plans, 1 sheet, revised 12-12-24, by Simmons & White.
2. Site Plan, 1 sheet, revised 12-13-24, by Insite Studio.
3. Landscape Plans, 6 sheets, revised 12-13-24, by Insite Studio.
4. Comment Response Letter, 2 sheets, dated 12-17-24, by Insite Studio.
5. TOR Land Development Application, 5 sheets.

The following comments will need to be addressed during Building Permit phase:

1. Pre-Construction approval shall be provided from the City of Boynton Beach for the water connection and water service and relocating the fire hydrant.
2. Approval from Palm Beach County Health Department will be required at time of building permit. Per our updated requirement, "All drainage features must be shown on the septic site plan and must have an approval stamp by the PBC Health Department."
3. Additional comments may be asked at time of building permit.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Lisa Tropepe, PE
Lynne Ladner



AFFECTED AREA PLANNED DEVELOPMENT REGULATIONS (PDR)										
	MINIMUM LOT DIMENSIONS				DENSITY	BLDG. COVERAGE	SETBACKS			
	SIZE	WIDTH	DEPTH	FRONTAGE			FRONT	SIDE	STREET	REAR
REQUIRED	45,000 SF	100'	100'	-	10 DU/AC	40%	50'-0"	30'-0"	-	50'-0"
PROVIDED	105,647 SF	200'	530'	215'	6 DU/AC	20%	50'-0"	30'-0"	-	74'-0"

SITE DATA	
APPLICATION NAME	6855 N OCEAN BOULEVARD
ADDRESS	6855 N OCEAN BLVD., OCEAN RIDGE, FL
PROPERTY CONTROL NUMBER (S)	46-43-45-22-37-000-0000
EXISTING ZONING	RHM
PROPOSED ZONING	RHM
EXISTING LAND USE	MULTIFAMILY RESIDENTIAL
PROPOSED LAND USE	MULTIFAMILY RESIDENTIAL
FUTURE LAND USE (FLU)	MF
GROSS AREA	105,647 SF (2.425 AC)
MAX RESIDENTIAL DENSITY	10 DU/AC
PROPOSED RESIDENTIAL DENSITY	6 DU/AC
MAX BUILDING COVERAGE	42,259 SF (40%)
PROPOSED BUILDING COVERAGE	21,045 SF (20%)
MIN PERVIOUS AREA	36,977 SF (35%)
PROPOSED PERVIOUS AREA	69,165 SF (65%)
PROPOSED IMPERVIOUS AREA	36,482 SF (35%)
PROPOSED BUILDING HEIGHT	44'
PROPOSED NUMBER OF STORIES	4 STORIES
PROPOSED NUMBER OF UNITS	15 UNITS
REQUIRED PARKING @ 2 PER 15 DU	30 SPACES
HANDICAP PARKING	2 SPACES
TOTAL PROVIDED PARKING	46 SPACES
STANDARD OUTDOOR PARKING	16 SPACES
STANDARD UNDERGROUND RESIDENTIAL PARKING	28 SPACES
UNDERGROUND HANDICAP PARKING	2 SPACES

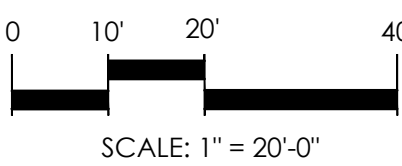
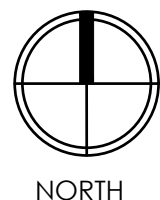
insite studio
planning + landscape architecture

3601 PCA Blvd, Suite 220, Palm Beach Gardens, FL 33410
phone: 561-249-0940 | email: info@insitestudio.com
www.insitestudio.com | License # LC24000606

Consultants:

- Revisions:
- 05/15/2024 - Intake
 - 08/09/2024 - 1st Resubmittal
 - 12/13/2024 - 2nd Resubmittal
 - 04/04/2025 - P&Z Revisions

6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FL



Drawn By: ZAK
Drawing #: 1316
Date: 5/15/2024

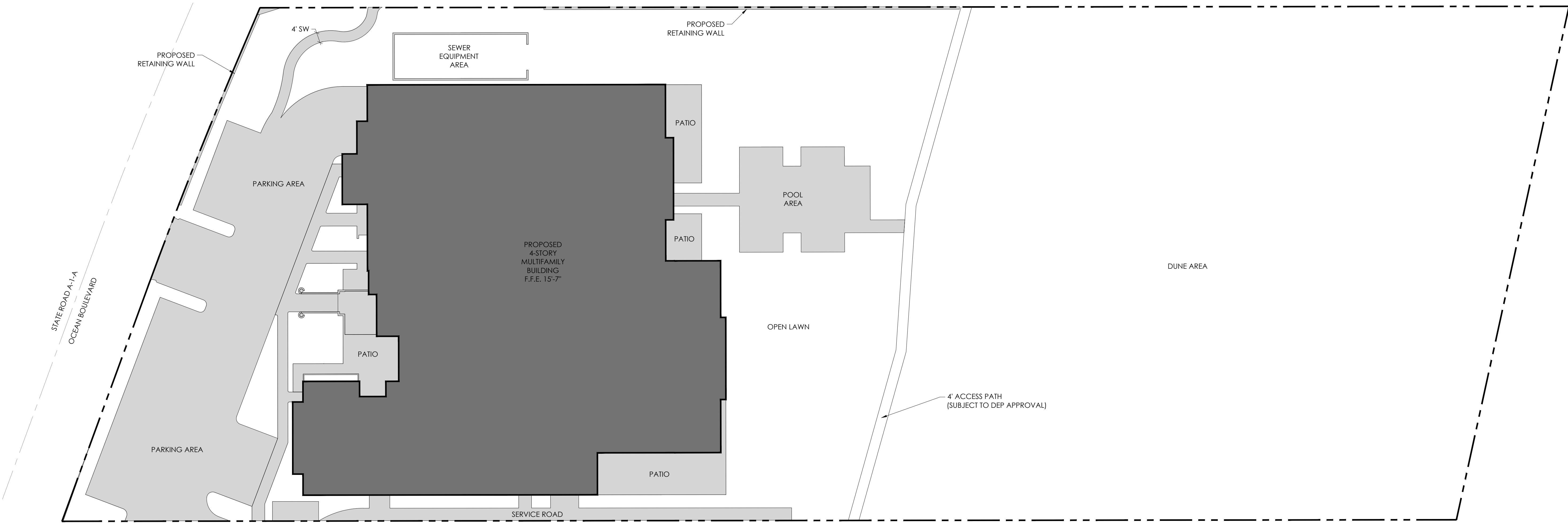
Preliminary
Site Plan

SHEET # PSP.1



SITE DATA	
APPLICATION NAME	6855 N OCEAN BOULEVARD
ADDRESS	6855 N OCEAN BLVD., OCEAN RIDGE, FL
PROPERTY CONTROL NUMBER (S)	46-43-45-22-37-000-0000
GROSS SITE AREA	105,647 SF (2.425 AC)

LEGEND	
	BUILDING AREA: 21,045 SF
	HARDSCAPE, PATIO, AND DRIVEWAY AREA: 15,437 SF
	GREEN SPACE: 69,165 SF



LOCATION MAP



insite
studio

planning + landscape architecture
3601 PCA Blvd, Suite 220, Palm Beach Gardens, FL 33410
phone: 561-249-0940 | email: info@insitestudio.com
www.insitestudio.com | License#: LC26000606

Consultants:

Revisions:
05/15/2024 - Intake
08/09/2024 - 1st Resubmittal
12/13/2024 - 2nd Resubmittal
04/04/2025 - P&Z Revisions

6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FL

NORTH

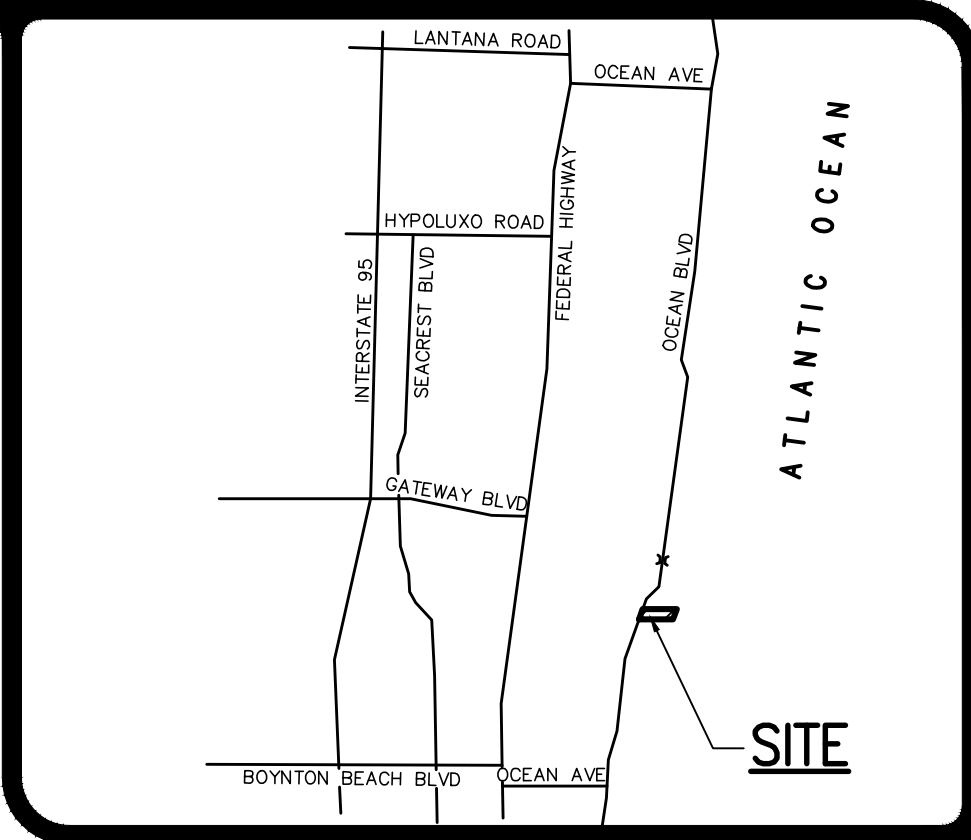
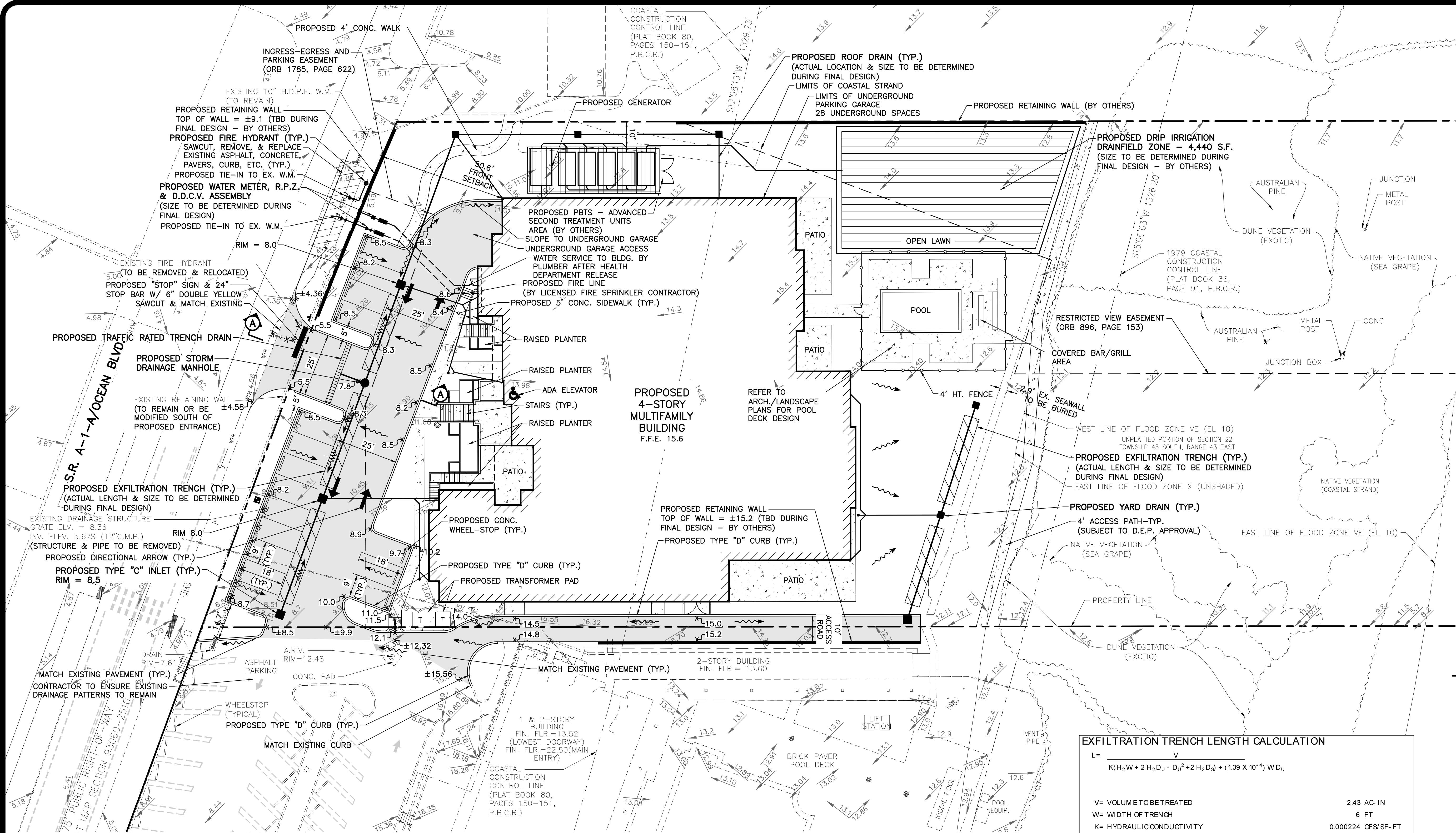
010'20'40'

SCALE: 1" = 20'-0"

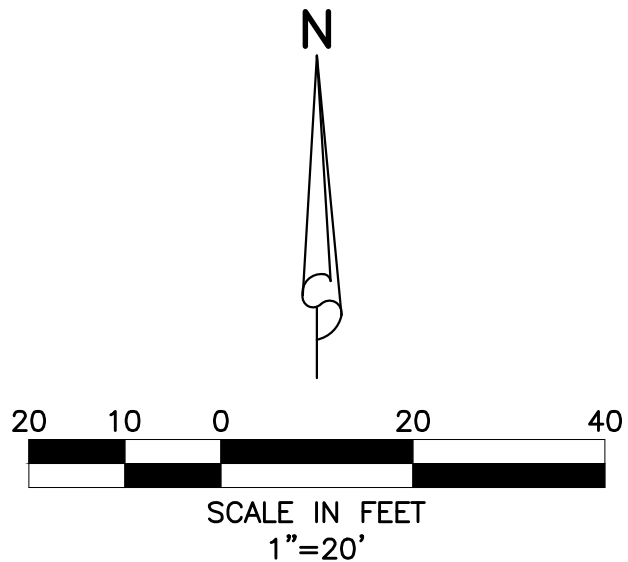
Drawn By:	ZAK
Drawing #:	1316
Date:	5/15/2024

Green Space
Map

SHEET # EX.1



LOCATION MAP
NOT TO SCALE



LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- PROPOSED HIGH POINT
- EXISTING GRADE ELEVATION
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS/DECORATIVE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- SAWCUT, REMOVE, & REPLACE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- SAWCUT & REMOVE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
- PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL)
- PROPOSED DIRECTIONAL ARROW
- 24" WHITE STOP BAR, "STOP" SIGN & (25') 6" DOUBLE YELLOW STRIPING W/ BI-DIRECTIONAL AMBER R.P.M.'S
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN

EXFILTRATION TRENCH LENGTH CALCULATION

$$L = \frac{V}{K(H_2W + 2H_2D_u - D_u^2 + 2H_2D_d) + (1.39 \times 10^{-4})WD_u}$$

$$V = \text{VOLUME TO BE TREATED} \quad 2.43 \text{ AC-IN}$$

$$W = \text{WIDTH OF TRENCH} \quad 6 \text{ FT}$$

$$K = \text{HYDRAULIC CONDUCTIVITY} \quad 0.000224 \text{ CFS/SF-FT}$$

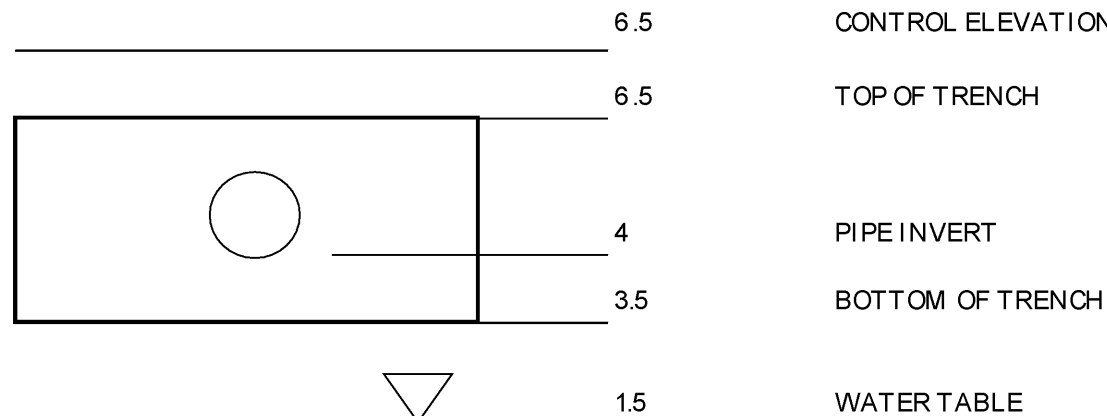
$$H_2 = \text{DEPTH TO WATER TABLE FROM CONTROL ELEVATION} \quad 5.0 \text{ FT}$$

$$D_u = \text{NON-SATURATED TRENCH DEPTH} \quad 3 \text{ FT}$$

$$D_s = \text{SATURATED TRENCH DEPTH} \quad 0 \text{ FT}$$

$$L = \text{REQUIRED TRENCH LENGTH} \quad 174.49 \text{ FT}$$

$$L_p = \text{PROVIDED TRENCH LENGTH} \quad 177.00 \text{ FT}$$

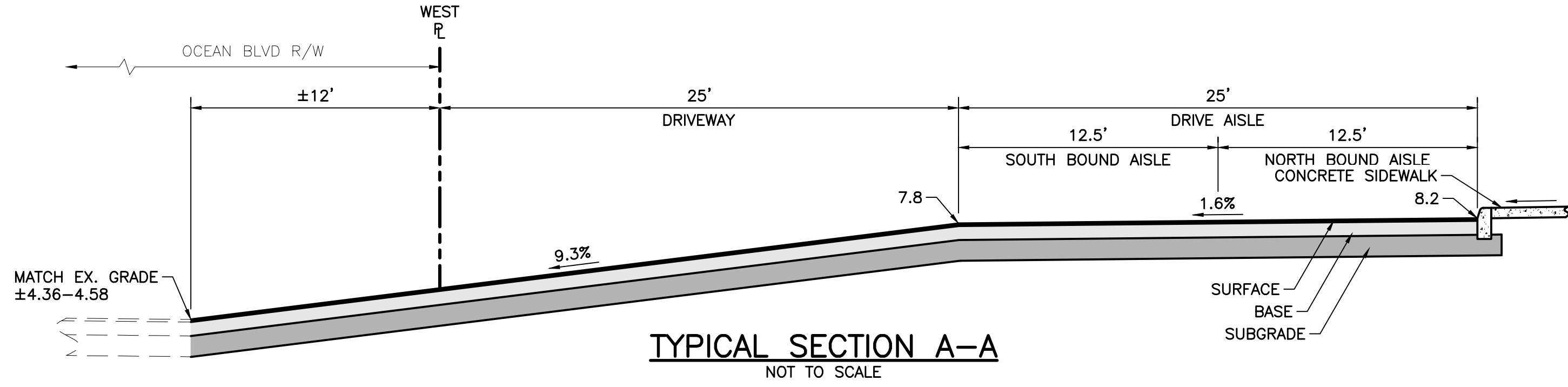


EXISTING LAND USE AREA SUMMARY			
SITE	BUILDING	IMPERVIOUS	PERVIOUS
2.43 AC	0.40 AC	0.42 AC	1.60 AC

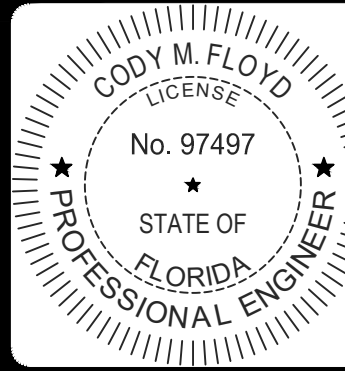
PROPOSED LAND USE AREA SUMMARY			
SITE	BUILDING	IMPERVIOUS	PERVIOUS
2.43 AC	0.52 AC	0.35 AC	1.55 AC

- NOTES:
- THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 - ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BOYNTON BEACH, TOWN OF OCEAN RIDGE AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
 - LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
 - CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.
 - FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY CAULFIELD & WHEELER, INC. (561) 392-1991.



TYPICAL SECTION A-A
NOT TO SCALE



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CODY M. FLOYD, P.E. ON 4/4/2025.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Cody M Floyd
Date: 2025.04.04 13:59:11-04'00'

- REVISED PER LATEST SITE PLAN, 12/12/24 B.L.
- REVISED PER LATEST S.P. AND TOWN OF OCEAN RIDGE COMMENTS, 5/13/24.
- REVISED PER LATEST S.P., 5/13/24.
- REVISED PER LATEST S.P., 3/12/24.
- REVISED PER LATEST S.P., 2/27/24.

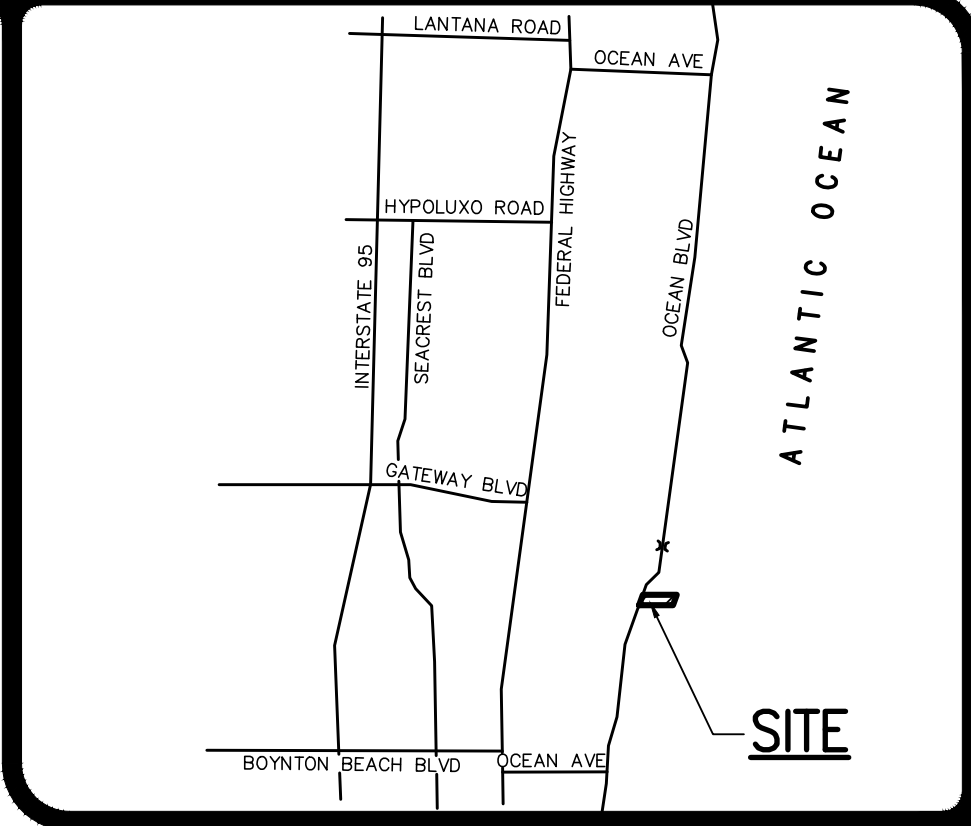
REVISIONS



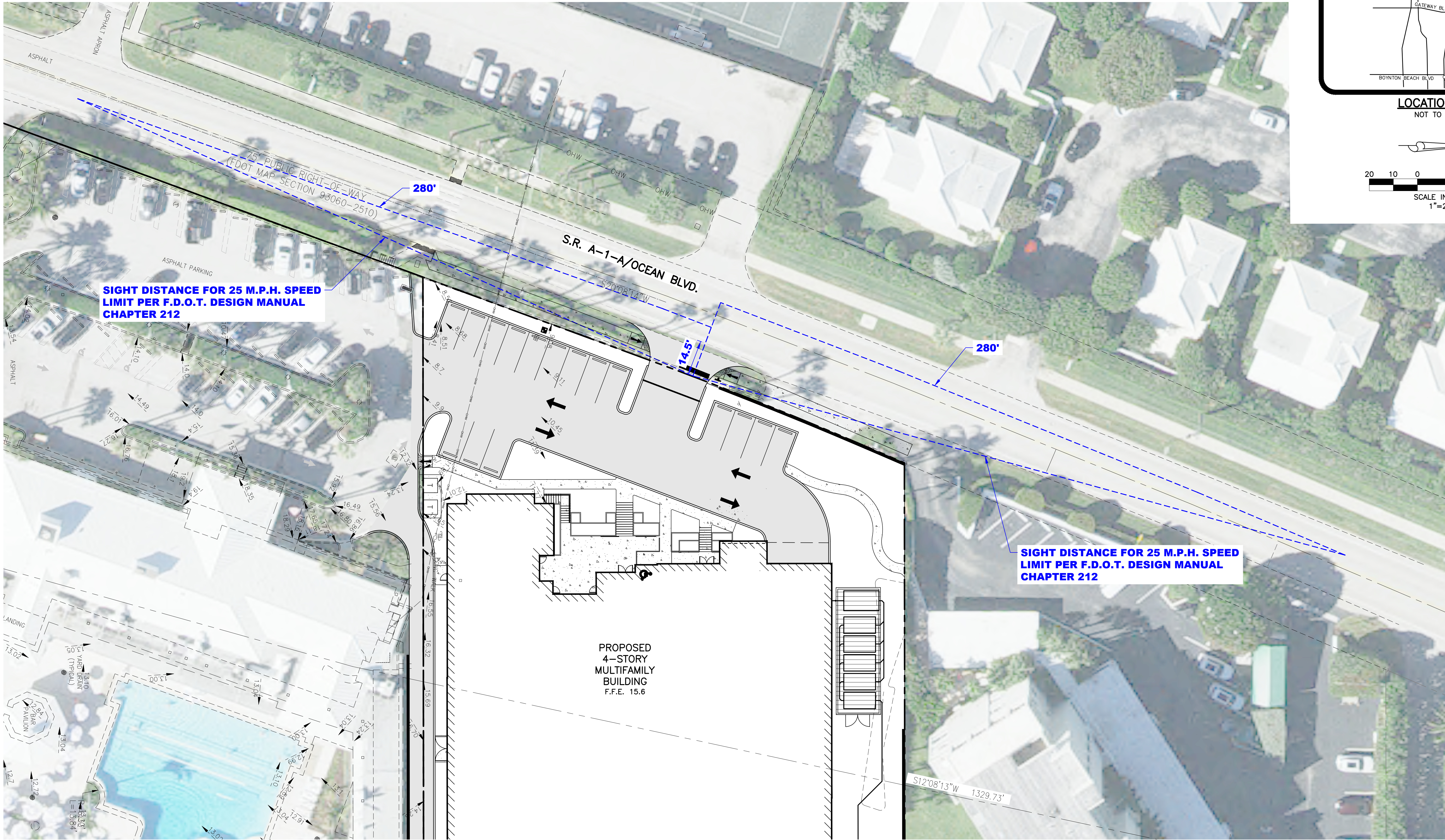
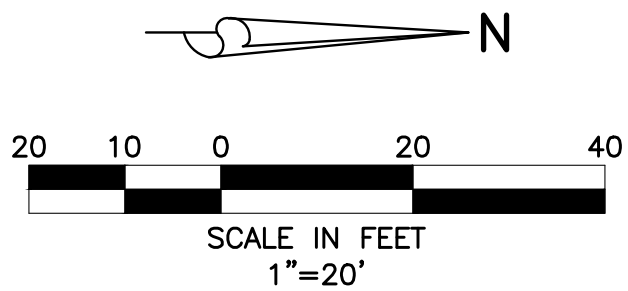
DESIGN	DRAWN	CHECKED	APPROVED	DATE
C.F.	R.S.			

6855 N. OCEAN BOULEVARD
SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA
CONCEPTUAL PAVING, DRAINAGE,
WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET	OF
22-188	22188C01	1	1



LOCATION MAP
NOT TO SCALE



3/24/2025



**SIMMONS
& WHITE**

2581 Metrocentre Blvd West, Ste 3 | West Palm Beach, FL 33407
Authorization # 3452 | 561.478.7848

6855 N. OCEAN BOULEVARD
SECTION 22, TOWNSHIP 45S., RANGE 43E.
TOWN OF OCEAN RIDGE, FLORIDA
SIGHT DISTANCE EXHIBIT

REVISIONS

DESIGN B.K.	DRAWN B.L.	CHECKED	APPROVED	DATE
----------------	---------------	---------	----------	------

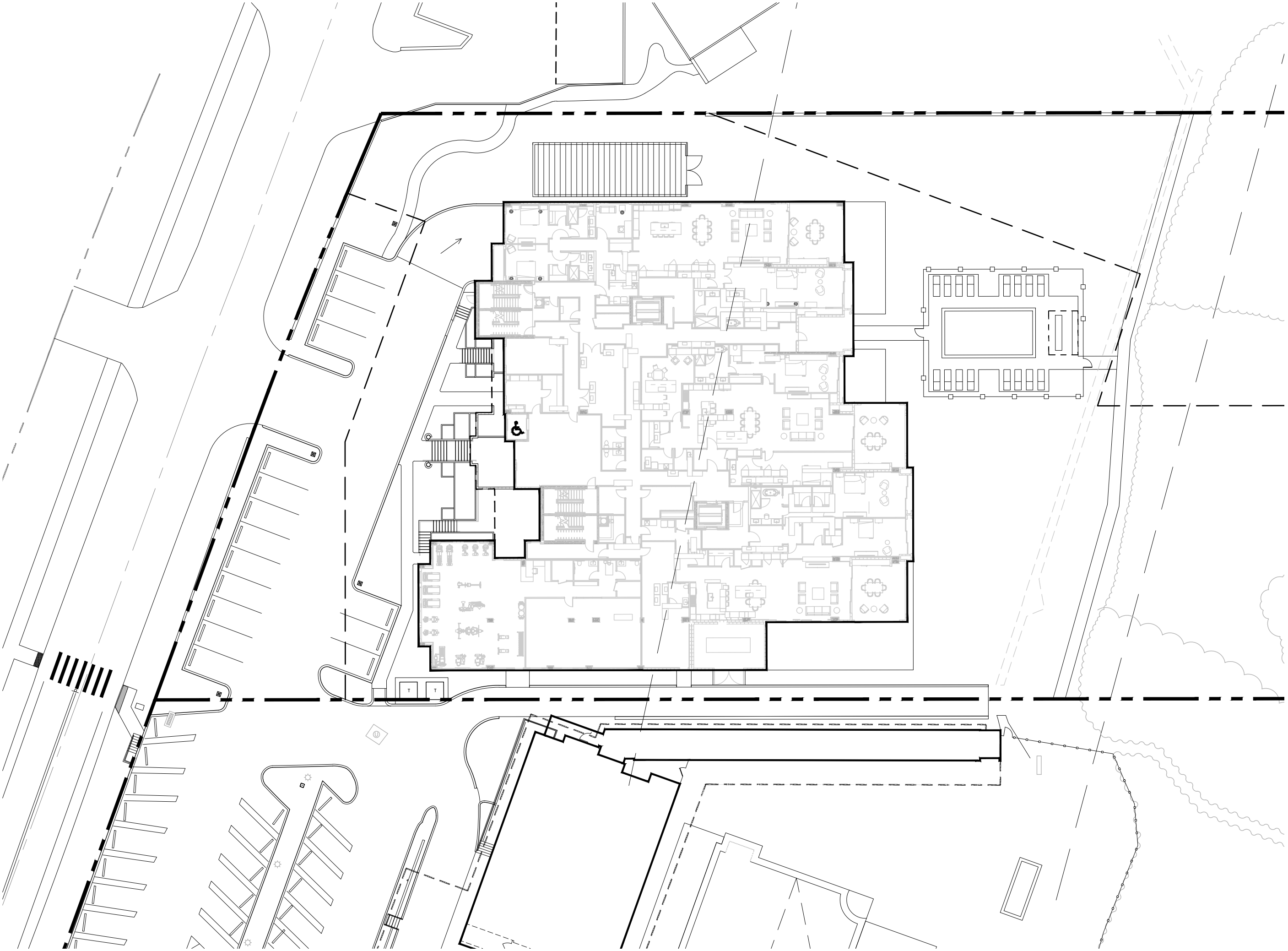
JOB NO. 22-188	DRAWING NO. 22188Z01	SHEET 1 OF 1
-------------------	-------------------------	-----------------

6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FLORIDA

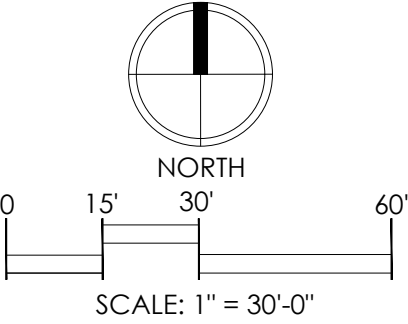
LANDSCAPE PLAN

SHEET	DESCRIPTION
LP.0	COVER SHEET
LP.1	LANDSCAPE PLAN
LP.2	LANDSCAPE PLAN
LP.3	LANDSCAPE DETAILS
LP.4	LANDSCAPE SPECIFICATIONS
LP.5	LANDSCAPE SPECIFICATIONS



LANDSCAPE NOTES:

- ALL PLANTS TO BE FLORIDA #1 QUALITY OR BETTER AS DEFINED IN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSEY PLANTS, UNLESS OTHERWISE NOTED.
- ALL PLANTING AND SOD AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR.
- ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
- IN THE EVENT OF A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND GRAPHICALLY DEPICTED AND LABELED ON THE PLAN, THE PLAN WILL PREVAIL. IF SUCH CONFLICT IS DISCOVERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.
- ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
- CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.



insite
studio

planning + landscape architecture

3601 PCA Blvd, Suite 220, Palm Beach Gardens, FL 33410
phone: 561-249-0940 | email: info@insitestudio.com
www.insitestudio.com | License#: LC26000606

Consultants:

- Revisions:
- 05/15/2024 - Intake
 - 08/09/2024 - 1st Resubmittal
 - 12/13/2024 - 2nd Resubmittal
 - 04/04/2025 - P&Z Revisions

6855 N. Ocean Boulevard
Ocean Ridge, Florida

Bryan Donahue

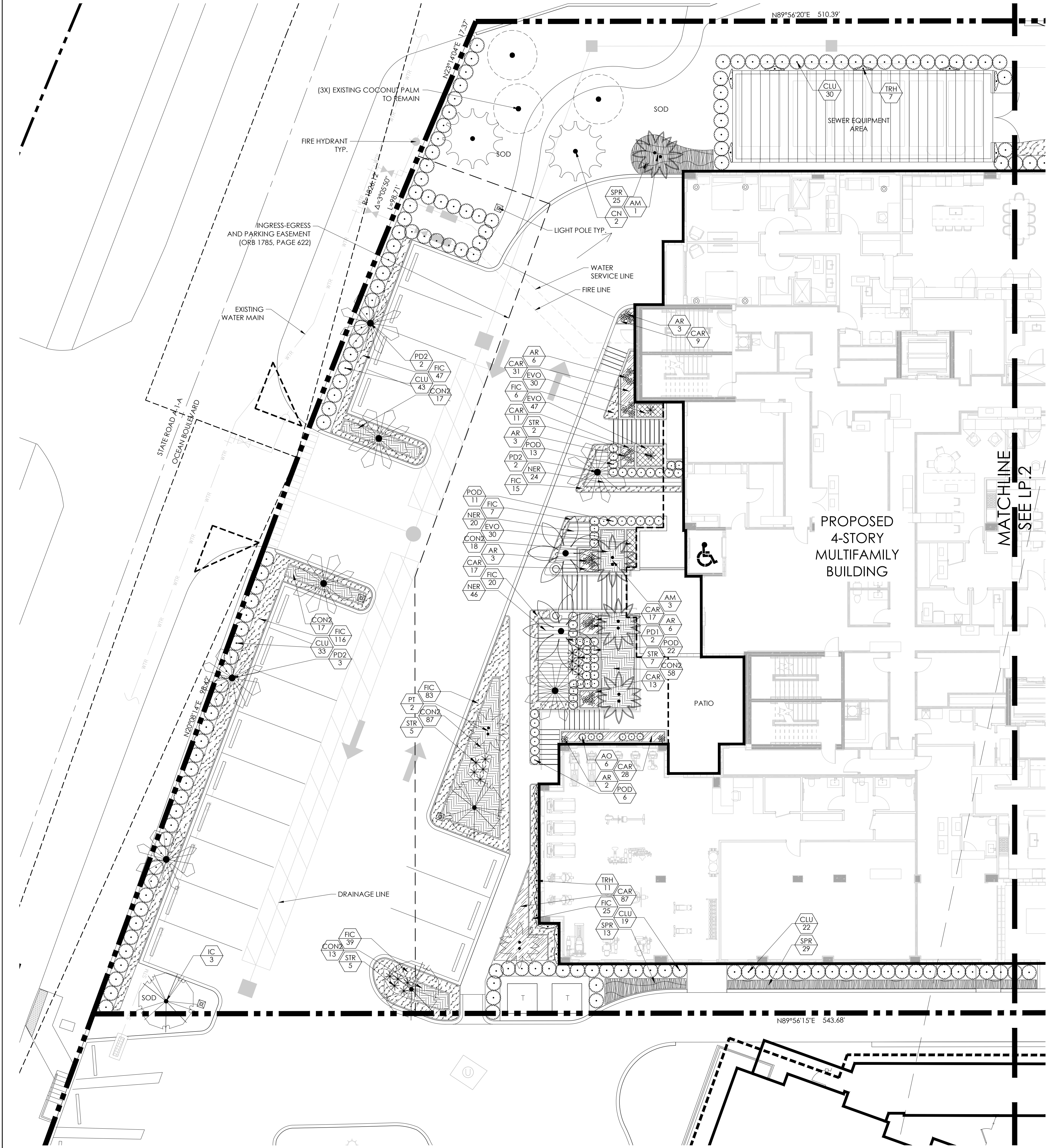
Digitally signed by Bryan Donahue
DN: c=US,
E=bryandonahue@insitestudio.com,
O=Professional Landscape
Architecture, OU=146667130,
CN=Bryan Donahue
Date: 2025.04.04 15:29:13 -0400

Sunshine 811.com

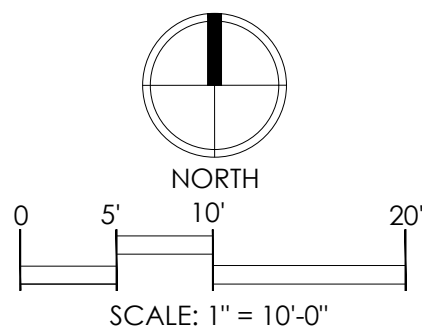
Drawn By: ZAK
Drawing #: 1316
Date: 5/15/2024

Cover Sheet

SHEET # LP.0



PLANT SCHEDULE			
CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
AM	4	Adonia merrillii / Christmas Palm	10-12' O.A. HT, DOUBLE TRUNK
CN	8	Cocos nucifera / Maypan Coconut Palm	8' GW HEAVY TRUNK
IC	3	Ilex cassine / Dahoon Holly	12' HT x 5' SPR 2.5" Cal.
PD2	7	Phoenix dactylifera 'Medjool' / Date Palm	12' CT, DIAMOND CUT, FLORIDA FANCY PHOTO APPROVED BY LA
PD1	2	Phoenix dactylifera 'Medjool' / Date Palm	16' CT, DIAMOND CUT, FLORIDA FANCY PHOTO APPROVED BY LA
PT	5	Ptychosperma elegans / Alexander Palm	16-18' O.A. HT, 10' G.W. MIN., DOUBLE TRUNK
TR	4	Thrinax radiata / Florida Thatch Palm	8' O.A. HT.
SHRUBS			
AR	23	Agave attenuata 'Ray of Light' / Variegated Foxtail Agave	18" HT X 18" SPR
AO	6	Alcantarea odorata / Giant Silver Bromeliad	24" HT X 24" SPR
CLU	186	Clusia guttifera / Small Leaf Clusia	48" HT X 36" SPR @ 36" O.C.
COC	22	Coccoloba uvifera / Sea Grape	36" HT X 24" SPR @ 24" O.C.
CON	100	Conocarpus erectus 'Sericeus' / Silver Buttonwood	24" HT X 24" SPR @ 36" O.C.
POD	52	Podocarpus macrophyllus / Yew Pine	48" HT X 24" SPR @ 24" O.C.
STR	19	Strelitzia reginae / Bird Of Paradise	36" HT X 30" SPR @ 36" O.C.
VINE/ESPALEIR			
TRH	18	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	5' HT - Trellis Grown
SHRUB AREAS			
CAR	213	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa	12" HT X 12" SPR @ 12" O.C.
CP	18	Coccoloba uvifera / Sea Grape	18" HT X 18" SPR @ 18" O.C.
CON2	210	Conocarpus erectus 'Sericeus' / Silver Buttonwood	18" HT X 18" SPR @ 18" O.C.
FIC	830	Ficus microcarpa 'Green Island' / Green Island Ficus	12" HT X 12" SPR @ 18" O.C.
HEL	41	Helianthus debilis / Dune Sunflower	10" HT X 12" SPR @ 12" O.C.
NER	90	Nerium oleander 'Dwarf Pink Ice' / Dwarf Pink Ice Oleander	18" HT X 18" SPR @ 18" O.C.
SPR	175	Spartina bakeri / Sand Cordgrass	18" HT X 18" SPR @ 24" O.C.
GROUND COVERS			
EVO	107	Evolvulus glomeratus 'Blue Daze' / 'Blue Daze'	8" HT X 8" SPR @ 8" O.C.



Consultants:

Revisions:

05/15/2024 - Intake
08/09/2024 - 1st Resubmittal
12/13/2024 - 2nd Resubmittal
04/04/2025 - P&Z Revisions

6855 N. Ocean Boulevard
Ocean Ridge, Florida

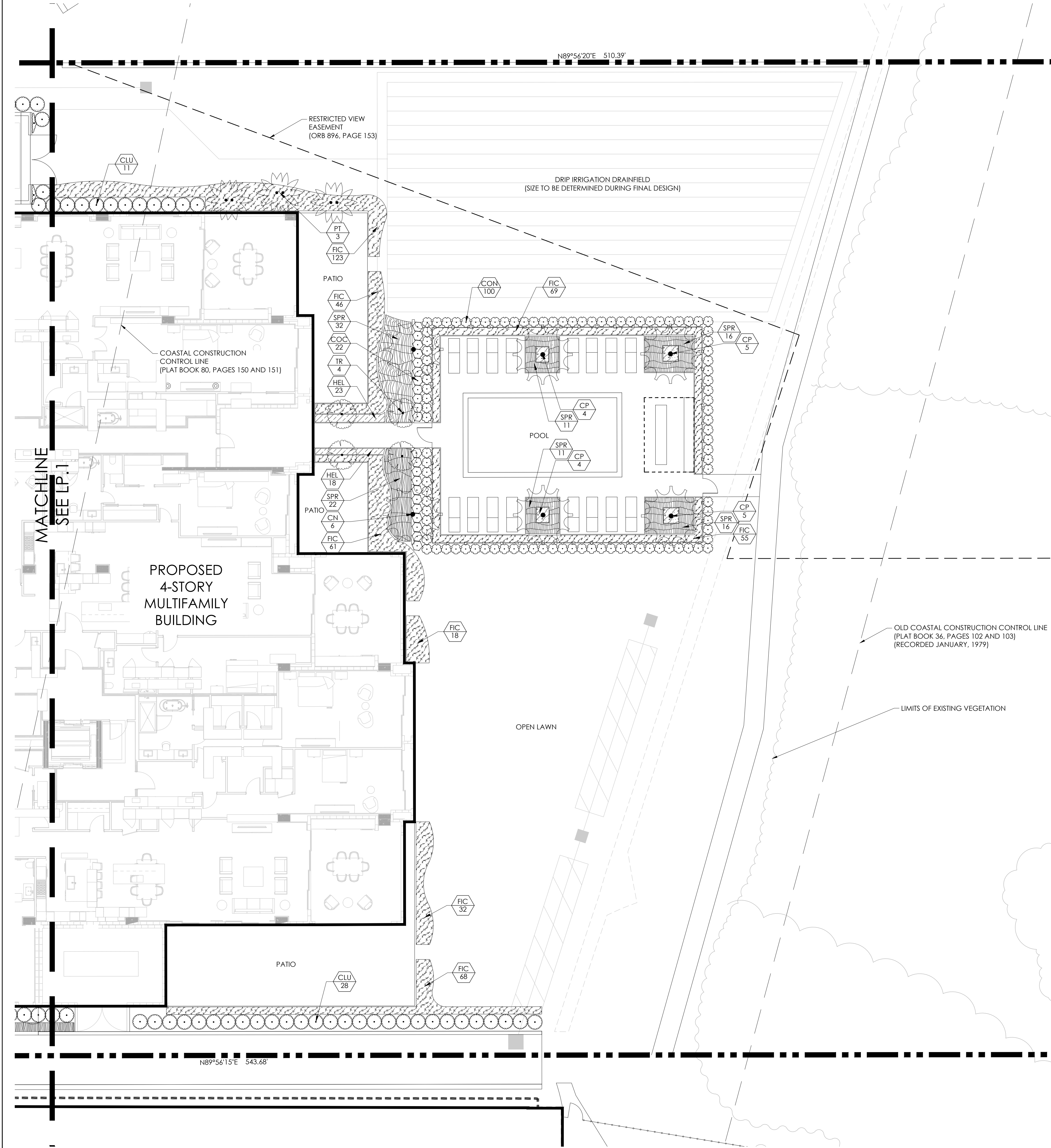
Bryan Donahue
Digitally signed by Bryan Donahue
DN: cn=Bryan Donahue, email=bryan@insitestudio.com, c=US, o=Professional Landscape Architect, ou=LA6667130, date=2025.04.04 15:29:14-0400

sunshine811.com
ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO
HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.

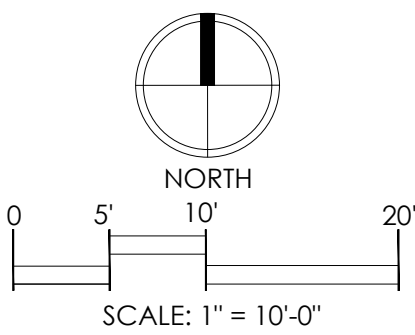
Drawn By: ZAK
Drawing #: 1316
Date: 5/15/2024

LANDSCAPE
PLAN

SHEET # LP.1



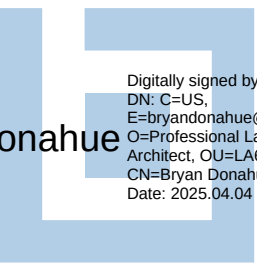
PLANT SCHEDULE			
CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
AM	4	Adonia merrillii / Christmas Palm	10-12' O.A. HT, DOUBLE TRUNK
CN	8	Cocos nucifera / Maypan Coconut Palm	8' GW HEAVY TRUNK
IC	3	Ilex cassine / Dahoon Holly	12' HT x 5' SPR 2.5" Cal.
PD2	7	Phoenix dactylifera 'Medjool' / Date Palm	12' CT, DIAMOND CUT, FLORIDA FANCY PHOTO APPROVED BY LA
PD1	2	Phoenix dactylifera 'Medjool' / Date Palm	16' CT, DIAMOND CUT, FLORIDA FANCY PHOTO APPROVED BY LA
PT	5	Ptychosperma elegans / Alexander Palm	16-18' O.A. HT, 10' G.W. MIN., DOUBLE TRUNK
TR	4	Thrinax radiata / Florida Thatch Palm	8' O.A. HT.
SHRUBS			
AR	23	Agave attenuata 'Ray of Light' / Variegated Foxtail Agave	18" HT X 18" SPR
AO	6	Alcantarea odorata / Giant Silver Bromeliad	24" HT X 24" SPR
CLU	186	Clusia guttifera / Small Leaf Clusia	48" HT X 36" SPR @ 36" O.C.
COC	22	Coccoloba uvifera / Sea Grape	36" HT X 24" SPR @ 24" O.C.
CON	100	Conocarpus erectus 'Sericeus' / Silver Buttonwood	24" HT X 24" SPR @ 36" O.C.
POD	52	Podocarpus macrophyllus / Yew Pine	48" HT X 24" SPR @ 24" O.C.
STR	19	Strelitzia reginae / Bird Of Paradise	36" HT X 30" SPR @ 36" O.C.
VINE/ESPALIER			
TRH	18	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	5' HT - Trellis Grown
SHRUB AREAS			
CAR	213	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Carissa	12" HT X 12" SPR @ 12" O.C.
CP	18	Coccoloba uvifera / Sea Grape	18" HT X 18" SPR @ 18" O.C.
CON2	210	Conocarpus erectus 'Sericeus' / Silver Buttonwood	18" HT X 18" SPR @ 18" O.C.
FIC	830	Ficus microcarpa 'Green Island' / Green Island Ficus	12" HT X 12" SPR @ 18" O.C.
HEL	41	Helianthus debilis / Dune Sunflower	10" HT X 12" SPR @ 12" O.C.
NER	90	Nerium oleander 'Dwarf Pink Ice' / Dwarf Pink Ice Oleander	18" HT X 18" SPR @ 18" O.C.
SPR	175	Spartina bakeri / Sand Cordgrass	18" HT X 18" SPR @ 24" O.C.
GROUND COVERS			
EVO	107	Evolvulus glomeratus 'Blue Daze' / 'Blue Daze'	8" HT X 8" SPR @ 8" O.C.



Consultants:

Revisions:
05/15/2024 - Intake
08/09/2024 - 1st Resubmittal
12/13/2024 - 2nd Resubmittal
04/04/2025 - P&Z Revisions

6855 N. Ocean Boulevard
Ocean Ridge, Florida

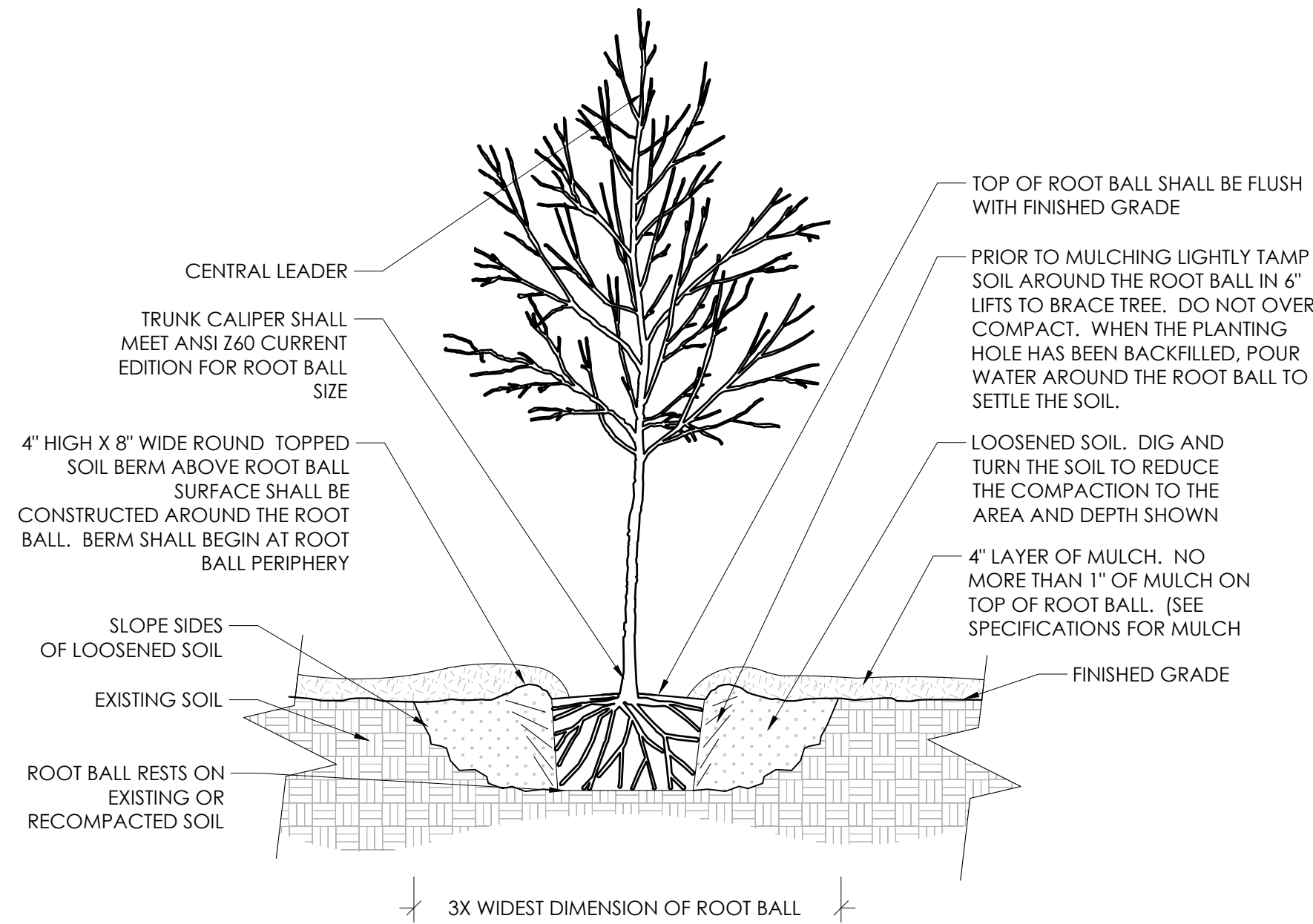
 Bryan Donahue
Digitally signed by Bryan Donahue
DN: c=US,
E=bryandonahue@insitestudio.com,
O=Professional Landscape
Architecture, OU=6667130,
CN=Bryan Donahue
Date: 2025.04.04 15:29:14 -0400

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO
HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.


Drawn By: ZAK
Drawing #: 1316
Date: 5/15/2024

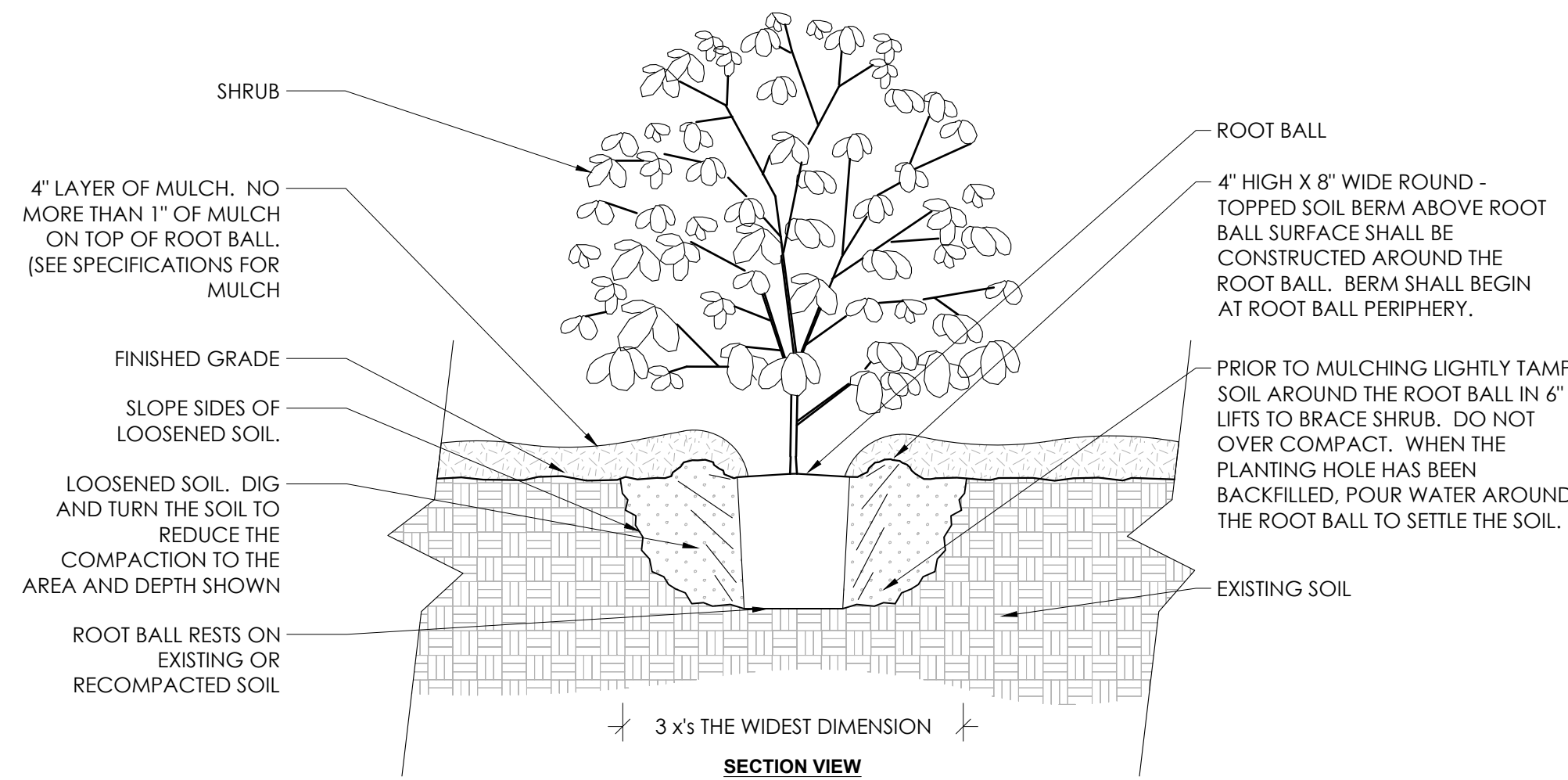
LANDSCAPE
PLAN

SHEET # LP.2



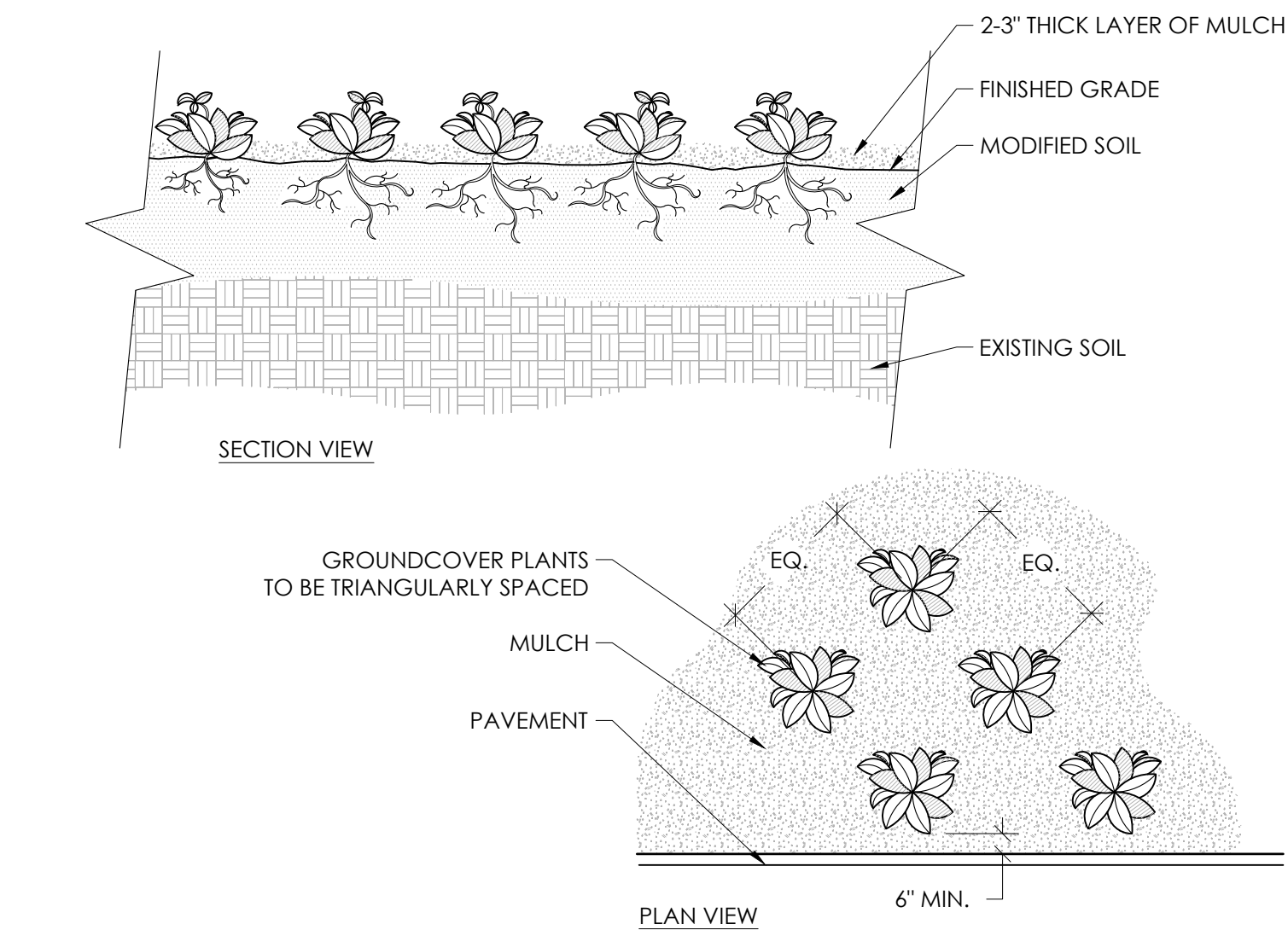
1 TREE PLANTING DETAIL
1/2" = 1'-0"

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



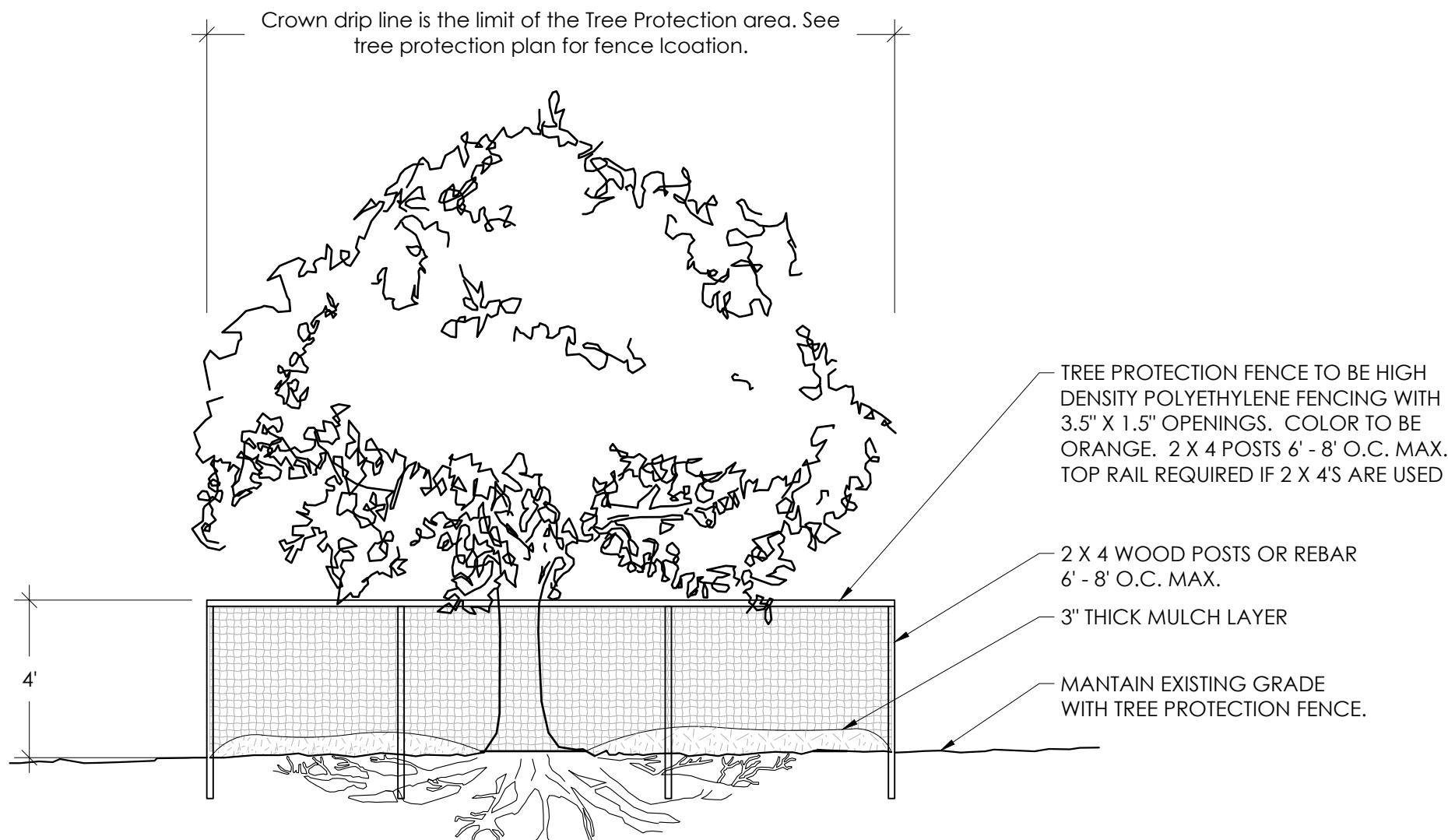
2 SHRUB PLANTING DETAIL
3/4" = 1'-0"

NOTES:
1. SHRUB SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



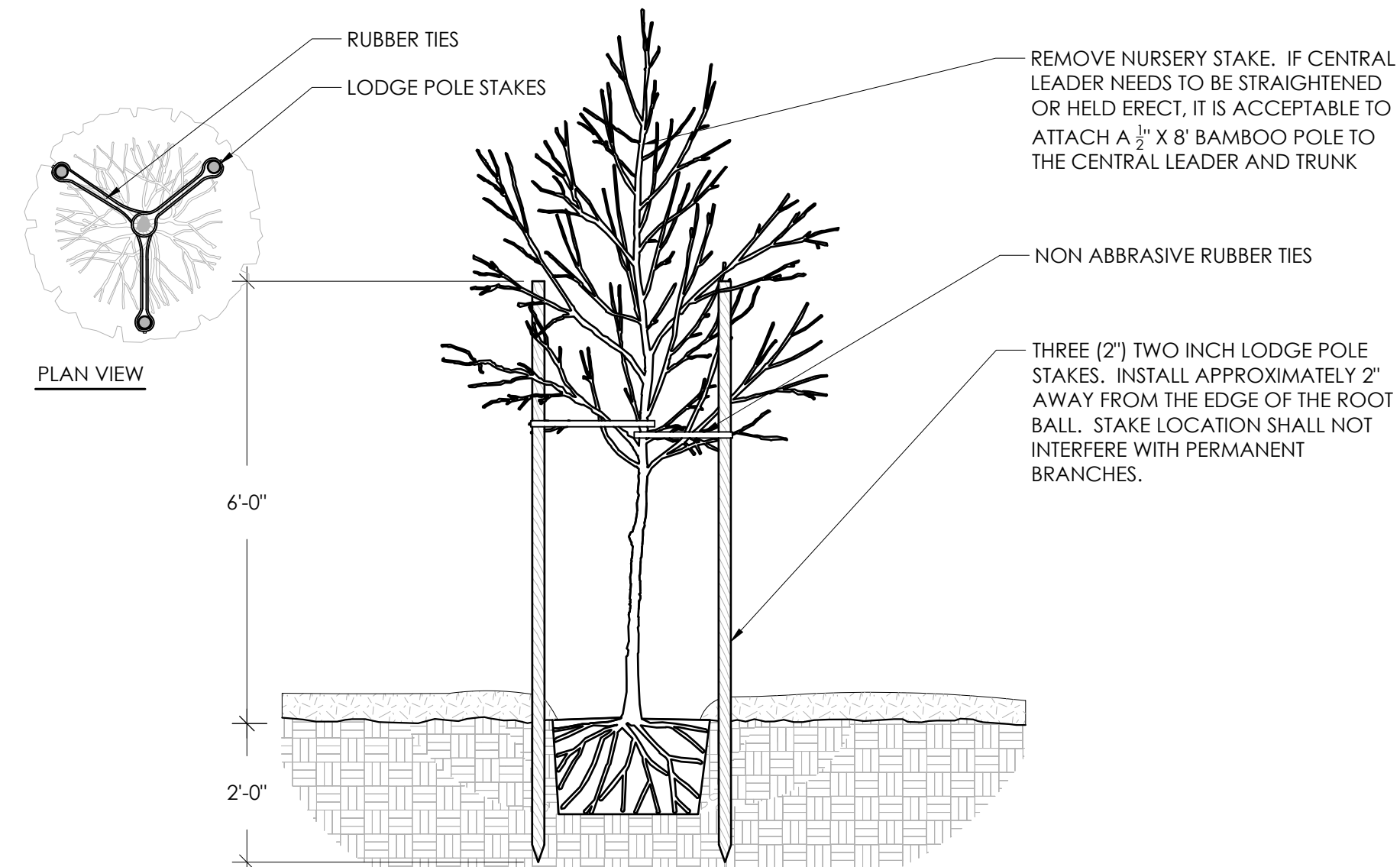
3 GROUNDCOVER
3/4" = 1'-0"

NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/2" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

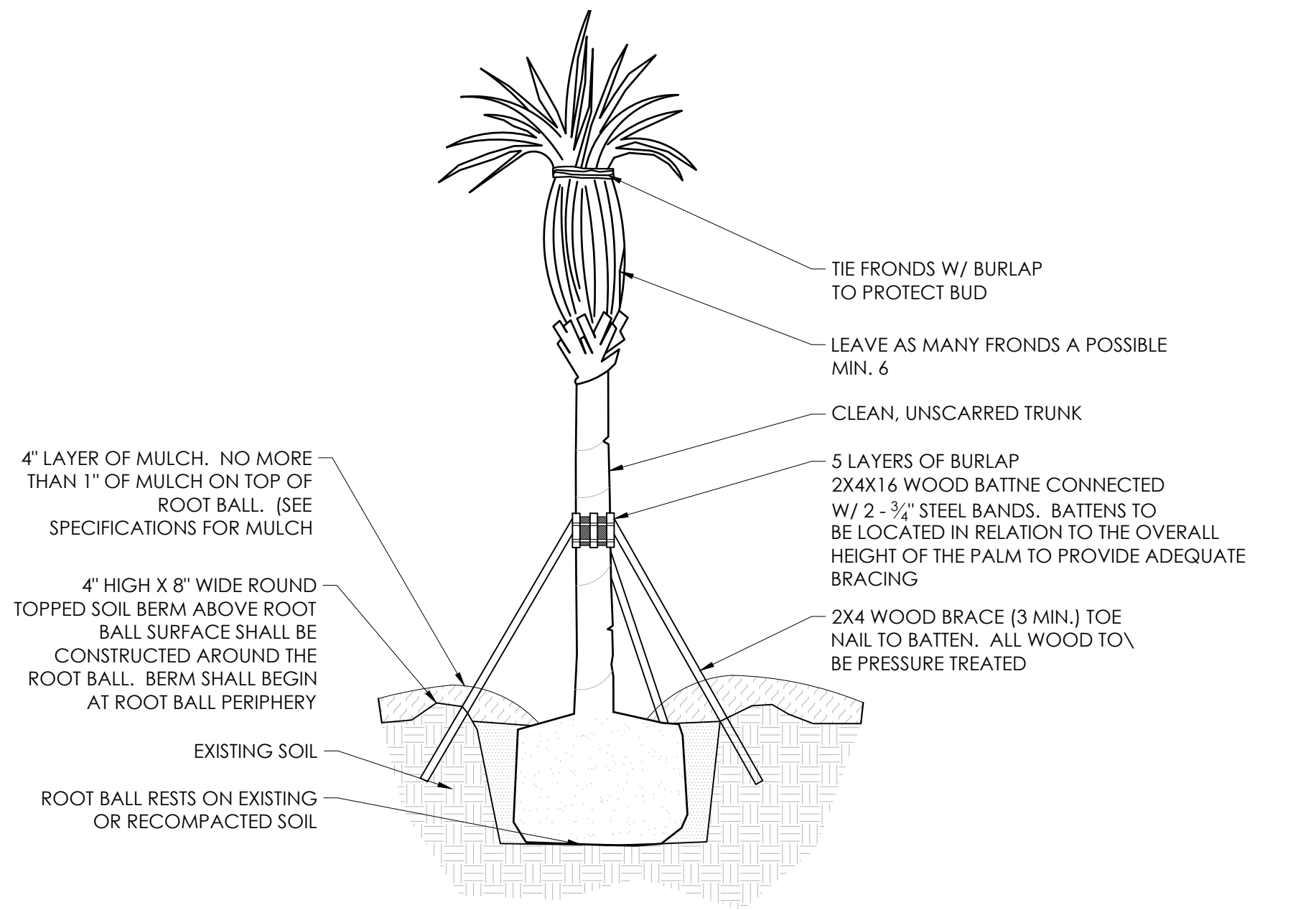


4 TREE PROTECTION DETAIL
SCALE : 1/4" = 1'-0"

NOTES:
1. KEEP OUT OF TREE PROTECTION AREA
2. FENCE TO BE INSTALLED ALONG DRIPLINE OF EXISTING TREES
3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



5 TREE STAKING DETAIL
1/2" = 1'-0"



6 PALM STAKING DETAIL
SCALE : 1/4" = 1'-0"

GENERAL CONDITIONS

- A. **CONTRACT DOCUMENTS:** Shall consist of specifications and its general conditions and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.
- B. **VERIFICATION:** The Contractor shall verify measurements on the drawings before beginning work. In case of error or discrepancy in the drawings or specifications or in the work of others affecting his/her work, he/she shall notify the Owner's Representative immediately. The Contractor shall be held responsible for any damages or loss due to his/her failure to observe these instructions.
- C. **MATERIALS, MACHINERY, EQUIPMENT:** Except as otherwise noted, the Contractor shall provide and pay for all materials, labor, tools, and other items necessary and incidental to the completion of his/her work.
- D. **SURVEYS, PERMITS, REGULATIONS:** The Owner shall furnish an adequate survey of the property. The Contractor shall obtain and pay for all permits and comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a variance exists therewith he/she shall promptly notify the Owner's Representative in writing and any necessary changes shall be adjusted as provided in the contract for changes in the work.
- E. **PROTECTION OF WORK, PROPERTY AND PERSON:** The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.
- F. **CHANGES IN THE WORK:** The owner may order changes in the work, and the contract sum being adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extras must be made in writing before executing the work involved.
- G. **CORRECTION OF WORK:** The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative for a period of ninety (90) days from the date of completion of the contract.
- H. **Owner's Authorized Representative:** The Owner's authorized representative acts as the authorized representative of the Owner in conjunction with the project manager, and has authority to accept or reject materials or workmanship and to make minor changes in the work not involving extra cost. He will also interpret the meaning of the contract documents and may stop the work if necessary to ensure its proper execution.
- I. **CLARIFICATION OF DRAWINGS BEFORE BIDDING:** After reviewing the drawings thoroughly it is the Contractor's responsibility to clarify with the Owner's Representative any questions the Contractor may have regarding the method of construction, quantities, or quality of materials included or called out. If the Contractor cannot contact the Owner's Representative, the Contractor must qualify his/her bid or accept the interpretation of the Owner's Representative on the questionable areas as they develop during construction.
- J. **SAMPLES:** The Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. The Contractor shall furnish samples upon request by the Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.
- K. **PRE-CONSTRUCTION CONFERENCE:** Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work. The purpose of this conference is to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

015639
Tree and Plant Protection

PART 1 GENERAL

- 1.1 SUMMARY
- The scope of work includes all labor, materials, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with protection of existing trees and other plants as shown on the drawings and as specified herein.
- Provide preconstruction evaluations
 - Provide tree and plant protection fencing.
 - Provide protection of root zones and above ground tree and plants
 - Provide pruning of existing trees and plants.
 - Coordinate with the requirements of Section Planting Soil for modifications to the soil within the root zone of existing trees and plants.
 - Provide all insect and disease control.
 - Provide maintenance of existing trees and plants including irrigation during the construction period as recommended by the arborist report.
 - Provide maintenance of existing trees and plants including irrigation during the post construction plant maintenance period.
 - Remove tree protection fencing and other protection from around and under trees and plants.
 - Clean up and disposal of all excess and surplus material.
- 1.2 CONTRACT DOCUMENTS
- A. Shall consist of specifications and general conditions and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.
- B. It is the intent of this section that the requirements apply to all sections of the project specification such that any subcontractor must comply with the restrictions on work within designated Tree and Plant Protection Areas.
- 1.3 RELATED DOCUMENTS AND REFERENCES
- A. Related Documents:
- Drawings and general provisions of contract including general and supplementary conditions and Division I specifications apply to work of this section.
 - Section - Planting
- B. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the specification to the extent required by the references thereof. In the event that the requirements of the following referenced standards and specification conflict with this specification section the requirements of this specification shall prevail. In the event that the requirements of any of the following referenced standards and specifications conflict with each other the more stringent requirement shall prevail.
- ANSI A300 (Part 5) - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current editions.
 - Pruning practices shall conform with recommendations "Structural Pruning: A Guide For The Green Industry"; Published by Urban Tree Foundation, Visalia, California; most current edition.
 - Glossary of Arboricultural Terms, International Society of Arboriculture, Champaign IL, most current edition.
- 1.4 VERIFICATION
- A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.
- 1.5 PERMITS AND REGULATIONS
- A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.
- B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.
- C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.
- 1.6 PROTECTION OF WORK, PROPERTY AND PERSON
- A. The Contractor shall protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.
- 1.7 CHANGES IN THE WORK
- A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.
- 1.8 CORRECTION OF WORK
- A. The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest possible time that can be coordinated with other work and seasonal weather demands.
- 1.9 DEFINITIONS

- All terms in this specification shall be as defined in the "Glossary of Arboricultural Terms" or as modified below.
- Owner's Representative. The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative or Owner may appoint other persons to review and approve any aspects of the work, such as the landscape architect who prepared the plans.
- B. Reasonable and reasonably. When used in this specification is intended to mean that the conditions cited will not affect the establishment or long term stability, health or growth of the plant. This specification recognizes that plants are not free of defects, and that plant conditions change with time. This specification also recognizes that some decisions cannot be totally based on measured findings and that professional judgment is required. In cases of differing opinion, the Owner's Representative expert shall determine when conditions within the plant are judged as reasonable.
- C. Shrub: Woody plants with mature height approximately less than 25 feet.
- D. Tree and Plant Protection Area: Area surrounding individual trees, groups of trees, shrubs, or other vegetation to be protected during construction, and defined by a circle centered on the trunk with each tree with a radius equal to the down diameter unless otherwise indicated by the owner's representative.
- E. Tree: Single and multi-stemmed plants, including palms with anticipated mature height approximately greater than 25 feet or any plant identified on the plans as a tree.

1.10 SUBMITTALS

- A. **PRODUCT DATA:** Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submitall four weeks before the start of any work at the site.
- 1.11 OBSERVATION OF THE WORK
- A. The Owner's Representative may inspect the work at any time.
- 1.12 PRE-CONSTRUCTION CONFERENCE
- A. Schedule a pre - construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.
- The following Contractors shall attend the preconstruction conference:
 - General Contractor.
 - Consulting Arborist.
 - Subcontractor assigned to install Tree and Plant Protection measures.
 - Earthwork Contractor.
 - All site utility Contractors that may be required to dig or trench into the soil.
 - Landscape subcontractor.
 - Irrigation subcontractor.
 - Prior to this meeting, mark all trees and plants to remain and or be removed as described in this specification for review and approval by the Owner's Representative.
- 1.13 QUALITY ASSURANCE
- A. Contractor qualifications:
- All pruning, branch tie back, tree removal, root pruning, and fertilizing required by this section shall be performed by or under the direct supervision of ISA Certified Arborist Submit aforementioned individual's qualifications for approval by the Owner's Representative.
 - All applications of pesticide or herbicide shall be performed by a person maintaining a current state license to apply chemical pesticides valid in the jurisdiction of the project. Submit copies of all required state licensing certificates including applicable chemical applicator licenses.

PART 2 PRODUCTS

- 2.3 TREE PROTECTION FENCING:
- B. **PLASTIC MESH FENCE:** Heavy - duty orange plastic mesh fencing fabric 48 inches wide. Fencing shall be attached to metal "U" or "T" post or wooden post driven into the ground of sufficient depth to hold the fabric solidly in place with out sagging. The fabric shall be attached to the post using attachment of sufficient number and strength to hold up the fabric without sagging. The Owner's Representative may request, at any time, additional post, deeper post depths and or additional fabric attachments if the fabric begins to sag, lean or otherwise not present a sufficient barrier to access.
- C. **GATES:** For each fence type and in each separate fenced area, provide a minimum of one 3 foot wide gate. Gates shall be lockable. The location of the gates shall be approved by the Owner's Representative.
- D. Submit suppliers product data that product meets the requirements for approval.
- 2.4 tree protection sign:
- A. Heavy-duty cardboard signs, 8.5 inches x 11 inches, white colored background with black 2 inch high or larger letters block letters. The signs shall be attached to the tree protection fence every 50 feet o.c. The tree protection sign shall read "Tree and Plant Protection Area - Keep Out"
- 2.5 TREE GROWTH REGULATOR (TGR)
- A. Cambistat 25C.
- B. Submit suppliers product data that product meets the requirements for approval.
- 2.6 MATTING
- A. Matting for vehicle and work protection shall be heavy duty matting designed for vehicle loading over tree roots, Alutarnums as manufactured by Alutarnums, Inc. Franklin, PA 16323 or approved equal.
- B. Submit suppliers product data that product meets the requirements for approval.
- 2.7 GEOTRID
- A. Geotrid shall be woven polyester fabric with PVC coating, Uni-axial or biaxial geotrid, inert to biological degradation, resistant to naturally occurring chemicals, alkalis, acids.
- B. Geotrid shall be Miragrid 2XT as manufactured by Ten Cate Nicolon, Norcross, GA. <http://www.tencate.com> or approved equal.
- B. Submit suppliers product data that product meets the requirements for approval.

PART 3 EXECUTION

- 3.1 SITE EXAMINATION
- A. Examine the site, tree, plant and soil conditions. Notify the Owner's Representative in writing of any conditions that may impact the successful Tree and Plant Protections that is the intent of this section.
- 3.2 COORDINATION WITH PROJECT WORK
- A. The Contractor shall coordinate with all other work that may impact the completion of the work.
- B. Prior to the start of Work, prepare a detailed schedule of the work for coordination with other trades.
- C. Coordinate the relocation of any irrigation lines currently present on the irrigation plan, heads or the conduits of other utility lines or structures that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.
- 3.3 TREE AND PLANT PROTECTION AREA: The Tree and Plant Protection Area is defined as all areas indicated on the tree protection plan. Where no limit of the Tree and Plant Protection area is defined on the drawings, the limit shall be the dip line (outer edge of the branch crown) of each tree.
- 3.4 Preparation:
- A. Prior to the preconstruction meeting, layout the limits of the Tree and Plant Protection Area and then alignments of required Tree and Plant Protection Fencing and root pruning. Obtain the Owner's Representative's approval of the limits of the protection area and the alignment of all fencing and root pruning.
- B. Flag all trees and shrubs to be removed by wrapping orange plastic ribbon around the trunk and obtain the Owner's Representative's approval of all trees and shrubs to be removed prior to the start of tree and shrub removal. After approval, mark all trees and shrubs to be removed with orange paint in a band completely around the base of the tree or shrub 4.5 feet above the ground.
- C. Flag all trees and shrubs to remain with white plastic ribbon tied completely around the trunk or each tree and on a prominent branch for each shrub. Obtain the Owner's Representative's approval of all trees and shrubs to be remain prior to the start of tree and shrub removal.
- D. Prior to any construction activity at the site including utility work, grading, storage of materials, or installation of temporary construction facilities, install all tree protection fencing, Filter Fabric, soil fence, tree protection signs, Geotrid, Mulch and or Wood Chips as shown on the drawings.
- 3.5 SOIL MOISTURE
- A. Volumetric soil moisture level, in all soils within the Tree and Plant Protection Area shall be maintained above permanent wilt point to a depth of at least 8 inches. No soil work or other activity shall be permitted within the Tree and Plant Protection Area when the volumetric soil moisture is above field capacity. The permanent wilt point and field capacity for each type of soil texture shall be defined as follows (numbers indicate percentage volumetric soil moisture).
- | Soil type | Permanent wilt point v/v | Field capacity v/v |
|-----------------------------------|--------------------------|--------------------|
| Sand, Loamy sand, Sandy loam | 5 - 8% | 12 - 18% |
| Loam, Sandy clay, Sandy clay loam | 14 - 25% | 27 - 36% |
| Clay loam, Silty loam | 11 - 22% | 31 - 36% |
| Silty clay, Silty clay loam | 22 - 27% | 38 - 41% |
1. Volumetric soil moisture shall be measured with a digital, electric conductivity meter. The meter shall be the Digital Soil Moisture Meter, DSM4500 by General Specialty Tools and Instruments, or approved equivalent meter.
- B. The Contractor shall confirm the soil moisture levels with a moisture meter. If the moisture is too high, suspend operations until the soil moisture drains to below field capacity.
- 3.6 ROOT PRUNING:
- A. Prior to any excavating into the existing soil grade within 25 feet of the limit of the Tree and Plant Protection Area or trees to remain, root prune all existing trees to a depth of 24 inches below existing grade in alignments following the edges of the Tree and Plant Protection Area or as directed by the Owner's Representative. Root pruning shall be in conformance with ANSI A300 (part 5) latest edition.
- 3.7 INSTALLATION OF GEOTRIDS, FILTER FABRIC, MATTING, WOOD CHIPS AND OR MULCH
- A. Install Geotrids, Filter Fabric, Matting, Wood Chips or Mulch in areas and depths shown on the plans and details and or as directed by the Owner's representative. In general it is the intent of this specification to provide the following levels of protection:
- All areas within the Tree and Plant Protection area provide a minimum of 5 inches of Wood Chips or Mulch.
 - All areas where foot traffic or storage of lightweight materials is anticipated to be unavoidable provide a layer of Filter Fabric under 5 inches of Wood Chips or Mulch.
 - Areas where occasional light vehicle traffic is anticipated to be unavoidable provide a layer of Geotrids under 8

- inches of Wood Chips or Mulch.
4. Areas where heavy vehicle traffic is unavoidable provide a layer of Geotrids under 8 - 12 inches of Wood Chips or Mulch and a layer of matting over the Wood Chips or Mulch.
- B. The Owner's Representative shall approve the appropriate level of protection.
- C. In the above requirements, light vehicle is defined as a track skid steel with a ground pressure of 4 psi or lighter. A heavy vehicle is any vehicle with a tire or track pressure of greater than 4 psi. Lightweight materials are any packaged materials that can be physically moved by hand into the location. Bulk materials such as soil, or aggregate shall never be stored within the Tree and Plant Protection Area.
- 3.8 PROTECTION:
- A. Protect the Tree and Plant Protection Area at all times from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Owner's Representative of any spills, compaction or damage and take corrective action immediately using methods approved by the Owner's Representative.
- 3.9 GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE AND PLANT PROTECTION AREA:
- A. The Contractor shall not engage in any construction activity within the Tree and Plant Protection Area without the approval of the Owner's Representative including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the Tree and Plant Protection Area maybe indicated on the drawings along with any required remedial activity as listed below.
- B. In the event that construction activity is unavoidable within the Tree and Plant Protection Area, notify the Owner's Representative and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not suited; a description of the proposed activity; the time period for the activity; and a list of remedial actions that will reduce the impact on the Tree and Plant Protection Area from the activity. Remedial actions shall include but shall not be limited to the following:
- In general, demolition and excavation within the dip line of trees and shrubs shall proceed with extreme care by the use of hand tools, directional boring and or Air Knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots or soil.
 - When encountered, exposed roots, 1 inches and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be maintained above permanent wilt point at all times. Roots one inch and larger in diameter shall not be cut out with the approval of the owners representative. Excavation shall be tunneled under roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
 - Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be removed when specifically indicated by the Owner's Representative. Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboricultural practices (ANSI A300, part 6) and be performed under supervision of the arborist.
 - Matting: Install temporary matting over the Wood Chips or Mulch to the extent indicated. Do not permit foot traffic, scaffolding or the storage of materials within the Tree and Plant Protection Area to occur off of the temporary matting.
 - Trunk Protection: Protect the trunk of each tree to remain by covering it with a ring of 8 foot long 2 inch x 6 - inch planks loosely banded onto the tree with 3 steel bands. Staple the bands to the planks as necessary to hold them securely in place. Trunk protection must be kept in place no longer than 12 months. If construction requires work near a particular tree to continue longer than 12 months, the steel bands shall be inspected every six months and loosened if they are found to have become tight.
 - Air Excavation Tool: If excavation for footings or utilities is required within the Tree and Plant Protection Area, air excavation tool techniques shall be used where practical or as designed on the drawings.
 - Remove the Wood Chips from an area approximately 18 inches beyond the limits of the hole or trench to be excavated. Cover the Wood Chips for a distance of not less than 15 feet around the limit of the excavation area with Filter Fabric or plastic sheeting to protect the Wood Chips from soil. Mount the Wood Chips so that the plastic slopes downward the excavation.
 - Using a sprinkler or soaker hose, apply water slowly to the area of the excavation for a period of at least 4 hours, approximately 12 hours prior to the work so that the ground water level is at or near field capacity at the beginning of the work. For excavations that go beyond the damp soil, rewet the soil as necessary to keep soil moisture near field capacity.
 - Using an air excavation tool specifically designed and manufactured for the intended purpose, and at pressures recommended by the manufacturer of the equipment, fracture the existing soil to the shape and the depths required. Work at rates and using techniques that do not harm tree roots. Air pressure shall be a maximum of 90-100 psi.
 - The Air excavation tool shall be "Air-Spade" as manufactured by Concept Engineering Group, Inc., Verona, PA (412) 826-8800, or Knife as manufactured by Easy Use Air Tools, Inc. Allison Park, Pa (966) 328-7573 or approved equal.
 - Using a commercial, high-powered vacuum truck if required, remove the soil from the excavation produced by the Air Knife excavation. The vacuum truck should generally operate simultaneously with the hose operator, such that the soil produced is picked up from the excavation hole, and the exposed roots can be observed and not damaged by the ongoing operation. Do not drive the vacuum truck into the Tree and Plant Protection Area unless the area is protected from compaction as approved in advance by the Owner's Representative.
 - Remove all excavated soil and excavated Wood Chips, and contaminated soil at the end of the excavation.
 - Schedule the work so that foundations or utility work is completed immediately after the excavation. Do not let the roots dry out. Mist the roots several times during the day. If the excavated area must remain open over night, mist the roots and cover the excavation with black plastic.
 - Dispose of all soil in a manner that meets local laws and regulations.
 - Restore soil within the trench as soon as the work is completed. Utilize soil of similar texture to the removed soil and lightly compact with hand tools. Leave soil mounded over the trench to a height of approximately 10% of the trench depth to account for settlement.
 - Restore any Geotrids, Filter Fabric, Wood Chips or Mulch and or matting that was previously required for the area.

- 3.10 TREE REMOVAL:
- A. Remove all trees indicated by the drawings and specifications, as requiring removal, in a manner that will not damage adjacent trees or structures or compacts the soil.
- B. Remove trees that are adjacent to trees or structures to remain, in sections, to limit the opportunity of damage to adjacent crowns, trunks, ground plane elements and structures.
- C. Do not drop trees with a single cut unless the tree will fall in an area not included in the Tree and Plant Protection Area. No tree to be removed within 50 feet of the Tree and Plant Protection Area shall be pushed over or up-rooted using a piece of grading equipment.
- D. Protect adjacent paving, soil, trees, shrubs, ground cover plantings and understorey plants to remain from damage during all tree removal operations, and from construction operations. Protection shall include the root system, trunk, limbs, and crown from breakage or scarring, and the soil from compaction.
- E. Remove stumps and immediate root plane from existing trees to be removed. Grind trunk bases and large buttress roots to a depth of the largest buttress root or at least 18 inches below the top most roots which ever is less and over the area of three times the diameter of the trunk (DBH).
- F. For trees where the stump will fall under new paved areas, grind roots to a total depth of 18 inches below the existing grade. If the sides of the stump hole will have greater than approximately 20% wood visible, continue grinding operation deeper and or wider until the resulting hole has less than 20% wood. Remove all wood chips produced by the grinding operation and back fill in 8 inch layers with controlled fill of a quality acceptable to the site engineer for fill material under structures, compared to 95% of the maximum dry density standard proctor. The Owner's Representative shall approve each hole at the end of the grinding operation.
- D. In areas where the tree location is to be a planting bed or lawn, remove all woodchips and backfill stump holes with planting soil as defined in Specification Section Planting Soil, in maximum of 12 inch layers and compact to 80 - 85% of the maximum dry density standard proctor.
- 3.11 PRUNING:
- A. Within six months of the estimated date of substantial completion, prune all dead or hazardous branches larger than 2 inch in diameter from all trees to remain.
- B. Implement all pruning recommendations found in the arborist report.
- C. Prune any low hanging branches and vines from existing trees and shrubs that overhang walks, streets and drives, or parking areas as follows:
- Walks - within 8 feet vertically of the proposed walk elevation.
 - Parking areas - within 12 feet vertically of the proposed parking surface elevation.
 - Streets and drives - within 14 feet vertically of the proposed driving surface elevation.
- D. All pruning shall be done in accordance with ANSI A300 (part 1), ISA BMP Tree Pruning (latest edition, and the "Structural Pruning: A Guide for the Green Industry", Edward Gilman, Brian Kempf, Nelda Matheny and Jim Clark, 2013 Urban Tree Foundation, Visalia CA.
- E. Perform other pruning task as indicated on the drawings or requested by the Owner's Representative.
- F. Where tree specific disease vectors present, sanitize all pruning tools between the work in individual trees.
- 3.13 WATERING
- A. The Contractor shall be fully responsible to ensure that adequate water is provided to all plants to be preserved during the entire construction period. Adequate water is defined to be maintaining soil moisture above the permanent wilt point to a depth of 8 inches or greater.
- B. The Contractor shall adjust the automatic irrigation system, if available, and apply additional water, using hoses or water tanks as required.
- C. Periodically test the moisture content in the soil within the root zone to determine the water content.
- 3.14 WEED REMOVAL
- A. During the construction period, control any plants that seed in and around the fenced Tree and Plant Protection area at least three times a year.
- All plants that are not shown on the planting plan or on the Tree and Plant Protection Plan to remain shall be considered as weeds.
- B. At the end of the construction period provide one final weeding of the Tree and Plant Protection Area.
- 3.15 INSECT AND DISEASE CONTROLLER
- A. Monitor all plants to remain for disease and insect infestations during the entire construction period. Provide all disease and insect control required to keep the plants in a healthy state using the principles of Integrated Plant Management (IPM). All pesticides shall be applied by a certified pesticide applicator.
- 3.16 CLEAN-UP
- A. During tree and plant protection work, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.
- Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.
- B. Once tree protection work is complete, wash all soil from pavements and other structures. Ensure that Mulch is confined to planting beds.
- C. Make all repairs to grades, ruts, and damage to the work or other work at the site.
- D. Remove and dispose of all excess Mulch, Wood Chips, packaging, and other material brought to the site by the Contractor.

- 3.17 Removal of fencing and other Tree and plant protection
- A. After the end of the construction period or when requested by the Owner's Representative remove all fencing, Wood Chips or Mulch, Geotrids and Filter Fabric, trunk protection and or any other Tree and Plant Protection material.
- 3.18 DAMAGE OR LOSS TO EXISTING PLANTS TO REMAIN
- B. Any trees or plants designated to remain and which are damaged by the Contractor shall be replaced in kind by the Contractor at their own expense. Trees shall be replaced with a tree of similar species and of equal size or 6 inch caliper which ever is less. Shrubs shall be replaced with a plant of similar species and equal size or the largest size plants reasonably available which ever is less. Where replacement plants are to be less than the size of the plant that is damaged, the Owner's Representative shall approve the size and quality of the replacement plant.
- All trees and plants shall be installed per the requirements of Specification Section Planting.
 - Plants that are damaged shall be considered as requiring replacement or appraisal in the event that the damage affects more than 25 % of the crown, 25% of the trunk circumference, or root protection area, or the tree is damaged in such a manner that the tree could develop into a potential hazard. Trees and shrubs to be replaced shall be removed by the Contractor at his own expense.
 - The Owner's Representative may engage an independent arborist to assess any tree or plant that appears to have been damaged to determine their health or condition.
 - Any tree that is determined to be dead, damaged or potentially hazardous by the Owner's arborist and upon the request of the Owner's Representative shall be immediately removed by the Contractor at no additional expense to the owner. Tree removal shall include all chips out of all stump parts and grinding of the stump to a depth sufficient to plant the replacement tree or plant, removal of all clean up from the stump site and filling the resulting hole with topsoil.
 - Any remedial work on damaged existing plants recommended by the consulting arborist shall be completed by the Contractor at no cost to the owner. Remedial work shall include but is not limited to: soil compaction remediation and vertical mulching, pruning and or cabling, insect and disease control including injections, compensatory watering, additional mulching and could include application tree growth regulators (TGR).
 - Remedial work may extend up to two years following the completion of construction to allow for any requirements of multiple applications or the need to undertake applications at required seasons of the year.

END OF SECTION 015639

SECTION 32 9300
PLANTING

PART 1 GENERAL

1.1 SUMMARY

- A. The scope of work includes all labor, materials, appliances, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation of plant (also known as "landscaping") complete as shown on the drawings and as specified herein.
- B. The scope of work in this section includes, but is not limited to, the following:
- Locate, purchase, deliver and install all specified plants.
 - Water all specified plants.
 - Mulch, fertilize, stake, and prune all specified plants.
 - Maintenance of all specified plants until the beginning of the warranty period.
 - Plant warranty.
 - Clean up and disposal of all excess and surplus material.
 - Maintenance of all specified plants during the warranty period.

1.2 CONTRACT DOCUMENTS

- A. Shall consist of specifications and general conditions and the construction drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

1.3 RELATED DOCUMENTS AND REFERENCES

- A. Related Documents:
- Drawings and general provisions of contract including general and supplementary conditions and Division I specifications apply to work of this section
 - Related Specification Sections
 - Section - Tree Protection and Plant Protection
 - References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the specification to the extent required by the references thereof. In the event that the requirements of the following referenced standards and specification conflict with this specification section the requirements of this specification shall prevail. In the event that the requirements of any of the following referenced standards and specifications conflict with each other the more stringent requirement shall prevail or as determined by the Owners Representative.
- State of California, Department of Food and Agriculture, Regulations for Nursery Inspections, Rules and Grading
 - ANSI 200.1 American Standard for Nursery Stock, most current edition.
 - ANSI A 300 - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current edition and parts.
 - Florida Grades and Standards for Nursery Stock, current edition (Florida Department of Agriculture, Tallahassee FL).
 - Interpretation of plant names and descriptions shall reference the following documents: Where the names or plant descriptions disagree between the several documents, the most current document shall prevail.
 - USDA - The Gormpleam Resources Information Network (GRIN) <http://www.ars-grin.gov/cgi-bin/searchqin.html>
 - Manual of Woody Landscape Plants; Michael Dir. Sipes Publishing, Champaign, Illinois; Most Current Edition.
 - The New Sunset Western Garden Book, Osmoor House, most current edition.
 - Pruning practices shall conform to recommendations "Structural Pruning: A Guide For The Green Industry" most current edition; published by Urban Tree Foundation, Visalia, California.
 - Glossary of Arboricultural Terms, International Society of Arboriculture, Champaign IL, most current edition.

1.4 VERIFICATION

- A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.
- B. In the case of a discrepancy in the plant quantities between the plan drawings and the plant call outs, list or plant schedule, the number of plants or square footage of the planting bed actually drawn on the plan drawings shall be deemed correct and prevail.

1.5 PERMITS AND REGULATIONS

- A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.
- B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.
- C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

- A. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

1.7 CHANGES IN THE WORK

- A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.
- B. All changes in the work, notifications and contractor's request for information (RFI) shall conform to the contract general condition requirements.
- 1.8 CORRECTION OF WORK
- A. The Contractor, at their own cost, shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest as possible time that can be coordinated with other work and seasonal weather demands.

1.9 DEFINITIONS

- All terms in this specification shall be as defined in the "Glossary of Arboricultural Terms" or as modified below.
- A. Boxed trees: A container root ball package made of wood in the shape of a four-sided box.
- B. Container plant: Plants that are grown in and/or are currently in a container including boxed trees.
- C. Defective plant: Any plant that fails to meet the plant quality requirement of this specification.
- D. End of Warranty Final Acceptance: The date when the Owner's Representative accepts that the plants and work in this section meet all the requirements of the warranty. It is intended that the materials and workmanship warranty for Planting, Planting Soil, and irrigation work run concurrent with each other.
- E. Field grown trees (B&B): Trees growing in field soil for at least 12 months prior to harvest.
- F. Healthy: Plants that are growing in a condition that expresses leaf size, crown density, color, and with annual growth rates typical of the species and cultivar's horticultural description, adjusted for the planting site, soil, drainage and weather conditions.
- G. Kinked root: A root within the root package that bends more than 90 degrees.
- H. Maintenance: Actions that preserve the health of plants after installation and as defined in this specification.
- I. Maintenance period: The time period, as defined in this specification, which the Contractor is to provide maintenance.
- J. Normal: the prevailing protocol of industry standards).
- K. Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative or Owner may appoint other persons to review and approve any aspects of the work, such as the landscape architect who prepared the plans.
- L. Reasonable and reasonably. When used in this specification relative to plant quality, it is intended to mean that the conditions cited will not affect the establishment or long term stability, health or growth of the plant. This specification recognizes that it is not possible to produce plants free of all defects, but that some accepted industry protocols and standards

result in plants unacceptable to this project.

When reasonable or reasonably is used in relation to other issues such as weeds, diseased, insects, it shall mean at levels low enough that no treatment would be required when applying recognized Integrated Plant Management practices.

This specification recognizes that some decisions cannot be totally based on measured findings and that professional judgment is required. In cases of differing opinion, the Owner's Representative's expert shall determine when conditions are judged as reasonable.

- M. Root ball: The mass of roots including any soil or substrate that is shipped with the tree within the root ball package.
- N. Root ball package: The material that surrounds the root ball during shipping. The root package may include the material in which the plant was grown, or new packaging placed around the root ball for shipping.
- O. Root collar (root crown, root flare, trunk flare): The region at the base of the trunk where the majority of the structural roots join the plant stem, usually at or near ground level.
- P. Shrub: Woody plants with mature height approximately less than 15 feet.
- Q. Space harvested and transplanted: Field grown trees that are mechanically harvested and immediately transplanted to the final growing site without being removed from the digging machine.
- R. Stem: The trunk of the tree.
- S. Substantial Completion Acceptance: The date at the end of the Planting, Planting Soil, and Irrigation installation where the Owner's Representative accepts that all work in these sections is complete and the Warranty period has begun. This date may be different than the date of substantial completion for the other sections of the project.
- T. Stem girdling root: Any root more than 1/4 inch diameter currently touching the trunk, or with the potential to touch the trunk, above the root collar approximately tangent to the trunk circumference or circling the trunk. Roots shall be considered as Stem Girdling have, or are likely to have in the future, root to trunk bark contact.
- U. Structural root: One of the largest roots emerging from the root collar.
- V. Tree: Single and multi-stemmed plants with mature height approximately greater than 15 feet.

1.10 SUBMITTALS

- A. See contract general conditions for policy and procedure related to submittals.
- B. Submit all product submittals 4 weeks prior to installation of plantings.
- C. Product data: Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submitall four weeks before the installation of plants.
- D. Plant growers' certificates: Submit plant growers' certificates for all plants indicating that each meets the requirements of the specification, including the requirements of tree quality, to the Owner's Representative for approval. Provide submitall four weeks before the installation of plants.
- E. Samples: Submit samples of each product and material where required by the specification to the Owner's Representative for approval. Label samples to indicate product, characteristics, and locations in the work. Samples will be reviewed for appearance only. Compliance with all other requirements is the exclusive responsibility of the Contractor.
- F. Plant sources: Submit sources of all plants as required by Article - "Selection of Plants" to the Owner's Representative for approval.
- G. Close out submittals: Submit to the Owner's Representative for approval.
- Plant maintenance data and requirements.
- H. Warranty period site visit record: If there is no maintenance during the warranty period, after each site visit during the warranty period, by the Contractor, as required by this specification, submit a written record of the visit, including any problems, potential problems, and any recommended corrective action to the Owner's Representative for approval.

1.11 OBSERVATION OF THE WORK

- A. The Owner's Representative may observe the work at any time. They may remove samples of materials for conformity to specifications. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.
- B. The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. The Owner's Representative shall be afforded sufficient time to schedule visit to the site. Failure of the Owner's Representative to make field observations shall not relieve the Contractor from meeting all the requirements of this specification.

- SITE CONDITIONS PRIOR TO THE START OF PLANTING: review the soil and drainage conditions.
- COMPLETION OF THE PLANT LAYOUT STAKING: Review of the plant layout.
- PLANT QUALITY: Review of plant quality at the time of delivery and prior to installation. Review tree quality prior to unloading where possible, but in all cases prior to planting.
- COMPLETION OF THE PLANTING: Review the completed planting.

1.12 PRE-CONSTRUCTION CONFERENCE

- A. Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

1.13 QUALITY ASSURANCE

- A. Substantial Completion Acceptance - Acceptance of the work prior to the start of the warranty period:
- Once the Contractor completes the installation of all items in this section, the Owner's Representative will observe all work for Substantial Completion Acceptance upon written request of the

1.15 SELECTION AND OBSERVATION OF PLANTS

A. The Owner's Representative may review all plants subject to approval of size, health, quality, character, etc. Review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality conditions or previously existing defects become apparent that were not observed.

B. Plant Selection: The Owner's Representative reserves the right to select and observe all plants at the nursery prior to delivery and to reject plants that do not meet specifications as set forth in this specification. If a particular defect or substandard element can be corrected at the nursery, as determined by the Owner's Representative, the agreed upon remedy may be applied by the nursery or the Contractor provided that the correction allows the plant to meet the requirements set forth in this specification. Any work to correct plant defects shall be at the contractor's expense.

1. The Owner's Representative may make invasive observation of the plant's root system in the area of the root collar and the top of the root ball in general in order to determine that the plant meets the quality requirements for depth of the root collar and presence of roots above the root collar. Such observations will not harm the plant.

2. Corrections are to be undertaken at the nursery prior to shipping.

C. The Contractor shall bear all cost related to plant corrections.

D. All plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the Owner.

E. Submit to the Owner's Representative, for approval, plant sources including the names and locations of nurseries proposed as sources of acceptable plants, and a list of the plants they will provide. The plant list shall include the botanical and common name and the size at the time of selection. Observe all nursery materials to determine that the materials meet the requirements of this section.

F. The Contractor shall request the grower or re-wholesale supplier to permit the Owner's Representative to observe the root system of all plants at the nursery or job site prior to planting including random removal of soil or substrate around the base of the plant. Observation may be as frequent and as extensive as needed to verify that the plants meet the requirements of the specifications and conform to requirements.

G. Where requested by the Owner's Representative, submit photographs of plants or representative samples of plants. Photographs shall be legible and clearly depict the plant specimen. Each submitted image shall contain a height reference, such as a measuring stick. The approval of plants by the Owner's Representative via photograph does not preclude the Owner's Representative's right to reject material while on site.

1.16 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE

A. Submit all requests for substitutions of plant species, or size to the Owner's Representative, for approval, prior to purchasing the proposed substitution. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.17 SITE CONDITIONS

A. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings. Do not proceed with work until unsatisfactory conditions have been corrected.

1. Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposal covering cost of corrections. If the Contractor fails to notify the Owner's Representative of such conditions, he/she shall remain responsible for plant material under the warranty clause of the specifications.

B. It is the responsibility of the Contractor to be familiar with the local growing conditions, and if any specified plants will be in conflict with these conditions. Report any potential conflicts, in writing, to the Owner's Representative.

C. This specification requires that all Planting Soil and Irrigation (if applicable) work be completed and accepted prior to the installation of any plants.

1. Planting operations shall not begin until such time that the irrigation system is completely operational for the area(s) to be planted, and the irrigation system for that area has been preliminarily observed and approved by the Owner's Representative.

D. Actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practices.

1. Do not install plants into saturated or frozen soils. Do not install plants during inclement weather, such as rain or snow or during extremely hot, cold or windy conditions.

1.18 PLANTING AROUND UTILITIES

A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.

B. Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until parties concerned mutually agree upon removal.

C. Notification of Local Utility Locator Service, Sunshine 811, is required for all planting areas. The Contractor is responsible for knowing the location and avoiding utilities that are not covered by Sunshine 811.

PART 2 PRODUCTS

2.1 PLANTS: GENERAL

A. Standards and measurement: Provide plants of quantity, size, genus, species, and variety or cultivars as shown and scheduled in contract documents.

1. All plants including the root ball dimensions or container size to trunk caliper ratio shall conform to ANSI Z60.1 "American Standard for Nursery Stock" latest edition, unless modified by provisions in this specification. When there is a conflict between this specification and ANSI Z60.1, this specification section shall be considered correct.

2. Plants larger than specified may be used if acceptable to the Owner's Representative. Use of such plants shall not increase the contract price. If larger plants are accepted the root ball size shall be in accordance with ANSI Z-60.1. Larger plants may not be acceptable if the resulting root ball cannot be fit into the required planting space.

3. If a range of size is given, no plant shall be less than the minimum size and not less than 50 percent of the plant shall be as large as the maximum size specified. The measurements specified are the minimum and maximum size acceptable and are the measurements after pruning, where pruning is required.

B. Proper Identification: All trees shall be true to name as ordered or shown on planting plans.

C. Compliance: All plants comply with federal and state laws and regulations requiring observation for plant disease, pests, and weeds. Observation certificates required by law shall accompany each shipment of plants.

D. Plant Quality:

1. **General:** Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, borers, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will restrict normal growth, stability and health for the expected life of the plant

2. Plant quality above the soil line:

a. Plants shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified. Tree quality above the soil line shall comply with the Florida Grades and Standards tree grade Florida Fancy or Florida #1 and the following:

- 1.) Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar pruned to a central and dominant leader.
- a.) Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multistem, clump, or unique selections such as contorted or weeping cultivars.
- 2.) Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species or cultivar. Trees shall not show signs of prolonged moisture stress or over watering as indicated by wilted, shriveled, or dead leaves.
- 3.) Branches: Shoot growth (length and diameter) throughout the crown should be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches.
- a.) Main branches shall be distributed along the central leader not clustered together. They shall form a balanced crown appropriate for the cultivar/species.
- b.) Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.
- c.) The attachment of the largest branches (scaffold branches) shall be free of included bark.
- 4.) Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, cones (fungi feeding holes), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury).

3. Trees shall have one central leader. If the leader was headed, a new leader (with a live terminal bud) at least one-half the diameter of the pruning cut shall be present.

1.) All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings.

4. All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.

5. Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.

3. Plant quality at or below the soil line:

a. Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality at or below the soil line shall comply with the project Root Acceptance details and the following:

- 1.) The roots shall be reasonably free of scrapes, broken or split wood.
- 2.) The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Weeds resulting from root pruning used to produce a high quality root system are not considered injuries.
- 3.) A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.
- a.) Plants with structural roots on only one side of the trunk (J roots) shall be rejected.
- 4.) The root collar shall be within the top 2 inches of the substratesoil. Two structural roots shall reach the base of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all stem girdling roots above the structural roots across the top of the root ball.

5.) The root system shall be reasonably free of stem girdling roots over the root collar or kninked roots from nursery production practices.

6.) At time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

E. Submittals: Submit for approval the required plant quality certifications from the grower where plants are to be purchased, for each plant type. The certification must state that each plant meets all the above plant quality requirements.

1. The grower's certification of plant quality does not prohibit the Owner's Representative from observing any plant or rejecting the plant if it is found to not meet the specification requirements.

2.2 ROOT BALL PACKAGE OPTIONS: The following root ball packages are permitted. Specific root ball packages shall be required where indicated on the plant list or in this specification. Any type of root ball packages that is not specifically defined in this specification shall not be permitted.

A. BALLED AND BURLAPPED PLANTS

1. All Balled and Burlapped Plants shall be field grown, and the root ball packaged in a burlap and twine and/or burtap and wire basket package.

3. Plants shall be harvested with the following modifications to standard nursery practices.

a. Prior to digging any tree that fails to meet the requirement for maximum soil and roots above the root collar, carefully remove the soil from the top of the root ball of each plant, using hand tools, water or an air spade, to locate the root collar and attain the soil depth above the structural roots requirements. Remove all stem girdling roots above the root collar. Care must be exercised not to damage the surface of the root collar and the top of the structural roots.

b. Trees shall be dug for a minimum of 4 weeks and a maximum of 52 weeks prior to shipping. Trees dug 4 to 52 weeks prior to shipping are defined as hardened-off. Digging is defined as cutting all roots and lifting the tree out of the ground and either moving it to a new location in the nursery or placing it back into the same hole. Trees that are stored out of the ground shall be placed in a holding area protected from extremes of wind and sun with the root ball protected by covering with mulch or straw and irrigated sufficiently to keep moisture in the root ball above wilt point and below saturation

c. If wire baskets are used to support the root ball, a "low profile" basket shall be used. A low profile basket is defined as having the top of the highest loops on the basket no less than 4 inches and no greater than 8 inches below the shoulder of the root ball package. The basket shall be removed completely at time of planting.

1.) At nurseries where sandy soils prevent the use of "low profile baskets", baskets that support the entire root ball, including the top, are allowable.

d. Twine and burtap used for wrapping the root ball package shall be natural, biodegradable material. If the burtap decomposes after digging the tree then the root ball shall be re-wrapped prior to shipping if roots have not yet grown to keep root ball intact during shipping.

SPADE HARVESTED AND TRANSPLANTED

1. Spade Harvested and Transplanted Plants shall meet all the requirements for field grown trees. Root ball diameters shall be similar in size as the ANSI Z60.1 requirements for Balled and Burlapped plants.

2. Trees shall be harvested prior to leafing out (bud break) in the spring or during the fall planting period except for plants known to be considered as fall planting hazards. Plants that are fall planting hazards shall only be harvested prior to leafing out in the spring.

3. Trees shall be moved and planted within 48 hours of the initial harvesting and shall remain in the spade machine until planted.

C. CONTAINER (INCLUDING ABOVE-GROUND FABRIC CONTAINERS AND BOXES) PLANTS

4. Container plants may be permitted only when indicated on the drawing, in this specification, or approved by the Owner's Representative.

5. Provide plants shall be established and well rooted in removable containers.

6. Container class size shall conform to ANSI Z60.1 for container plants for each size and type of plant.

D. BARE ROOT PLANTS

7. Harvest bare root plants while the plant is dormant and a minimum of 4 weeks prior to leaf out (bud break).

8. The root spread dimensions of the harvested plants shall conform to ANSI Z60.1 for nursery grown bare root plants for each size and type of plant. Just prior to shipping to the job site, dip the root system into a slurry of hydrogel (cross linked polyacrylamide) and water mixed at a rate of 15 oz. of hydrogel in 25 gallons of water. Do not shake off the excess hydrogel. Place the root system in a pleated black plastic bag and tie the bag snugly around the trunk. Bundle and tie the upper branches together.

9. Keep the trees in a cold dark space for storage and delivery. If daytime outside temperatures exceeds 70 degrees F, utilize a refrigerated storage area with temperature between 35 and 50 degrees.

10. Where possible, plant time of planting to be before bud break. For trees to be planted after bud break, place the trees before bud break in an irrigated bed of pea gravel.

a. The pea gravel bed shall be 18 inches deep over a sheet of plastic.

b. Space trees to allow the unbundled branches to grow without shading each other.

c. Once stored in pea gravel, allow the trees sufficient time for the new root system to flush and spring growth of leaves to fully develop before planting.

d. Pea gravel stored trees may be kept for up to one growing season.

e. Pea gravel stored trees shall be dipped, packaged and shipped similar to the requirements for freshly dug bare root trees above.

2.3 ANNUAL FLOWERING AND SEASONAL COLOR PLANTS

E. Container or flat-grown plants should be sized as noted in the planting plan. Plants shall be well-rooted and healthy.

2.4 PALMS

F. Except as modified below or where the requirements are not appropriate to the specification of palms, palms shall meet all the requirements of the plant quality section above.

D. Defolioning, tying, and hedging:

5. In preparing palm trees for relocation, all dead fronds shall be removed.

6. All remaining fronds above horizontal shall be lifted up and tied together around the crown in an upright position. Do not tie too tightly, bind or injure the bud. Jute binder twine shall be used in tying up the fronds; wire will not be permitted. Fronds shall be lifted immediately after planting.

C. Digging the root ball:

1. When digging out the root ball, no excavation shall be done closer than 24 inches to the ground level and the excavation shall extend below the major root system to a minimum depth of 3.5 feet. The bottom of the root ball shall be cut off square and perpendicular to the trunk below the major root system.

D. The Contractor shall not free-fall, drag, roll or abuse the tree or put a strain on the crown (bud area) at any time. A protective device shall be used around the trunk of the tree while lifting and relocating so as to not injure the bud, or scar or skin the trunk in any way.

2.5 PLANTING SOIL

Planting Soil shall contain a mixture of 1/3 sand, 1/2 topsoil and 1/2 peat humus. Sand shall be clean, salt-free and containing no extraneous matter. Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy silt, stone, excess time, shell rock, plant roots, debris or other foreign matter. It shall not contain noxious plant growth (such as bermuda, torpedo or nut grass), it shall test between the pH range of 5.0 to 7.0 unless otherwise specified and contain no toxic residues or substances that would endanger plant growth. If topsoil is not available, it shall be imported from local sources with similar soil characteristics to that found at project site, obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth not less than 4". Peat humus shall be decomposed peat with no identifiable fibers or, if available, muck may be substituted and shall be free from stones, excessive plant roots, debris or other foreign matter. Muck shall not be overly saturated with water.

2.6 MULCH

A. Mulch shall be Melaleuca or Eucalyptus and shall cover all landscape bed areas in a 3" minimum layer. Do not let mulch pile up on root ball or around trunks of trees plants. Submit supplier's product specification data sheet and a one gallon sample for approval.

2.7 TREE STAKING AND GUYING MATERIAL

A. Tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.

B. Stakes shall be lodge pole stakes free of knots and of diameters and lengths and diameters appropriate to the size of plant as required to adequately support the plant.

C. Below ground auger systems to be constructed of 2 x 2 dimensional untreated wood securing (using 3 inch long screws) horizontal portions to 4 foot long vertical stakes driven straight into the ground outside the root ball.

D. Submit manufacturer's product data for approval.

2.9 WATERING BAGS

E. Plastic tree watering bags holding a minimum of 15 gallons of water and with a slow drip hole(s) water release system, specifically designed to water establishing trees. Water should release over a several day period, not within a few hours

F. Watering bags shall be:

1. Treegator Irrigation Bags sized to the appropriate model for the requirements of the plant, manufactured by Spectrum Products, Inc., Youngsville, NC 27566.

2. Ooze Tube sized to the appropriate model for the requirements of the plant, manufactured by Engineered Water Solutions, Atlanta, GA

3. Or approved equal.

C. Submit manufacturer's product data for approval.

PART 3 EXECUTION

3.1 DELIVERY, STORAGE AND HANDLING

A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or excess of heat and cold temperatures. If planting is delayed more than 24 hours after

delivery, set plants in a location protected from sun and wind. Provide adequate water to the root ball package during the shipping and storage period.

1. All plant materials must be available for observation prior to planting.

2. Using a soil moisture meter, periodically check the soil moisture in the root balls of all plants to assure that the plants are being adequately watered. Volumetric soil moisture shall be maintained above wilting point and below field capacity for the root ball substrate or soil.

B. Do not deliver more plants to the site than there is space with adequate storage conditions. Provide a suitable remote staging area for plants and other supplies.

1. The Owner's Representative or Contractor shall approve the duration, method and location of storage of plants.

C. Provide protective covering over all plants during transporting.

3.2 ADVERSE WEATHER CONDITIONS

A. No planting shall take place during extremely hot, dry, windy or freezing weather.

3.3 COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.

B. Prior to the start of work, prepare a detailed schedule of the work for coordination with other trades.

C. Coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.

3.4 LAYOUT AND PLANTING SEQUENCE

A. Relative positions of all plants and trees are subject to approval of the Owner's Representative.

B. Notify the Owner's Representative, one (1) week prior to layout. Layout all individual tree and shrub locations. Place plants above surface at planting location and place a labeled stake at planting location. Layout bed lines with paint for the Owner's Representative's approval. Secure the Owner's Representative's acceptance before digging and start of planting work.

C. When applicable, plant trees before other plants are installed.

D. It is understood that plants are not precise objects and that minor adjustments in the layout will be required as the planting plan is constructed. These adjustments may not be apparent until some or all of the plants are installed. Make adjustments as required by the Owner's Representative including relocating previously installed plants.

3.5 SOIL PROTECTION DURING PLANT DELIVERY AND INSTALLATION

A. Protect soil from compaction during the delivery of plants to the planting locations, digging of planting holes and installing plants.

1. Where possible deliver and plant trees that require the use of heavy mechanized equipment prior to final soil preparation and tilling. Where possible, restrict the driving lanes to one area instead of driving over and compacting a large area of soil.

2. Till to a depth of 6 inches, all soil that has been driven over during the installation of plants.

3.6 SOIL MOISTURE

A. Volumetric soil moisture level, in both the planting soil and the root balls of all plants, prior to, during and after planting shall be above permanent wilting point and below field capacity for each type of soil texture within the following ranges.

Soil type Permanent wilting point Field capacity

Sand, Loamy sand, Sandy loam 5 - 8% 12-18%

Loam, Sandy clay, Sandy clay loam 14 - 25% 27-36%

Clay loam, Silty loam 11 - 22% 31 - 36%

Silty clay, Silty clay loam 22 - 27% 38 - 41%

1. Volumetric soil moisture shall be measured with a digital moisture meter. The meter shall be the Digital Soil Moisture Meter, DSM500 by the Soil Moisture Analysis Tools and Instruments, or approved equivalent.

B. The Contractor shall confirm the soil moisture levels with a moisture meter. If the moisture is too high, suspend planting operations until the soil moisture drains to below field capacity.

3.7 INSTALLATION OF PLANTS: GENERAL

C. Observe each plant after delivery and prior to installation for damage of other characteristics that may cause rejection of the plant. Notify the Owner's Representative of any condition observed.

D. No more plants shall be distributed about the planting bed area than can be planted and watered on the same day.

E. The root system of each plant, regardless of root ball package type, shall be observed by the Contractor, at the time of planting to confirm that the roots meet the requirements for plant root quality in Part 2 Products: Plants General: Plant Quality. The Contractor shall undertake at the time of planting, all modifications to the root system required by the Owner's Representative to meet these quality standards.

1. Modifications, at the time of planting, to meet the specifications for the depth of the root collar and removal of stem girdling roots and circling roots may make the plant unstable or stress the plant to the point that the Owner's Representative may choose to reject the plant rather than permitting the modification.

2. Any modifications required by the Owner's Representative to make the root system conform to the plant quality standards outlined in Part 2 Products: Plants General: Quality, or other requirements related to the permitted root ball package, shall not be considered as grounds to modify or void the plant warranty.

3. The resulting root ball may need additional staking and water after planting. The Owner's Representative may reject the plant if the root modification process makes the tree unstable or if the tree is not healthy at the end of the warranty period. Such plants shall still be covered under the warranty.

4. The Contractor remains responsible to confirm that the grower has made all required root modifications noted during any nursery observations.

F. Container and Boxed Root Ball Shaving: The outer surfaces of ALL plants in containers and boxes, including the top, sides and bottom of the root ball shall be shaved to remove all circling, descending, and matted roots. Shaving shall be performed using saws, knives, sharp shovels or other suitable equipment that is capable of making clean cuts on the roots. Shaving shall remove a minimum of one inch of root mat or up to 2 inches as required to remove all root segments that are not growing reasonably radial to the trunk.

G. Exposed Stem Tissue after Modification: The required root ball modifications may result in stem tissue that has not formed trunk bark being exposed above the soil line. If such condition occurs, wrap the exposed portion of the stem in a protective wrapping with a white filter fabric. Secure the fabric with biodegradable masking tape. Do NOT USE string, twine, green nursery ties or any other material that may girdle the trunk if not removed.

H. Excavation of the Planting Space: Using hand tools or tracked mini-excavator, excavate the planting hole into the Planting Soil to the depth of the root ball measured after any root ball modification to correct root problems, and wide enough for working room around the root ball or the size indicated on the drawing or as noted below.

1. For trees and shrubs planted in soil areas that are NOT tilled or otherwise modified to a depth of at least 12 inches over a distance of more than 10 feet radius from each tree, or 5 feet radius from each shrub, the soil around the root ball shall be loosened as defined below or as indicated on the drawings.

a. The area of loosening shall be a minimum of 3 times the diameter of the root ball at the surface sloping to 2 times the diameter of the root ball at the depth of the root ball.

b. Loosening is defined as digging into the soil and turning the soil to reduce the compaction. The soil does not have to be removed from the hole, just dug, lifted and turned. Lifting and turning may be accomplished with a tracked mini excavator, or hand shovels.

2. If an auger is used to dig the initial planting hole, the soil around the auger hole shall be loosened as defined above for trees and shrubs planted in soil areas that are NOT tilled or otherwise modified.

3. The measuring point for root ball depth shall be the average height of the outer edge of the root ball after any required root ball modification.

4. If motorized equipment is used to deliver plants to the planting area over exposed planting beds, or used to loosen the soil or dig the planting holes, all soil that has been driven over shall be tilled to a depth of 6 inches.

H. For trees to be planted in prepared Planting Soil that is deeper than the root ball depth, compact the soil under the root ball using a mechanical tamper to assure a firm bedding for the root ball. If there is more than 12 inches of planting soil under the root ball excavate and tamp the planting soil no lifts to exceed 12 inches.

I. Set top outer edge of the root ball at the average elevation of the proposed finish. Set the plant mulch and upright in the center of the planting hole. The tree graft, if applicable, shall be visible above the grade. Do not place soil on top of the root ball.

J. The Owner's Representative may request that plants orientation be rotated when planted based on the form of the plant.

K. Backfill the space around the root ball with the same planting soil or existing soil that was excavated for the planting space. See Specification Section Planting Soil, for requirements to modify the soil within the planting bed.

L. Brace root ball by tamping Planting Soil around the lower portion of the root ball. Place additional Planting Soil around base and sides of ball in six-inch (6") lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. Do NOT over compact the backfill or use mechanical or pneumatic tamping equipment. Over compaction shall be defined as greater than 85% of maximum dry density, standard proctor or greater than 250 psi as measured by a cone penetrometer when the volumetric soil moisture is lower than field capacity.

M. When the planting hole has been backfilled to three quarters of its depth, water shall be poured around the root ball and allowed to soak into the soil to settle the soil. Do not flood the planting space. If the soil is above field capacity, allow the soil to drain to below field capacity before finishing the planting. Air pockets shall be eliminated and backfill continued until the planting soil is brought to grade level.

N. Thoroughly water the Planting Soil and root ball immediately after planting.

O. Remove all nursery plant identification tags and ribbons as per Owner's Representative instructions. The Owner's Representative's seals are to remain on plants until the end of the warranty period.

P. Remove corrugated cardboard trunk protection after planting.

Q. Follow additional requirements for the permitted root ball packages.

3.8 Permitted Root ball packages and Special planting requirements

A. The following are permitted root ball packages and special planting requirements that shall be followed during the planting process in addition to the above General planting requirements.

B. BALLED AND BURLAPPED PLANTS

1. After the root ball has been backfilled, remove all twine and burlap from the top of the root ball. Cut the burlap

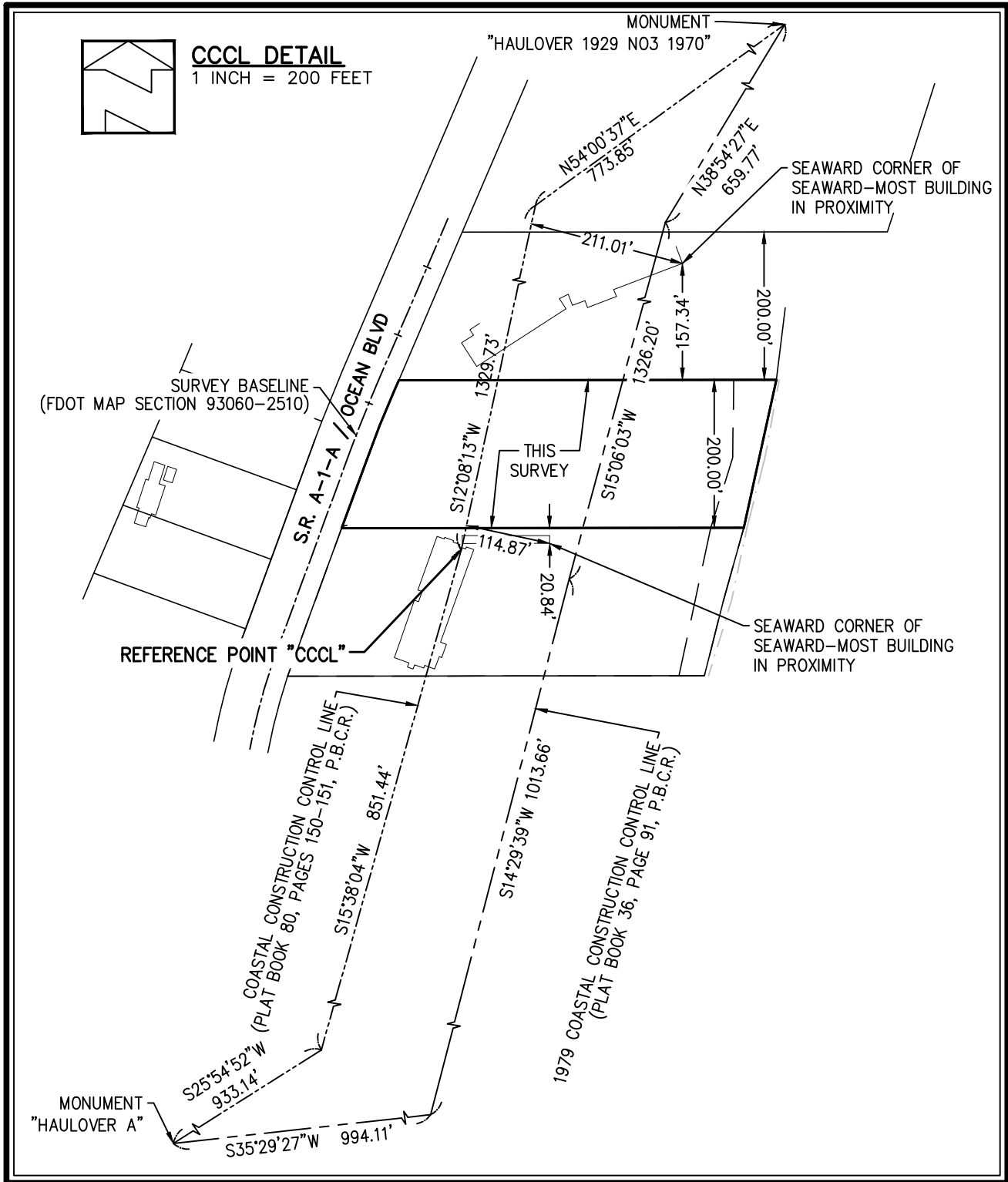
away, do not fold down onto the Planting Soil.

2. If the plant is shipped with a wire basket that does not meet the requirements of a "Low Rise" basket, remove the top 6 - 8 inches of the basket wires just before the final backfilling of the tree.

3. Earth root balls shall be kept intact except for any modifications required by the Owner's Representative to make root package comply with the requirement in Part 2 Products.

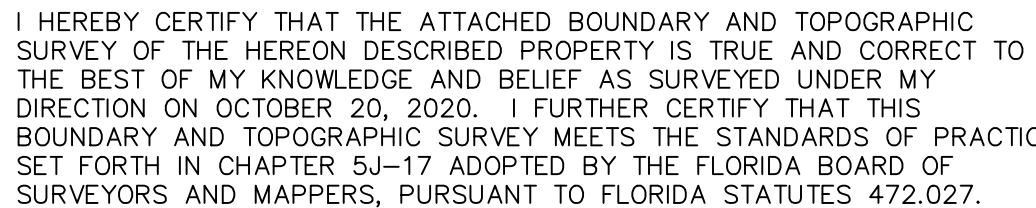
C. SPADE HARVESTED AND TRANSPLANTED PLANTS

1. After installing the tree, loosen the soil along the stem between the root ball and the surrounding soil out to a radius from the root ball edge equal to the diameter of the root ball to a depth of 6 - 10 inches by hand digging to the soil surface.

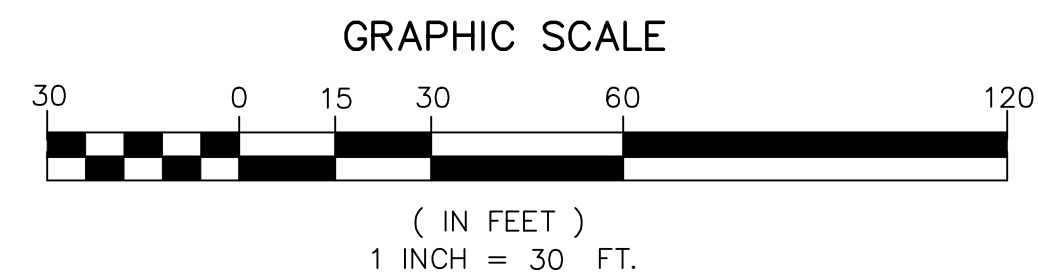
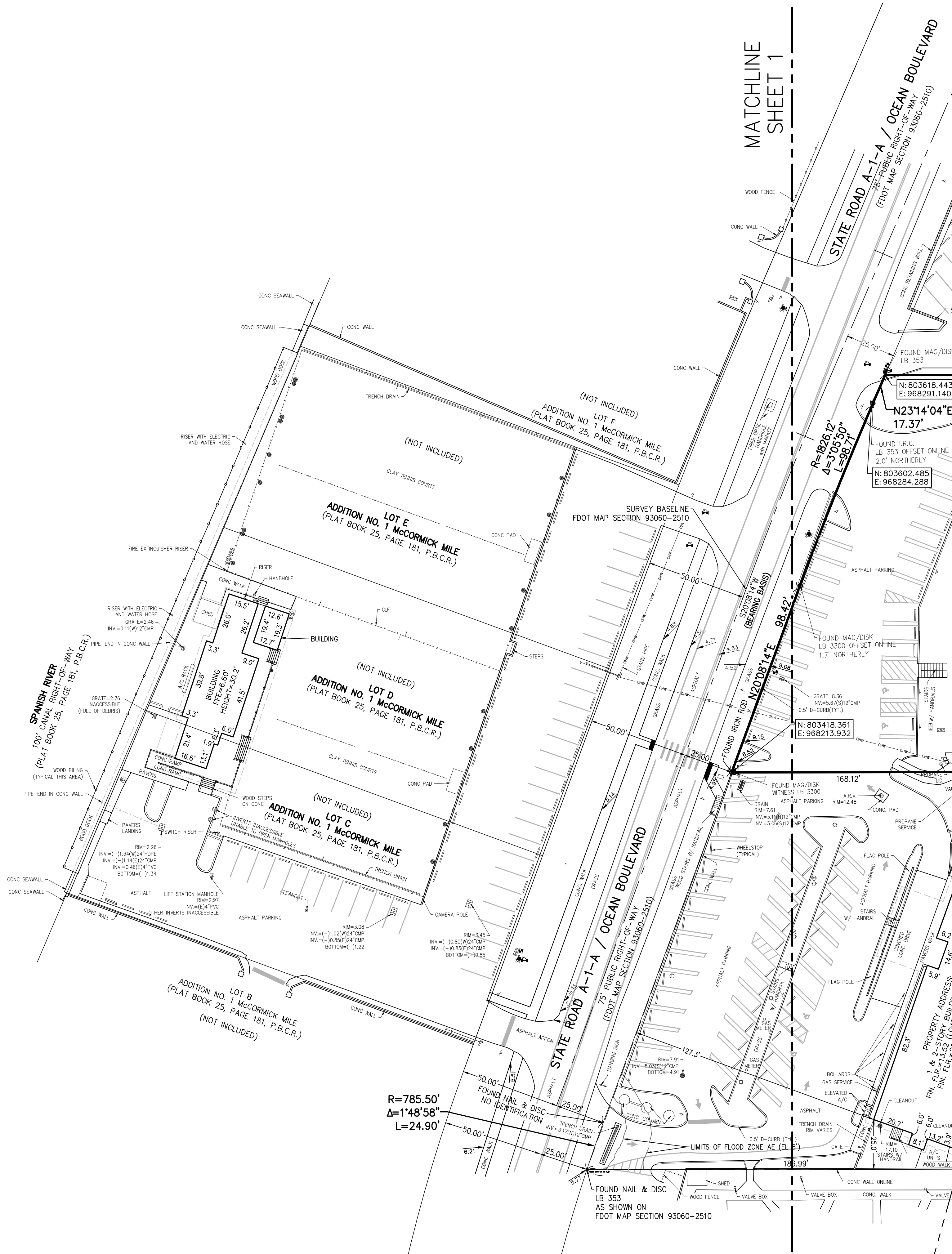


FILE NO: 110367990
THE FOLLOWING IS THE DOCUMENT RECORDED SUBSEQUENT TO THE
EFFECTIVE DATE OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
OWNER'S POLICY NO. OXFL-09188463 THROUGH MAY 20, 2024 AT 8:00A.M.

1. NOTICE OF COMMENCEMENT, RECORDED JUNE 15, 2023, IN OFFICIAL
RECORDS BOOK 34375, PAGE 1746. [AFFECTS - NOT PLOTTED]



JOB # 9085
SHT.NO. 1
OF 4 SHEETS



- LEGEND**
- A/C - AIR CONDITIONER
 - L - ARC LENGTH
 - ALUM. - ALUMINUM
 - B.E. - BUFFER EASEMENT
 - C.O. - CLEANOUT
 - C.F. - CHAIN LINK FENCE
 - CONC. - CONCRETE
 - COV. - COVERED
 - COCL - COASTAL CONSTRUCTION CONTROL LINE
 - ELEC. - ELECTRIC
 - ELEV. - ELEVATION
 - EQUIP. - EQUIPMENT
 - ESMT. - EASEMENT
 - EXIST. - EXISTING
 - F.P.L. - FLORIDA POWER & LIGHT
 - FIN. - FINISHED
 - F.L. - FLOOR
 - FND. - FOUND
 - I.R./CAP - IRON ROD & CAP
 - INV. - INVERT
 - IRR. - IRRIGATION
 - L.A.E. - LIMITED ACCESS EASEMENT
 - O/S - BUILDING OFFSET
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.B.C.R. - PALM BEACH COUNTY RECORD
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.G.S. - PAGE(S)
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - PROP. - PROPOSED
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - RGE - RANGE
 - SEC - SECTION
 - Δ - DELTA (CENTRAL ANGLE)
 - SQ. FT. - SQUARE FEET
 - TWP. - TOWNSHIP
 - TYP. - TYPICAL
 - U.E. - UTILITY EASEMENT
 - W.M. - WATER METER
 - W.E. - WATER EASEMENT
 - S.E. - SANITARY EASEMENT
 - ☆ - LIGHT POLE
 - ⦿ - FIRE HYDRANT
 - ⦿ - CATCH BASIN
 - ⦿ - WATER VALVE
 - ⦿ - SET 5/8" IR/CAP LB 3591
 - ⦿ - SANITARY MANHOLE
 - ⦿ - DRAINAGE MANHOLE
 - ⦿ - WOOD POWER POLE (UNLESS NOTED)
 - ⦿ - CENTER LINE
 - ⦿ - EXISTING ELEVATION
 - ⦿ - TRAFFIC SIGN
 - ⦿ - ELECTRICAL WIRES OVERHEAD
 - ⦿ - ANCHOR
 - ⦿ - WATER METER
 - ⦿ - RPZ
 - ⦿ - GROUND LIGHT
 - ⦿ - ELECTRIC HAND HOLE
 - ⦿ - IRRIGATION CONTROL VALVE
 - ⦿ - CONCRETE POWER POLE
 - ⦿ - FIRE DEPARTMENT CONNECTION
 - ⦿ - COORDINATES
 - N - NORTHING
 - E - EASTING

SEE SHEET 4 FOR ELEVATIONS

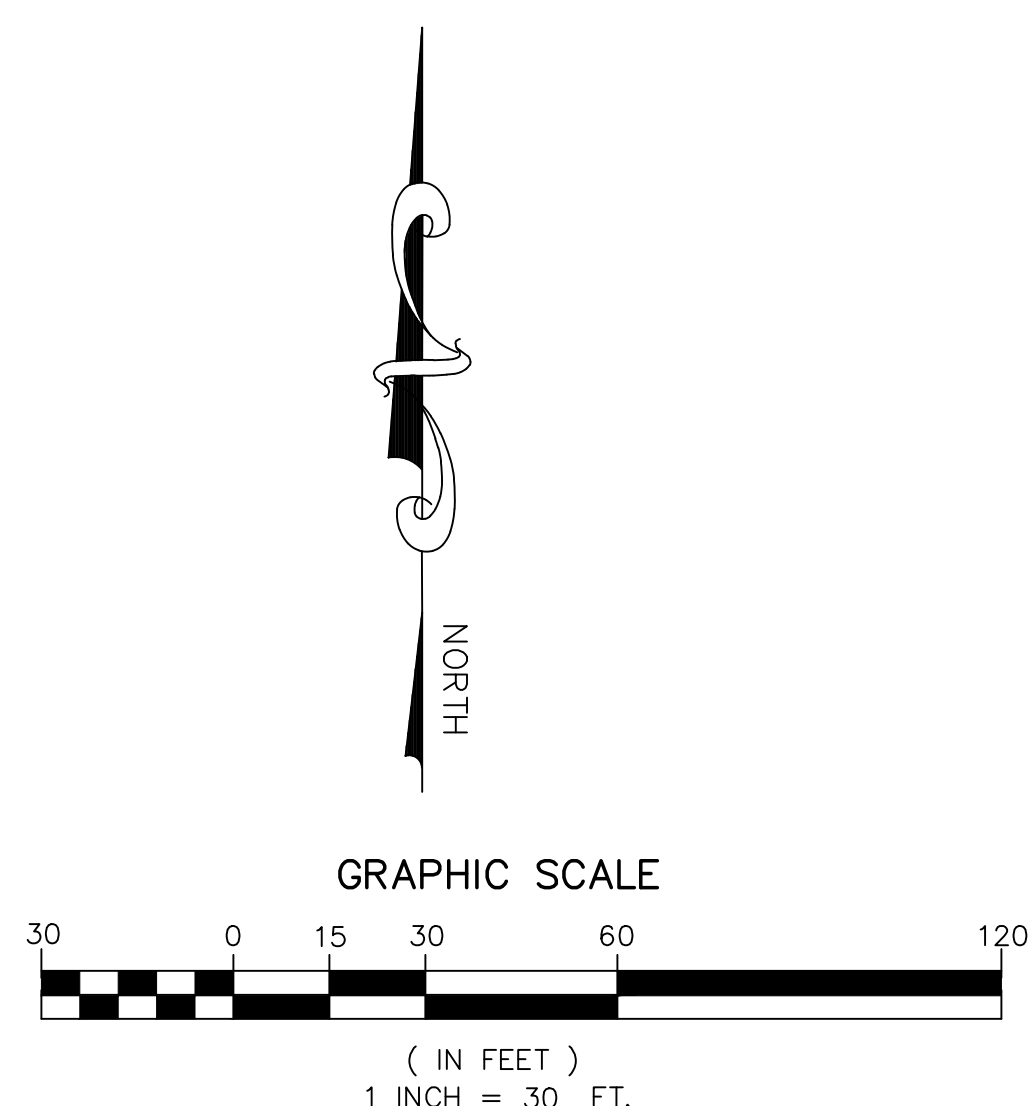
6-27-2024	ST
6-29-2023	RW
5-12-2023	RW
5-12-2023	TKM
4-16-2023	RW
4-16-2023	RW
4-7-2023	RW
3-28-2023	RW
10-4-2022	D.H
9-22-2021	RFJ
8-12-2021	RW
2-22-2021	RW
2-22-2021	RW
1-25-2021	RW
1-15-2021	RW
DATE	BY
REVISIONS	
FILE NAME	9085 UPDATE SURVEY.dwg

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

6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FLORIDA
BOUNDARY AND TOPOGRAPHIC SURVEY

DATE 10/20/2020
DRAWN BY RW
F.B./ PG. HDS
SCALE AS SHOWN

JOB # 9085
SHT.NO. 2
OF 4 SHEETS



- LEGEND**
- A/C - AIR CONDITIONER
 - ALUM. - ALUMINUM
 - B.E. - BUFFER EASEMENT
 - C.O. - CLEANOUT
 - CLF - CHAIN LINK FENCE
 - CONC. - CONCRETE
 - COV. - COVERED
 - CCCL - COASTAL CONSTRUCTION CONTROL LINE
 - ELEC. - ELECTRIC
 - ELEV. - ELEVATION
 - EQUIP. - EQUIPMENT
 - ESMT. - EASEMENT
 - EXIST. - EXISTING
 - F.P.L. - FLORIDA POWER & LIGHT
 - FIN. - FINISHED
 - F.L. - FLOOR
 - FND. - FOUND
 - I.R./CAP - IRON ROD & CAP
 - INV. - INVERT
 - IRR. - IRRIGATION
 - L.A.E. - LIMITED ACCESS EASEMENT
 - O/S - BUILDING OFFSET
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.B.C.R. - PALM BEACH COUNTY RECORD
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - PGS. - PAGE(S)
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - PROP. - PROPOSED
 - R. - RADIUS
 - R/W - RIGHT-OF-WAY
 - RGE. - RANGE
 - SEC. - SECTION
 - Δ - DELTA (CENTRAL ANGLE)
 - SQ. FT. - SQUARE FEET
 - TWP. - TOWNSHIP
 - TYP. - TYPICAL
 - U.E. - UTILITY EASEMENT
 - W.M. - WATER METER
 - W.E. - WATER EASEMENT
 - S.E. - SANITARY EASEMENT
 - ⊙ - LIGHT POLE
 - ⊙ - FIRE HYDRANT
 - ⊙ - CATCH BASIN
 - ⊙ - WATER VALVE
 - ⊙ - SET 5/8" IR/CAP LB 3591
 - ⊙ - SANITARY MANHOLE
 - ⊙ - DRAINAGE MANHOLE
 - ⊙ - WOOD POWER POLE (UNLESS NOTED)
 - ⊙ - CENTER LINE
 - ⊙ - EXISTING ELEVATION
 - ⊙ - TRAFFIC SIGN
 - ⊙ - ELECTRICAL WIRES OVERHEAD
 - ⊙ - ANCHOR
 - ⊙ - WATER METER
 - ⊙ - RPZ
 - ⊙ - GROUND LIGHT
 - ⊙ - ELECTRIC HAND HOLE
 - ⊙ - IRRIGATION CONTROL VALVE
 - ⊙ - CONCRETE POWER POLE
 - ⊙ - FIRE DEPARTMENT CONNECTION

6-27-2024	ST
6-29-2023	RW
5-12-2023	TKM
5-12-2023	RW
4-16-2023	RW
4-16-2023	RW
4-7-2023	RW
3-28-2023	RW
10-4-2022	D.H.
10-4-2022	RW
9-22-2021	RFJ

UPDATE SURVEY TO ONLY INCLUDE NORTH PARCEL
UPDATE SURVEY TO ONLY INCLUDE NORTH PARCEL
UPDATE SURVEY TO ONLY INCLUDE NORTH PARCEL
ADD ADDRESSES AND COORDINATES PER REQUEST
ADD ADDRESSES AND COORDINATES PER REQUEST
ADD ADDRESSES AND COORDINATES PER REQUEST
ADD BUILDING INFO, UPDATE CCCL SURVEY
ADD BUILDING INFO, UPDATE CCCL SURVEY
UPDATE SURVEY
UPDATE SURVEY

9-22-2021	RW
9-22-2021	RW
2-22-2021	RW
2-22-2021	RW
1-15-2021	RW
1-15-2021	RW
DATE	BY
REVISIONS	DATE
FILE NAME: 9085_UPDATE_SURVEY.dwg	

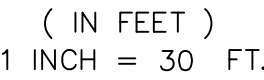
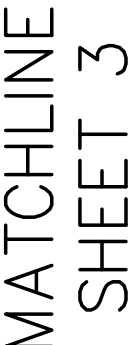
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-1452

6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FLORIDA
BOUNDARY AND TOPOGRAPHIC SURVEY

DATE 10/20/2020
DRAWN BY RW
F.B./ PG. HDS
SCALE AS SHOWN

JOB # 9085
SHT.NO. 3
OF 4 SHEETS

SEE SHEET 1 FOR LEGAL AND CCCL ANNOTATION



C – AIR CONDITIONER
 L – ARC LENGTH
 AL – ALUMINUM
 B.E. – BUFFER EASEMENT
 C.C. – CLEANOUT
 C.C.F. – CHAIN LINK FENCE
 CONC. – CONCRETE
 CONV. – COVERED
 C.O. – CONSTRUCTION CONTROL LINE
 ELEC. – ELECTRIC
 ELEV. – ELEVATION
 EQUIP. – EQUIPMENT
 E.S.M.T. – EASEMENT
 EXIST. – EXISTING
 FL. – FLORIDA POWER & LIGHT
 FIN. – FINISHED
 FLR. – FLOOR
 FND. – FOUND
 IR/CAP – IRON ROD & CAP
 INV. – INVERT
 IRR. – IRRIGATION
 L.A.E. – LIMITED ACCESS EASEMENT
 O/S – BUILDING OFFSET
 O.R.B. – OFFICIAL RECORD BOOK
 P.B. – PLAT BOOK
 P.B.C.R. – PALM BEACH COUNTY RECORD
 P.C. – POINT
 P.C.C. – POINT OF COMMENCEMENT
 PGS. – PAGE(S)
 PERM. – PERMANENT REFERENCE MONUMENT
 PROP. – PROPOSED
 RAD. – RADIUS
 R/W – RIGHT-OF-WAY
 RGE. – RANGE
 SEC. – SECTION
 S.D. – DELTA (CENTRAL ANGLE)
 SQ. FT. – SQUARE FEET
 TWP. – TOWNSHIP
 TYP. – TYPICAL
 U.E. – UTILITY EASEMENT
 W.M. – WATER METER
 W.E. – WATER EASEMENT
 S.E. – SANITARY EASEMENT
 C. – LIGHT POLE
 F. – FIRE HYDRANT
 CATCH BASIN
 – WATER VALVE
 SET 5/8" IR/CAP LB 3591
 SANITARY MANHOLE
 DRAINAGE MANHOLE
 WATER POWER POLE (UNLESS NOTED)
 – CENTER LINE
 – EXISTING ELEVATION
 – TRAFFIC SIGN
 – ELECTRICAL WIRES OVERHEAD
 – ANCHOR
 – WATER METER
 RPZ
 – GROUND LIGHT
 – ELECTRIC HAND HOLE
 – IRRIGATION CONTROL VALVE
 – CONCRETE POWER POLE
 – FIRE DEPARTMENT CONNECTION



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1451

DATE 10/20/2020	
DRAWN BY	RW
F.B./ PG.	HDS
SCALE AS SHOWN	

JOB # 9085
SHT.NO. 4
OF 4 SHEETS

6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435



SHEET INDEX

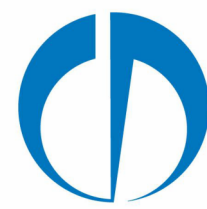
SHEET	NAME	REV 1	REV 2	REV 3
GENERAL				
CVR-1.0	COVER	08/07/24		04/04/25
SITE				
PH-1.0	SURROUNDING PROJECTS			
SITE				
PH-2.0	CONTEXT PHOTOS - NOT USED			
Z-1.0	OVERALL SITE PLAN - NOT USE			
CIVIL				
CO-1	CONCEPTUAL DEMOLITION PLAN	08/07/24		
CO-2	CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN	08/07/24		
SITE				
SD-1	OSDS CONCEPTUAL DESIGN	08/07/24		
PSP-1	SITE PLAN	08/07/24		04/04/25
LANDSCAPE				
EX-1	GREEN SPACE MAP			04/04/25
LP-0	COVER SHEET			
LP-1	LANDSCAPE PLAN	08/07/24	12/13/24	04/04/25
LP-2	LANDSCAPE PLAN	08/07/24	12/13/24	04/04/25
LP-3	LANDSCAPE DETAILS	08/07/24	12/13/24	04/04/25
LP-4	LANDSCAPE SPECIFICATIONS	08/07/24	12/13/24	04/04/25
LP-5	LANDSCAPE SPECIFICATIONS	08/07/24	12/13/24	04/04/25
ARCHITECTURE				
AS-1.0	ARCHITECTURAL SITE PLAN	08/07/24	12/13/24	04/04/25
AI-0.1	LOWER PARKING LEVEL - FLOOR PLAN	08/07/24		04/04/25
AI-1.1	FIRST FLOOR PLAN		12/13/24	04/04/25
AI-2.1	SECOND THRU FOURTH FLOOR PLAN		12/13/24	04/04/25
A2-0.1	ROOF PLAN	08/07/24	12/13/24	04/04/25
A3-0.1	WEST AND SOUTH EXTERIOR ELEVATIONS	08/07/24	12/13/24	04/04/25
A3-0.2	NORTH AND EAST EXTERIOR ELEVATIONS	08/07/24	12/13/24	04/04/25
AI-0.1	BUILDING SECTIONS	08/07/24	12/13/24	04/04/25
RENDERERS				
AS-0.1	VIEW @ MAIN ENTRY			04/04/25
AS-0.2	VIEW @ OCEAN SIDE			04/04/25
AS-0.1	MATERIAL BOARD			
AS-0.2	MATERIAL BOARD			

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • spinaorourke.com
FL Lic. # AA26002399

Digitally signed by
Keith M. Spina
Reason: I am
approving and
signing this
document.
Date:
2025.04.04
12:00:08-04'00'

STATE OF FLORIDA
KEITH M. SPINA
AR13419
REGISTERED ARCHITECT

SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Keith M. Spina # AR13419



NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FL 33435

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA OROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA OROURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:	
3 SUBMITTAL	04.04.25
COMMENTS	

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG

OWNER
EDWARDS COMPANIES

405 SOUTH HIGH STREET, SUITE 150
COLUMBUS, OH 43215
614-241-2070

CVR-1.0
SITE PLAN REVIEW

COVER



SPINAOROURKE
+ PARTNERS
Architecture + Interior Design
Keith M. Spina # AR13419

285 BANYAN BLVD
WEST PALM BEACH, FLORIDA 33401
ph: 561.684.6844 • spinaorourke.com
FL Lic. # AA26002399

Civil Engineer
SIMMONS & WHITE

2581 METROCENTRE BLVD., SUITE 3
WEST PALM BEACH, FL 33407
561-644-4312

Structural Engineer
ONMJ

1655 PALM BEACH LAKES BLVD, SUITE 204
561-835-9994

MEPFP Engineer
CES

2937 WEST CYPRESS CREE ROAD
FORT LAUDERDALE, FL 33309
954-990-0556

Landscape
INSITE STUDIO

8144 OKEECHOBEE BOULEVARD,
SUITE A, WFB, FL 33411
561-249-0940

Survey
CAULFIELD & WHEELER

7900 GLADES RD STE 100, BOCA
RATON, FL 33434

Water & Waste Water
DKK CONSULTING

951 SANSBURY'S WAY SUITE 206
ROYAL PALM BEACH, FL 33411
561-612-7312

Coastal, Enviromental, Marine
ISIMINGER & STUBBS

640 US HIGHWAY 1, SUITE 8
NORTH PALM BEACH, FL 33408
561-881-0003

OWNER
EDWARDS COMPANIES

405 SOUTH HIGH STREET, SUITE 150
COLUMBUS, OH 43215
614-241-2070



6861 N OCEAN BLVD, OCEAN RIDGE



6849 N OCEAN BLVD, OCEAN RIDGE



6833 N OCEAN BLVD, OCEAN RIDGE



6885 N OCEAN BLVD, OCEAN RIDGE

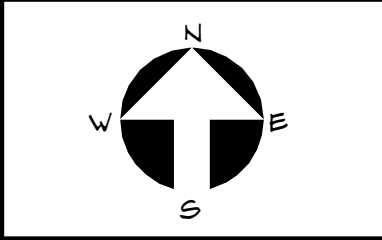


6885 N OCEAN BLVD, OCEAN RIDGE



6861 N OCEAN BLVD, OCEAN RIDGE

SURROUNDING PROJECTS



PH-1.0
SITE PLAN REVIEW

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FL 33435

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:

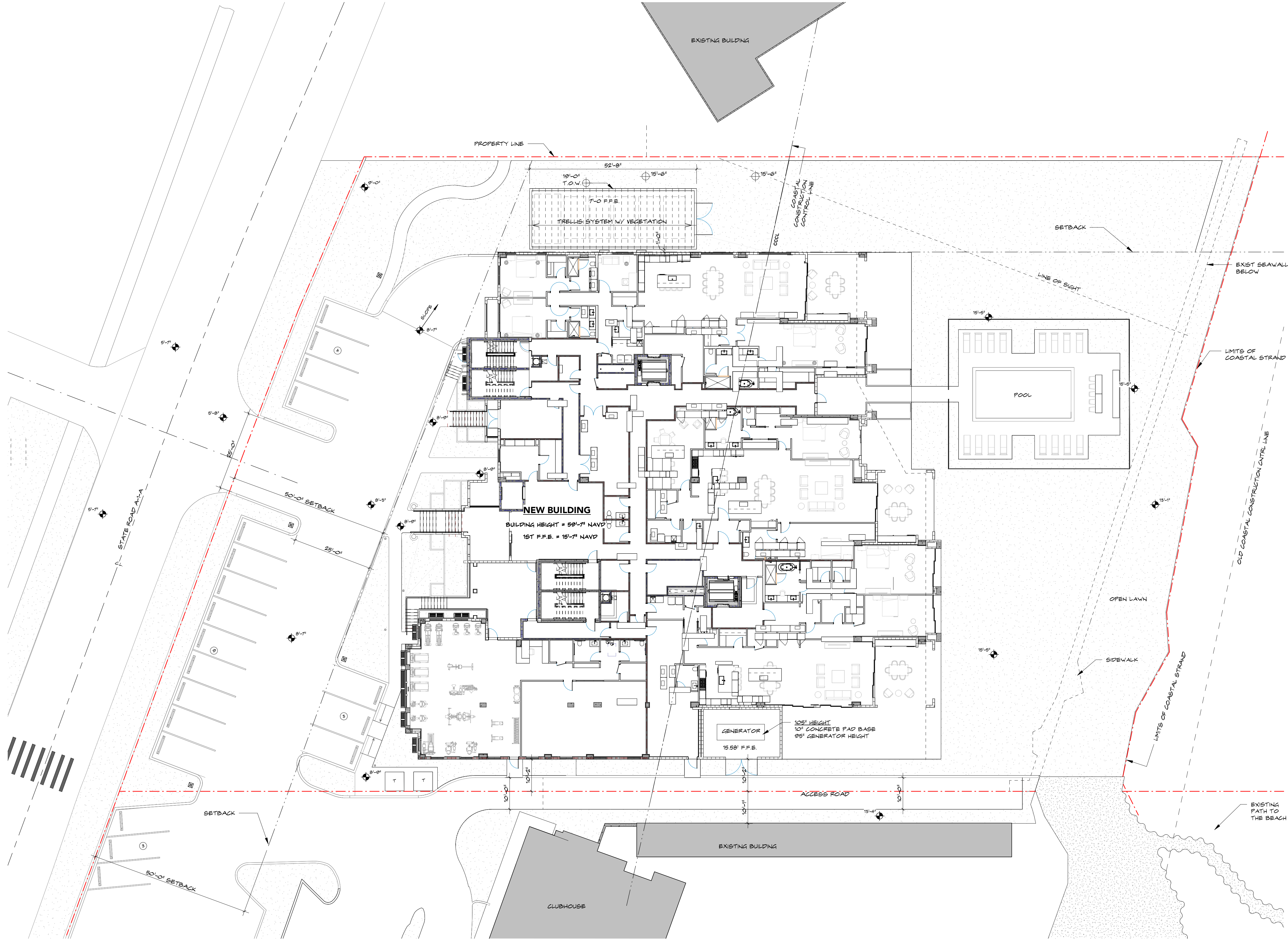
Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG

SPINA OROURKE
+ PARTNERS
Architecture • Interior Design
Keith M. Spina #ART3119

285 Banyan Blvd
West Palm Beach Florida 33401
561.684.6844 • Fax 561.684.5594
spinaorourke.com
FL Lic # AA20020399



1 SITE PLAN
AS-1.0 SCALE: 1/16" = 1'-0"



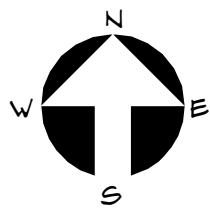
NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

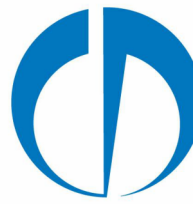
Revisions:	
1 SUBMITTAL COMMENTS	08.07.24
2 SUBMITTAL COMMENTS	12.13.24
3 SUBMITTAL COMMENTS	04.04.25

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG



AS-1.0

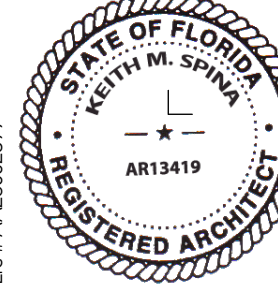
SITE PLAN REVIEW



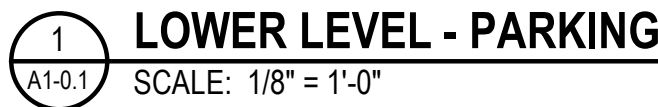
SPINAOROURKE
+ PARTNERS

Architecture • Interior Design
Keith M. Spina # A013419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.6594
spinaorourke.com
FL LIC # A22007299



Digitally signed
by Keith Spina
Reason: I am
approving and
signing this
document.
Date:
2025.04.04
11:56:10 -0400



STG
WALL TYPE TAG; REFER TO SHEET A10.0.1
AND A10.0.2 FOR WALL/ PARTITION TYPES

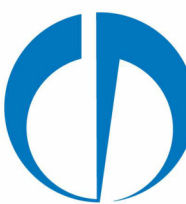
- | | |
|---|---|
|  | TWO HOUR RATED CONCRETE WALL; REFER TO PARTITION TYPES AND STL DWGS |
|  | TWO HOUR RATED CMU WALL; REFER TO PARTITION TYPES AND STL DWGS |
|  | ONE HOUR RATED CMU WALL; REFER TO PARTITION TYPES AND STL DWGS |
|  | TYP. CONCRETE OR CONCRETE MASONRY WALL; REFER TO PARTITION TYPES AND STL DWGS |
|  | TYP. METAL STUD PARTITION; REFER TO PARTITION TYPES |
|  | ONE HOUR RATED PARTITION; REFER TO PARTITION TYPES |
|  | TWO HOUR RATED METAL STUD SHAFT WALL PARTITION; REFER TO PARTITION TYPES |

ON GRADE	16 SPACES - 12 EXISTING & 4 REGULAR
PARKING GARAGE	30 REQUIRED SPACES
	28 REGULAR 9'X18' SPACES 2 HC SPACES 12'X18'
TOTAL GARAGE SPACES	30 SPACES IN GARAGE



Digitally signed
by Keith Spina
Reason: I am
approving and
signing and
sealing this
document.
Date:
2025.04.04
11:56:25-0400'

Architecture • Interior Design
Keith M Spina #A13419



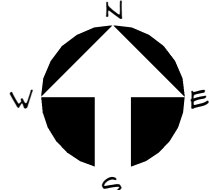
NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA OROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA OROURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

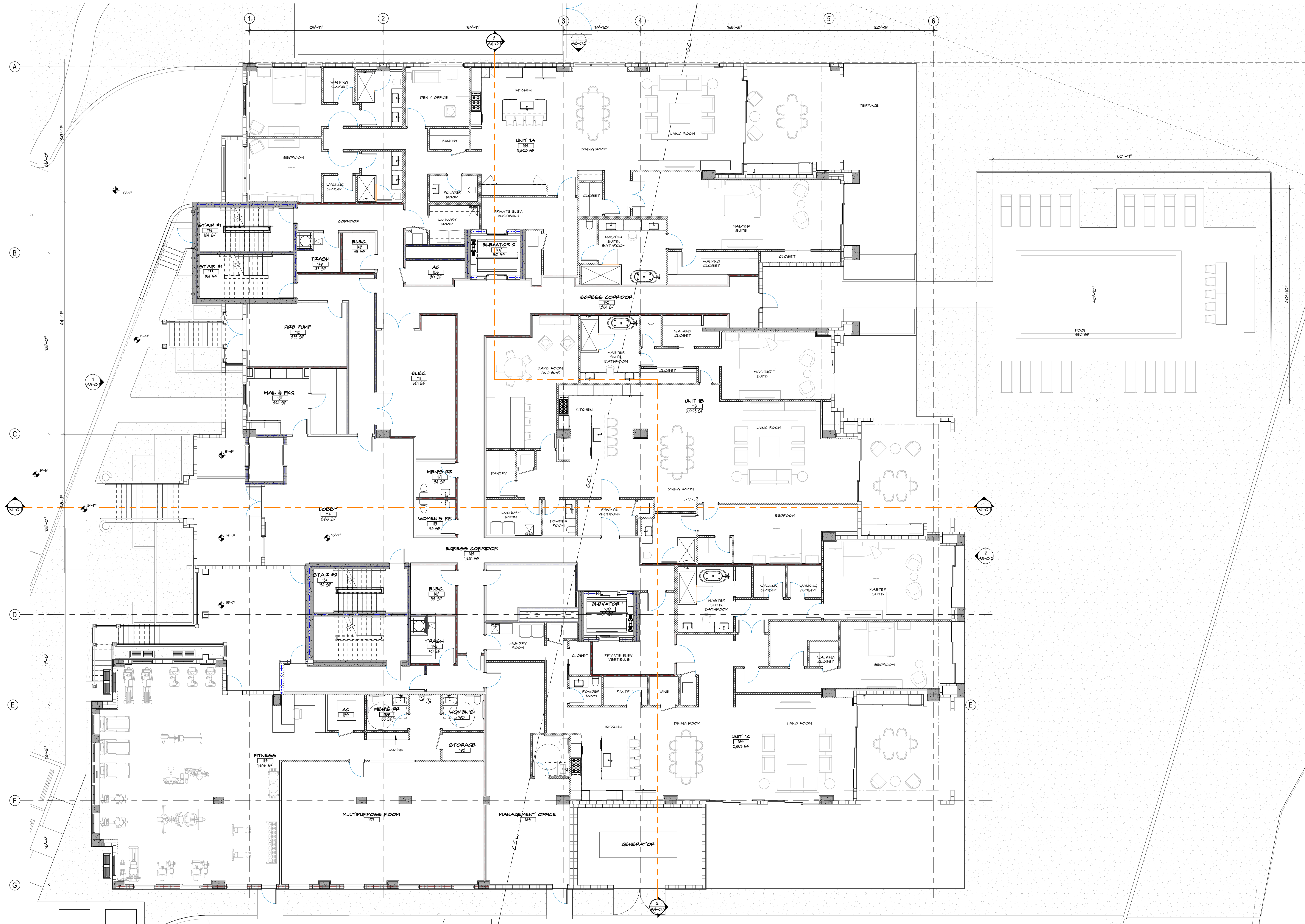
Revisions:		
1	SUBMITTAL COMMENTS	08.07.24
3	SUBMITTAL COMMENTS	04.04.25

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG



A1-0.1

SITE PLAN REVIEW



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

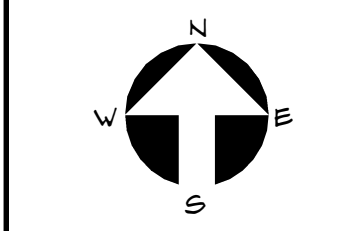
NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:	
1. SUBMITTAL COMMENTS	12.13.24
2. SUBMITTAL COMMENTS	04.04.25

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG



A1-1.1
SITE PLAN REVIEW

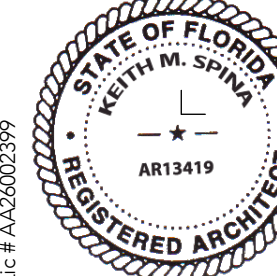
FIRST FLOOR PLAN

SPINA OROURKE
+ PARTNERS



Architecture • Interior Design
Keith M. Spina # A013419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.4844 • spinaorourke.com
FL LIC # A24007399



Digitally signed by Keith Spina
Reason: I am approving and
signing and sealing this
document.
Date: 2025.04.04
11:56:45-0400



1 SECOND THRU FOURTH FLOOR PLAN
A1-2.1 SCALE: 1/8" = 1'-0"

SECOND THRU FOURTH FLOOR PLAN

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FL 33435

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:	
1 SUBMITTAL COMMENTS	12.13.24
2 SUBMITTAL COMMENTS	04.04.25

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG

A1-2.1
SITE PLAN REVIEW

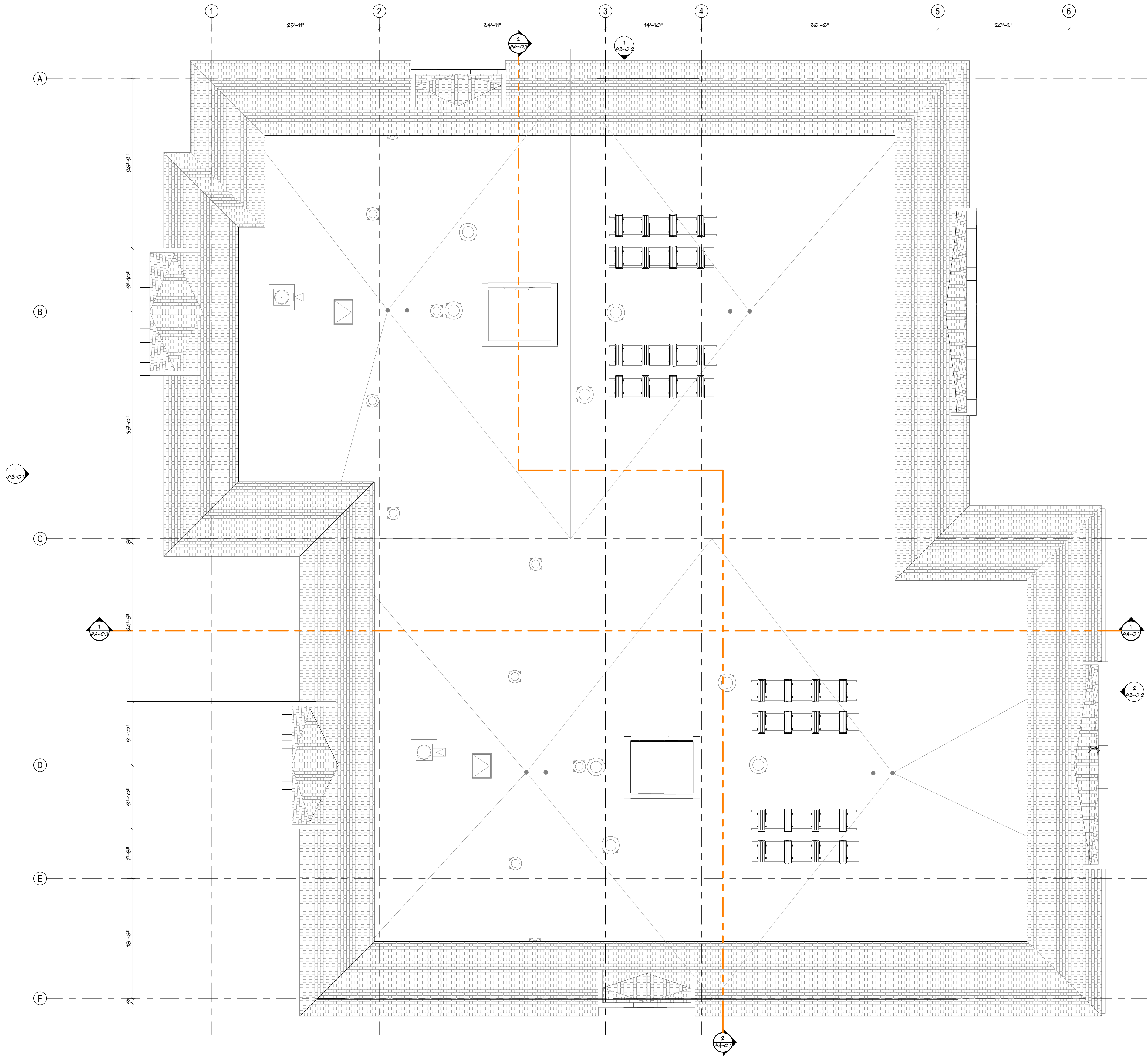
SPINAOROURKE
+ PARTNERS

Architecture • Interior Design
Keith M. Spina # A013419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.4844 • Fax: 561.684.5594
spinaorourke.com
FL LIC # A22007299

Digitally signed by Keith Spina
Reason: I am approving and
signing and
sealing this
document.
Date:
2025.04.04
11:57:02-0400

Page 46 of 79

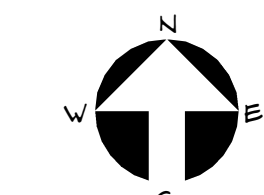


1 ROOF PLAN
A2-0.1 SCALE: 1/8" = 1'-0"

ROOF PLAN

A2-0.1

SITE PLAN REVIEW



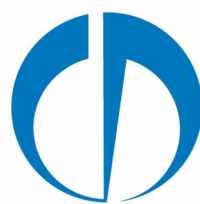
Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG

Revisions:	
1 SUBMITTAL COMMENTS	08.07.24
2 SUBMITTAL COMMENTS	12.13.24
3 SUBMITTAL COMMENTS	04.04.25

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA OROURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA OROURKE + PARTNERS, INC. ALL RIGHTS RESERVED

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435

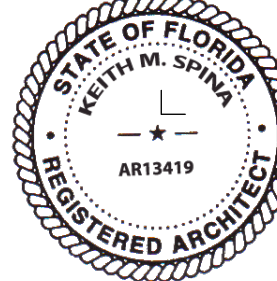


SPINAOROURKE
+ PARTNERS

Architecture • Interior Design
Keith M. Spina # A013419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • spinaorourke.com
FL LIC # A22007299

Digitally signed
by Keith Spina
Reason: I am
approving and
signing this
document.
Date:
2025.04.04
11:57:15-04'00'

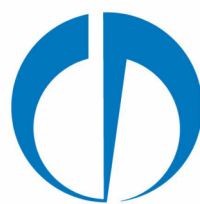




1 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA OROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA OROURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:	
1 SUBMITTAL COMMENTS	08.07.24
2 SUBMITTAL COMMENTS	12.13.24
3 SUBMITTAL COMMENTS	04.04.25

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG



A3-0.1
SITE PLAN REVIEW

WEST AND SOUTH EXTERIOR ELEVATIONS



1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA OROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA OROURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

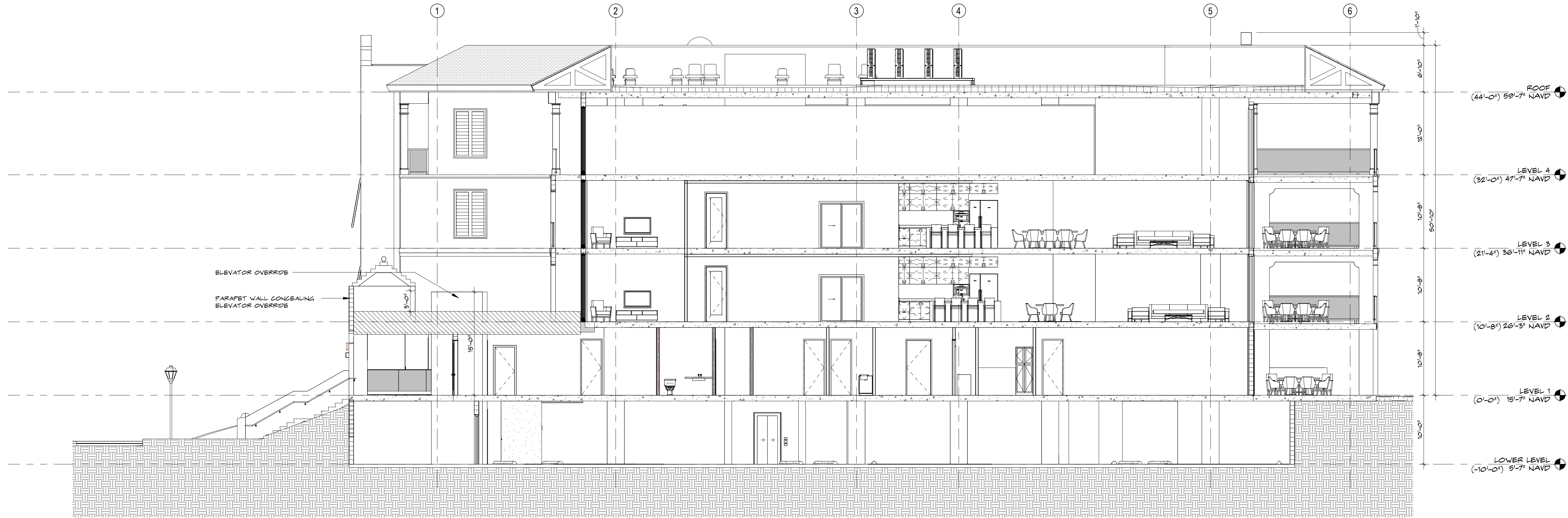
Revisions:	
1 SUBMITTAL COMMENTS	08.07.24
2 SUBMITTAL COMMENTS	12.13.24
3 SUBMITTAL COMMENTS	04.04.25

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG

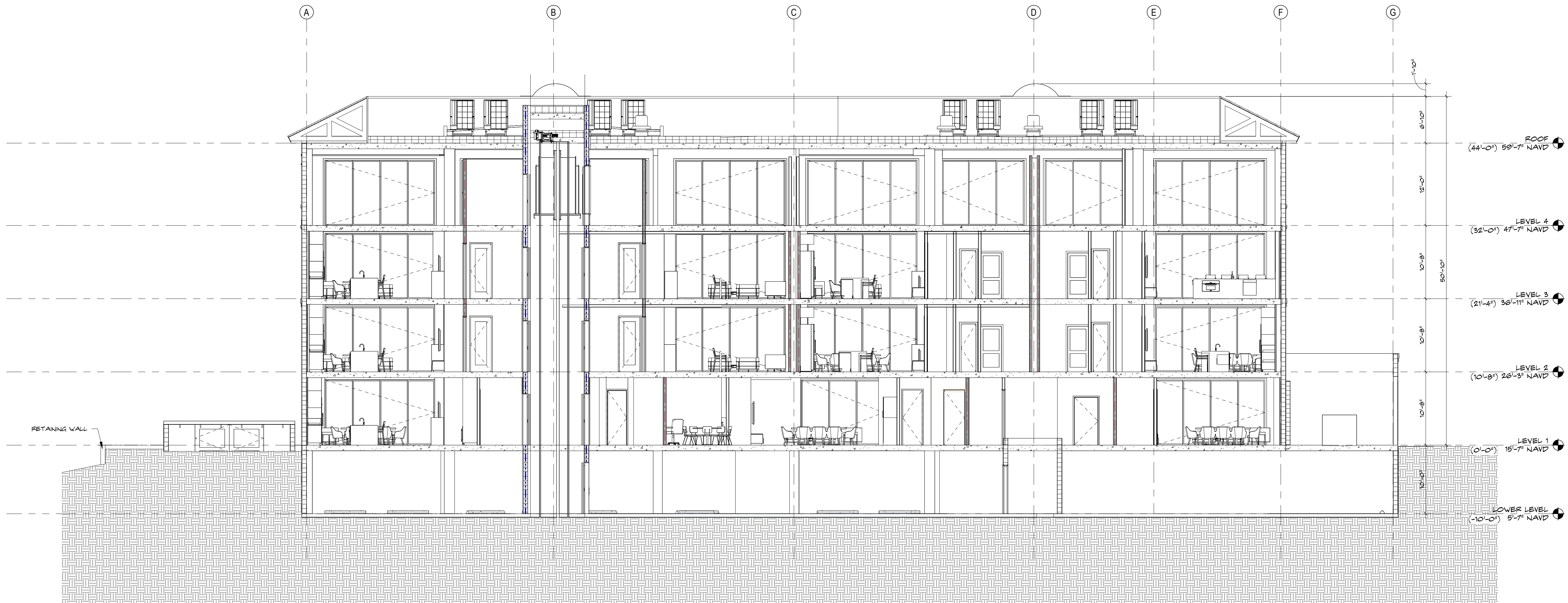
A3-0.2

SITE PLAN REVIEW

NORTH AND EAST EXTERIOR ELEVATIONS



1 EAST - WEST BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 SP - BUILDING SECTION 02
SCALE: 1/8" = 1'-0"



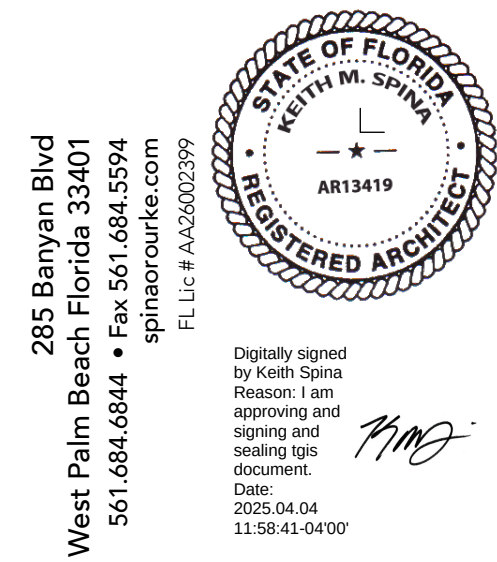
NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA OROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA OROURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:	
1 SUBMITTAL COMMENTS	08.07.24
2 SUBMITTAL COMMENTS	12.13.24
3 SUBMITTAL COMMENTS	04.04.25

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG



OCEAN RIDGE, FL 33435

SITE PLAN REVIEW



VIEW @ OCEAN SIDE

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FL 33435

THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF SPINA CIRCOURKE + PARTNERS, INC. AND MAY NOT BE DUPLICATED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SPINA CIRCOURKE + PARTNERS, INC. ALL RIGHTS RESERVED.

Revisions:

3 SUBMITTAL COMMENTS	04.04.25
----------------------	----------

Project no: 22006
Date: 03-13-24
Drawn by: LS
Project Manager: JG

A5-0.2
SITE PLAN REVIEW

SPINAOROURKE
+ PARTNERS

Architecture • Interior Design
Keith M. Spina # A013419

285 Banyan Blvd
West Palm Beach, Florida 33401
Tel: 561.684.6844 • Fax: 561.684.6594
spinaorourke.com
FL LIC # A02007299

Digitally signed by
Keith Spina
Reason: I am
approving and
signing and
sealing this
document.
Date:
2025.04.04
11:58:58-0400

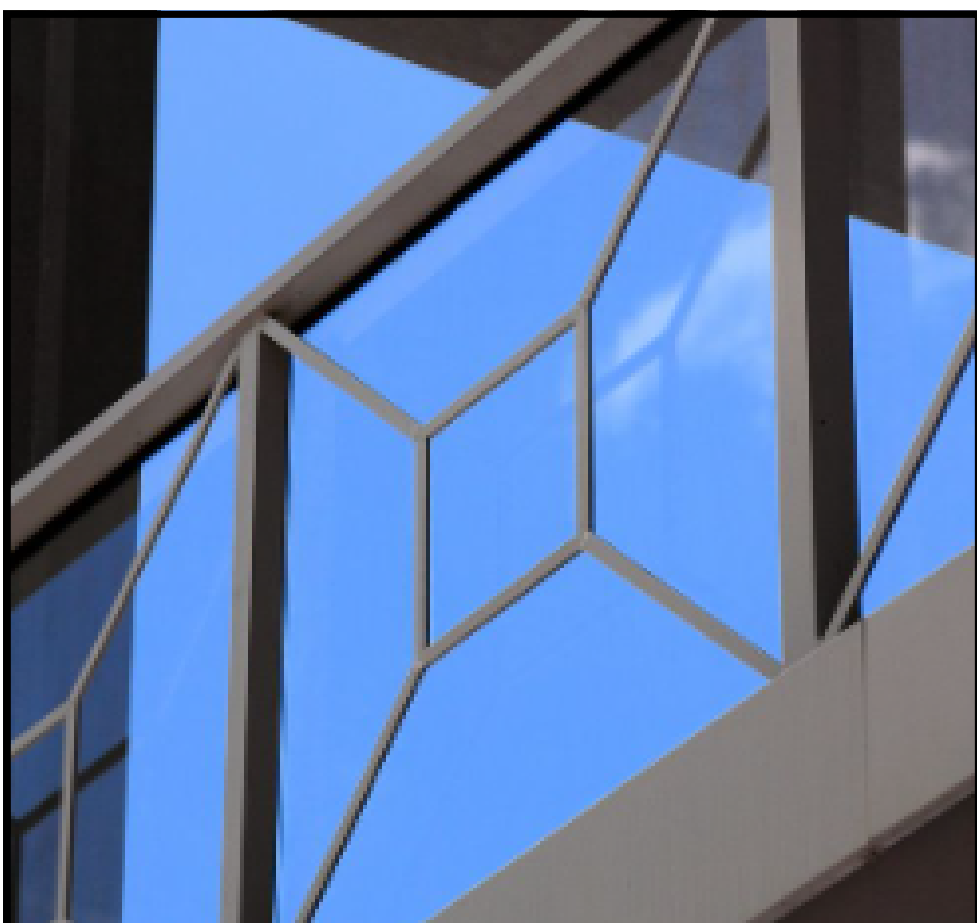
Page 52 of 79



ROOF TILE
CONCRETE WHITE TILE



BERMUDA SHUTTERS
BLUE-GRAY ALUMINUM SHUTTERS



RAILING
DECORATIVE METAL RAILING WITH GLASS



GLAZING
IMPACT GLAZING WITH BRONZE FRAME
AND GRAY TINTED GLASS
(CODE REQUIREMENT OF TURTLE
SHADING COEFFICIENT)



WALL FINISH
SMOOTH WHITE STUCCO FINISH

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD
OCEAN RIDGE, FL 33435

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA ORourke
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA ORourke
PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:

3	SUBMITTAL COMMENTS	04.04.25

Project no: 22006
Date: 04-04-25
Drawn by: LS
Project Manager: JG

MATERIAL BOARD

A6-0.1

SITE PLAN REVIEW

SPINAOROURKE
+ PARTNERS
Architecture • Interior Design
Keith M. Spina #A013419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • Fax: 561.684.6594
spinaorourke.com
FL LIC # A22007299

Digitally signed
by Keith Spina
Reason: I am
approving and
signing this
document.
Date:
2025.04.04
11:59:18-0400

Page 53 of 79



WALL FINISH
SMOOTH WHITE STUCCO FINISH



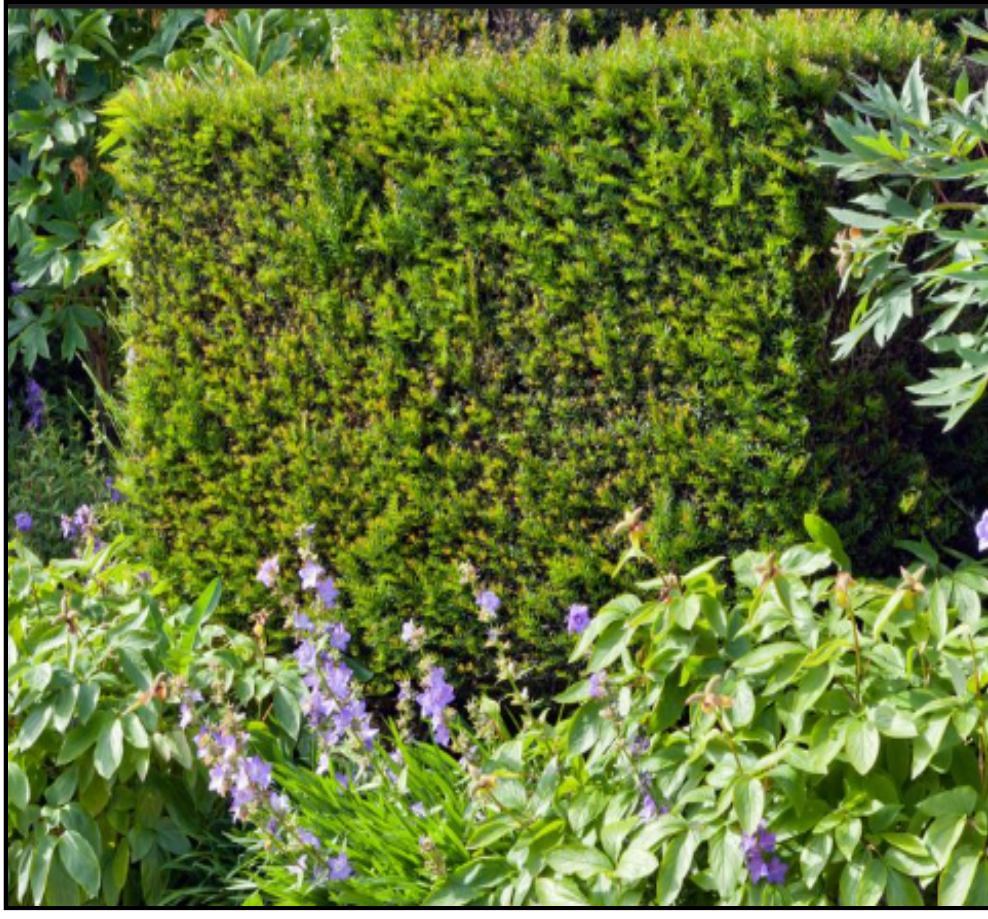
RAILING
DECORATIVE METAL RAILING WITH GLASS



GLAZING
IMPACT GLAZING WITH BRONZE FRAME
AND GRAY TINTED GLASS
(CODE REQUIREMENT OF TURTLE
SHADING COEFFICIENT)



ROOF TILE
CONCRETE WHITE TILE



LANDSCAPE SCREENING

NEW CONSTRUCTION FOR:
6855 N. OCEAN BOULEVARD

OCEAN RIDGE, FL 33435

THESE DRAWINGS ARE FOR THE
EXCLUSIVE USE OF SPINA OROURKE +
PARTNERS, INC. AND MAY NOT BE
DUPLICATED, REPRODUCED OR USED IN
ANY MANNER WITHOUT THE EXPRESS
WRITTEN CONSENT OF SPINA OROURKE
+ PARTNERS, INC. ALL RIGHTS RESERVED

Revisions:	
3 SUBMITTAL	04.04.25
COMMENTS	

Project no: 22006
Date: 04-04-25
Drawn by: LS
Project Manager: JG

MATERIAL BOARD

A6-0.2
SITE PLAN REVIEW

SPINAOROURKE
+ PARTNERS

Architecture • Interior Design
Keith M. Spina # A013419

285 Banyan Blvd
West Palm Beach, Florida 33401
561.684.6844 • spinaorourke.com
FL LIC # A262002399

Digitally signed
by Keith Spina
Reason: I am
approving and
signing this
document.
Date:
2025.04.04
11:59:37-0400

Town of Ocean Ridge, Florida
Planning & Zoning Board Agenda Memorandum

To: Planning & Zoning Board Members
From: Corey O’Gorman, Town Planner
Meeting Date: April 15, 2025
Subject: 11 Osprey Drive – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Randall Stofft Architects
OWNER: Rolando Garcia
ADDRESS: 11 Osprey Drive, Ocean Ridge, Florida 33435

ZONING DISTRICT: RSF

REQUEST: The applicant is requesting Development Plan Review approval in accordance with Town Code Land Development Code including Chapter 63 General and Administrative Provisions, Section 63-56 for Development Plan Review and Chapter 64 Zoning, including Section 64-1, RSF, Single-Family Residential.

2. BACKGROUND

At the March meeting of the Planning & Zoning Board, the subject project was approved with review of revised landscape plans pending approval.

3. STAFF RECOMMENDATION

Consider revised landscape plans and take appropriate action.

Town of Ocean Ridge, Florida
Planning & Zoning Board Agenda Memorandum

To:	Planning & Zoning Board Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	March 18, 2025
Subject:	11 Osprey Drive – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Randall Stofft Architects

OWNER: Rolando Garcia

ADDRESS: 11 Osprey Drive, Ocean Ridge, Florida 33435

ZONING DISTRICT: RSF

REQUEST: The applicant is requesting Development Plan Review approval in accordance with Town Code Land Development Code including Chapter 63 General and Administrative Provisions, Section 63-56 for Development Plan Review and Chapter 64 Zoning, including Section 64-1, RSF, Single-Family Residential.

2. BACKGROUND

As described in the Land Development Action Application, the applicant is requesting Development Plan Review (DPR) approval for construction of a new 3,972 square foot two-story single-family home with four (4) bedrooms, five (5) full baths and two car garages, swimming pool, spa and outdoor living area. The application was submitted on October 23, 2024 for DPR, Town staff generated comments which were addressed by the applicant, and the Town Staff is recommending approval of the revisions subject to review by the Planning and Zoning Board and with conditions noted in the attached Staff memo’s.

3. BOARD ACTION.

Development Plan Review is subject to the requirements of Town Code Section 63-56 which includes the following:

- (1) *The planning and zoning commission shall use the review criteria as set forth herein when reviewing site plans.*
 - a. *Relationship of building to site:*
 1. The site should be planned to accomplish a desirable transition with the streetscape. The overall balance and proportion of the proposed building will be considered.

2. The height and scale of each building should be compatible with its site and other buildings onsite
- b. *Relationship of building and site to adjoining area(s):*
1. Buildings should be designed to enhance the surrounding neighborhood.
 2. Harmony in architectural style, form, texture, mass and lines, as well as materials, colors, and use of architectural elements should be provided in the design of all buildings.
 3. Buildings should be consistent with the established neighborhood character or within acknowledged architectural styles.
 4. The height and scale of the proposed structure(s) should be compatible with the surrounding neighborhood
- c. *Building design:*
1. Evaluation of a project should be based on quality of its design and relationship to surroundings.
 2. Components such as roofs, windows, doors, eaves, and parapets should have balanced proportions in relationship to one another.
 3. Colors should be harmonious and representative of the architectural style of the building and generally within the character of the neighborhood.
 4. Design attention should be given to mechanical equipment or other utility hardware on roofs, buildings and at grade so as to screen them from off-site view.
 5. Buildings should be of a size as to be in harmony with permanent neighboring development or within acknowledged architectural styles.
 6. Use of any/all of the above preferred design elements in conjunction with the renovation or addition to existing homes is encouraged, along with the removal of any existing elements that are not preferred.
 7. The architectural style and elements of proposed additions and renovations shall be consistent with the other portions of the building.
 8. All proposed structures shall be consistent with the town's land development regulations and the goals, objectives and policies of the comprehensive plan

In addition to the above, pursuant to 63-56(3), the planning and zoning commission shall approve, deny, approve with conditions, or request additional information in order to make a determination that the proposal is compliant with the above criteria.

4. STAFF RECOMMENDATION

Town Staff recommends approval subject to the conditions in the attached staff memo's and review of the project in accordance with Section 63-56 as noted above.

PLAN REVIEW REPORT
11 Osprey Drive
11/11/24/Revision 01/10/25

This Plan Review Report is for the Development Plan Review to construct a two-story home on a vacant lot at 11 Osprey Drive. The proposed development includes four (4) bedrooms, five (5) full baths and two car garages, swimming pool, spa and outdoor living area. This review references site and architectural plans prepared by Randall Stofft Architects dated 10/10/24; survey prepared by Perimeter Surveying & Mapping dated 05/29/21; civil plans prepared by Jupiter Civil Engineering Company dated 7/11/22; and landscape plans prepared by AGT LAND dated 10/16/24. **This revised report is based on revisions received on 01/10/25, and recommends approval with the conditions shown below.**

PCN: 46-43-45-34-02-000-0100
FLU: Single-Family Residential
Zoning: RSF

The following review is based on the requirements of the Town of Ocean Ridge Zoning Code, Chapter 64, Article I, Section 64-1 for RSF zoning, related sections of Article III Supplemental Regulations of the Code of Ordinances, and the Development Plan Review Checklist as applicable.

- The survey and site plan shows 11,036 square feet, and the application shows 11,050.41. Please revise as appropriate for consistency. **Condition of approval to provide the revised application for consistency with the plans and survey.**
- Please complete page 2 of the application to specify water/sewer service. **Condition of approval to provide the revised application.**
- ~~The LDAA checklist requires the survey be abstracted to show all easements and encumbrances of record, and requires the survey to be less than 1 year old. The survey provided is from 2021, is not abstracted to title and contains the incorrect address. Please revise accordingly.~~ **Comment addressed**

~~Section 64 1(e) (1 2) **Background:** This code section requires the area devoted to windows and doors to be a minimum of 15%, on all elevations including front, side, and rear elevations. This section also requires signification articulation on all elevations such that the placement of an eight foot by 16 foot rectangle on the wall of the elevation must touch or overlap an element such as a window or door, or a significant articulation such as shutters, decorative arches, building jog. Sheet A301 provides the required calculation of windows and doors and it appears that these elevations comply with the articulation requirements, however there is no window and door calculation for the south and west elevations on Sheet A302,~~

~~and portions of the south elevation do not meet the articulation requirements.~~

~~Comment: Please revise sheet A302 to provide the window and door calculation, and revise the south elevation as needed to comply with the substantial articulation requirement.~~ **Comment addressed**

~~Section 64-1(j)(3) Background: This code section limits the overall building height to 36' and states that for pitched roof systems for every foot above 7, there is a corresponding decrease of 1 foot in the maximum building height. The site data on sheet A101 specifies a required maximum building height of 32' and a proposed maximum height of 31' 10", however the finish floor elevation is shown as 9' NAVD. Sheet A301 shows a 32' 2" and sheet A302 shows a height of 32'. If the floor elevation on A101 is correct, the maximum allowable is 34' NAVD.~~

~~Comment: Please revise the sheets A101, A301 and A302 for consistency and to specify the correct maximum allowable height.~~ **Comment addressed.**

~~Section 64-42 (b) Background: This code section permits swimming pools to be setback a minimum of five feet from any side, rear or front property line, provided it is not enclosed and provided that it is not closer than five feet to the primary building. Although Sheet A101 shows a 5-foot setback to the property line, it does not include the dimension to the primary building.~~

~~Comment: Please revise Sheet A101 to include the setback from the principal building.~~ **Condition of approval that the pool shall be setback a minimum of 5' from the building.**

~~Section 64-44 (c) Background: This code section addresses the maximum height of a walls, fences and hedges. Sheet A101 shows a 6' masonry wall with powder coated gate, and a 5' PVC fence. However, it is not clear where the 5' PVC fence begins and ends, and the height of the gate is not specified.~~

~~Comment: Please clarify where the proposed PVC fence begins and ends, and provide a height for the gate.~~ **It is difficult to tell if the revision is in compliance. Condition of approval that all fencing shall comply with this code section and other applicable regulations.**

~~Section 64-50 Background: This code section requires that generators shall not be placed in the required building setbacks, except where the setback cannot be reasonably achieved one generator may be located within 5' of~~

~~the property line. Although the mechanical equipment appears to meet this requirement it is not dimensioned, and there is no dimension for the generator.~~

~~Comment: Please show the generator in compliance with the required building setbacks or describe why this setback cannot be reasonably achieved. **Comment addressed.**~~

Section 64-60

Background: This code section requires that unenclosed and uncovered decks, patios, driveways, parking areas, steps, stoops, and terraces shall be setback at least five feet from any property line or right-of-way line, whichever is closer.

Comment: Please provide the five feet setback required for all proposed decks, patios, steps etc. **Condition of approval that all decks, patios, etc., shall comply with this code section.**

Section 66-142

~~Background: This code section includes specifications for artificial turf, restricts its use in the side and rear yards to 25% of the side/rear yard areas (as defined), and is permitted in the front yard when placed between paver blocks and not to exceed 4" in width. Sheet LP 1 shows artificial turf as permitted in the front yard, and indicates that sod or artificial turf might be used in portions of the side yard on the south side of the building.~~

~~Comment: Please confirm that the artificial turf used in the side and/or rear yards (if any) complies with the limitation on percentage of the side/rear yard areas. **Comment addressed**~~

Please provide a written response to all comments specifying how the comments are being addressed and which sheets were revised. Please also cloud all revisions consistent with the written responses for ease of review.

February 19, 2025**To: Kelly Avery, Town Clerk****From: Tara Bamber, P.E.** **Re: 11 Osprey Drive
Development Plan Review
Engenuity Group Project No. 00020.10**

We reviewed the following received through email on 2-18-25:

1. Landscape Plan, 1 sheet, revised 2-6-25, by AGT Landscape Architecture.
2. Response Letter, 1 sheet, dated 2-6-25, by AGT Landscape Architecture.

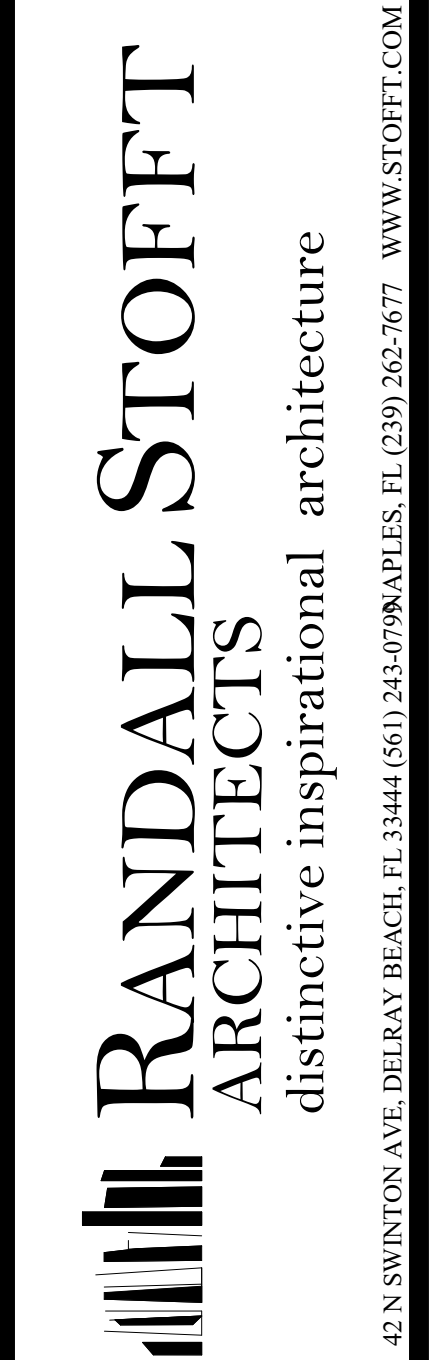
The following comments will need to be addressed during Building Permit phase:

1. Provide drainage calculations using divided basin areas and further exfiltration trench elevation.
2. Provide updated pre-approval for relocating the fire hydrant with the City of Boynton Beach.
3. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing/proposed water service.
4. Updated approval from Palm Beach County Health Department will be required at time of building permit. Per our updated requirement, "All drainage features must be shown on the septic site plan and must have an approval stamp by the PBC Health Department."
5. Additional comments may be asked at time of building permit.

If you should have any questions, please do not hesitate to contact me.

cc: Lisa Tropepe, P.E.
Lynne Ladner

GARCIA RESIDENCE
11 OSPREY DRIVE
OCEAN RIDGE, FLORIDA



ALL OTHERS: DESIGN, ARRANGEMENTS & PLANS INDICATED OR
 REFERRED TO BY THIS DOCUMENT ARE NOT THE PROPERTY OF
 THIS FIRM. ANY SUCH DESIGN, ARRANGEMENTS OR PLANS
 ARE THE PROPERTY OF SUCH DESIGN, ARRANGEMENTS, OR
 PLANS SHALL BE USED BY ANY PERSON, FIRM, OR
 COMPANY WITHOUT THE WRITTEN PERMISSION OF RANDALL & STOFF ARCHITECTS P.A.
 ANY VIOLATION OF THESE CONDITIONS SHALL HAVE
 PRECEDENCE OVER SCALE DEDUCTIONS. CONTRACTORS SHALL
 BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS
 OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
 ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY
 THESE DRAWINGS. COPY DETAILS OF ADEQUATE SCALE SHALL
 BE SUBMITTED TO THE OWNER FOR APPROVAL BEFORE PROCEEDING
 WITH FABRICATION ON ITEMS SO NOTED. © 2017 ALL RIGHTS
 RESERVED RANDALL STOFF ARCHITECTS P.A.



A101	SITE PLAN
A102	GREENSPACE PLAN
A201b	FIRST FLOOR PLAN
A202b	SECOND FLOOR PLAN
A203	ROOF PLAN
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A303b	SITE CONTEXT ELEVATIONS



CS



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

BOUNDARY SURVEY / PLOT PLAN 11 OSPREY DRIVE

LEGAL DESCRIPTION

LOT 10 "TROPICAL SHORES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23 AT PAGE 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF OCEAN RIDGE, PALM BEACH COUNTY AND CONTAIN 110.36 SQUARE FEET, MORE OR LESS.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL PLOTTABLE SCHEDULE B II EXCEPTIONS CONTAINED IN TITLE COMMITMENT NUMBER 250170, AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED NOVEMBER 6, 2015 AT 11:00, ARE SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.
4. ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "S 315 (SRD)". ELEVATION=23.688, NAVD 1988.
5. ADDRESS IS: 11 OSPREY DRIVE, BOYNTON BEACH, FL 33435
6. ALL VISIBLE WELLS AND SEPTIC SYSTEMS WITHIN 75' OF PROPERTY LINE ARE SHOWN HEREON. NO SURFACE WATER IS WITHIN 75' OF PROPERTY LINE.
7. FLOOD INFORMATION IS AS FOLLOWS:
COMMUNITY NUMBER : 125134
PANEL NUMBER : 12099C0793F
DATE OF FIRM : 10-5-2017
ZONE : X, (0.2%), AE
BASE FLOOD ELEVATION : 6.00' FOR AE
PENDING FLOOD ZONE : AE BFE 8.00'
8. THIS SURVEY IS CERTIFIED TO:
A.

ABBREVIATIONS

FF ELEV	=	FINISHED FLOOR ELEVATION
INV	=	INVERT
C.B.S.	=	CONCRETE BLOCK & STUCCO
L	=	ARCLength
CONC.	=	CONCRETE
COR.	=	CORNER
D	=	DELTA (CENTRAL ANGLE)
I.R.	=	IRON ROD
I.R.C.	=	IRON ROD AND CAP
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
MON.	=	MONUMENT
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
PG.	=	PAGE
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
U.E.	=	UTILITY EASEMENT

CERTIFICATION

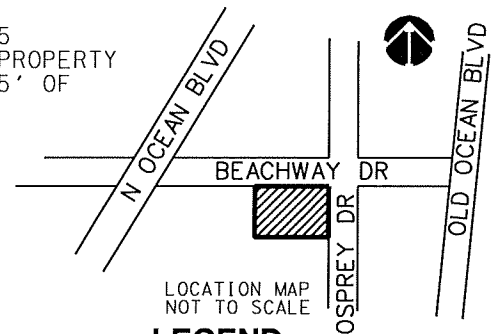
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

DATE OF LAST FIELD WORK: MAY 29, 2021

8/19/24 ADD SEPTIC TANK

Project Name:	11 OSPREY DR	DATE:	05/29/2021
JOB NO.	21162	DWG BY:	JSH
		CK'D By:	AJR
			3/29/22 PLOT PLAN
			SHEET 1 OF 2



LEGEND

	CABLE TV BOX
	CATCH BASIN
	CLEAN OUT
	ELECTRIC SERV.
	FIRE HYDRANT
	FPL TRANSFORMER
	METAL LIGHT POLE
	SANITARY MANHOLE
	SANITARY VALVE
	STORM DRAINAGE MANHOLE
	TELEPHONE BOX
	WATER METER
	WATER VALVE
	YARD DRAIN
	EXISTING ELEVATION



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

BOUNDARY SURVEY / PLOT PLAN



○
SEPTIC
TANK

12' UE & LAE

CATCH BASIN
RIM= 3.98'
E INV=(-)0.62'
W INV=(-)0.81'

OSPREY COURT

STORM MH
RIM=4.33'

FOUND NAIL
IN CUT OUT
(3.25' W)
SITE BM
ELEV=4.01'

BEACHWAY DRIVE

N89° 19'56"E 115.00'

FOUND 1/2" IP

5' EASEMENT
(P.B. 23, PG. 119)

6' CBS WALL

1

N00° 43'24"W 96.03'

2

5' PVC FENCE
FOUND 1/2" IR
(0.15' S)

1 STORY C.B.S.
FF ELEV = 7.00'

S89° 16'36"W 115.00'

○
SEPTIC
TANK

OSPREY DRIVE

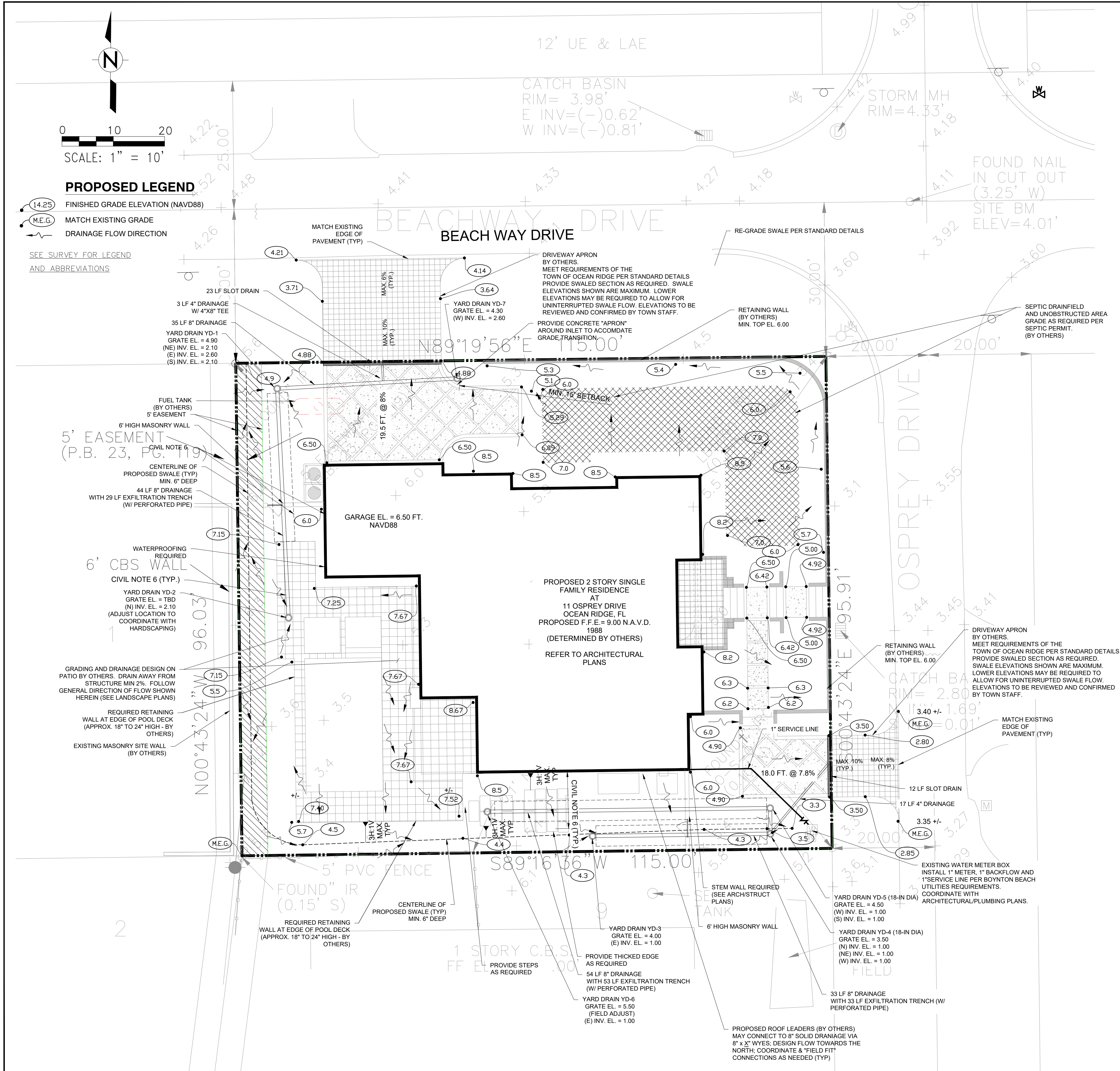
S00° 43'24"E 95.91'

CATCH BASIN
RIM= 2.80'
INV=1.69'
INV=0.01'

SETBACK RESTRICTION
PER ORB 2250, PG. 872)

POSSIBLE
DRAIN
FIELD

JOB NO.	21162	Project Name:	11 OSPREY DR	DWG BY:	JSH	SCALE:	1"=30'
				CK'D BY:	AJR	DATE:	05/29/2021
						SHEET 2 OF 2	



CIVIL NOTES AND SPECIFICATIONS

GENERAL NOTES

- THE PURPOSE OF THESE PLANS IS TO PROVIDE GRADING AND DRAINAGE REQUIREMENTS ONLY. SEE PLANS BY OTHERS FOR DESIGN, MATERIALS AND SPECIFICATIONS RELATED TO HARDSCAPE CONSTRUCTION (E.G., DRIVEWAY, SLABS, PAVERS, CURBS, ETC.), COMPACTION, SITE FILL, AND SUBGRADE PREPARATION REQUIREMENTS, ETC. THESE PLANS SHALL NOT BE USED FOR LOCATING STRUCTURES OR FOR THE ESTABLISHMENT OF THE FINISHED FLOOR ELEVATION. PROPOSED FINISHED FLOOR ELEVATION SHOWN WAS ESTABLISHED BY OTHERS. NOTIFY ENGINEER IMMEDIATELY IF SHOWN DIFFERENTLY ON OTHER PLANS.
- REFER TO STRUCTURAL/ARCHITECTURAL DRAWINGS FOR FILL MATERIAL AND FILL PLACEMENT SPECIFICATIONS.
- ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (FT. NAVD88). SEE SURVEY FOR ANY REFERENCES TO DATUM CONVERSIONS.
- EXISTING SITE INFORMATION IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY BY PERIMETER SURVEYING & MAPPING, BOCA RATON, FL, DATED MAY 29, 2021. SEE SURVEY FOR LEGEND AND ABBREVIATIONS, REFERENCE MONUMENT AND BEARING REFERENCE. THE ENGINEER HAS NOT VERIFIED AND DOES NOT GUARANTY THE ACCURACY OF THE SURVEY. ENGINEER HAS NOT PERFORMED RESEARCH OR VERIFIED ANY EASEMENTS. CONTRACTOR SHALL VERIFY REFERENCED BENCHMARKS, REFERENCE ELEVATIONS AND COMPARE TO THE SURVEY THAT WAS USED FOR DESIGN. NOTIFY ENGINEER IMMEDIATELY IF DIFFERING SURVEY INFORMATION IS OBTAINED.
- SUBJECT SITE FALLS WITHIN ZONES "X" AND "AE" BASE FLOOD ELEVATION 6.0, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS COMMUNITY PANEL 12099C0793F, EFFECTIVE DATE OCTOBER 5, 2017.
- ALL WORK TO BE PERFORMED IN THE DRY. CONTRACTOR TO PROVIDE DEWATERING AS REQUIRED AND OBTAIN AND COMPLY WITH ANY DEWATERING PERMITS NECESSARY.
- THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES ON SITE, WITHIN ANY UTILITIES EASEMENT OR WITHIN THE RIGHT-OF-WAY HAS NOT BEEN VERIFIED.
- THE LOCATION OF ANY SEPTIC DRAINFIELD OR UNOBSTRUCTED AREA HAS NOT BEEN VERIFIED.
- CONTRACTOR TO NOTIFY SUNSHINE 811 (TWO BUSINESS DAYS IN ADVANCE OF CONSTRUCTION, CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES IN THE PROJECT VICINITY, AND SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY UTILITIES LOCATED WITHIN AREA OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH UTILITY OWNERS FOR LOCATIONS AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING UTILITIES. PERMISSION SHALL BE OBTAINED BY CONTRACTOR FOR ANY SHORING, BRACING OR RELOCATION OF UTILITIES.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES, STORM SEWER PIPES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES. SEE NOTES ON GAS MAIN.
- UNLESS NOTED OTHERWISE ON THE PLANS, ANY AREA DISTURBED DURING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR ON PRIVATE PROPERTY SHALL BE RESTORED TO EQUAL OR BETTER CONDITION. THIS INCLUDES ALL GRASSING, HEDGES, BUSHES, TREES, LANDSCAPING OF ANY KIND, PAVEMENT, SIDEWALKS, SLABS, STRUCTURES, WALLS, FENCES, SIGNS, POSTS, POLES OF ANY KIND, GUARD RAILS, ETC.
- ALL DEBRIS, SPOIL, RUBBLE, VEGETATION, UNSUITABLE MATERIAL EXCAVATED FROM THE SITE AND SIMILAR ITEMS SHALL BE REMOVED AND BE LEGALLY DISPOSED BY CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND SPECIFICATIONS FOR ACCURACY AND COMPLETENESS AND FOR PROPER COORDINATION OF ALL DISCIPLINES AND TRADES. NOTIFY THE ENGINEER AND OWNER IN WRITING IMMEDIATELY OF ANY DISCREPANCIES FOUND BETWEEN THE CONTRACT DOCUMENTS AND EXISTING SITE CONDITIONS, WHETHER ABOVE-GRADE OR BELOW GROUND. ANY WORK DONE AFTER DISCOVERY OF A DISCREPANCY, UNTIL NECESSARY REVISIONS TO THE CONTRACT DOCUMENTS ARE AUTHORIZED, SHALL BE AT THE CONTRACTOR'S OWN RISK.
- PRIOR TO SUBMITTING A BID, CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT COST, PROGRESS OR PERFORMANCE OF THE WORK. AFTER REVIEWING THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES. CONTRACTOR SHALL PERFORM ANY SUBSURFACE INVESTIGATIONS DEEMED NECESSARY FOR BIDDING AND PERFORMING THE WORK.
- ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND SHALL MEET ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.

CIVIL NOTES

- CONTRACTOR TO FIELD FIT GRADED SWALES AS SHOWN TO ENSURE THE RESIDENTIAL LOT DRAINS WITHIN ITS PROPERTY TOWARDS THE FRONT OF THE LOT.
- EROSION SEDIMENTATION OFF THE BUILDING SITE SHALL BE CONTROLLED UNTIL VEGETATIVE COVER IS ESTABLISHED. SURROUND SITE WITH SILT FENCE, WHICH SHALL REMAIN UNTIL SITE IS STABILIZED.
- UNDER NO CIRCUMSTANCES SHALL EXCAVATIONS DISTURB THE ZONE OF INFLUENCE UNDER THE FOUNDATION OF ANY STRUCTURE.
- CONTRACTOR TO GRADE ANY PROPOSED HARDSCAPE AND ADJACENT AREAS TO DRAIN IN THE DIRECTION SHOWN ON THE DRAWINGS. CROSS SLOPE OF HARDSCAPE SURFACES SHALL BE MIN. 2% AWAY FROM THE STRUCTURE.
- CONTRACTOR TO COORDINATE WITH CITY OF BOCA RATON WHEN CONSTRUCTING DRIVEWAY APRON CONNECTION WITHIN ROAD RIGHT-OF-WAY FOR SPECIFIC REQUIREMENTS.
- COORDINATION IS REQUIRED BETWEEN THESE PLANS, THE HARDSCAPE PLANS, ARCHITECTURAL PLANS AND STRUCTURAL PLANS. THE ARCHITECT/STRUCTURAL ENGINEER SHALL REVIEW THE PROPOSED GRADES AND PIPE/TRENCH INVERTS ADJACENT TO STRUCTURES/FOUNDATIONS AND ADVISE IF CHANGES ARE REQUIRED.
- GARAGE THRESHOLD ELEVATION WAS ASSUMED FOR DESIGN PURPOSES. CONTRACTOR TO CONFIRM AND COORDINATE WITH PLANS BY OTHERS.
- THIS LOT GRADING PLAN HAS BEEN DESIGNED TO MINIMIZE STORMWATER FLOW DIRECTLY ONTO ADJACENT PROPERTIES. COORDINATE BOTTOM OF DRAINAGE PIPE AND STRUCTURES WITH TOP OF RETAINING WALL FOUNDATION.
- PROVIDE MIN. 5 FT. HORIZONTAL SEPARATION BETWEEN ANY WATER SERVICE LINE AND DRAINAGE. PROVIDE MIN. 1 FT. VERTICAL SEPARATION.
- CONTRACTOR SHALL COORDINATE WITH BOYNTON BEACH UTILITIES DEPARTMENT FOR ANY PERMITTING AND INSPECTIONS RELATED TO INSTALLATION OF BACKFLOW PREVENTER AND WATER SERVICES. REPLACE BOX IF DETERMINED IN FIELD BY BOYNTON BEACH INSPECTOR. SEE PLUMBING PLANS FOR WATER SERVICE LINE SPECIFICATIONS, DETAILS AND LOCATION OF CONNECTION.
- WATER METER AND BACKFLOW SIZE DETERMINED BY OTHERS.

DRAINAGE STRUCTURES

- YARD DRAIN SHALL BE NYLOPLAST MIN. 12-INCH DIAMETER DRAINAGE BASIN WITH 6-INCH SUMP (LARGER DIAMETER MAY BE UTILIZED TO ACCOMMODATE ADDITIONAL CONNECTIONS). INVERTS AND GRATE ELEVATION PER PLAN. GRATE SHALL BE STANDARD LOCKING GRATE 12-INCH, OR APPROVED EQUAL.
- TRENCH DRAIN SHALL BE H-20 LOADING.
- COORDINATE LOCATION OF ROOF AND TRENCH DRAIN LEADERS WITH ADJACENT BASINS PRIOR TO ORDERING BASINS.
- COORDINATION REQUIRED PRIOR TO PURCHASE OF MATERIALS.
- SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW.

DRAINAGE PIPE

- DRAINAGE PIPE SHALL BE HDPE OR PVC A-2000.
- WRAP AND SECURE EACH JOINT WITH NON-WOVEN FILTER FABRIC PER FDOT INDEX 280, 2010 EDITION.
- ALL PIPE SHALL MEET APPLICABLE ASTM AND AASHTO STANDARDS AND FDOT STANDARDS PER SECTION 948 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- ALL PIPE SHALL BE SUITABLE FOR H-20 LOADING.
- PROVIDE MIN. 3-INCH GRAVEL (3/8-INCH TO 7/8-INCH SIZING) BEDDING BELOW PIPE.
- COMPACT BACKFILL PER TRENCHING AND BACKFILL DETAIL.
- SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW.

HDPE PIPE

- HDPE PIPE SHALL BE N-12 DUAL WALL, CORRUGATED EXTERIOR/SMOOTH INTERIOR BY ADS PRODUCTS OR APPROVED EQUAL, (WT) JOINT DESIGN. INCLUDE TEES, WYES AND ROOF LEADER ADAPTORS AS REQUIRED.
- PROVIDE SCH 40 PVC FITTINGS AND RISERS FOR DOWNSPOUT CONNECTIONS. PROVIDE ALL CONNECTIONS PER MANUFACTURER'S REQUIREMENTS.

A-2000 PIPE

- PIPE AND FITTINGS SHALL BE PER ASTM F949. CELL CLASSIFICATION OF 12454 PER ASTM D1784. PIPE AND FITTINGS SHALL HAVE A MINIMUM STIFFNESS OF 46 LBS/IN WHEN TESTED IN ACCORDANCE WITH ASTM D2412. SMOOTH INTERIOR WALL. JOINTS SHALL BE AN INTEGRAL BELL-GASKETED JOINT. WHEN THE JOINT IS ASSEMBLED, IT SHALL PREVENT MISALIGNMENT OF ADJACENT PIPES AND FORM A SOIL TIGHT JOINT. PLACE PVC PIPE IN ACCORDANCE WITH ASTM D2321.
- PIPE SHALL BE SUITABLE FOR H-20 LOADING. ALL PIPE SHALL MEET APPLICABLE ASTM AND AASHTO STANDARDS AND FDOT STANDARDS PER SECTION 948 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

BACKFILL

- FILL MATERIAL USED FOR BACKFILL OF PIPE TRENCHES SHALL BE SELECT FILL WHICH SHALL CONSIST OF CLEAN, WELL-GRADED MATERIAL FREE FROM DEBRIS, PEAT, ROOTS, SEEDS OF NUISANCE OR EXOTIC SPECIES, ORGANIC MATERIAL, CLODS, AND STONES WITH A DIAMETER GREATER THAN 3 INCHES IN ANY DIRECTION. SELECT FILL SHALL HAVE AN AVERAGE ORGANIC CONTENT OF LESS THAN 5% WITH AN INDIVIDUAL ORGANIC CONTENT OF LESS THAN 7%. SELECT FILL MAY BE EXCAVATED FROM THE WORK OR IMPORTED. SELECT FILL SHALL MEET THE FOLLOWING UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D2487) DESIGNATIONS: SW, SP, SC, OR SP-SM.

GOVERNING SPECIFICATIONS

- CONTRACTOR TO PROVIDE ALL WORK IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, UNLESS NOTED OTHERWISE IN THE SPECIFICATIONS CONTAINED IN THE CONTRACT DOCUMENTS. ALL MATERIALS AND WORK SHALL MEET THE REQUIREMENTS OF THE TOWN OF OCEAN RIDGE. ALL UTILITIES WORK AND MATERIALS SHALL MEET THE REQUIREMENTS, STANDARD DETAILS AND MATERIALS LIST OF BOYNTON BEACH UTILITIES.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

ALL ELEVATIONS SHOWN ARE IN FT. NAVD88. SEE SURVEY FOR CONVERSION TO FT. NGVD29.

THESE DOCUMENTS SHALL NOT BE USED FOR LOCATING ANY BUILDING, STRUCTURE OR ACCESSORY STRUCTURE. REFER TO ARCHITECTURAL, STRUCTURAL OR OTHER PLANS FOR LAYOUT OF STRUCTURES.

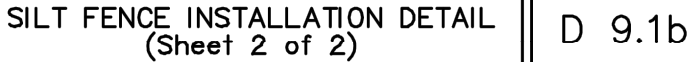
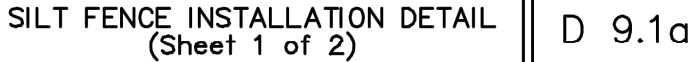
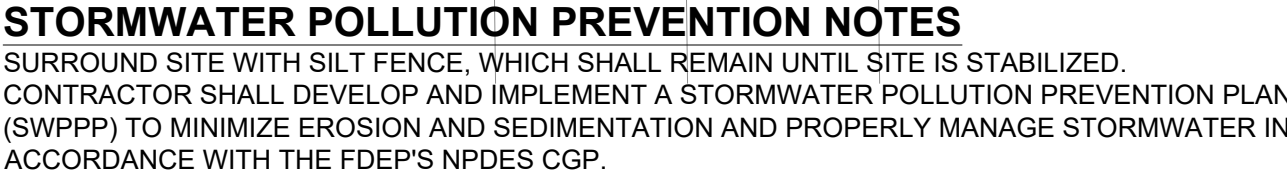
REVISIONS			
NO.	DATE	BY	REMARKS
1	4/12/22	REV. SITE ACQUISITION	
2	7/11/22	REV. PER OCEAN RIDGE COMMENTS	
3	11/29/22	REV. HARDSCAPING AND GRADING	

Jupiter Civil
Engineering Company, LLC
5500 MILITARY TRAIL, SUITE 22-215, JUPITER, FLORIDA 33459
(888) 271-4002 / 407-971-0000 / 407-971-0001

11 OSPREY DRIVE GRADING AND DRAINAGE PLAN
11 OSPREY DRIVE
OCEAN RIDGE, FL 33435

© COPYRIGHT 2021 By Jupiter Civil Engineering Company, LLC. All Rights Reserved. No part of this document may be reproduced without written permission from Jupiter Civil Engineering Company, LLC. Registered Professional Engineer Joseph M. Murphy, Jr., P.E. License #65452.

DATE	DRAWN	CHECKED (1)	CHECKED (2)	PROJECT MANAGER
APRIL 12, 2022				
C-1 (1 of 3)				
JOB NO. 21014.100				



Jupiter Civil
Engineering Company, LLC

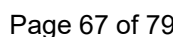
5500 MILITARY TRAIL, STE 22-215, JUPITER, FLORIDA 33458
(561) 277-6602, JOE@JUPITERCIVIL.COM
PV33445

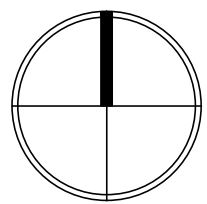
11 OSPREY DRIVE GRADING AND DRAINAGE
STORMWATER POLLUTION PREVENTION PLAN
11 OSPREY DRIVE
OCEAN RIDGE, FL 32435

© COPYRIGHT 2021 By Jupiter
Civil Engineering Company, LLC.
This Drawing Is Provided For
Informational Purposes Unless
Signed And Sealed By A
Registered Professional Engineer
Representing Jupiter Civil
Engineering Company, LLC.

Joseph M. Kusnir, Jr., P.E.
License #66592

C-2 (2 of 3)	DRAWN	DATE	APRIL 12, 2022
	CHECKED (1)		
	CHECKED (2)		
	PROJECT MANAGER		
	JOB NO.		
	21014.100		





SCALE: 1/8"=1'-0"

PROJECT

11 OSPREY DRIVE
DELRAY BEACH, FL

TITLE

LANDSCAPE PLAN

PROJ. NO.

FILE NAME

BB DRAWN

PERMIT 10/16/24 DATE

rev 2/3/25 REV.

rev 2/6/25

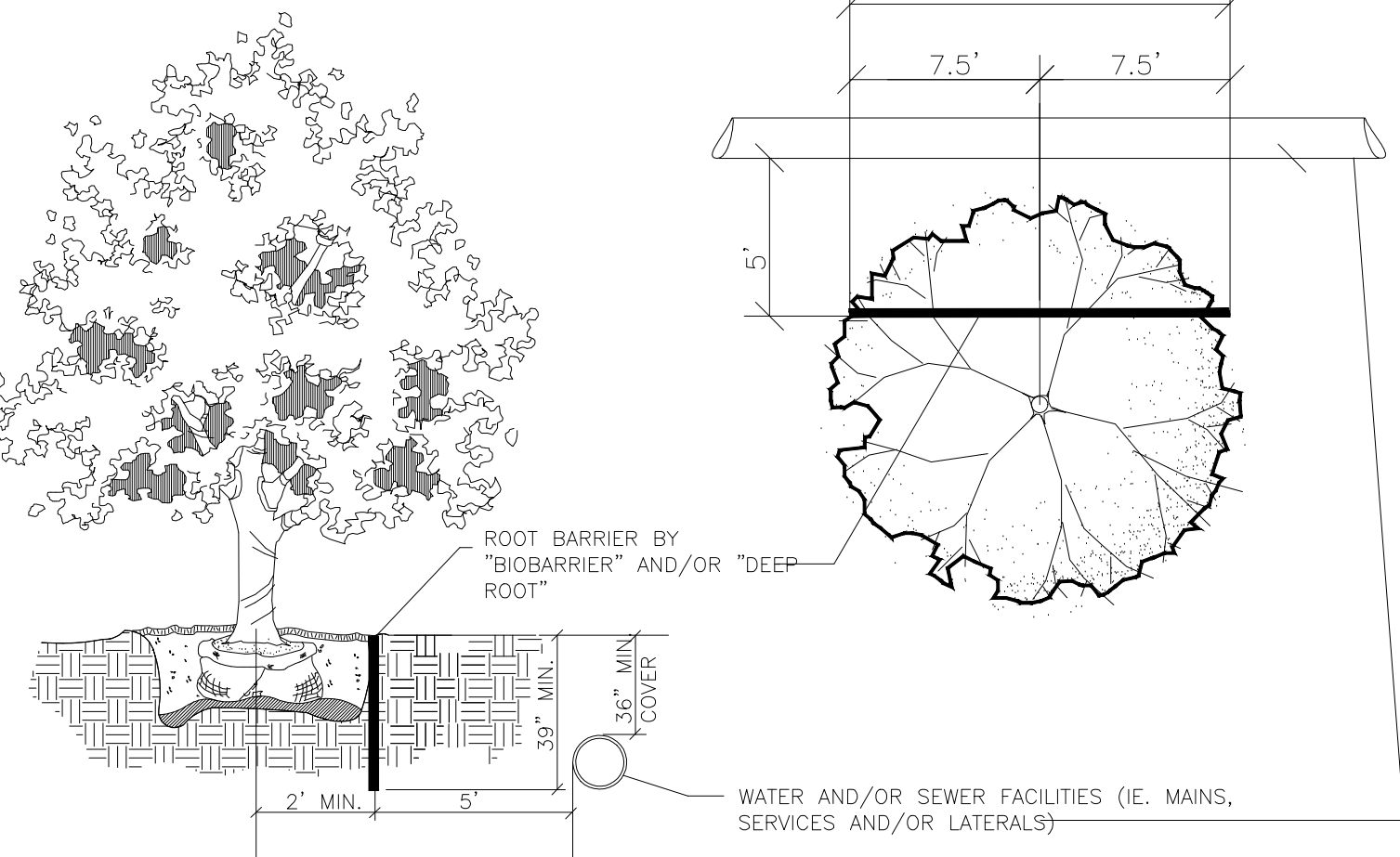
rev 3/24/25

SHEET

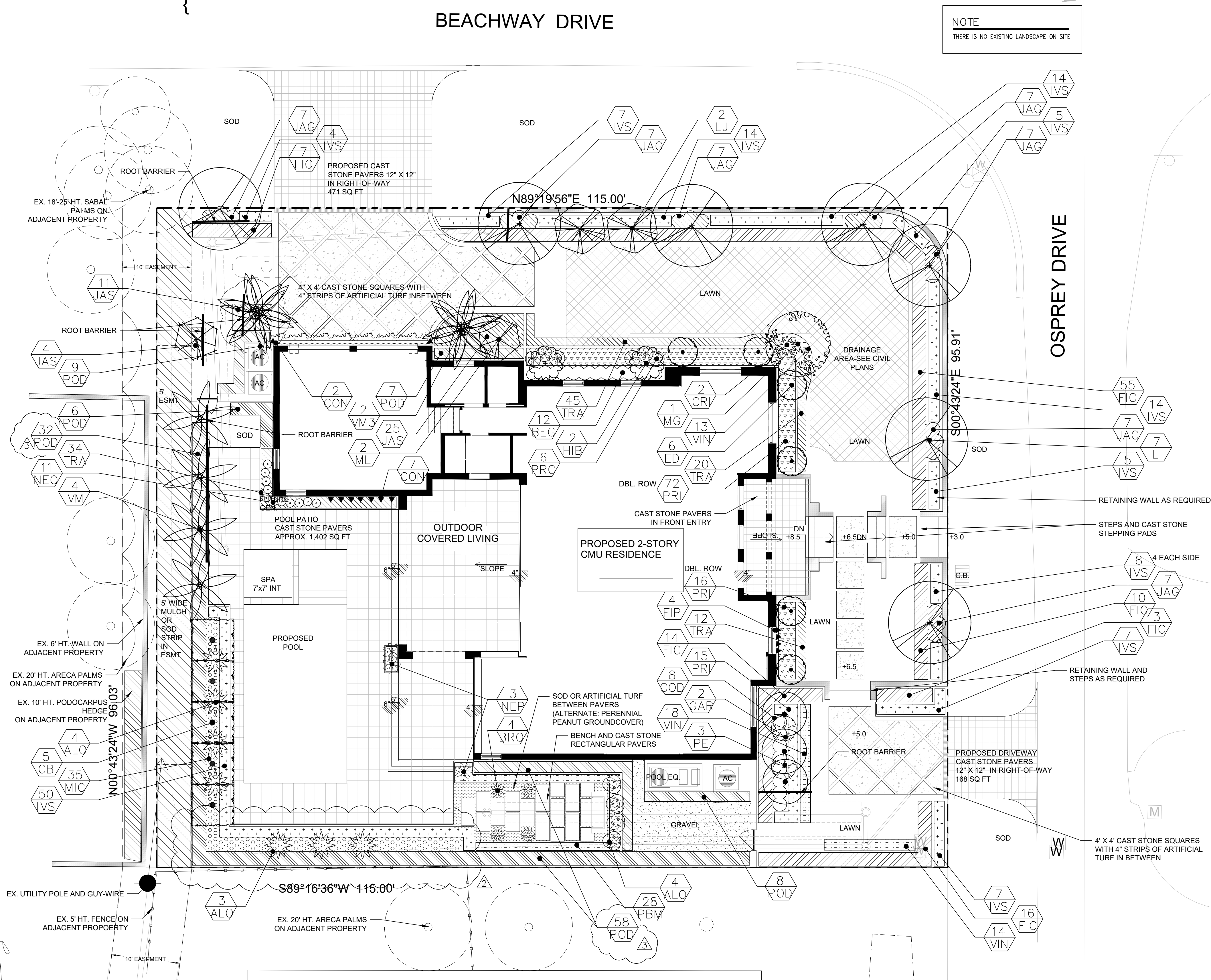
LP-1
OF
2

PLANT LIST

KEY	QTY	PLANT AND SPECIFICATION
TREES AND PALMS		
CB	5	Calophyllum brasiliense (Brazilian Beauty-Leaf) 12' ht., 5' spr., 4' c.t., 6' o.c., full
xx N CN	0	Cocos nucifera 'Maypan' (Coconut Palm) 22' ht., 5' c.t., matched
ED	6	Elaeocarpus decipiens (Japanese Blueberry Tree) 12' ht., 4' spr., 3' c.t., matched, full
LJ	2	Ligustrum japonicum (Ligustrum) 8' ht., 4' spr., multi-trunk, matched
xx LI	7	Lagerstroemia indica 'Acoma' (White Crepe Myrtle) 12' ht., 6' spr., 6' c.t., multi-trunk, matched
xx N MG	1	Magnolia grandiflora (Magnolia) 16' ht., 6'-8' spr., full
ML	2	Magnolia grandiflora 'Little Gem' (Magnolia 'Little Gem') 12'-14' ht., 5' spr., 3' c.t., matched
PE	3	Ptychosperma elegans (Alexander Palm) 16' ht., 6'-8' spr., full
VM	4	Veitchia montgomeryana (Montgomery Palm) 16'-18' ht., matched, single
VM3	2	Veitchia montgomeryana (Triple Montgomery Palm) 16' ht., matched, triple
xx N SP	0	Sabal palmetto (Sabal Palm) 20' ht., matched, heavy
SHRUBS, GROUNDCOVERS AND ACCENTS		
ALO	4	Alcacia odora 'California' (Dwarf Alcacia) 30' ht., 30' spr., full
ALC	7	Alcacia 'Portora' (Giant Alcacia) 4' ht., matched, full
BEG	12	Begonia 'Angel Wing' (White Angel Wing Begonia) 24" o.a., full
xx BRO	4	Alcantarea imperialis (Imperial Bromeliad) 30' spr., matched, full
xx COD	8	Codiaeum v. 'Sloppy Painter' (Sloppy Painter Croton) 3' ht., 2' spr., matched, full
CON	9	Trachelospermum jasminoides (Confederate Jasmine Vine) 6' ht., 24" spr., trellised, matched
CRI	2	Crinum a. 'Queen Emma' (Queen Emma Crinum Lily) 4' spr., full, matched
xx FIP	4	Ficus pumila (Creeping Fig) 3' runners
xx FIC	105	Ficus nidita (Ficus Hedge) 5' ht., 2' spr., 2' o.c.
GAR	2	Gardenia jasminoides (Gardenia) 5' ht., 4' spr., full
HIB	2	Hibiscus spp. (Le France Hibiscus Standards) 6' ht., 6' spr., matched, full
xx N IVS	135	Ilex vomitoria 'Shilings' (Yaupon Holly) 14' ht., 14" spr., 18" o.c.
JAS	40	Jasminum pubescens (Star Jasmine) 14" ht., 14" spr., 18" o.c.
JAG	49	Crinum jagus (Jagus Lily) 20" ht., 20" spr., 24" o.c.
N MIC	35	Microsorium scolopendria (Wart Fern) 16" ht., 16" spr., 24" o.c.
xx NEP	3	Nephrolepis exaltata (Boston Fern) clumps 3' ht., full
NEO	11	Neomaria caerulea 'Regina' (Giant Walking Iris) 20" ht., 14" spr., full
xx POD	120	Podocarpus macrophyllus (Podocarpus Hedge) 5' ht., 24" spr., 24" o.c.
xx PRI	103	Podocarpus m. 'Pringles' (Podocarpus Pringles) 14" ht., 14" spr., 18" o.c.
PBM	28	Philodendron 'Burle Marx' (Burle Marx Philodendron) 16" ht., 16" spr., 24" o.c.
PRC	6	Philodendron 'Rojo Congo' (Rojo Congo) 2' ht., 2' spr., matched
TRA	111	Trachelospermum asiaticum (Asiatic Jasmine) 4" ht., 8" spr., 12" o.c.
N VIN	45	Dwarf Vinca (White Vincas) 6" ht., 6" spr., 12" o.c.
SOD		St. Augustine 'Palmetto' Sod. Contractor to determine quantity.
MULCH		3" of Non-Cypress Mulch. Dark Brown Color, Contractor to determine quantity.
N DENOTES NATIVE SPECIES		
xx DENOTES DROUGHT TOLERANT		



ROOT BARRIER DETAIL



IRRIGATION NOTES

Contractor to modify existing irrigation system to provide 100% coverage to all plants using approved water source.

CALL 48 HOURS BEFORE YOU DIG.

IT'S THE LAW
1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

1. GENERAL CONDITIONS

A. SCOPE

1. Contractor shall furnish labor, equipment, and materials required to perform all work necessary for the construction of the project as indicated in the drawings. Such work includes but is not limited to the following:

- a. Finish grading of planting areas.
- b. Planting.
- c. Sodding (if required).

2. Contractor shall have a competent representative at the site who shall be capable of reading and understanding plans, specifications, and other contract documents. The representative shall be knowledgeable in all areas of landscape construction in Florida.

3. Contractor shall be responsible for knowledge of the contents of these specifications and the requirements of any accompanying drawings.

B. DRAWINGS

The drawings and plant lists together with these written specifications shall be considered as one contract document and shall be accordingly read together. The drawings and specifications remain the property of the Landscape Architect and, if required, shall be returned to him upon completion of the work. The contractor shall keep one copy of the drawings and the specifications at the construction site for the use of the Landscape Architect, Owner, and their representatives.

C. REQUIREMENTS OF REGULATORY AGENCIES

1. Perform work in accordance with all applicable codes, laws, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by Federal, State, and local authorities in furnishing, transporting and installing materials.

2. Certificates of inspection required by law for transportation shall accompany invoice for each shipment of plants. File copies of certificates with Landscape Architect or Owner after acceptance of material. Inspection by Federal or State Governments at place of growth does not preclude rejection of plants at project site.

D. PROTECTION OF WORK AND PROPERTY

1. Contractor is responsible for maintaining adequate protection of his work from, injury and loss resulting from the execution of this contract. He must make good all repairs and replacements to the satisfaction of the Landscape Architect or the Owner except where caused by the Owner or his agents. He must provide all safety or protective measures required by public authorities or local conditions.

2. Existing plant material to remain must be protected by barriers or fences at the drip line surrounding the material. No burning, storage, or parking shall be permitted within these protected areas. Contractor shall notify the Landscape Architect or Owner of any situation he feels may damage the existing plants to remain in the normal execution of this contract. Do not proceed with such work until directed by the Landscape Architect or Owner. Contractor damaged plants shall be replaced with plants of the same species, size, and quality as those damaged at no cost to the Owner. The Landscape Architect shall determine the extent and value of the damaged plants.

E. CHANGES IN THE WORK

1. The Owner reserves the right to make changes in the work and thereby changes in the cost of the work within the conditions of the original contract. All changes shall be in written form and once accepted, shall become a part of the contract documents.

2. The Contractor shall not begin any work on extras or changes from the contract document before written approval has been given by the Owner or Owner's representative. Any work done prior to such written approval may or may not be paid for, at the discretion of the Owner.

F. OWNER'S RIGHT TO DO WORK

The Owner reserves the right, upon two (2) days written notice to the Contractor to remedy any neglected provisions of the contract and to deduct the cost of the work or deficiencies from the contract payments.

G. SURFACE AND SUBSURFACE OBSTRUCTIONS

It is the Contractor's responsibility to acquaint himself with the existence and location of all surface and subsurface structures and installations, existing or proposed, before commencing work. Any damage by the Contractor during the execution of this contract shall be made good at the Contractor's own time and expense. If subsurface construction or obstructions are encountered during planting, alternate locations may be selected by the Landscape Architect or Owner.

H. OWNER'S RIGHT TO TERMINATE

Should the Contractor at any time fail, refuse, or neglect to comply with the provisions of this contract, the Owner or his representative shall without prejudice to any other rights or remedy and after having given seven (7) days written notice to the Contractor, terminate the contract and take possession of the premises. The cost of completion will be deducted from the amount of the contract.

I. COORDINATION OF WORK

Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

J. INSPECTION OF SITE

1. Contractor shall visit the site and inspect site conditions as they exist prior to submitting bid.

2. No additional compensation nor relief from any obligation of the contract will be granted because of lack of knowledge of the site or of the conditions under which the work will be accomplished.

II. PLANTING SPECIFICATIONS

A. PLANT MATERIALS

1. Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project, unless otherwise noted.

2. Quantities, sizes, and spacing will be determined by the drawings and specifications. Where discrepancies exist, the Landscape Architect or Owner is to be notified for clarification. Contractor shall be responsible for completing installation as called for in the plans, plant lists, and specifications.

B. ABBREVIATIONS ON PLANT LIST

B&B – Balled and burlapped. Plants shall be dug with a firm natural ball of earth of sufficient size to encompass the fibrous root system necessary for recovery of the plant. Broken or loose balls will not be accepted.

G. – One (1) gallon container.

R.C. – Rooted cutting. A cutting which has calloused and produced roots. Applies equally to cuttings rooted in a propagation bed or in individual containers.

D.B.H. – Diameter at breast height. Diameter of trunk measured four (4) feet above the ground.

C.T. – Clear trunk. Measurement from top of root ball to first branching.

G.W. – Gray wood area on palms between ground level and base of fronds.

O.A. HT. – Overall height from ground level to midpoint of current season's growth.

SPR. – Spread measured across the average diameter of plant.

O.C. – On center. Horizontal spacing of plants center to center.

P.P.P. – Plants per pot.

Container sizes are only a guide. Contractor is responsible for size and quantity of plant material as specified. No container material shall be rebound. Where B&B material is specified, container material will not be accepted without written consent of Landscape Architect or Owner.

C. QUALITY AND SIZE

Plants shall have a habit of growth which is normal for the species and shall be free from physical damage, insects or pests, and adverse conditions that would prevent thriving growth. Measurements specified in the plant list are the minimum acceptable sizes. All plant materials used shall be true to name and size in conformance with the Grades and Standards for Nursery Plants, State Plant Board of Florida, and shall be graded Florida No. 1 or greater, except where noted in the contract documents. Plants shall be graded before pruning. Any necessary pruning shall be done after planting, and with the consent of the Landscape Architect or Owner. Plants which do not meet the requirements will not be accepted.

D. SUBSTITUTIONS

No substitutions shall be accepted without the written consent of the Landscape Architect, Owner or their representatives. Proof must be submitted that the plant in question is not available in the type or size specified. The Landscape Architect or Owner shall determine the nearest equivalent replacement.

E. TRANSPORTATION AND STORAGE

All plant material shall be protected from possible injury or breakage of branches. All plants shall be delivered adequately covered to prevent windburn, drying, or damage. Plants which can not be planted immediately shall be adequately heeled in and protected from the drying of sun and wind. All plants shall be watered as necessary until planting. Storage period shall not exceed 72 hours. All palms shall have their buds tied with burlap strips to remain in place until the tree is well established in its new location (this may be waived with the consent of the Landscape Architect or Owner). Trees moved by crane or winch shall be adequately protected from chain marks and girdling by approved methods.

F. INSPECTION

No plant material shall be planted until it is inspected and approved by the Landscape Architect, Owner, or their representatives. Contractor shall give the Landscape Architect or Owner two (2) days notice for inspection of plant material. Inspection may be waived at the discretion of the Landscape Architect or Owner, in which case, the Contractor will still be responsible for complying with all specifications. Contractor shall be responsible for all inspections of plant material that may be required by State or Federal authorities and inspection certificates shall be submitted to the Landscape Architect or Owner. Rejected material shall be replaced at no additional cost. Landscape Architect, at his discretion, may tag any or all plant material in the nursery.

G. PLANTING SOIL

Planting soil shall consist of fertile friable soil of a sandy loam nature and shall be derived from 50% minimum amount of decomposed organic matter (muck or peat) and 50% clean sand with no trace of salinity. There must be a slight acid reaction to the soil. Planting soil shall be free from stones, plants, roots, clods, sticks and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. Planting soil shall be applied in accordance with the Methods of Installation and details.

H. MULCH

Mulch shall be approved (as per Municipality) non-cypress mulch, unless otherwise specified, and shall be free of weeds, weed seeds, sticks and other foreign materials. It shall be applied to a minimum three (3) inch depth, unless otherwise specified, and moistened at the time of application to prevent wind displacement.

I. COMMERCIAL FERTILIZER

Commercial fertilizer shall be an organic fertilizer containing equal percentages of nitrogen, phosphoric acid and potash as available plant food by weight. 50% of the nitrogen shall be derived from natural organic sources. The trace elements of iron and magnesium must also be present. The minimum analysis acceptable shall be 6%N–6%P–6%K. Fertilizer shall be dry, free flowing, and delivered to the site in unopened original containers, each bearing the manufacturers guaranteed analysis. If Milorganite with trace elements is to be used, application rates are as follows:

Trees : 12 lbs./2"–3" caliper tree
7gal + : 4 lbs./container
3gal : 1 lb./container
1 Gal. Can : 0.5 lbs./container
4" Pot : 0.25 lbs./container
Groundcover Beds : 10 lbs./100 sq. ft.

Fertilizer shall be spread before laying mulch and at the above recommended rates, unless otherwise specified. If plant tablets are called for, they shall be Agriform 20–10–5 formula, 21 gram tablets. Tablets shall be placed mid-way to the plant ball in the back fill material and at manufacturer's rates, unless otherwise specified.

J. WATER

Water is to be furnished by the Owner. The Contractor shall transport as required.

K. SOD (WHEN APPLICABLE)

Sod shall be one year old and of the variety indicated in the plant list. Sod shall be dense, vigorous, and green, with the grass having been mowed at least three times at a 2"–2 1/2" height before lifting from the field. Sod shall have a good root development and compact growth and contain no weeds, vermin, fungus, or other diseases. No sod shall be used which is not certified as being free of the imported fire ant. All sticks, stones, and other foreign material over one inch in diameter shall be removed from the top 2" of soil. Grade areas to be sodded so that the top of sod will be the finished grade. Solid sod shall be laid with closely abutting joints with a tamped or rolled even surface. Avoid a continuous seam along the line of water flow in swales. Place sod at right angles to slope. All sod edges shall be neat and even and conform to the shape of the planting plans. Rolling may be required at the discretion of the Landscape Architect or Owner. If the Landscape Architect or Owner determines that top-dressing is required after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in. Rolling and top-dressing shall be done at no extra cost to the Owner.

L. SEED (WHERE APPLICABLE)

Grass seed shall be of the mixture called for in the plant list. It shall be a standard grade seed of the current or last year's crop. Seed which has become wet, moldy, or otherwise damaged will not be accepted. Seed must come in unopened packages with the procurer's guaranteed analysis attached. Weed seed content shall not exceed 0.25%. Before any planting, the ground shall be plowed or scarified to a depth of at least 4" and shall be raked and smoothed evenly to establish a final grade. All sticks, and other foreign material over one inch in diameter shall be removed. Contractor shall use the Hydromulch seeding method and supply all material and equipment necessary to perform the specified work. Seed shall be applied at a rate of 2–3 pounds per 1000 sq. ft. (90–100 lbs./acre). Mulch shall be "Silva Fiber" processed wood fiber or approved equal and applied at the rate of 50 lbs./acre. All materials shall be uniformly blended in an agitating system using clean water and applied uniformly at the rates specified. Contractor shall be responsible for proper watering of the seeded areas in order to avoid runoff, and for keeping the ground moist until the grass is reestablished, and watering for proper growth until the work is accepted. Contractor shall repair erosion caused by excessive rainfall or watering at no extra cost to the Owner. Any areas which are damaged or do not germinate within the first thirty (30) days shall be re-seeded and maintained until grass is established. Grass shall be vigorous and healthy and coverage shall be at least 95% prior to final acceptance.

III. METHODS OF INSTALLATION

A. LAYOUT

Location of plants and layout of all beds are indicated on the plans. Plant locations are to be staked in the field by the Contractor. Landscape Architect or Owner will check staking of plants in the field and shall adjust to his satisfaction before planting begins. Where surface or subsurface obstructions are encountered or where changes have been made in construction, necessary adjustments will be approved by the Landscape Architect or Owner.

B. EXCAVATION FOR PLANTING

Shrub beds are to be excavated a minimum of 2.5 – 3 times the size of the rootball with planting soil as defined in Section II, G and as shown on details.

Tree and palm planting holes shall be excavated to a minimum 2.5 – 3 times deeper than the depth of the root ball except for trees over 10 feet in height (see section II, C).

Holes shall be a minimum of 2.5 – 3 times greater in diameter than the root ball for shrubs and 2.5 – 3 times greater in diameter for trees. A solid soil pedestal shall be provided below all plant material to avoid settling. All existing vegetation, including sod, shall be completely removed from all planting beds before planting. Four (4) inches of planting soil shall be incorporated into all planting beds for rooted cuttings. Where applicable, planting holes for all trees, shrubs, and groundcovers shall be excavated through any compacted building subgrade or road rock to undisturbed subsoil or clean sand fill. All excess excavation material shall be removed from the site by the Contractor. Holes shall be back-filled with planting soil as defined in Section II, G and as shown in details. The following is a guide for planting soil quantities:

Trees – 10" or greater 18 cu. ft.
Trees – 8" ht. 12 cu. ft.

Quantities of planting soil needed may be greater if excavation of building subgrade or roadrock is necessary.

C. SETTING TREES AND SHRUBS

All trees and shrubs are to be planted plumb on four (4) inches of planting soil and centered in the planting hole as as to give the best appearance in relation to adjacent plants and structures. Trees over ten (10) feet in height shall be planted directly on the undisturbed subgrade. The finished grade level of the plant after settlement shall be the same as that at which the plant was grown. Rootballs on container grown material shall be scarified to prevent a rootbound condition. When the plant holes have been backfilled approximately 2/3 full with planting soil, water thoroughly, saturating rootball, before installing remainder of planting soil to top of hole, eliminating all air pockets. After settlement, add planting soil to the level of the finished grade, allowing three (3) inches for mulch. Form a shallow saucer around each plant by forming a ridge of soil along the edge of the planting hole. All Sabal palmetto are to be planted in sand. Water all plants immediately after planting.

D. PRUNING

Remove dead and broken branches from all plant material. Prune with sharp instrument flush with trunk or branch so as to leave no stubs. Prune to retain typical growth habit of the particular species. Paint cuts over 1 1/2" in diameter with a waterproofer antiseptic tree paint.

E. STAKING AND GUYING

Staking and guying of trees, where specified, is an option to be used by the Contractor, who will be responsible for material remaining plumb and straight for all given conditions through the guarantee period. The Landscape Architect, Owner or Owner's representative may require that a tree or trees be staked or guyed if the tree(s) are obviously unstable or pose a threat to person or property if they should fall. Tree support, if required by Landscape Architect or Owner, shall be done according to staking details provided. Staking and guying shall be done at no extra cost to the Owner. No method of support shall be permitted which causes physical damage to the plant. Any method of staking or guying not shown must be approved by the Landscape Architect.

F. MULCHING

All tree and shrub beds shall be mulched immediately after planting to a three (3) inch depth and thoroughly wetted down. Unless otherwise specified, the following configurations will apply:

Trees and Palms: 3' diameter ring
Hedges: 3' wide beds
Shrub masses continuous bed extending 2' outside of plants, in configurations shown on plans

Groundcover beds: entire surface (mulching of certain groundcover plants may be waived by Landscape Architect)

G. FINISH GRADES

1. Finish grades for all sod areas after settlement shall be 1/2" below top of adjacent curbs, walks, walls, and abutments.

2. Finish grade of all ground cover beds after mulching and settling shall be 1/2" below finish grade of sod, adjacent curbs, walks and walls.

3. Finish grading shall include the removal of all surface rock and other debris that prevents a smooth level surface.

H. CLEANUP

All areas shall be kept clean and orderly as the work progresses. Upon completion of planting, all excess deleterious materials and debris shall be removed from the site or disposed of as directed by the Landscape Architect or Owner. All tags and ribbons shall be removed from trees and shrubs.

I. MAINTENANCE

A maintenance period shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance of new planting shall consist of watering, cultivating, weeding, mulching, restaking, repairing and tightening gys, resetting plants to proper grades and positions, removal of dead materials, restoration of planting saucers, maintaining any barriers or fences, and any other necessary operations. Any damage created by the planting operation shall be repaired promptly. All trees and other B&B material shall be deep watered for a period of least twenty one (21) days after installation and at least once every other day during the (21) day period.

IV. FINAL INSPECTION AND ACCEPTANCE

A. Inspection of work to determine completion of contract, but exclusive of the replacement of plant materials under the Warranty Period, will be made by the Landscape Architect or Owner at the conclusion of all planting and at the written request of the Contractor.

B. The Contractor will be notified by the Landscape Architect or Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to Warranty.

V. WARRANTY PERIOD AND REPLACEMENT

A. The Contractor, as part of this contract, shall guarantee all materials, workmanship, and plant materials for a period of twelve (12) months from the time of final acceptance. Exception: sod shall be guaranteed for thirty (30) days. Guarantee shall apply to the position, health, shape, condition, and specified size and quality of all plant material.

B. The guarantee shall be null and void for plant material that is damaged or dies as a result of freeze, hail or hurricane force winds, provided the material was properly planted and in a healthy growing condition prior to such acts of Nature.

C. The Contractor shall not be held responsible for failures due to neglect by Owner or acts of vandalism during the Warranty Period.

D. During, or at the end of the Warranty Period, any plant that is dead or not in satisfactory condition, as determined by the Landscape Architect or Owner, shall be replaced by the Contractor at no cost to the Owner. Subsequent replacement costs shall be shared equally by the Owner and the Contractor, should the replacement not survive, unless the plant(s) have not been planted in accordance with previous specifications as determined by the Landscape Architect or Owner. All replacements shall be furnished and planted as specified herein.

E. The Warranty Period for replaced plant material shall commence on the date of acceptance of the replaced item(s) of plant material.

VI. ADDENDA

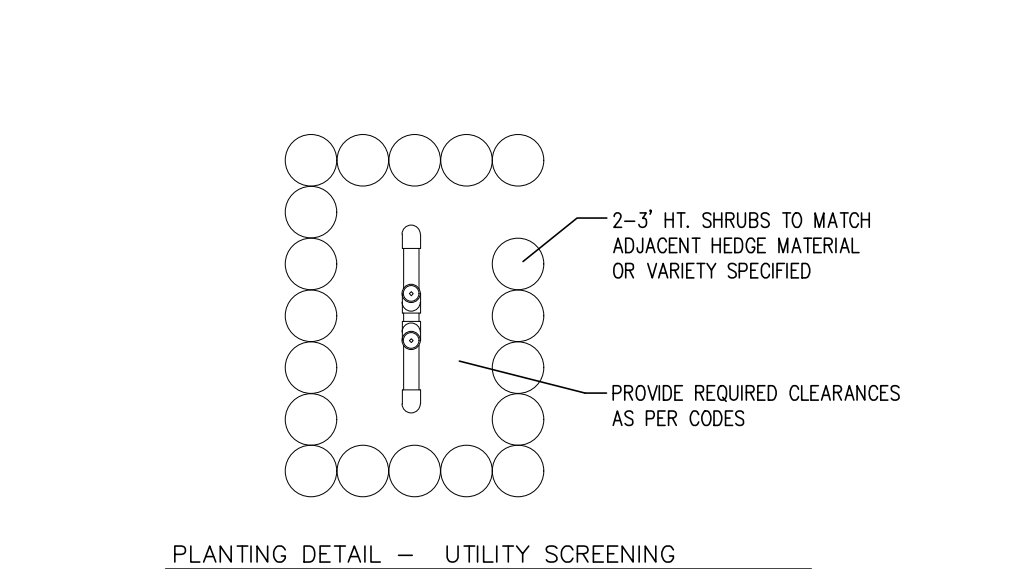
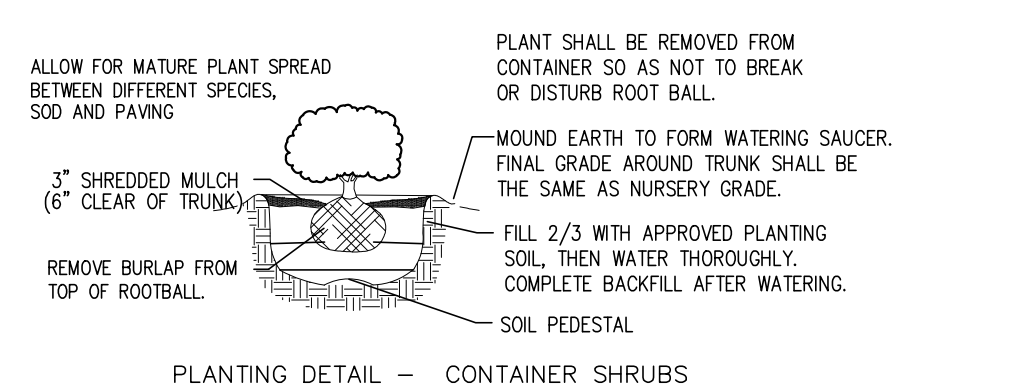
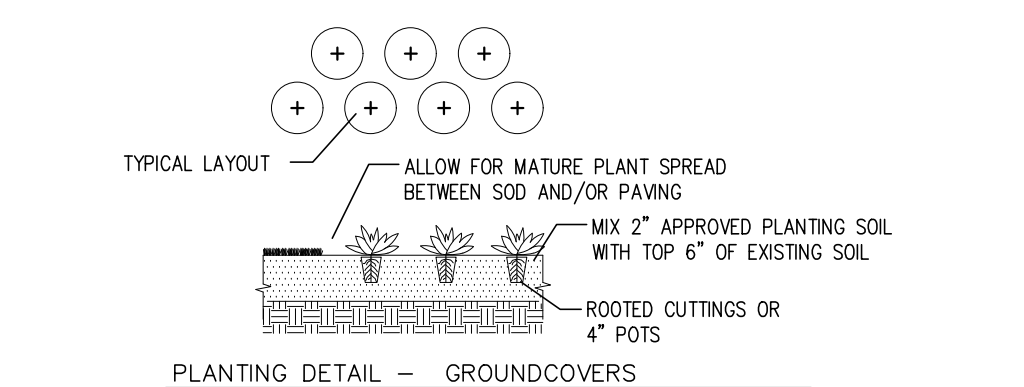
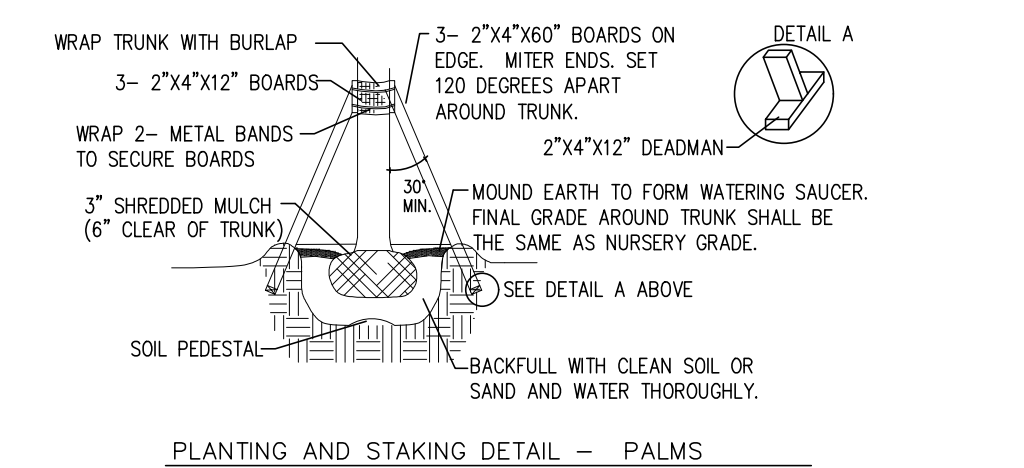
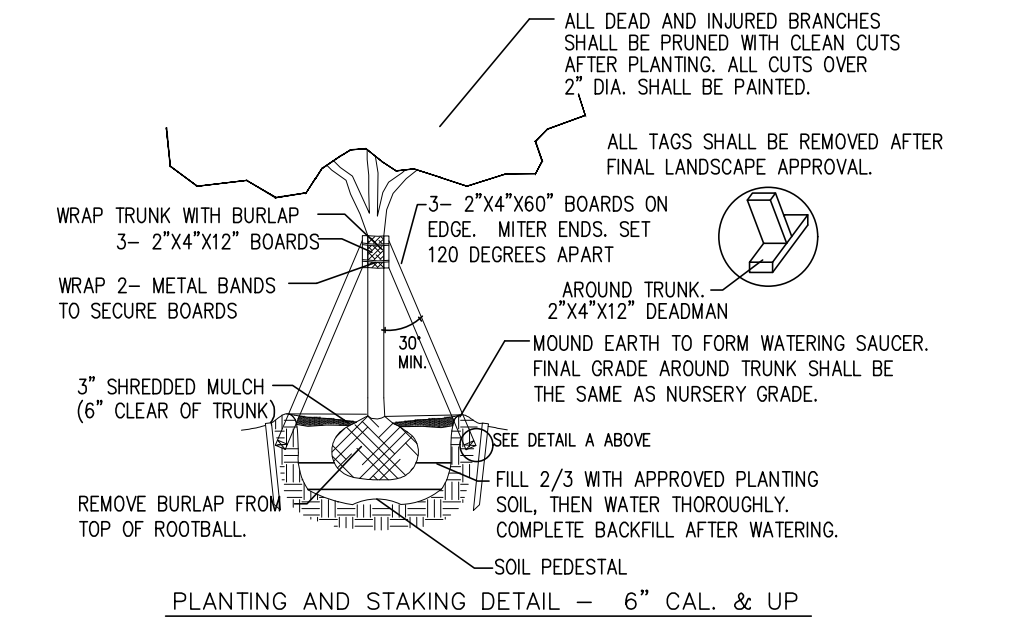
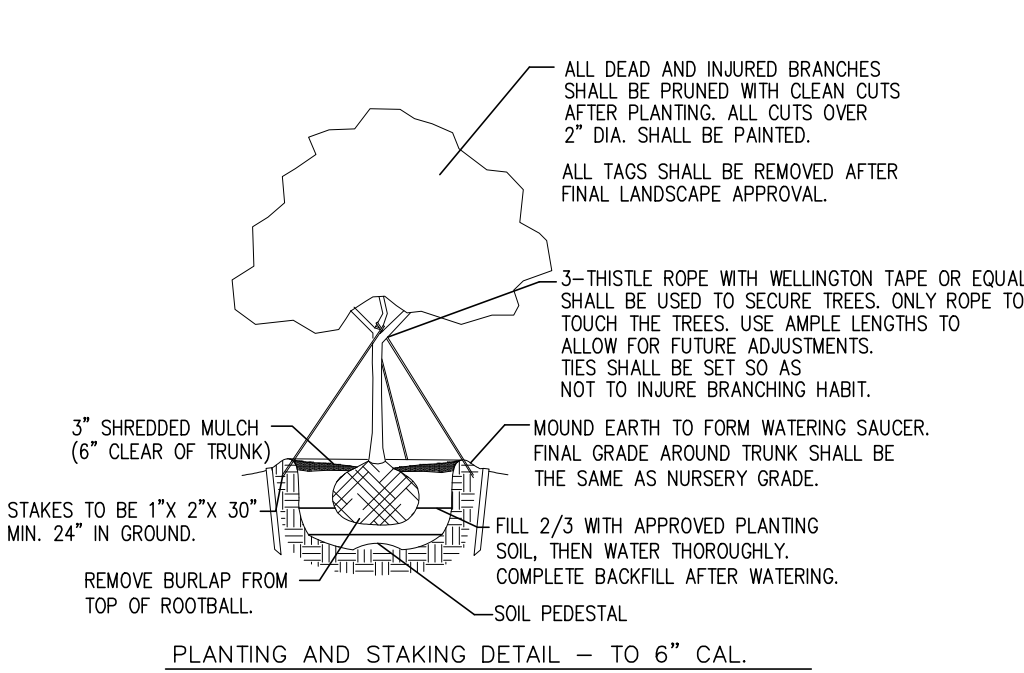
All addenda apply to section(s) specified in the contract documents and therefore are to be considered a part of the contract.

SITE RESTORATION

The contractor shall remove all excess material and shall clean up and restore the site to its original condition or better. All damage, as a result of work under this Contract, done to existing structure, pavement, driveways, paved areas, curbs and gutters, sidewalks, shrubbery, grass, trees, utility poles, utility pipe lines, conduits, drains, catch basins, flagstones, rocked, graveled or stabilized areas or driveways and including all obstructions not specifically named herein, shall be repaired and restored to a condition acceptable to the Landscape Architect or owner.

CONTRACTOR TO CHECK DRAWINGS AND DATA

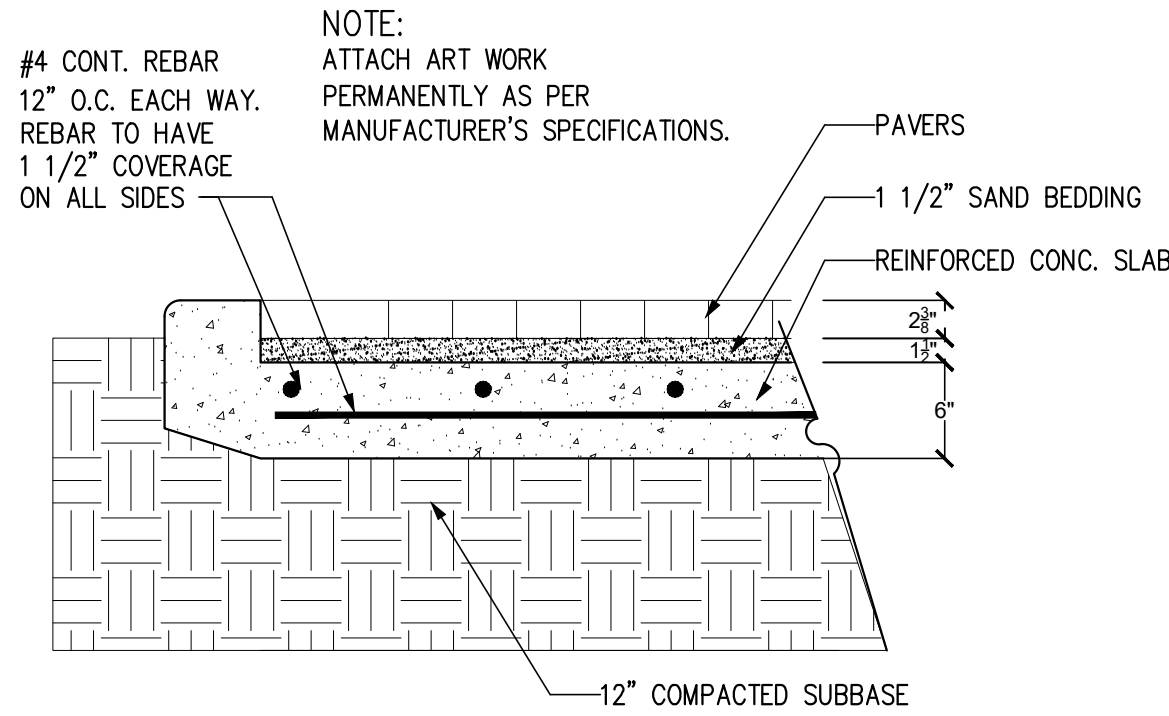
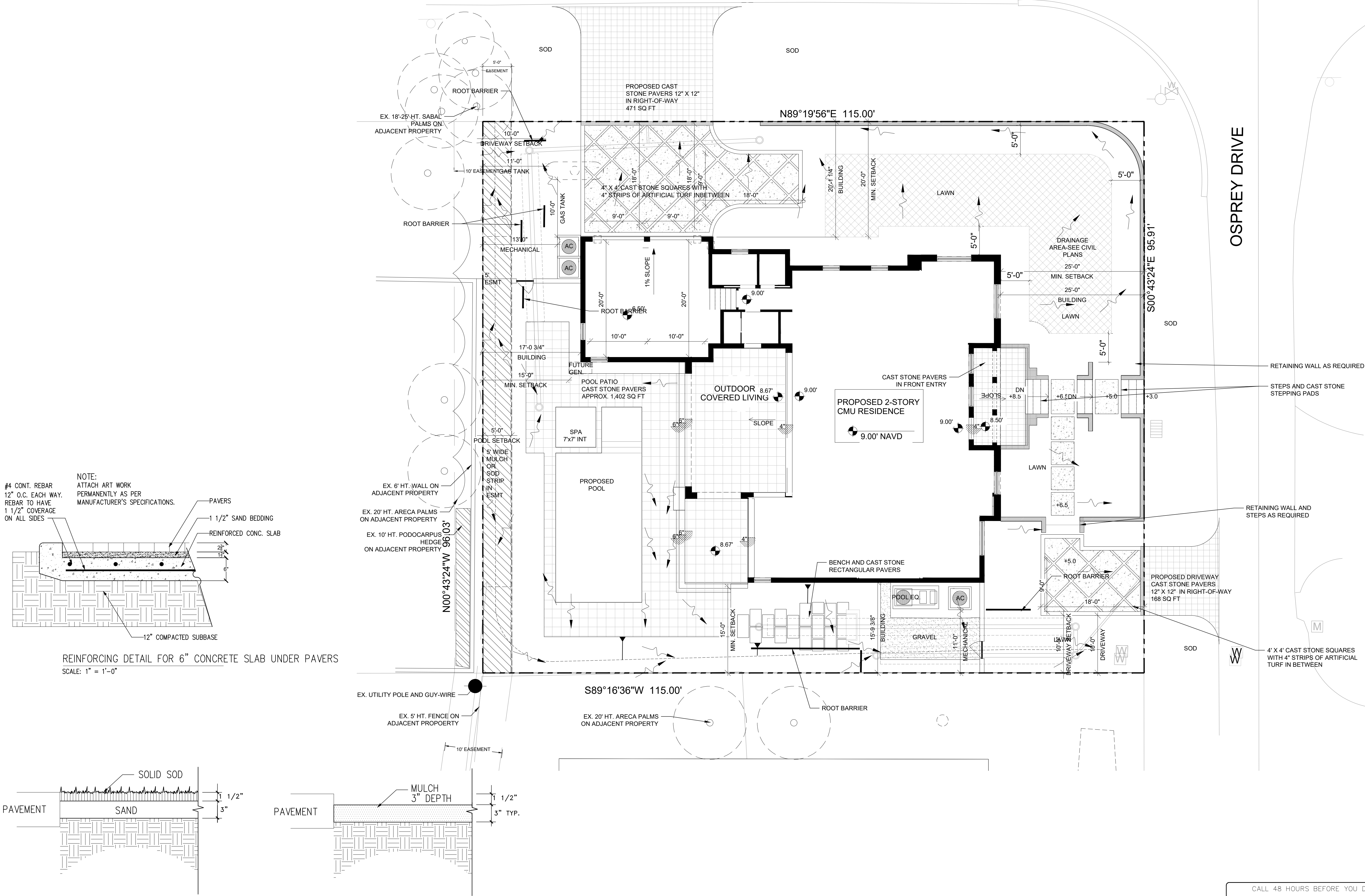
The Contractor shall verify all dimensions, quantities, locations, materials and details shown on the Drawings, supplementary drawings, schedules or other data received from the Landscape Architect, and shall notify him of all errors, omissions, conflicts and discrepancies found therein. Failure to discover or correct errors, conflicts or discrepancies shall not relieve the Contractor of full responsibility for unsatisfactory work, faulty construction, or improper operation resulting therefrom nor from rectifying such condition at his own expense. He will not be allowed to take advantage of any error or omissions, as full instructions will be furnished by the Landscape Architect or Owner, should any error or omissions be discovered. All schedules are given for the convenience of the Client, Landscape Architect and Contractor and are not guaranteed to be complete.



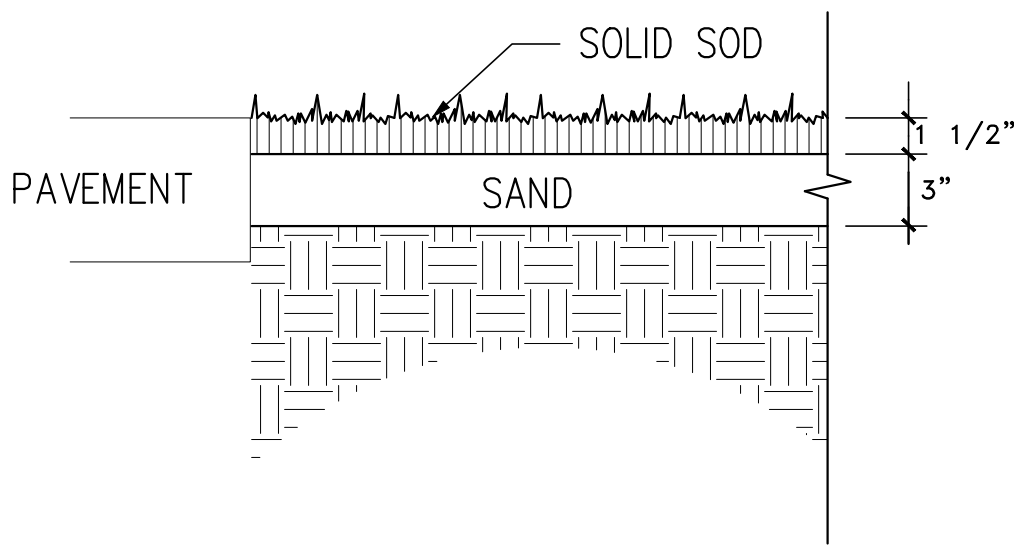
PROJECT
PROJ. NO.
FILE NAME
BB DRAWN
PERMIT 10/16/24 DATE
REV.

BEACHWAY DRIVE

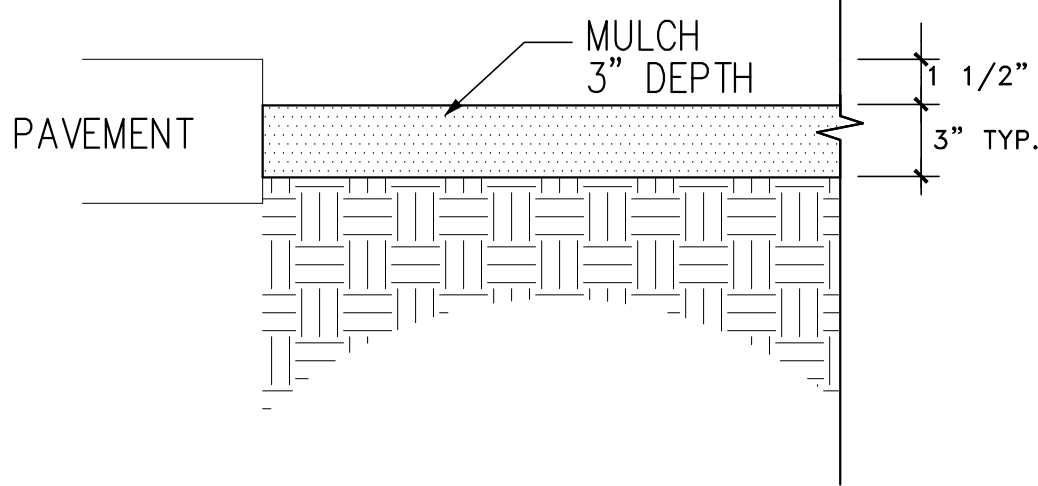
OSPREY DRIVE



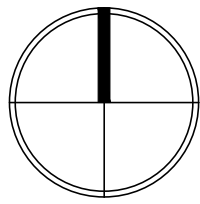
REINFORCING DETAIL FOR 6" CONCRETE SLAB UNDER PAVERS
SCALE: 1" = 1'-0"



GRASS ABUTTING PAVEMENT
N.T.S.



MULCH ABUTTING PAVEMENT
N.T.S.



SCALE: 1/8"=1'-0"

PROJECT

11 OSPREY DRIVE
DELRAY BEACH, FL

TITLE

HARDSCAPE PLAN

PROJ. NO.

FILE NAME

BB DRAWN

PERMIT 10/16/24 DATE

REV.

SHEET

HS-1

OF

1

CALL 48 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

IRRIGATION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
- IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITIES TO VERIFY LOCATIONS. THE CONTRACTOR SHOULD VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
- VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
- PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
- THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
- ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
- SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCURRED ROADWAYS.
- ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
- CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
- PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
- ALL CLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
- SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC; SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER; ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS; BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
- AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE.
- WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
- IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 50% OVERLAP MIN.

IRRIGATION PIPE SIZES TO FOLLOW
FOLLOWING SCHEDULE:

PIPE SIZE (inches)	max. GPM
3/4	10
1	15
1 1/4	25
1 1/2	35
2	55
2 1/2	85
3	over 85

IRRIGATION PIPE INSTALLATION to follow specifications called for in Florida Plumbing Code Appendix F:

A. Vehicle Traffic Areas

PIPE SIZE (inches)	DEPTH of COVER (inches)
1/2 - 2 1/2	18 - 24
3 - 5	24 - 36
6 and larger	30 - 36

B. Non-Traffic and Non-Cultivated Areas

PIPE SIZE (inches)	DEPTH of COVER (inches)
1/2 - 1 1/4	6 - 12
1 1/2 - 2	12 - 18
2 1/2 - 3	18 - 24
4 and larger	24 - 36

Depths of cover to meet or exceed SCS Code 430-00

(*) ALL TESTING AND INSPECTIONS OF INSTALLED IRRIGATION SYSTEM SHALL BE AS PER FPC APPENDIX "F", PART VI

Irrigation installation shall observe all other standards established by FPC.

NOTE:

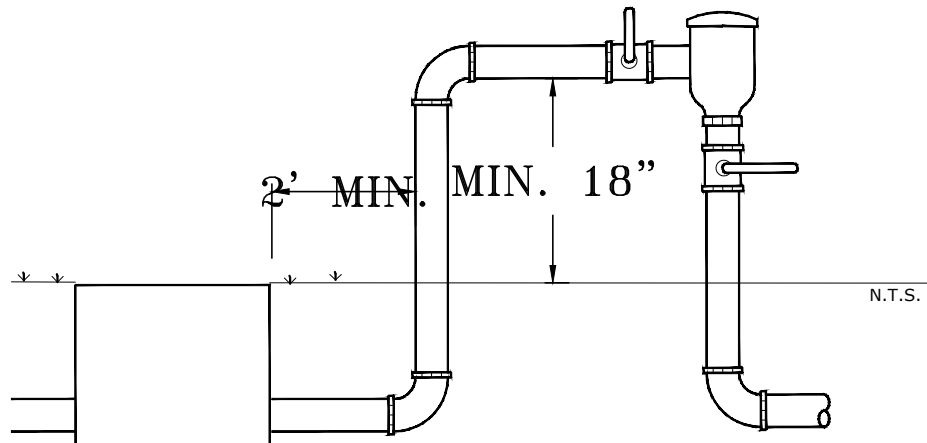
It is preferred that all irrigation heads be low angle trajectory sprays to conserve water use. At the least, all sod areas must use low trajectory heads. Shrub area heads will be placed on the highest pop-up riser necessary to clear mature growing height of adjacent beds to accommodate low angle spray.

City required backflow valve provided.
(pressure vacuum breaker)

Irrigation heads shall have 100 % coverage / 100 % overlap.

Irr. system to have rain sensor.

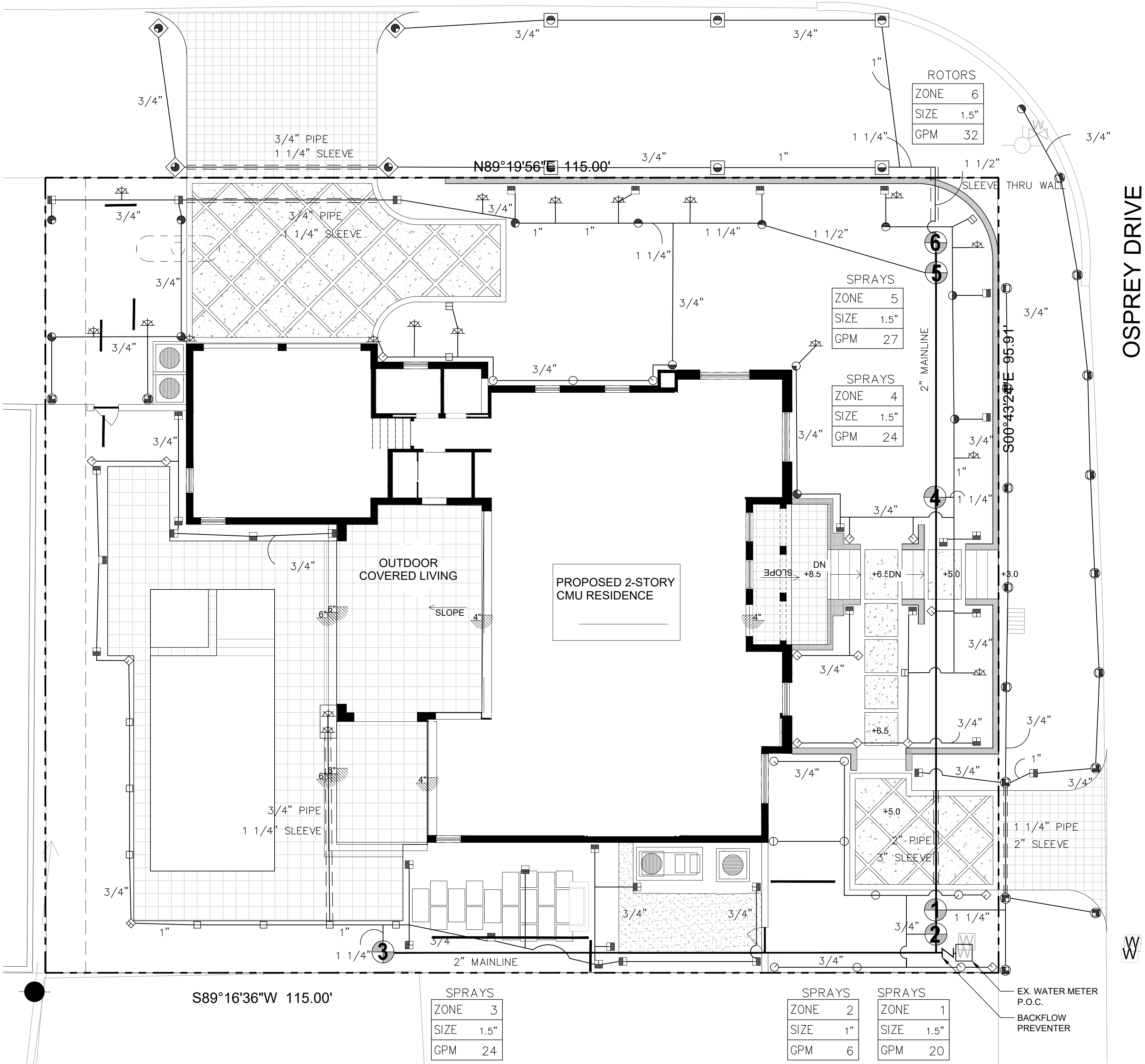
Site has high irrigation demand separated from low demand areas.



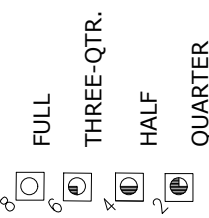
SUPPLY - PRESSURE VACUUM BREAKER

CODE SHALL TAKE PRECEDENCE OVER ANY DETAIL SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLY.

BEACHWAY DRIVE



IRRIGATION LEGEND



ROTOR HEADS

6" POP-UP ROTOR HEAD- 20' RADIUS



MIST HEADS

RAINBIRD 1806 6" POP-UP MIST HEAD OR EQUAL WITH THE FOLLOWING NOZZLES:
(USE 12" POP-UP MIST HEAD FOR TALLER PLANT MATERIAL)
15' SERIES NOZZLE.

12' SERIES NOZZLE.

10' SERIES NOZZLE.

8' SERIES NOZZLE.

15SST

15EST

BUBBLER NOZZLES

RAINBIRD BUBBLER NOZZLE ON FIXED RISER 3" ABOVE FINISH GRADE AS FOLLOWS:

1502-SBH .5 GPM

VALVES



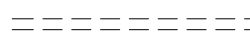
RAINBIRD PEB SERIES ELECTRIC GLOBE VALVE, SIZE AS NOTED ON PLAN, IN AMETEK OR CARSON 12"x18" VALVE BOX OR EQUAL



CONTRACTOR TO SUPPLY:
RAINBIRD RSD SERIES RAIN SENSOR OR EQUAL



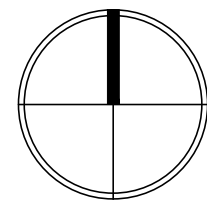
FIELD CONTROLLERS LOCATION
RAINBIRD ESP SERIES OR EQUAL



SCH 40 PVC sleeves under pavement
SLEEVES: SCH 40 PVC OR RATED EQUAL CLASS. SLEEVES TO BE MIN. 24"- MAX. 36" DEEP - See FPC Chart



* NUMBER DENOTES GALLONS PER MINUTE LOST PER SPRAY HEAD



SCALE: 1/8"=1'-0"

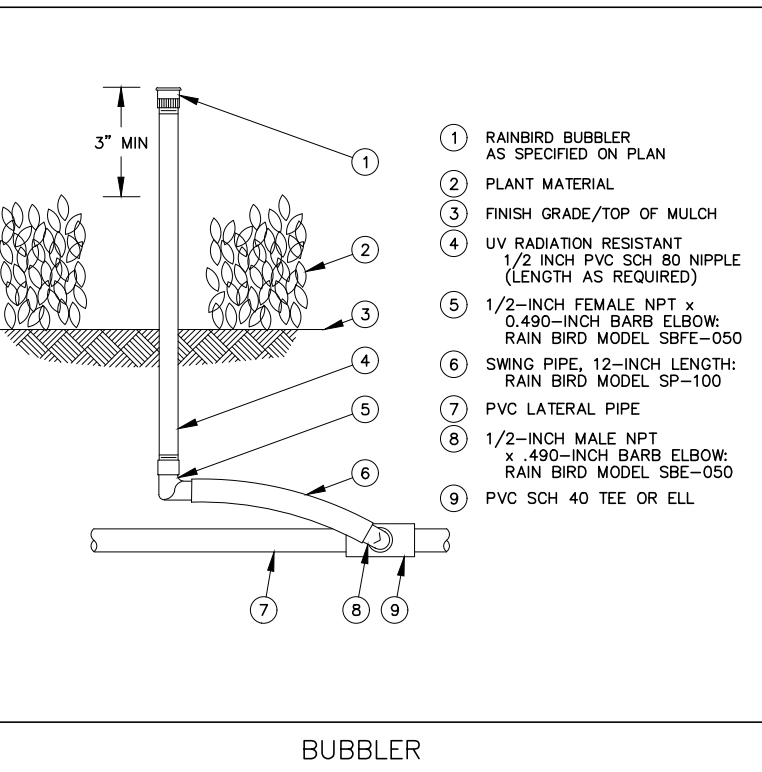
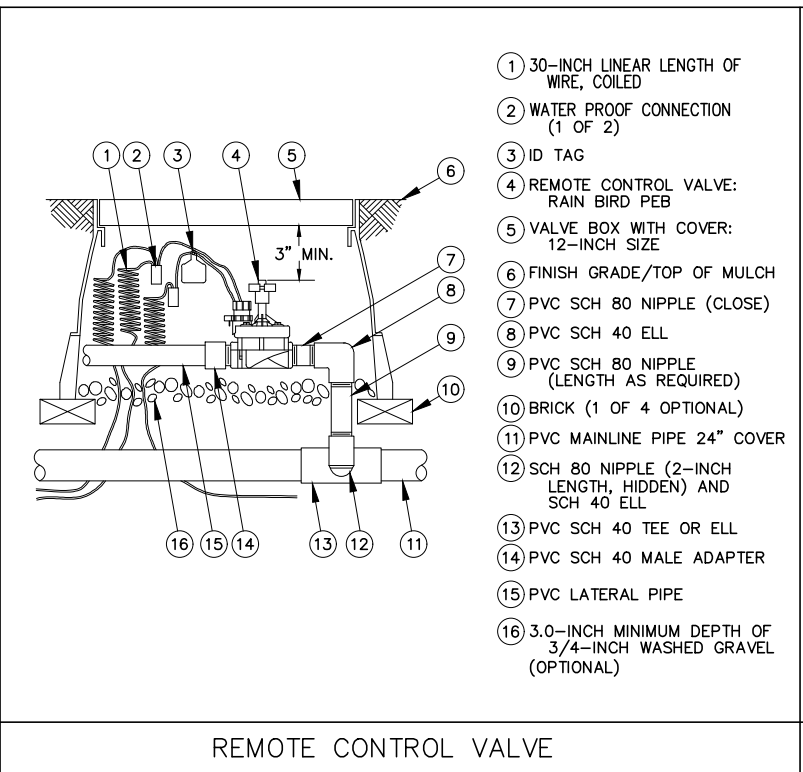
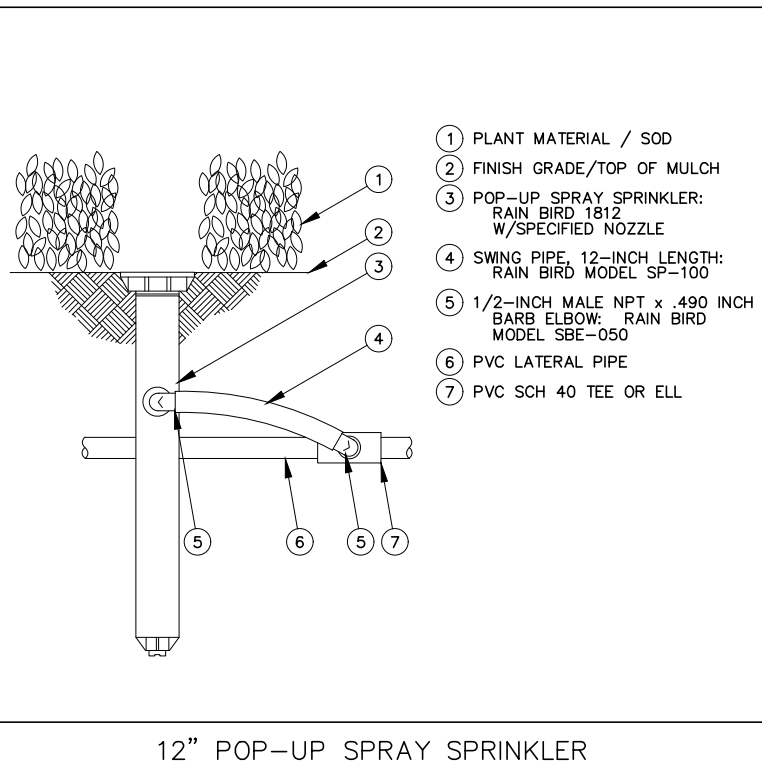
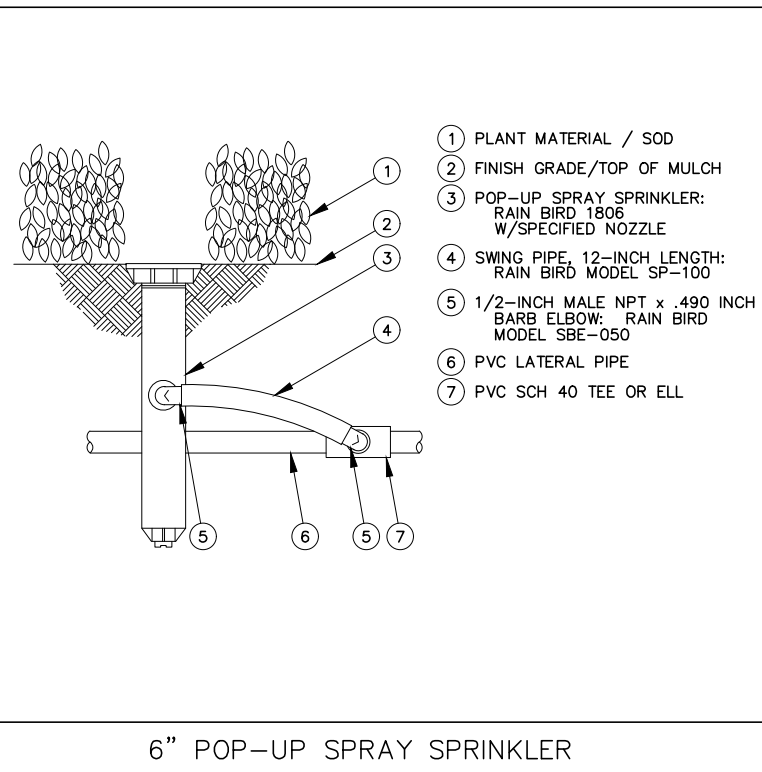
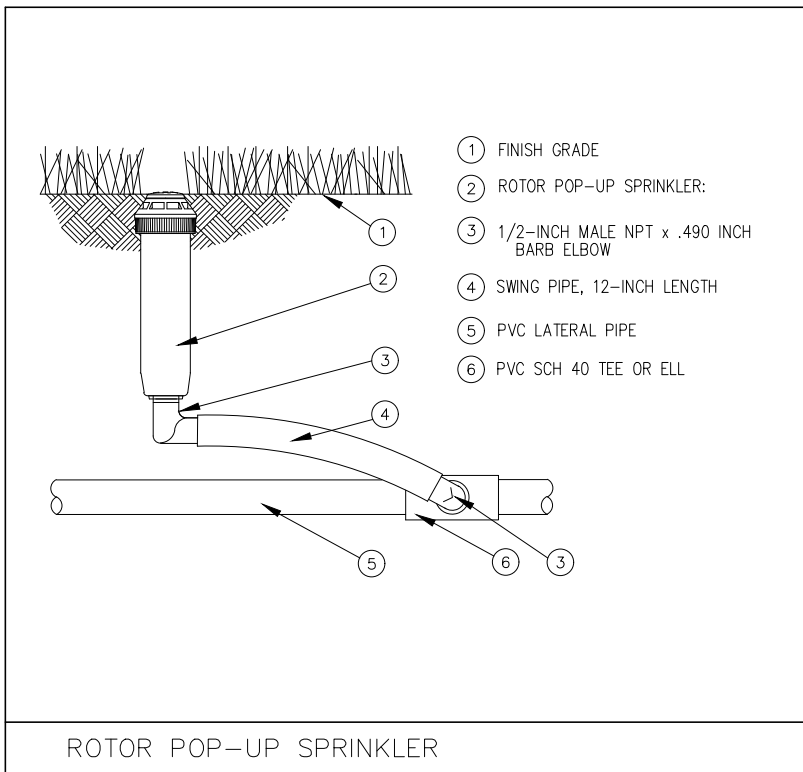
PROJECT

11 OSPREY DRIVE

DELRAY BEACH, FL

TITLE

IRRIGATION PLAN



PROJ. NO.
FILE NAME
BB DRAWN
PERMIT 10/16/24 DATE
REV.

SHEET

IR-1
OF
1

FLOOD VENT CALCULATIONS
2 CAR GARAGE
VENT (AS PER MANUFACTURER SPECS)
TOTAL
519SF
200SF
3 VENTS MINIMUM = 600SF

BEACHWAY DRIVE

STORM MH
RIM=4.33'

FOUND NAT
IN CUT OUT
(3.25' W)
SITE BM
ELEV=4.01'

ZONING		RSF	
LOT SETBACK	REQUIRED	PROPOSED	
FRONT YARD SETBACK	25'-0"	25'-0"	
REAR SETBACK	15'-0"	17'-0"	
SIDE (INTERIOR) SETBACK	15'-0"	15'-9"	
SIDE (CORNER) SETBACK	20'-0"	20'-1"	
DRIVEWAY SETBACK	10'-0"	10'-0" & 17'-1"	
BUILDING FLOOR ELEVATION	9'-0"	9'-0"	
MAX. BUILDING HEIGHT	32'-0"	31'-10"	

MAXIMUM FLOOR AREA (SEC. 64-1(j)(6))	
TOTAL SITE AREA	11036 SF
MAX ALLOWABLE FLOOR AREA AT 36%	3973 SF MAX
1ST FLOOR AREA 16'-0" OR LESS IN HEIGHT	2283 SF
GARAGE	519 SF
2ND FLOOR AREA	1170 SF
TOTAL 1 ST & 2ND FLOOR AREA	3972 SF
FLOOR AREA RATIO	3972 SF/11036 SF =35.9%

MAXIMUM LOT COVERAGE (SEC 64-1)	
TOTAL SITE AREA	11036 SF
MAX ALLOWABLE LOT COVERAGE AT 35%	3862 SF
	3310 SF(30%ok)

SECOND FLOOR TO FIRST FLOOR RATIO (SEC 64-1(i)(1,2,3))	
MAX. ALLOWABLE 2ND/1ST FLOOR RATIO	75%
1ST FLOOR AREA	PROPOSED
A/C AREA	2283 SF
GARAGE AREA	519 SF
COVERED AREAS	508 SF
16'-0" OR LESS IN HEIGHT TOTAL 1ST FLOOR AREA	3310 SF
2ND FLOOR AREA	
A/C AREA	1170 SF
COVERED AREAS	161 SF
TOTAL 2ND FLOOR AREA	1331 SF
2ND FLOOR TO 1ST FLOOR RATIO	1331 SF / 3310 SF = 40%

WINDOW AND DOOR COVERAGE OSPREY DRIVE (EAST ELEVATION)	
MIN% OF WINDOW AND DOOR TO WALL AREA	15% OF TOTAL WALL AREA
REQUIRED DOOR/WINDOW AREA 15%	1525 SF REQUESTED (REQUIRED 228.75 SF)
PROPOSED DOOR/WINDOW AREA	PROVIDED 385 SF (25.2%) OK
REFER TO EXTERIOR ELEVATIONS FOR GRAPHIC REPRESENTATION	

WINDOW AND DOOR COVERAGE BEACHWAY DRIVE (NORTH ELEVATION)	
MIN% OF WINDOW AND DOOR TO WALL AREA	15% OF TOTAL WALL AREA
REQUIRED DOOR/WINDOW AREA 15%	1469 SF REQUESTED (REQUIRED 221 SF)
PROPOSED DOOR /WINDOW AREA	PROVIDED 369 SF (25.1%) OK
REFER TO EXTERIOR ELEVATIONS FOR GRAPHIC REPRESENTATION	

WINDOW AND DOOR COVERAGE (SOUTH ELEVATION)	
MIN% OF WINDOW AND DOOR TO WALL AREA	15% OF TOTAL WALL AREA
REQUIRED DOOR/WINDOW AREA 15%	917SF REQUESTED (REQUIRED137 SF)
PROPOSED DOOR/WINDOW AREA	PROVIDED 146 SF (15.9%) OK
REFER TO EXTERIOR ELEVATIONS FOR GRAPHIC REPRESENTATION	

WINDOW AND DOOR COVERAGE (WEST ELEVATION)	
MIN% OF WINDOW AND DOOR TO WALL AREA	15% OF TOTAL WALL AREA
REQUIRED DOOR/WINDOW AREA 15%	1077 SF REQUESTED (REQUIRED162 SF)
PROPOSED DOOR /WINDOW AREA	PROVIDED 492 SF (45.6%) OK
REFER TO EXTERIOR ELEVATIONS FOR GRAPHIC REPRESENTATION	

IMPERVIOUS/ PERVIOUS CALCULATIONS		
TOTAL SITE AREA	11036 SF	
	PROPOSED SF	PROPOSED %
TOTAL IMPERVIOUS AREA	6166 SF	56%
TOTAL PERVIOUS AREA	4870 SF	44%
REFER TO GREEN SPACE COLOR ON SITE PLAN FOR A GRAPHIC REPRESENTATION		

BEDROOM/ BATHROOM COUNT	
1ST FLOOR	2ND FLOOR
MASTER BEDROOM	3 BEDROOMS
MASTER BATH	3 BATHROOMS
CABANA BATH	

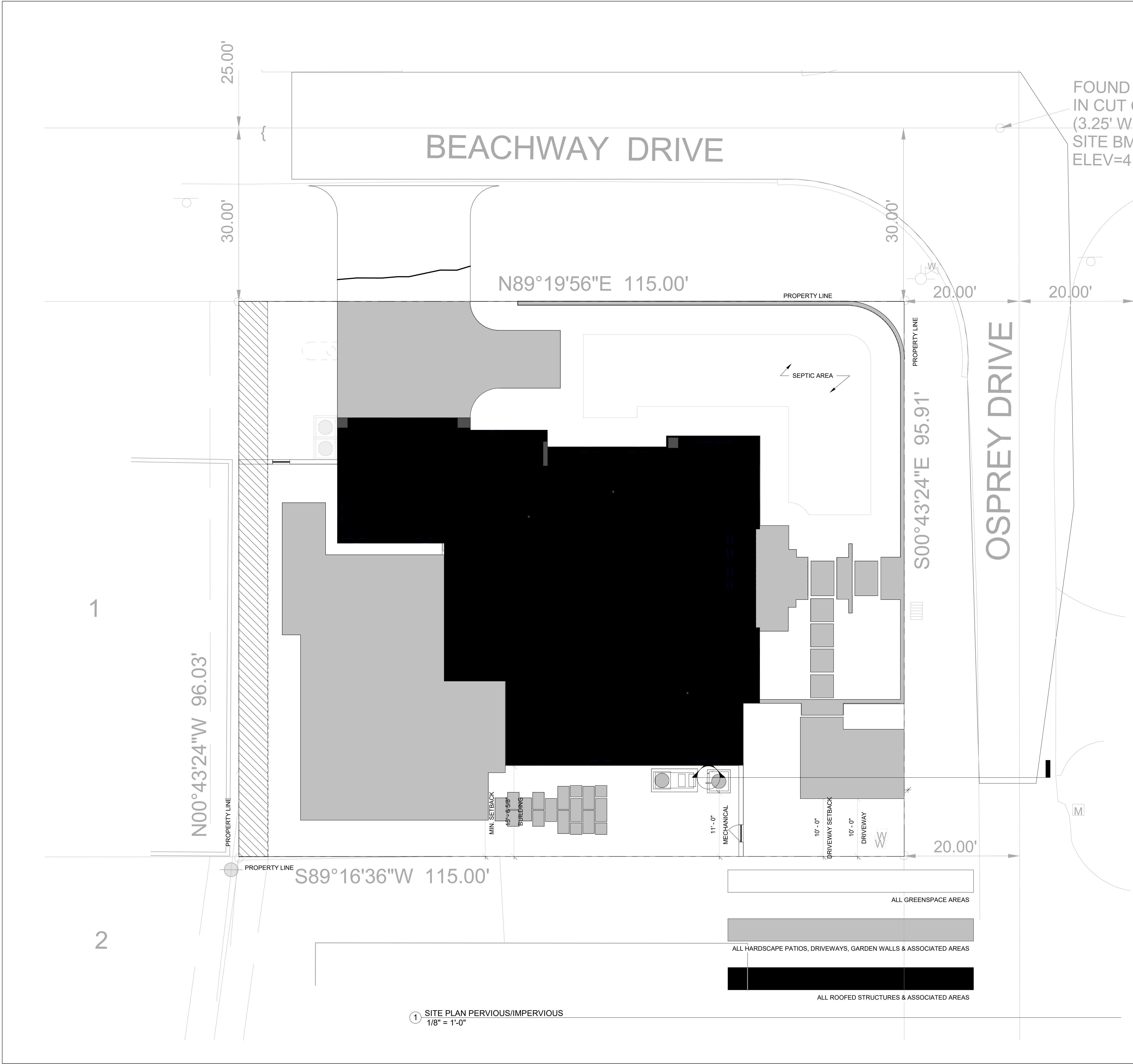
#	REVISIONS	DATE
1	REVISIONS	DATE
1	FIRE COMMENTS	3.11.22
	COMMENTS	

GARCIA RESIDENCE
11 OSPREY DRIVE
OCEAN RIDGE, FLORIDA

RANDALL STOFFT
ARCHITECTS
distinctive inspirational architecture

FL-0011105 FIRM-AA003379
ALL REAL DESIGN, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A. THE DEVELOPER OF THIS DRAWING AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF RANDALL STOFFT ARCHITECTS, P.A. A WRITTEN CONSENT ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY OTHER DOCUMENTS OR CORRESPONDENCE. ON THE JOB A THIS OFFICE MUST BE NOTIFIED OF ANY VIOLATIONS FROM THE CONTRACT AND CONSTRUCTION BY THESE CHANGES. SHOT SCALE OF ARCHITECTS SCALE MUST BE SUBMITTED TO THE OFFICE FOR APPROVAL. SEE THE PROCEEDING WITH THE PLAN OF THESE TO APPROVAL. SEE THE PROCEEDING RESERVED RANDALL STOFFT ARCHITECTS P.A.

A101



ZONING		RSF
LOT SETBACK	REQUIRED	PROPOSED
FRONT YARD SETBACK	25'-0"	25'-0"
REAR SETBACK	15'-0"	17'-0"
SIDE (INTERIOR) SETBACK	15'-0"	15'-9"
SIDE (CORNER) SETBACK	20'-0"	20'-1"
DRIVEWAY SETBACK	10'-0"	10'-0" & 17'-1"
BUILDING FLOOR ELEVATION	9'-0"	9'-0"
MAX. BUILDING HEIGHT	32'-0"	31'-10"
MAXIMUM FLOOR AREA (SEC. 64-1(j)(6))		
TOTAL SITE AREA	11036 SF	
MAX ALLOWABLE FLOOR AREA AT 36%	3973 SF MAX	
1ST FLOOR AREA 16'-0" OR LESS IN HEIGHT	2283 SF	
GARAGE	519 SF	
2ND FLOOR AREA	1170 SF	
TOTAL 1 ST & 2ND FLOOR AREA	3972 SF	
FLOOR AREA RATIO	3972 SF/11036 SF =35.9%	
MAXIMUM LOT COVERAGE (SEC 64-1)		
TOTAL SITE AREA	11036 SF	3310 SF (30%ok)
MAX ALLOWABLE LOT COVERAGE AT 35%	3862 SF	
SECOND FLOOR TO FIRST FLOOR RATIO (SEC 64-1(i)(1,2,3))		
MAX. ALLOWABLE 2ND/1ST FLOOR RATIO	75%	
1ST FLOOR AREA	PROPOSED	
A/C AREA	2283 SF	
GARAGE AREA	519 SF	
COVERED AREAS	508 SF	
16'-0" OR LESS IN HEIGHT TOTAL 1ST FLOOR AREA	3310 SF	
2ND FLOOR AREA		
A/C AREA	1170 SF	
COVERED AREAS	161 SF	
TOTAL 2ND FLOOR AREA	1331 SF	
2ND FLOOR TO 1ST FLOOR RATIO	1331 SF / 3310 SF = 40%	
WINDOW AND DOOR COVERAGE OSPREY DRIVE (EAST ELEVATION)		
MIN% OF WINDOW AND DOOR TO WALL AREA	15% OF TOTAL WALL AREA	
REQUIRED DOOR/WINDOW AREA 15%	1525 SF REQUESTED (REQUIRED 228.75 SF)	
PROPOSED DOOR/WINDOW AREA	PROVIDED 385 SF (25.2%) OK	
REFER TO EXTERIOR ELEVATIONS FOR GRAPHIC REPRESENTATION		
WINDOW AND DOOR COVERAGE BEACHWAY DRIVE (NORTH ELEVATION)		
MIN% OF WINDOW AND DOOR TO WALL AREA	15% OF TOTAL WALL AREA	
REQUIRED DOOR/WINDOW AREA 15%	1469 SF REQUESTED (REQUIRED 221 SF)	
PROPOSED DOOR /WINDOW AREA	PROVIDED 369 SF (25.1%) OK	
REFER TO EXTERIOR ELEVATIONS FOR GRAPHIC REPRESENTATION		
WINDOW AND DOOR COVERAGE (SOUTH ELEVATION)		
MIN% OF WINDOW AND DOOR TO WALL AREA	15% OF TOTAL WALL AREA	
REQUIRED DOOR/WINDOW AREA 15%	917SF REQUESTED (REQUIRED137 SF)	
PROPOSED DOOR/WINDOW AREA	PROVIDED 146 SF (15.9%) OK	
REFER TO EXTERIOR ELEVATIONS FOR GRAPHIC REPRESENTATION		
WINDOW AND DOOR COVERAGE (WEST ELEVATION)		
MIN% OF WINDOW AND DOOR TO WALL AREA	15% OF TOTAL WALL AREA	
REQUIRED DOOR/WINDOW AREA 15%	1077 SF REQUESTED (REQUIRED162 SF)	
PROPOSED DOOR /WINDOW AREA	PROVIDED 492 SF (45.6%) OK	
REFER TO EXTERIOR ELEVATIONS FOR GRAPHIC REPRESENTATION		
IMPERVIOUS/ PERVIOUS CALCULATIONS		
TOTAL SITE AREA	11036 SF	
	PROPOSED SF	PROPOSED %
TOTAL IMPERVIOUS AREA	6166 SF	56%
TOTAL PERVIOUS AREA	4870 SF	44%
REFER TO GREEN SPACE COLOR ON SITE PLAN FOR A GRAPHIC REPRESENTATION		
BEDROOM/ BATHROOM COUNT		
1ST FLOOR	2ND FLOOR	
MASTER BEDROOM	3 BEDROOMS	
MASTER BATH	3 BATHROOMS	
CABANA BATH		

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

REVISIONS

REVISION	DATE
----------	------

GARCIA RESIDENCE

11 OSPREY DRIVE

OCEAN RIDGE, FLORIDA

RANDALL STOFFT

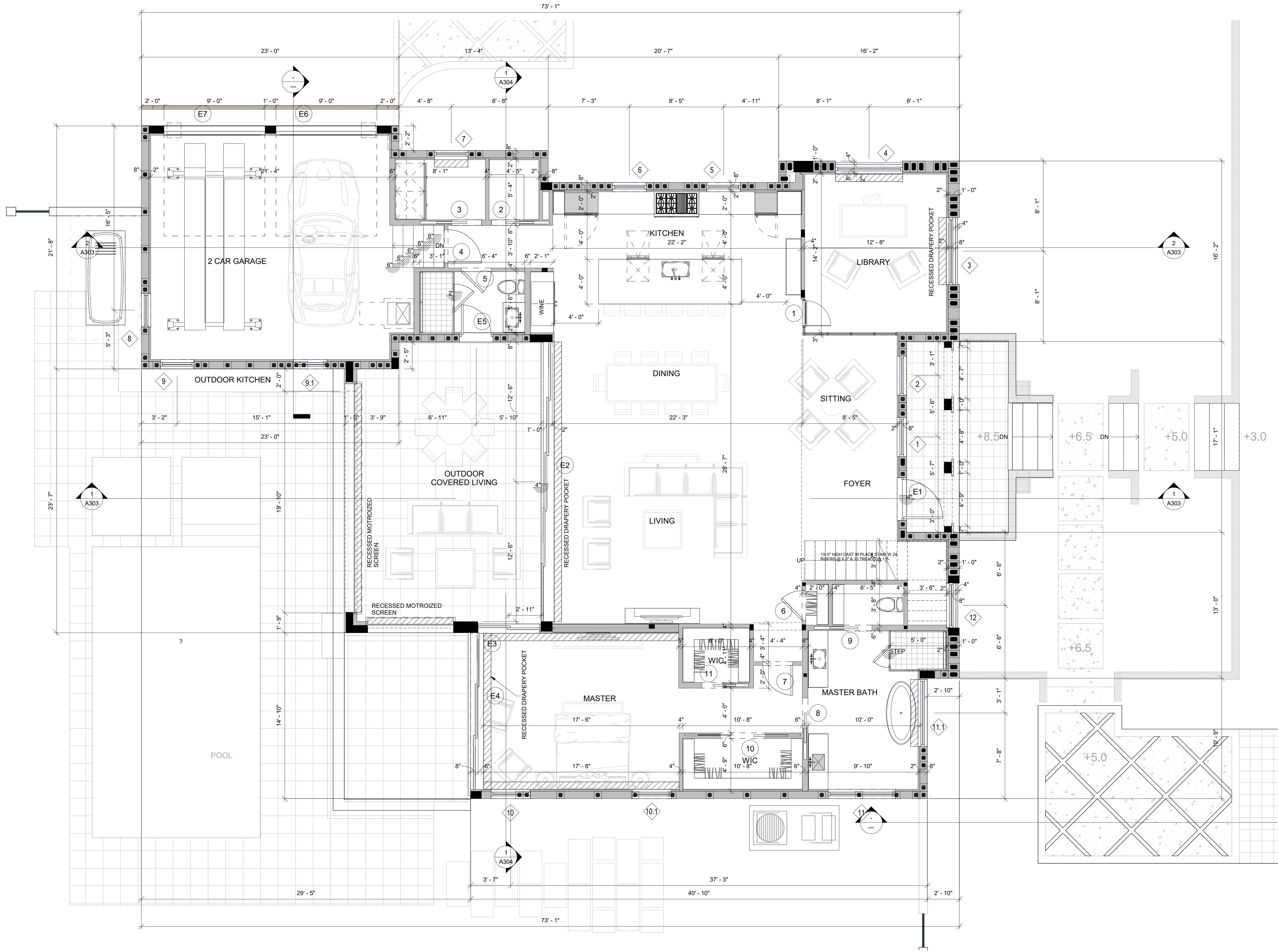
ARCHITECTS

distinctive inspirational architecture

FL-0011105 FIRM-AA003379

ALL REAL DESIGN, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF, THE OFFICE & SHALL BE KEPT IN CONFIDENTIALITY & NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT & SHALL BE SUBJECT TO LEGAL ACTION. THESE CHANGES SHALL BE THE PROPERTY OF RANDALL STOFFT ARCHITECTS, P.A. AND SHALL BE KEPT IN CONFIDENTIALITY & NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT & SHALL BE SUBJECT TO LEGAL ACTION.

A102



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

REVISIONS	
REVISION	DATE

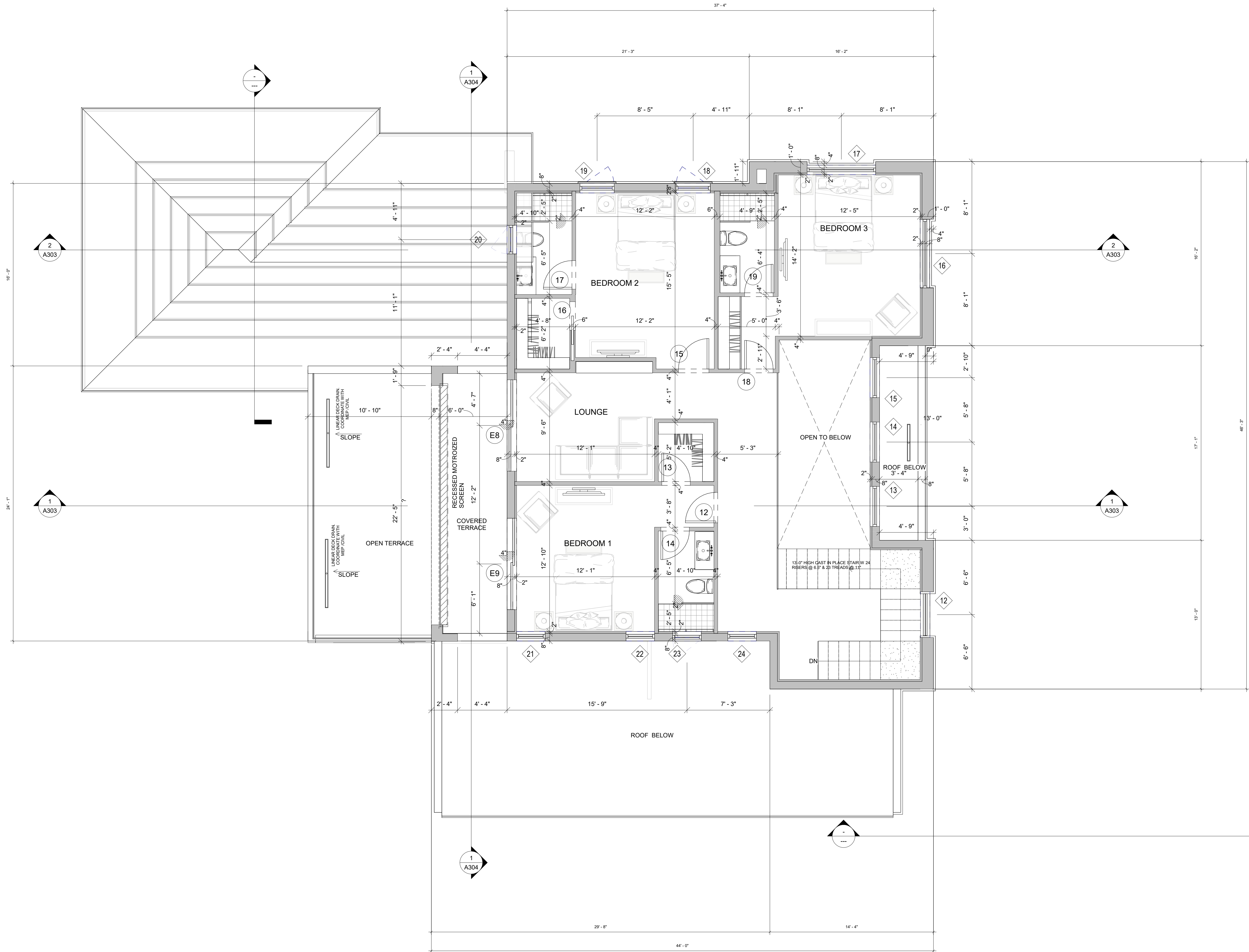
GARCIA RESIDENCE
11 OSPREY DRIVE
OCEAN RIDGE, FLORIDA

RANDALL STOFFT
ARCHITECTS
distinctive inspirational architecture

FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGN, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A. THE DEVELOPER OF THIS PROJECT. ANY REUSE, REPRODUCTION, OR DEVELOPMENT FOR USE ON A PROJECT OTHER THAN THE SPECIFIED PROJECT, WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, IS PROHIBITED. ANY REUSE, REPRODUCTION, OR DEVELOPMENT FOR USE ON A PROJECT OTHER THAN THE SPECIFIED PROJECT, WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, IS PROHIBITED. ANY REUSE, REPRODUCTION, OR DEVELOPMENT FOR USE ON A PROJECT OTHER THAN THE SPECIFIED PROJECT, WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, IS PROHIBITED.

A201b



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

REVISIONS	
REVISION	DATE

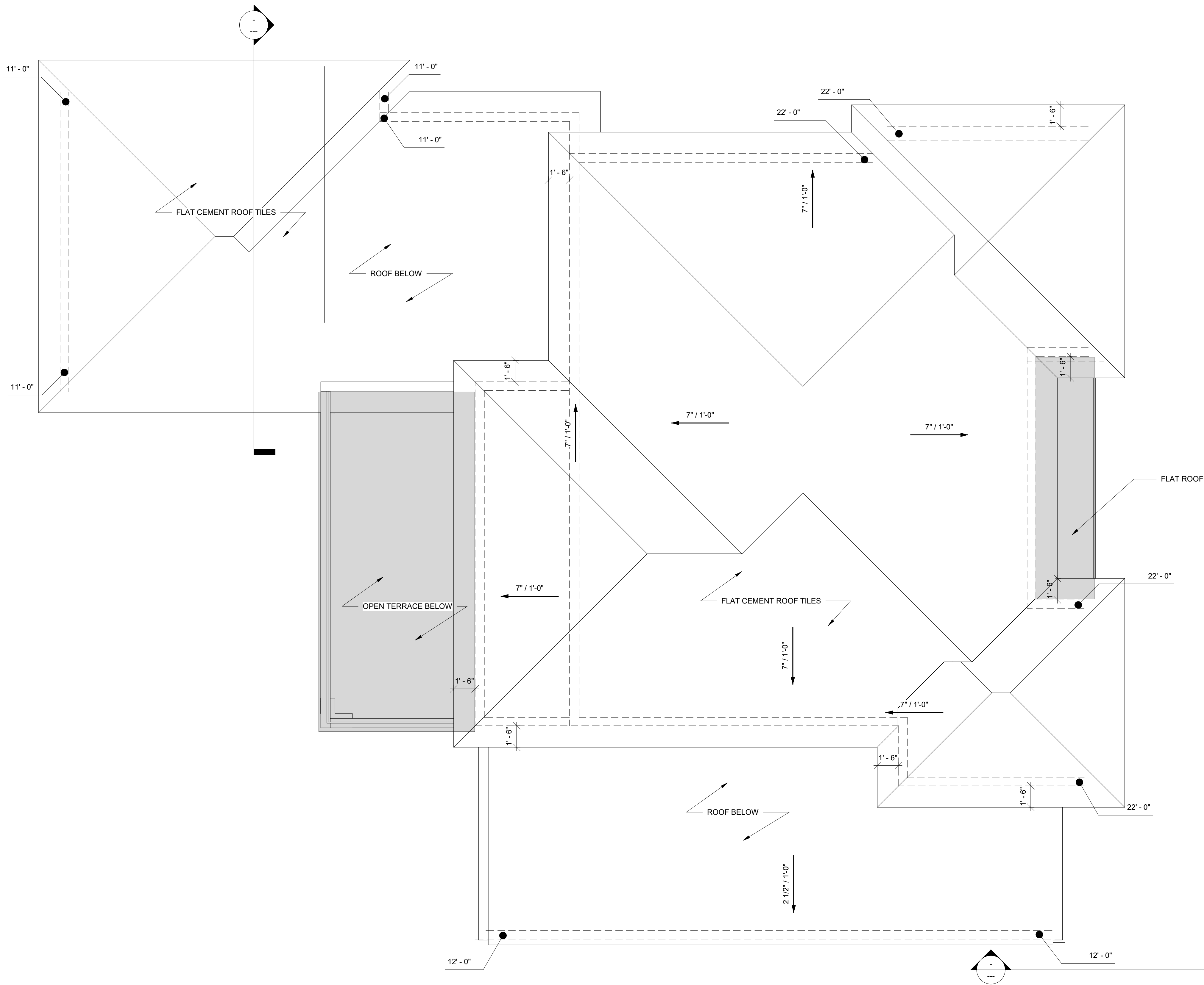
GARCIA RESIDENCE
11 OSPREY DRIVE
OCEAN RIDGE, FLORIDA

RANDALL STOFFT
ARCHITECTS
distinctive inspirational architecture

FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGN, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY A THE PROPERTY OF THIS OFFICE. ANY REUSE, REPRODUCTION, OR DEVELOPMENT FOR USE ON A PROJECT OTHER THAN THE SPECIFIED PROJECT, WITHOUT THE WRITTEN CONSENT OF RANDALL STOFFT ARCHITECTS, IS PROHIBITED. ANY REUSE, REPRODUCTION, OR DEVELOPMENT FOR USE ON A PROJECT OTHER THAN THE SPECIFIED PROJECT, WITHOUT THE WRITTEN CONSENT OF RANDALL STOFFT ARCHITECTS, IS PROHIBITED. ANY REUSE, REPRODUCTION, OR DEVELOPMENT FOR USE ON A PROJECT OTHER THAN THE SPECIFIED PROJECT, WITHOUT THE WRITTEN CONSENT OF RANDALL STOFFT ARCHITECTS, IS PROHIBITED.

A202b



PITCHED ROOFS	= 2992 SF
OPEN TERRACE	= 250 SF
FLAT ROOF	= 68 SF
TOTAL ROOF AREA	=3310 SF
FLAT ROOF %	318SF /3310SF = 9%

NOTES ROOF

- THIS ROOF PLAN IS FOR GRAPHIC INFORMATION ONLY (I.E. RIDGE LINES, TIE BEAM HEIGHTS, OVERALL DIMENSIONS, ETC...)
- G.C. SHALL CONFIRM ALL STRUCTURAL COLUMNS AND BEAM SIZE, LOCATION AND REINFORCEMENT WITH STRUCTURAL ENGINEER'S DRAWINGS PRIOR TO CONSTRUCTION.
- G.C. TO VERIFY POSITIVE SLOPE AT FINISHED FLOOR TO ENSURE PROPER DRAINAGE AT ALL LANAIS, COVERED ENTRY, OUTDOOR LIVING SPACES, BALCONYS AND GARAGE
- G.C. TO PROVIDE SUCRASEAL (OR EQUAL) INSULATION AT THE UNDERSIDE OF ALL ROOF SLABS INCLUDING GARAGES, LANAIS AND BALCONIES IF APPLICABLE. G.C. TO ALSO PROVIDE MAKE UP AIR EQUAL TO ULTRA AIR ADEQUATE FOR THIS SYSTEM. G.C. TO PROVIDE (2) VENTS INSTALLED INSIDE THE GARAGE OPEN TO THE ATTIC SPACE.
- REFER TO STRUCTURAL DRAWINGS FOR EXACT LOCATION OF COLUMNS AND ADDITIONAL INFORMATION.
- REFER TO THE REFLECTED CEILING PLAN FOR ALL HEIGHTS, DIMENSIONS AND CEILING DETAILS.
- G.C. TO COORDINATE ARCHITECTURAL DRAWINGS WITH INTERIOR DESIGN DRAWINGS FOR EXACT DIMENSION AND CEILING DESIGN.
- SEE TYPICAL WALL SECTIONS FOR TYPICAL ROOF CONSTRUCTION

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

REVISIONS

REVISION	DATE
----------	------

GARCIA RESIDENCE

11 OSPREY DRIVE

OCEAN RIDGE, FLORIDA

RANDALL STOFFT

ARCHITECTS

distinctive inspirational architecture

FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGN, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF THIS OFFICE & ARE SUBJECT TO THE USE & DEVELOPMENT FOR USE ONLY & IN CONNECTION WITH THE SPECIFIC PROJECT. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. ANY WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONSTRUCTION SHALL BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB & THIS OFFICE MUST BE NOTIFIED OF ANY VIOLATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DIMENSIONS. SHIP & SCALE OF ARCHITECT SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL. SEE THE PROCEEDING WITH PERMITAL OR THESE TO APPROVAL. SEE THE PROCEEDING RESERVED RANDALL STOFFT ARCHITECTS P.A.

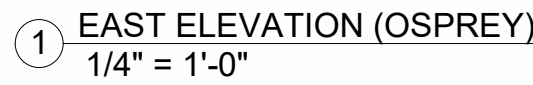
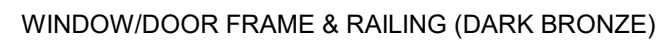
A203

ARB 10.10.24

42 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 243-0798 NAPLES, FL (239) 262-7677 WWW.STOFFT.COM

ELEVATION KEYNOTES	
301	FLAT CEMENT (CHARCOAL GRAY) ROOF TILE WITH MITERED EDGES AND RIDGES. PROVIDE SAMPLE FOR ARCHITECTS REVIEW
310	SMOOTH STUCCO FINISH (CHANTILLY LACE)
311.1	4" STUCCO WALL RECESS (CHANTILLY LACE)
312	RAISED SMOOTH STUCCO SILL/HEAD
313	SMOOTH STUCCO PARAPET WALL
314	RAISED SMOOTH STUCCO BASE
350	IMPACT RESISTANT WINDOW AND DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
	IMPACT RESISTANT GARAGE DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
362	POWDER COATED ALUMINUM FENCE/GATES. TO COMPLY WITH POOL ENCLOSURE REQUIREMENTS. REFER TO FLOOR PLAN & DETAILS FOR DIMENSIONS. PROVIDE SHOP DWGS. FOR ARCHITECTS REVIEW AND APPROVAL
363	6'-0" HIGH ABOVE GRADE MASONRY WALL WITH SMOOTH STUCCO FINISH. REFER TO STRUCTURAL DRAWINGS
366	DECORATIVE SCUPPERS
368	ROOF BEHIND PARAPET
370	40" CUSTOM ALUMINUM GUARDRAIL

OSPREY ELEVATION AREA 1525 S.F.
MINIMUM DOOR/WINDOW COVERAGE REQUIRED
15% X 1525 S.F. = 228.75 S.F.
WINDOW AREA PROVIDED: 385 S.F. (25.2% = OK)



GARCIA RESIDENCE
11 OSPREY DRIVE
OCEAN RIDGE, FLORIDA

randall stofft
RANDALL STOFFT
ARCHITECTS
 distinctive inspirational architecture

42 • N. SWINTON AVE., DELRAY BEACH, FL 33444 (561) 243-0799/AR.PIES, FL (239) 262-7677 WWW.STOFFT.COM

ALL IDEAS, DESIGNS, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & THE PROPERTY OF THIS OFFICE, & WERE CREATED, EVOLVED, & DEVELOPED BY THE USE OF THE SKILLS OF THIS OFFICE. NO PROJECT, NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR COMPANY WITHOUT THE WRITTEN PERMISSION OF RANDALL L. STOFFT, ARCHITECTS, P.A. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY DIMENSIONS SHOWN THEREON. VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB, & THIS OFFICE MUST BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY. NO DIMENSIONS SHOWN BY THESE DRAWINGS, SHOW DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FURTHER CONSTRUCTION. THIS DRAWING IS THE PROPERTY OF RANDALL STOFFT ARCHITECTS P.A.

A301

ELEVATION KEYNOTES	
301	FLAT CEMENT (CHARCOAL GRAY) ROOF TILE WITH MITERED EDGES AND RIDGES. PROVIDE SAMPLE FOR ARCHITECTS REVIEW
310	SMOOTH STUCCO FINISH (CHANTILLY LACE)
311.1	4" STUCCO WALL RECESS (CHANTILLY LACE)
312	RAISED SMOOTH STUCCO SILL/HEAD
313	SMOOTH STUCCO PARAPET WALL
314	RAISED SMOOTH STUCCO BASE
350	IMPACT RESISTANT WINDOW AND DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
351	IMPACT RESISTANT GARAGE DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
362	POWDER COATED ALUMINUM FENCE/GATES. TO COMPLY WITH POOL ENCLOSURE REQUIREMENTS. REFER TO FLOOR PLAN & DETAILS FOR DIMENSIONS. PROVIDE SHOP DWGS. FOR ARCHITECTS REVIEW AND APPROVAL
363	6'-0" HIGH ABOVE GRADE MASONRY WALL WITH SMOOTH STUCCO FINISH. REFER TO STRUCTURAL DRAWINGS
366	DECORATIVE SCUPPERS
368	ROOF BEHIND PARAPET
370	40" CUSTOM ALUMINUM GUARDRAIL

SOUTH ELEVATION AREA 917 S.F.
MINIMUM DOOR/WINDOW COVERAGE REQUIRED
15% X 917 S.F. =137 S.F.
WINDOW AREA PROVIDED: 146 S.F.(15.9% = OK)



WEST ELEVATION AREA 1077 S.F.
MINIMUM DOOR/WINDOW COVERAGE REQUIRED
15% X 1077 S.F. =161.55 S.F.
WINDOW AREA PROVIDED: 492 S.F.(45.6% = OK)

① SOUTH ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

REVISIONS	
REVISION	DATE

GARCIA RESIDENCE
11 OSPREY DRIVE
OCEAN RIDGE, FLORIDA

**RANDALL STOFFT**
ARCHITECTS
distinctive inspirational architecture

421 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 243-0798 NAPLES, FL (239) 262-7677 WWW.STOFFT.COM

FL-0011105 FIRM-AA003379

ALL DESIGN, DESIGN, ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, & DEVELOPED FOR USE ONLY IN CONNECTION WITH THE SPECIFIC PROJECT. NO PART OF THIS DRAWING, INCLUDING ANY DESIGN, OR ARRANGEMENT, OR PLAN, SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. A WRITTEN PERMISSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER ANY ORAL PERMISSION. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK ON THE JOB. A THIS OFFICE MUST BE NOTIFIED OF ANY CHANGES TO THE DESIGN OR CONDITIONS OF THE WORK BY THE CLIENT. ANY CHANGES TO THE DESIGN OR CONDITIONS OF THE WORK MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL. SEE THE PROCEEDING WITH PERMITAL OR ELSE TO APPROVAL. SEE THE PROCEEDING RESERVED RANDALL STOFFT ARCHITECTS P.A.

A302



1 BEACHWAY DRIVE ELEVATION



2 OSPREY DRIVE ELEVATION

REVISIONS

REVISION	DATE
----------	------

GARCIA RESIDENCE

11 OSPREY DRIVE

OCEAN RIDGE, FLORIDA

RANDALL STOFFT
ARCHITECTS
distinctive inspirational architecture

42 N SWINTON AVE. DELRAY BEACH, FL 33444 (561) 243-0798 NAPLES, FL (239) 262-7677 WWW.STOFFT.COM

FL-0011105 FIRM-AA003379

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF THIS OFFICE & SHALL REMAIN THE PROPERTY OF THIS OFFICE & IN CONNECTION WITH THE SPECIFIED PROJECT. NO PART OF THIS DRAWING, INCLUDING ANY PART, SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. IS STRICTLY PROHIBITED. NO PART OF THIS DRAWING SHALL BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. ON THE JOB & THIS OFFICE MUST BE NOTIFIED OF ANY VIOLATION OF THE ABOVE CONDITIONS. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. IS STRICTLY PROHIBITED. NO PART OF THIS DRAWING SHALL BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. ON THE JOB & THIS OFFICE MUST BE NOTIFIED OF ANY VIOLATION OF THE ABOVE CONDITIONS. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF RANDALL STOFFT ARCHITECTS, P.A. IS STRICTLY PROHIBITED.

A303B