

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



**December 16, 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 Lanette Bosch Gustafson
Alt. Member Jason Sutherland

ADMINISTRATION

Town Manager Michelle Heiser
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 November 18, 2025, meeting.

DISCUSSION / ACTION ITEMS

2. Quasi-judicial Hearing: Development Plan Review - 25 Sabal Island Dr.
3. Quasi-judicial Hearing: Development Plan Review - 62 Harbour Dr. N
4. Discussion of Three Non-Conforming Lots in the RSE District
5. Discussion of 6855 N Ocean Blvd Architectural Changes

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, JANUARY 20, 2026, 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 view the meeting online, go to:
<https://www.youtube.com/@oceanridge9274>

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.

Notice: The public may view the hard copy of the meeting materials at Town Hall before the meeting.

PLANNING & ZONING COMMISSION MEETING MINUTES
NOVEMBER 18, 2025

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, November 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 de Baptiste	Present
Member Fady Khairallah	Absent
Member Lanette Bosch Gustafson	Present
Member Neal Sigety	Present
Member Jason Sutherland	Absent

Members Khairallah and Sutherland were absent with notice.

PLEDGE OF ALLEGIANCE

Chair Ferber led the Pledge of Allegiance.

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

Vice Chair Kaleel moved to approve the agenda; seconded by Member Sigety. Motion carried 5-0.

PUBLIC COMMENT

Chair Ferber opened the floor for public comment.

The following spoke: Terry Brown

Town Attorney Goddeau clarified that individuals offering public comment are not required to be sworn in; however, those providing substantive, competent evidence relevant to the approval or denial of an item must do so under oath. She advised Mr. Brown that, to ensure the record is complete, anyone expressing an objection to the action should stand and be sworn in, so their comments are formally included.

Chair Ferber closed the floor for public comment.

APPROVAL OF MINUTES

1. **Adopt Minutes of October 21, 2025, Regular Meeting.**

Member Sigety moved to adopt the minutes of October 21, 2025; seconded by Member de Baptiste. Motion carried 5-0.

PLANNING & ZONING COMMISSION MEETING MINUTES
NOVEMBER 18, 2025

DISCUSSION/ACTION ITEMS

2. Approval of 2026 Meeting Dates

Chair Ferber presented the proposed 2026 meeting dates, noting they were all scheduled for Tuesdays at 9:00 AM with no meeting in August. He confirmed with staff that the dates could be subject to change if needed.

Vice Chair Kaleel moved to approve the 2026 meeting dates; seconded by Member Sigety. Motion carried 5-0.

3. Quasi-Judicial Hearing: Development Plan Review – 103 Bonito Dr. (Continuation)

Chair Ferber noted that this item needed to be continued. He inquired whether the applicant had reached out to the Town Attorney or Town Engineer as requested at the previous meeting. Both Town Attorney Goddeau and Town Engineer Bamber confirmed they had not received any communication from the applicant or their attorney despite being told they would reach out.

Vice Chair Kaleel moved to continue the quasi-judicial hearing for 103 Bonito Drive; seconded by Member Gustafson. Motion carried 5-0.

4. Quasi-Judicial Hearing: Development Plan Review – 16 Tropical Dr.

Chair Ferber asked if any of the board members had any ex parte communications. He stated that he frequently walks by the property, and all other Commissioners informed that they had none. Town Clerk Avery swore in those wishing to speak on the item.

Town Planner O'Gorman presented the application for a new single-family home at 16 Tropical Drive. He explained that while the property is zoned Residential Medium Density (RMD), single-family homes in this district must comply with RSF (Residential Single Family) requirements. He confirmed that the proposed plans comply with the town's RSF requirements and recommended approval with conditions included in the Town Engineer's report.

Town Engineer Bamber presented her November 3, 2025, report and highlighted several issues that require resolution.

Zoning Official Palacios confirmed that the submitted calculations for square footage and percentages. The applicant's architect, Abhi Kanthan of Canton Design Corporation, introduced himself, the property owner, and the project's civil and landscape engineers. He presented the proposed coastal-style home, noting that the property will be raised three feet to meet flood-zone requirements, the design features a white exterior with a metal roof, and that most technical comments from the Town Engineer have been resolved, with only minor drafting coordination remaining. Landscape architect Chris Cabezas and civil engineer Joe Kushner addressed tree and drainage concerns, stating that root barriers will be installed as needed and that many existing trees will be preserved. meet the requirements of the town code.

PLANNING & ZONING COMMISSION MEETING MINUTES
NOVEMBER 18, 2025

Chair Ferber opened the floor for public comment.

Terry Brown, resident of Harbour Drive South, expressed concern about whether the house would blend with the neighborhood character, noting the code requires new construction to fit with existing structures.

Chair Ferber closed the floor for public comment.

Member de Baptiste expressed support for the attractive architectural design and confirmed adequate parking was provided. He raised questions about the pool's placement over drainage pipes.

Member Sigety emphasized the need for properly coordinated drawings showing the exact positions of trees, walls, and the pool relative to property lines and drainage.

Chair Ferber and the commissioners discussed the drainage easement requirements and coordinated with the Town Attorney on appropriate conditions for approval.

The property owner, Gary Ritkes, expressed appreciation for working with the town and his commitment to beautifying the street while addressing drainage concerns.

There were further discussions on drainage, easements, and landscaping conflicts. The Commission reached a consensus to approve the application with conditions.

Vice Chair Kaleel moved to approve the plan as submitted, conditional upon addressing all items concerning landscaping, drainage, easements, and the town easement to the satisfaction of town staff during the building permit process; seconded by Member Sigety. Motion carried 5-0.

5. FAR Easement Incentive Single Family Residential District

Town Attorney Goddeau presented a proposed ordinance establishing a floor area ratio (FAR) incentive to encourage property owners to grant utility and drainage easements to the Town. She explained that the incentive would apply only to single-family residential districts, where the current FAR limits are 36% for lots under 20,000 square feet and 32% for larger lots. She stated that the proposal would increase the allowable FAR to 42% for properties that provide the required easements, allowing for larger homes while remaining subject to Planning & Zoning Commission review. She also mentioned that the incentive was developed in part to address conditions at 103 Bonito Drive and 62 Harbour Drive North.

Member Sigety noted this would effectively create an 11% increase in FAR. Member de Baptiste asked if there was a map showing properties where the town desires easements. Town Attorney Goddeau explained they were currently aware of two properties, but others may be identified during reviews.

PLANNING & ZONING COMMISSION MEETING MINUTES
NOVEMBER 18, 2025

Member de Baptiste and Chair Ferber clarified that properties would still need to meet all other code requirements, such as setbacks and lot coverage.

Chair Ferber opened the floor for public comment.

The following spoke: Terry Brown

Chair Ferber closed the floor for public comment.

The Commission discussed the safeguards built into the process, including the requirement for Planning & Zoning review of each application.

Member de Baptiste moved to approve the FAR easement incentive ordinance and forward it to the Town Commission; seconded by Vice Chair Kaleel. Motion carried 5-0.

COMMISSIONER COMMENTS

Member Sigety suggested that for future policy changes, it would be helpful to understand how many properties in town could potentially be impacted.

Member de Baptiste suggested discussing the coconut tree trimming ordinance at a future meeting.

Member de Baptiste explained the historical context of the mandatory tree trimming ordinance, noting it was implemented after Hurricane Wilma in response to problems with emergency vehicle access and power restoration. He expressed concerns about changing this requirement.

The Commission discussed potentially adding additional policy items to future agendas.

ADJOURNMENT ADJOURNMENT

Meeting adjourned at 10:29 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on December 16, 2025.

Shields Ferber, Chair

Attest:

Kelly Avery, Town Clerk

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

To:	Planning & Zoning Board Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	December 16, 2025
Subject:	25 Sabal Island Dr – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Randall Stofft Architects

OWNER: Josh & Vivian Stomel

ADDRESS: 25 Sabal Island 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 two-story residence. The new home includes 5,031 square foot two-story single-family home with four (4) bedrooms, five (5) full baths, two (2) half-bath, two car garage, swimming pool, and outdoor living area. The application was submitted in July 2025 for DPR and one resubmittal to address comments by Town staff. The Town Staff is recommending approval of the revisions which comply with Town Codes, subject to review by the Planning and Zoning Board and with conditions noted in the attached Staff memo.

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 and review of the project in accordance with Section 63-56 as noted above.

PLAN REVIEW CRITIQUE
25 Sabal Island Drive
07/11/25 / 10/15/25

This plan review critique is for the development plan review of the construction of a new 2-story single-family home. The proposed design includes four (4) bedrooms, four (4) full baths, two (2) half baths, a two-car garage, a swimming pool with a pool deck, and covered areas on a vacant lot located at Sabal Island Drive. This review references site and architectural plans prepared by Randall Stofft Architects, survey prepared by Baseline Land Survey dated 09/11/24, and landscape plans prepared by PLA Design Studio dated 06/24/25, and site and civil plans by Caulfield & Wheeler, Inc., dated 08/15/24. **THIS REVIEW IS BASED ON PLANS RECEIVED ON 10/15/25 AND RECOMMENDS APPROVAL.**

PCN: 46-43-45-22-09-000-0250
FLU: Single-Family
Zoning: RSF

The following critique reviewed the requirements of the Town of Ocean Ridge RSF Zoning District in Chapter 64, Article I, Section 64-1 and related sections of Article III Supplemental Regulations of the Code of Ordinances in relationship to the subject plans:

LDAA Comment

- ~~Although 25 Sabal Island Drive will likely be the address, it does not appear to have been assigned. If that is the case, please be sure that the address is assigned to this property.~~ **COMMENT ADDRESSED**
- ~~Please revise the description of the application to be consistent with the plans. The application stated that the proposed plan includes three (3) bedrooms and four (4) bathrooms; however, the plans show four (4) bedrooms, four (4) full baths, and two (2) half baths. Please revise accordingly.~~ **COMMENT ADDRESSED**
- ~~The LDAA needs to be signed and provide the Affidavit to Appoint Agent.~~ **COMMENT ADDRESSED**
- ~~The LDAA checklist requires the survey to be certified to a title policy or report and shows the total lot area in square feet and acres. Please update the survey accordingly.~~ **COMMENT ADDRESSED**

~~**Section 64-1(f)(1)** **Background:** This code section allows the minimum permitted pitch for a pitched roof of 4:12 and the maximum permitted pitch of 14:12, but no pitch is specified on the plans.~~

~~**Comment:** Please revise the plans as needed to specify the proposed roof pitch to ensure compliance with this provision of the code.~~ **COMMENT ADDRESSED**

Section 64-42 (b) — **Background:** This code section requires a 5' setback for the swimming pool from property lines and 5' distance to the primary building, but no setbacks are specified. Also, the plans appear to show a "sand" area next to the swimming pool, but it is not clear if that is correct.

Comment: Please revise sheet A101 to indicate the distances from the pool to both the primary building and the property line, and please clarify if the "sand" area is proposed. **COMMENT ADDRESSED**

Section 64-44 — **Background:** This code section specifies the maximum fence and wall height and allows 4' in the front yard (which includes roadway frontages and canal / waterway frontages) and 6' in the side. And if the fence/wall are located on a retaining wall, the height of the retaining wall is included. The plans appear to show both a retaining wall and a fence/wall, but it is not entirely clear.

Comment: Please revise Sheet A101 to clearly show the location and height of any fences/walls as required. **COMMENT ADDRESSED**

Section 64-46 — **Background:** This code section requires that one parking space must be provided per bedroom or room that may qualify as a bedroom, and every single family home shall include a garage designed to accommodate two (2) full size vehicles with spaces dimensioned at 10' X 20'. Sheet A-101 shows garage spaces although they are dimensioned at 10' x 18'.

Comment: Please revise the plans to ensure that the interior garage spaces are 10' x 20' of unobstructed area. **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 set back at least five feet from any property line or right-of-way line, whichever is closer. There are paved/patio and/or steps that are planned but not dimensioned.

Comment: Please revise the plans as needed to provide setbacks for all proposed steps, patios, and unenclosed and uncovered decks. Additionally, please label all proposed features. **COMMENT ADDRESSED**

November 17, 2025**To: Kelly Avery, Town Clerk****From: Tara Bamber, PE** **Re: 25 Sabal Island Dr
Development Plan Review
Engenuity Group Project No. 00020.10**

We reviewed the following which were received on 11-10-25:

1. Civil Plans, 4 sheets, dated 10-21-25, by Caulfield & Wheeler, Inc.
2. Comment Response Letter, dated 10-29-25, by Caulfield & Wheeler, Inc

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

1. Provide a geotechnical report indicating the hydraulic conductivity, k-value, and update stormwater calculations.
2. Pre-Construction approval shall be provided from the City of Boynton Beach for proposed water service. The site does not appear to have an existing water meter.
3. 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."
4. Seawall replacement shall meet Town Ordinance 25-03 regarding revision to section 64-82.
5. Additional comments may be asked at time of building permit.

Cc: Lisa Tropepe



TOWN OF OCEAN RIDGE

6450 North Ocean Boulevard, Ocean Ridge, Florida 33435

(561) 732-2635 Main ♦ (561) 737-8359 Fax

oceanridgeflorida.com ♦ permit@oceanridgeflorida.com

DATA CALCULATIONS FOR NEW STRUCTURES (NEW SINGLE FAMILY, MULTI-FAMILY HOMES, ETC.)

12-8-25

APPLICANT FILL OUT: PROPERTY ADDRESS: 25 SABAL ISLAND DR ZONING DISTRICT: RS15

APPLICANT USE		ZONING OFFICIAL USE ONLY	
*TOTAL SITE AREA	Sq. Ft.	13,978	Sq. Ft.
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)			
FINISHED FLOOR ELEVATION (NAVD)		10'	NAVD
APPLICANT USE		ZONING REVIEW	
PROPOSED		PROPOSED	
Sq. Ft.	%	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM <u>36</u> %)		4969	35.6
LOT COVERAGE (MAXIMUM <u>35</u> %)		4,256	30.5
APPLICANT USE		ZONING REVIEW	
Sq. Ft.	%	Sq. Ft.	%
*PERCENTAGE FROM TOTAL SITE AREA			
FIRST FLOOR UNDER A/C ()		2,564	18.4
SECOND FLOOR UNDER A/C ()		1,819	13.0
TOTAL UNDER A/C ()		4,385	31.4
TOTAL FLOOR AREA ()		4,969	35.6
TOTAL UNDER ROOF ()		6,002	42.9
FLAT ROOF ()		471	03.7
TOTAL ROOF ()		4,760	34.1
GARAGE ()		584	04.2
COVERED PATIO ()		579	04.1
COVERED ENTRY ()		59	00.4
COVERED BALCONY (REAR) ()		151	01.1
COVERED BALCONY (FRONT) ()			
OPEN BALCONY ()		372	02.7
BUILDING FOOTPRINT ()		4,969	35.6
SEPTIC TANK & DRAINFIELD ()		702	05.1
PAVED AREA ()		4,245	30.4
SYNTHETIC TURF ()			
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)		8,534	61.1
TOTAL PERVIOUS ()		5,444	38.9
APPLICANT USE		ZONING REVIEW	
FEET		FEET	
BUILDING HEIGHT (<u>36' MAX</u>)		30ft 10 inch.	
BUILDING SETBACKS:		SETBACKS	
FRONT (<u>25 MIN</u>)		25'	
REAR (<u>15 MIN</u>)			
SIDE INTERIOR (<u>15 MIN</u>)		15'	
SIDE CORNER (<u>20 MIN</u>)		20'	
WATERWAY (<u>25 MIN</u>) REAR		25'	
DRIVEWAY (<u>10 MIN</u>)		17'	

Prepared By: MANNY - ZONING

Date: 12-8-25

1ST FL 4,216 = 100%
2ND FL 2,523 = 59.8%

TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435

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Land Development Action Application

All information must be printed legibly or typed. Please contact the Town Hall at 561-732-2635 or via email at info@oceanridgeflorida.com

This application is being submitted for the property located at:

Check Applicable Approval Being Requested

- | | |
|--|--|
| ☐ Annexation | ☐ PRD Amendment |
| ☐ Comprehensive Plan Amendment | ☐ Plat or Re-Plat |
| ☐ Construction East of the CCCL | ☐ Re-Zoning |
| ☒ Development Plan Review | ☐ Site Plan Review |
| ☐ Planned Residential Development (PRD) | ☐ Special Exception |

Property Owner(s)	Applicant (if different than Owner)
Name(s): JOSH & VIVIAN STOMEL	Name: RANDALL STOFFT ARCHITECTS
Address: 25 SABAL ISLAND DRIVE OCEAN RIDGE, FL 33435	Address: 42 SWINTON AVE SUITE 100 DELRAY BEACH, FL 33444
Phone:	Phone: 561.243.0799
Email:	Email: JAMES@STOFFT.COM

The applicant(s) or authorized agent must be present for the public hearing in order for the Commission/Board to act upon their request. The applicant is encouraged to invite to the meeting those associated with this proposed development.

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General Data

Project Name: STOMEL RESIDENCE

Project Location Address: 25 SABAL ISLAND DRIVE OCEAN RIDGE, FLORIDA

Exact Legal Description of Property: LOT 25 MCCORMICK MILE.

Property Control No: 46-43-45-22-09-000-0250

Existing Zoning: RSF

Proposed Zoning (if applicable to application): _____

Existing Land Use: RESIDENTIAL

Proposed Land Use: RESIDENTIAL

First Floor Living Elevation (For CCCL Application): 10.00' NAVD

Total Site Area: _____ Sq. Ft.: 13978 Acres: .32

Flood Zone Category: _____

Existing Comprehensive Plan Designation (if applicable to application): _____

Proposed Comprehensive Plan Designation (if applicable to application): _____

Is the site currently served by public water? ☐ Yes ☒ No

Is the site currently served by public sewer? ☐ Yes ☒ No

Existing Bedrooms: _____ Proposed Bedrooms: 4 BEDROOMS

Existing Bathrooms: _____ Proposed Bathrooms: 7 BATHS

Residential: Total Number of Dwelling Units: _____ Density (Units per acre): _____

Commercial: Total Square Footage: _____ Number of Buildings: _____

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Describe the nature of your application in detail and be descriptive.

(Example: Requesting a Land Development Permit from the provisions of the Land Development Code, Article 2; COASTAL CONSTRUCTION, Section 67-17; Coastal Construction and Excavation Setback Line; Sub-Paragraph (a); Setback Line Established; and Sub-Paragraph (h); Existing Structures, to permit the construction of a two story addition of a 1-car garage (13' 8" x 20' 0") on the bottom floor and a living room (17' 8" x 19'), and a bedroom (13' 8" x 13' 2") on the second floor. The garage floor to be at 19.0 NAVD with the living room floor at 22.0 NAVD to match the rest of the existing 2-story house. The addition is to be at a maximum of 168' 4" east of the Coastal Construction Control Line (CCCL) of 1997, and the addition of a swimming pool (15' 8" x 36') that is to be at a maximum of 181' 7 5/8" east of the CCCL of 1997.)

REQUESTING LAND DEVLOPMENT PERMIT FOR A NEW 2 STORY SINGLE FAMILY RESIDENCE. FINISH FLOOR IS AT 10.00' NAVD WITH 2 CAR GARAGE AT 6' NAVD. THE RESIDENCE HAS THREE BEDROOM + FOUR BATH AND FULL CABANA BATH. IMPACT DOORS AND WINDOWS, ROOF TILES COVERED ENTRY& COVERED LIVING AREA. NEW POOL AND SPA IN BACKYARD

State the reasons or basis for the application and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Plan and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances for Special Exceptions, Variances, Administrative Appeals, etc. must be addressed. (Attach a separate Justification Statement if insufficient space.) Please be descriptive.

THE RESIDENCE IS CONSISTANT WITH GOOD PLANNING AND ZONING PRACTICES
THE PROPOSED PLAN MEETS TOWN'S CODE OF ORDINANCES AND NO SPECIAL VARIANCE REQUIRED

Has a previous application been filed within the last year in connection with the subject property? ☐ Yes ☐ No If Yes, briefly describe the nature of the Application.

Has a Site Plan been previously approved by the Town Commission for this property?

☐ Yes ☐ No If Yes, please note date of previous approval: _____

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Please provide the name and contact information of the following persons or firms involved in this proposed development, where applicable:

Authorized Agent (if different from Owner):	
Name:	JAMES ROBSON
Company Name:	RANDALL STOFFT ARCHITECTS
Address:	42 NORTH SWINTON AVE. SUITE 100 DELRAY BEACH, FL. 33444
Phone: 561.243.0799	Email: JAMES@STOFFT.COM
Developer:	
Name:	DAVID SCHOULTZ
Company Name:	BEACHFRONT BUILDERS
Address:	27 NE 4TH AVE, DELRAY BEACH, FLORIDA 33483
Phone: 561.501.1904	Email: DAVID@BEACHFRONTBUILDERS.US
Planner:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name:	Florida Registration No.: AR0011105
Company Name:	RANDALL STOFFT ARCHITECTS
Address:	42 NORTH SWINTON AVE. SUITE 100 DELRAY BEACH, FL. 33444
Phone: 561.243.0799	Email: JAMES@STOFFT.COM
Landscape Architect	
Name:	Florida Registration No.: LA6667215
Company Name:	PLA STUDIO
Address:	2385 NW EXECUTIVE CENTER DR. SUITE 240 BOCA RATON, FLORIDA 33431
Phone: 561.318.5256	Email: STEPH@PLADESIGNSTUDIO.COM
Engineer	
Name:	Florida Registration No.:
Company Name:	CAULFIELD WHEELER
Address:	7900 GLADES ROAD, SUITE 100, BOCA RATON, FLORIDA 33434
Phone: 561.392.1991	Email: MATTHEW @CWAS.COM

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I understand that any development permit issued by the Town of Ocean Ridge is contingent on the applicant meeting all requirements from the State of Florida, Palm Beach County, and the Town of Ocean Ridge and upon an actual building permit submittal and review by the Building, Zoning, and Engineering Officials of the Town of Ocean Ridge.

I certify that all of the foregoing information is accurate, and that if approved, all work will be done in compliance with all applicable laws regulating construction and zoning.

Applicant Signature

Printed Name of Applicant

Applicant is: ☐ Owner ☐ Lessee ☐ Agent

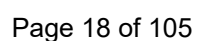
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this _____ day of _____, 20____ who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.

Notary Signature (for Applicant)

Seal/Stamp

Commission Expiration

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TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435

561.732.2635 Main ♦ permits@oceanridgeflorida.com ♦ www.oceanridgeflorida.com



DATA CALCULATIONS FOR AN ADDITION (EXPANDING EXISTING FOOTPRINT OF A STRUCTURE)

APPLICANT FILL OUT: PROPERTY ADDRESS:					ZONING DISTRICT: _____			
	APPLICANT USE				ZONING OFFICIAL USE ONLY			
*TOTAL SITE AREA	Sq. Ft.				Sq. Ft.			
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)								
FINISHED FLOOR ELEVATION (NAVD)								
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED					
	Sq. Ft.	%	Sq. Ft.	%				
FLOOR AREA RATIO (MAXIMUM _____ %)								
LOT COVERAGE (MAXIMUM _____ %)								
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED		EXISTING		PROPOSED	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C (_____)								
SECOND FLOOR UNDER A/C (_____)								
TOTAL UNDER A/C (_____)								
TOTAL FLOOR AREA (_____)								
TOTAL UNDER ROOF (_____)								
FLAT ROOF (_____)								
TOTAL ROOF (_____)								
GARAGE (_____)								
COVERED PATIO (_____)								
COVERED ENTRY (_____)								
COVERED BALCONY (REAR) (_____)								
COVERED BALCONY (FRONT) (_____)								
OPEN BALCONY (_____)								
BUILDING FOOTPRINT (_____)								
SEPTIC TANK & DRAINFIELD (_____)								
PAVED AREA (_____)								
SYNTHETIC TURF (_____)								
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)								
TOTAL PERVIOUS (_____)								
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW			
	EXISTING		PROPOSED		EXISTING		PROPOSED	

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	FEET	FEET	FEET	FEET
BUILDING HEIGHT ()				
BUILDING SETBACKS:				
FRONT ()				
REAR ()				
SIDE INTERIOR ()				
SIDE CORNER ()				
WATERWAY ()				
DRIVEWAY ()				

Prepared By: _____ Date: _____

DATA CALCULATIONS FOR NEW STRUCTURES (NEW SINGLE FAMILY, MULTI-FAMILY HOMES, ETC.)

APPLICANT FILL OUT: PROPERTY ADDRESS: 32 SABAL ISLAND DRIVE			ZONING DISTRICT:	
	APPLICANT USE		ZONING OFFICIAL USE ONLY	
*TOTAL SITE AREA	13978 Sq. Ft.		Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	9.00' NAVD			
FINISHED FLOOR ELEVATION (NAVD)	10.00' NAVD			
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
	PROPOSED		PROPOSED	
	Sq. Ft.	%	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM %)	5013	36		
LOT COVERAGE (MAXIMUM %)	4289	30.6		
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C ()	2599	18.6		
SECOND FLOOR UNDER A/C ()	1848	13.2		
TOTAL UNDER A/C ()	4447	31.8		
TOTAL FLOOR AREA ()	5031	35.9		
TOTAL UNDER ROOF ()	5235	37.5		
FLAT ROOF ()	471	3.4		
TOTAL ROOF ()	4289	30.7		
GARAGE ()	584	4.2		
COVERED PATIO ()	1033	7.4		
COVERED ENTRY ()	73	.5		
COVERED BALCONY (REAR) ()	151	1.1		
COVERED BALCONY (FRONT) ()	53	.4		
OPEN BALCONY ()	471	3.4		
BUILDING FOOTPRINT ()	4289	30.7		
SEPTIC TANK & DRAINFIELD ()	+/-950	6.7		

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PAVED AREA ()	8496	61		
SYNTHETIC TURF ()	91	.7		
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)	8587	61		
TOTAL PERVIOUS ()	5391	39		
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
	FEET		FEET	
BUILDING HEIGHT ()	28'-6"			
BUILDING SETBACKS:				
FRONT ()	25'-10"			
REAR ()	25'-1 3/4"			
SIDE INTERIOR ()	15'-2 "			
SIDE CORNER ()	21'-2 1/2"			
WATERWAY ()	25'-1 3/4"			
DRIVEWAY ()	15'-7 3/4"			

Prepared By: _____ Date: _____

**The following pages are checklists for
the applicant and/or the Town.**

**DO NOT submit the checklists as part of
the application packet.**

Read the instructions carefully!!

Property Detail

Location Address : SABAL ISLAND DR
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-22-09-000-0250
Subdivision : MC CORMICK MILE IN
Official Records Book/Page : 34867 / 785
Sale Date : FEB-2024
Legal Description : MC CORMICK MILE LT 25

Owner Information**Owner(s)**

STOMEL FAMILY TRUST

Mailing Address

4 BEACHWAY N
 OCEAN RIDGE FL 33435 6246

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
FEB-2024	\$2,100,000	34867 / 00785	WARRANTY DEED	STOMEL FAMILY TRUST
NOV-1996	\$180,000	09557 / 01689	WARRANTY DEED	GORDECKI RYSZARD J &
JAN-1970	\$10,800	01816 / 00000		

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : 0.3209
Property Use Code : 0000—VACANT
Zoning : RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$1,821,391	\$1,785,677	\$1,156,320	\$720,000	\$612,000
Total Market Value	\$1,821,391	\$1,785,677	\$1,156,320	\$720,000	\$612,000

Assessed and Taxable Values

Tax Year	2024	2023	2022	2021	2020
Assessed Value	\$896,029	\$814,572	\$740,520	\$673,200	\$612,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$896,029	\$814,572	\$740,520	\$673,200	\$612,000

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	\$22,704	\$21,227	\$16,692	\$13,389	\$11,892
NON AD VALOREM	\$0	\$0	\$0	\$0	\$0
TOTAL TAX	\$22,704	\$21,227	\$16,692	\$13,389	\$11,892

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpcapao.gov

November 21, 2025

To: Town of Ocean Ridge

Re: Narrative for 25 Sabal Island Drive addressing Sec. 63-56. - Development plan review.

- *Relationship of building to site:*

The overall height and scale of the proposed structure creates a desirable transition with the streetscape by conforming to the required setbacks and utilizes front façade articulation to minimize scale appropriate to the neighborhood.

- *Relationship of building and site to adjoining area(s):*

Both the proposed structure and site landscaping have been designed to complement the modest coastal character of the neighborhood.

- *Building design:*

The proposed residence is a two-story coastal contemporary architectural design. It features a well articulated roof profile that creates a modest street scale along with a simple palette of façade materials and muted colors identifying architectural elements. Large windows, Bahama and louvered shutters add distinctive articulation. On the interior, the residence consists of four bedrooms, four bathrooms, powder room and cabana bath. The lower level contains a two-car garage, and an open floor plan with expansive outdoor views. The covered outdoor living area includes a fireplace, roll down insect screens, and seating areas with waterway views. The adjacent hardscape just beyond the covered outdoor living area features a new pool and spa. The design of the structure and landscaping creates screening for all exterior mechanical equipment.

Sincerely,

Randall E. Stofft, AIA

President



42 N. SWINTON AVE, SUITE 1
DELRAY BEACH, FLORIDA 33444
561-243-0799 – PHONE
561-243-0299 – FAX

WWW.STOFFT.COM
AA0003379

ABBREVIATIONS

ABV.	ABOVE	NO.	NUMBER
ACQ.US.	ACQUISICAL	N.T.S.	NOT TO SCALE
ADJ.	ADJUSTABLE	O.A.	OVERALL
AL.	ALUMINUM	OSB.	OSB
APPROX.	APPROXIMATE	O.C.	ON CENTER
BD.	BOARD	O.D.	OUTSIDE DIAMETER
BLDG.	BUILDING	OFF.	OFFICE
BLK.	BLOCK	OPNG.	OPENING
BOT.	BOTTOM	OPP.	OPPOSITE
CAB.	CABINET	PLAS.	PLASTER
CER.	CERAMIC	PLYWD.	PLYWOOD
C.I.	CAST IRON	PAIR.	PAIR
CLB.	COLUMN	PRECAST	PRECAST
COL.	CONCRETE	P.T.	PARTITION
CONN.	CONNECTION	PTN.	QUARRY TILE
CONT.	CONTINUOUS	RAD.	RADIUS
CTSK.	COUNTERSINK	REIN.	REINFORCE
DECOR.	DECORATIVE	REQD.	REQUIRED
DET.	DETAIL	RM.	ROOM
D.F.	DOUGLAS FIR	R.O.	ROUGH OPENING
DIA.	DIAMETER	RWD.	REDWOOD
DIM.	DIMENSION	R.W.L.	RAIN WATER LEADER
D.S.	DOWN SPOUT	S.C.	SOLID CORE
DWG.	DRAWING	SCHED.	SCHEDULE
EA.	EQUAL	SHT.	SHEET
ELEV.	ELEVATION	SM.	SIMILAR
EL.	ELEVATOR	SQ.	SQUARE
ELEC.	ELECTRICAL	SST.	STAINLESS STEEL
EQ.	EQUIPMENT	STD.	STANDARD
EXH.	EXHAUST	STL.	STEEL
EXP.	EXPANSION	STR.	STRUCTURE
EXT.	EXTERIOR	SUSP.	SUSPENDED
EXIST.	EXISTING	SYN.	SYMMETRICAL
F.F.	FINISH FLOOR	T.C.	TOP OF CURB
FLASH.	FLASHING	TEL.	TELEPHONE
FLUR.	FLOOR	T&G.	TONGUE AND GROOVE
FT.	FOOT/FEET	THICK.	THICK
GA.	GAUGE	T.O.C.	TOP OF CHIMNEY
GL.	GALVANIZED	T.O.F.	TOP OF FRAMING
GL.	GLASS	T.O.L.	TOP OF LEDGER
GRD.	GRADE	T.O.P.	TOP OF PLATE
GYP.	GYP.	T.O.P.L.	TOP OF PLASTER
H.B.	HOSE BIBB	TV.	TYPICAL
H.C.	HOLLOW CORE	U.O.	UNLESS OTHERWISE
HWDD.	HARDWOOD	VERT.	VERTICAL
HOWE.	HOWE	V.S.D.F.	VERTICAL GRAIN
HGT.	HEIGHT	W.C.	WITH
HORIZ.	HORIZONTAL	WD.	WITHOUT
I.D.	INSIDE DIAMETER	W.D.W.	WOOD
INCAND.	INCANDESCENT	W.D.	WATER CLOSET
INSUL.	INSULATION	W.D.W.	WOOD
INT.	INTERIOR	W.H.	WINDOW
JT.	Joint	W.H.	WINDOW
LAM.	LAMINATE	WSC.	WOOD HEATER
LAV.	LAVATORY	W.W.	WAINSCOT
LOC.	LOCATION	WGT.	WEIGHT
MAX.	MECHANICAL	W.W.	WAINSCOT
MECH.	MECHANICAL	W.W.	WAINSCOT
MET.	METAL	W.W.	WAINSCOT
MFR.	MANUFACTURER	W.W.	WAINSCOT
MIN.	MINIMUM	W.W.	WAINSCOT
MISC.	MISCELLANEOUS	W.W.	WAINSCOT
M.O.	MASONRY OPENING	W.W.	WAINSCOT
MTD.	MOUNTED	W.W.	WAINSCOT
MUL.	MULLION	W.W.	WAINSCOT
N.I.C.	NOT IN CONTRACT	W.W.	WAINSCOT

CONSTRUCTION NOTES, SPECIFICATIONS & GENERAL REQUIREMENTS

ARCHITECT'S STATUS:

A. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS, IN CONNECTION WITH THE WORK, AND HE OR SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTROL OR THE RESULTS OF THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

CODES:

A. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, PLUMBING, LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCY BETWEEN THE CODES AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14 EDITION), (AMERICAN INSTITUTE OF STEEL CONSTRUCTION) AISC ASD 13th EDITION, BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530-13/ASCE 5-13/TMS 402-16), BUILDING CODE REQUIREMENTS AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (ANSI/APA NDS-2018).

B. THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE.

PERMITS:

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS

JOB CONDITIONS:

A. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTAL OF BID AND / OR CONTRACT NEGOTIATIONS, AND HE SHALL VERIFY EXISTING CONDITIONS WITH THE CONSTRUCTION DOCUMENTS. DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING FOR CLARIFICATION. BIDS SHALL NOT BE SUBMITTED OR CONSTRUCTION CONTRACTS NEGOTIATED BY THE CONTRACTOR PRIOR TO CLARIFICATION OF THE INTENT OF THE CONSTRUCTION DOCUMENTS WHERE SUCH INTENT IS IN DOUBT. BACK CHARGES WILL NOT BE ACCEPTED.

B. DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS. DO NOT SCALE DRAWINGS.

C. IF WORK IS BEING PERFORMED IN AN EXISTING BUILDING AND / OR AS AN ADDITION OR ALTERATION TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUPPLIERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED, WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

D. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL AND NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.

WORK NECESSARY TO COMPLETE CONSTRUCTION:

A. IT IS THE PURPOSE OF THESE PLANS AND SPECIFICATIONS TO DESCRIBE A COMPLETE AND FINISHED PROJECT OTHER THAN ITEMS MARKED "N.I.C." (NOT IN CONTRACT)

CLEAN UP / REPAIR:

A. THE CONTRACTOR SHALL MAINTAIN THE PREMISE CLEAN AND FREE OF ALL TRASH, DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVER-SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

B. THE CONTRACTOR SHALL REPAIR AND / OR REPLACE ALL ITEMS DAMAGED BY THE PROCESS OF CONSTRUCTION AND SHALL FINISH ALL PATCHWORKS AND REPAIRS TO MATCH ADJACENT AREAS AND SURFACES.

CLIMATE & GEOGRAPHIC DESIGN CRITERIA:

A. PER 2023 FBC-RESIDENTIAL, TABLE R301.2(1), "SUBJECT TO DAMAGE" FROM WEATHERING IS CLASSIFIED AS "NEGLECTIBLE". TERMITE DAMAGE IS CLASSIFIED AS "VERY HEAVY". SEE ADDITIONAL NOTES UNDER EARTHWORK.

EARTH WORK:

A. PERFORM ALL WORK IN CONFORMANCE WITH THE FINAL SOILS, COMPACTION AND GEOLOGICAL REPORTS.

B. FOUNDATIONS SHALL BE MONOLITHIC OR SPREAD FOOTINGS BASED ON A SOIL BEARING CAPACITY OF 2000 PSF. FINAL WRITTEN VERIFICATION SHALL BE SENT TO THE OWNER AND ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

C. AFTER STANDARD CLEANING AND GRUBBING HAS BEEN COMPLETED AND APPROVED, APPLY VIBRATORY COMPACTOR WITH A MINIMUM OF FOUR PASSES.

D. SOIL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D1557) TO A DISTANCE OF 5 FEET BEYOND ALL BUILDING EDGES. AT LEAST ONE FIELD DENSITY TEST SHALL BE PERFORMED FOR EACH 2500 SQUARE FEET OF AREA. DENSITY TESTS ARE TO BE MADE 12 INCHES BELOW THE COMPACTED SURFACES. RESULTS OF PROCTOR TEST(S) AND FIELD DENSITY TEST(S) SHALL BE FURNISHED TO THE ARCHITECT/ENGINEER.

E. FILL SHALL BE CLEAN, WELL GRADED SAND, CLASSIFICATION SW PER ASTM D2487-69 (75) WITH LESS THAN 12% PASSING 200 SIEVE. FILL MATERIAL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 12" AND COMPACTED AS ABOVE.

F. TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 1816 OF THE FL BUILDING CODE 2020.

CONCRETE:

A. GENERAL: ALL CONCRETE WORK SHALL CONFORM TO ALL RECOMMENDATIONS AND REQUIREMENTS OF ACI 318-14.

B. PORTLAND CEMENT: ASTM C-150 TYPES I OR II, LOW ALKALI, SILL TESTED AND CERTIFIED. USE TYPE I CEMENT FOR SOIL CONTAINING SULFATE CONCENTRATIONS OF MORE THAN 0.2 PERCENT.

C. WATER: FROM DOMESTIC SOURCES, CLEAN, POTABLE, AND FREE FROM ALL ORGANIC OR OTHER DELETERIOUS MATERIALS.

D. AGGREGATES: ASTM C-33 FOR SLABS ON GRADE.

E. SAND: ASTM C-33 FOR SLABS ON GRADE.

F. FOUNDATIONS: INSTALL AS INCLUDED IN THESE DWGS. OR AS AMENDED BY THE FINAL SOILS REPORT.

G. VAPOR BARRIER: BENEATH SLABS TO BE 6 MIL. POLYETHYLENE.

H. CONCRETE SHALL BE READY MIX & HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI FOR FOOTINGS & SLABS ON GRADE & 3000 PSI FOR BEAMS, COLUMNS AT 28 DAYS. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE (ACI 318-14) THE ACI DETAILING MANUAL (ACI 318-15 LATEST EDITION), AND THE SPECS. FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301A LATEST EDITION). CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY THE LATEST ACI SPECIFICATIONS. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-185, UNLESS OTHERWISE SPECIFIED. PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE LAP ALL WWF A MINIMUM OF 6 INCHES U.N.O. ALL REINFORCING STEEL SHALL BE MANUF. FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 GRADE 60. LAP ALL BARS MINIMUM 48 DIA. U.N.O. ON DRAWINGS. ALL HOOKS SHOWN IN REINFORCEMENT SHALL BE ACI RECOMMENDED HOOKS U.N.O.

REINFORCING STEEL:

A. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, EXCEPT WHERE MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

B. MINIMUM CONCRETE COVERAGE OF REINFORCING STEEL:

- * SLAB ON VAPOR BARRIER 2" (ELEVATED 1 1/2")
- * BEAMS AND COLUMNS 1 1/2"
- * FORMED CONCRETE BELOW GRADE 2"
- * UNFORMED BELOW GRADE 3"
- * FOOTING 3" CLEAR AT BOTTOM & SIDES 2" CLEAR OF TOP
- * WALLS 2" CLEAR OUTSIDE FACE, 1 1/2" CLEAR INSIDE
- * SLABS 3/4" CLEAR AT TOP (INTERIOR), 1 1/2" CLEAR AT TOP (EXTERIOR)
- * BEAMS 1 1/2" CLEAR TO STIRRUPS
- * COLUMNS 1 1/2" CLEAR TO TIES

C. REINFORCING MESH: ON-GRADE BUILDING SLABS SHALL BE ACI-318 ELECTRICALLY WELDED WIRE FABRIC, SIZES AND GAUGES AS SHOWN ON THE DRAWINGS.

D. GENERAL BEAM NOTES:

- 1) SCHEDULE HOOPS OR STIRRUPS SHALL BE PLACED AT EACH END OF BEAM U.N.O.
- 2) BUNDLE ALL STR. BEAM TOP BARS IN PAIRS OVER SUPPORT W/ TOP BARS FROM ADJ. BEAMS.
- 3) ALL THE BEAM REINFORCING SHALL EXTEND INTO SPAN OF ANY ADJ. STR. BEAM PER STANDARD ASTM BENDING DIAGRAM.
- 4) THE BEAM DEPTHS ARE MIN. AND MAY BE INCREASED (8" MAX.) TO FIT BLOCK WORK AND WINDOW AND DOOR HEADS.
- 5) DROP BOTTOM OF THE BEAMS, AS REQUIRED, AT WINDOW & DOOR HEADS (28" MAX. BEAM DEPTH) & ADD 2 #6 BOTTOM, IF DROP EXCEEDS 8" U.N.O. ON PLANS.
- 6) ALL ADDED LONGITUDINAL BEAM REINFORCING SHALL EXTEND 6" MIN. INTO SUPPORT U.N.O.

TRUSSES:

A. THE TRUSS LAYOUT SHOWN ON CONSTRUCTION DOCUMENTS IS SCHEMATIC IN NATURE. HOWEVER, THE SUPPORTING SUPERSTRUCTURE HAS BEEN DESIGNED UNDER THE ASSUMPTION THAT THE FRAMING SCHEME SHOWN WILL CLOSELY PARALLEL THE FINAL TRUSS MFG. LAYOUT. THIS FRAMING SCHEME (DIRECTION OF TRUSSES, MAJOR & T. BEARING POINTS, ETC.) CAN BE MODIFIED ONLY AFTER OBTAINING PERMISSION FROM THE PRIME PROFESSIONAL OF RECORD WHO MUST REVIEW PROPOSED CHANGES AND MAKE STRUCTURAL REVISIONS ACCORDINGLY. FINAL SIGNED AND SEALED ENGINEERING TRUSS DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO POURING OF FOUNDATION.

B. WOOD ROOF TRUSSES ARE TO BE DESIGNED FOR THE WOOD FABRICATOR BY A PROFESSIONAL SPECIALTY ENGINEER REGISTERED IN THE STATE OF FLORIDA. TRUSS FABRICATOR TO PROVIDE PRE-FABRICATED HANGERS AS REQUIRED.

C. DESIGN, FABRICATION, AND INSTALLATION OF WOOD TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS.

D. DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD ROOF TRUSSES PER TP 1-2007; DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED PARALLEL CHORD TRUSSES PER PCT 60; HANDLING, INSTALLATION, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES PER BCSI 2013 EDITION

CONCRETE UNIT MASONRY:

A. THIS PROJECT IS DESIGNED AS ENGINEERED UNIT MASONRY. STRUCTURAL DESIGN SHALL BE IN ACCORDANCE WITH ACI 530-13/ASCE 5-13/TMS 402-16 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES AND THE COMMENTARY ON BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.

B. REINFORCING STEEL: LAP REINFORCING NOT LESS THAN 48 BAR DIAMETERS AT SPLICE IN WALL REINFORCING. LAP HORIZONTAL REINFORCING A MINIMUM OF 18" AROUND CORNERS. HORIZONTAL BARS SHALL BE TIED TO VERTICAL BARS AS THE WORK PROGRESSES AND SHALL BE EMBEDDED IN GROUT. PLACING OF HORIZONTAL REINFORCING IN JOINTS OR MORTAR WILL NOT BE PERMITTED EXCEPT FOR WIRE JOINT REINFORCING.

C. FOUNDATION DOWELS: SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL TO 6 VERTICAL TO ALIGN WITH BLOCK CORE.

D. CLEAN OUT OPENINGS SHALL BE PROVIDED AT BOTTOM OF GROUTED CELLS. SEAL AFTER CLEANING AND INSPECTION.

E. MASONRY UNITS SHALL BE ASTM C-90 TYPE II WITH MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI ON NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR IN RUNNING BOND U.N.O. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615 GRADE 60.

F. ALL MORTAR SHALL BE TYPE S IN ACCORDANCE WITH ASTM SPECIFICATION C-270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI AT 28 DAYS. NO TESTING FOR MORTAR STRENGTH IS REQUIRED FOR THIS PROJECT.

G. GROUT SHALL BE A HIGH SLUMP MIX (8"-11") IN ACCORDANCE WITH ASTM SPECIFICATION C-476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. NO TESTING FOR GROUT STRENGTH IS REQUIRED FOR THIS PROJECT.

H. PROVIDE 9 GAUGE HORIZONTAL JOINT REINFORCEMENT (LADDER TYPE ONLY) AT EVERY SECOND COURSE FOR ALL EXTERIOR WALLS.

I. ALL CONCRETE MASONRY BEARING AND SHEAR WALLS MUST BE INSPECTED BY A QUALIFIED ENGINEER JUST PRIOR TO POURING OF THE FOUNDATION, 1ST & 2ND FLOOR TIE BEAMS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "SPECIFICATION FOR THE DESIGN AND CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY" PUBLISHED BY THE NATIONAL CONCRETE MASONRY ASSOCIATION.

STRUCTURAL STEEL:

A. WORKMANSHIP: WORK SHALL COMPLY WITH A.I.S.C. LRFD 15TH EDITION, UNLESS MORE EXACTING REQUIREMENTS ARE SPECIFIED IN THE CONTRACT DOCUMENTS.

B. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERRECTED IN ACCORDANCE WITH THE LATEST AISI CODE. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A36. ALL STEEL TUBING & PIPE SHALL CONFORM TO ASTM SPECIFICATION A-500 GRADE B (FY=48KSI). ALL STEEL TO HAVE A SHOP COAT OF RUST INHIBITIVE PAINT. ALL SHOP AND FIELD WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED AS DESCRIBED IN "AMERICAN WELDING SOCIETY'S" STANDARD QUALIFICATION PROCEDURE" (ASW D1.1), TO PERFORM THE TYPE OF WORK REQUIRED. ALL STEEL WELDING RODS SHALL BE E70XX ELECTRODES. CRETE MASONRY" PUBLISHED BY THE NATIONAL CONCRETE MASONRY ASSOCIATION.

ROUGH CARPENTRY:

A. ALL BEAMS INSTALLED WITH CROWN UP UNLESS OTHERWISE NOTED. CANTILEVERED BEAMS SHALL BE INSTALLED WITH CROWN DOWN.

B. 3" MINIMUM BEARING BY BEAMS AND GIRDERS ON MASONRY OR CONCRETE.

C. PROVIDE 4"x4" POSTS OR (2) 2"x4" STUDS MINIMUM UNDER ALL BEAMS AND HEADERS UNLESS OTHERWISE NOTED.

D. ALL SUB-SILLS, OVER 8'-0" IN LENGTH SHALL BE DOUBLE 2"x4"s.

E. DOUBLE 2"x4"s, SPIKED TOGETHER W/ 16d'S @ 5' O.C STAGGERED MAY BE USED IN LIEU OF 4"x4" POSTS WHERE CONTAINED WITHIN WALLS UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS.

F. ALL LUMBER IN DIRECT CONTACT WITH STEEL OR CONCRETE SHALL BE PRESSURE TREATED, HAVE AN APPROVED SEPARATING MATERIAL OR HAVE A GALVANIZED ANCHOR SEAT.

G. BUILDING PAPER: FEDERAL SPECIFICATIONS UU-B-790. INSTALL UNDER ROOFING AND TRIM AND CAREFULLY APPLY SO AS TO FORM A WATERTIGHT MEMBRANE. EACH COURSE OF PAPER SHALL OVERLAP THE COURSE BENEATH IT 6" MINIMUM. WHERE PAPER MEETS ANY OPENING, THE PAPER SHALL BE CAREFULLY LAPPED OVER THE FRAME TO PREVENT THE PASSAGE OF WATER BEHIND THE FRAME. INSTALL SILKA KRAFT PAPER AT EXTERIOR DOORS AND WINDOW FRAMES.

H. ALL BEARING PARTITIONS SHALL BE SECURED TO ADJACENT PARTITIONS, AND SHALL HAVE AT LEAST A DOUBLE STUD POST AT ALL ENDS, CORNERS AND EACH SIDE OF ALL WINDOW AND DOOR OPENINGS.

I. ROOF SHEATHING: 1/8" THICK STANDARD PLYWOOD SHEATHING, EXTERIOR GLUE, C-D GRADE, 4 PLY, INDEX 240, APA GRADE TRADEMARKED, APPLY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS.

J. HANGERS, FRAMING ANCHORS AND FASTENERS: STAMPED AND FABRICATED STEEL OF THE TYPE INDICATED, NAILS TO BE THOSE FURNISHED OR RECOMMENDED BY MANUFACTURER FOR THIS SPECIFIC USE. NAILS SHALL BE FULLY DRIVEN IN ALL HOLES IN THE ANCHOR, ALL HANGERS AND ANCHORS SHALL BE GALVANIZED.

K. DRAFT-STOPPING: IN FLOOR AND CEILING ASSEMBLIES NOT TO EXCEED 1,000 S.F. IN ATTICS FOR AREAS OVER 3,000 S.F.

L. FIRE-BLOCKING: INSTALL IN CONCEALED SPACES BOTH VERTICAL AND HORIZONTAL, SUCH AS BUT NOT LIMITED TO: STUD WALLS, FURRED SPACES, SOFFITS, DROP CEILINGS, COVES, STAIR STRINGERS (TOP AND BOTTOM) OPENINGS FOR VENTS, PIPES, DUCTS, CHIMNEYS, FLOOR JOISTS OR TRUSSES.

SHOP DRAWINGS:

A. THE CONTRACTOR SHALL SUBMIT THREE COPIES OF ALL SHOP DRAWINGS, ALL FABRICATED ITEMS AND EQUIPMENT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION AND COMMENCEMENT OF THE WORK.

B. CABINET SUPPLIER SHALL PROVIDE SHOP DRAWINGS.

C. WINDOW AND DOOR SUPPLIER SHALL PROVIDE SHOP DRAWINGS.

SECTION AND DETAILS

ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE U.N.O.

PLUMBING FIXTURES:

A. ALL SHOWER HEADS SHALL HAVE ANTI-SCALDING PROTECTION

TIMBER

A. STRUCTURAL TIMBER TO BE SOUTHERN PINE #2 (MIN.) STRESS GRADE LUMBER OR APPROVED EQUAL. THE MIN. ALLOWANCE PROPERTIES ARE AS FOLLOWS:
* FB = 1,150 PSI
* FV = 90 PSI
* E = 1,600,000 PSI
AND PRESSURE TREATED FOR USE AGAINST CONCRETE AND MASONRY.

B. ALL TIMBER AND TIMBER CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES AS SPECIFIED BELOW:
AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, TIMBER CONSTRUCTION MANUAL, NATIONAL FOREST PRODUCTS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AMERICAN PLYWOOD ASSOCIATION, PLYWOOD DESIGN SPECIFICATION, AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS, NATIONAL LUMBER MANUFACTURERS ASSOCIATION, NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

C. ALL TIMBER CONNECTIONS ARE TO BE MADE USING PREFABRICATED CONNECTORS. TOE NAILING WILL NOT BE PERMITTED. SUBMIT MANUFACTURER'S DATE FOR APPROVAL. FASTENERS TO BE AS MANUFACTURED BY USP OR SIMPSON.

D. LUMBER USED FOR LOAD SUPPORTING SHALL HAVE GRADE MARKS COMPLYING WITH AND PROCEDURES AND AGENCIES APPROVED BY US PROCEDURE PS 20-94.

E. PLYWOOD: PRODUCT STANDARD PS-1-73 AND RULES FOR DFPA GRADE TRADEMARKS OF AMERICAN PLYWOOD ASSOCIATION.

F. MARKING: WOOD AND LUMBER SHALL BE MARKED WITH ITS GRADE AND PLYWOOD WITH ITS GRADE TRADEMARK IN ACCORDANCE WITH THE REFERENCED STANDARDS. A PIECE WITH DEFECTS SHALL NOT BE USED REGARDLESS OF GRADING.

G. EXTERIOR PLYWOOD SHEATHING SHALL BE GROUP 1 STANDARD (C-D) EXT-DFPA, (C-C) EXT-DFPA, STRUCTURAL 1 (C-D) EXT-DFPA OR STRUCTURAL 1 (C-C) EXT-DFPA.



THIS RENDERING IS ONLY A REPRESENTATION OF PROJECT. DO NOT USE FOR CONSTRUCTION

DESIGN PARAMETERS

BUILDING CLASSIFICATION:

FBC 2023 CHAPTER 3, GROUP R-3 OCCUPANCY
TWO-STORY, SINGLE FAMILY RESIDENCE

CODE EDITIONS:

Florida Building Code (FBC) 2023
National Electrical Code (NEC) 2020

CONSTRUCTION TYPE:

FBC 2023 CHAPTER 6, TABLE 601
V-B

TABLE 604.3: ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE:

40'-0", NON-SPRINKLERD

TABLE 604.4: ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE:

3-STORIES, NON-SPRINKLERD

TABLE 606.2: ALLOWABLE AREA FACTOR:

UNLIMITED S.F., NON-SPRINKLERD

WIND LOADS AS PER FBC 2023 EDITION
AND ANSI/ASCE 7-10

ALL RESIDENTIAL CONSTRUCTION SHALL COMPLY WITH SEVEN VOLUMES OF THE FLORIDA BUILDING CODE 2023 EDITION. THE CODE IS COMPLIED WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY REFERENCE. THE NATIONAL ELECTRICAL CODE IS REFERENCED STANDARD NFPA-70.

RESIDENTIAL POOL SAFETY ACT - CHAPTER 46 OF THE 2023 FBC-RESIDENTIAL
1. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL ARE TO BE SELF CLOSING AND SELF LATCHING. LATCH MECHANISM SHALL BE MOUNTED AT 54" A.F.F. (MIN).

2. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL ARE TO BE SELF CLOSING AND SELF LATCHING. LATCH MECHANISM SHALL BE MOUNTED AT 54" A.F.F. (MIN).

3. THE G.C. IS TO VERIFY THAT ALL ACCESS TO THE POOL AREA MEET THE SWIMMING POOL SAFETY ACT.

PROJECT TEAM

ARCHITECT:

STOFFT ARCHITECTS
42 NORTH SWINTON AVENUE
DELRAY BEACH, FLORIDA 33498
TEL: 561.245.0789
CONTACT: TOLY PAPPAS
EMAIL: TOLY@STOFFT.COM

STRUCTURAL ENGINEER:

PLA DESIGN STUDIO
19528 SEDGEFIELD TER.
BOCA RATON, FLORIDA 33498
TEL: 561.755.4106
CONTACT: TAYLAN KALKAN, P.E.
EMAIL: ENGPLUS@CS.COM

LANDSCAPE ARCHITECT:

PLA DESIGN STUDIO
902 CLINT MOORE RD., STE. 210
BOCA RATON, FLORIDA 33487
TEL: 561.245.0789
CONTACT: LAURA COLLAZZO
EMAIL: LAURA@PLADESIGNSTUDIO.COM

CIVIL ENGINEER:

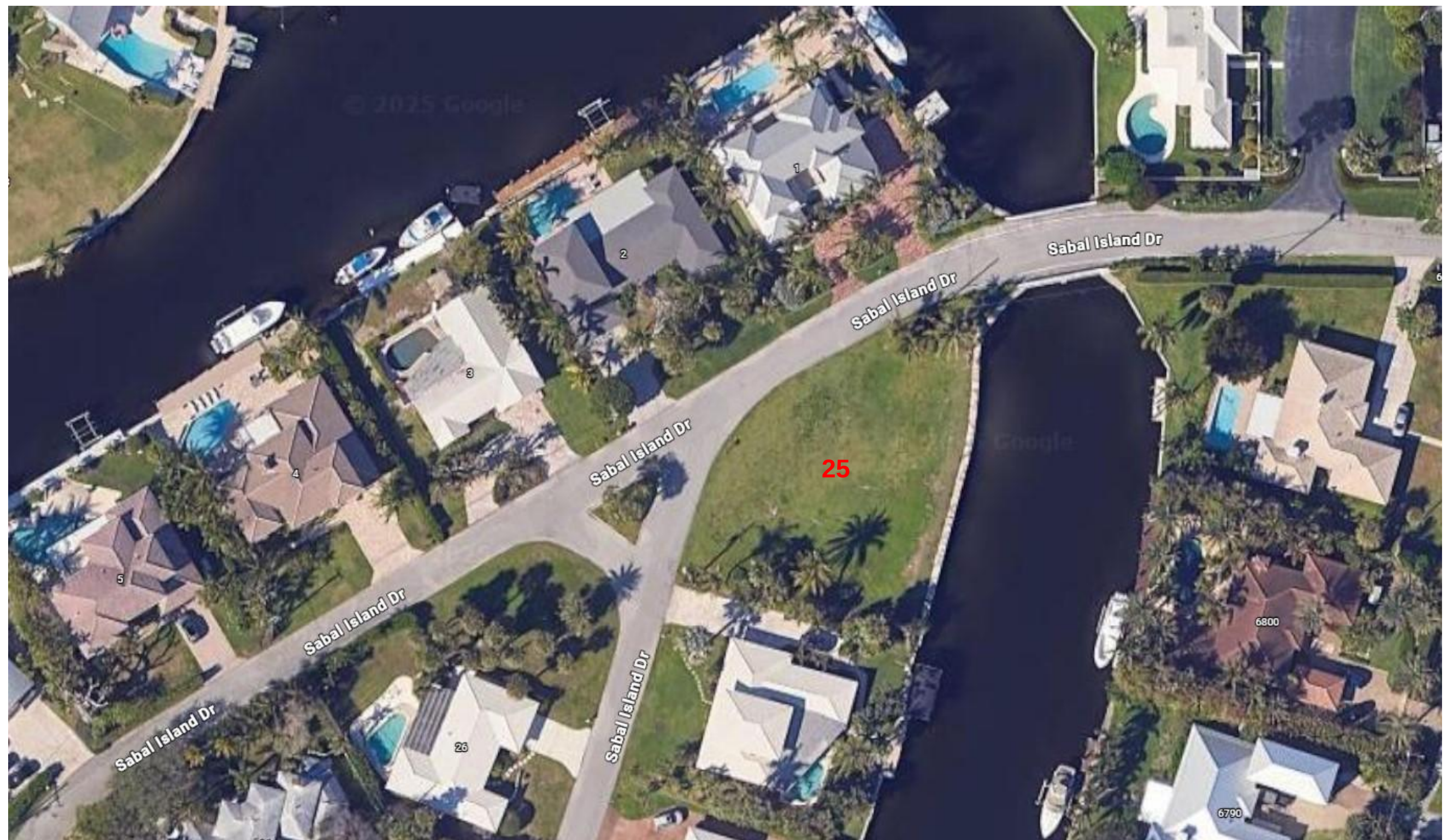
CAULFIELD/WHEELER INC.
7800 GLADES ROAD
BOCA RATON, FLORIDA 33434
TEL: 561.392.1991
CONTACT: MATTHEW KAHN
EMAIL: MATTHEW@CWIASSOC.COM

MEP ENGINEER:

G&P DESIGN CONSULTANTS
7025 MIDDELBURY DR.
BOYNTON BEACH, FLORIDA 33960
TEL: 564.865.3093
CONTACT: CONROY WENZIE
EMAIL: CMENZIE@GNP-DC.COM

DRAWING INDEX

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2	UTILITY PLAN
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4	UTILITY DETAILS
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H-1.1	HARDSCAPE FINISHES PLAN
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A301	BUILDING ELEVATIONS
A302	BUILDING ELEVATIONS



OVERHEAD VIEW OF PROPERTY - 25 SABAL ISLAND DRIVE, OCEAN RIDGE, FL 33435



VIEW OF ADJACENT PROPERTY



VIEW OF PROPERTIES ACROSS THE STREET



FRONT VIEW RENDERING



WATERWAY VIEW RENDERING

LEGEND

A/C = AIR CONDITIONER
 C.B.S. = CONCRETE BLOCK STRUCTURE
 C = CALCULATED
 CH = CHORD
 CL = CENTERLINE
 C/S = CONCRETE SLAB
 CONC. = CONCRETE
 D.E. = DRAINAGE EASEMENT
 Δ = DELTA (CENTRAL ANGLE)
 EL., ELEV. = ELEVATION
 F.F. = FINISHED FLOOR
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 L = ARC LENGTH
 L.B. = LICENSED SURVEY BUSINESS
 LS = LICENSED SURVEYOR
 M = MEASURED
 NO I.D. = NO IDENTIFICATION
 N/A = NOT APPLICABLE
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
 NAVD'88 = NORTH AMERICAN VERTICAL DATUM OF 1988
 NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
 P = PLAT
 P.B.C. = PALM BEACH COUNTY
 P.B. = PLAT BOOK
 P.C. = POINT OF CURVATURE
 P-K = PARKER KALON COMPANY
 D = DEED
 0.00'± = SPOT ELEVATION
 P.R.C. = POINT OF REVERSE CURVATURE
 PG. = PAGE
 R = RADIUS
 R/W = RIGHT OF WAY
 U.E. = UTILITY EASEMENT
 C.L.F. = CHAINLINK FENCE
 ISAOA = ITS SUCCESSORS AND/OR ASSIGNS
 ATIMA = AS THEIR INTEREST MAY APPEAR
 P.R.M. = PERMANENT REFERENCE MONUMENT

SYMBOL

☐ CATCH BASIN
 Ⓜ WATER METER
 ○ UTILITY POLE
 ☆ LIGHT POLE
 ⚡ FIRE HYDRANT
 📺 CABLE BOX
 ⚡ ELECTRIC BOX
 📞 TELEPHONE BOX
 ⚡ WATER VALVE
 ⚡ IRRIGATION CONTROL VALVE
 Ⓜ ELECTRIC METER
 Ⓜ GAS METER
 Ⓜ SEPTIC TANK LID
 Ⓜ WELL
 ○ SIGN
 ○ CLEAN-OUT
 Ⓜ A/C

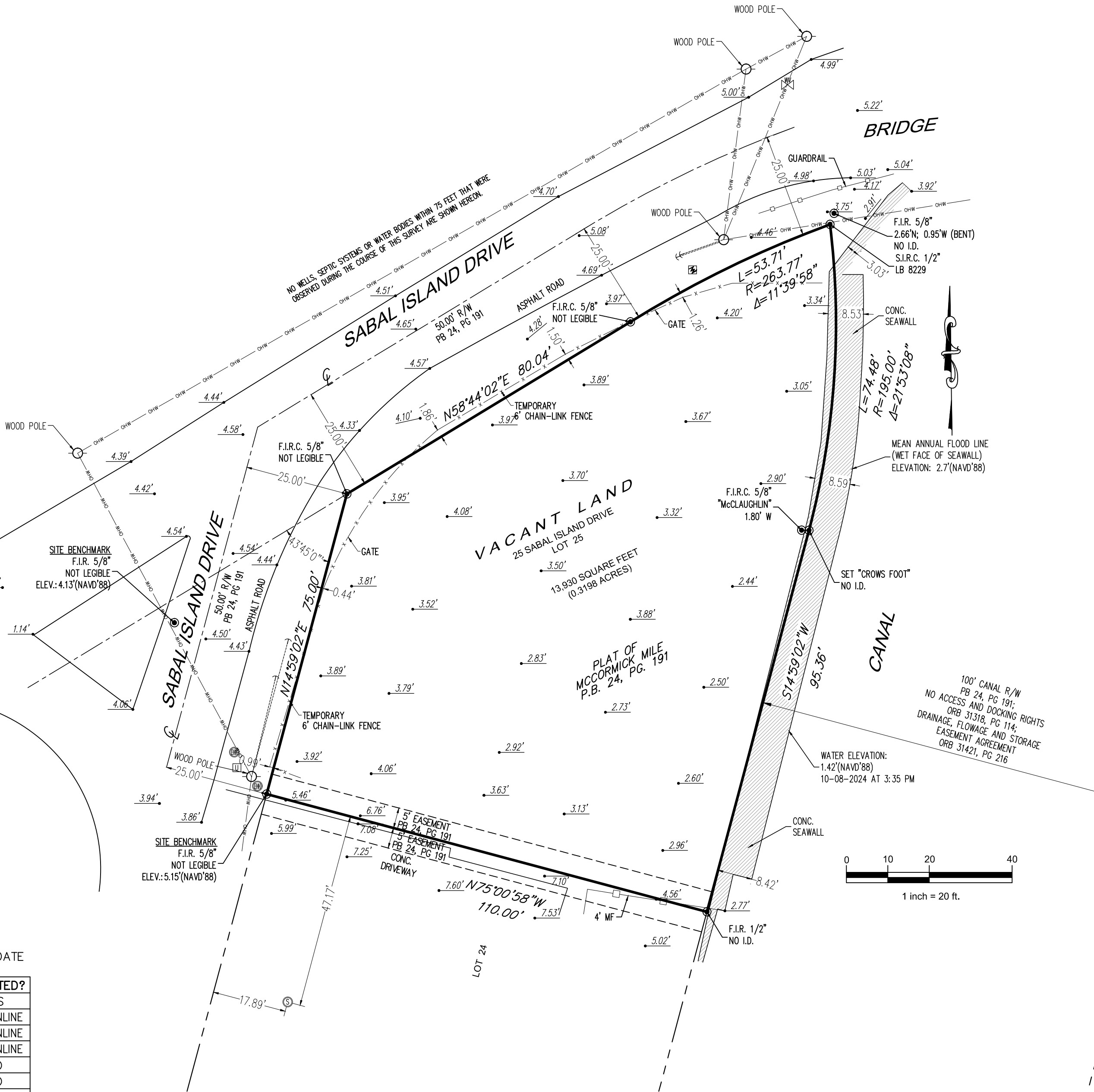
— OHW — OVERHEAD WIRE LINE (OHW)
 — x — x — x — CHAIN LINK FENCE (C.L.F.)
 — // — // — WOOD FENCE (W.F.)
 — □ — □ — METAL FENCE (M.F.)
 — ○ — ○ — PLASTIC FENCE (P.F.)
 — — — WIRE FENCE (W.F.)
 — TOB — TOP OF BANK (T.O.B.)
 - - - SWALE

THE FOLLOWING ITEMS ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY;
 ISSUING OFFICE FILE NUMBER: 1881.1; POLICY NUMBER: 50140212-0101524E; DATE
 OF POLICY: MARCH 6, 2024 AT 10:28:00 A.M.; SCHEDULE B:

ITEM	RECORDING DATA	DESCRIPTION	APPLIES?	PLOTTED?
8.	PB 24, PG 191	PLAT MATTERS	YES	YES
9.	DEED BOOK 1122, PG 268	COVENANTS AND RESTRICTIONS	NOT AVAILABLE ONLINE	
9.	DEED BOOK 137, PG 80	COVENANTS AND RESTRICTIONS	NOT AVAILABLE ONLINE	
9.	DEED BOOK 201, PG 181	COVENANTS AND RESTRICTIONS	NOT AVAILABLE ONLINE	
9.	ORB 1836, PG 1087	COVENANTS AND RESTRICTIONS	YES	NO
10.	ORB 2958, PG 1950	EASEMENT	NO	NO
11.	ORB 9456, PG 1766	TEMPORARY EASEMENT	NO	NO
12.	ORB 31318, PG 114	NOTICE	YES	YES
13.	ORB 31421, PG 216	EASEMENT	YES	YES

SURVEY NOTES:

LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY AS SHOWN HEREON. LANDS SHOWN
 HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR EASEMENTS, RIGHT-OF-WAYS OF RECORD,
 OTHER RESTRICTIONS OR RESERVATIONS. DESCRIPTIONS PROVIDED BY CLIENT, OR THEIR
 REPRESENTATIVE. ALL DOCUMENTS ARE RECORDED IN SAME COUNTY AS PROPERTY LOCATION
 UNLESS OTHERWISE NOTED. ROOF OVERHANGS NOT LOCATED. SURVEY MEETS ACCURACY STANDARD
 FOR SUBURBAN SURVEYS (1 FOOT IN 7500 FEET). ELEVATIONS SHOWN HEREON ARE REFERENCED
 TO NAVD'88, UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION:

LOT 25, MCCORMICK MILE, ACCORDING TO THE PLAT
 THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 191 OF THE
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BENCHMARK OF ORIGIN: PALM BEACH COUNTY BENCHMARK "LOWRY"
 ELEVATION: 17.999 (NAVD'88)

CERTIFIED TO:

- STOMEL FAMILY TRUST
 - BEACHFRONT BUILDERS
 - RODRIGUEZ-ALBIZU LAW, P.A.
 - FIRST AMERICAN TITLE INSURANCE COMPANY

SHEET 1 OF 1

MAP OF BOUNDARY SURVEY			SCALE: 1" = 20'	NOTES/REVISIONS
COMMUNITY PANEL# 125134-0791-G	FLOOD ZONE: AE	BASE FLOOD EL.: AE: 9.0'(NAVD'88)	DRAWN BY: A.A.	
			CHECKED BY: J.K.	
DATE OF FIRM: 12/20/2024	BASIS OF BEARING: S R/W LINE OF SABAL ISLAND DRIVE, SAID LINE HAVING AN ASSUMED BEARING OF N58°44'02"E.			UPDATE: 10/07/2025
PROPERTY ADDRESS: 25 SABAL ISLAND DRIVE, OCEAN RODGE, FLORIDA 33435				ADDED MAFL: 10/08/24
				PARTY CHIEF: JOHN D.
				SURVEY DATE: 09/11/24

THIS SURVEY MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.	
	Date: 10/07/2025
JOHN E. KUHAR, PSM, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6711 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	

BASILINE LAND SURVEY LLC
1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 (561) 417-0700 LB-8229
JOB NO.: 24-08-037

PLAN NOTES

PA = PLANTING AREA
PROVIDE IRRIGATION AND DRAINAGE

ARTIFICIAL TURF
PROVIDE HYDROCHILL FOR COOLING EFFECT IN LAWN AREAS. PROVIDE ALUMINUM EDGING WHERE TURF IS NOT BOUNDED BY HARDSCAPE.

NOTE:

THIS DRAWING HAS NOT BEEN REVIEWED BY A STRUCTURAL, CIVIL OR POOL ENGINEER.

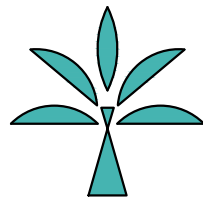
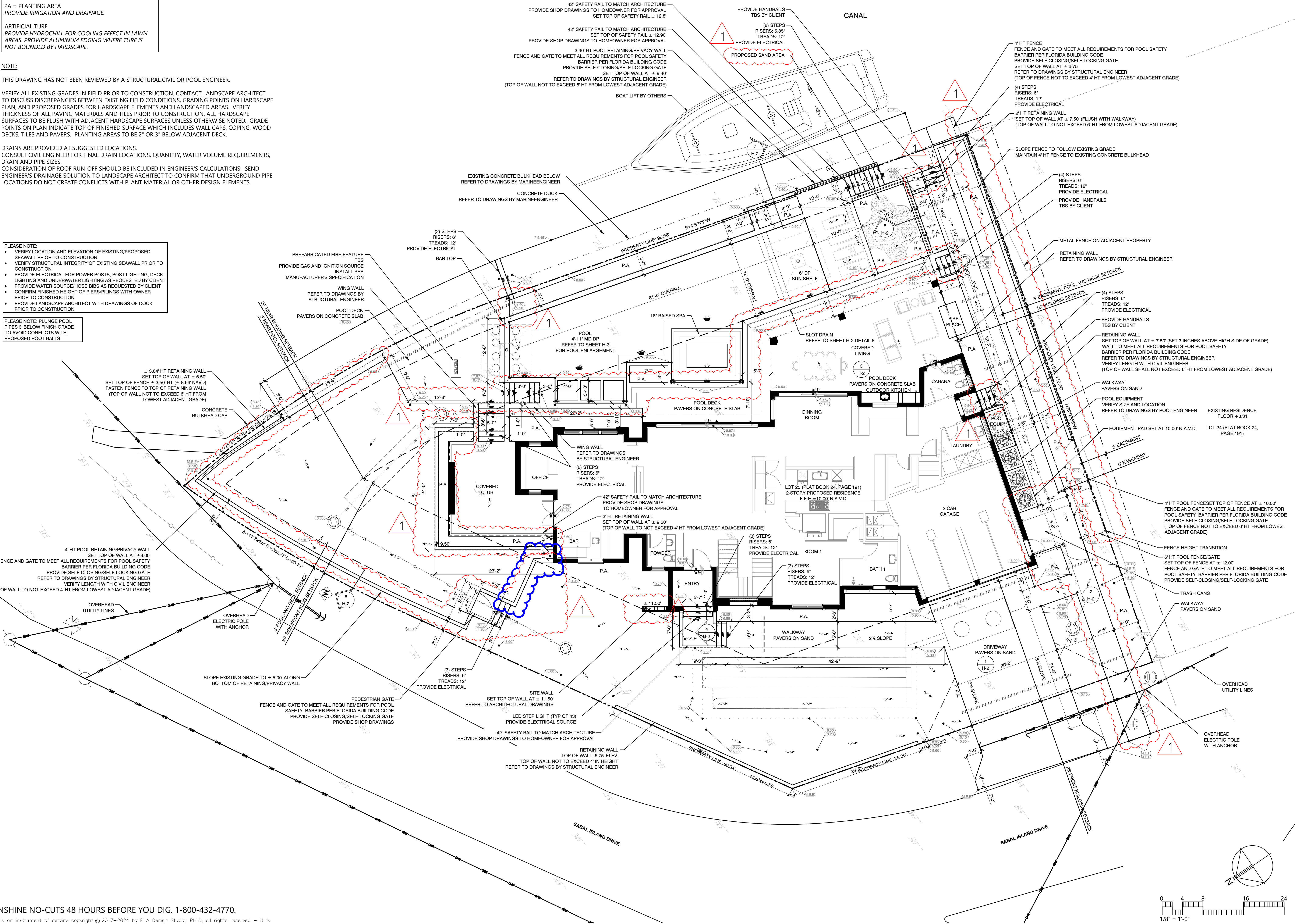
VERIFY ALL EXISTING GRADES IN FIELD PRIOR TO CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT TO DISCUSS DISCREPANCIES BETWEEN EXISTING FIELD CONDITIONS, GRADING POINTS ON HARDSCAPE PLAN, AND PROPOSED GRADES FOR HARDSCAPE ELEMENTS AND LANDSCAPED AREAS. VERIFY THICKNESS OF ALL PAVING MATERIALS AND TILES PRIOR TO CONSTRUCTION. ALL HARDSCAPE SURFACES TO BE FLUSH WITH ADJACENT HARDSCAPE SURFACES UNLESS OTHERWISE NOTED. GRADE POINTS ON PLAN INDICATE TOP OF FINISHED SURFACE WHICH INCLUDES WALL CAPS, COPING, WOOD DECKS, TILES AND PAVERS. PLANTING AREAS TO BE 2" OR 3" BELOW ADJACENT DECK.

DRAINS ARE PROVIDED AT SUGGESTED LOCATIONS. CONSULT CIVIL ENGINEER FOR FINAL DRAIN LOCATIONS, QUANTITY, WATER VOLUME REQUIREMENTS, DRAIN AND PIPE SIZES. CONSIDERATION OF ROOF RUN-OFF SHOULD BE INCLUDED IN ENGINEER'S CALCULATIONS. SEND ENGINEER'S DRAINAGE SOLUTION TO LANDSCAPE ARCHITECT TO CONFIRM THAT UNDERGROUND PIPE LOCATIONS DO NOT CREATE CONFLICTS WITH PLANT MATERIAL OR OTHER DESIGN ELEMENTS.

PLEASE NOTE:

- VERIFY LOCATION AND ELEVATION OF EXISTING/PROPOSED SEAWALL PRIOR TO CONSTRUCTION
- VERIFY STRUCTURAL INTEGRITY OF EXISTING SEAWALL PRIOR TO CONSTRUCTION
- PROVIDE ELECTRICAL FOR POWER POSTS, POST LIGHTING, DECK LIGHTING AND UNDERWATER LIGHTING AS REQUESTED BY CLIENT
- PROVIDE WATER SOURCE/HOSE BIBS AS REQUESTED BY CLIENT
- CONFIRM FINISHED HEIGHT OF PIERS/PILINGS WITH OWNER PRIOR TO CONSTRUCTION
- PROVIDE LANDSCAPE ARCHITECT WITH DRAWINGS OF DOCK PRIOR TO CONSTRUCTION

PLEASE NOTE: PLUNGE POOL PIPES 3" BELOW FINISH GRADE TO AVOID CONFLICTS WITH PROPOSED ROOT BALLS



ISSUED FOR:	03/10/25
1. ISSUED	03/19/25
2. ISSUED	05/13/25
3. ISSUED	09/09/25
4. REVISED	
5. REVISED	
6. REVISED	
7. REVISED	
8. REVISED	
9. REVISED	
10. REVISED	

25 SABAL ISLAND DR
OCEAN RIDGE, FL 32035
RSP (46-OCEAN RIDGE)

PLATM DESIGN STUDIO

seal
Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273

project number
24-082

drawn by
BD/LC

sheet name

HARDSCAPE
LAYOUT
PLAN

REVISED
09/09/25

sheet number

H-1

CALL SUNSHINE NO-CUTS 48 HOURS BEFORE YOU DIG. 1-800-432-4770.

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VENDOR LIST:

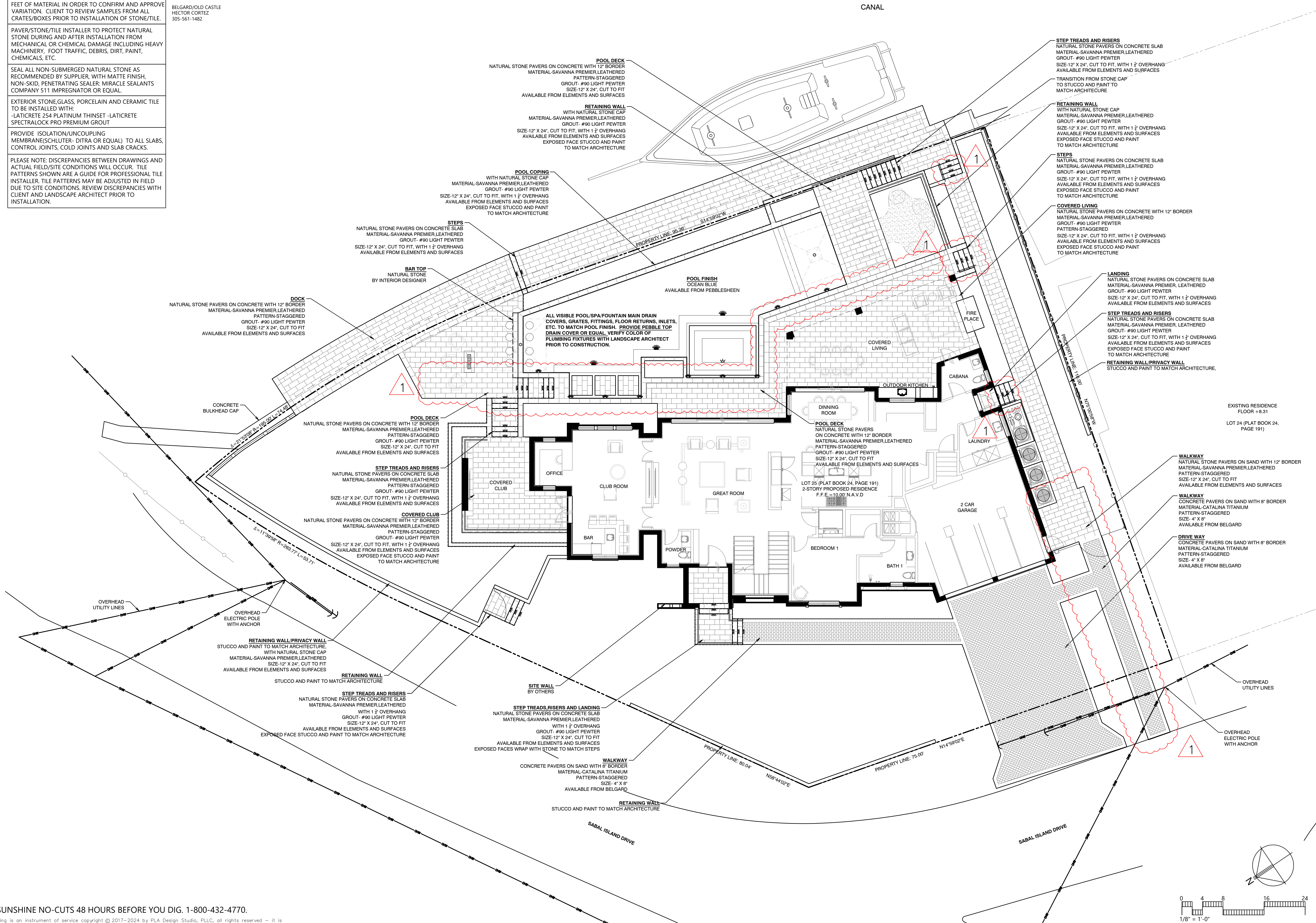
ELEMENTS AND SURFACES
SOFIA MUTI
561-278-8100

BELGARD/OLD CASTLE
HECTOR CORTEZ
305-561-1482

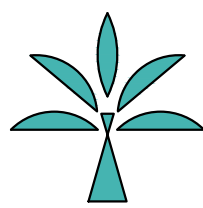
SEAL ALL NON-SUBMERGED NATURAL STONE AS
RECOMMENDED BY SUPPLIER, WITH MATTE FINISH,
NON-SKID, PENETRATING SEALER: MIRACLE SEALANTS
COMPANY 511 IMPREGNATOR OR EQUAL.

PROVIDE ISOLATION/UNCOUPLING
MEMBRANE(SCHLUTER- DITRA OR EQUAL) TO ALL SLABS,
CONTROL JOINTS, COLD JOINTS AND SLAB CRACKS.

PLEASE NOTE: DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL FIELD/SITE CONDITIONS WILL OCCUR. TILE PATTERNS SHOWN ARE A GUIDE FOR PROFESSIONAL TILE INSTALLER. TILE PATTERNS MAY BE ADJUSTED IN FIELD DUE TO SITE CONDITIONS. REVIEW DISCREPANCIES WITH CLIENT AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



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25 SABAL ISLAND DR
OCEAN RIDGE, FL 32035
RSF (46-OCEAN RIDGE)

PLATM DESIGN STUDIO

2385 NW EXECUTIVE CENTER DR. STE 240, BOCA RATON, FL 33431
STUDIO@PLADESIGNSTUDIO.COM | OFFICE: 561-318-5256

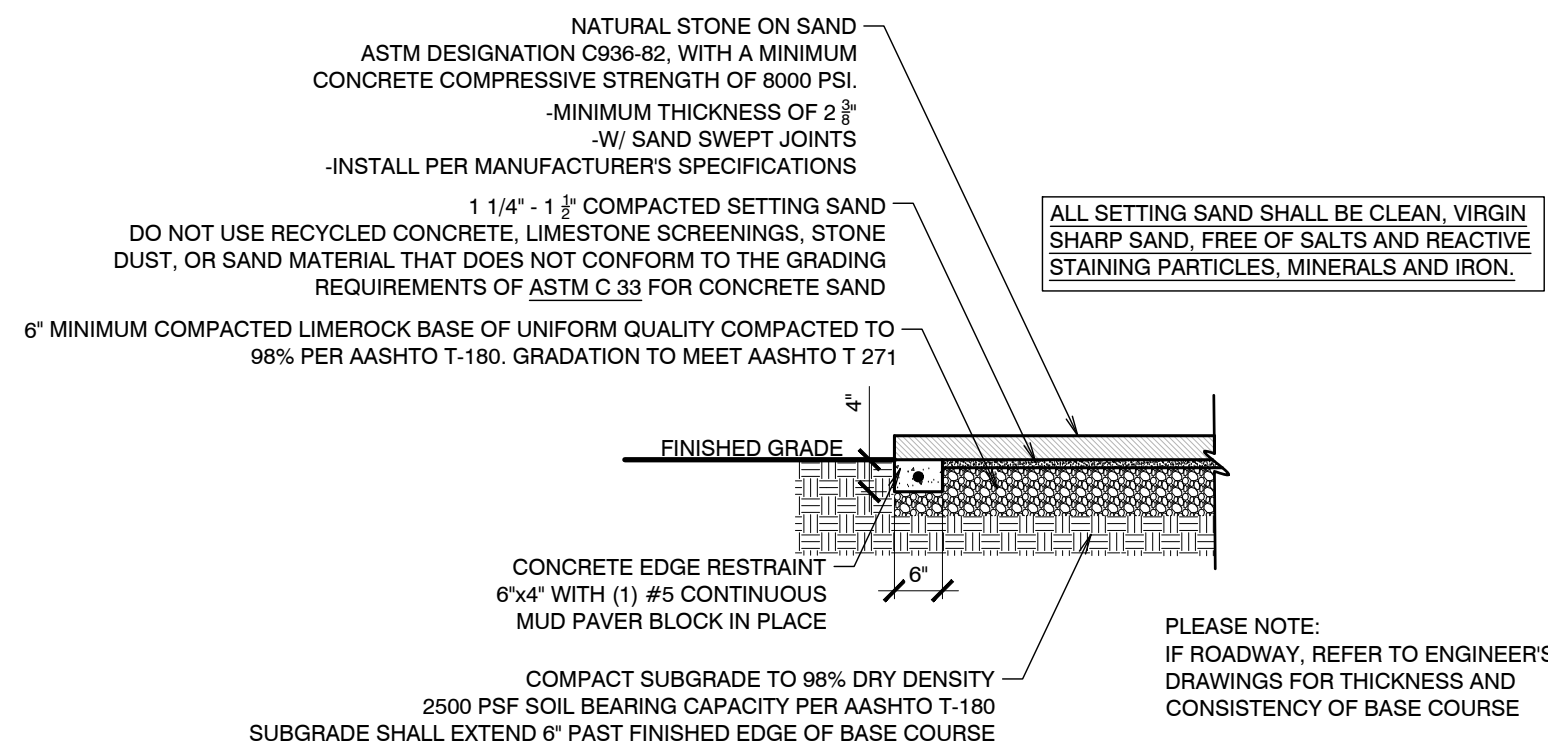
seal
Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273
project number
24-082
sheet name
BD/LC

HARDSCAPE
DETAILS

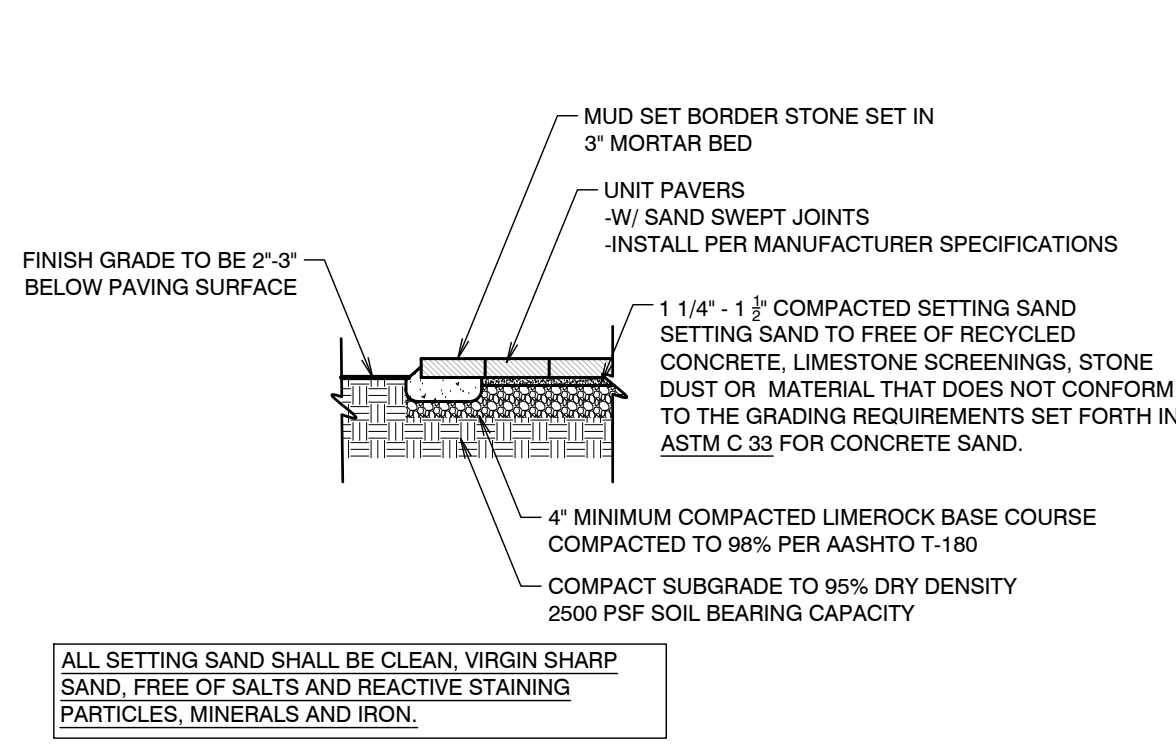
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09/09/25

sheet number

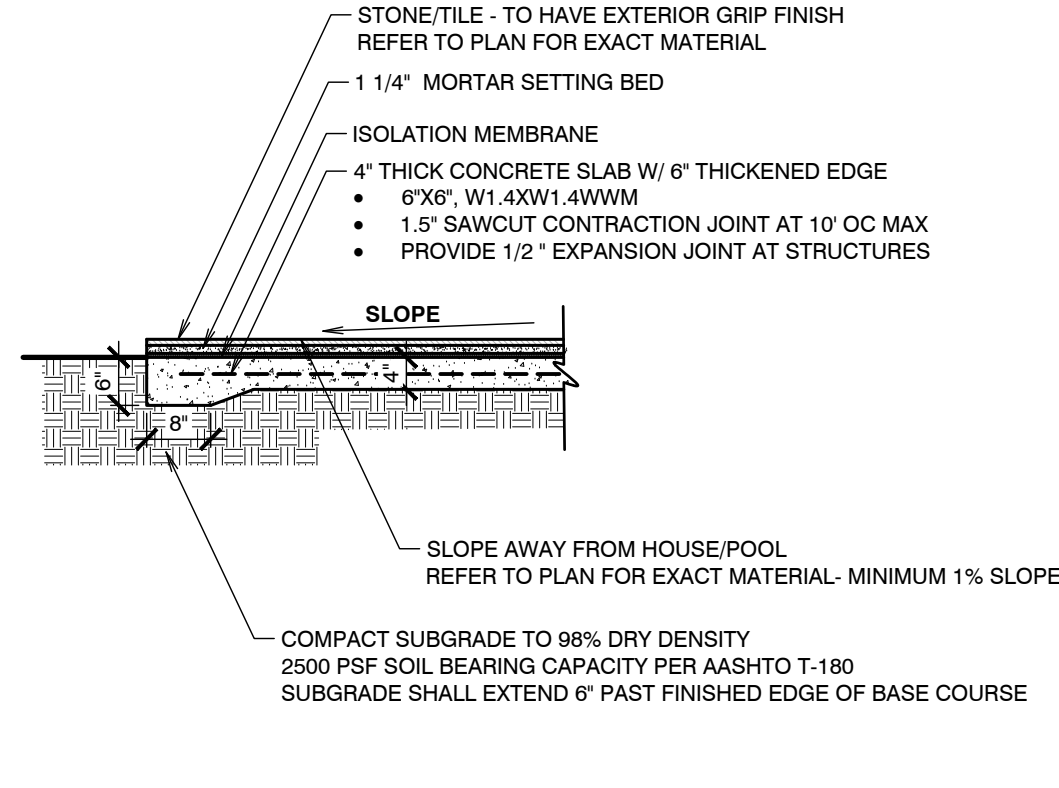
H-2



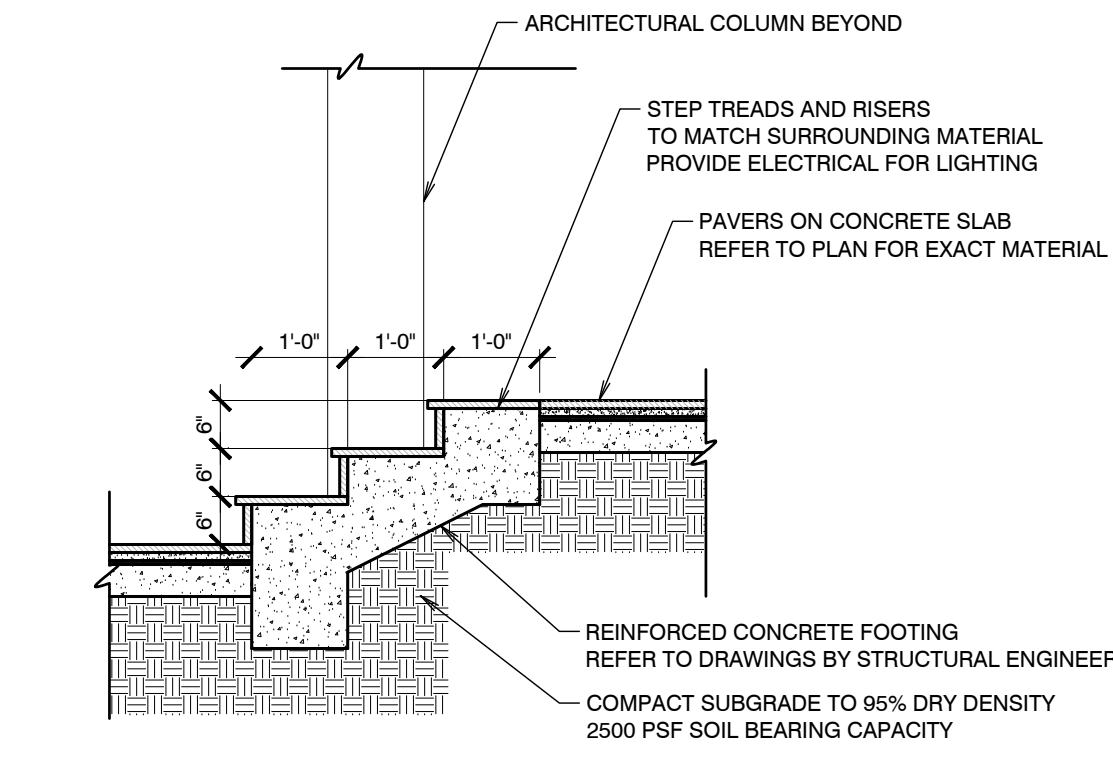
1 PAVERS ON SAND
1/2" = 1'



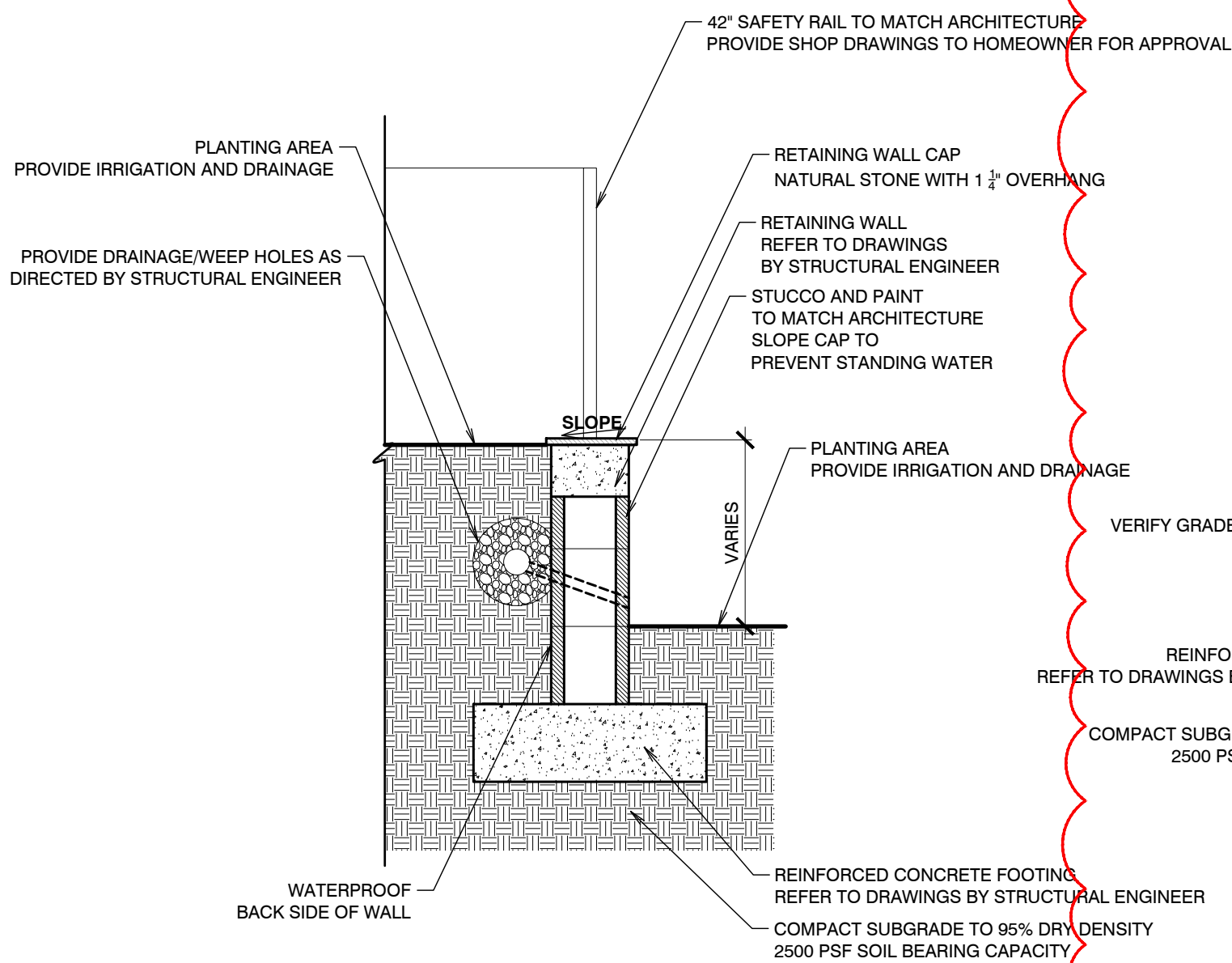
2 PAVERS ON SAND
1/2" = 1'



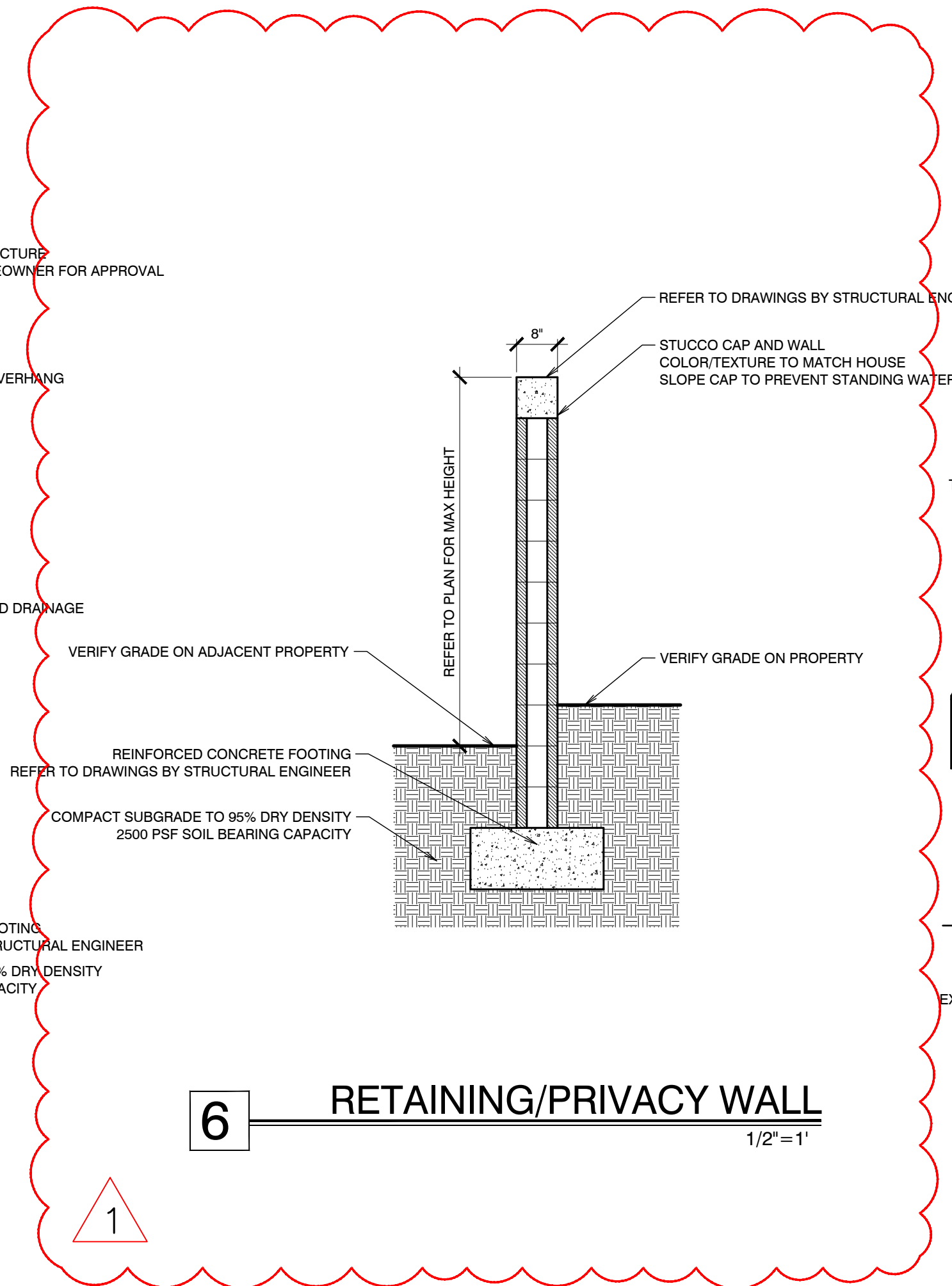
3 PAVERS ON CONCRETE SLAB
1/2" = 1'



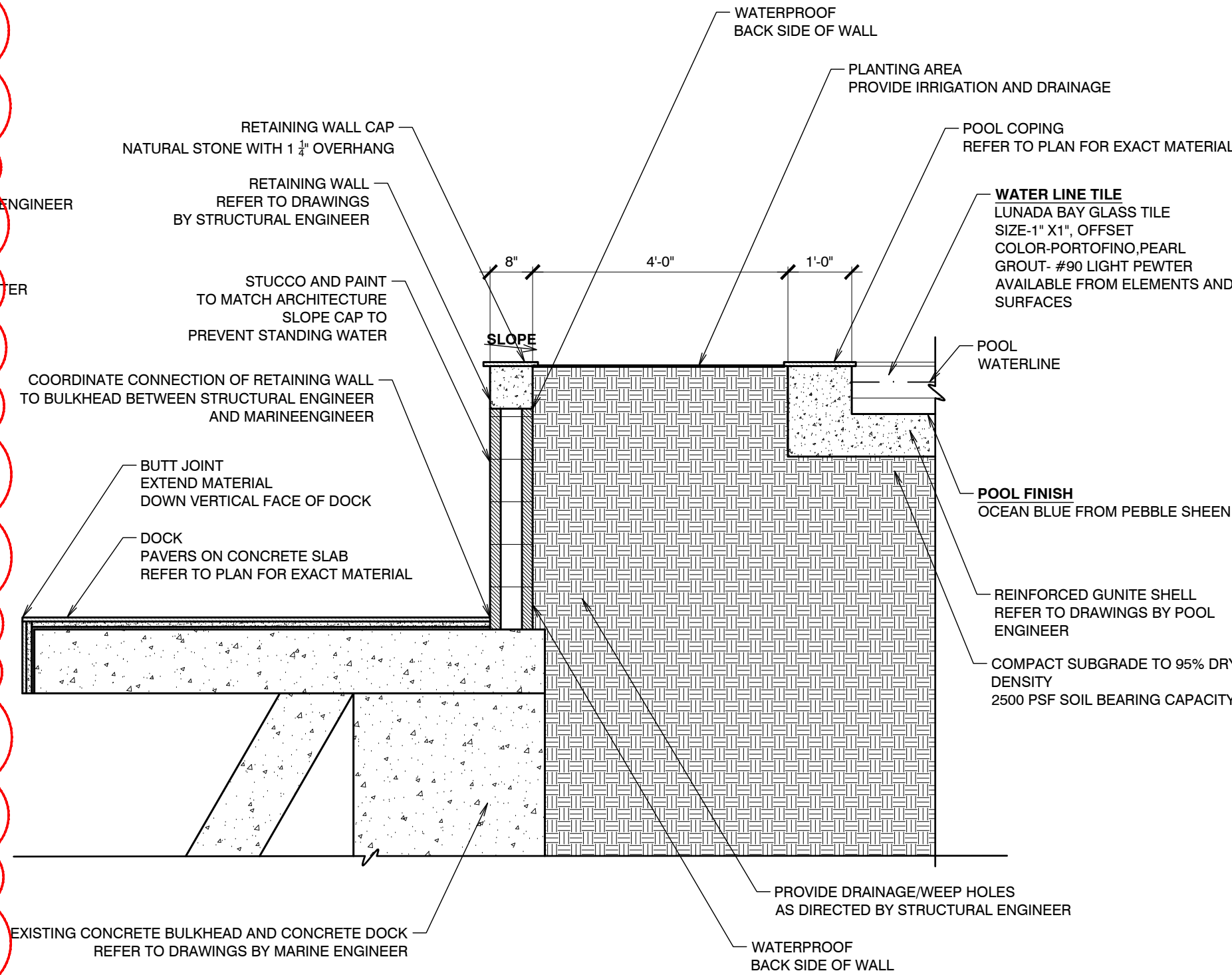
4 STEP SECTION
1/2" = 1'



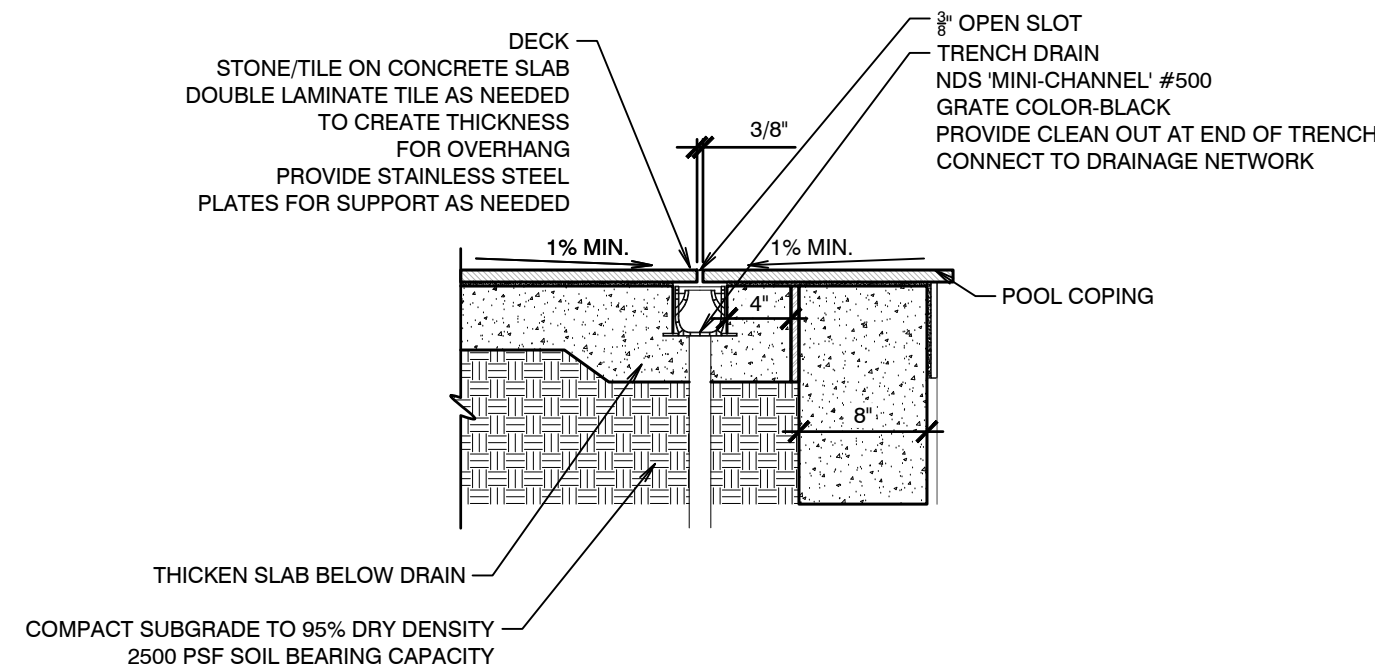
5 RETAINING WALL SECTION
1/2" = 1'



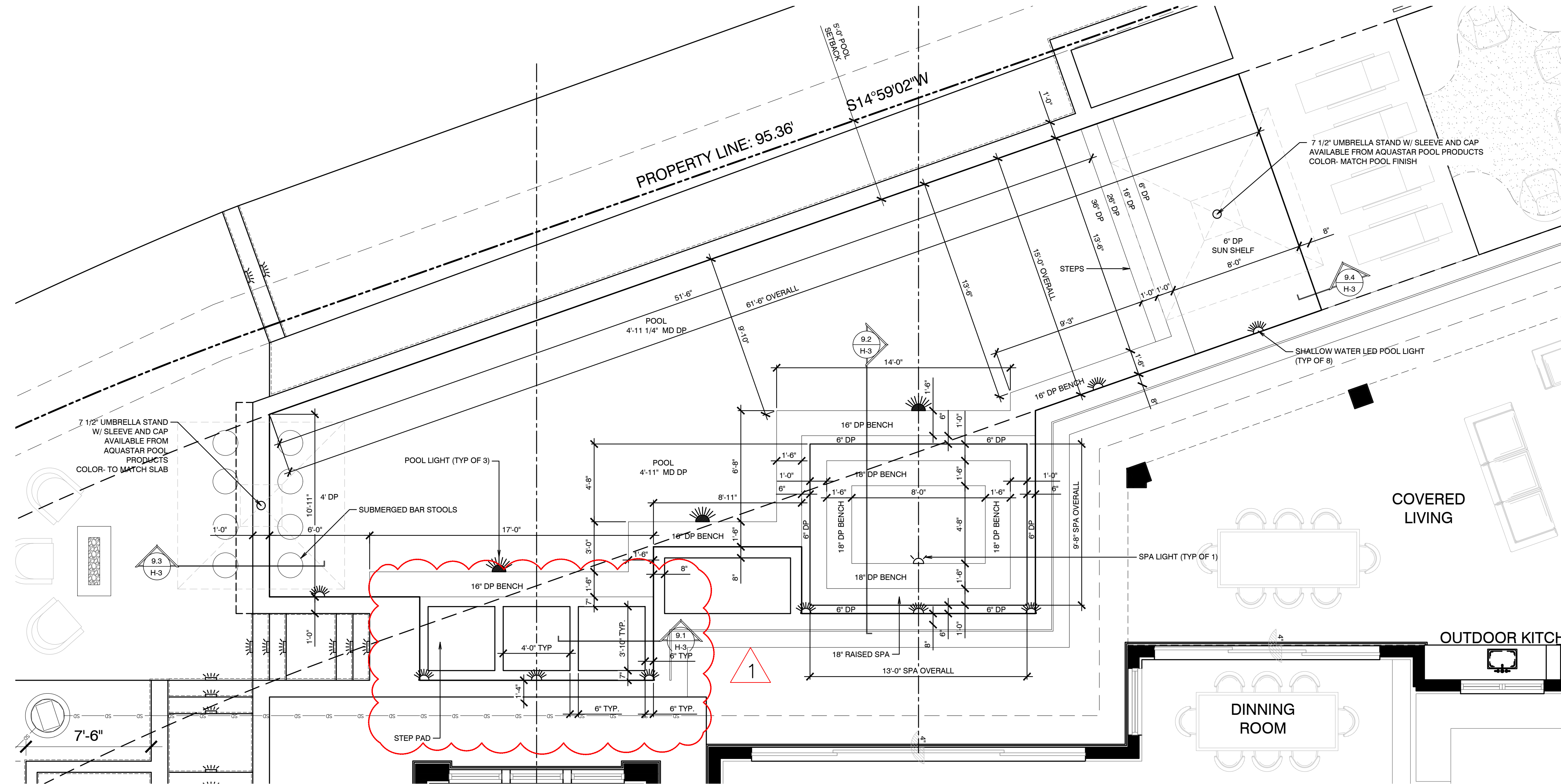
6 RETAINING/PRIVACY WALL
1/2" = 1'



7 RETAINING WALL SECTION
1/2" = 1'



8 SLOT DRAIN AT POOL BEAM
1 1/4" = 1'



PLAN NOTES

PA = PLANTING AREA
PROVIDE IRRIGATION AND DRAINAGE.

ARTIFICIAL TURF
PROVIDE HYDROCHILL FOR COOLING EFFECT IN LAWN AREAS. PROVIDE ALUMINUM EDGING WHERE TURF IS NOT BOUNDED BY HARDSCAPE.

POOLS AND FOUNTAINS-
APPLY (2) LAYERS OF BASECRETE WATERPROOFING BOND/COAT TO ALL INTERIOR POOL WALLS INCLUDING CATCH BASINS, FEATURE WALLS, GUTTERS, COLLECTOR TANKS, ETC. APPLY PER MANUFACTURER'S SPECIFICATIONS PRIOR TO FLOATING AND APPLYING FINISH MATERIALS. USE EFFLORESCENT RESISTANT SETTING MATERIALS AND GROUTS.

ALL SUBMERGED STONE TO BE SEALED WITH STAIN-PROOF™ BY DRY TREAT PREMIUM IMPREGNATING SEALER ON ALL 6 SIDES. ENSURE SURFACES TO BE TREATED ARE CLEAN, DRY AND FREE OF RESIDUES, EXISTING SEALERS OR COATINGS THAT MAY PREVENT THE SEALER FROM PENETRATING. TEST PRODUCT ON A SMALL AREA FIRST AND ALLOW A 24-HOUR CURE TIME TO DETERMINE THE EASE OF APPLICATION AND DESIRED RESULTS. INSTALL AND MAINTAIN PER MANUFACTURES SPECIFICATIONS.

UNDERWATER POOL/SPA/FOUNTAIN LIGHTS TO BE LED COLOR CHANGING WITH SYNCHRONIZING CAPABILITIES. VERIFY LENGTH OF CHORD REQUIRED WITH POOL CONTRACTOR PRIOR TO ORDERING FIXTURES.

POOL/SPA/FOUNTAIN NOTES:

REFER TO POOL ENGINEER'S DRAWINGS FOR ALL STRUCTURAL, PLUMBING FIXTURES AND LOCATIONS, EQUIPMENT REQUIREMENTS SPECIFICATIONS AND LOCATIONS, FLOW RATES, PUMP SIZES, SKIMMER LOCATIONS/SPECIFICATIONS AND LOCATIONS OF PIPE RUNS, ETC.

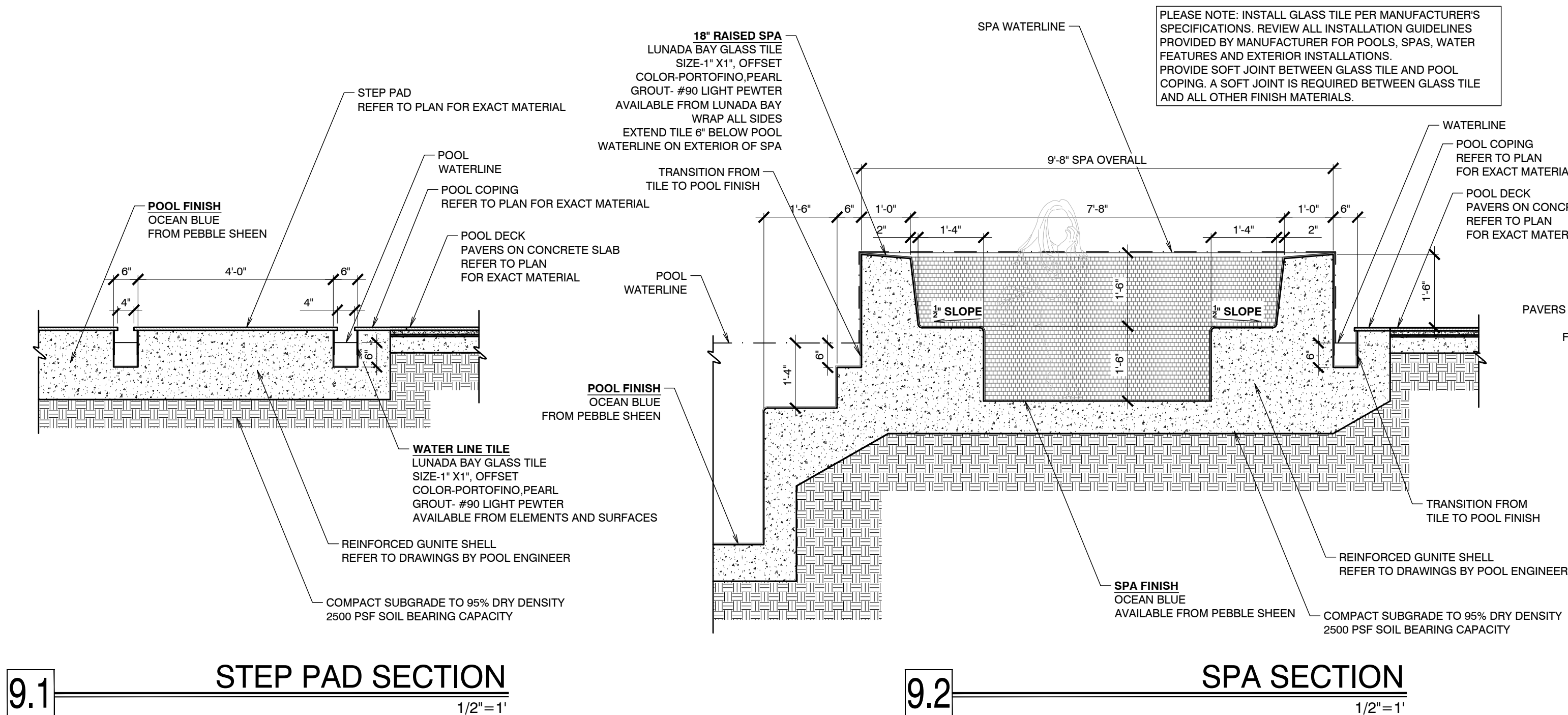
PROVIDE SAFETY BARRIER AS REQUIRED BY FLORIDA BUILDING CODE AND LOCAL CODES.

REVIEW POOL REQUIREMENTS WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. PROVIDE LANDSCAPE ARCHITECT WITH ENGINEERED DRAWINGS FOR REVIEW OF DESIGN ELEMENTS.

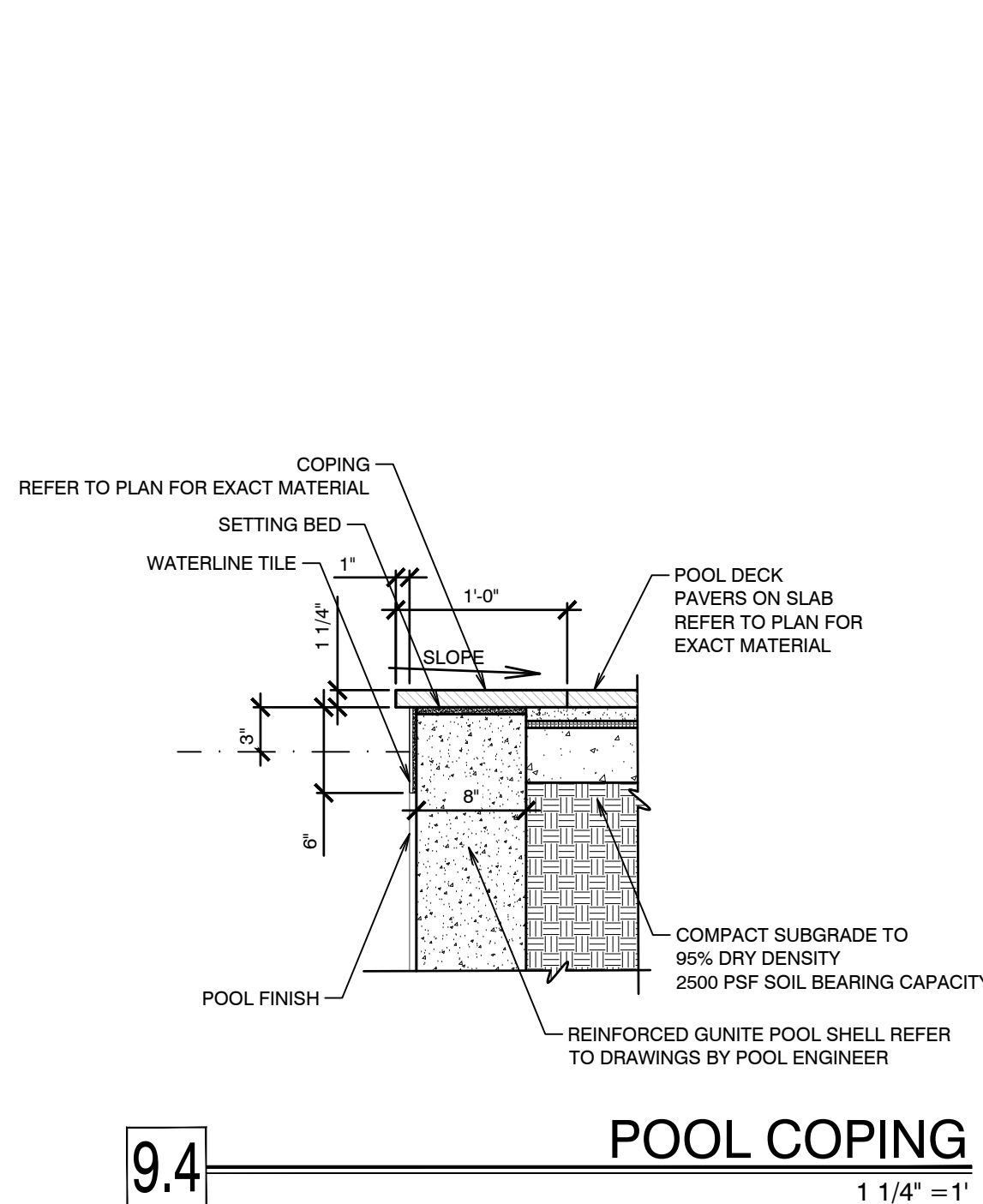
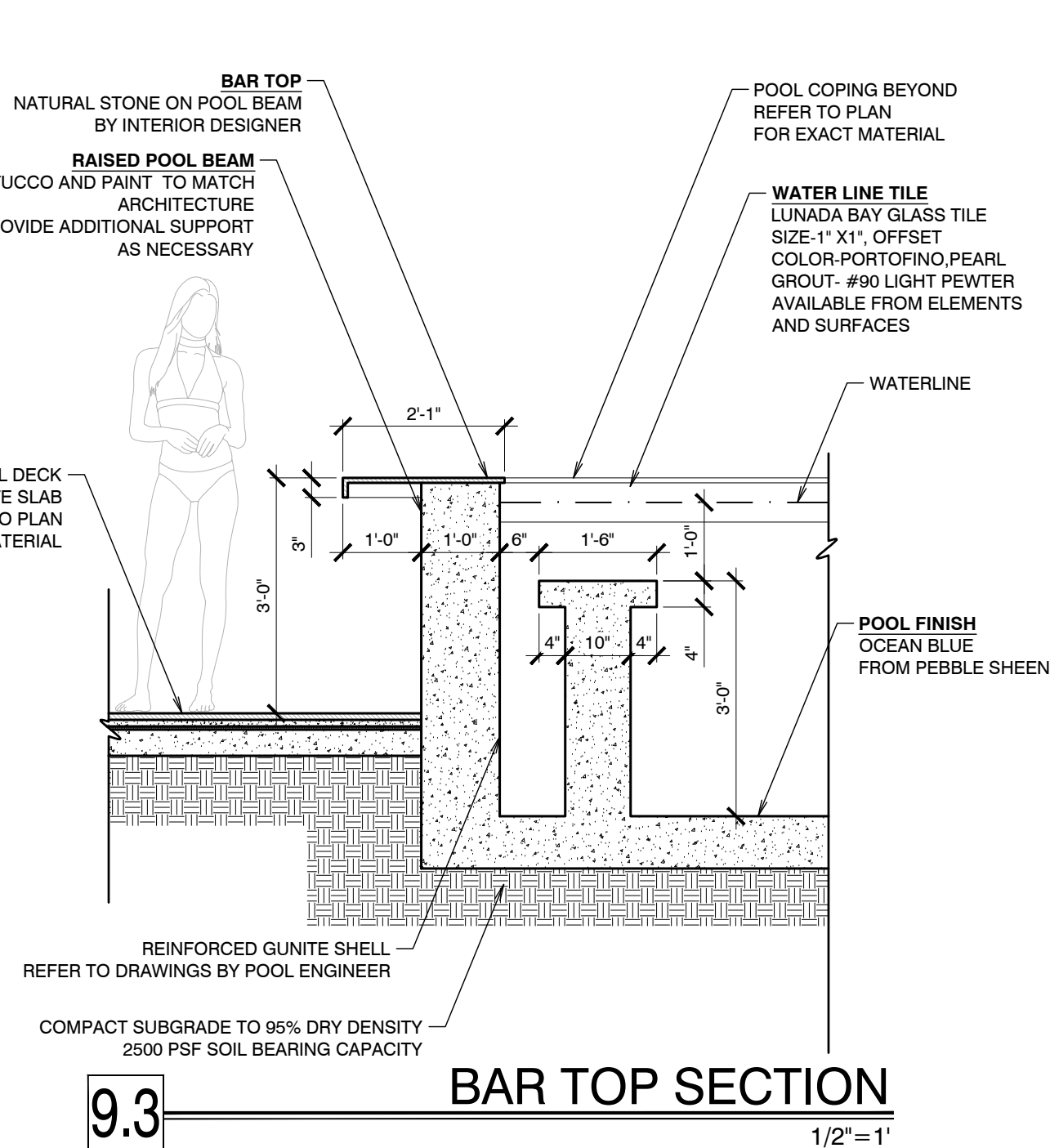
POOLS/FOUNTAINS TO HAVE POOL AUTOMATION SYSTEM, VARIABLE SPEED PUMP, DEDICATED VARIABLE SPEED PUMPS FOR FEATURES, SALT CHLORINATION, GAS AND ELECTRICAL HEATING AND OVERFLOW AND AUTO FILL.

ALL VISIBLE POOL/SPA/FOUNTAIN MAIN DRAIN COVERS, GRATES, FITTINGS, FLOOR RETURNS, INLETS, ETC. TO MATCH POOL FINISH. VERIFY COLOR OF PLUMBING FIXTURES WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

9 POOL ENLARGEMENT
1/4"=1'



9.2 SPA SECTION
1/2"=1'





25 SABAL ISLAND DR
OCEAN RIDGE, FL 32081
RSF (46-OCEAN RIDGE)

PLATM DESIGN STUDIO

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ISSUED FOR:	03/10/25
1. ISSUED	03/19/25
2. ISSUED	05/13/25
3. ISSUED	09/09/25
4. REVISED	
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seal
Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273

project number
24-082

drawn by
BD/LC

sheet name

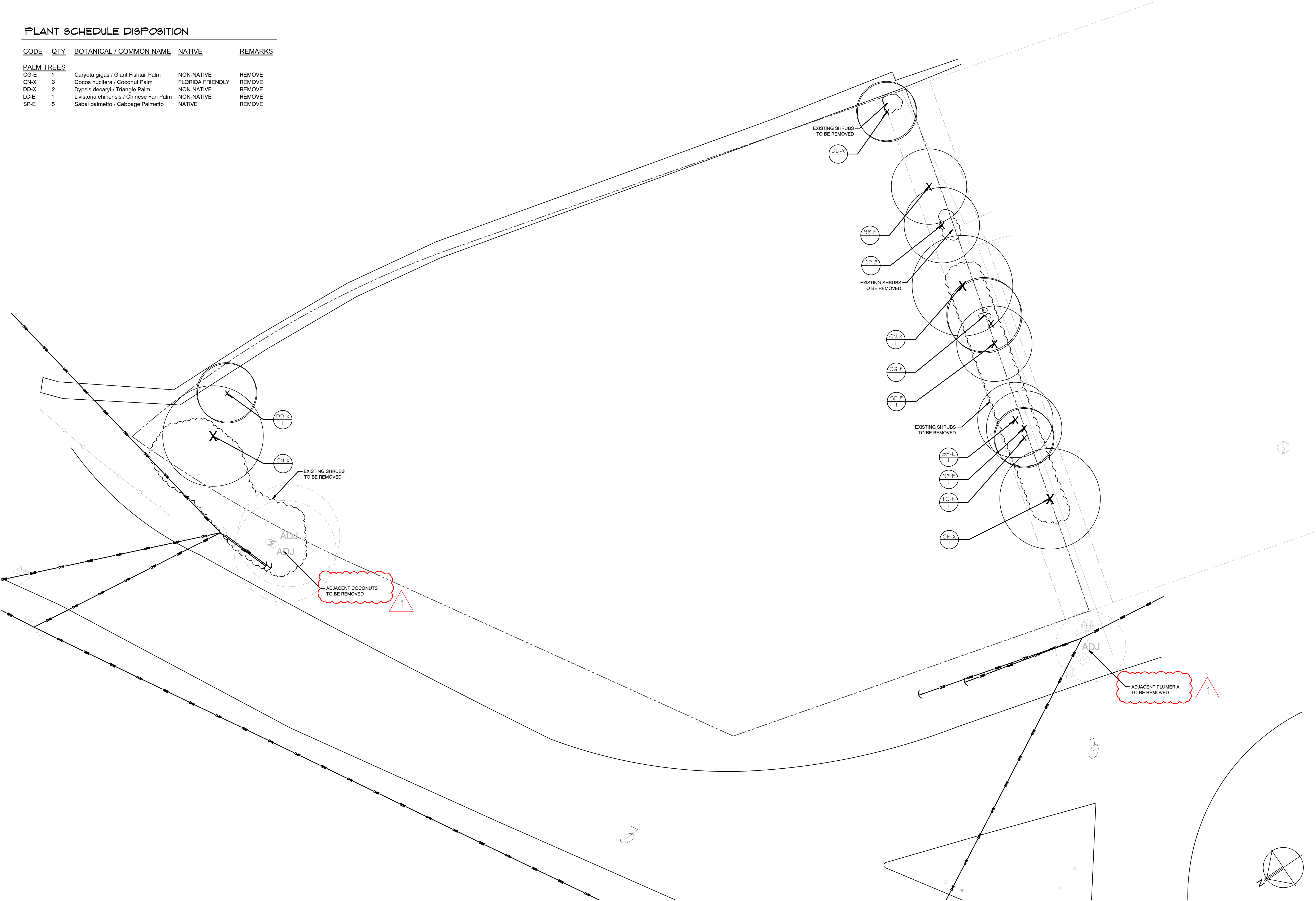
HARDSCAPE
DETAILS

REVISED
09/09/25

sheet number
H-3

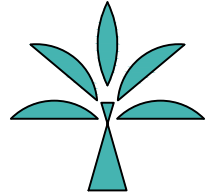
PLANT SCHEDULE DISPOSITION

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	REMARKS
PALM TREES				
CG-E	1	Caryota gigas / Giant Fishtail Palm	NON-NATIVE	REMOVE
CN-X	3	Cocos nucifera / Coconut Palm	FLORIDA FRIENDLY	REMOVE
DD-X	2	Dypsis decaryi / Triangle Palm	NON-NATIVE	REMOVE
LC-E	1	Livistona chinensis / Chinese Fan Palm	NON-NATIVE	REMOVE
SP-E	5	Sabal palmetto / Cabbage Palmetto	NATIVE	REMOVE



CALL SUNSHINE NO-CUTS 48 HOURS BEFORE YOU DIG. 1-800-432-4770.

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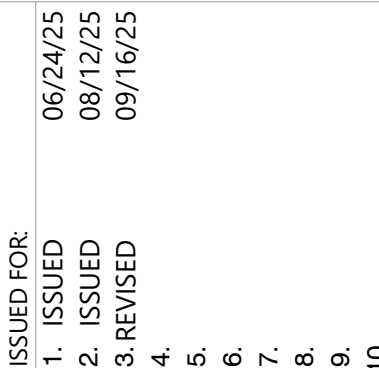


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06/24/25
08/12/25
09/16/25
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25 SABAL ISLAND DR
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seal
Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273
project number
24-082
drawn by
JM/AM/SP
sheet name
LANDSCAPE
DISPOSITION
PLAN
REVISED
09/16/25
sheet number
L-1

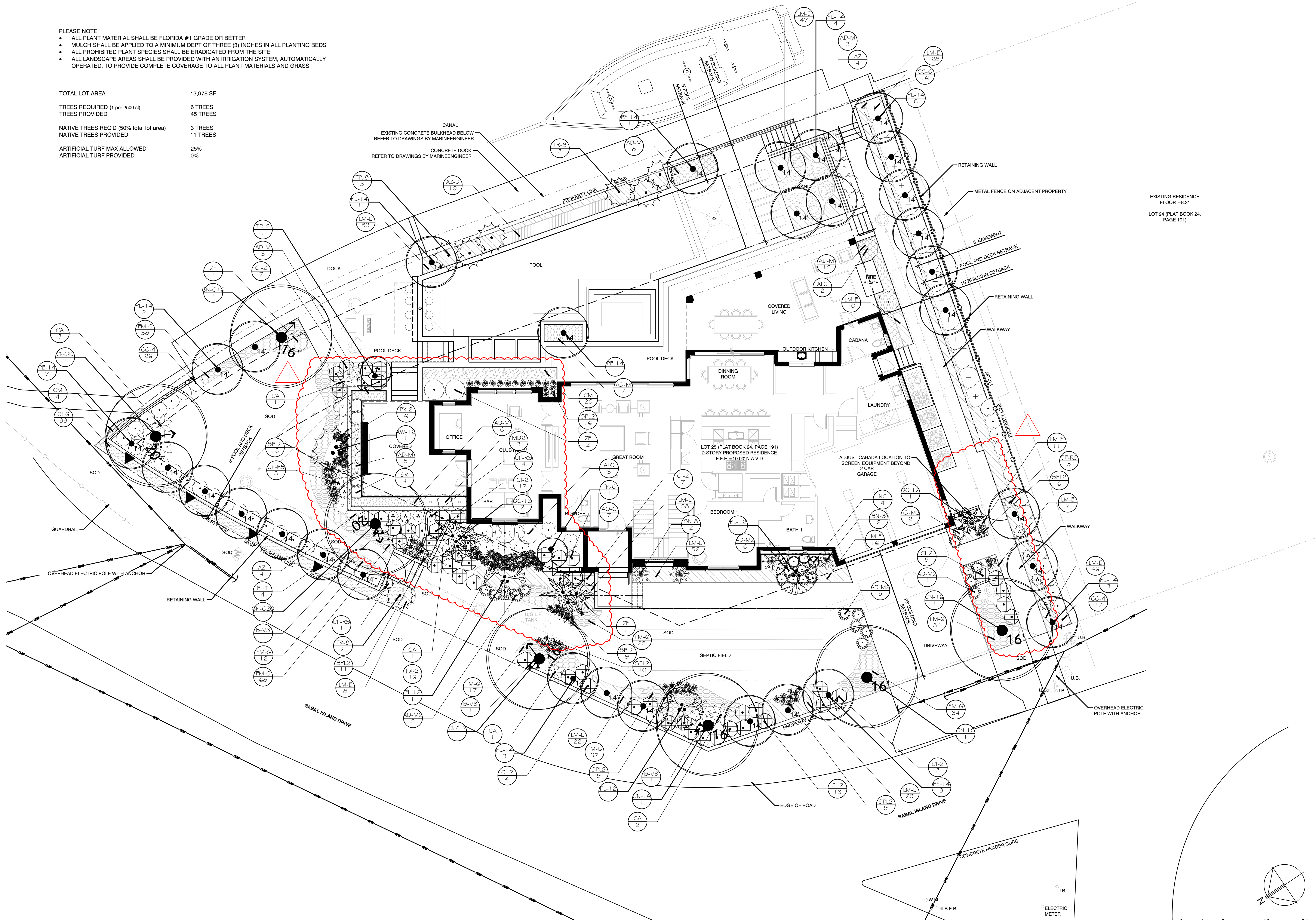


LAAL DESIGN STUDIO™

LANDSCAPE PLAN

sheet number

ARTIFICIAL TURF MAX ALLOWED	25%
ARTIFICIAL TURF PROVIDED	0%



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seal	Stephanie Portus FL Reg LA 6667215 Beth Dawson FL Reg LA 6667273
project number	24-082
drawn by	JM/AM/SP
sheet name	

LANDSCAPE SCHEDULE AND DETAILS

REVISED
09/16/25

sheet number

L-3

PLANT SCHEDULE PROPOSED

CODE	QTY	BOTANICAL / COMMON NAME	NATIVE	CONTAINER	HEIGHT	SPREAD	CALIPER	REMARKS
TREES								
PL-12	3	Psidium littorale / Cattlely Guava	NON-NATIVE	B&B	12' HT	8'-10' SPD	MULTI-TRUNK	GRADE#1. MULTI-TRUNK SPECIMEN WITH CHARACTER. MINIMUM 5 TRUNKS. 4' CT. SUBMIT PHOTO TO LA FOR APPROVAL.
PALM TREES								
AW-12	1	Acoelorrhaphes wrightii / Paurotis Palm	NATIVE	FIELD GROWN	12' HT	6'-8' SPD		MULTI-STEM, DENSE CLUMP AT VARYING HEIGHTS
CN-C16	2	Cocos nucifera 'Green Malayan' / Coconut Palm	NON-NATIVE	FIELD GROWN	16' CT	16' SPD	-	CURVED TRUNK. FULL INTACT HEAD.
CN-16	3	Cocos nucifera 'Green Malayan' / Coconut Palm	NON-NATIVE	FIELD GROWN	16' CT	16' SPD	-	STRAIGHT TRUNK. FULL INTACT HEAD.
CN-C20	2	Cocos nucifera 'Green Malayan' / Coconut Palm	NON-NATIVE	FIELD GROWN	20' CT	18' SPD	-	CURVED TRUNK. FULL INTACT HEAD.
DC-12	1	Dypsis cabadae / Cabada Palm	NON-NATIVE	100G/36"	12' HT	5'-6' SPD		MULTI. FULL HEADS. UPRIGHT GROWTH. GOOD COLOR.
DC-18	2	Dypsis cabadae / Cabada Palm	NON-NATIVE	FIELD GROWN	18'-20' OA	7'-8' SPD		MULTI. FULL HEADS. UPRIGHT GROWTH. GOOD COLOR
PE-14	31	Pythosperma elegans / Alexander Palm	FLORIDA FRIENDLY	FIELD GROWN	14' HT	10' SPD		SINGLE. FULL HEAD, STRAIGHT, UNSCARRED TRUNK.
TR-6	2	Thrinax radiata / Florida Thatch Palm	NATIVE	15G/17"	6' CT	5'-6' SPD	-	MATCHING GRADE#1. SINGLE. FULL DENSE HEAD, CURVED TRUNK, GOOD COLOR.
TR-8	8	Thrinax radiata / Florida Thatch Palm	NATIVE	25G/21"	8' CT	6' SPD	-	GRADE#1. SINGLE. FULL DENSE HEAD. GOOD COLOR.
SHRUBS								
ALC	5	Alocasia 'Calidora' / Calidora Alocasia	NON-NATIVE	7G/14"	3'-4' HT	3'-4' W		FLORIDA FANCY. INTACT LEAVES. GOOD COLOR.
AO-C	7	Alocasia odora 'California' / Dwarf Elephant Ear	NON-NATIVE	3G/10"	2' HT	1.5' W		FULL. LOW BRANCHED. INTACT LEAVES. GOOD COLOR. SUN GROWN.
AZ	8	Alpinia zerumbet / Shell Ginger	FLORIDA FRIENDLY	7G/14"	2'-3' HT	2'-3' W		FULL DENSE POT. LOW BRANCHED. GREEN.
AD-M2	22	Asparagus densiflorus 'Myers' / Myers Asparagus Fern	FLORIDA FRIENDLY	7G/14"	24" HT	24" W		FULL, LOW BRANCHED, GOOD COLOR
B-V3	3	Bougainvillea 'Barbara Karst' / Barbara Karst Bougainvillea	FLORIDA FRIENDLY	25G/21"	6' HT			TRELLIS, FULL DENSE FOLIAGE, TIE TO ARCHITECTURE OR ATTACH TO PALM
CI-2	56	Chrysobalanus icaco / Green Cocoplum	NATIVE	7G/14"	24" HT	30" W		FULL, DENSE FOLIAGE TO BASE
CG-6	16	Clusia guttifera / Small-Leaf Clusia	FLORIDA FRIENDLY	25G/21"	6' HT	4' W		FULL TO BASE. LOW BRANCHING. DENSE INTACT FOLIAGE.
CG-4	43	Clusia guttifera / Small-Leaf Clusia	FLORIDA FRIENDLY	7G/14"	4' HT	3' W		NO VOIDS. FULL TO BASE. LOW BRANCHING. DENSE INTACT FOLIAGE.
CF-RS	13	Cordyline fruticosa 'Red Sister' / Red Sister Ti	FLORIDA FRIENDLY	7G/14"	3' HT	2' W		NO VOIDS. FULL. LOW BRANCHED. INTACT LEAVES. MIN 3 PPP. GOOD COLOR.
CA	8	Crinum asiaticum / Crinum Lily	FLORIDA FRIENDLY	15G/17"	36" HT	36" W		GREEN-FULL. LOW BRANCHED. INTACT LEAVES. NO LEAF SPOTS
MD2	3	Monstera deliciosa / Split-Leaf Philodendron	NON-NATIVE	7G/14"	3'-4' HT	2'-3' W		FULL DENSE FOLIAGE. INTACT LEAVES. GOOD COLOR.
NC	4	Neomaria caerulea 'Regina' / Regina Iris	FLORIDA FRIENDLY	3G/10"	1.5' HT	2' W		SUN GROWN, LARGE INTACT LEAVES. NO LEAF SPOTS
PL-T	4	Penttilanon luteum / Yellow mandevilla Trellis	FLORIDA FRIENDLY	3G/10"	3'-4' HT			TRELLIS, FULL DENSE FOLIAGE, ESPALIER ON COLUMNS
PX-2	22	Philodendron x 'Xanadu' / Xanadu	NON-NATIVE	3G/10"	12" HT	18" W		GRADE #1, FULL/LOW BRANCHED, SUN GROWN,
SPL2	83	Spathoglottis plicata / Ground Orchid	NON-NATIVE	3G/10"	20" HT	18" W		FULL DENSE POT. INTACT LEAVES, BLOOMING
SN-8	4	Strelitzia nicolai / Giant White Bird of Paradise	FLORIDA FRIENDLY	15G/17"	6' HT	4'-5' W		FULL DENSE FOLIAGE. LOW BRANCHED. INTACT LEAVES. 4-6 PPP. SHADE GROWN.
SR	4	Strelitzia reginae / Orange Bird Of Paradise	FLORIDA FRIENDLY	7G/14"	2.5' HT	2.5' W		MULTI, DENSE CLUMP, INTACT LEAVES, BLOOMING.SUN GROWN
ZF	4	Zamia furfuracea / Cardboard Palm	FLORIDA FRIENDLY	25G/21"	3'-4' HT	3'-4' W		FULL. LOW BRANCHED. HEAVY. INTACT FRONDS.
SHRUB AREAS								
AZ-D	19	Alpinia zerumbet 'Variegata Dwarf' / Dwarf Shell Ginger	FLORIDA FRIENDLY	3G/10"	12" HT	12"-14" W	20" o.c.	FULL DENSE POT. LOW BRANCHED. GOOD COLOR.
AD-M	48	Asparagus densiflorus 'Meyerii' / Foxtail Fern	FLORIDA FRIENDLY	3G/10"	18" HT	18" W	24" o.c.	FULL. LOW BRANCHED. INTACT LEAVES. GOOD COLOR.
CM	30	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket	FLORIDA FRIENDLY	3G/10"	6"-8" HT	16" W	18" o.c.	FULL DENSE FOLIAGE TO BASE.
CI-G	33	Chrysobalanus icaco / Green Cocoplum	NATIVE	3G/10"	18" HT	18" W	24" o.c.	FULL DENSE FOLIAGE TO BASE.
FM-G	265	Ficus microcarpa 'Green Island' / Green Island Ficus	NON-NATIVE	3G/10"	10" HT	12" W	16" o.c.	FULL DENSE FOLIAGE TO BASE.
LM-E	523	Liriope muscarpa 'Emerald Goddess' / Liriope Emerald Goddess	FLORIDA FRIENDLY	1G/6"	12" HT	10" W	14" o.c.	FULL DENSE POT. GOOD COLOR.

MISC	BOTANICAL NAME / COMMON NAME	QTY	REMARKS
BIO	Bio Barrier-Typar or equal	Verify LF in field	PROVIDE BIO BARRIER ROOT CONTROL AT ROOTBALLS AS REQUIRED BY UTILITIES
GRAVEL	Selected by client	Verify quantity in field	PROVIDE MIN. 2" THICK APPLICATION PROVIDE OPTIONAL BLACK ALUMINUM EDGING ALONG LANDSCAPE BEDS-PERMALOC 'CLEAN LINE' OR EQUAL
MULCH	Grade B+ Cypress Mulch	Verify quantity in field	MINIMUM 3" DEPTH
SOD	'Empire' Zoysia	Verify SF in field	MINIMUM 16"X24" PIECES, GRADED #1 OR BETTER, SEE LANDSCAPE SPECIFICATIONS SHEET

NOTES

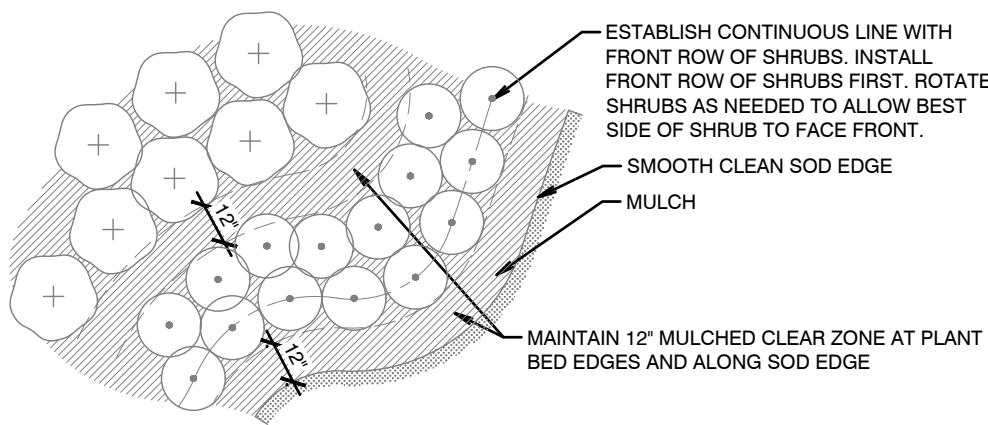
TREES OR PALMS PLANTED IN SOD SHALL HAVE MULCH RINGS TO PROTECT THEM FROM LAWN MAINTENANCE EQUIPMENT AND STRING TRIMMERS.

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER, AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE FLORIDA, LATEST EDITION.

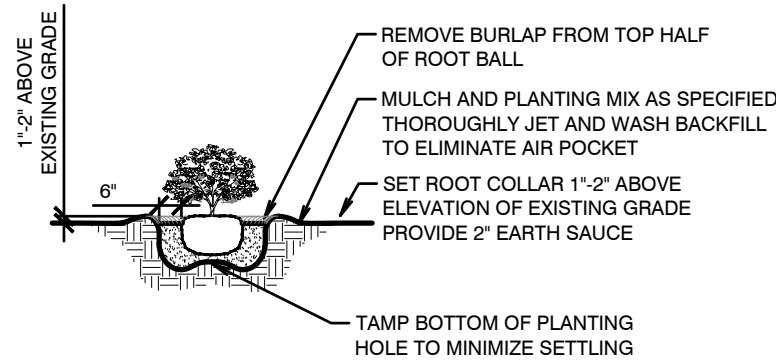
TO PROTECT AGAINST GANODERMA PALM FUNGUS, ALWAYS REMOVE ALL PALM STUMPS FROM PROPERTY.

PLA DESIGN STUDIO TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION.

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED.

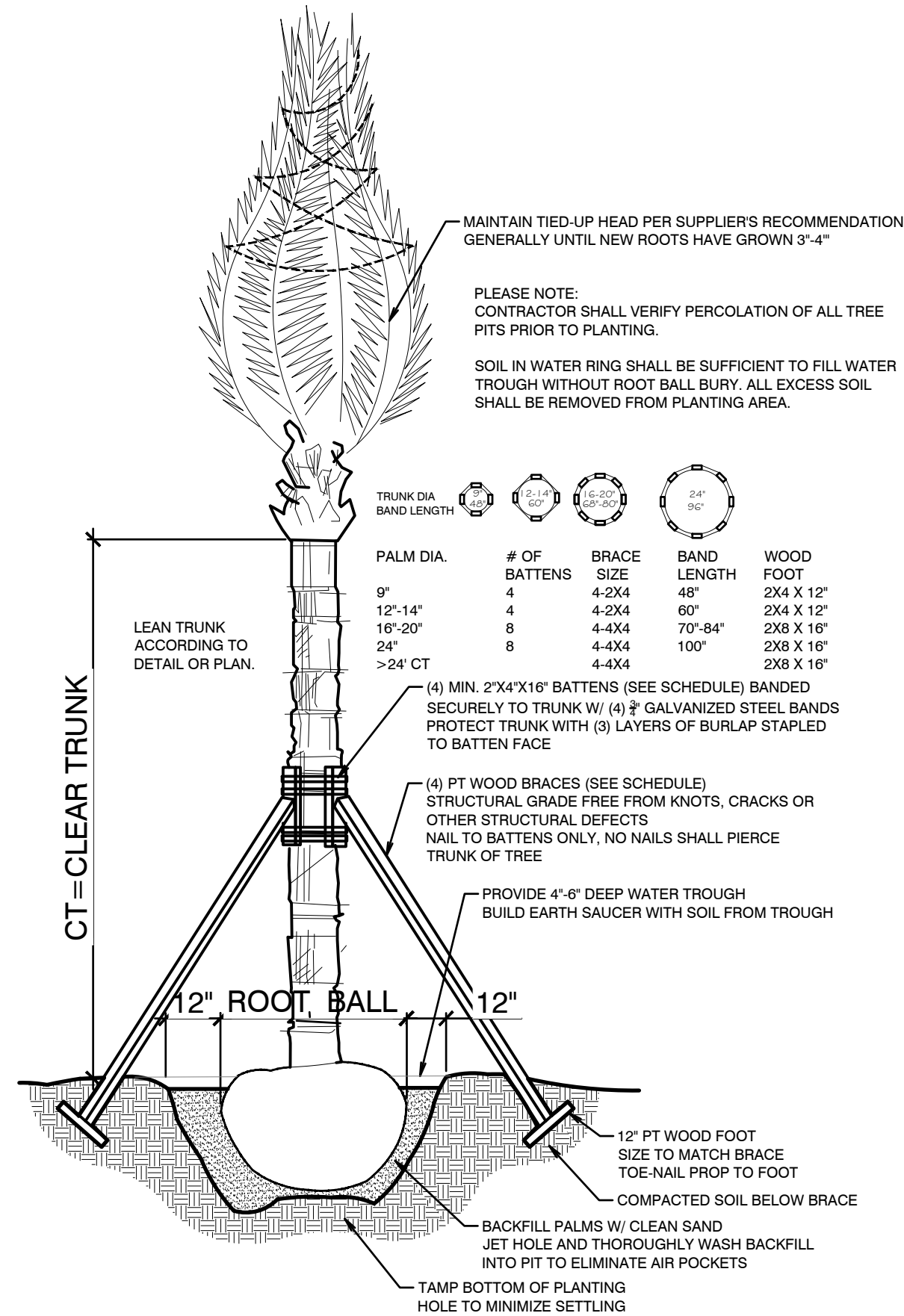


SHRUB/ GROUND COVER LAYOUT

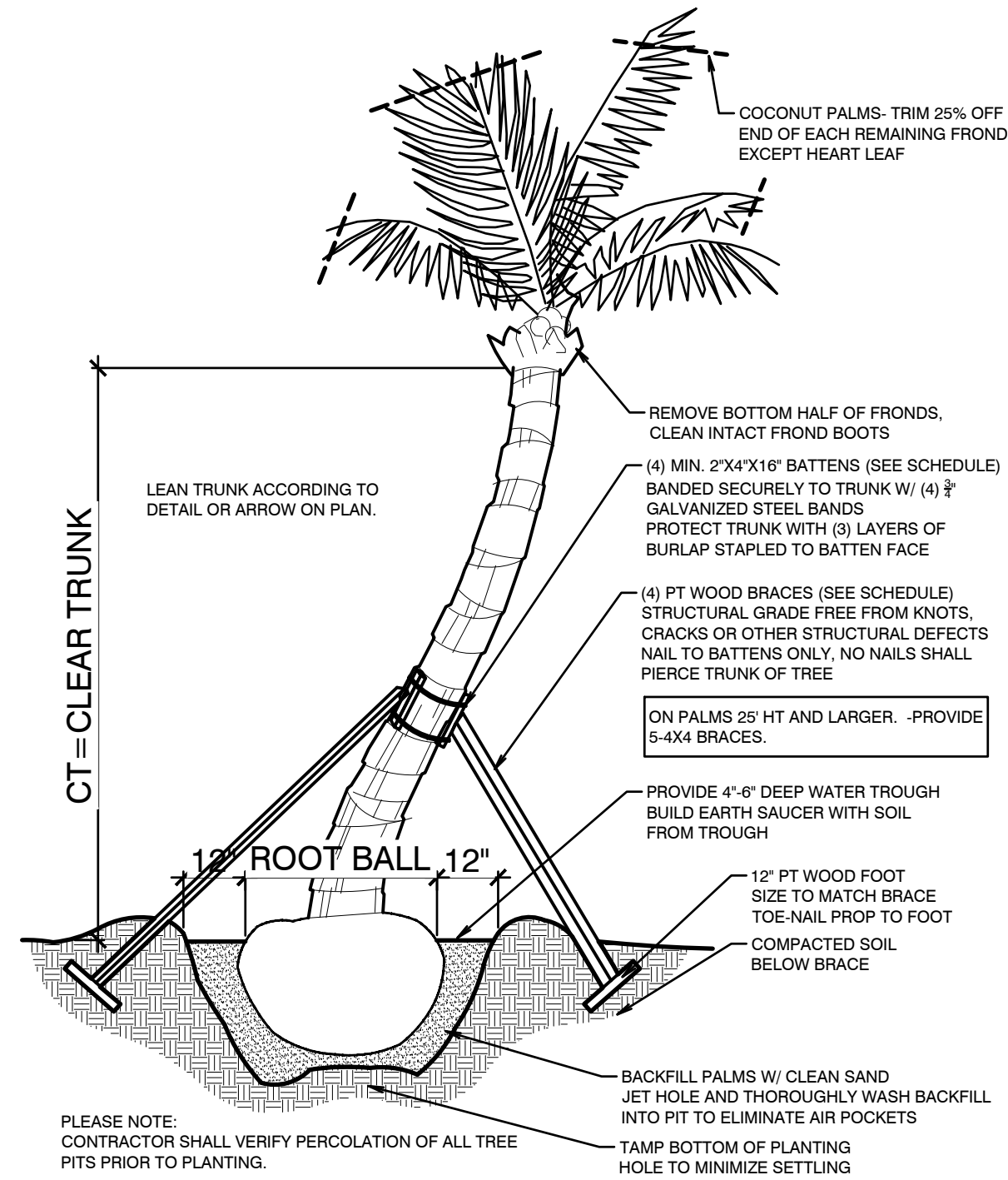


PLEASE NOTE:
COMPLETELY REMOVE ALL SYNTHETIC MATERIALS

SHRUB/ GROUND COVER DETAIL



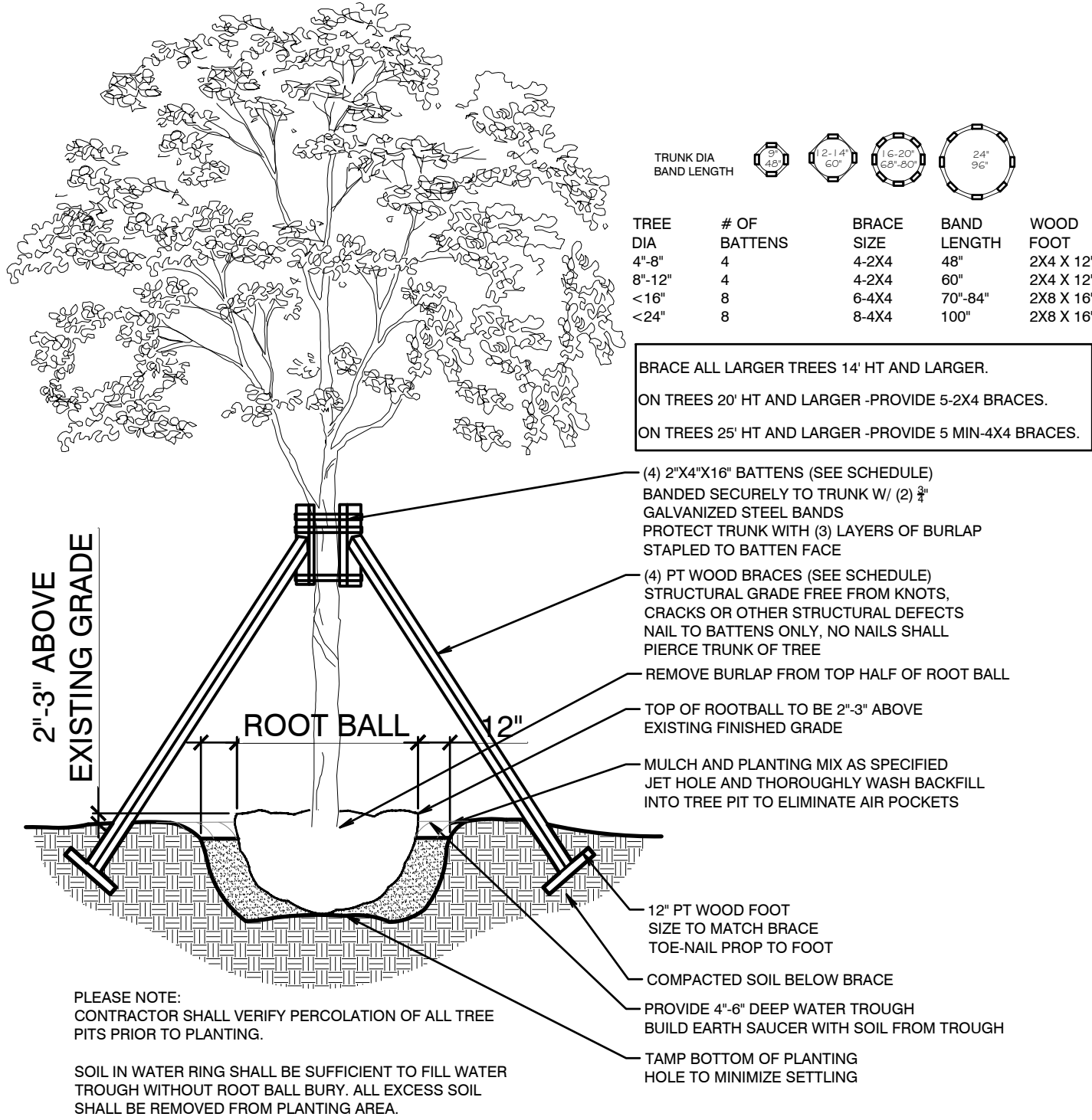
PALM PLANTING / BRACING DETAIL



PLEASE NOTE:
CONTRACTOR SHALL VERIFY PERCOLATION OF ALL TREE PITS PRIOR TO PLANTING.

SOIL IN WATER RING SHALL BE SUFFICIENT TO FILL WATER TROUGH WITHOUT ROOT BALL BURY. ALL EXCESS SOIL SHALL BE REMOVED FROM PLANTING AREA.

CURVED PALM PLANTING DETAIL



PLEASE NOTE:
CONTRACTOR SHALL VERIFY PERCOLATION OF ALL TREE PITS PRIOR TO PLANTING.

SOIL IN WATER RING SHALL BE SUFFICIENT TO FILL WATER TROUGH WITHOUT ROOT BALL BURY. ALL EXCESS SOIL SHALL BE REMOVED FROM PLANTING AREA.

TREE PLANTING BRACING DETAIL

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1.0 GENERAL

1.1 DESCRIPTION OF WORK:

A. Extent of landscape development work is shown on the Drawings and in the related Schedules.

B. The work consists of furnishing all plants, materials, equipment, necessary specialties and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specifications.

C. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section. Refer to earthwork Section.

1.2 REFERENCE PUBLICATIONS:

The following standards form a part of the Specifications:

A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.

B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary"

C. The American Standard for Nursery Stock" (2004 edition).

D. American National Standards Institute-ANSI

-ANSI A300 and ANSI Z60.1-most recent edition

E. Florida Friendly Best Management Practices for Protection of Water Resources

by Green Industries, Florida Dept of Environmental Protection, Rev Dec 2008

F. IFAS -Institute of Food and Agricultural Sciences, University of Florida.

<http://hort.ufl.edu/woody/index.html>

1.3 INSTALLER - CONTRACTOR QUALIFICATIONS:

A. The "Contractor" shall be State licensed and regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman professionally trained and well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.

B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

1.4 SUBMITTALS: Refer to schedule of submittals.

1.5 COORDINATION:

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

B. Irrigation and water supply predecide plant installation Install trees, large B&B material, shrubs, and ground cover plants before lawns are installed.

C. Commencement of Work: Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed

1.6 INSPECTION OF SITE: Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be found during excavations, Contractor shall promptly notify the Landscape Architect or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damage arising from his operations subsequent to discovery of such utilities not shown on Drawings.

1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:

A. The Contractor shall provide, install and maintain the of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.

B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to return the object or area to its original condition at no additional charge.

C. Utility Locates - Regardless of utilities that may or may not be shown on the drawings, the Contractor shall be responsible to have utilities located in the area of work before the work commences. The Contractor shall also verify and comply with any requirements or clearances to plant materials that may be required of any Utility company.

1.8 CHANGES IN THE WORK: The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment to the Contract Sum shall be approved by the Owner by a written Change Order, prior to execution. The Owner shall be given (2) week notice for the opportunity to review and approve all plant materials delivered to the job site prior to installation. When unit prices have been established, they shall prevail for all Contract Additions. For Contract Reductions, the Owner shall receive full credit, based on unit pricing, if changes are implemented prior to delivery of plant materials. If Owner changes are made prior to installation, Owner shall receive a credit for labor to install plants, less costs associated with purchase and delivery. The Landscape Architect assumes no financial or material responsibility for any changes made by, or on behalf of the the Owner.

1.9 OWNERS OBSERVATION

A. The Landscape Architect of Owner assumes no responsibility for the Contractor's means and methods in the execution of this contract beyond the observation to ensure, to the Owner's satisfaction, that the Design Intent of the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including proper planting practices or other material or performance deficiencies).

B. The Landscape Architect and Owner reserve the right to reject any portion of the work, material or workmanship which does not conform to the Contract Documents and Standard set forth herein.. Rejected work shall be removed and/or corrected by the Contractor, at his own expense, at the earliest possible time and prior to final payment.

1.10 PROJECT CONDITIONS:

A. Familiarization with Overall Project Requirements: The Contractor shall review and become familiar with the Drawings and the Contract Documents related to the Contractor's Work, including but not limited to: Civil engineering and Drainage Plans, Architectural layouts, project area access, contractor equipment access, existing and proposed utility locations, Irrigation Plans, Outdoor Lighting Plans, Paving Plans, Project Sequence and Timing plans, Town/HOA/ neighborhood requirements, etc.

B. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted for consideration for alternate methods of planting or clearing such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

C. After notice to proceed, the Contractor shall complete landscape work in a timely manner, as portions of site become available. Actual planting shall be performed only when weather and soil conditions are suitable in accordance with locally accepted practice.

D. Contractor shall coordinate landscape and planting work with other trades, such as, the irrigation (sprinkler) installer, electrician, lighting installer, paving installer, and sod installer; Landscape installer shall coordinate to ensure that no plantings will interfere with the proper functioning of the sprinkler system. The Contractor shall point out to the Irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the whole of the system. The location of specimen plant materials, trees, palms and large shrubs shall prevail over irrigation head placement.

1.11 ACCEPTANCE:

A. At the discretion of the Owner, early acceptance of the work may be obtained for progress payment of approved phases; or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance shall be contingent upon a satisfactory inspection of the completed landscape work by the Landscape Architect and/or the Owner.

B. Substantial Completion of the Work is the point in construction when the Work is sufficiently complete in accordance with the Contract Documents; the Owner clean-up has been performed; and the Landscape Architects provide an opinion that the Owner can utilize the work as intended.

C. Final Completion is the completion of all work included in the Contract Documents except the Contractor's responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect. The Warranty Period and Maintenance period shall commence upon Final Acceptance.

1.12 WARRANTY PERIOD AND CORRECTION OF THE WORK:

A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestations.

B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve (12) months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this includes plants which are discovered at any time to have been planted at an improper depth.

C. The installer shall repair damage to other plants or lawns that occurs during the plant replacement process at no cost to the Owner.

D. D. Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

2.0 PRODUCTS

2.1 MATERIALS LIST:

A. Plant species and size shall conform with the Plant List and information noted on the Drawings.

B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

2.2 PLANT MATERIALS:

A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida. Rooted Palms shall be grown from certified seed.

B. Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.

D. Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of the branches (or fronds). In cluster type palms the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings. Where symmetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.

E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.

F. Abbreviations on the Drawings are as follows:

B&B - field grown plant "balled and burlapped".

Cal - caliper/diameter measured 2" (152.4 mm) above soil line. For trunks larger than 4" (88.4 mm) diameter, the caliper measurement shall be determined at 12" above soil line.

CT - clear trunk measurement from top of ball to first branching

CW - clear wood, in palms the distance from soil line to lowest living frond leaf base. **DBH** - caliper or diameter measured 4 feet (1.22 meters) above soil line

GW - Greywood, in palms, mature trunk from ground to base of the green crown shaft.

OA - overall height from top of ball to top of current season's growth or last open frond in normal position in palms.

Spd - spread or average distance across the average diameter of plant branching structure.

G. Root packaging and Containers: Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. All containers and root balls shall be kept moist at all times. All plants which cannot be planted immediately on delivery shall be kept moist and protected from drying winds and sun.

H. Container Grown Plants: Plants grown in containers will be accepted as "B&B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list. Containers shall be of a suitable size and shall be wrapped with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. All containers and root balls shall be kept moist at all times. All plants which cannot be planted immediately on delivery shall be kept moist and protected from drying winds and sun.

I. Substitution: Plant substitution by the Contractor will be considered by Landscape Architect only upon submission of proof that the plant is not obtainable in the type and size specified. Should the specified plant indeed not be available, the Landscape Architect shall determine the nearest equivalent replacement plant to obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without owner approval.

2.3 PLANTING SOIL: Planting soil shall be free draining, sandy loam and shall contain a 5% minimum and a 15% maximum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.

2.4 PEAT: Horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

2.5 WATER:

A. Clean Water for planting will be available at the site and shall be provided by the Owner unless special provision is determined in the Contract Documents.

B. Contractor shall determine the source and suitability of the Owner's water. In the event the water source is not suitable, the Owner shall be given written notice of such at least two weeks prior to the commencement of Work.

2.6 SOIL TESTING:

A. Landscape Contractor shall provide testing of existing soils on Site for all soil types, including imported soils, in the planting area. No less than 2 representative samples shall be submitted to and tested by an independent professional testing lab for analysis and fertility recommendations.

B. Soil Testing Lab - Call for info, testing services, fees and Import permit. Micro-Macro International P 706-548-4557 F 706-548-4891 Web: www.mmlilabs.com 183 Paradise Blvd, Suite 10B, Athens, Georgia, 30607

2.7 COMMERCIAL FERTILIZER AND PLANTING AMENDMENTS:

A. Fertilizer and fertilization rates for the project shall be provided and applied based on the results of the soils test. Follow all Manufacturer's Label Rates and application recommendations.

B. Commercial fertilizer shall be slow-release organic formulation containing nitrogen, phosphorus and potassium, not to exceed an analysis of 6-6-6. Nitrogen shall be not less than 50% water insoluble, inorganic nitrogen shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 2%. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's ingredients and guaranteed analysis. Submit a copy of the Manufacturer's guaranteed analysis and proof of delivery to the Landscape Architect. Any fertilizer that becomes caked or otherwise damaged is unacceptable.

C. Microbial Additives: Mycorrhizal and microbial additives shall provided as specified in the Schedule of Soil amendments. Contractor shall submit a copy of the manufacturer's label/ product use instructions that include: all ingredients, guaranteed analysis and application rates. All supplements shall be supplied in fresh, unopened packaging prior to product expiration. Product that becomes caked or otherwise damaged is unacceptable and shall not be used.

2.8 MISCELLANEOUS LANDSCAPE MATERIALS:

A. Mulch: Shredded hardwood mulch-grade "A"-verifies color. Mulch shall not contain chunks larger than 1 inch (25.4 mm) in diameter, branches, stones or other foreign material that will prevent its eventual decay.

Alternate Mulches: Pine Bark Nuggets - Jumbo size, Pine Straw

B. Gravel Mulch: Provide samples of all gravels to Landscape Architect for approval prior to ordering. Gravel shall be used only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.

C. Braces, Battens and Stakes-Provide braces, battens, stakes and deadman of sound new pressure-treated lumber, free of knot holes and other defects. Braces shall be pressure-treated 2x lumber (4x lumber where appropriate) and shall be secured to battens and stakes with a min of (2) -16d, db) head galv. forming nails. Battens shall be 2x4 pressure treated lumber and padded with burlap. Battens shall be secured to tree trunks with 3/4" Stainless steel or galvanized banding. Stakes shall be pressure-treated 2x lumber and shall be driven to within 2" of the surrounding grade. All exposed ground-stakes shall be painted with a high-visibility, contrasting fluorescent paint until substantial completion. Braces and stakes shall be repainted a dark walnut brown stain unless otherwise noted. Stakes and braces shall be placed within mulch beads and oriented away from walking areas.

D. Guys and Anchors: Provide one of the following: 1) wire guys shall be two- strand, twisted, pliable galvanized iron wire not lighter than 12 gauge. Provide new hose cut to required lengths to protect tree trunks from damage by wires. Hose shall be not less than 1/2" (12.7 mm) dia.: 2) Woven Polyethylene Webbing -shall be min 2" wide. Trunks and stems shall be wrapped at least twice and secured with adjustable knots. Stakes per Sec C above.

E. Soil for annual or seasonal color beds: 2 parts top soil, 1 part fine pine bark mulch 1/2" (12.7 mm) pieces, 1 part coarse sand and 50 pounds (1,866kg) composted cow manure per cubic yard (.76455 cubic meters). Mix in Osmocote fertilizer and micro-organisms at label rates, see 2.7C.

F. Planter Soil Mixture: a loose, friable blend consisting of: 5 parts coarse sand, 2 parts peat humus or bagged topsoil and 3 parts pinebark; Mix in Osmocote fertilizer and microorganisms at label rates, see 2.7C.

3.0 EXECUTION

3.1 PREPARATION, SITE WORK AND COORDINATION:

A. Grading: Contractor shall inspect the site to verify that finish grades (accurate within 2" (51 mm), have been established in accordance with Civil Engineer's Drainage Plan and the Landscape Architect's shaping and grading Plan or other job requirements prior to beginning any planting operations. Coordinate with Landscape Architect and General Contractor for release of areas before planting operations begin.

B. Rough Grading and Shaping - Rough grading and bulk filling of site shall be the general responsibility of the General Contractor unless otherwise noted. Rough grade shall include placement and distribution of bulk fill material sufficient to generally be within -4" of final grade for landscape and within -2" of final grade for sod areas. Rough grades shall conform with the general intent of the drainage and grading plans. Rough grades may be field adjusted to allow for fill as generated by planting activities.

C. Finish Grading - Finish and final grading shall be reviewed, approved and released by Landscape Architect or authorized Project Manager. Landscape Contractor shall notify LA/ Project Manager, in writing, 3 days before planting work in a given area is expected to commence. Finish Grades are the responsibility of the Landscape Contractor -including box blading and leveling of open sod areas

Finish grades of all planting areas shall be at 2" below pavement, after planting unless otherwise noted. Finish grades shall include any top soil and soil amendments as specified. If at any time the sub-grade is determined to be inadequate for proper design, the Project Manager should be given notification in writing.

D. Top soils -The supply, placement and grading of Top soils shall be the responsibility of the Landscape Contractor unless other determined in the Construction Documents.

E. Irrigation-The Landscape Contractor shall closely coordinate with the Irrigation installer. Irrigation system shall be installed according to Irrigation Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Spray zones for sod and planted areas as described shall have 105% head to head coverage, matched precipitation rates and uniform water distribution with equipment as outlined. Drip emitters shall be installed per schedule. Drip and spray irrigation shall be fully operational and accepted before any mulch, stone, or ground covers are installed. Irrigation zones shall be operating and accepted by the Landscape Architect and/or irrigation designer before areas will be released for finish planting and/or mulching as noted above. In the event of conflicts with landscaping and irrigation pipes or emitters, the location of trees, palms, large shrubs and specimens shall prevail. Pipes and emitters shall be relocated/adjusted to eliminate conflict and allow for the proper function of equipment.

F. Landscape Lighting - The Landscape Contractor shall closely coordinate with the Lighting installer. Outdoor and site lighting system shall be installed according to the Lighting Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Landscape lighting conduit shall be coordinated and installed in conjunction with irrigation trenching where applicable. Lighting conduit shall be installed and/or adjust AFTER major trees and palms are installed and before shrubs/ground covers are installed. In-ground fixtures or other work requiring excavation, must be installed before sod, stone mulch and landscape mulch are installed. Lighting stubs-ups/placements shall be reviewed approved and released by Landscape Architect before mulch, stone, ground covers or sod are installed.

G. Mulch, Edging and Stone Mulch-Before mulch of any kind is installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures and metal edging shall be in place and accepted and released by either Landscape Architect or General Contractor.

H. Sod - Before sod of any kind will be installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures, metal edging and mulch shall be in place and accepted and accepted by Landscape Architect. As noted above, the landscape contractor is responsible for all fine grading subject to review and acceptance by Landscape Architect, before sod is installed.

I. Removal of Rubbish: Any objectionable materials, such as stones/construction debris be encountered during planting operations, they shall be promptly removed from the site by the landscape installer.

3.2 PROTECTION OF PLANTS:

A. Root Protection: All field grown trees, palms and plants shall be hand dug with sharp shovels or approved tree-spade. Backhoe-dug trees shall not be accepted. Roots shall be cleanly cut with sharp instruments. Balled and burlapped plants: plants designated "B&B" shall be dug with firm, moist earth and sufficient mulch to protect the root system. The landscape contractor is responsible for the system, necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be "B&B". Trees, palms and plants shall not be dug during periods of excessive heat or drought unless supplemental water is applied for at least 5-7 days in advance.

B. Handling -containerized plants shall be handled by their container w/ proper support given to all parts of plant to prevent damage. Trees and palms shall only be handled w/ padded slings rated for 10x the weight of carried load. Trunks shall be wrapped min. 2X prior to cinch loop. No chain, rope or unpadding webbing shall be used to handle trees and palms.

C. Protection During Transporting: All plant material shall be protected from possible injury or breakage of branches. Provide all necessary splints, stakes, kraft paper wrapping and sleeves to secure and protect roots, stems and foliage of plant materials during shipment. All plants transported by open trucks or sea-containers shall be adequately covered to prevent windburn, drying or damage to plants.

D. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be kept moist at all times and provided protection from the drying of wind and sun. All plants shall be kept moist as necessary until planted. Storage period shall not exceed 72 hours. In plants cannot be installed within 48 hours, they shall be "heeled-in" earth trench rows and maintained in healthy, moist condition until planted.

E. Protection of Palms: A minimum number of fronds shall be removed from the crown of palm trees to facilitate moving/handling. Remaining fronds shall be tied and braced if required.

F. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, padding, wood battens or other approved methods.

G. Plants that show symptoms of bark compression, girdling or bark slippage or other damage are unacceptable.

H. Special Treatment and Handling: Sabal Palms (Cabbage Palms) shall be "hurricane cut" in the field prior to transport. Heads shall be split after the remaining bulk of fronds have been removed. Sabal Palms shall be taken from moist, "black" growing areas. All burn marks on Sabal Palm trunks shall be removed. Collected or Field Dug Specimen Palms: All field dug palms, (except-Adonidia, Cocos, Phoenix, Washingtonia, Ptychosperma, Hypophorbe sp.) palms shall be root pruned for 2 months in advance of being lifted and moved. All palms shall be watered for 1 week prior to digging in the field. Heads shall have the lower 50% of fronds removed or as otherwise determined by Supplier. Heads shall be securely tied and secured before transporting. Heads shall remain tied-up until new root growth is visible or as otherwise determined by Supplier. All Palms shall have heads tied and braced during shipping & handling. Canary Date Palms shall have heads securely stabilized with 4x4 post splints

3.3 PLANTING OPERATIONS:

A. Layout-The location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out, painted/flagged in field by the Contractor, to the satisfaction of the Landscape Architect before planting operations commence. In general, all trees, palms and accent plants shall be laid out, planted and approved by the Landscape Architect prior to the layout of shrubs/ground covers. Notify Landscape Architect and Owner for directions if site conditions requires the addition of soil over existing roots or where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Any necessary adjustments will be directed by the Landscape Architect.

B. Clearances: Shrub/hedge material shall be planted a min. of 30" (0.75 m) away from wall or other obstructions (including parking stops). Groundcover (1 gal or less) material (except sod) shall be planted 16" (10.41 m) away from pavement or edging unless otherwise noted. Vines shall be attached with copper wire to brass screws in lead anchors to walls. Make minor adjustments as may be required.

C. All planting holes shall have straight, vertical sides and flat horizontal bottoms. The diameter of a hole shall not be less than twice the diameter of the root ball or 24 inches (609.6 mm) greater than the root ball, whichever is smaller. The depth of a hole shall not be deeper than the root ball. The bottoms of planting holes shall be tamped to minimize settling.

D. Contractor shall confirm that all planting holes are free draining and percolate water. If hardpan, compacted soils, clay or rock are encountered, immediately notify Landscape Architect to determine remedial measures.

E. Backfill and Soil Amendments-Backfill shall be clean, fine, granular loamy soil unless otherwise noted. All palms shall be backfilled w/ clean, washed, salt-free sand. Clumpy or rocky soils shall be screened or replaced w/ appropriate material prior to backfilling. Refer to soil report recommendation for fertilizer type/rates. Additionally, Mycorrhizae and soil bacteria shall be added at the manufacturer's recommended rates (see 2.7c). The following minimum rates of soil mix apply: 1/2 cubic yard per tree and 1 cubic yard per 50 shrubs.

F. All plants shall be handled and installed in accordance w/ the Construction Documents and best appropriate horticultural practices. Trees and palms shall be installed in the field prior to the proper size of planting pit so that the top surface of the Root Collar/root ball will be 1"-2" above the final grade. Verify adequate percolation of the planting hole. Set plants straight and plumb unless otherwise noted. Select trees, palms and accents shall be leaned, oriented or faced as determined by Landscape Architect or as shown on the drawings.

G. B&B plants are set with bottom 1/3 of planting pit backfilled w/ existing site soil. Remove burlap, rope, wires, etc. from any trunk and top surface of balls. Do not remove burlap from underneath. All remaining wrapping material shall be biodegradable. No material shall encircle the trunk. Complete backfilling w/ native soil (or specified soil mix) and water thoroughly to remove voids. After watering has been completed, form a trough around plant, preventing water from entering the pit. Some wire wrapping and bundling may remain to maintain the integrity of the root ball. Review removal requirements in advance with the Landscape Architect.

H. Container Grown Plants: Shall, when delivered, have sufficient root growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls. Containers shall be removed carefully to prevent damage to plant or root system.

3.0 EXECUTION CONT.

I. Remediation of Root Defects - The Contractor shall inspect all plant material for root defects including but not limited to: root-bound containers; circling roots; girdling roots; sub grade, embedded root collars; adventitious roots; etc. All Root Collars shall be exposed and visible at the time of planting. Plants with two (2) or more girdling roots; plants from root-bound containers; or plants with circling roots greater than 75% of the pot circumference shall be rejected and replaced at the Contractor's expense. Plants with minor root defects shall be trimmed with clean, sanitized, sharp tools according to proper horticultural practice prior to planting. Plants shall be well watered prior to, and after, root trimming procedures. Plants that die as a result of root pruning are considered excessively defective and shall be replaced at Contractor's expense.

External Circling Roots - shear off outer 1"-2" of rootball circumference

Internal Circling Roots - radial cuts to interrupt circle, remove 2" min. section of root.

Girdling Roots-cut and remove the 2" min section of the girdling root at the surface.

Root Knots - trim or remove. For more information- refer to University of Florida- IFAS Website <http://hort.ufl.edu/woody/index.html>

For Root management -Refer to <http://hort.ufl.edu/woody/roots.html>

J. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered to such depths that the finished grade level of the Root Collar, after settlement, shall be the same as, or slightly above, that at which the plant was originally grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. The Contractor shall be responsible to raise and re-set all plant materials where root collars are found below finish grade at their own expense.

Along slopes, a soil terrace shall be formed so that the top of the Root Collar is level with existing grade on the up-slope side. No burlap shall be pulled out from under the balls. Tree boxes, platforms, wire, lifting loops and surplus binding from top and sides of the balls, shall be removed. Some wire or binding may remain if tight and necessary for rootball integrity. Any broken and frayed roots shall be cut off cleanly. Backfill soil shall be placed and tamped thoroughly and shall be settled by watering. No filling around trunks or on top of root balls will be permitted. After the backfill settles, additional soil shall be filled in to the level of the finished grade allowing for 2" (44.1 mm) of mulch. Form a shallow saucer around each plant by digging a trough of soil along the edge of the plant pit. This trough shall be 3'-4" (75 mm) deep. Specimen trees and Palms shall be equipped with supplemental irrigation (bubblers).

K. Setting Palms: All palms shall be planted in sand thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering.

L. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with clean soil mix. All backfill shall be watered thoroughly to settle and consolidate soil and eliminate voids. Provide a shall trough around the outside of the rootball for water retention. Tops of all rootballs shall be left exposed and free of soil backfill materials. Do not distribute any excess soil in any existing planted bed.

M. Pruning: Remove dead/broken branches from all plant material. Thin out internal branching and prune to retain type, growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument next to branch collar to ensure elimination of stubs. Headback" or "Hat Rack" cuts, right angle to line of growth, will not be permitted.

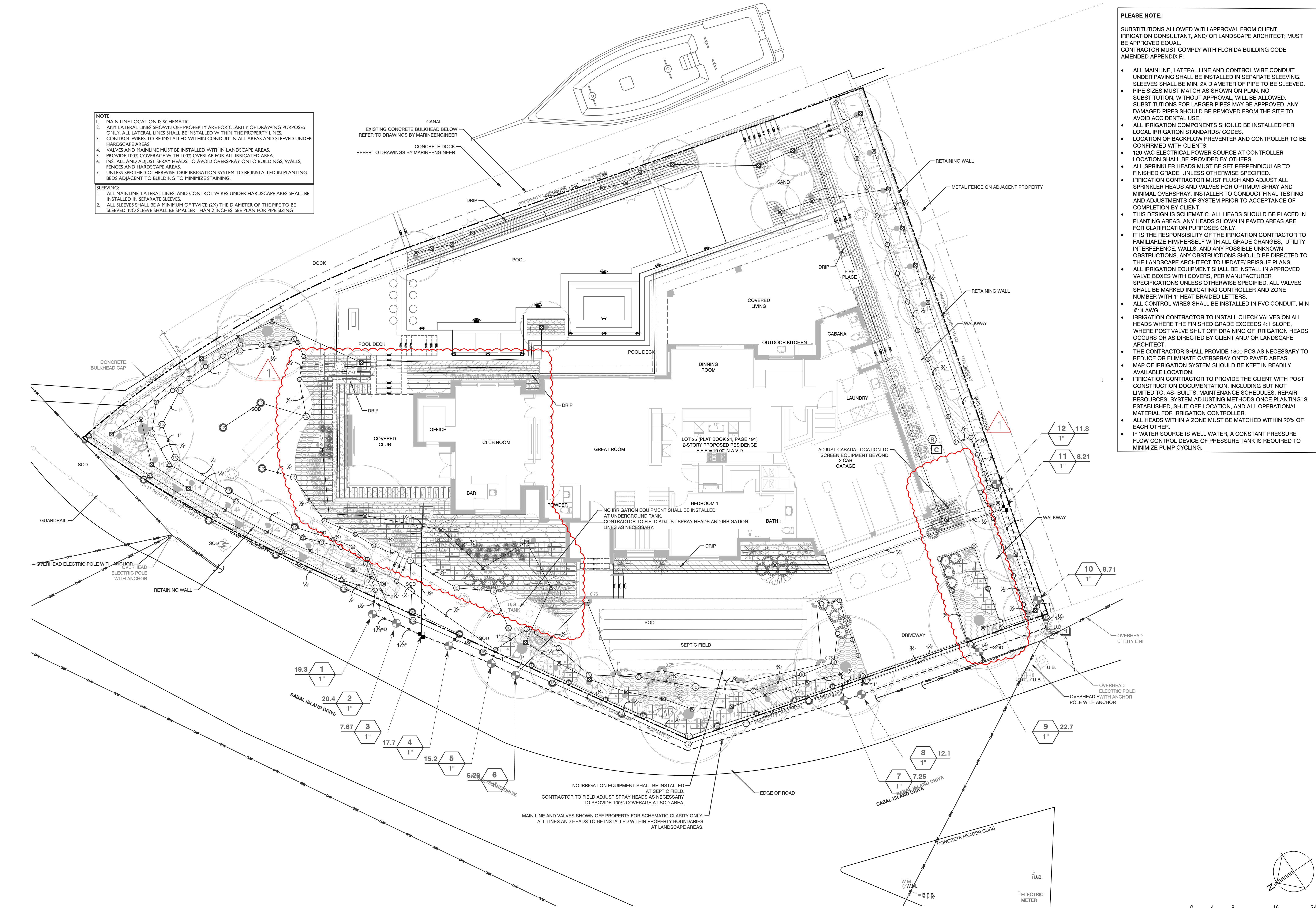
N. Guying and Staking: Guy and stake all trees, including palms, immediately after planting. Trees less than 1 1/2" (38.1 mm) in caliper shall be staked with vertical wood or metal stakes along the trunk. Stake shall be driven through the root ball and embed 12" min. into sub-grade. Attach tree trunk to the stake with 3/4" width elastic pruning tape. Double wrap trunk to avoid chafing. Tie firmly, but not tightly to the stake. Stake shall be cut off at least 12" below the top of the plant. Trees 1 1/2" (38.1 mm) in caliper and greater but less than 12" OA shall be guyed in 3 directions with double strands of No.12 galvanized wire (or rated woven polyethylene webbing) attached to approved stakes or anchors driven into the ground. Wires shall be secured with ties which may come in contact with any part of tree with new rubber hose. Place guys and braces not less than 1/3 of the height of tree above finished grade and above substantial limbs 1inch (25.4 mm) in diameter or more. Ground Stakes shall be clearly marked with high contrast fluorescent paint. Trees over 12" OA shall be braced with new lumber per staking detail. Provide stained where noted. Ground Stakes shall be clearly marked with high contrast fluorescent paint.

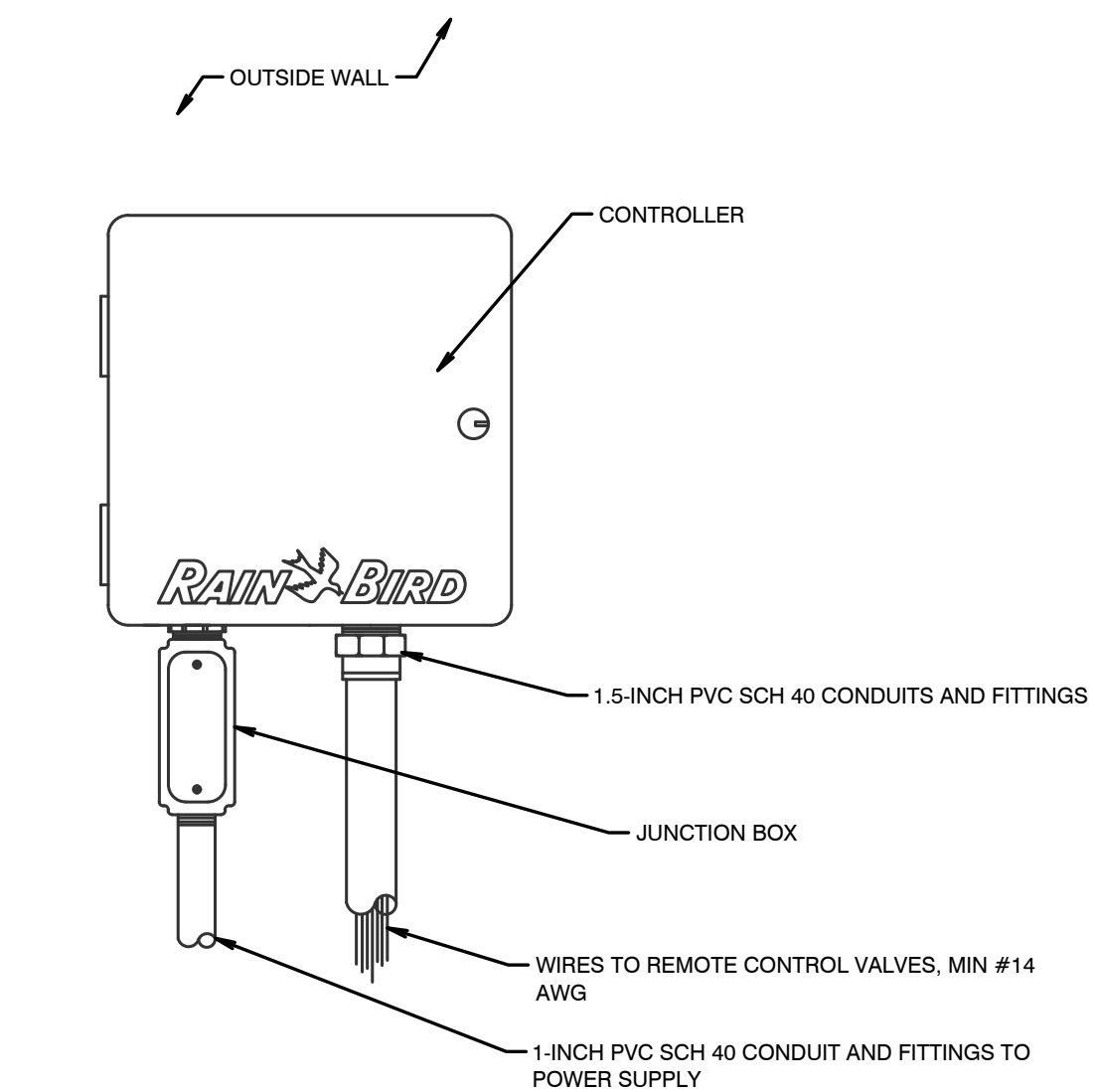
O. Staking and Bracing: When staking palms and broadleaf trees, no nails or fasteners shall directly penetrate the trunks. Wood battens: 12" -16" min (304-406 mm) min. length; separated from trunk by burlap; attached to the trunk of the trees with galvanized or stainless steel metal banding. Stakes and anchors shall be clearly marked with high contrast fluorescent paint. Alternate methods of guying or staking must be employed with the prior approval by Landscape Architect. Ground Stakes shall be clearly marked w/ high contrast fluorescent paint.

P. Mulching: All trees and shrub beds shall be mulched immediately after acceptance of the planting bed by the Landscape Architect. Mulch shall be applied to a 3" (76.2 mm) depth, with a mulch as specified. Prevent wind displacement of mulch by thoroughly wetting down. Do not apply any mulch against stems and trunks of plants.

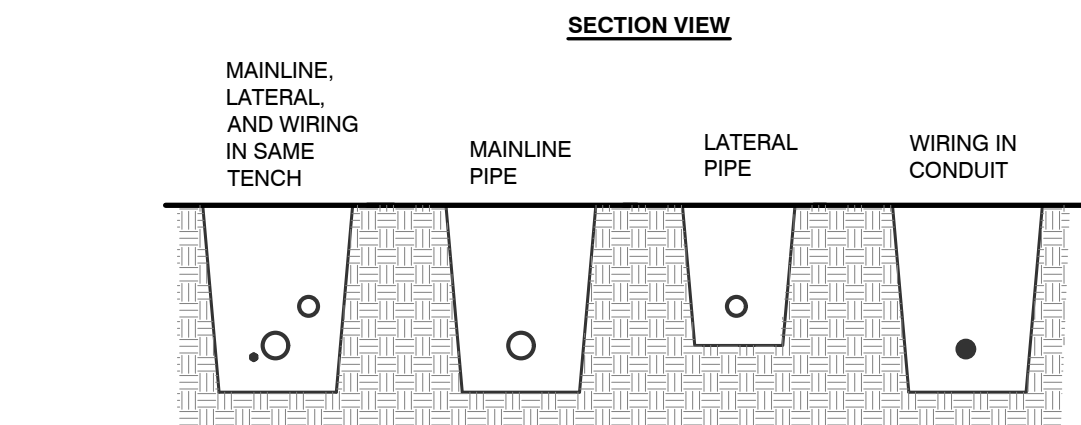
Q. Annual/seasonal color beds: Remove 8" to 10" (254 mm) of soil and replace with planting soil mixture consisting of Annual Planting Soil Mix per Section 2.8.E. Install annuals in fresh mix.

R. Retention of Existing Material: Landscape contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices. The relocated plant shall have foliage reduced and be provided with supplemental irrigation to the remaining leaf surface. Coordinate with Landscape Architect for relocation requirements.

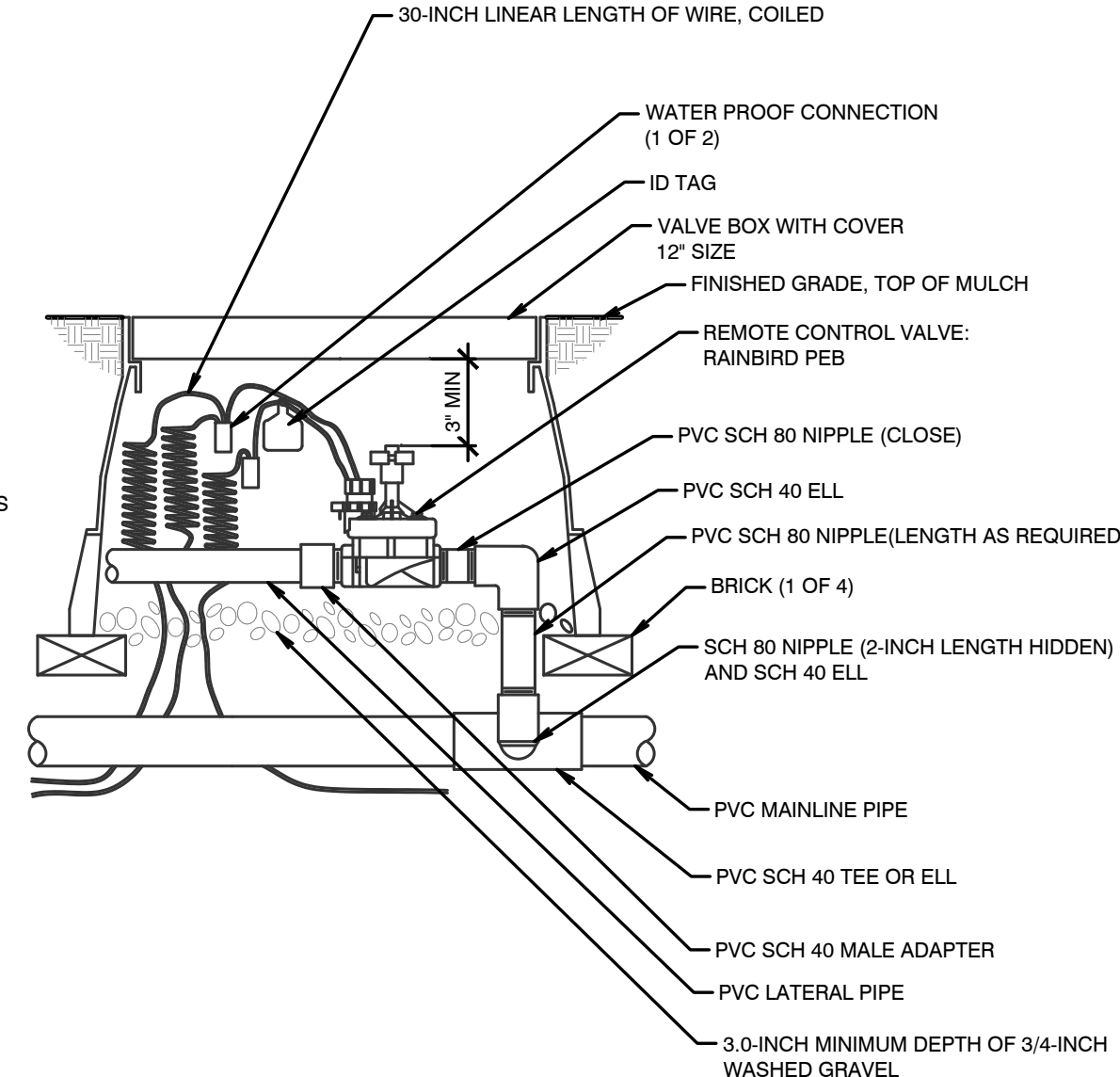




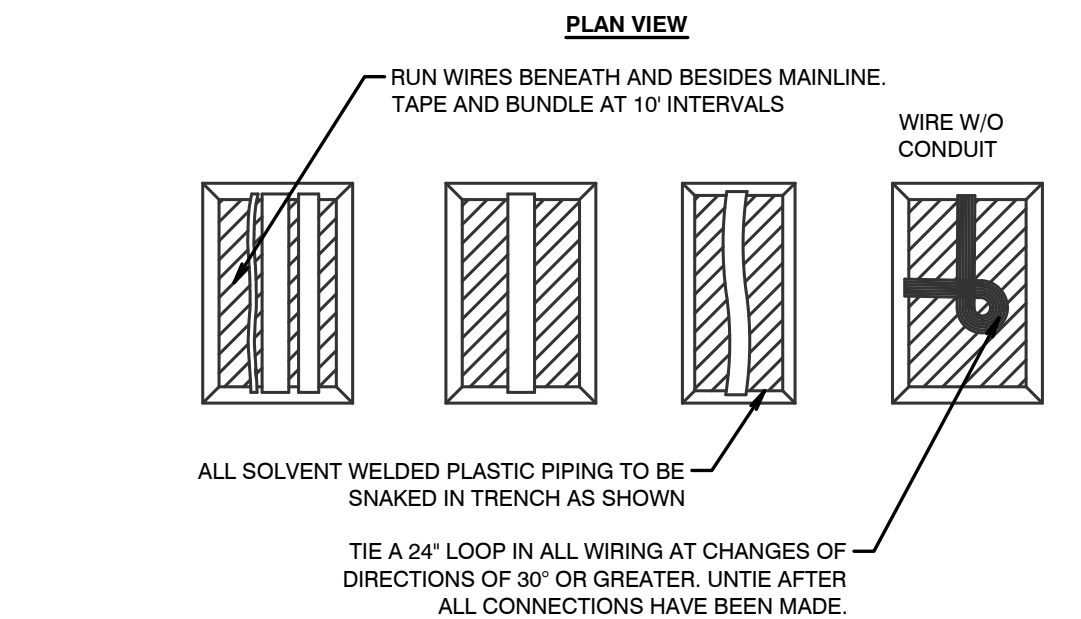
1 CONTROLLER
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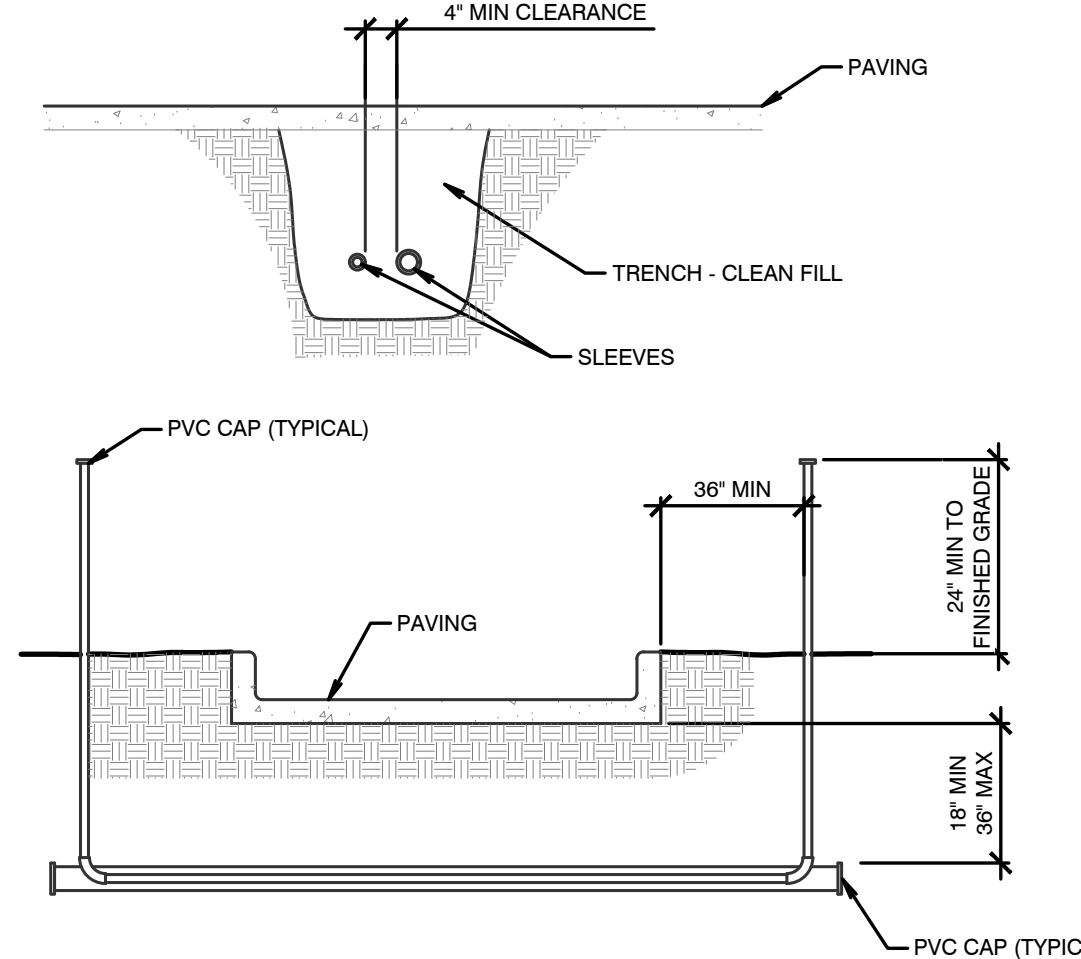
2 AUTOMATIC RAIN SENSOR
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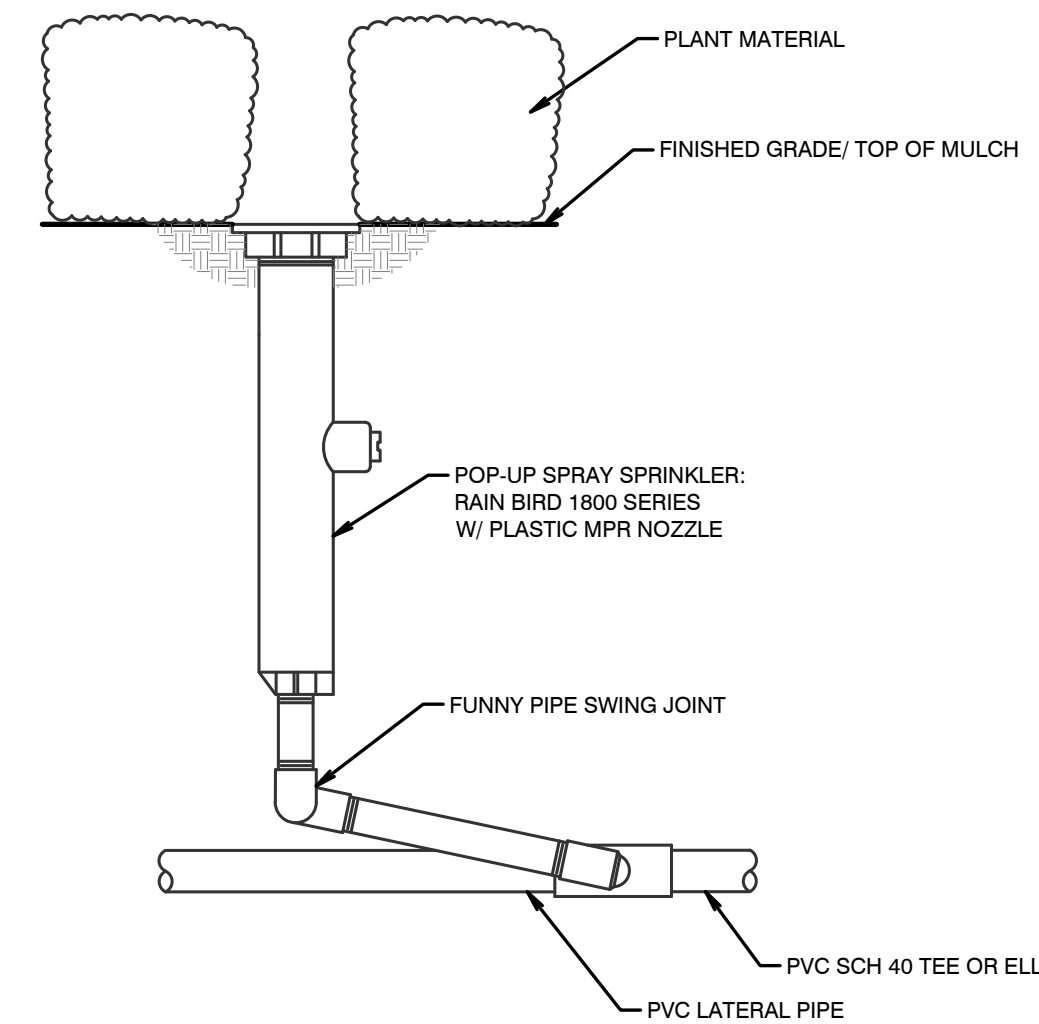
3 REMOTE CONTROL VALVE
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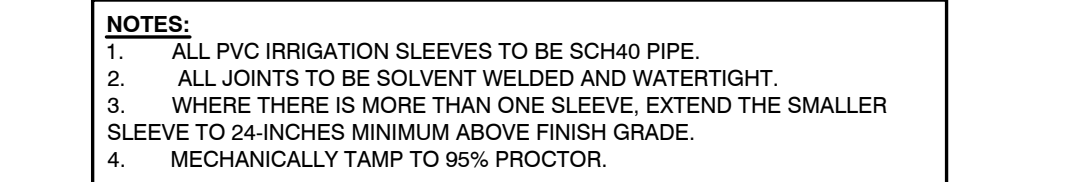
4 PIPE + WIRE TRENCHING
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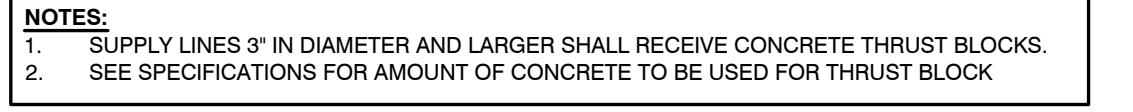
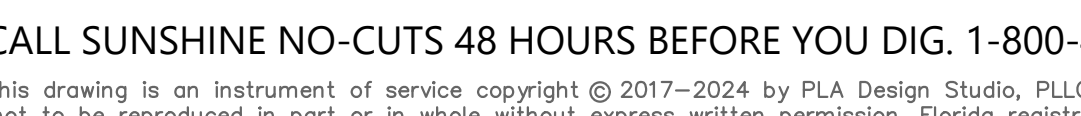
5 ROTOR POP-UP SPRINKLER
NTS



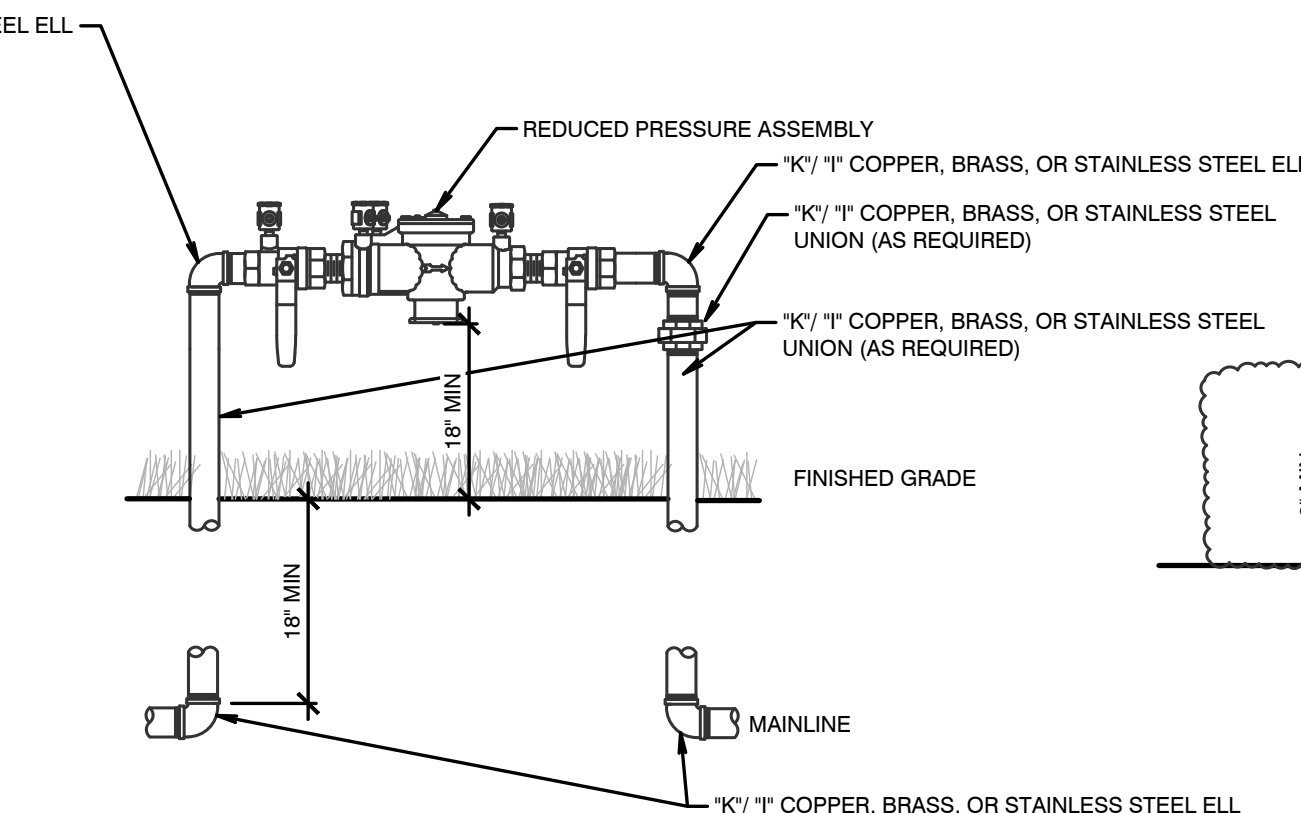
6 POP-UP SPRAY SPRINKLER
NTS



8 SLEEVING
NTS



9 THRUST BLOCKS
NTS



10 BACK FLOW PREVENTOR
NTS

VALVE SCHEDULE

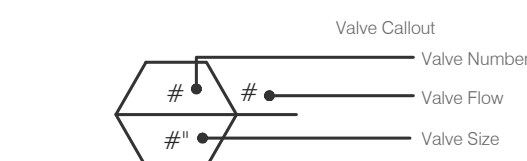
NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE	WIRE	DESIGN PSI	FRICTION LOSS	PSI	PSI @ POC	PRECIP
1	Rain Bird DV	1"	Shrub Spray	19.28	22	162.7	186.7	30	2.5	37.5	51.9	2.62 in/h
2	Rain Bird DV	1"	Turf Spray	20.4	15	134.5	181.6	30	2.46	37.6	52.4	1.6 in/h
3	Rain Bird LFV-100	1"	Area for Dripline	7.67	768.6	206.6	176.1	30	2.36	37.3	49.0	0.96 in/h
4	Rain Bird DV	1"	Shrub Spray	17.71	11	86.3	170.3	30	1.74	35.9	49.6	1.18 in/h
5	Rain Bird DV	1"	Shrub Spray	15.2	16	126.1	161.3	30	2.28	36.8	49.5	1.9 in/h
6	Rain Bird DV	1"	Turf Rotor	5.29	6	92.0	156.0	35	2.57	41.4	52.7	0.73 in/h
7	Rain Bird DV	1"	Bubbler	7.25	29	335.3	86.5	30	3.95	37.8	49.2	0.85 in/h
8	Rain Bird DV	1"	Shrub Spray	12.06	22	171.1	82.9	30	2.15	36.2	48.1	1.22 in/h
9	Rain Bird DV	1"	Turf Spray	22.69	15	211.7	58.2	30	2.94	38.4	52.9	0.8 in/h
10	Rain Bird DV	1"	Bubbler	8.71	152.2	392.4	38.5	30	2.93	36.7	48.3	0.97 in/h
11	Rain Bird LFV-100	1"	Area for Dripline	8.21	820.7	180.4	19.3	30	2.59	37.7	49.4	0.96 in/h
12	Rain Bird DV	1"	Shrub Spray	11.76	17	86.5	19.3	30	2.53	36.6	49.0	2.33 in/h
Common Wire							184.8					

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	Rain Bird DV	Shrub Spray	2.62 in/h	1.5	35	675	96.4
2	Rain Bird DV	Turf Spray	1.6 in/h	1	38	775	111
3	Rain Bird LFV-100	Area for Dripline	0.96 in/h	2	126	966	138
4	Rain Bird DV	Turf Spray	1.18 in/h	1	51	903	129
5	Rain Bird DV	Shrub Spray	1.9 in/h	1.5	48	730	104
6	Rain Bird DV	Turf Rotor	0.73 in/h	1	83	439	62.7
7	Rain Bird DV	Bubbler	0.85 in/h	1.5	106	769	110
8	Rain Bird DV	Shrub Spray	1.22 in/h	1.5	74	894	128
9	Rain Bird DV	Turf Spray	0.8 in/h	1	75	1,702	243
10	Rain Bird DV	Bubbler	0.97 in/h	1.5	94	819	117
11	Rain Bird LFV-100	Area for Dripline	0.96 in/h	2	126	1,034	148
12	Rain Bird DV	Shrub Spray	2.33 in/h	1.5	39	459	65.5
TOTALS:					895	10,164	1,452

IRRIGATION SCHEDULE

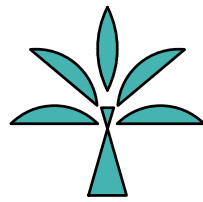
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI		
	Rain Bird 1806 10 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	2	30		
	Rain Bird 1806 12 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	4	30		
	Rain Bird 1806 15 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	14	30		
	Rain Bird 1806 ADJ Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	21	30		
	Rain Bird 1812 15 Strip Series Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	8	30		
	Rain Bird 1812 8 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	13	30		
	Rain Bird 1812 10 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	2	30		
	Rain Bird 1812 ADJ Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	54	30		
	Rain Bird 1812-1400 Flood Flood Bubbler 12in. popup	53	30		
SYMBOL	MANUFACTURER/MODEL	QTY	PSI	GPM	RADIUS
	Rain Bird 3504-PC 0.75	4	35	0.67	17'
	Rain Bird 3504-PC 1.0	1	35	0.92	21'
	Rain Bird 3504-PC 2.0	1	35	1.69	27'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
	Rain Bird LFV-100 1in. Low Flow DV Valve	2			
	Area to Receive Dripline Rain Bird XFS-06-12-NP XFS Non potable Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.6 GPH emitters at 12" O.C. Laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	1,589 lf			
	Rain Bird DV Electric Remote Control Valve, Standard Configuration. Plastic residential in 3/4in. or 1in..	10			
	Febco 825YA 1" Reduced Pressure Backflow Preventer	1			
	Rain Bird TM2-12-120V 12 station 120v model. Suitable for indoor or outdoor installations Factory-installed outdoor-rated power cord. LNK WiFi ready	1			
	Rain Bird RSD-CEX Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1			
	METER 1-1/2" - Water Meter	1			
	Irrigation Lateral Line: PVC Class 160 SDR 26	2,186 lf			
	Irrigation Mainline: PVC Class 200 SDR 21	184.8 lf			
	Pipe Sleeve: Ductile Iron Pipe- Class 350	248.9 lf			



11 BUBBLERS
NTS

CALL SUNSHINE NO-CUTS 48 HOURS BEFORE YOU DIG. 1-800-432-4770.

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Stephanie Portus FL Reg LA 6667215
Beth Dawson FL Reg LA 6667273
project number
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sheet name
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IRRIGATION
SCHEDULE
AND DETAILS

REVISED
09/16/25

sheet number

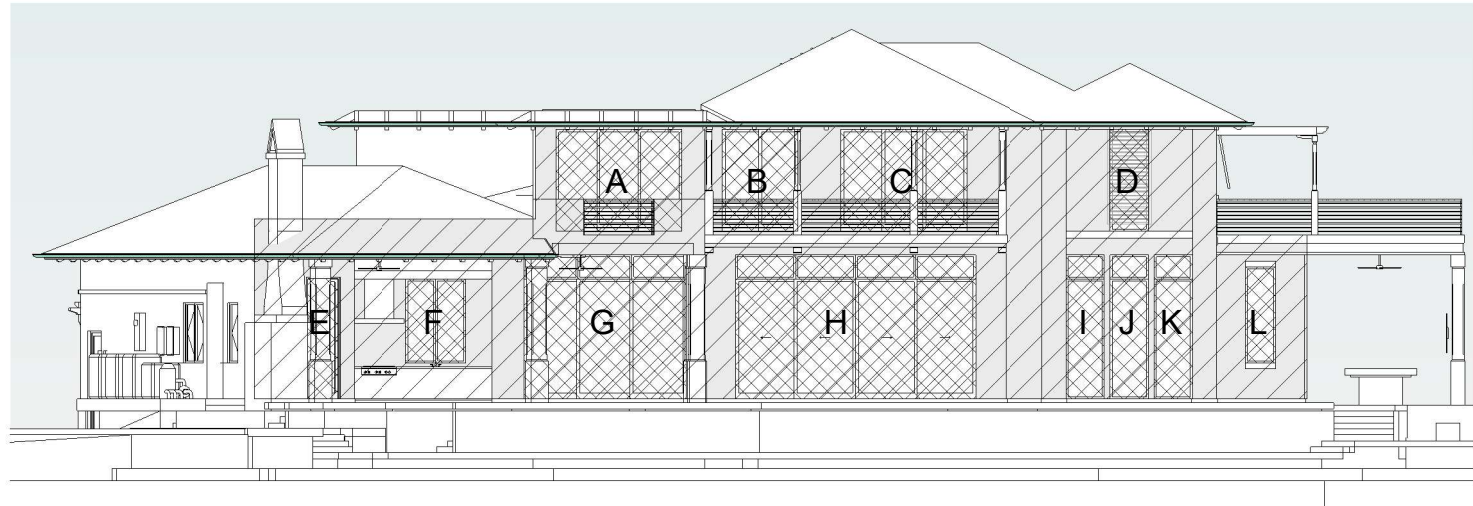
IP-2



Mark	OPENING AREA
A	13.75 SF
B	21.25 SF
C	13.75 SF
D	21.25 SF
E	21.25 SF
F	21.25 SF
G	21.25 SF
H	21.25 SF
I	93.50 SF
J	85.00 SF
K	14.17 SF
L	20.00 SF
M	40.00 SF
N	13.75 SF
O	57.75 SF
P	66.00 SF
Q	13.75 SF
R	90.00 SF
S	90.00 SF
TOTAL	738.92 SF

FRONT ELEVATION OPENINGS

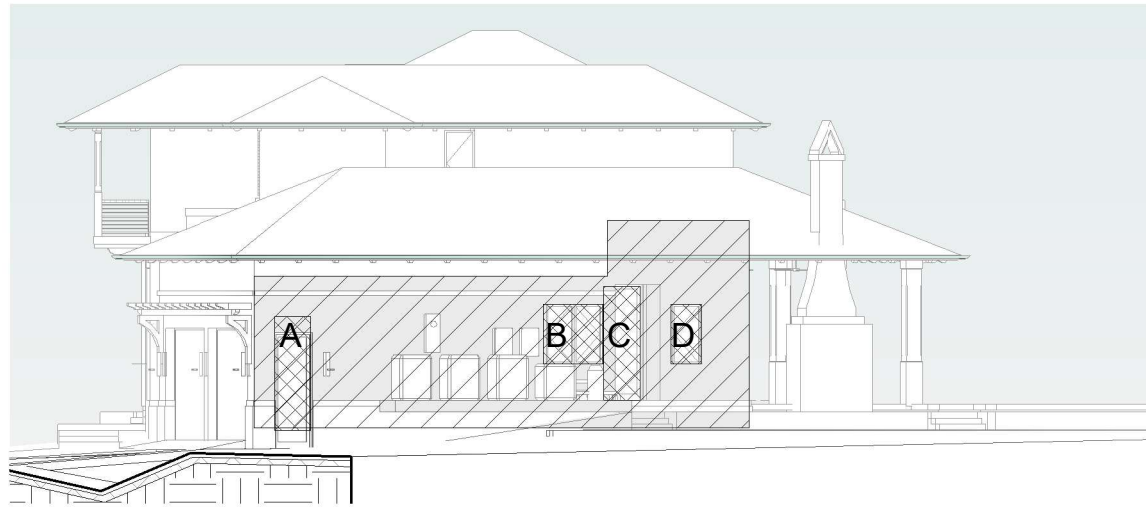
1/16" = 1'-0"



Mark	OPENING AREA
A	89.25 SF
B	53.83 SF
C	89.25 SF
D	26.92 SF
E	25.00 SF
F	35.00 SF
G	162.00 SF
H	240.00 SF
I	38.00 SF
J	38.00 SF
K	38.00 SF
L	20.00 SF
TOTAL	855.25 SF

REAR ELEVATION OPENINGS

1/16" = 1'-0"



Mark	OPENING AREA
A	28.50 SF
B	25.00 SF
C	28.50 SF
D	12.50 SF
TOTAL	94.50 SF

SOUTH ELEVATION OPENINGS

1/16" = 1'-0"

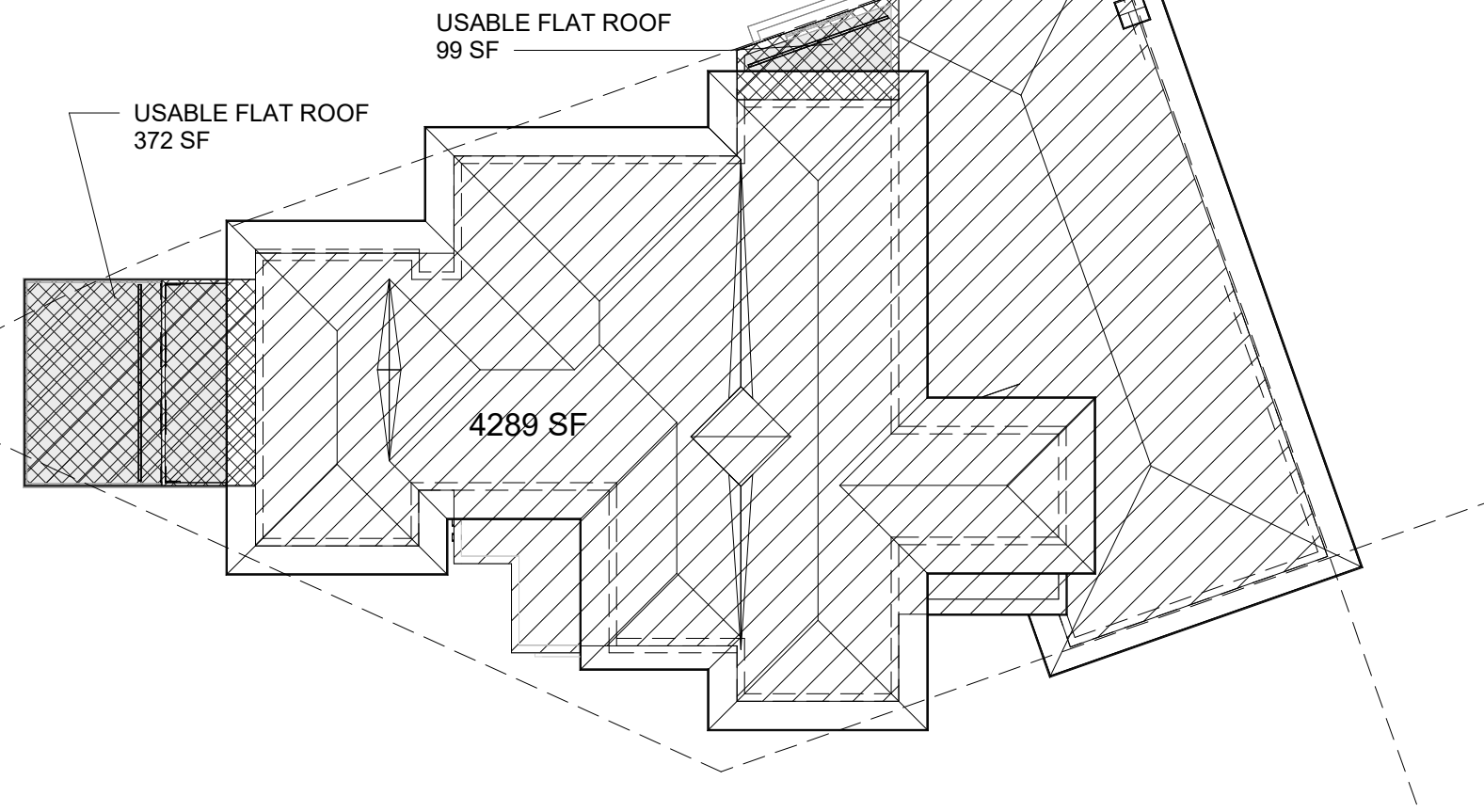


NORTH ELEVATION OPENINGS

1/16" = 1'-0"

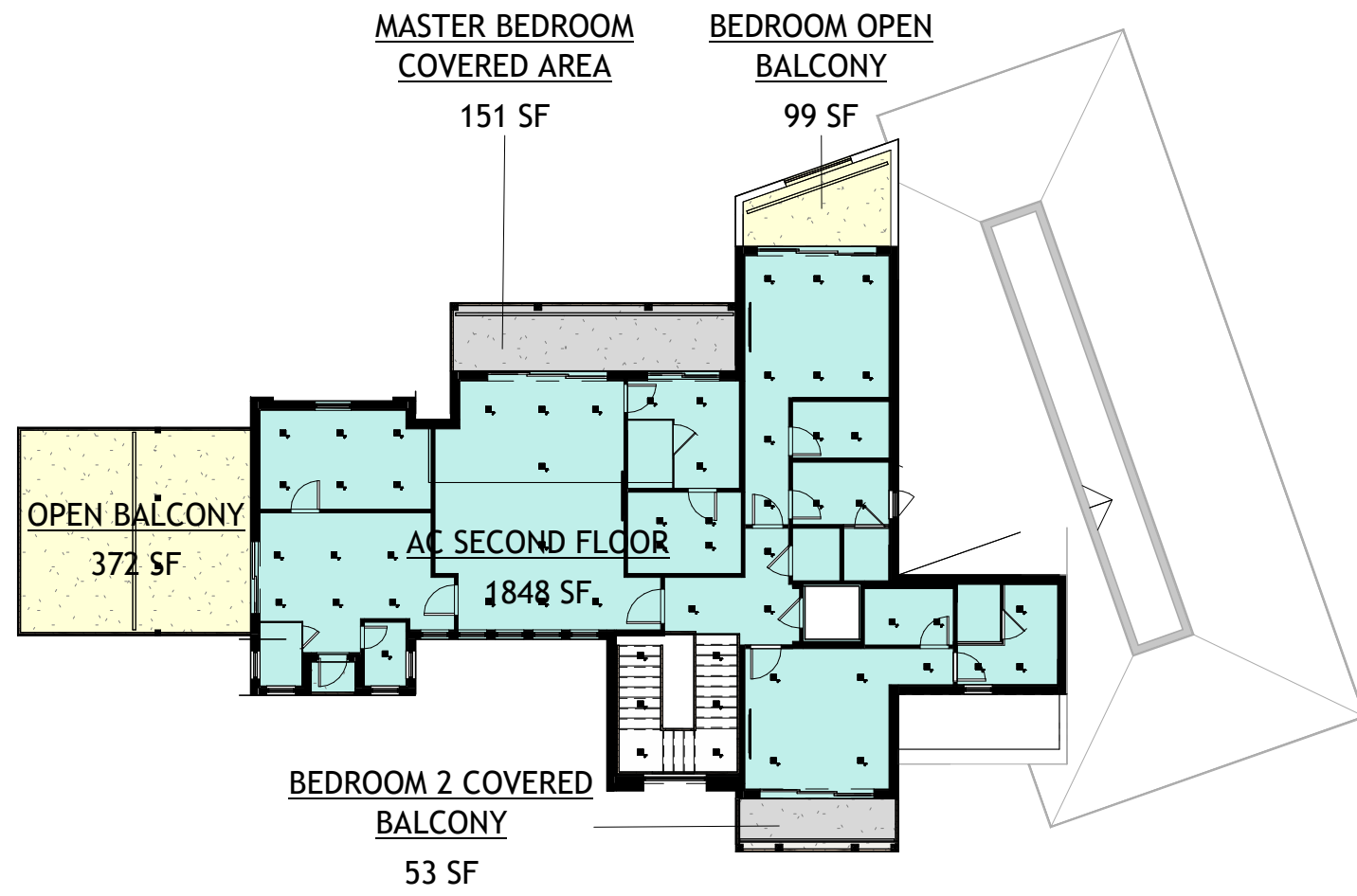
ALLOWABLE FLAT ROOF 15% X 4289 SF = 643SF USABLE FLAT ROOF

TOTAL USABLE FLAT ROOF 471 SF (11%) < ALLOWABLE 643 SF (15%)



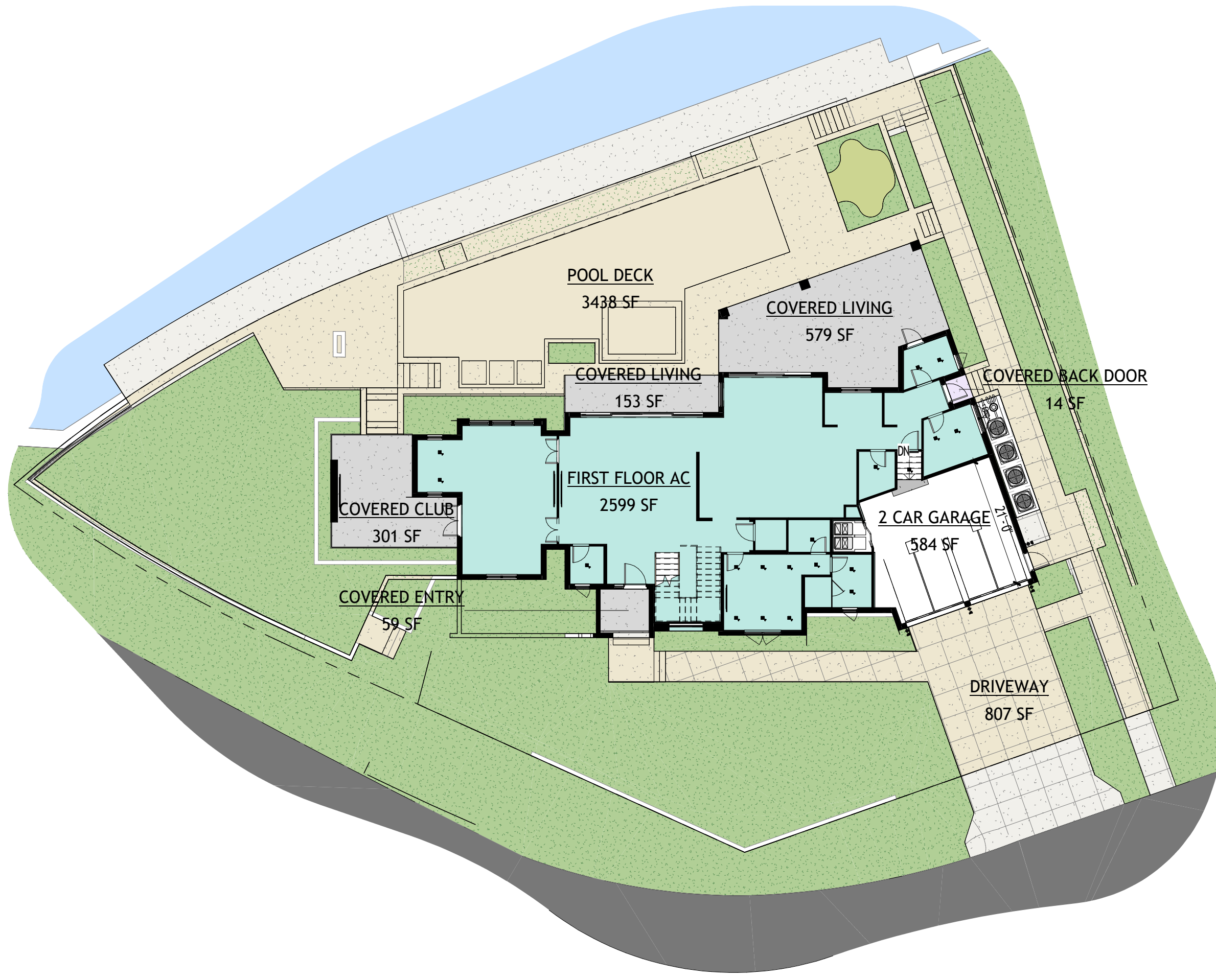
FLAT ROOF AREAS

1/16" = 1'-0"



SECOND FLOOR AREAS

1/16" = 1'-0"



SITE & FLOORPLAN AREAS

1/16" = 1'-0"

LEGAL DESCRIPTION

LOT 25, McCORMICK MILE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 191 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

ZONING

RSF

LOT SETBACK	REQUIRED	PROPOSED
FRONT YARD SETBACK	25'-0"	25'-10"
REAR SETBACK	25'-0"	25'-2"
SIDE (INTERIOR) SETBACK	15'-0"	15'-2"
SIDE (CORNER) SETBACK	20'-0"	21'-2"
DRIVEWAY SETBACK	5'-0"	16'-11"
BUILDING FLOOR ELEVATION	9'-0" BFE	10'-0" DFE
MAX. BUILDING HEIGHT	32'-0"	30'-10"

MAXIMUM FLOOR AREA (SEC. 64-1(j)(6))

TOTAL SITE AREA	13978 SF
MAX ALLOWABLE FLOOR AREA AT 36%	5032 SF MAX
1ST FLOOR AREA 16'-0" OR LESS IN HEIGHT	2599 SF
GARAGE	584 SF
2ND FLOOR AREA	1848 SF
TOTAL 1 ST & 2ND FLOOR AREA	5031 SF
FLOOR AREA RATIO	5031 SF/13978 SF =35.9%

MAXIMUM LOT COVERAGE (SEC 64-1)

TOTAL SITE AREA	13978 SF	
MAX ALLOWABLE LOT COVERAGE AT 35%	4892 SF	4289SF(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	2599 SF
GARAGE AREA	584 SF
COVERED AREAS	1106 SF
16'-0" OR LESS IN HEIGHT TOTAL 1ST FLOOR AREA	4289 SF
2ND FLOOR AREA	
A/C AREA	1848 SF
COVERED AREAS	204 SF
TOTAL 2ND FLOOR AREA	2052 SF
2ND FLOOR TO 1ST FLOOR RATIO	2052 SF / 4289 SF = 47.8%

ROOF AREAS

OVERALL ROOF AREA	4289 SF
USABLE FLAT ROOF	471 SF (11%)

WINDOW AND DOOR COVERAGE

MINIMUM 15% DOOR WINDOW COVERAGE PER ELEVATION WALL AREA			
ELEVATION	AREA	15% MIN OPENING	PROPOSED OPENING %
FRONT	2021 SF	(15%) 303.15 SF	(36%) 738.92 SF
REAR	1743 SF	(15%) 261.45 SF	(49%) 855.22 SF
NORTH	535 SF	(15%) 80.25 SF	(16%) 88.58 SF
SOUTH	576 SF	(15%) 86.4 SF	(16%) 94.0 SF

IMPERVIOUS/ PERVIOUS CALCULATIONS

TOTAL SITE AREA	13978.4 SF
PROPOSED SF	PROPOSED %
TOTAL IMPERVIOUS AREA	8560 SF 61%
TOTAL PERVIOUS AREA	5418 SF 39%
REFER TO GREEN SPACE COLOR ON SITE PLAN AS PERVIOUS	

BEDROOM/ BATHROOM COUNT

1ST FLOOR		2ND FLOOR	
BEDROOM	BATH	BEDROOM	BATH
GUEST BEDROOM	GUEST BATH	MASTER BEDROOM	HIS BATH
	CABANA BATH		HER BATH
	POWDER	BEDROOM 2	BATH 2
		BEDROOM 3	BATH 3

STOMEL RESIDENCE

25 SABAL ISLAND DRIVE

OCEAN RIDGE, FLORIDA

RANDALL STOFFT

ARCHITECTS

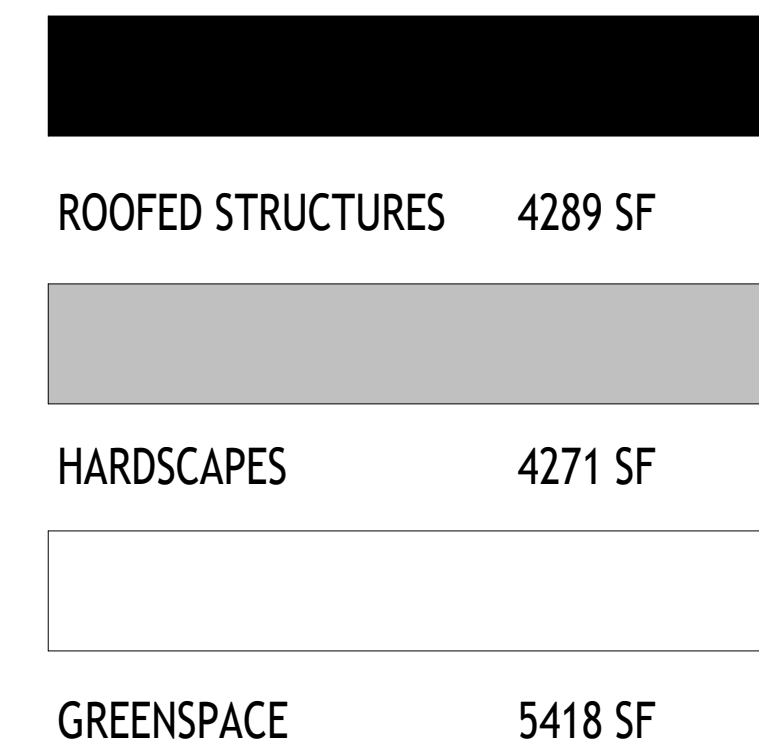
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A002



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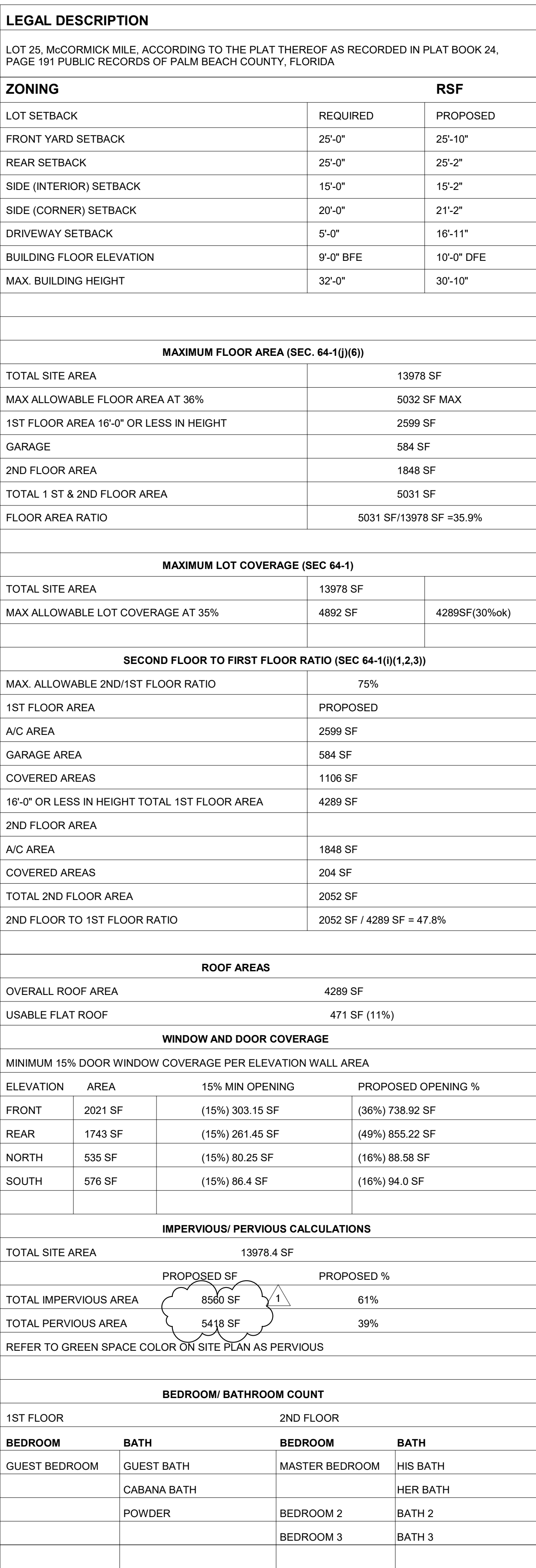
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A003



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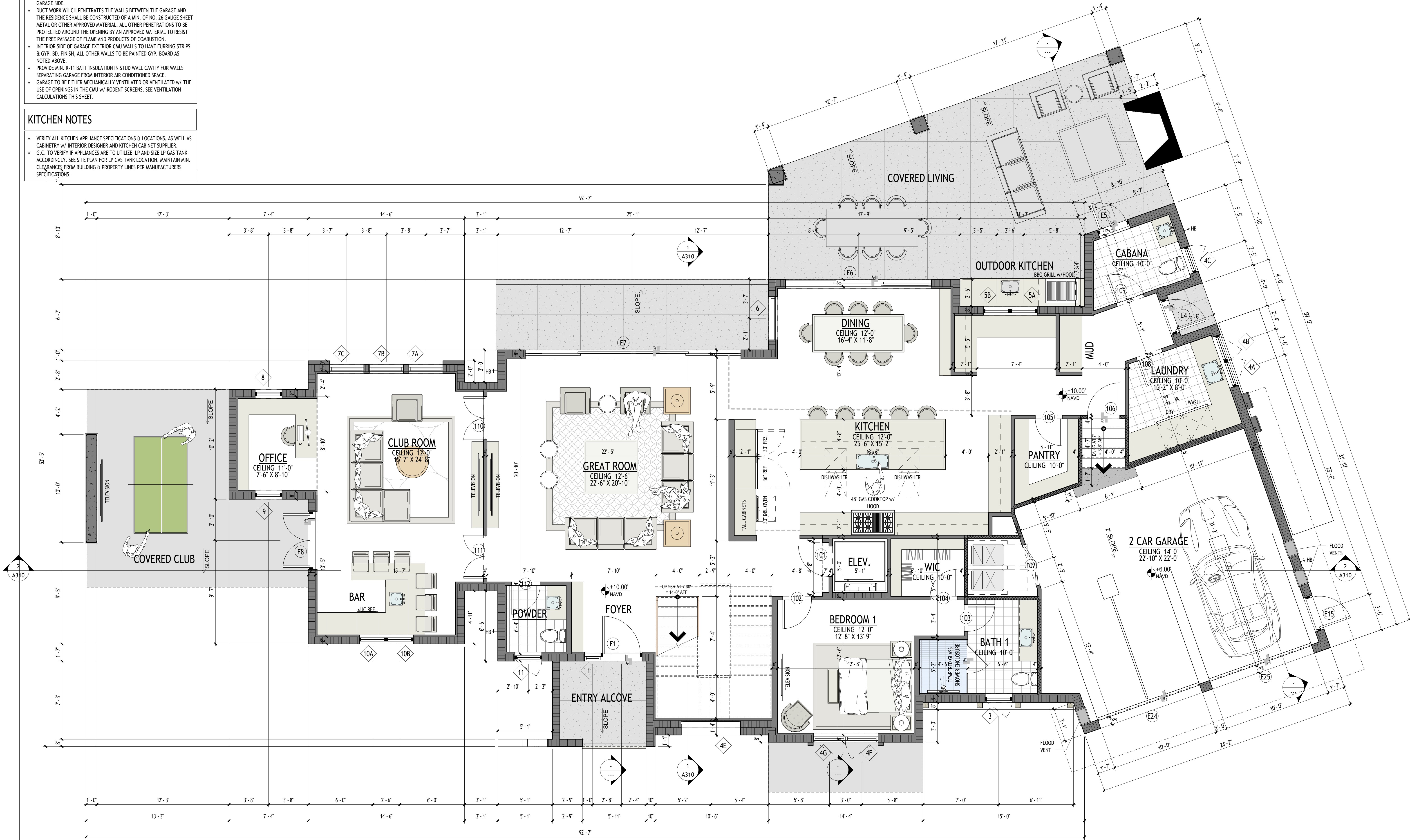
A101

GARAGE NOTES

- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ATTIC AREA BY NOT LESS THAN 1/2" GYP. BOARD APPLIED TO THE GARAGE SIDE.
- THE GARAGE SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE THE GARAGE BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD APPLIED TO THE GARAGE SIDE.
- DUCT WORK WHICH PENETRATES THE WALLS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE CONSTRUCTED OF A MIN. OF NO. 26 GAUGE SHEET METAL OR OTHER APPROVED MATERIAL. ALL OTHER PENETRATIONS TO BE PROTECTED AROUND THE OPENING BY AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- INTERIOR SIDE OF GARAGE EXTERIOR CMU WALLS TO HAVE Furring STRIPS & GYP. BD. FINISH, ALL OTHER WALLS TO BE PAINTED GYP. BOARD AS NOTED ABOVE.
- PROVIDE MIN. R-11 BATT INSULATION IN STUD WALL CAVITY FOR WALLS SEPARATING GARAGE FROM INTERIOR AIR CONDITIONED SPACE.
- GARAGE TO BE EITHER MECHANICALLY VENTILATED OR VENTILATED w/ THE USE OF OPENINGS IN THE CMU w/ RODENT SCREENS. SEE VENTILATION CALCULATIONS THIS SHEET.

KITCHEN NOTES

- VERIFY ALL KITCHEN APPLIANCE SPECIFICATIONS & LOCATIONS, AS WELL AS CABINETRY w/ INTERIOR DESIGNER AND KITCHEN CABINET SUPPLIER.
- G.C. TO VERIFY IF APPLIANCES ARE TO UTILIZE LP AND SIZE LP GAS TANK ACCORDINGLY. SEE SITE PLAN FOR LP GAS TANK LOCATION. MAINTAIN MIN. CLEARANCES FROM BUILDING & PROPERTY LINES PER MANUFACTURERS SPECIFICATIONS.



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

REVISIONS

REVISION	DATE
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STOMEL RESIDENCE
25 SABAL ISLAND DRIVE
OCEAN RIDGE, FLORIDA

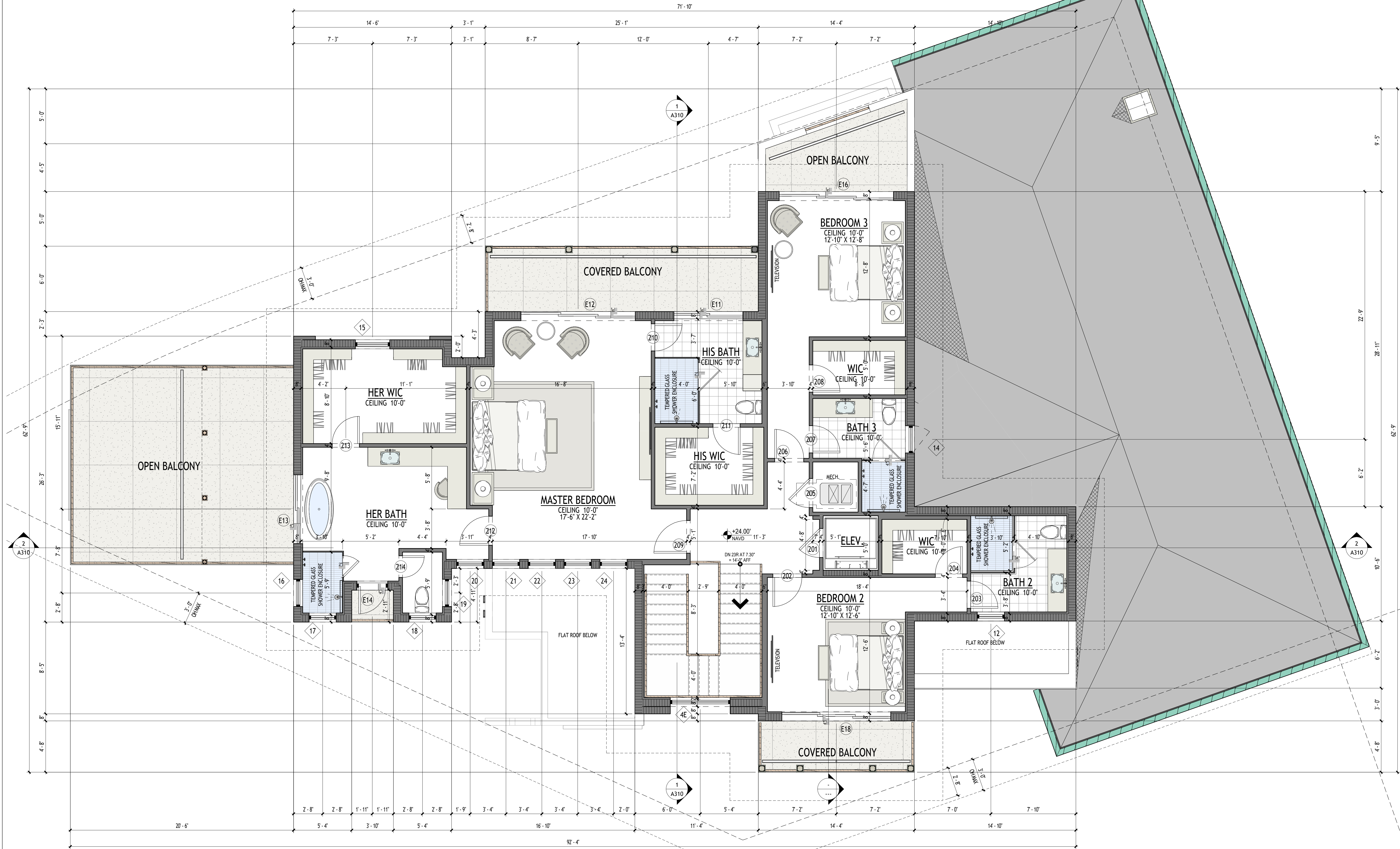
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A201



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

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STOMEL RESIDENCE
25 SABAL ISLAND DRIVE
OCEAN RIDGE, FLORIDA

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A202

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25 SABAL ISLAND DRIVE
OCEAN RIDGE, FLORIDA

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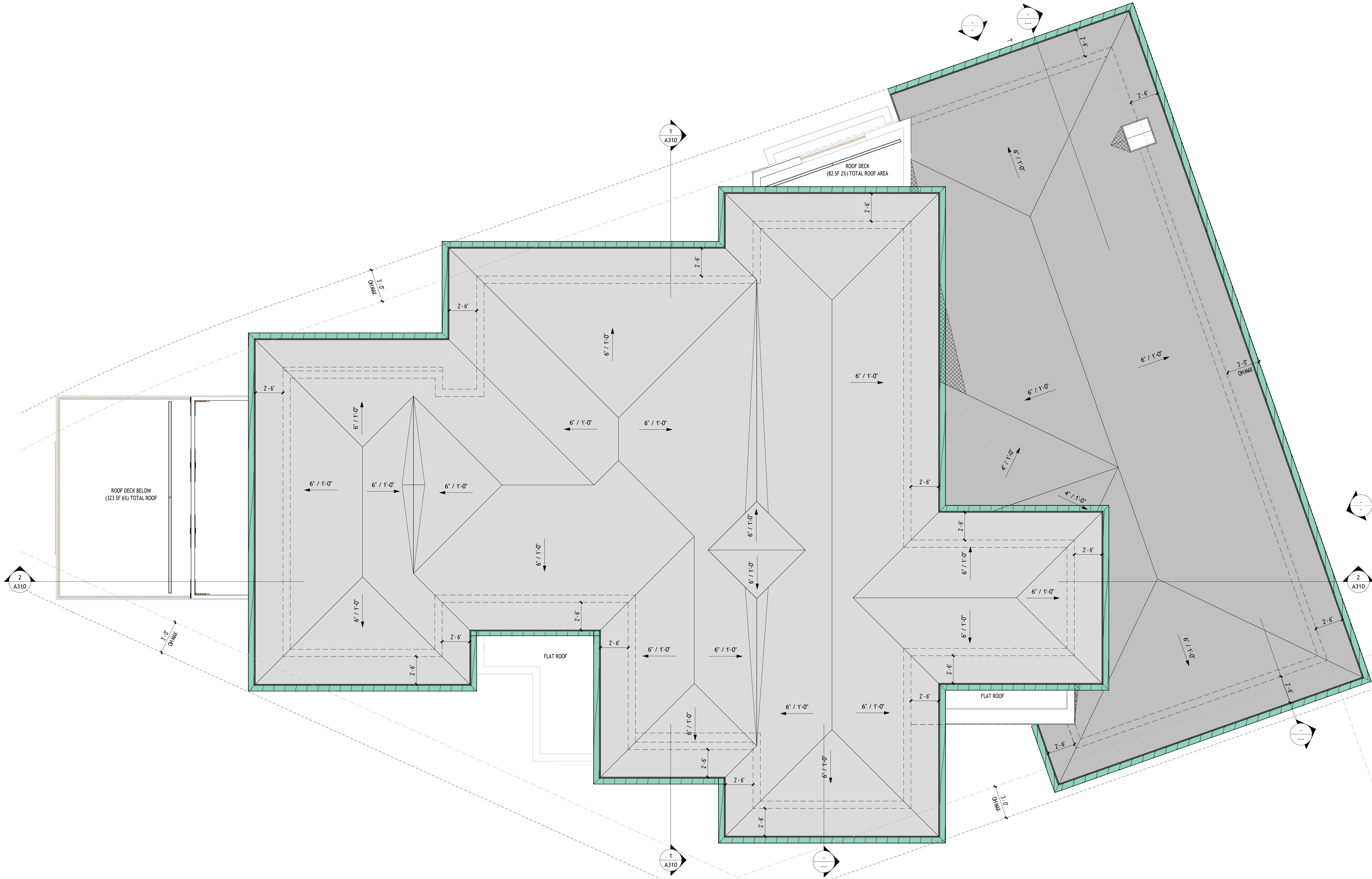
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A210



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

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REVISION	DATE

ELEVATION KEYNOTES

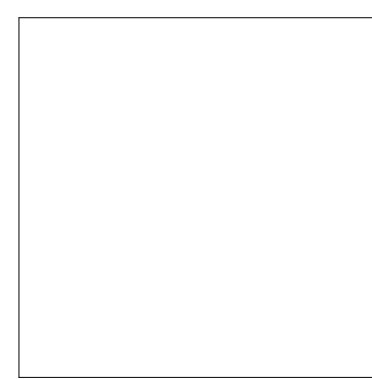
- 001 FLAT CONCRETE ROOF TILE WITH MITERED EDGES AND RIDGES. PROVIDE SAMPLE FOR ARCHITECT'S REVIEW
002 SMOOTH STUCCO FINISH
003 STONE VENER
004 COMPOSITE BAHAMA SHUTTER / LOUVERED SHUTTER
005 RAISED SMOOTH STUCCO SILL / HEAD
006 RAISED SMOOTH STUCCO BANDING
007 COMPOSITE WOOD TRELLIS
008 COMPOSITE RAFTER TAIL
009 METAL CUSTOM RAILING
010 IMPACT RESISTANT WINDOW AND DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR
ARCHITECT'S APPROVAL
011 IMPACT RESISTANT GARAGE DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
012 COMPOSITE TRELLIS SYSTEM
013 COPPER GUTTER/ DOWNSPOUT
014 STONE VENER CHIMNEY/FIREPLACE
015 OUTDOOR KITCHEN
016 INFINITY EDGE POOL
017 EQUIPMENT ON CONCRETE PADS MOUNTED MIN 1' ABOVE BASE FLOOD ELEVATION
018 METAL CHIMNEY CAP
019 OWNER SELECTED LIGHT FIXTURE



1 SABAL ISLAND ELEVATION (WEST)
3/16" = 1'-0"



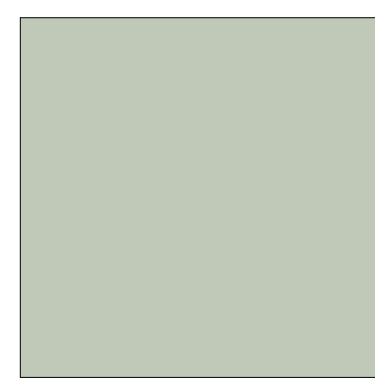
TEXTURED FLAT
CONCRETE ROOF TILE



CHANTILLY LACE
BENJAMIN MOORE



WHITE WASH
WOOD COMPOSITE



PRESCOTT GREEN
COMPOSITE WOOD STAIN



CUT CORAL STONE



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

SIOMEL RESIDENCE
25 SABAL ISLAND DRIVE
OCEAN RIDGE, FLORIDA

RANDALL STOFFT
ARCHITECTS
distinctive inspirational architecture

STANTON STONE
ARCHITECTS
distinctive inspirational architecture

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

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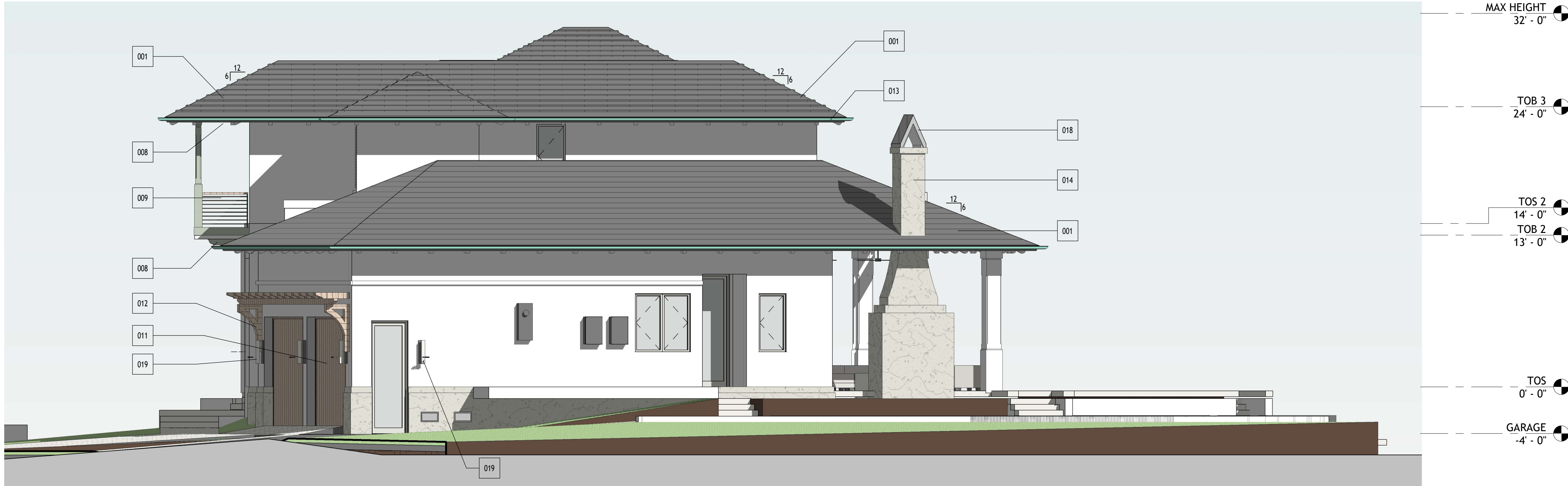
L-0011105 FIRM-AA003379

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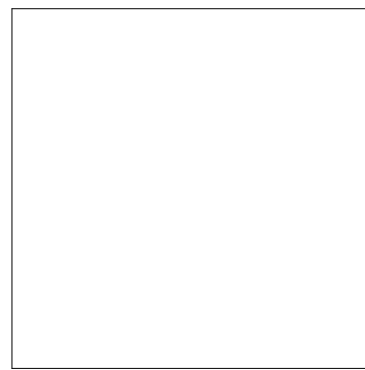
A301)

ELEVATION KEYNOTES

- 001 FLAT CONCRETE ROOF TILE WITH MITERED EDGES AND RIDGES. PROVIDE SAMPLE FOR ARCHITECT'S REVIEW
002 SMOOTH STUCCO FINISH
003 STONE VENEER
004 COMPOSITE BAHAMA SHUTTER / LOUVERED SHUTTER
005 RAISED SMOOTH STUCCO SILL / HEAD
006 RAISED SMOOTH STUCCO BANDING
007 COMPOSITE WOOD TRELLIS
008 COMPOSITE RAFTER TAIL
009 METAL CUSTOM RAILING
010 IMPACT RESISTANT WINDOW AND DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
011 IMPACT RESISTANT GARAGE DOOR. SEE WINDOW/DOOR SCHEDULE. PROVIDE NOA FOR ARCHITECT'S APPROVAL
012 COMPOSITE TRELLIS SYSTEM
013 COPPER GUTTER / DOWNSPOUT
014 STONE VENEER CHIMNEY/FIREPLACE
015 OUTDOOR KITCHEN
016 INFINITY EDGE POOL
017 EQUIPMENT ON CONCRETE PADS MOUNTED MIN 1' ABOVE BASE FLOOD ELEVATION
018 METAL CHIMNEY CAP
019 OWNER SELECTED LIGHT FIXTURE



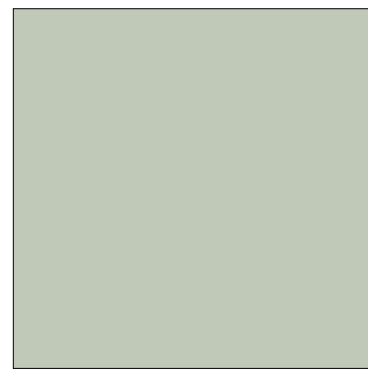
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WHITE WASH
WOOD COMPOSITE



PRESCOTT GREEN
COMPOSITE WOOD STAIN



CUT CORAL STONE

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



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

REVISIONS

REVISION DATE

STOMEL RESIDENCE
25 SABAL ISLAND DRIVE
OCEAN RIDGE, FLORIDA

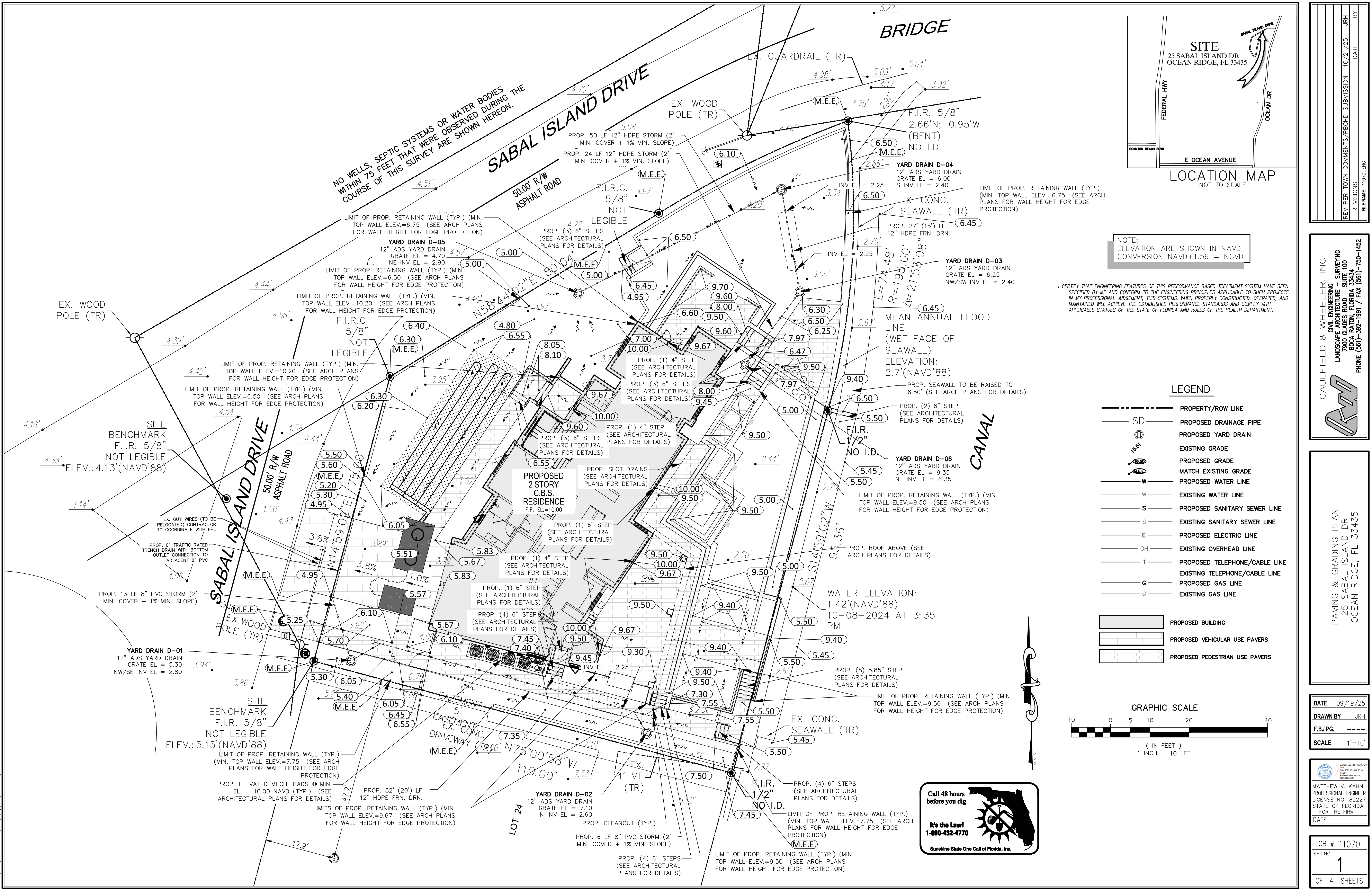
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A302



NOTE:
ELEVATION ARE SHOWN IN NAVD
CONVERSION NAVD+1.56 = NGVD

I CERTIFY THAT ENGINEERING FEATURES OF THIS PERFORMANCE BASED TREATMENT SYSTEM HAVE BEEN SPECIFIED BY ME AND CONFORM TO THE ENGINEERING PRINCIPLES APPLICABLE TO SUCH PROJECTS. IN MY PROFESSIONAL JUDGEMENT, THIS SYSTEMS WHEN PROPERLY CONSTRUCTED, OPERATED, AND MAINTAINED WILL ACHIEVE THE ESTABLISHED PERFORMANCE STANDARDS AND COMPLY WITH APPLICABLE STATUTES OF THE STATE OF FLORIDA AND RULES OF THE HEALTH DEPARTMENT.

REV	BY	DATE	REVISIONS
10/21/25	JRH		REV PER TOWN COMMENTS/PRCHD SUBMISSION

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1981 / FAX (561) 750-1452

PAVING & GRADING PLAN
25 SABAL ISLAND DR
OCEAN RIDGE, FL 33435

DATE 09/19/25
DRAWN BY JRH
F.B./PG. ---
SCALE 1"=10'

JOB # 11070
SHT.NO. 1
OF 4 SHEETS

SEPTIC SYSTEM NOTES (REFERENCE FAC 62-6):

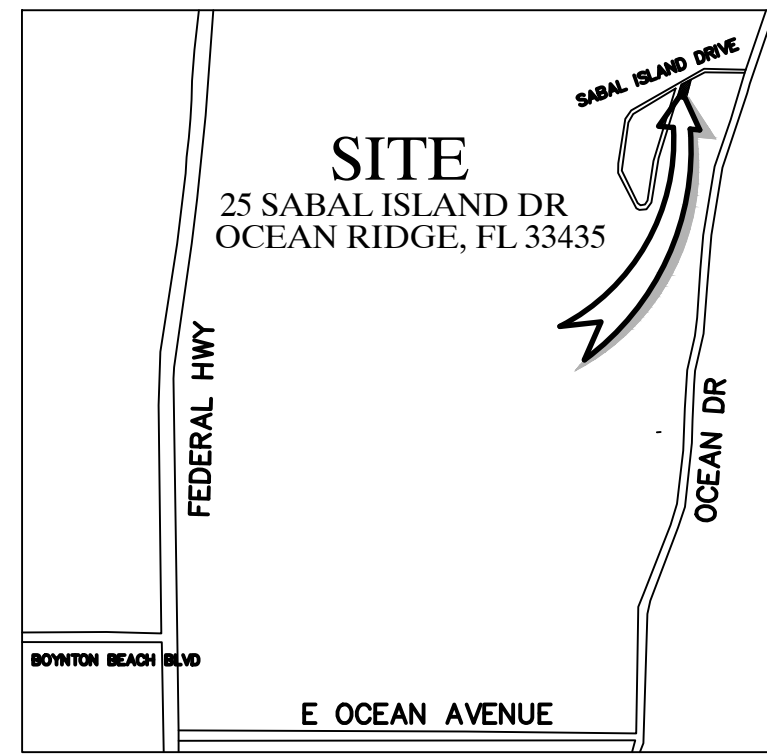
- 5' MINIMUM - DISTANCE FROM BUILDING OR STRUCTURES OR PROPERTY LINES
- 5' MINIMUM - DISTANCE FROM STORM SEWER PIPE (10' MAXIMUM EXTENT POSSIBLE PREFERRED)
- 10' MINIMUM - DISTANCE FROM WATER STORAGE TANKS AND POTABLE WATER LINES
- 75' MINIMUM - DISTANCE FROM HIGH WATER LINE OF LAKES, CANALS, STREAMS, ETC.
- 75' MINIMUM - DISTANCE FROM PRIVATE WELL (100' MINIMUM IN DESIGNATED AREAS)
- 200' MINIMUM - DISTANCE FROM PUBLIC WELL (500' MINIMUM IN DESIGNATED AREAS)
- 50' MINIMUM - DISTANCE FROM IRRIGATION OR ANY OTHER NON-POTABLE WELL (75' MINIMUM IN DESIGNATED AREAS)
- 100' MINIMUM - DISTANCE FROM NON-COMMUNITY AND NON-TRANSIENT, NON-COMMUNITY OR SEMI-PUBLIC WELLS (300' MINIMUM IN DESIGNATED AREAS)
- 200' MINIMUM - DISTANCE FROM NON-COMMUNITY WELL AND NON-TRANSIENT, NON-COMMUNITY WITH SEWAGE DISPOSAL OF MORE THAN 200 GPD (300' MINIMUM IN DESIGNATED AREAS)
- 100' MINIMUM - DISTANCE FROM PROPERTY LINE TO PUBLIC SEWER (FOR ESTIMATED SEWAGE FLOW MORE THAN 600 GPD, SEE ECR-1, PAGE 23)
- 15' MINIMUM FROM THE DESIGN HIGH-WATER LINE OF RETENTION AREAS, DETENTION AREAS, OR SWALES DESIGNED TO CONTAIN STANDING OR FLOWING WATER FOR LESS THAN 72 HOURS AFTER A RAINFALL.
- 10' MINIMUM FROM ANY STORM SEWER PIPE, TO THE MAXIMUM EXTENT POSSIBLE, BUT IN NO INSTANCE SHALL THE SETBACK BE LESS THAN 5'.

NO WELLS, SEPTIC SYSTEMS OR WATER BODIES
WITHIN 75 FEET THAT WERE OBSERVED DURING THE
COURSE OF THIS SURVEY ARE SHOWN HEREON.

SABAL ISLAND DRIVE

50.00' R/W
ASPHALT ROAD

BRIDGE



LOCATION MAP
NOT TO SCALE

NOTE:
ELEVATION ARE SHOWN IN NAVD
CONVERSION NAVD+1.56 = NGVD

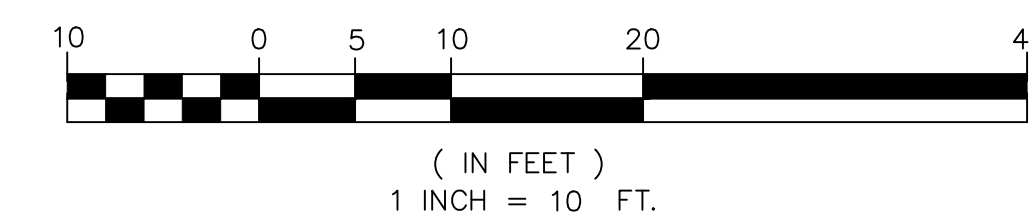
I CERTIFY THAT ENGINEERING FEATURES OF THIS PERFORMANCE BASED TREATMENT SYSTEM HAVE BEEN SPECIFIED BY ME AND CONFORM TO THE ENGINEERING PRINCIPLES APPLICABLE TO SUCH PROJECTS. IN MY PROFESSIONAL JUDGEMENT, THIS SYSTEMS, WHEN PROPERLY CONSTRUCTED, OPERATED, AND MAINTAINED WILL ACHIEVE THE ESTABLISHED PERFORMANCE STANDARDS AND COMPLY WITH APPLICABLE STATUTES OF THE STATE OF FLORIDA AND RULES OF THE HEALTH DEPARTMENT.

LEGEND

- PROPERTY/ROW LINE
- SD PROPOSED DRAINAGE PIPE
- PROPOSED YARD DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED ELECTRIC LINE
- EXISTING OVERHEAD LINE
- PROPOSED TELEPHONE/CABLE LINE
- EXISTING TELEPHONE/CABLE LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE

PROPOSED BUILDING

GRAPHIC SCALE



SEPTIC SYSTEM:
HOOT H-1000-AND ATU WITH SEPARATE 1,050 GAL PRETREATMENT TANK.

40% DRAINFIELD REDUCTION RESULT IN A REQUIRED MIN. DRAINFIELD AREA OF 390 SF AND A MIN. UNOBSTRUCTED AREA OF 585 SF. (SEE SEPTIC CALCULATIONS)

CONTRACTOR TO INSTALL 1 DRIP IRRIGATION FIELD OF 391 SF OF DRAINFIELD AREA. INCLUDES 196 LF OF 0.92 GPH SUB-SURFACE DRIP IRRIGATION LINE. (607 SF UNOBSTRUCTED AREA) (SEE SHEET 4 FOR DETAILS)

DATE	10/21/25	BY	
REV	PER TOWN COMMENTS/PBCHD SUBMISSION	JRH	
REVISIONS			
FILE NAME	11070.ENG		

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

UTILITY PLAN
25 SABAL ISLAND DR
OCEAN RIDGE, FL 33435

DATE	09/19/25
DRAWN BY	JRH
F.B./PG.	----
SCALE	1"=10'

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
- FOR THE FIRM -
DATE

JOB #	11070
SHT.NO.	2
OF 4 SHEETS	

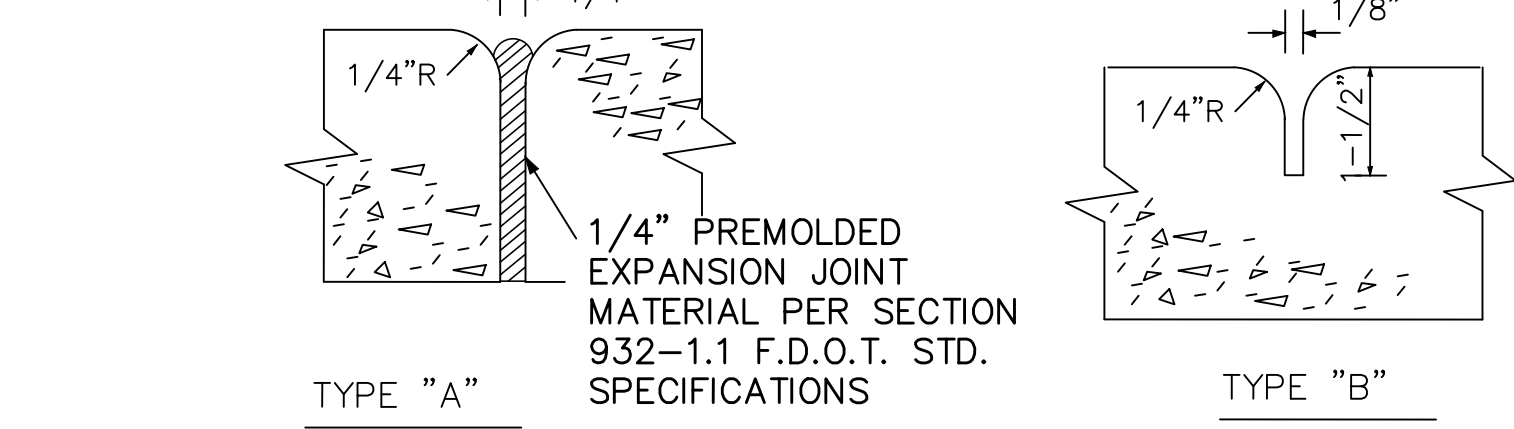
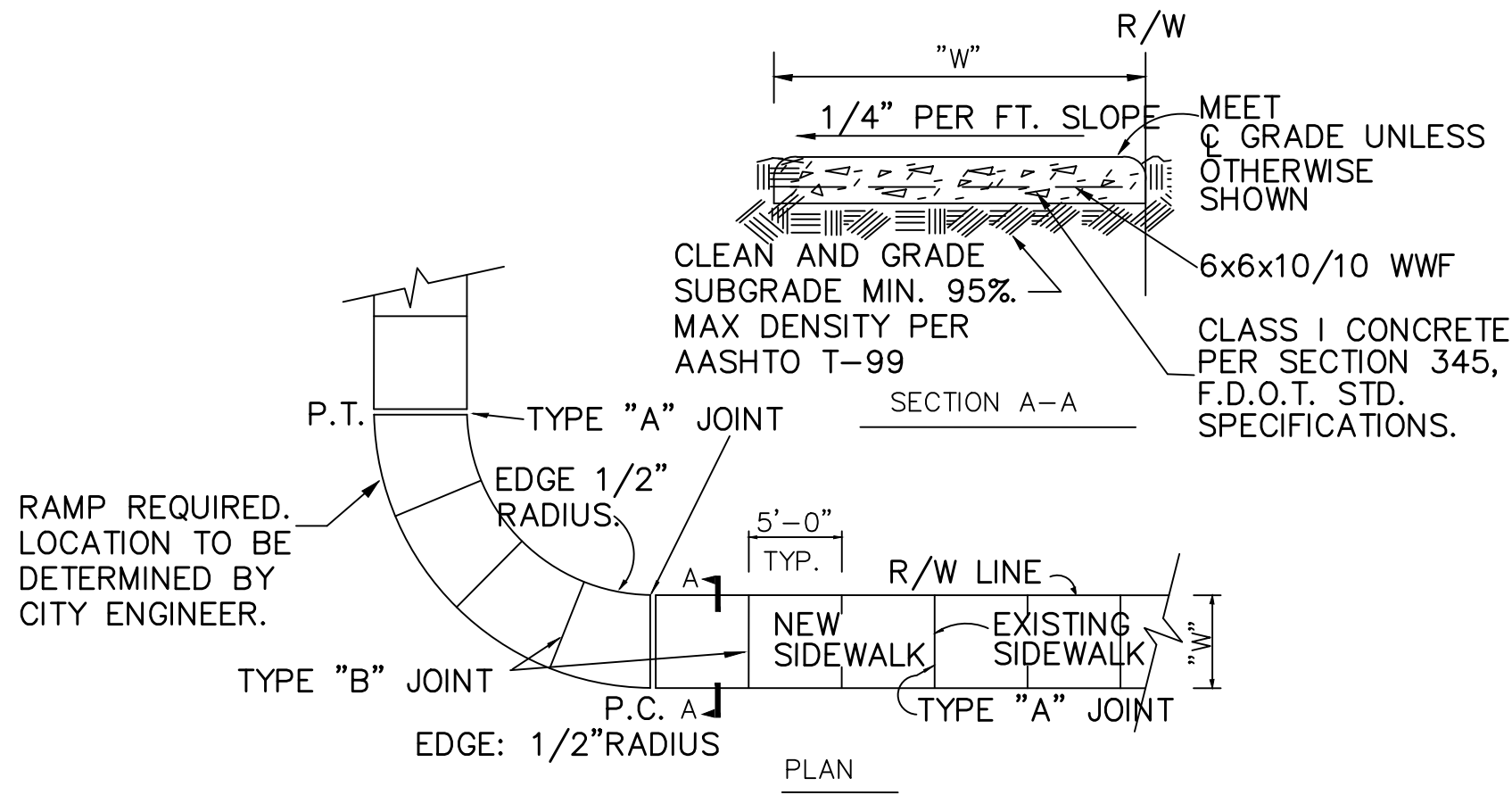
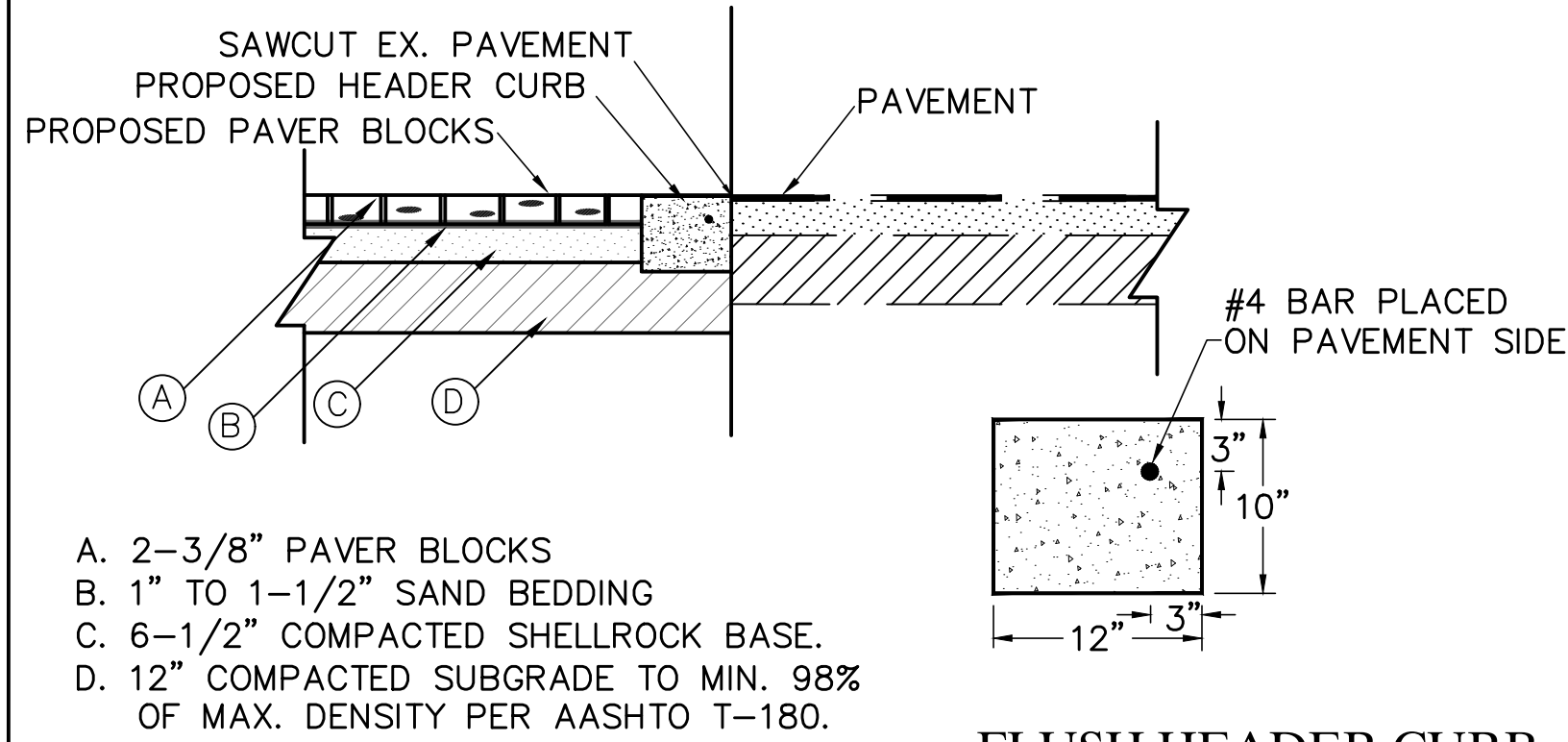


TABLE OF SIDEWALK THICKNESS - "T"		TABLE OF SIDEWALK JOINTS	
RESIDENTIAL AREAS	4"	TYPE	LOCATION
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"	"A"	P.C. AND P.T. OF CURVES
TABLE OF SIDEWALK WIDTHS - "W"		"B"	JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
SINGLE-FAMILY AREAS	5'		5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
MULTI-FAMILY AREAS	5'		
OTHER AREAS AS SPECIFIED BY THE ENGINEER.		"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

SIDEWALK CONSTRUCTION

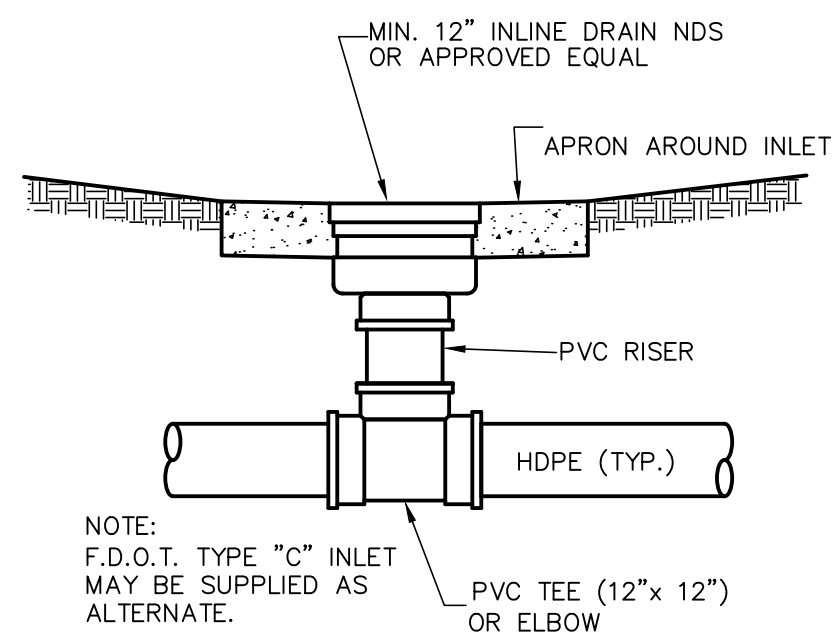
n.t.s.



FLUSH HEADER CURB
N.T.S.

PAVER BLOCK DETAIL

NOTE: PROVIDE TYPE "B" JOINT, WHERE HEADER CURB ABUTS VALLEY CURB



ADS INLET DETAIL
N.T.S.

DRAINAGE AND RETENTION CALCULATIONS

COMPUTE THE INCREASE OF RUNOFF FOR A 100-YEAR, 3-DAY STORM EVENT:

3-DAY RAINFALL AMOUNT: 18.00

PROJECT AREAS:

	EXISTING CALC.	PROPOSED
PROJECT AREA	0.32 Ac.	0.32 Ac.
BUILDINGS	0.00 Ac.	0.07 Ac.
PAVED AREAS	0.00 Ac.	0.13 Ac.
SOD/LANDSCAPE AREAS	0.32 Ac.	0.12 Ac.

EXISTING CONDITIONS:

$$\text{RUNOFF} = \frac{[18.00 - 0.2 (8.18)]^2}{[18.00 + 0.8 (8.18)]} = 267.78 = 10.91$$
$$\text{VOLUME} = \frac{10.91 \times 0.32}{12} = 0.29 \text{ Ac-ft.}$$

PROPOSED CONDITIONS:

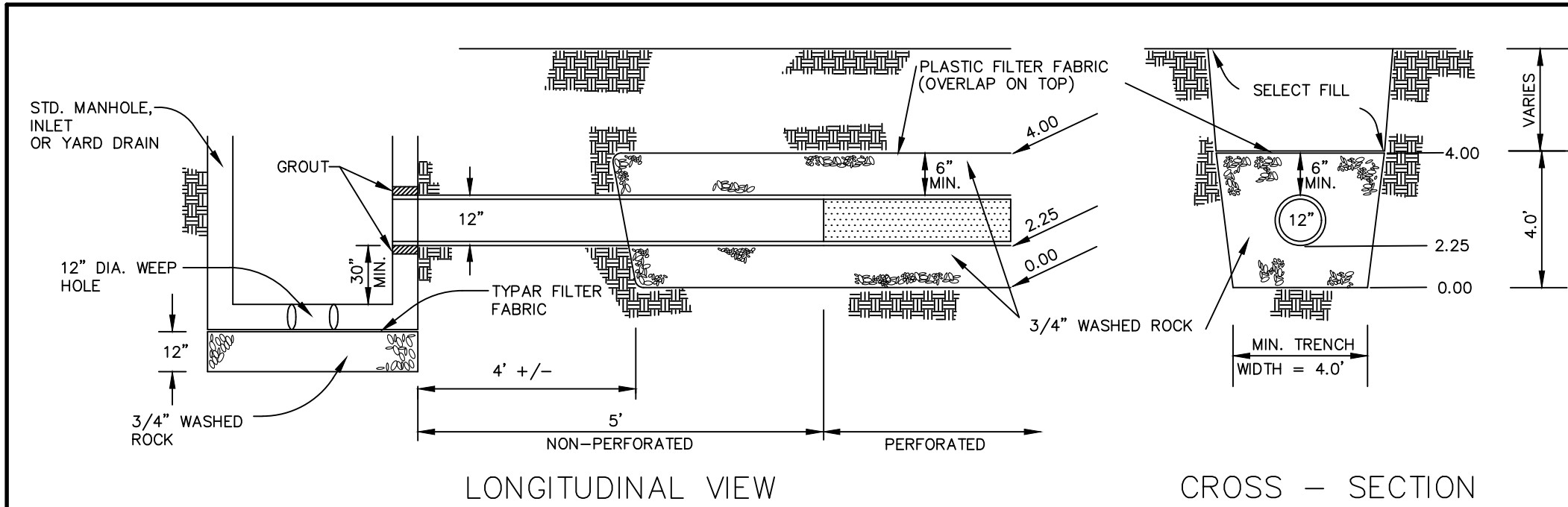
$$\text{RUNOFF} = \frac{[18.00 - 0.2 (3.07)]^2}{[18.00 + 0.8 (3.07)]} = 302.29 = 14.78$$
$$\text{VOLUME} = \frac{14.78 \times 0.32}{12} = 0.39 \text{ Ac-ft.}$$

INCREASE IN RUNOFF:

$$\text{INCREASE} = 0.39 - 0.29 = 0.10 \text{ Ac-Ft.}$$

TOTAL TREATMENT VOLUME PROVIDED = 0.10 Ac-Ft

100 YEAR, 3 DAY STORM VOLUME INCREASE OF 0.10 Ac-Ft IS ACCOMMODATED BY THE PROPOSED EXFILTRATION TRENCHES WHICH PROVIDE 0.10 Ac-Ft OF STORAGE TOTAL



NOTES:

- THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH BY SAND, SILT, OR OTHER MATERIAL.
- THE CONTRACTOR SHALL INSTALL:
A. PERFORATED RCP IN ACCORDANCE WITH F.D.O.T. REQUIREMENTS.
B. CORRUGATED ALUMINUM IN ACCORDANCE WITH F.D.O.T. REQUIREMENTS.
- NO PIPE PERFORATIONS FOR THE FIRST 5 FEET FROM THE INLET OR MANHOLE.
- PIPE PERFORATIONS SHALL BE PER FDOT REQUIREMENTS
- SEE DETAILS OF MANHOLE AND/OR INLET FOR CONSTRUCTION DETAILS OF SAME.
- PLASTIC FILTER FABRIC SHALL CONFORM TO D.O.T. SECTION 985 OR APPROVED EQUAL.
- PRIOR TO BACKFILLING ANY DRAINAGE STRUCTURES, THE CITY ENGINEERING DEPARTMENT SHALL BE GIVEN 24 HOURS NOTICE IN ORDER TO SCHEDULE AN INSPECTION OF THE FACILITY.

FRENCH DRAIN DETAIL

N.T.S.



Stormwater Calculations

PROJECT: 25 Sabal Island
DATUM: ft-NAVD (ft-NAVD or ft-NGVD)

LAND-USE	
TOTAL SITE AREA:	0.32 Ac.
BUILDING AREA:	0.07 Ac.
PAVEMENT AREA:	0.13 Ac.
POOL AREA:	0.000 Ac.
WATER SURFACE AREA:	0.00 Ac.
LAKE BANK AREA:	0.00 Ac.
PERVIOUS AREA (DRY DET):	0.00 Ac.
PERVIOUS AREA (DRY DET BANK):	0.00 Ac.
PERVIOUS AREA (MISC):	0.12 Ac.
GROUNDWATER EL:	1.50 ft-NAVD
AVERAGE GROUND EL:	5.00 ft-NAVD
DEPTH TO GROUNDWATER:	3.50 ft.
COMPACTED SOIL STORAGE:	8.18 in.
"S" VALUE:	3.07 --
CURVE NUMBER, CN:	76.53 --

TREATMENT REQUIREMENTS	
1" OVER TOTAL AREA:	0.03 Ac-ft
% IMPERVIOUS:	63%
2.5" x %IMPERVIOUS:	1.58 in.
2.5" x %IMPERVIOUS x SITE AREA:	0.04 Ac-ft
TREATMENT VOLUME REQ'D:	0.04 Ac-ft
DRY PRETREATMENT VOL. REQ'D:	0.01 Ac-ft

DRY DETENTION	
DRY DETENTION BOTTOM EL:	ft-NAVD
DRY DETENTION BOTTOM AREA:	SF
DRY DETENTION TOP EL:	ft-NAVD
DRY DETENTION TOP AREA:	SF
DRY DETENTION VOLUME PROVIDED:	0.00 CF

EXFILTRATION	
F.D. PIPE DIA.:	12.00 in.
F.D. PIPE INVERT EL.:	2.25 ft-NAVD
F.D. TOP OF TRENCH EL.:	4.00 ft-NAVD
F.D. BOTTOM OF TRENCH EL.:	0.00 ft-NAVD
AVG. GROUND (OR WEIR) EL.:	4.70 ft-NAVD
F.D. TRENCH WIDTH, W:	4.00 ft.
F.D. TRENCH HEIGHT:	4.00 ft.
DEPTH TO GROUNDWATER, H ₂ :	3.20 ft.
UNSATURATED TRENCH DEPTH, D _u :	2.50 ft.
SATURATED TRENCH DEPTH, D _s :	1.50 ft.
HYDRAULIC CONDUCTIVITY, K:	9.90E-04 cfs/ft ² /ft-head
TOTAL LENGTH OF PROPOSED F.D., L:	35 LF
F.D. TREATMENT VOLUME PROVIDED, V:	0.10 Ac-ft
$V = L [K (H_2 W + 2 H_2 D_u - D_u^2 + 2 H_2 D_s) + (1.39 \times 10^{-4}) W D_u]$	

TREATMENT PROVIDED	
DRY DETENTION VOLUME PROVIDED:	0.00 Ac-ft
F.D. TREATMENT VOLUME PROVIDED:	0.10 Ac-ft
TOTAL TREATMENT VOLUME PROVIDED:	0.10 Ac-ft

REV	PER TOWN	COMMENTS/PRCHD SUBMISSION	10/21/25	JRH	DATE	BY
FILE NAME	11070.ENG					

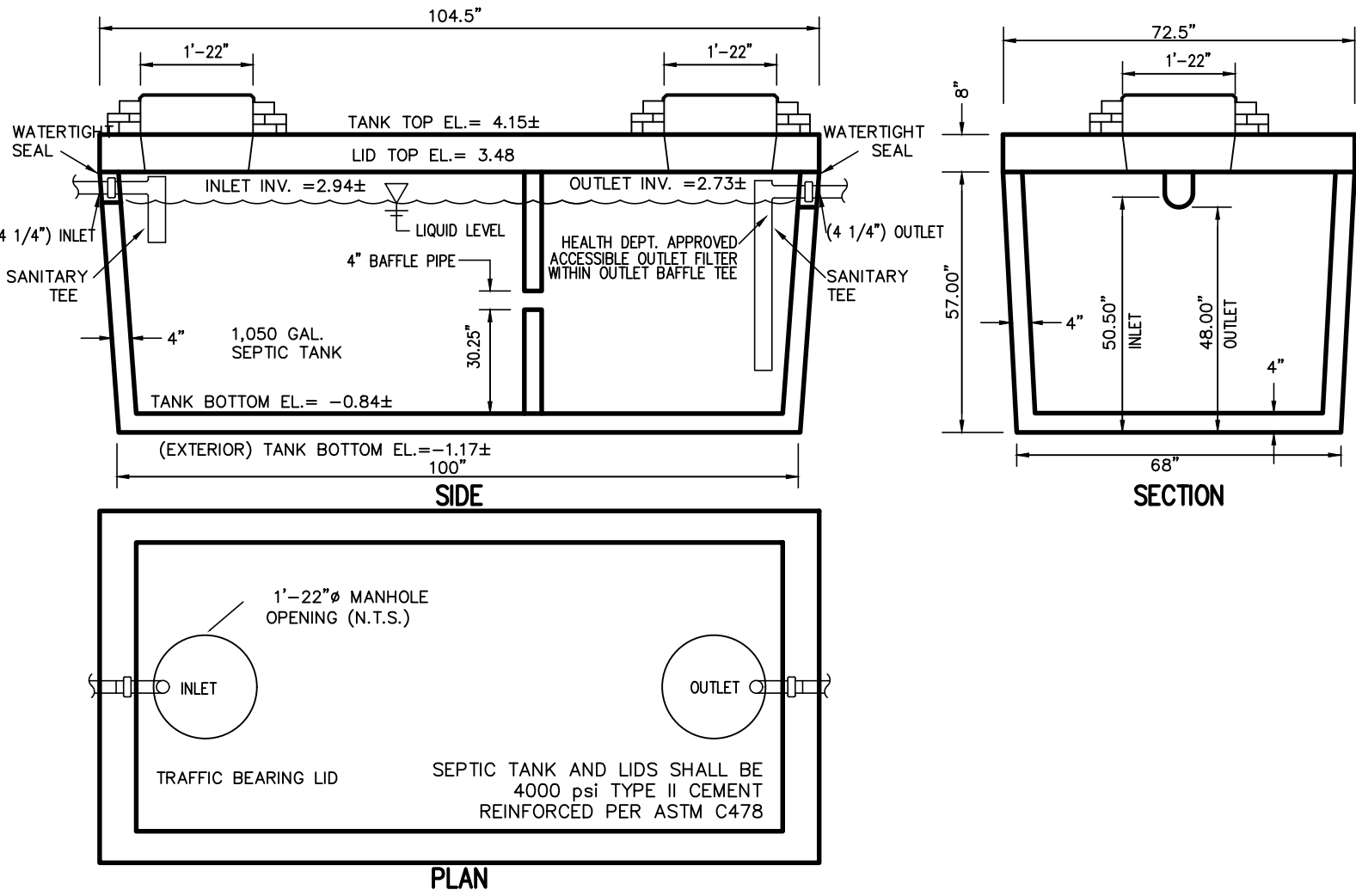
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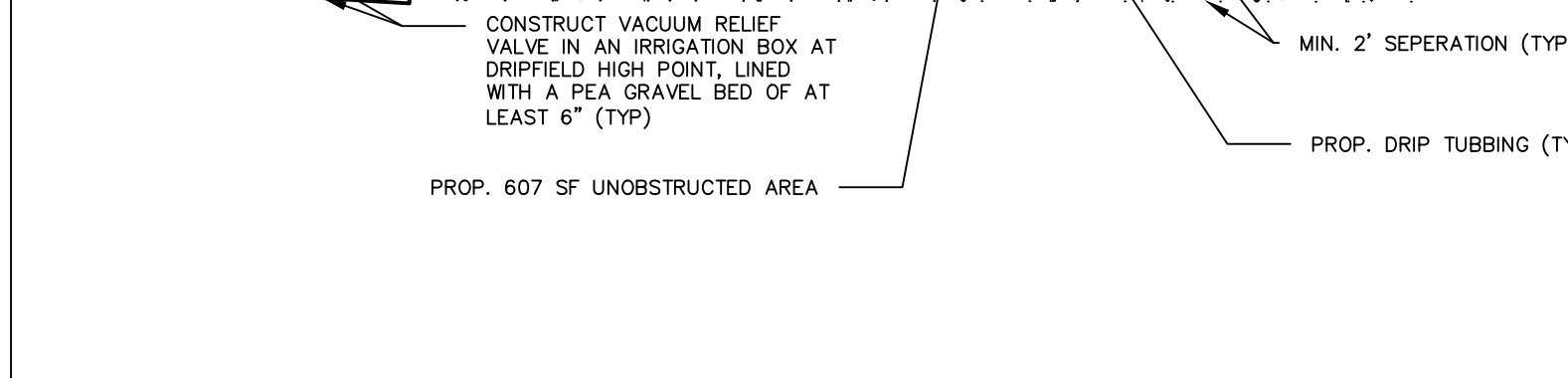
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MATTHEW V. KAHN
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LICENSE NO. 82227
STATE OF FLORIDA
- FOR THE FIRM -
DATE

JOB #	11070
SHT.NO.	3
OF 4 SHEETS	



STATE APPROVAL #: 11-011-11D-C4 (OR EQUIV.)



- ## SEPTIC SYSTEM CALCULATIONS
- D RIP F L O O R S I Z I N G E S T I M A T E D F L O W:
A/C FLOOR AREA = 4,447 S.F.
TOTAL NUMBER OF BEDROOMS = 4 BEDROOMS
UP TO 4 BEDROOMS, OR 3,300 SQUARE FEET OF LIVING SPACE = 400 G.P.D
"FOR EACH ADDITIONAL BEDROOM OF EACH ADDITIONAL 750 SQUARE FEET OF BUILDING AREA OR
FRACTION THEREOF IN A DWELLING UNIT, SYSTEM SIZING SHALL BE INCREASED BY 60 GALLONS
PER DWELLING UNIT"
(1147) SQUARE FEET X 60 G.P.D PER 750 SQUARE FEET = 120 G.P.D
120 GPD + 400 GPD = 520 GPD
- P L A N T S I Z I N G E S T I M A T E D F L O W:
A/C FLOOR AREA = 4,447 S.F.
TOTAL NUMBER OF BEDROOMS = 4 BEDROOMS
UP TO 4 BEDROOMS, OR 3,300 SQUARE FEET OF LIVING SPACE = 500 G.P.D
"FOR EACH ADDITIONAL BEDROOM OF EACH ADDITIONAL 750 SQUARE FEET OF BUILDING AREA OR
FRACTION THEREOF IN A DWELLING UNIT, SYSTEM SIZING SHALL BE INCREASED BY 60 GALLONS
PER DWELLING UNIT"
(1147) SQUARE FEET X 60 G.P.D PER 750 SQUARE FEET = 120 G.P.D
120 GPD + 500 GPD = 620 GPD
PER THE AVERAGE ANNUAL WATER USE DATA FOR THE SUBJECT PROPERTY,
THE MINIMUM REQUIRED TREATMENT CAPACITY = 620 G.P.D. (PER TABLE IV - ESTIMATED
SEWAGE FLOWS 62-6)

PROPOSED BURY OF PRETREATMENT TANK
DESIGN ELEVATION OF FINISHED GRADE ABOVE TANK= 5.34'
DESIGN ELEVATION ON TOP OF 8" LID OF TANK = 3.84'
DESIGN ELEVATION OF TANK INLET= 2.63'
DESIGN ELEVATION OF TANK OUTLET= 2.42'
DESIGN ELEVATION OF TANK 4" BOTTOM (EXTERNAL)= -1.58'
PRETREATMENT TANK FLOTATION
PROPOSED FLOTATION MITIGATION OF SEPTIC TANK
ESTIMATED WEI SEASON WATER TABLE = 1.63'
CALCULATED TANK DEPTH INTO WEI SEASON WATER TABLE = 1.63' - (-1.58)' = 3.21' BELOW
TANK BUOYANCY FOR TANK (1050 GALLON)
WEI OF 1,050 GALLON TANK (EMPTY) WITH AN 8" LID=13,820 LBS
SOIL VOLUME ABOVE TANK= SEPTIC TANK LENGTH*SEPTIC TANK WIDTH*SOIL DEPTH ABOVE TANK
SOIL VOLUME ABOVE THE SEPTIC TANK LID TO GRADE = 1.5' * 8.70' * 6.04' = 78 FT³
SOIL VOLUME ABOVE THE SEPTIC TANK LID TO GRADE = 78 FT³
SOIL DOWNGRADE FORCE = SOIL VOLUME ABOVE TANK*100LB/FT³
DOWNGRADE FORCE = 78 * 100LBS/FT³ = 7,800 LBS
TOTAL DOWNGRADE FORCE = 7,800LBS + 13,820LBS = 21,620 LBS
UPWARD FORCE = ESTIMATED WEI SEASON WATER TABLE-BOTTOM OF SEPTIC TANK*SEPTIC TANK
LENGTH*SEPTIC TANK WIDTH * 62.4LBS/FT³
UPWARD FORCE = 3.21' * 8.70' * 6.04' * 62.4LBS/FT³ = 10,525 LBS
UPWARD FORCE = 10,525 LBS
FACTOR OF SAFETY FOR UPWARD FORCE= 10,525 LBS/* 1.1= 11,577 LBS
UPWARD FORCE<DOWNGRADE FORCE

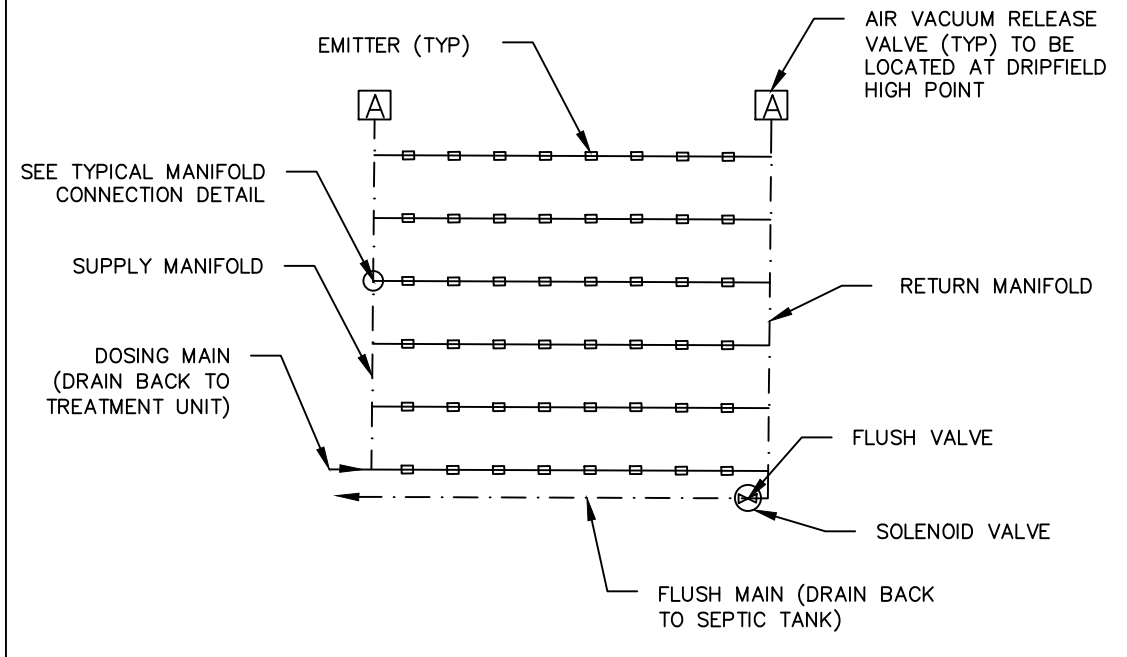
DRIP IRRIGATION INSTALLATION NOTES

METHOD OF INSTALLING DRIP TUBING:

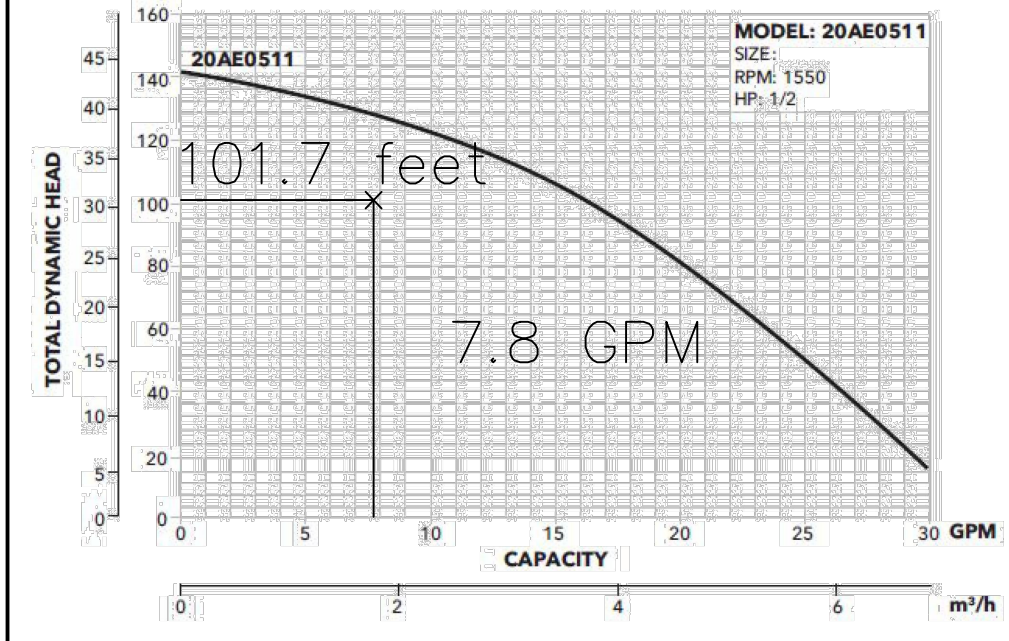
1. REMOVE ORGANOIC LAYER OR 0-HORIZON FROM BENEATH AREA OF PROPOSED DRIP FIELD TO LIGHT-COLORED SUITABLE SOIL TYPE, CROWING A MINIMUM OF 12-42 INCHES OF EFFECTIVE SOIL DEPTH BELOW EACH EMITTER.
2. ADD SUITABLE SOIL TO ELEVATION OF PROPOSED BOTTOM OF DRIP TUBING.
3. LAY DRIP TUBING 12 INCHES BELOW FINAL GRADE, TAKING CARE TO EXCLUDE EXTRANEOUS SOIL AND PVC FLOWING FROM THE TUBING.
4. SYSTEM WILL BE FLUSHED THEN PRESSURIZED AND TESTED FOR WETTING PATTERN.
5. DRIP IRRIGATION SYSTEMS SHALL MEET ALL SETBACKS REQUIRED PER THE STATE OF FLORIDA DEPARTMENT OF HEALTH EXCEPT FOR THE FOLLOWING: THE SETBACK FROM DRIP TUBING TO THE SHOULDER OF THE SHOULDER AND PROPERTY LINES SHALL BE NO LESS THAN 2 FEET.
6. FOR MOUND SYSTEMS THERE SHALL BE A MINIMUM 18-INCH SEPARATION BETWEEN THE SHOULDER OF THE FILL AND THE NEAREST DRIP EMITTER LINE.

THE HOOT AEROBIC TREATMENT SYSTEM

- 1) AERATION CHAMBER - WHERE AIR IS INTRODUCED INTO SEWAGE FOR DIGESTION.
- 2) CLARIFIER - A STILL CHAMBER WHERE SOLIDS SETTLE OUT AND THE CLEAR EFFLUENT RISES.
- 3) TROY AIR LINEAR AIR BLOWER - LONG LIFE, EFFICIENT LINEAR BLOWER WHICH COMPRESSES ATMOSPHERIC AIR AND UNDER PRESSURE DELIVERS IT TO THE TANK. MAY BE REMOTELY MOUNTED UP TO 50' FROM SYSTEM. MUST MAINTAIN 1/8" SLOPE TOWARDS TANK FOR DRAINAGE TO TANK.
- 4) AIR MANIFOLD - DELIVERS THE AIR FROM THE LINE TO THE STONES FOR DIFFUSION INTO THE SEWAGE.
- 5) AERATION LINE - DELIVERS THE AIR FROM THE PUMP TO THE MANIFOLD. CHECK VALVE INCLUDED.
- 6) AERATION STONE - AIR IS FINELY DIFFUSED FROM THE STONE INTO THE AERATION CHAMBER.
- 7) 15" COVERS - PROVIDE ACCESS TO EACH COMPONENT OF THE SYSTEM FOR SERVICE. ARE BROUGHT TO GRADE IE. REQUIRED PER LOCAL CODE.



1. DURING THE FIRST SIX MONTHS OF SYSTEM OPERATION, OR AFTER THE SYSTEM HAS FAILED, SYSTEMS SHALL BE MONITORED A MINIMUM OF ONCE EVERY TWO WEEKS. MONITORING SHALL INCLUDE SAMPLING FOR FECAL COLIFORM, TN, AND TP. MONITORING SHOULD OCCUR AT THE TIME THE SYSTEM IS EXPECTED TO BE AT CAPACITY, OR AS CLOSE TO CAPACITY AS POSSIBLE. RE-SAMPLING WITHIN 48 HOURS OF RECEIPT OF LABORATORY RESULTS SHALL BE ALLOWED ON ALL SAMPLES THAT EXCEED DESIGN PARAMETERS IN ORDER TO EVALUATE THE VALIDITY OF THE ORIGINAL SAMPLE. IF THE RESULT SHOWS A SECOND SAMPLE WITHIN 48 HOURS OF THE FIRST PERFORMANCE-BASED STANDARD, THE ORIGINAL RESULT SHALL BE DISREGARDED. LABORATORIES MUST BE APPROVED BY THE DEPARTMENT FOR ALL ANALYSES PERFORMED. ALL RESULTS SHALL BE CERTIFIED BY THE LABORATORY.
2. IF ANY TWO CONSECUTIVE SAMPLES EXCEED DESIGN TREATMENT STANDARDS BY MORE THAN 100%, THE SYSTEM DESIGN AND OPERATION SHALL BE INSPECTED BY THE DESIGN ENGINEER FOR CONFORMANCE WITH PERMITTING REQUIREMENTS, AND SHALL BE ADJUSTED TO MEET THE DESIGN TREATMENT STANDARDS. IF PERMITTING REQUIREMENTS, MONITORING SHALL BE INCREASED TO ONCE PER WEEK, OR MORE IF THE DESIGN ENGINEER SPECIFIES SUCH, UNTIL SUCH TIME THE VIOLATION IS CORRECTED. WHEN TWO CONSECUTIVE SAMPLES ARE WITHIN 100% OF THE DESIGN PARAMETER, MONITORING SHALL BE REDUCED TO ONCE EVERY TWO WEEKS. FOR EXAMPLE, IF THE DESIGN PARAMETER IS 20 MG/L TN, A READING OF 40 MG/L TN EXCEEDS THE STANDARD BY 100%.
3. AFTER A SIX MONTH PERIOD OF COMPLIANCE WITH ALL APPLICABLE PERFORMANCE STANDARDS, SAMPLING SHALL BE PERFORMED BIANNUALLY.
4. NORWECO BLUE CRYSTAL CHLORINATOR TABLETS AND BIO-MAX DECHLORINATOR TABLETS TO BE MANUALLY INSTALLED INTO THEIR BIO-DYNAMIC TABLET FEEDER BY A LICENSED SEPTIC MAINTENANCE PROFESSIONAL ANNUALLY AND PER MAINTAINERS RECOMMENDATIONS.
5. ADVANCED SECONDARY TREATMENT STANDARDS ARE 20 MG/L OR LESS TOTAL NITROGEN, 10 MG/L OR LESS TOTAL PHOSPHORUS, AND 200 FECAL COLIFORM/100ML OR LESS.



Job Name / Homeowner:		25 Sabal
Address:		25 Sabal
City, State, Zip:		Ocean Ridge, Florida
Permit Agency:		Wright Beach County Health Department
Installer Name:		TBD
Designed By:		JRH
Date:		10/21/2025

System Data Input	
Gallons Per Day	620
Gallons Per Day*	*Not Incl. 40% red.
Gallons Per Day*	312
Gallons Per Day*	*Not Incl. 40% red.
Soil Loading Rate (Gallons / Sq. Ft. / Per Day (GPD))	0.8
Select Emitter Flow Rate (GPM)	0.92
Select Emitter Spacing (inches)	12
Flush Velocity (fps)	2

Assumptions	
Estimated Pump Flow Rating (GPM)	12
Inlet Pressure (psi)	35
Inlet Pressure (Feet of Head)	80.9
Row Spacing Between Emitters (feet)	2
Number of Zones	1
Hours Per Day to Use for Dosing	24
Elevation Change from Pump to Dose Tank (Offset)	0.08
Elevation Change from Dose Tank to Drip Field (feet)	2.44
Length of Supply Line & Supply & Flush Manifolds (feet)	14

Type of Pipe - Supply Line & Manifolds	
Size of Supply & Manifold Pipe (inches)	PVC Sch80
Pipe Roughness Constant	150
Inside Diameter of Pipe (inches)	0.967
Number of Daily Dosing Events Per Zone	16

Calculation Outputs	
Total System Information	
Application Area Required (square feet)	390
Application Area Provided (square feet)	391
Total Amount of Bioline® Required	196
Total Number of Emitters in the Drip Field	196
Zone Information	
Number of Zones	1
Amount of Bioline® Per Zone (feet)	196
Number of Emitters Per Zone	196
Minimum Number of Lateral Per Zone	2
Maximum Number of Laterals Per Zone	6
Number of Laterals That Will Be Used	3
Maximum Length of Bioline® Lateral Based on Inlet Pressure	187
Flow Rate Per Zone (GPM)	3.0
Holding Capacity of Dispersive Per Zone (Gallons)	2.8
Additional Flow Requirement to Accommodate Flushing Velocity	4.8
Holding Capacity of Piping	
Holding Capacity (Gallons) of Supply Line & Supply & Flush Manifolds	0.5
Holding Capacity (Gallons) Per Zone of Bioline	2.6
Holding Capacity (Gallons) of Supply Line, Manifolds and Distributor	3.1
Head Loss Data - Dosing & Flushing Cycle	
Friction Loss per 100' (psi) in Supply Line & Manifolds	2.4
Velocity (psi)	0.5
Friction Loss in Supply Line & Supply Manifolds (psi)	0.3
Friction Loss in Supply Line & Supply Manifolds (Feet of Head)	0.8
Additional Pressure Required for Return Manifold and Piping to Tank (psi)	0.0
Additional Pressure Required for Return Manifold and Piping to Tank (Feet of Head)	11.6
TDR (Total Dynamic Head) in Feet of Head	101.7
Control Settings Information	
Total System Runtime Per Day (Minutes)	173
Total Runtime Per Zone Per Day (Minutes)	173
Total System Dosing Events Per Day	16
Runtime For Each Dose (Minutes)	11
Off Time Between Doses in the Same Zone (Hours to nearest 0.1)	1.3
Miscellaneous Information	
Dosing Volume Per Emitter Per Dose (gallons)	0.17
Inches Per Week of Dosing	14.97
Volume of a Single Dose (gallons)	33.9
Pump Selection	
Pump Flow Rating (GPM)	7.8
TDR (Total Dynamic Head in Feet of Head)	101.7
Pump Manufacturer	Goody
Pump Model	20465611

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

DATE	09/19/25
DRAWN BY	JRH
F.B./ PG.	----
SCALE	1"=10'

JOB # 11070
SHT.NO. 4
OF 4 SHEETS

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

To:	Planning & Zoning Board Members
From:	Corey O’Gorman, Town Planner
Meeting Date:	December 16, 2025
Subject:	62 Harbour Dr North – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Carlos M. Linares, Randall Stofft Architects

OWNER: Michael Hemlepp

ADDRESS: 62 Harbour Dr North, 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 two-story residence. The new home includes 4,835 square foot two-story single-family home with four (4) bedrooms, five (5) full baths, one (1) half-bath, two car garage, swimming pool, and spa.

The application was originally submitted in 2022 but did not proceed to the Planning & Zoning Board for approval. The project was more recently submitted in November 2025 with the site being developed in conjunction with a drainage easement to be dedicated to the Town of Ocean Ridge. Because the dedication of the drainage easement affects the property development the Town has prepared and is processing a Code amendment (heard at the November P&Z meeting) that enables the increase in FAR where, in those unusual circumstances, development is impacted by easement dedication to encourage dedication by the property owner. The DPR application and plans have been reviewed by Town Staff and 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
62 Harbour Drive N
11/21/25 12/04/2025

This Plan Review Report is for the Development Plan Review of a new two-story residence at 62 Harbour Drive North. The proposed development consists of four (4) bedrooms, five (5) full bathrooms, one-half bath, a two-car garage, a swimming pool, and a spa. This review references site and architectural plans prepared by Randall Stofft Architects dated 11/06/25; civil plans prepared by Caulfield & Wheeler Inc. dated 03/25/22; Landscape PLA Landscape Architecture dated 11/07/25; and a survey prepared by Caulfield & Wheeler Inc. dated 10/04/21. **This revised report is based on plans received on 12/04/2025 and recommends approval with the conditions listed below**

PCN: 46-43-45-27-09-000-0150
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. Comments are as follows:

- ~~The survey states that the site area is 11,733.21, but the site plan site data on Sheet A100 shows 11,772.96. Please revise the site plan site data and corresponding calculations to be consistent with the survey as applicable. Please also update the survey to be abstracted to the title and indicating all easements and encumbrances of record.~~ **Site Plan is revised however no updated survey was provided. Condition of approval that an updated survey be provided at the time of permitting.**

Section 64-1(j)(3)

~~**Background:** This code section provides for the maximum building height requirements, and includes a requirement that "For pitched roof systems, wherever a base flood elevation (BFE) is dictated by the FEMA National Flood Insurance Program (NFIP) maps requiring the finished floor elevation to be above seven feet NAVD, for every foot above seven feet NAVD there shall be a corresponding decrease of one foot in the maximum building height." In this case, the FFE is 9, so the overall building height is a maximum of 34' measure from the finished floor. Although the Site Data Table on Sheet A100 shows a maximum height of 30', the height is not dimensioned on A300 or A301. Also the maximum height is measured from the finished floor to the "highest point of the structure".~~

~~**Comment:** Please revise sheets A300 and A301 to show the building height properly dimensioned including the decorative features, and note the maximum height in the Site Data Table on Sheet A100 to correspond to Sheets A300 and A301.~~ **Comment Addressed.**

Section 64-45(4) **Background:** This code section requires that driveways be located no closer than 10' from the adjacent lot line, except in cul-de-sacs it may be closer, if necessary.

Comment: Please provide a written explanation of why the proposed 3' 3" setback is necessary. **The written explanation is that the hardscape follows the 2022 plans which does not provide any justification for the proposed driveway setback. Condition of approval that the applicant provide justification for the Planning and Zoning Board meeting.**

Section 64-60 **Background:** This code section requires that all decks, patios, driveways, parking areas, steps, stoops, and terraces shall be setback at least 5' from the property line or right-of-way line. Although the site plan Sheet A100 shows the setback line, it appears that there are stairs in the setback along the north property line.

Comment: Please revise site plan Sheet A100 to delete all improvements that are prohibited in this setback area. **The written explanation is that the hardscape follows the 2022 plans which does not comply with the Town Code. The Town Code prohibits these improvements and a condition of approval is that the plans are revised to comply with the code for the Planning and Zoning Board meeting as they cannot be approved.**

Section 64-1(e)(1)(2) **Background:** This code section requires that all elevations of a single-family residential dwelling and of an accessory building including without limitation, front, side, and side and rear elevations, shall devote a minimum of 15 percent of their wall coverage to window and door. In addition to the 15 percent window and door coverage on all elevations of a single-family residential dwelling and an accessory building including without limitation, front, side, and rear elevations 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, or banding. It appears that the west elevation shown on Sheet A301 may not be in compliance with the articulation requirement and there are no window/door calculations on any elevation sheet to confirm compliance.

Comment: Please revise the elevations sheets A300 & A301 to include the window calculations and the wall articulation as required by the town code. **The revisions provide the window/door calculations however they do not address wall articulation and the “left” wall does not comply. Condition of approval is that the plans are revised to comply with the Town Code as the “left” elevation cannot be approved.**

Section 64-1(j) (6)

Background: The maximum floor area of all finished floors under roof shall be 36 percent of the total lot area. The data tabulation on sheet A100 indicates that the proposed floor area is 41%, which exceeds the maximum allowed by the town code.

Comment: Although the Planning & Zoning Board recommended approval of an ordinance amendment providing incentives for the dedication of easements it has not been adopted at this time and if adopted, may not necessarily be adopted in its current form. As such this design cannot be approved at this time and should be revised to comply with the current code provisions. **Condition that approval is contingent upon adoption of ordinance amendment, and if not adopted the approval is void.**

Section 64-46

~~**Background:** This code section requires that one parking space must be provided per bedroom and that every single family home shall include a garage designed to accommodate two (2) full size vehicles with spaces dimensioned at 10' X 20', and exterior spaces dimensioned at 9' x 18'. Sheet A100 shows two (2) garage parking spaces dimensioned at 10X20; however, the plans do not include any exterior parking spaces.~~

~~**Comment:** Please revise the plans to include full dimensions for all required parking spaces in accordance with the town code. **Comment addressed.**~~

December 8, 2025

To: Kelly Avery, Town Clerk

From: Tara Bamber, PE 

**Re: 62 Harbour Drive N.
Development Plan Review
Engenuity Group Project No. 00020.10**

We reviewed the documents sent through Dropbox on Dec. 5, 2025.

We recommend addressing the following comments prior to DPR approval. The Planning and Zoning Board can approve the DPR with the following conditions if they see fit.

1. Landscape Plan & Civil Plans shall match and all conflicts resolved. It appears there are plantings in the areas of the drainage structures, pipes, and exfiltration trench. See attached markup of the Civil plan with the drainage highlighted.
2. Based on the revised boundary survey, it appears the FEMA Flood Zone AE, BFE 9' is in the property limits. Provide an overlay of the flood zone on the proposed Site Plan to assure the building does not fall with the BFE 9.0 and therefore the FFE will need to be revised. Confirm the pool and other areas in the BFE 9.0 are not structurally attached to the building. See attached markup of the survey.
3. Please follow Ordinance 2025-03, which includes revisions to Sec. 64-82. Please confirm with the Town if the seawall needs to meet current code due to new construction.
4. It appears there are steps within the 5' setbacks within the west and north boundary. Although this is against code, the Town may approve administratively as they are granting the Town the 5' drainage easement. Please confirm with Town Administration Staff.

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

1. Provide additional topo. grades along the north property line to verify no impacts to the right-of-way.
2. Confirm all runoff with flow away from the building on the pool deck. Include additional drainage on the pool deck, if needed.
3. The Town is requesting a 5-ft Drainage Easement along the southwest property line. Please include easement on all plans. Construction shall be coordinated with the installation of the outfall pipe.
4. Provide Geotechnical Report for hydraulic conductivity value and update drainage calculations as needed.

5. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing and proposed water service.
6. 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."
7. Additional comments shall be asked at time of building permit.

Cc: Lisa Tropepe, PE



LOCATION MAP
NOT TO SCALE

LEGEND

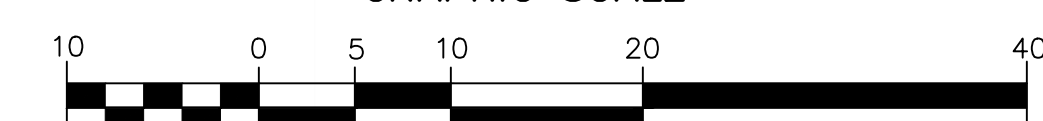
- | | |
|---|-------------------------------|
|  | PROPERTY/ROW LINE |
|  | PROPOSED DRAINAGE PIPE |
|  | PROPOSED YARD DRAIN |
|  | EXISTING GRADE |
|  | PROPOSED GRADE |
|  | MATCH EXISTING GRADE |
|  | PROPOSED WATER LINE |
|  | EXISTING WATER LINE |
|  | PROPOSED SANITARY SEWER LINE |
|  | EXISTING SANITARY SEWER LINE |
|  | PROPOSED ELECTRIC LINE |
|  | EXISTING OVERHEAD LINE |
|  | PROPOSED TELEPHONE/CABLE LINE |
|  | EXISTING TELEPHONE/CABLE LINE |
|  | PROPOSED GAS LINE |
|  | EXISTING GAS LINE |

NOTE:
ELEVATION ARE SHOWN IN NAVD
CONVERSION NAVD+1.55 = NGVD

**Call 48 hours
before you dig**



GRAPHIC SCALE



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

HEMLEPP RESIDENCE
PAVING, GRADING & DRAINAGE PLAN
62 HARBOUR DRIVE N
OCEAN RIDGE, FL 33435

DATE	02/18/22
DRAWN BY	AJC
F.B./ PG.	----
SCALE	N.T.S.


 Digitally signed by
 Matthew V. Kahn
 Date: 2025.12.05 10:40:55
 65/07
 Adobe Acrobat version:
 2024.002.20687

MATTHEW V. KAHN
 PROFESSIONAL ENGINEER
 LICENSE NO. 82227
 STATE OF FLORIDA
 — FOR THE FIRM —
 DATE

JOB # 9655
SHT.NO. 1
OF 6 SHEETS

LEGEND

- A/C - AIR CONDITIONER
L - ARC LENGTH
ALUM. - ALUMINUM
B.E. - BUFFER EASEMENT
C.O. - CLEANOUT
CLF - CHAIN LINK FENCE
CALC - CALCULATED
CONC. - CONCRETE
COV. COVERED
D.E. - DRAINAGE EASEMENT
ELEC. - ELECTRIC
ELEV. - ELEVATION
EQUIP. - EQUIPMENT
ESMT. - EASEMENT
EXIST. - EXISTING
F.P.L.-FLORIDA POWER & LIGHT
FIN. - FINISHED
FLR. - 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
0.00 - EXISTING ELEVATION
⚡ - TRAFFIC SIGN
— OHW — ELECTRICAL WIRES OVERHEAD
⊙ - ANCHOR
⊙ - WATER METER
⊙ - RPZ
⊙ - GROUND LIGHT
⊙ - ELECTRIC HAND HOLE
⊙ - IRRIGATION CONTROL VALVE
⊙ - GREASE TRAP M.H.

NOTES

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH PROPERTY LINE LOT 15. BEARING N89°47'49"W.

5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. FLOOD ZONE: "AE" (EL. 8 FEET & 9 FEET); COMMUNITY PANEL NO. 125134 0793 G; DATE:DECEMBER 20, 2024.

9. BENCHMARK ORIGIN DESCRIPTION:SRD BRASS DISK S 315(SRD). ELEVATION = 23.688' (NAVD 1988)

10. PROPERTY ADDRESS: 62 HARBOUR DRIVE N. OCEAN RIDGE, FL.

DESCRIPTION

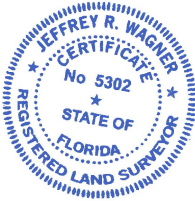
LOT 15, OF RIDGE HARBOUR ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 27, PUBLIC RECORDS OF PLAM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 11,733.21 SQ. FT./0.26694 ACRES, MORE OR LESS.

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

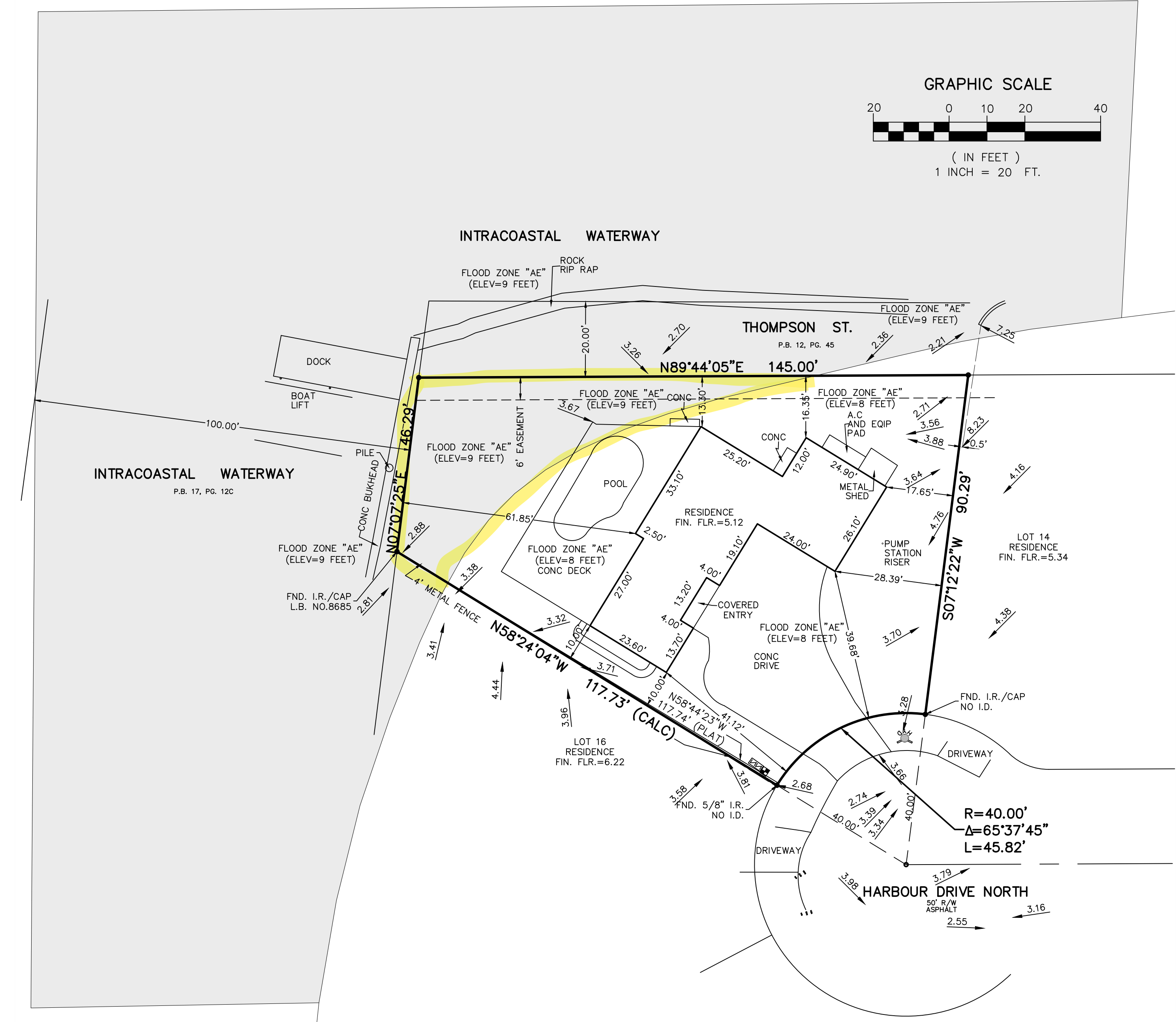
CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 4, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.



Digitally signed by
Jeffrey R. Wagner
Date: 2025.12.04
10:48:43 -05'00'
Adobe Acrobat
version:
2025.001.20937

JEFFREY R. WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA - LB #3591



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

PLAT OF RIDGE HARBOUR ESTATES
OCEAN RIDGE, FLORIDA
BOUNDARY SURVEY

UPDATE FLOOD ZONE INFORMATION	12/03/25	ACE
REVISIONS	DATE	BY

DATE	10/4/2021	SCALE	1"=20'
F.LD.BK.	ELEC.	CHECKED BY	JRW
PAGE	ELEC.		
FILE NAME	9655 SURVEY NAVD 1988.dwg		

9655
SHT.NO.
1
OF 1 SHEETS



TOWN OF OCEAN RIDGE

6450 North Ocean Boulevard, Ocean Ridge, Florida 33435
(561) 732-2635 Main ♦ (561) 737-8359 Fax
oceanridgeflorida.com ♦ wcameron@oceanridgeflorida.com

Plan Review Comment Sheet

Date: 12.8.25 Permit #:

Address: 42 HARBOUR DR N.

☐ Building/Structural ☐ Zoning ☐ Electrical ☐ Gas ☐ Mechanical ☐ Plumbing

☒ Other ZONING

☐ Initial Review ☐ Second Review ☐ Third Review ☐ Other

Plan Reviewer: MANN

The following items have been reviewed and below are the comments and/or requirements before we can recommend further plan review or permit approval:

CALCULATIONS:

DATA CALCULATIONS FOR NEW STRUCTURES - INCLUDE SHEET IN PACKAGE
(NEW SINGLE FAMILY, MULTI-FAMILY HOMES, ETC.)

APPLICANT FILL OUT: PROPERTY ADDRESS: <u>62 HARBOUR DR N.</u>		ZONING DISTRICT: <u>R5F</u>	
		ZONING OFFICIAL USE ONLY	
*TOTAL SITE AREA	Sq. Ft.	11,773 Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)			
FINISHED FLOOR ELEVATION (NAVD)		9 FT NAVD	
ZONING OFFICIAL USE ONLY		ZONING REVIEW	
APPLICANT USE		PROPOSED	
PROPOSED		PROPOSED	
	Sq. Ft. %	Sq. Ft.	%
4/238 - FLOOR AREA RATIO (MAXIMUM 36%)		4,829	41.0
4/122 - LOT COVERAGE (MAXIMUM 35%)		3,712	31.5
ZONING OFFICIAL USE ONLY		ZONING REVIEW	
APPLICANT USE		ZONING REVIEW	
*PERCENTAGE FROM TOTAL SITE AREA		Sq. Ft. %	
FIRST FLOOR UNDER A/C ()		2161	18.4
SECOND FLOOR UNDER A/C ()		2278	19.3
TOTAL UNDER A/C ()		4439	37.7
TOTAL FLOOR AREA ()	6,283	6,029	51.2
TOTAL UNDER ROOF ()		6,287	53.4
FLAT ROOF ()			
TOTAL ROOF ()			
GARAGE ()		493	04.2
COVERED PATIO ()		800	06.8
COVERED ENTRY ()		60	00.5
COVERED BALCONY (REAR) ()		308	02.6
COVERED BALCONY (FRONT) ()			
OPEN BALCONY ()			
BUILDING FOOTPRINT ()		3,712	31.5
SEPTIC TANK & DRAINFIELD ()		560	04.8
PAVED AREA (AND ALL HARDSCAPE)		4,644	39.5
SYNTHETIC TURF ()			
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)		8,356	71.0
TOTAL PERVIOUS (MIN 35%)		3,427	29.1
ZONING OFFICIAL USE ONLY		ZONING REVIEW	
APPLICANT USE		ZONING REVIEW	
FEET		FEET	
BUILDING HEIGHT (36' MAX)		32	
BUILDING SETBACKS:			
FRONT (25')		27'6"	
REAR (15')		16'8"	
SIDE INTERIOR (15')		15'8"	
SIDE CORNER ()			
WATERWAY (25')		27"	
DRIVEWAY ()		CUL-DE-SAC	

1st FL 3,365
2nd FL 2,278 = 67.7% OF 1st FL

TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435

561.732.2635 Main ♦ permits@oceanridgeflorida.com ♦ www.oceanridgeflorida.com



Land Development Action Application

All information must be printed legibly or typed. Please contact the Town Hall at 561-732-2635 or via email at info@oceanridgeflorida.com

This application is being submitted for the property located at:

Check Applicable Approval Being Requested

- | | |
|--|--|
| ☐ Annexation | ☐ PRD Amendment |
| ☐ Comprehensive Plan Amendment | ☐ Plat or Re-Plat |
| ☐ Construction East of the CCCL | ☐ Re-Zoning |
| ☒ Development Plan Review | ☐ Site Plan Review |
| ☐ Planned Residential Development (PRD) | ☐ Special Exception |

Property Owner(s)	Applicant (if different than Owner)
Name(s): Michael Hemlepp	Name: CARLOS M. LINARES RANDALL STOFFT ARCHITECTS
Address: 62 Harbour Drive north OCEAN RIDGE, FL 33435	Address: 42 SWINTON AVE SUITE 100 DELRAY BEACH, FL 33444
Phone:	Phone: 561.243.0799
Email: michaelhemlepp@gmail.com	Email: CARLOS@STOFFT.COM

The applicant(s) or authorized agent must be present for the public hearing in order for the Commission/Board to act upon their request. The applicant is encouraged to invite to the meeting those associated with this proposed development.

TOWN OF OCEAN RIDGE

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General Data

Project Name: HEMLEPP RESIDENCE

Project Location Address: 62 Harbour Drive North, OCEAN RIDGE, FLORIDA

Exact Legal Description of Property: Ridge Harbour Estates LT 15

Property Control No: 46-43-45- 27-09-000-0150

Existing Zoning: RSF - SINGLE FAMILY RESIDENTIAL

Proposed Zoning (if applicable to application): _____

Existing Land Use: RESIDENTIAL

Proposed Land Use: RESIDENTIAL

First Floor Living Elevation (For CCCL Application): 9.00' NAVD

Total Site Area: _____ Sq. Ft.: 11,772.96 Acres: .27

Flood Zone Category: FLOOD ZONE AE (EL 8)

Existing Comprehensive Plan Designation (if applicable to application): _____

Proposed Comprehensive Plan Designation (if applicable to application): _____

Is the site currently served by public water? ☐ Yes ☒ No

Is the site currently served by public sewer? ☐ Yes ☒ No

Existing Bedrooms: N/A Proposed Bedrooms: 4 BEDROOMS

Existing Bathrooms: N/A Proposed Bathrooms: 5.5 BATHS

Residential: Total Number of Dwelling Units: ONE Density (Units per acre): _____

Commercial: Total Square Footage: _____ Number of Buildings: _____

TOWN OF OCEAN RIDGE

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Describe the nature of your application in detail and be descriptive.

(Example: Requesting a Land Development Permit from the provisions of the Land Development Code, Article 2; COASTAL CONSTRUCTION, Section 67-17; Coastal Construction and Excavation Setback Line; Sub-Paragraph (a); Setback Line Established; and Sub-Paragraph (h); Existing Structures, to permit the construction of a two story addition of a 1-car garage (13' 8" x 20' 0") on the bottom floor and a living room (17' 8" x 19'), and a bedroom (13' 8" x 13' 2") on the second floor. The garage floor to be at 19.0 NAVD with the living room floor at 22.0 NAVD to match the rest of the existing 2-story house. The addition is to be at a maximum of 168' 4" east of the Coastal Construction Control Line (CCCL) of 1997, and the addition of a swimming pool (15' 8" x 36') that is to be at a maximum of 181' 7 5/8" east of the CCCL of 1997.)

REQUESTING LAND DEVELOPMENT PERMIT FOR A NEW 2 STORY SINGLE FAMILY RESIDENCE. FINISH FLOOR IS AT 9.00' NAVD WITH 2 CAR GARAGE AT 5.5' NAVD. THE RESIDENCE HAS 4 BEDROOM + FIVE & A HALF BATH IMPACT DOORS AND WINDOWS, COVERED ENTRY& COVERED OUTDOOR LIVING AREA. NEW POOL AND SPA IN BACKYARD

State the reasons or basis for the application and explain why this request is consistent with good planning and zoning practice, will not be contrary to the Town's Comprehensive Plan and will not be detrimental to the promotion of public appearance, comfort, convenience, general welfare, good order, health, morals, prosperity, and safety of the Town. Additionally, all standards set forth in the Town Code of Ordinances for Special Exceptions, Variances, Administrative Appeals, etc. must be addressed. (Attach a separate Justification Statement if insufficient space.) Please be descriptive.

THE RESIDENCE IS CONSISTANT WITH GOOD PLANNING AND ZONING PRACTICES

THE PROPOSED PLAN MEETS TOWN'S CODE OF ORDINANCES AND NO SPECIAL VARIANCE REQUIRED

Has a previous application been filed within the last year in connection with the subject property? ☐ Yes ☒ No If Yes, briefly describe the nature of the Application.

Has a Site Plan been previously approved by the Town Commission for this property?

☒ Yes ☐ No If Yes, please note date of previous approval: 2022

TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435

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Please provide the name and contact information of the following persons or firms involved in this proposed development, where applicable:

Authorized Agent (if different from Owner):	
Name:	CARLOS M LINARES
Company Name:	RANDALL STOFFT ARCHITECTS
Address:	42 NORTH SWINTON AVE. SUITE 100 DELRAY BEACH, FL. 33444
Phone: 561.243.0799	Email: CARLOS@STOFFT.COM
Developer:	
Name:	
Company Name:	
Address:	
Phone:	Email:
Planner:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name: RANDALL STOFFT	Florida Registration No.: AR0011105
Company Name: RANDALL STOFFT ARCHITECTS	
Address: 42 NORTH SWINTON AVE. SUITE 100 DELRAY BEACH, FL. 33444	
Phone: 561.243.0799	Email: CARLOS@STOFFT.COM
Landscape Architect	
Name: STEPHANIE PORTUS	Florida Registration No.: LA 6667215
Company Name: PLA LANDSCAPE ARCHITECTURE	
Address: 2385 NW EXECUTIVE CNTR. DR. ST 240., BOCA RATON, FLORIDA 33431	
Phone: 561.318.5256	Email: STEPH@PLADESIGNSTUDIO.COM
Engineer	
Name: MATT KAHN	Florida Registration No.: 82227
Company Name: CAULFIELD & WHEELER, INC.	
Address: 7900 GLADES ROAD St 100, BOCA RATON, FLORIDA 33434	
Phone: 561.392.1991	Email: MATTHEW@CWIASSOC.COM



TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT

6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

I understand that any development permit issued by the Town of Ocean Ridge is contingent on the applicant meeting all requirements from the State of Florida, Palm Beach County, and the Town of Ocean Ridge and upon an actual building permit submittal and review by the Building, Zoning, and Engineering Officials of the Town of Ocean Ridge.

I certify that all of the foregoing information is accurate, and that if approved, all work will be done in compliance with all applicable laws regulating construction and zoning.

Applicant Signature

Printed Name of Applicant

Applicant is: ☐ Owner ☐ Lessee ☐ Agent

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization on this _____ day of _____, 20____ who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.

Notary Signature (for Applicant)

Seal/Stamp

Commission Expiration



TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT

6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦

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DATA CALCULATIONS FOR AN ADDITION (EXPANDING EXISTING FOOTPRINT OF A STRUCTURE)

APPLICANT FILL OUT: PROPERTY ADDRESS:					ZONING DISTRICT: _____				
APPLICANT USE					ZONING OFFICIAL USE ONLY				
*TOTAL SITE AREA	Sq. Ft.				Ft.				
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)									
FINISHED FLOOR ELEVATION (NAVD)									
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW				
	EXISTING		PROPOSED						
	Sq. Ft.	%	Sq. Ft.	%					
FLOOR AREA RATIO (MAXIMUM %)									
LOT COVERAGE (MAXIMUM %)									
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW				
	EXISTING		PROPOSED		EXISTING		PROPOSED		
	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	
*PERCENTAGE FROM TOTAL SITE AREA									
FIRST FLOOR UNDER A/C ()									
SECOND FLOOR UNDER A/C ()									
TOTAL UNDER A/C ()									
TOTAL FLOOR AREA ()									
TOTAL UNDER ROOF ()									
FLAT ROOF ()									
TOTAL ROOF ()									
GARAGE ()									
COVERED PATIO ()									
COVERED ENTRY ()									
COVERED BALCONY (REAR) ()									
COVERED BALCONY (FRONT) ()									
OPEN BALCONY ()									
BUILDING FOOTPRINT ()									
SEPTIC TANK & DRAINFIELD ()									
PAVED AREA ()									
SYNTHETIC TURF ()									
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)									
TOTAL PERVIOUS ()									
ZONING OFFICIAL USE ONLY	APPLICANT USE				ZONING REVIEW				
	EXISTING		PROPOSED		EXISTING		PROPOSED		

TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435

561.732.2635 Main ♦ permits@oceanridgeflorida.com ♦ www.oceanridgeflorida.com



REQUIRED

PROPOSED

	FEET	FEET	FEET	FEET
BUILDING HEIGHT (<u>36'-0"</u>)	30'-0"			
BUILDING SETBACKS:				
FRONT (<u>25'-0"</u>)	31'-2"			
REAR (<u>25'-0"</u>)	26'-10"			
SIDE INTERIOR (<u>15'-0"</u>)	20'-0"			
SIDE CORNER (<u>15'-0"</u>)	15'2 (EAST) 10'-1" (NORTH) REDUCED DUE TO SOUTH DRAINAGE EASEMENT			
WATERWAY (<u>25'-0"</u>)	26'-10"			
DRIVEWAY ()				

Prepared By: _____ Date: _____

DATA CALCULATIONS FOR NEW STRUCTURES

(NEW SINGLE FAMILY, MULTI-FAMILY HOMES, ETC.)

APPLICANT FILL OUT: PROPERTY ADDRESS: <u>62 HARBOUR DRIVE NORTH , OCEAN RIDGE</u>		ZONING DISTRICT: <u>RSF</u>	
	APPLICANT USE	ZONING OFFICIAL USE ONLY	
*TOTAL SITE AREA	11,772.96SF	Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	AE (EL 8) NAVD		
FINISHED FLOOR ELEVATION (NAVD)	9.0' NAVD		
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
	PROPOSED	PROPOSED	
	Sq. Ft.	%	Sq. Ft.
FLOOR AREA RATIO (MAXIMUM %)	4,835	41%	
LOT COVERAGE (MAXIMUM %)	3,631	30.8%	
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.
FIRST FLOOR UNDER A/C ()	2060		
SECOND FLOOR UNDER A/C ()	2220		
TOTAL UNDER A/C ()	4280		
TOTAL FLOOR AREA ()	4835	41%	
TOTAL UNDER ROOF ()	2775		
FLAT ROOF ()	97		
TOTAL ROOF ()	2872		
GARAGE ()	555		
COVERED PATIO ()	955		
COVERED ENTRY ()	60		
COVERED BALCONY (REAR) ()	361		
COVERED BALCONY (FRONT) ()	0		
OPEN BALCONY ()	73		
BUILDING FOOTPRINT ()	3631		
SEPTIC TANK & DRAINFIELD ()	+/-700		

TOWN OF OCEAN RIDGE

6450 N. Ocean Blvd., Ocean Ridge, FL 33435

561.732.2635 Main ♦ permits@oceanridgeflorida.com ♦ www.oceanridgeflorida.com



PAVED AREA ()	0	0		
SYNTHETIC TURF ()	0	0		
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)	10,186	44.9		
TOTAL PERVIOUS ()	12,516	55.1		
ZONING OFFICIAL USE ONLY	APPLICANT USE		ZONING REVIEW	
	FEET		FEET	
BUILDING HEIGHT ()	28'-6"			
BUILDING SETBACKS:				
FRONT ()	38'-0"			
REAR ()	52'-0"			
SIDE INTERIOR ()	15'-0"/15'-0"			
SIDE CORNER ()	NA			
WATERWAY ()	NA			
DRIVEWAY ()	NA			

Prepared By: _____ Date: _____

**The following pages are checklists for
the applicant and/or the Town.**

**DO NOT submit the checklists as part of
the application packet.**

Read the instructions carefully!!

I understand that any development permit issued by the Town of Ocean Ridge is contingent on the applicant meeting all requirements from the State of Florida, Palm Beach County, and the Town of Ocean Ridge and upon an actual building permit submittal and review by the Building, Zoning, and Engineering Officials of the Town of Ocean Ridge.

I certify that all of the foregoing information is accurate, and that if approved, all work will be done in compliance with all applicable laws regulating construction and zoning.


Applicant Signature

RANDALL E. STOFF
Printed Name of Applicant

Applicant is: ☐ Owner ☐ Lessee ☒ Agent

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 21 day of FEBRUARY, 2022 who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.


Notary Signature (for Applicant)

4/18/25
Commission Expiration

Seal/Stamp





TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT

6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

Checklist for Development Plan Review

Instructions:

- Applicant shall review the Land Development Code Sections 63-51 & 63-56 and all relevant Town Code of Ordinances, <https://library.municode.com/fl/oceanridge>, prior to submittal.
- Applicant shall submit items on the checklist in completed, individual packages. Do not include demolition, mechanical, electrical, and plumbing plans or any other plans not listed below.
- For projects that have been previously deferred by the Commission, properly mark as "previously proposed" and "currently proposed".
- Application will be reviewed for completeness and accuracy.
- Staff encourages scheduling a pre-submission discussion by calling 561-732-2635 should you have any questions.

Applicant shall submit items on the checklist in complete, individual packages. A package is all the documentation required in a set.

STEP 1:

CHECKLIST FOR SUBMITTAL

The following items are required for Development Plan Review to provide proper review and ensure compliance with Town of Ocean Ridge Zoning Code.

The following items need to be provided in person:

_____ Applicant shall submit an original copy of the Land Development Action Application (excluding instruction sheets/checklists) including the Data Calculations Form (on pages 7-8).

_____ Applicant shall submit proof of ownership, along with an original copy of the Affidavit to Appoint Agent Form if application package will be submitted by anyone other than the Owner(s).

_____ Applicant shall submit Property Detail Sheet printed from the Palm Beach County Property Appraiser's website. <http://www.co.palm-beach.fl.us/papa/> Please submit one original (8 ½ x 11) to be placed in the original set.

_____ Applicant shall submit one (1) set of mailing labels, one (1) GIS property list, and one (1) map prepared by the Palm Beach County Property Appraiser's office for all properties within 300' of the subject property. Please submit one original (8 ½ x 11) along with **postage paid envelopes** without the return addresses to be placed in the original set.

_____ \$1,500 is due at time of application submittal. A balance will be due after the project is complete if project review is above the submittal fee.

_____ Applicant shall submit a digital copy of the entire application package on a thumb drive including a PowerPoint Presentation or send it to the Town Clerk via email on the day of submittal.



TOWN OF OCEAN RIDGE

6450 North Ocean Boulevard, Ocean Ridge, Florida 33435
(561) 732-2635 Main ♦ (561) 737-8359 Fax
oceanridgeflorida.com ♦ permit@oceanridgeflorida.com

Affidavit to Appoint Agent

Please check one of the following:

- | | |
|--|--|
| ☐ Annexation | ☐ Plat or Re-Plat |
| ☐ Building Permit (Revisions, etc.) | ☐ Re-Zoning |
| ☐ Comprehensive Plan Amendment | ☐ Site Plan Review |
| ☐ Concept Plan Review | ☐ Special Exception |
| ☐ Construction East of the CCCL | ☐ Variance |
| ☐ PRD Amendment | ☒ Other <u>DEVELOPMENT PLAN REVIEW</u> |
| ☐ Planned Residential Development (PRD) | |

1. He/She is fee simple owner of the following described property, to wit: (Provide Property Address and Legal Description)
62 HARBOUR DRIVE NORTH OCEAN RIDGE, FL 33435
LOT 15 OF RIDGE HARBOUR ESTATES, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 25, PAGE 27, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
2. He/She desires to submit a DEVELOPMENT PLAN REVIEW application to the Town of Ocean Ridge, Florida.
3. He/She has appointed RANDALL G. STOTT to act as agent in his/her behalf to accomplish the above.
4. He/She affirms and certifies that he/she understands and agrees to comply with the Town of Ocean Ridge Land Development Code. He/She further certifies that the statements, plans and all information submitted as a part of this application are true and correct to the best of his/her knowledge. Further, he/she understand that this application and attachments become part of the Official Records of the Town of Ocean Ridge, Florida and are not returnable.

State of Florida
County of Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this day 21 of February, 2022.

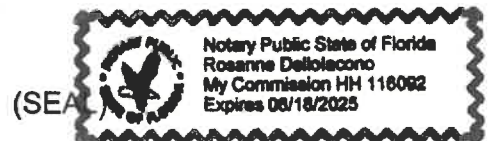
Signature of Property Owner

Rosanne Dello Iacono
Notary Public Signature

Property Owner Printed Name

Michael Hemleap
Rosanne Dello Iacono
Notary Printed Name

My Commission Expires 6/18/25



Personally Known: ☒ or ID: _____ (Type of Identification Provided)

Location Address 62 HARBOUR DR N**Municipality** OCEAN RIDGE**Parcel Control Number** 46-43-45-27-09-000-0150**Subdivision** RIDGE HARBOUR ESTS IN**Official Records Book** 29710**Page**448**Sale Date** MAR-2018**Legal Description** RIDGE HARBOUR ESTATES LT 15**Owners**

HEMLEPP MICHAEL

Mailing address

816 EASTVIEW AVE

DELRAY BEACH FL 33483 5968

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2018	\$1,625,000	29710 / 00448	WARRANTY DEED	HEMLEPP MICHAEL
APR-2004	\$965,000	16917 / 00837	WARRANTY DEED	JOY KENNETH A &
APR-2003	\$630,500	15090 / 01638	WARRANTY DEED	PIKE JOSEPH A &
MAY-2000	\$100	11782 / 00874	WARRANTY DEED	HAMILTON MARILYN TR
JAN-1979	\$135,000	03050 / 00450		

No Exemption Information Available.

Number of Units 1 ***Total Square Feet** 2448 **Acres** 0.2704

Use Code 0100 - SINGLE FAMILY **Zoning** RSF - Single Family Residential (46-OCEAN RIDGE)

Tax Year	2021	2020	2019
Improvement Value	\$183,978	\$173,265	\$162,644
Land Value	\$800,000	\$800,000	\$800,000
Total Market Value	\$983,978	\$973,265	\$962,644

All values are as of January 1st each year

Tax Year	2021	2020	2019
Assessed Value	\$983,978	\$973,265	\$962,644
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$983,978	\$973,265	\$962,644

Tax Year	2021	2020	2019
Ad Valorem	\$19,100	\$18,912	\$18,912
Non Ad Valorem	\$178	\$173	\$175
Total tax	\$19,278	\$19,085	\$19,087



CFN 20180096206

OR BK 29710 PG 0448
 RECORDED 03/14/2018 12:21:09
 AMT 1,625,000.00
 Doc Stamp 11,375.00
 Palm Beach County, Florida
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0448 - 449; (2pgs)

Prepared by and return to:
ROBERT P. FRITTS

CITRUS TITLE INSURANCE AGENCY, INC.
 5700 Lake Worth Road Suite 105
 Lake Worth, FL 33463
 561-964-5106
 File Number: 98-36

Parcel Identification No. 46-43-45-27-09-000-0150

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **8th** day of **March, 2018** between **KENNETH A. JOY and ELIZABETH L. JOY, husband and wife**, whose post office address is: 1467 South Federal Highway, Boynton Beach, FL 33435, grantor*, and **MICHAEL HEMLEPP** whose post office address is **816 Eastview Avenue, Delray Beach, FL 33483 Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County Florida**, to-wit:

Lot 15, of Ridge Harbour Estates, according to the plat thereof as recorded in Plat Book 25, Page 27, Public Records of Palm Beach County, Florida.

SUBJECT TO: Comprehensive land use plans, zoning, and other land use restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; outstanding oil, gas and mineral rights of record without right of entry, unplatted public utility easements of record (located contiguous to real property lines and not more than 10 feet in width as to rear and front lines and 7-1/2 feet in width as to side lines); none of the foregoing of which are reimposed hereby; and taxes for the year 2018 and subsequent years

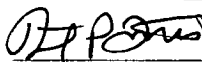
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

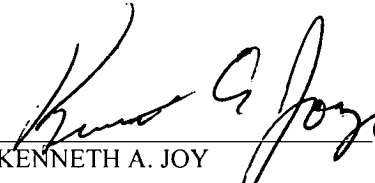
Signed, sealed and delivered in our presence:


Witness Name: Antoina Munk


Witness Name: ROBERT P. FRITTS


Witness Name: Antoina Munk


Witness Name: ROBERT P. FRITTS

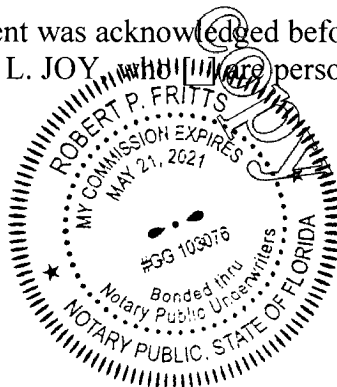

KENNETH A. JOY (Seal)


ELIZABETH L. JOY (Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 8th day of March, 2018 by KENNETH A. JOY and ELIZABETH L. JOY who ☒ are personally known or ☐ have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

Friday, December 11, 2025

To: Town of Ocean Ridge

Re: Hemlepp Residence
 62 Harbour Drive North
 Ocean Ridge, Florida

The proposed residence is a two-story Coastal Seaside with Transitional and Dutch elements. It features a dark bronze standing seam metal roof over a white painted stucco finish. Dark walnut accents are featured within the recessed window details, as you will also find on the front door and garage. Black window frames add to the contrast against the stucco, providing a dramatic, yet elegant balance. On the interior, it consists of four bedrooms, five and a half bathrooms. The residence features a two car garage, which accommodates two additional spaces on the lot. The covered outdoor living features roll down bug screens, a bbq area, and seating areas all enhanced by the intracoastal waterway. The landscape and hardscape also feature a sunken seating area, new pool and spa.

The following items meet the criteria of the town code section 63-56(1).

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.

The proposed site layout has been designed to provide a smooth and visually coherent transition with the surrounding streetscape. The building's massing, setbacks, and façade articulation align with adjacent structures, helping maintain a balanced rhythm along the street. Together, these design strategies ensure that the development integrates appropriately with its context and contributes positively to the overall streetscape character.

b. Relationship of building and site to adjoining area(s):

- 1.Buildings and site 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 and site 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.
- 5.The landscaping should enhance and be compatible with the surrounding neighborhood while providing harmony to the architectural style.

The proposed building and site layout are designed to positively contribute to the surrounding neighborhood by reinforcing an attractive environment. The project incorporates compatible building forms, appropriate setbacks, and high-quality materials that enhance visual continuity within the area. The design integrates harmonious architectural elements through consistent use of complementary forms, textures, and materials. The massing and façade articulation are carefully composed to maintain rhythm and proportion. Architectural details—such as window proportions, trim, and roof treatments—are used to unify the overall composition.

42 N. SWINTON AVE, SUITE 1
 DELRAY BEACH, FLORIDA 33444

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 AA0003379

The project is designed to align with the established architectural character of the neighborhood by drawing inspiration from recognized local styles. Key design elements—such as roof shapes, material selections, and façade proportions—reflect the surrounding context while still allowing for a contemporary interpretation that complements existing development. The proposed building height and scale are configured to be consistent with nearby structures. Step-backs, façade breaks, and massing transitions are incorporated to reduce perceived scale and provide a compatible relationship with adjacent properties. The landscape design uses plant species, materials, and layout patterns that complement both the architectural expression of the building and the character of the surrounding neighborhood. Trees, shrubs, and groundcover have been selected to enhance curb appeal, soften building edges, and integrate seamlessly into the existing streetscape. The overall landscape plan reinforces visual harmony and contributes to a cohesive neighborhood aesthetic.

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.

The project has been designed to a high standard with careful consideration of its surroundings. Its form, scale, and site placement create a positive and contextually appropriate relationship with adjacent properties and the overall neighborhood. The building incorporates well-proportioned architectural components. Rooflines, window and door placements, eaves, and parapet details have been coordinated to maintain balanced, visually cohesive proportions. The selected color palette is harmonious and consistent with the building's architectural style. Colors have been chosen to blend well with the existing neighborhood character. All mechanical equipment and utility hardware will be screened from off-site view using landscaping, or architectural enclosures to minimize visual impact. The building's size and massing are designed to align with surrounding permanent development, maintaining compatibility with established architectural styles in the area. The project incorporates the preferred design elements identified above. Existing non-preferred elements are being removed or upgraded to improve architectural consistency and neighborhood compatibility. The proposed project does not include any addition or renovation elements, we propose all new construction. The project fully complies with all applicable land development regulations and aligns with the goals, objectives, and policies outlined in the town's comprehensive plan.

Sincerely,

Randall E. Stofft, AIA

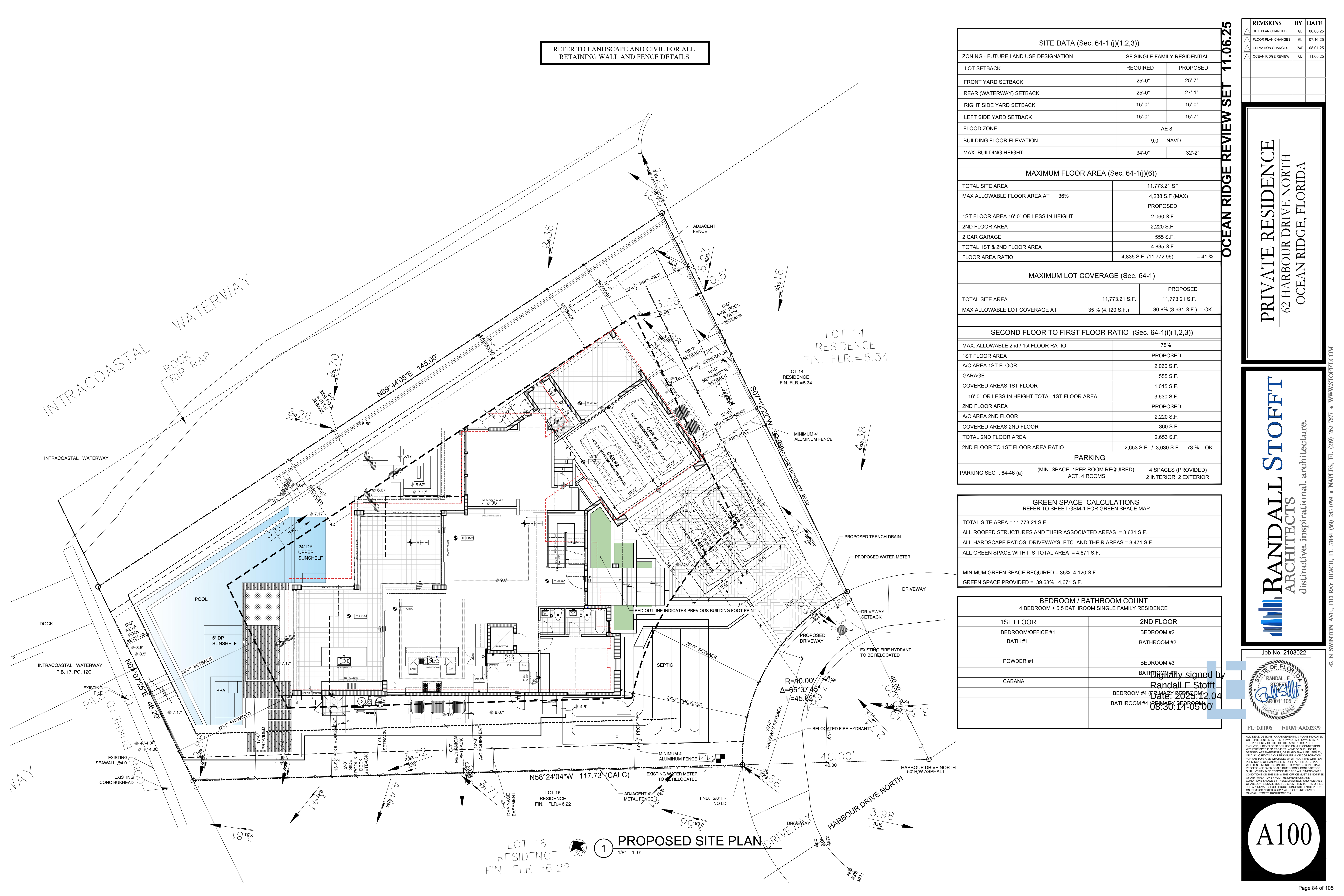
President



RES. Carlos M Linares

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REFER TO LANDSCAPE AND CIVIL FOR ALL
RETAINING WALL AND FENCE DETAILS

SITE DATA (Sec. 64-1 (j)(1,2,3))		
ZONING - FUTURE LAND USE DESIGNATION		SF SINGLE FAMILY RESIDENTIAL
LOT SETBACK	REQUIRED	PROPOSED
FRONT YARD SETBACK	25'-0"	25'-7"
REAR (WATERWAY) SETBACK	25'-0"	27'-1"
RIGHT SIDE YARD SETBACK	15'-0"	15'-0"
LEFT SIDE YARD SETBACK	15'-0"	15'-7"
FLOOD ZONE	AE 8	
BUILDING FLOOR ELEVATION	9.0	NAVD
MAX. BUILDING HEIGHT	34'-0"	32'-2"

MAXIMUM FLOOR AREA (Sec. 64-1(j)(6))		
TOTAL SITE AREA	11,773.21 SF	
MAX ALLOWABLE FLOOR AREA AT 36%	4,238 S.F (MAX)	PROPOSED
1ST FLOOR AREA 16'-0" OR LESS IN HEIGHT	2,060 S.F.	
2ND FLOOR AREA	2,220 S.F.	
2 CAR GARAGE	555 S.F.	
TOTAL 1ST & 2ND FLOOR AREA	4,835 S.F.	
FLOOR AREA RATIO	4,835 S.F. / (11,772.96)	= 41 %

MAXIMUM LOT COVERAGE (Sec. 64-1)		
		PROPOSED
TOTAL SITE AREA	11,773.21 S.F.	11,773.21 S.F.
MAX ALLOWABLE LOT COVERAGE AT 35 % (4,120 S.F.)	30.8% (3,631 S.F.)	= 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 1ST FLOOR	2,060 S.F.
GARAGE	555 S.F.
COVERED AREAS 1ST FLOOR	1,015 S.F.
16'-0" OR LESS IN HEIGHT TOTAL 1ST FLOOR AREA	3,630 S.F.
2ND FLOOR AREA	PROPOSED
A/C AREA 2ND FLOOR	2,220 S.F.
COVERED AREAS 2ND FLOOR	360 S.F.
TOTAL 2ND FLOOR AREA	2,653 S.F.
2ND FLOOR TO 1ST FLOOR AREA RATIO	2,653 S.F. / 3,630 S.F. = 73 % = OK

PARKING	
PARKING SECT. 64-46 (a)	(MIN. SPACE -1PER ROOM REQUIRED) ACT. 4 ROOMS
	4 SPACES (PROVIDED) 2 INTERIOR, 2 EXTERIOR

GREEN SPACE CALCULATIONS REFER TO SHEET GSM-1 FOR GREEN SPACE MAP	
TOTAL SITE AREA = 11,773.21 S.F.	
ALL ROOFED STRUCTURES AND THEIR ASSOCIATED AREAS = 3,631 S.F.	
ALL HARDSCAPE PATIOS, DRIVEWAYS, ETC. AND THEIR AREAS = 3,471 S.F.	
ALL GREEN SPACE WITH ITS TOTAL AREA = 4,671 S.F.	
MINIMUM GREEN SPACE REQUIRED = 35% 4,120 S.F.	
GREEN SPACE PROVIDED = 39.68% 4,671 S.F.	

BEDROOM / BATHROOM COUNT 4 BEDROOM + 5.5 BATHROOM SINGLE FAMILY RESIDENCE	
1ST FLOOR	2ND FLOOR
BEDROOM/OFFICE #1	BEDROOM #2
BATH #1	BATHROOM #2
POWDER #1	BEDROOM #3
CABANA	BATHROOM #4
	BEDROOM #4
	BATHROOM #4

REVISIONS	BY	DATE
△ SITE PLAN CHANGES	GL	06.06.25
△ FLOOR PLAN CHANGES	GL	07.16.25
△ ELEVATION CHANGES	ZAF	08.01.25
△ OCEAN RIDGE REVIEW	CL	11.06.25

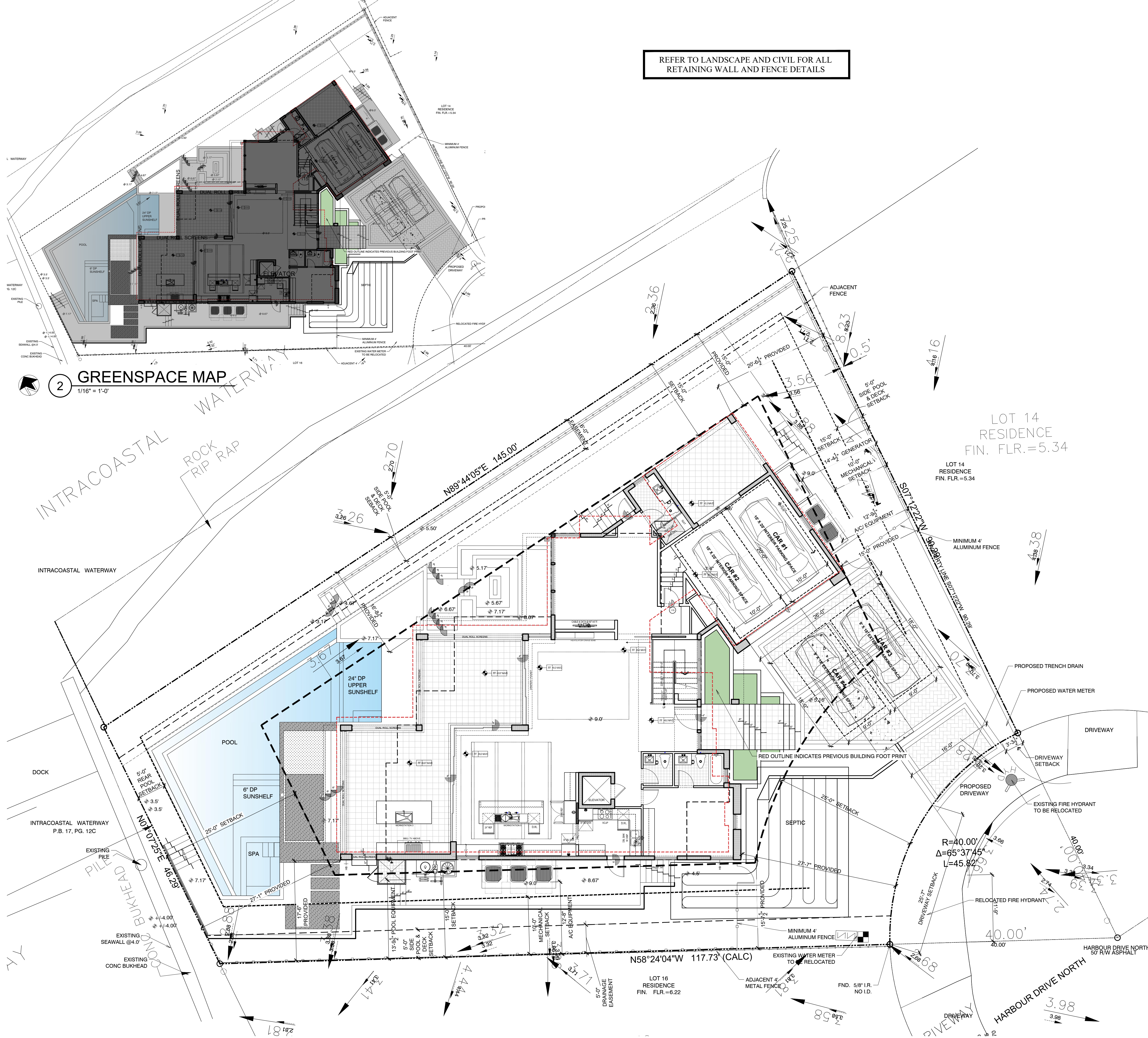
PRIVATE RESIDENCE
62 HARBOUR DRIVE NORTH
OCEAN RIDGE, FLORIDA

RANDALL STOFFT
ARCHITECTS
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Job No. 2103022
Randall E. Stofft
Date: 2025.12.04
08:30:14-0500

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A100



REFER TO LANDSCAPE AND CIVIL FOR ALL
RETAINING WALL AND FENCE DETAILS

2 GREENSPACE MAP
1/16" = 1'-0"

SITE DATA (Sec. 64-1(j)(1,2,3))		
ZONING - FUTURE LAND USE DESIGNATION		SF SINGLE FAMILY RESIDENTIAL
LOT SETBACK	REQUIRED	PROPOSED
FRONT YARD SETBACK	25'-0"	25'-7"
REAR (WATERWAY) SETBACK	25'-0"	27'-1"
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TOTAL 1ST & 2ND FLOOR AREA	4,835 S.F.	
FLOOR AREA RATIO	4,835 S.F. / (11,773.21)	= 41 %

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BEDROOM / BATHROOM COUNT 4 BEDROOM + 5.5 BATHROOM SINGLE FAMILY RESIDENCE	
1ST FLOOR	2ND FLOOR
BEDROOM/OFFICE #1	BEDROOM #2
BATH #1	BATHROOM #2
POWDER #1	BEDROOM #3
CABANA	BATHROOM #3
	BEDROOM #4 (PRIMARY BEDROOM)
	BATHROOM #4 (PRIMARY BATHROOM)

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

OCEAN RIDGE REVIEW SET 11.06.25

REVISIONS	BY	DATE
△ SITE PLAN CHANGES	GL	06.06.25
△ FLOOR PLAN CHANGES	GL	07.16.25
△ ELEVATION CHANGES	ZAF	08.01.25
△ OCEAN RIDGE REVIEW	CL	11.06.25

PRIVATE RESIDENCE
62 HARBOUR DRIVE NORTH
OCEAN RIDGE, FLORIDA

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ARCHITECTS
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Job No. 2103022
STATE OF FLORIDA
RANDALL E. STOFFT
ARCHITECT
P.L.L.C.
AR0011105
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A100



LOT 16
EXISTING 2 STORY RESIDENCE

Ⓐ

LOT 15
62 HARBOUR DRIVE NORTH
EXISTING RESIDENCE



LOT 15
62 HARBOUR DRIVE NORTH
EXISTING RESIDENCE

Ⓑ

LOT 14
EXISTING 2 STORY RESIDENCE



LOT 14
EXISTING 2 STORY RESIDENCE

Ⓒ

LOT 18
EXISTING 2 STORY RESIDENCE



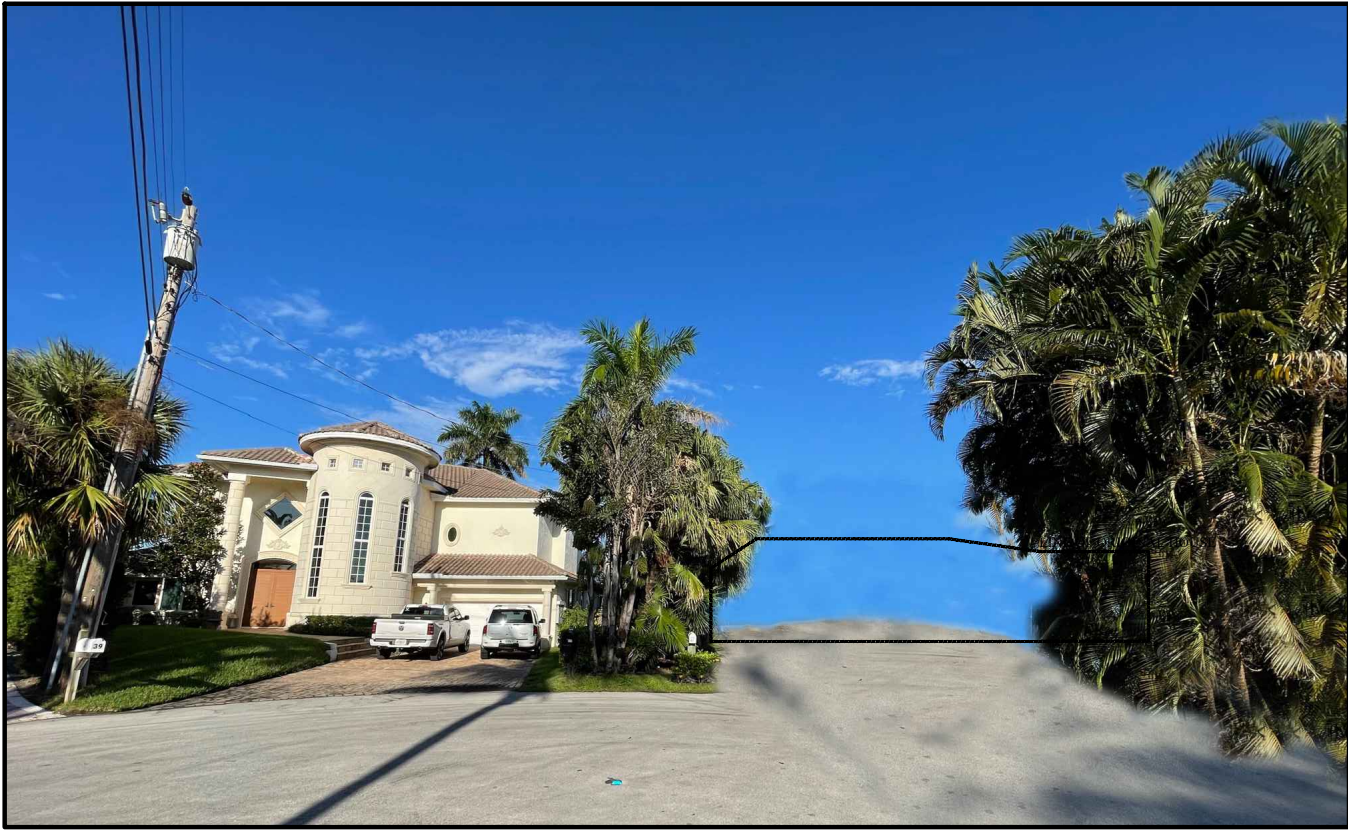
LOT 18
EXISTING 2 STORY RESIDENCE

Ⓓ

LOT 17
EXISTING STORY RESIDENCE

1 EXISTING STREETSCAPE

N.T.S.



LOT 16
EXISTING 2 STORY RESIDENCE

Ⓐ

LOT 15
62 HARBOUR DRIVE NORTH
PROPOSED RESIDENCE



LOT 15
62 HARBOUR DRIVE NORTH
PROPOSED RESIDENCE

Ⓑ

LOT 14
EXISTING 2 STORY RESIDENCE



LOT 14
EXISTING 2 STORY RESIDENCE

Ⓒ

LOT 18
EXISTING 2 STORY RESIDENCE



LOT 18
EXISTING 2 STORY RESIDENCE

Ⓓ

LOT 17
EXISTING STORY RESIDENCE

2 PROPOSED STREETSCAPE

N.T.S.



Digitally signed by
Randall E Stofft
Date: 2025.12.12
11:54:05-05'00'

3 VICINITY MAP

N.T.S.

OCEAN RIDGE REVIEW SET 11.06.25

REVISIONS	BY	DATE
△ SITE PLAN CHANGES	GL	06.06.25
△ FLOOR PLAN CHANGES	GL	07.16.25
△ ELEVATION CHANGES	ZAF	08.01.25
△ OCEAN RIDGE REVIEW	CL	11.06.25

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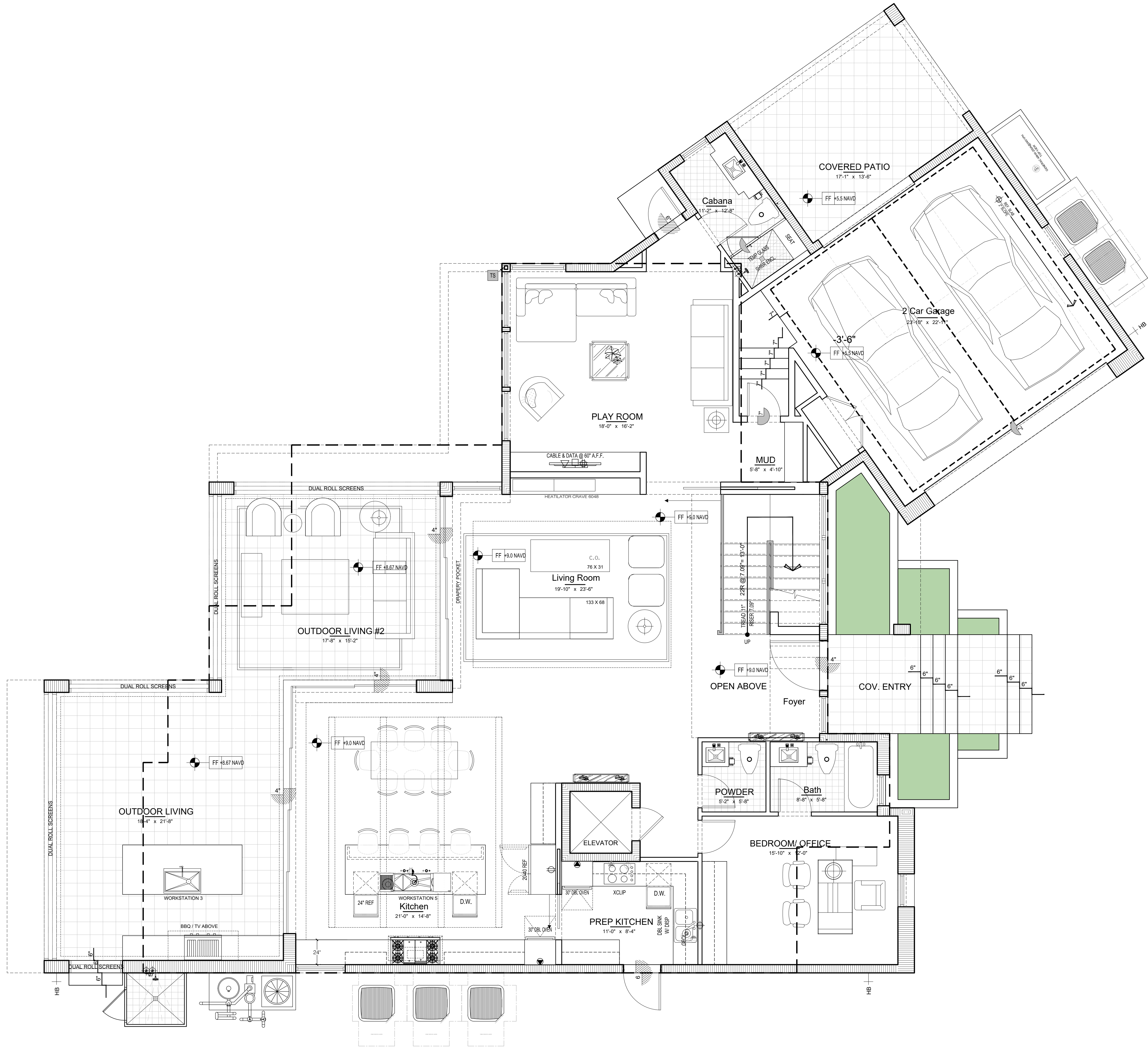
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A103



1

1ST FLOOR NOTE PLAN

1/4" = 1'-0"

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REVISIONS	BY	DATE
△ SITE PLAN CHANGES	GL	06.06.25
△ FLOOR PLAN CHANGES	GL	07.16.25
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A201


$$\frac{1}{4}'' = 1'-0''$$

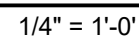
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62 HARBOUR DRIVE NORTH
OCEAN RIDGE, FLORIDA



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A203

A205



1 FRONT ELEVATION (SOUTH)
1/4" = 1'-0"



2 REAR ELEVATION (NORTH)
1/4" = 1'-0"

OCEAN RIDGE REVIEW SET 11.06.25

REVISIONS	BY	DATE
△ SITE PLAN CHANGES	GL	06.06.25
△ FLOOR PLAN CHANGES	GL	07.16.25
△ ELEVATION CHANGES	ZMF	08.01.25
△ OCEAN RIDGE REVIEW	GL	11.06.25

PRIVATE RESIDENCE
62 HARBOUR DRIVE NORTH
OCEAN RIDGE, FLORIDA

RANDALL STOFFT
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Digitally signed
by Randall E
Stofft
Date:
2025.12.04
08:31:16-05'00'



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A300

MAX BUILDING HEIGHT
EL. 34'-0" A.F.F. (+43.0' NAVD)

PROPOSED BUILDING HEIGHT
EL. 32'-2" A.F.F. (+41.16' NAVD)

T.O.B (2ND FLOOR)
EL. 24'-0" A.F.F. (+33.0' NAVD)

T.O WINDOW (2ND FLOOR)
EL. 23'-0" A.F.F. (+32.0' NAVD)

T.O.S (2ND FLOOR)
EL. 13'-0" A.F.F. (+22.0' NAVD)

T.O WINDOW
EL. 11'-0" A.F.F. (+20.0' NAVD)

T.O.B (GARAGE)
EL. 9'-6" A.F.F. (+18.5' NAVD)

T.O SLAB (FINISHED FLOOR)
EL. 0'-0" A.F.F. (+9.0' NAVD)

GARAGE
EL. -3'-6" A.F.F. (+5.5' NAVD)

32'-2"
24'-0"
23'-0"
13'-0"
11'-0"
9'-6"
3'-6"

11'-0"
2'-0"
11'-0"



① LEFT ELEVATION (WEST)
1/4" = 1'-0"

MAX BUILDING HEIGHT
EL. 34'-0" A.F.F. (+43.0' NAVD)

PROPOSED BUILDING HEIGHT
EL. 32'-2" A.F.F. (+41.16' NAVD)

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34'-0"
32'-2"
24'-0"
23'-0"
13'-0"
11'-0"
9'-6"
3'-5"

11'-0"
2'-0"
11'-0"



② RIGHT ELEVATION (EAST)
1/4" = 1'-0"

OCEAN RIDGE REVIEW SET 11.06.25

REVISIONS	BY	DATE
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△ ELEVATION CHANGES	ZMF	08.01.25
△ OCEAN RIDGE REVIEW	GL	11.06.25

PRIVATE RESIDENCE
62 HARBOUR DRIVE NORTH
OCEAN RIDGE, FLORIDA

RANDALL STOFFT
ARCHITECTS
distinctive. inspirational. architecture.

Job No. 2103022



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by Randall E
Stofft
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2025.12.04
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FL-001105 FIRM-AA003379

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A301



1 FRONT ELEVATION
NTS = 1'-0"

WALL COVERAGE	
FRONT ELEVATION	1990 SF
TOTAL	1990 SF

1,990 S.F. OF FRONT ELEVATION WALL COVERAGE
15% MINIMUM WALL COVERAGE REQUIRED = 298.5 S.F.

WINDOW / DOOR COVERAGE	
FRONT DOOR	44 SF
GARAGE	87 SF
WINDOW 1	10 SF
WINDOW 10	45 SF
WINDOW 11	19 SF
WINDOW 12	10 SF
WINDOW 13	10 SF
WINDOW 14	7 SF
WINDOW 2	21 SF
WINDOW 3	17 SF
WINDOW 4	12 SF
WINDOW 5	21 SF
WINDOW 6	22 SF
WINDOW 7	41 SF
WINDOW 8	45 SF
WINDOW 9	50 SF
TOTAL	462 SF

FRONT ELEVATION WALL COVERAGE = 1,990 S.F.

(15% MIN WALL COVERAGE REQUIRED 298.5 S.F.)

TOTAL WINDOW / DOOR COVERAGE PROVIDED = 462 S.F. (23.22%)

1,990 S.F. - 462 S.F. = 1,528 S.F. = 76.78% WALL COVERAGE PROVIDED = OK

WALL COVERAGE	
REAR ELEVATION	1985 SF
TOTAL	1985 SF

1,985 S.F. OF REAR ELEVATION WALL COVERAGE
15% MINIMUM WALL COVERAGE REQUIRED = 297.75 S.F.

WINDOW / DOOR COVERAGE	
DOOR	12 SF
SLIDERS	214 SF
SLIDERS	80 SF
SLIDERS	149 SF
SLIDERS	100 SF
SLIDERS	165 SF
WINDOW 1	5 SF
WINDOW 2	49 SF
WINDOW 3	49 SF
WINDOW 4	44 SF
WINDOW 5	18 SF
WINDOW 6	34 SF
TOTAL	921 SF

REAR ELEVATION WALL COVERAGE = 1,985 S.F.

(15% MIN WALL COVERAGE REQUIRED 297.75 S.F.)

TOTAL WINDOW / DOOR COVERAGE PROVIDED = 921 S.F. (46.4%)

1,985 S.F. - 921 S.F. = 1,064 S.F. = 53.6% WALL COVERAGE PROVIDED = OK



2 RIGHT ELEVATION (EAST)
NTS = 1'-0"

WALL COVERAGE	
RIGHT ELEVATION	2236 SF
TOTAL	2236 SF

2,236 S.F. OF RIGHT ELEVATION WALL COVERAGE
15% MINIMUM WALL COVERAGE REQUIRED = 335.4 S.F.

WINDOW / DOOR COVERAGE	
DOOR	30 SF
GARAGE	48 SF
GARAGE	4 SF
SLIDERS	116 SF
WINDOW 1	5 SF
WINDOW 2	36 SF
WINDOW 3	8 SF
WINDOW 4	15 SF
WINDOW 5	15 SF
WINDOW 6	49 SF
WINDOW 7	44 SF
WINDOW 8	15 SF
WINDOW 9	15 SF
TOTAL	400 SF

RIGHT ELEVATION WALL COVERAGE = 2,236 S.F.

(15% MIN WALL COVERAGE REQUIRED 335.4 S.F.)

TOTAL WINDOW / DOOR COVERAGE PROVIDED = 400 S.F. (17.89%)

2,236 S.F. - 400 S.F. = 1,836 S.F. = 72.11% WALL COVERAGE PROVIDED = OK

WALL COVERAGE	
LEFT ELEVATION	1969 SF
TOTAL	1969 SF

1,969 S.F. OF LEFT ELEVATION WALL COVERAGE
15% MINIMUM WALL COVERAGE REQUIRED = 295 S.F.

WINDOW / DOOR COVERAGE	
DOOR	33 SF
GARAGE	129 SF
WINDOW 1	40 SF
WINDOW 2	32 SF
WINDOW 3	18 SF
WINDOW 4	32 SF
WINDOW 5	32 SF
TOTAL	316 SF

LEFT ELEVATION WALL COVERAGE = 1,969 S.F.

(15% MIN WALL COVERAGE REQUIRED 295 S.F.)

TOTAL WINDOW / DOOR COVERAGE PROVIDED = 316 S.F. (16%)

1,969 S.F. - 316 S.F. = 1,653 S.F. = 84% WALL COVERAGE PROVIDED = OK



3 REAR ELEVATION
NTS = 1'-0"



4 LEFT ELEVATION (WEST)
NTS = 1'-0"

OCEAN RIDGE REVIEW SET 11.06.25

REVISIONS	BY	DATE
△ SITE PLAN CHANGES	GL	06.06.25
△ FLOOR PLAN CHANGES	GL	07.16.25
△ ELEVATION CHANGES	ZAF	08.01.25
△ OCEAN RIDGE REVIEW	CL	11.06.25

PRIVATE RESIDENCE
62 HARBOUR DRIVE NORTH
OCEAN RIDGE, FLORIDA

RANDALL STOFFT
ARCHITECTS
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A306

REVISIONS	BY	DATE
△ SITE PLAN CHANGES	GL	06.06.25
△ FLOOR PLAN CHANGES	GL	07.16.25
△ ELEVATION CHANGES	ZAF	08.01.25
△ OCEAN RIDGE REVIEW	CL	11.06.25

PRIVATE RESIDENCE

62 HARBOUR DRIVE NORTH

OCEAN RIDGE, FLORIDA

RANDALL STOFFT

ARCHITECTS

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A310



1 FRONT ELEVATION (3D) (SOUTH)



STANDING SEAM
METAL ROOF
DARK GRAY



PAINT COLOR
BENJAMIN MOORE
CHANTILLY LACE OC-65



PAVER
CAVASTONE
FUCINO BONE WHITE 24\"X48\" RECTIFIED



DOORS AND WINDOWS
ES WINDOWS
DURANAR BLACK UC40577

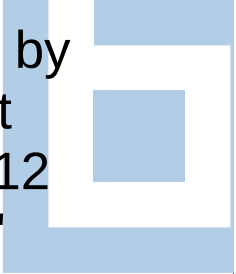


ARCHITECTURAL LOUVERS, EYEBROW & GATES
DURANAR BLACK



2 REAR ELEVATION (3D) (NORTH)

Digitally signed by
Randall E Stofft
Date: 2025.12.12
11:56:31-05'00'





LOCATION MAP
NOT TO SCALE

LEGEND

- | | | |
|------|---|-------------------------------|
| ---- | SD | PROPOSED DRAINAGE PIPE |
| ---- |  | PROPOSED YARD DRAIN |
| ---- | 15.51 | EXISTING GRADE |
| ---- |  | PROPOSED GRADE |
| ---- |  | MATCH EXISTING GRADE |
| ---- | W | PROPOSED WATER LINE |
| ---- | W | EXISTING WATER LINE |
| ---- | S | PROPOSED SANITARY SEWER LINE |
| ---- | S | EXISTING SANITARY SEWER LINE |
| ---- | E | PROPOSED ELECTRIC LINE |
| ---- | OH | EXISTING OVERHEAD LINE |
| ---- | T | PROPOSED TELEPHONE/CABLE LINE |
| ---- | T | EXISTING TELEPHONE/CABLE LINE |
| ---- | G | PROPOSED GAS LINE |
| ---- | G | EXISTING GAS LINE |

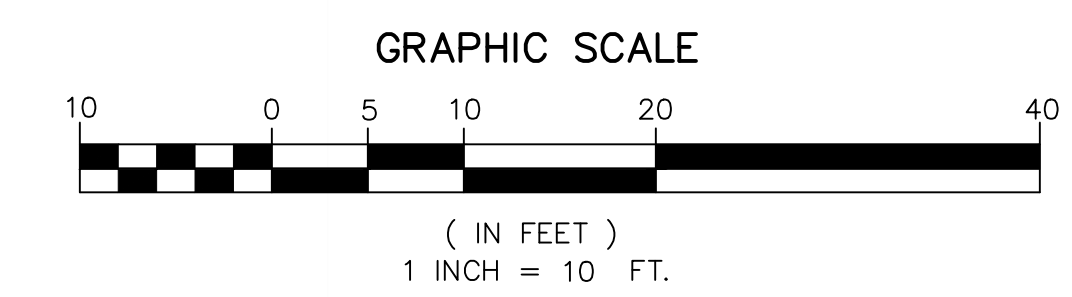
NOTE:
ELEVATION ARE SHOWN IN NAVD
CONVERSION NAVD+1.55 = NGVD

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7900 GLADES ROAD — SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

HEMLEPP RESIDENCE
PAVING, GRADING & DRAINAGE PLAN
62 HARBOUR DRIVE N
OCEAN RIDGE, FL 33435

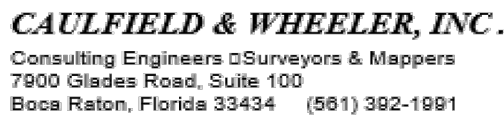
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F.B. / PG.	----
SCALE	N.T.S.


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 Matthew V. Kahn
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MATTHEW V. KAHN
 PROFESSIONAL ENGINEER
 LICENSE NO. 82227
 STATE OF FLORIDA
 – FOR THE FIRM –
 DATE

JOB # 9655
SHT.NO. 1
OF 6 SHEETS

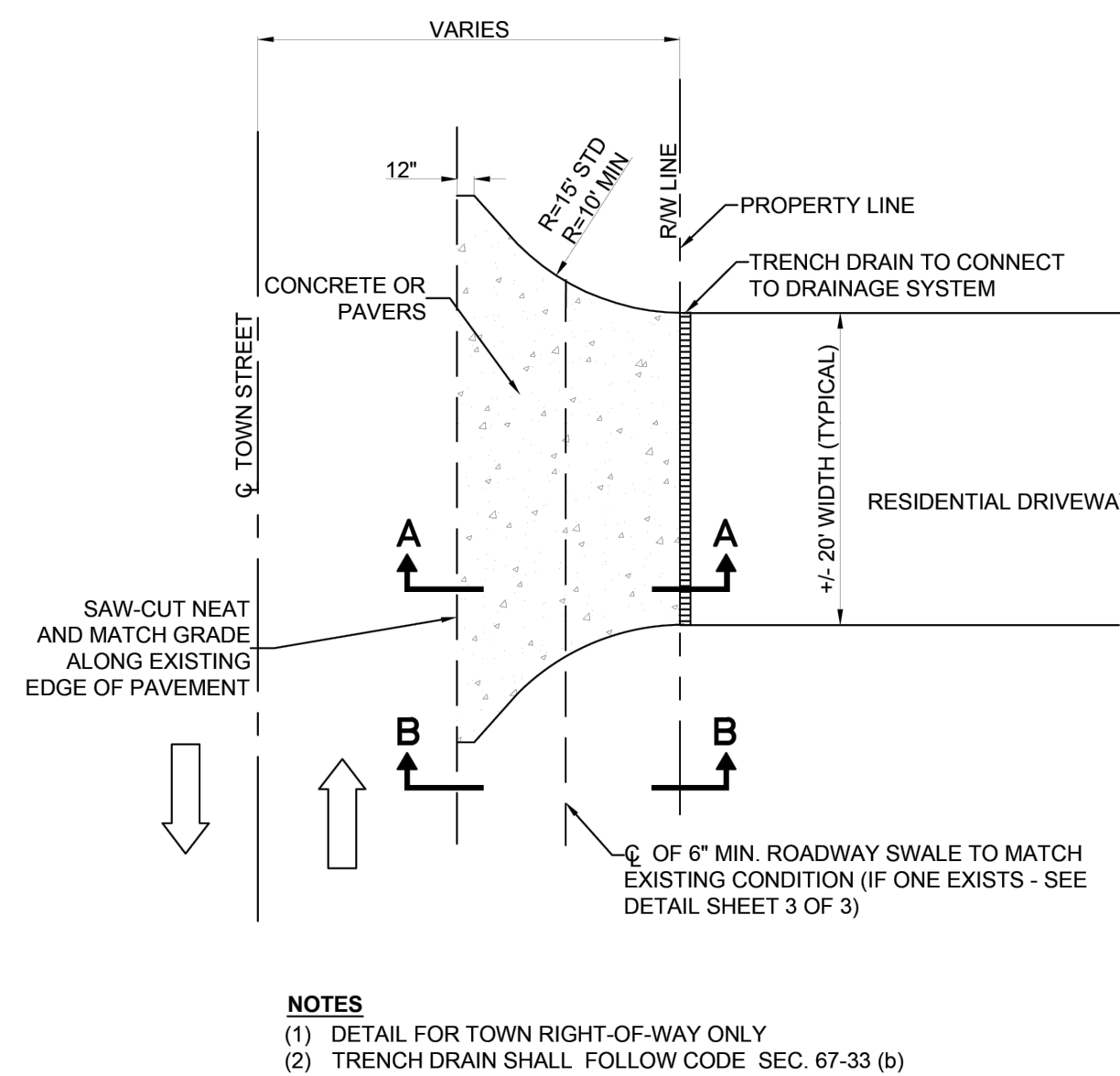




Stormwater Calculations

PROJECT:	<i>Hemlepp Residence</i>	
DATUM:	ft-NAVD	(ft-NAVD or ft-NGVD)

LAND-USE			EXFILTRATION		
TOTAL SITE AREA:	0.27	Ac.	F.D. PIPE DIA.: 12.00	in.	
BUILDING AREA:	0.09	Ac.	F.D. PIPE INVERT EL.: 1.50	ft-NAVD	
PAVEMENT AREA:	0.08	Ac.	F.D. TOP OF TRENCH EL.: 4.00	ft-NAVD	
WALKWAY AREA:	0.00	Ac.	F.D. BOTTOM OF TRENCH EL.: -1.00	ft-NAVD	
WATER SURFACE AREA:	0.00	Ac.	AVG. GROUND (OR WEIR) EL.: 4.00	ft-NAVD	
LAKE BANK AREA:	0.00	Ac.	F.D. TRENCH WIDTH, W: 5.00	ft.	
PERVIOUS AREA (DRY DET):	0.00	Ac.	F.D. TRENCH HEIGHT: 5.00	ft.	
PERVIOUS AREA (DRY DET BANK):	0.00	Ac.			
PERVIOUS AREA (MISC):	0.10	Ac.			
			DEPTH TO GROUNDWATER, H _g :	2.50	ft.
GROUNDWATER EL.: 1.50	ft-NAVD		UNSATURATED TRENCH DEPTH, D _u :	2.50	ft.
AVERAGE GROUND EL.: 5.50	ft-NAVD		SATURATED TRENCH DEPTH, D _s :	2.50	ft.
DEPTH TO GROUNDWATER: 4.00	ft.				
COMPACTED SOIL STORAGE: 8.18	in.		HYDRAULIC CONDUCTIVITY, K: 4.03E-05	cfs/ft ² /ft-head	
"S" VALUE: 3.73	--				
CURVE NUMBER, CN: 7.00	--				
			TOTAL LENGTH OF PROPOSED F.D., L: 105	LF	
			F.D. TREATMENT VOLUME PROVIDED, V: 0.03	Ac-ft	
			$V = L [K(2H_2W + 2H_2D_g - D_g^2 + 2H_2D_s) + (1.39 \times 10^{-4})W D_u]$		
TREATMENT REQUIREMENTS			TREATMENT PROVIDED		
1" OVER TOTAL AREA:	0.02	Ac-ft	DRY DETENTION VOLUME PROVIDED:	0.00	Ac-ft
2.5" OVER IMPERVIOUS AREA:	0.02	Ac-ft	F.D. TREATMENT VOLUME PROVIDED:	0.03	Ac-ft
TREATMENT VOLUME REQ'D:	0.02	Ac-ft	TOTAL TREATMENT VOLUME PROVIDED:	0.03	Ac-ft
DRY PRETREATMENT VOL. REQ'D:	0.01	Ac-ft			
DRY DETENTION					
DRY DETENTION BOTTOM EL.:		ft-NAVD			
DRY DETENTION BOTTOM AREA:		SF			
DRY DETENTION TOP EL.:		ft-NAVD			
DRY DETENTION TOP AREA:		SF			
DRY DETENTION VOLUME PROVIDED:	0.00	CF			



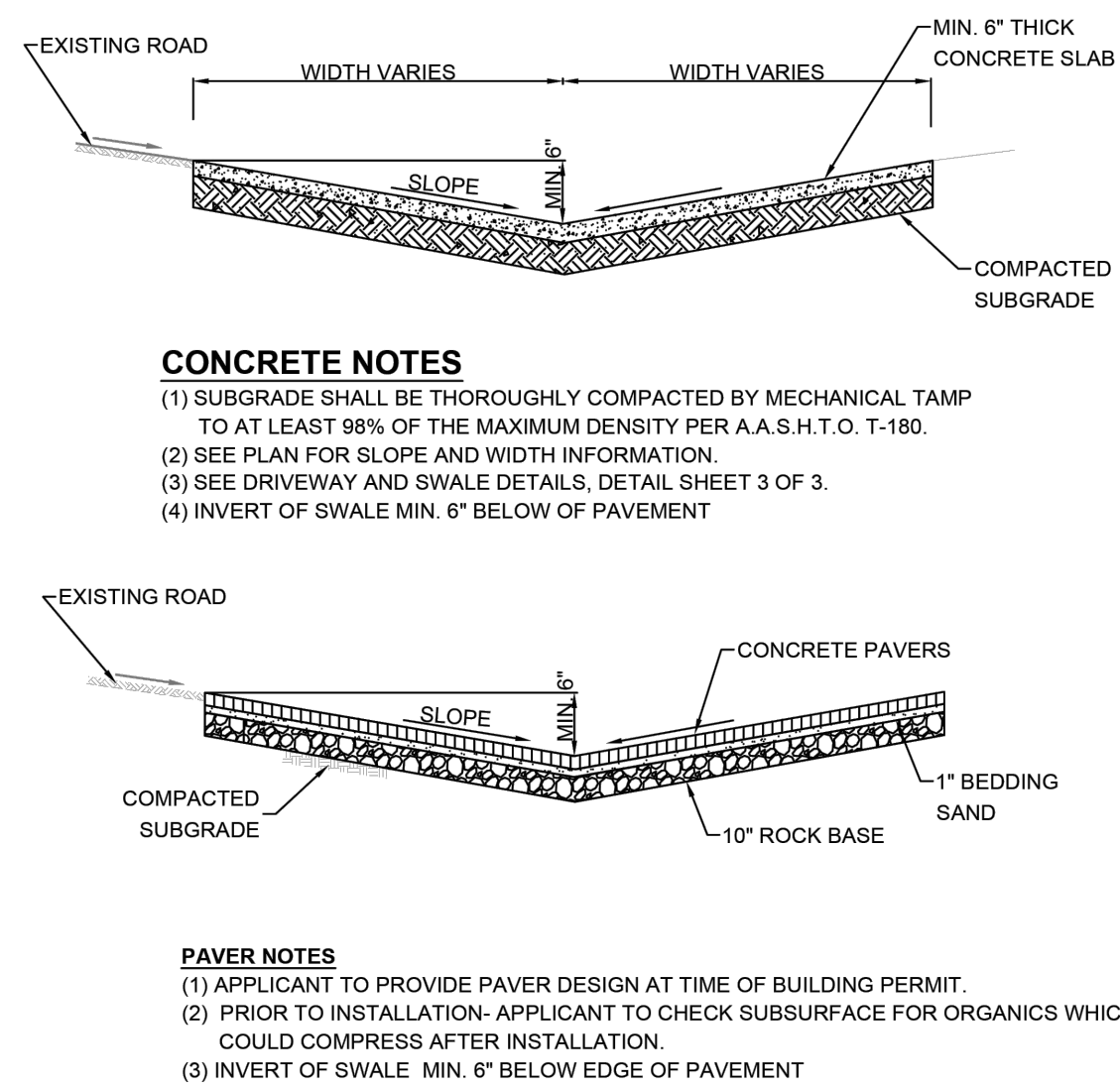
RESIDENTIAL DRIVEWAY AND SWALE DETAILS
PLAN VIEW
N.T.S.

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TOWN OF OCEAN RIDGE - DRIVEWAY AND SWALE DETAILS

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PROJECT ENGINEER: ETLB		DRAWN BY:	
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CHECKED BY:			00020.10

J:\Land Projects R2\00020.10 TOWN DETAILS\2021 09 TOR DETAIL 1-PLAN VIEW.dwg DATE: 9/17/2021 12:56 PM



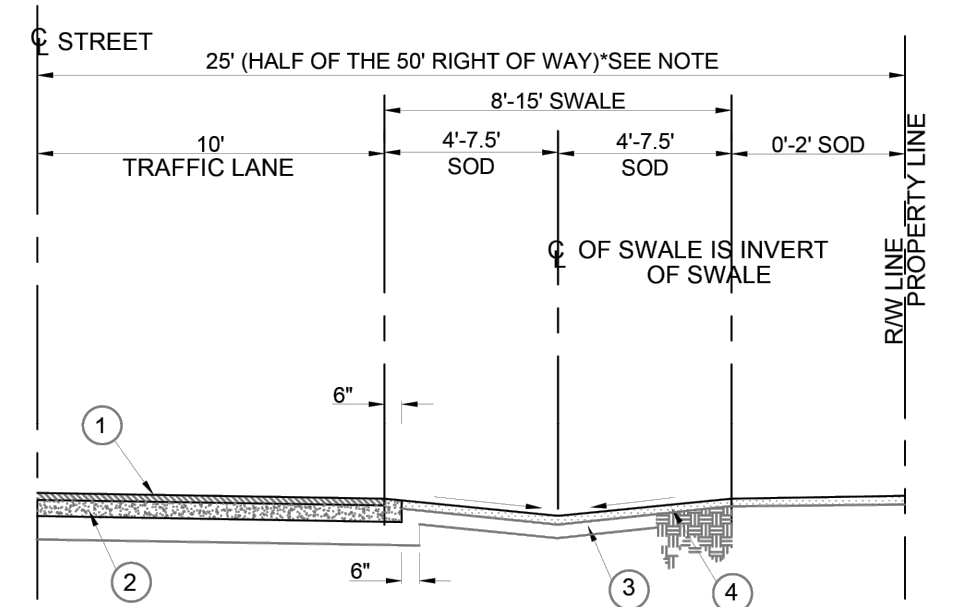
SECTION A-A
DRIVEWAY CROSS SECTION
 N.T.S.

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TOWN OF OCEAN RIDGE - DRIVEWAY AND SWALE DETAILS

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CHECKED BY: LAT			
CHECKED BY:			JOB NO. 00020.10

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SECTION B-B

TYPICAL SWALE AND STREET CROSS SECTION 50' ROW
N.T.S.

*NOTE: RIGHT-OF-WAY WIDTHS VARY THROUGHOUT THE TOWN.

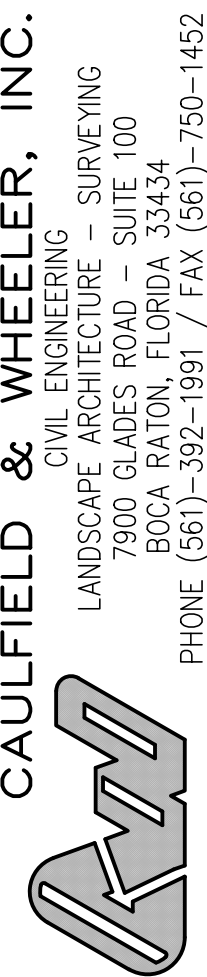
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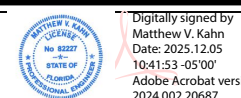
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REV PER SITE PLAN CHANGES	07/19/22	AUG
REV PER TOWN COMMENTS	03/25/22	AUG
REVISIONS	DATE	BY
FILE NAME	9655_ENG.dwg	



HEMLEPP RESIDENCE
G, GRADING & DRAINAGE DETAILS
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OCEAN RIDGE, FL 33435

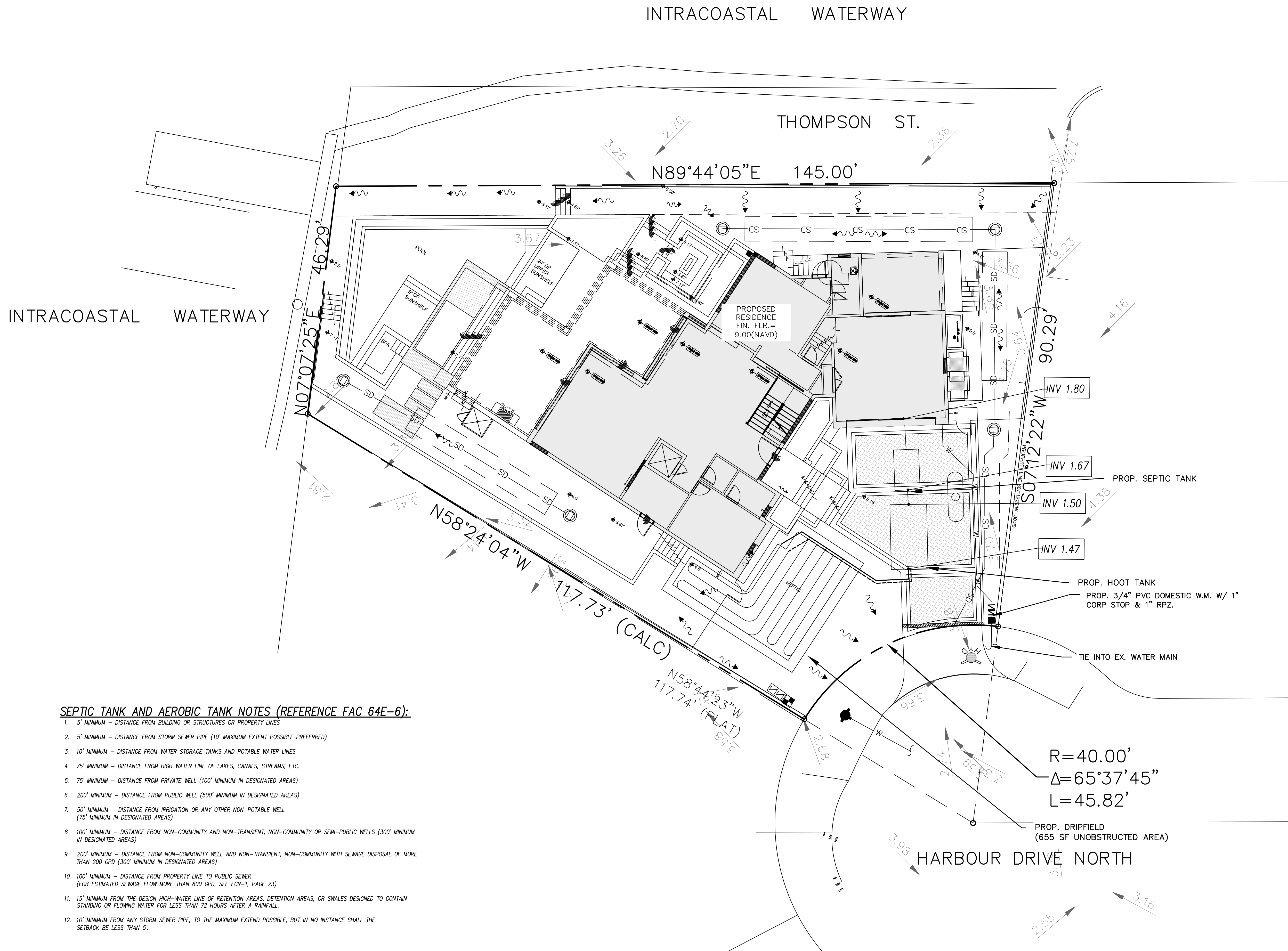
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F.B./ PG.	----
SCALE	N.T.S.



MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
- FOR THE FIRM -
DATE

JOB # 9655
SHT.NO. 3
OF 6 SHEETS

Drawing: P:\06055-00-00-00 Drawings\06055\06055.dwg, V:\UTILITY PLAN



SEPTIC TANK AND AEROBIC TANK NOTES (REFERENCE FAC 64E-6):

1. 5' MINIMUM - DISTANCE FROM BUILDING OR STRUCTURES OR PROPERTY LINES
2. 5' MINIMUM - DISTANCE FROM STORM SEWER PIPE (10' MAXIMUM EXTENT POSSIBLE PREFERRED)
3. 10' MINIMUM - DISTANCE FROM WATER STORAGE TANKS AND POTABLE WATER LINES
4. 75' MINIMUM - DISTANCE FROM HIGH WATER LINE OF LAKES, CANALS, STREAMS, ETC.
5. 75' MINIMUM - DISTANCE FROM PRIVATE WELL (100' MINIMUM IN DESIGNATED AREAS)
6. 200' MINIMUM - DISTANCE FROM PUBLIC WELL (500' MINIMUM IN DESIGNATED AREAS)
7. 50' MINIMUM - DISTANCE FROM IRRIGATION OR ANY OTHER NON-POTABLE WELL (75' MINIMUM IN DESIGNATED AREAS)
8. 100' MINIMUM - DISTANCE FROM NON-COMMUNITY AND NON-TRANSIENT, NON-COMMUNITY OR SEMI-PUBLIC WELLS (300' MINIMUM IN DESIGNATED AREAS)
9. 200' MINIMUM - DISTANCE FROM NON-COMMUNITY WELL AND NON-TRANSIENT, NON-COMMUNITY WITH SEWAGE DISPOSAL OF MORE THAN 200 GPD (300' MINIMUM IN DESIGNATED AREAS)
10. 100' MINIMUM - DISTANCE FROM PROPERTY LINE TO PUBLIC SEWER (FOR ESTIMATED SEWAGE FLOW MORE THAN 600 GPD, SEE ECR-1, PAGE 23)
11. 15' MINIMUM FROM THE DESIGN HIGH-WATER LINE OF RETENTION AREAS, DETENTION AREAS, OR SWALES DESIGNED TO CONTAIN STANDING OR FLOWING WATER FOR LESS THAN 72 HOURS AFTER A RAINFALL.
12. 10' MINIMUM FROM ANY STORM SEWER PIPE, TO THE MAXIMUM EXTENT POSSIBLE, BUT IN NO INSTANCE SHALL THE SETBACK BE LESS THAN 5'.



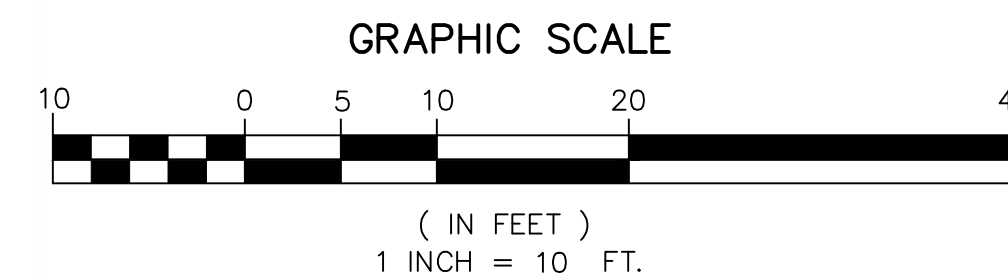
LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY/ROW LINE
- SD PROPOSED DRAINAGE PIPE
- PROPOSED YARD DRAIN
- EXISTING GRADE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED ELECTRIC LINE
- EXISTING OVERHEAD LINE
- PROPOSED TELEPHONE/CABLE LINE
- EXISTING TELEPHONE/CABLE LINE
- PROPOSED GAS LINE
- EXISTING GAS LINE

PROPOSED BUILDING

NOTE:
ELEVATION ARE SHOWN IN NAVD
CONVERSION NAVD+1.55 = NGVD



REV	DATE	BY
02/12/22	AUG	
03/25/22	AUG	
REV PER SITE PLAN CHANGES		
REV PER TOWN COMMENTS		
REVISIONS	DATE	BY
FILE NAME 9655		

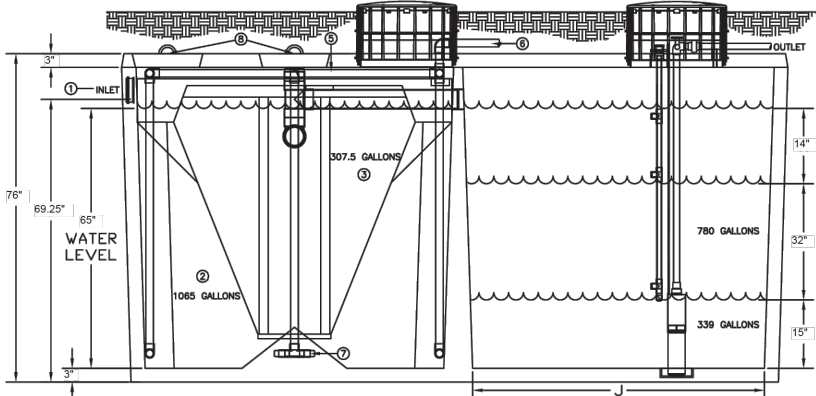
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7900 GLADES ROAD - SUITE 100
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UTILITY PLAN
62 HARBOUR DRIVE N
OCEAN RIDGE, FL 33435

DATE	02/18/22
DRAWN BY	AUG
F.B./ PG.	----
SCALE	N.T.S.

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
FOR THE FIRM -
DATE

JOB # 9655
SHT.NO.
4
OF 6 SHEETS

[illegible]

1. ALL SEPTIC SYSTEM CONSTRUCTION TO BE IN ACCORDANCE WITH CHAPTER 64E-6, F.A.C.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SEWAGE LINES, CABLES, ETC. WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE, OR MAKE ARRANGEMENTS FOR RELOCATION OF ANY UTILITIES FOUND.
3. THE SEPTIC SYSTEM SHALL BE CONSTRUCTED FROM BIODIGESTER PRODUCTS ONLY. USE OF ANY OTHER PRODUCTS MAY CAUSE PREMATURE FAILURE.
4. ALL ELEVATIONS ARE TO BE FROM NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD-85) AND DEPARTMENT OF NATURAL RESOURCES BENCHMARK R-102.
5. HOUSE FLOOR MUST BE AT AN ELEVATION TO PROVIDE GRAVITY FLOW BETWEEN HOUSE PLUMBING AND SEPTIC TANK. IF NOT POSSIBLE, FLOORS OF HOUSE SHALL BE ELEVATED TO SYSTEM. SEED AND MULCH, OR SOD, ALL DISTURBED AREAS.
6. RUN-OFF TO BE DIRECTED AWAY FROM DRAINFIELD.
7. THE QUANTITY AND RATE OF APPLICATION OF FERTILIZER AND EXPECTANCY OF THE SEPTIC SYSTEM IS WARRANTED OR IMPLIED BY THE ENGINEER.
8. MATERIAL/PRODUCT DEFICIENCIES ARE THE RESPONSIBILITY OF THE MANUFACTURER/SUPPLIER. WORKMANSHIP IS THE RESPONSIBILITY OF THE ENGINEER. THE UNDERSIGNED ENGINEER DOES NOT GUARANTEE OR WARRANT EITHER OF THE ABOVE.
9. SEE HOOT AEROBIC SYSTEMS, INC., DRIP DISPOSAL DESIGN & INSTALLATION GUIDE FOR FURTHER INFORMATION TO PREVENT THE MALFUNCTION OF THE PROPOSED SEPTIC SYSTEM.

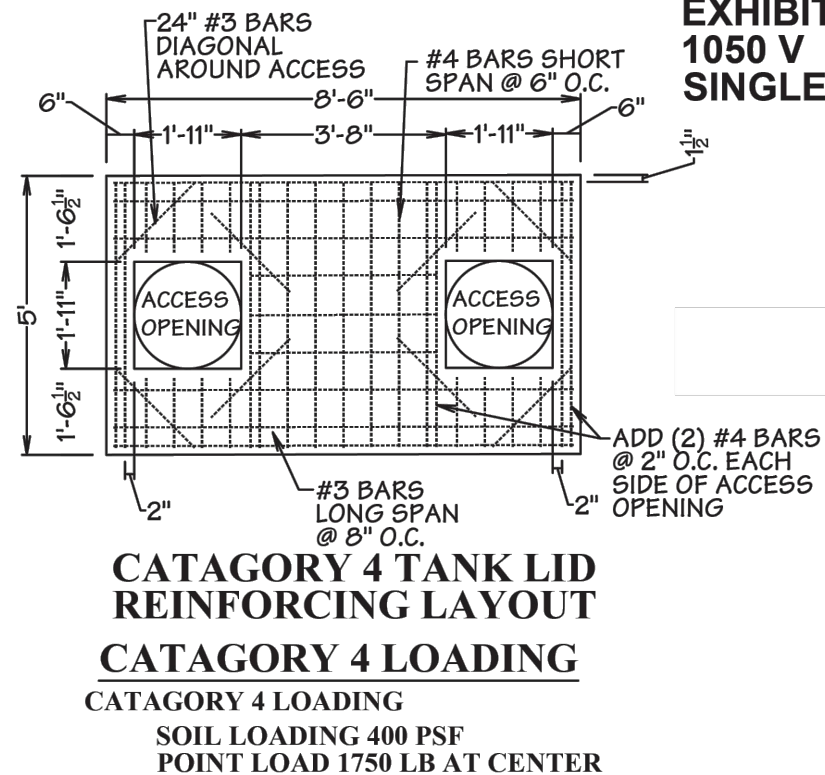
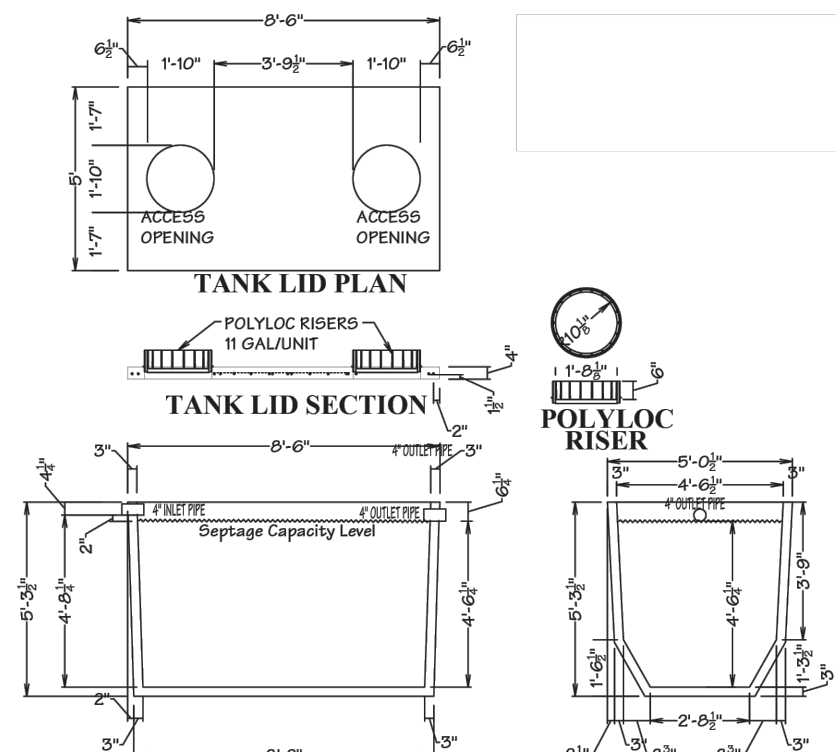
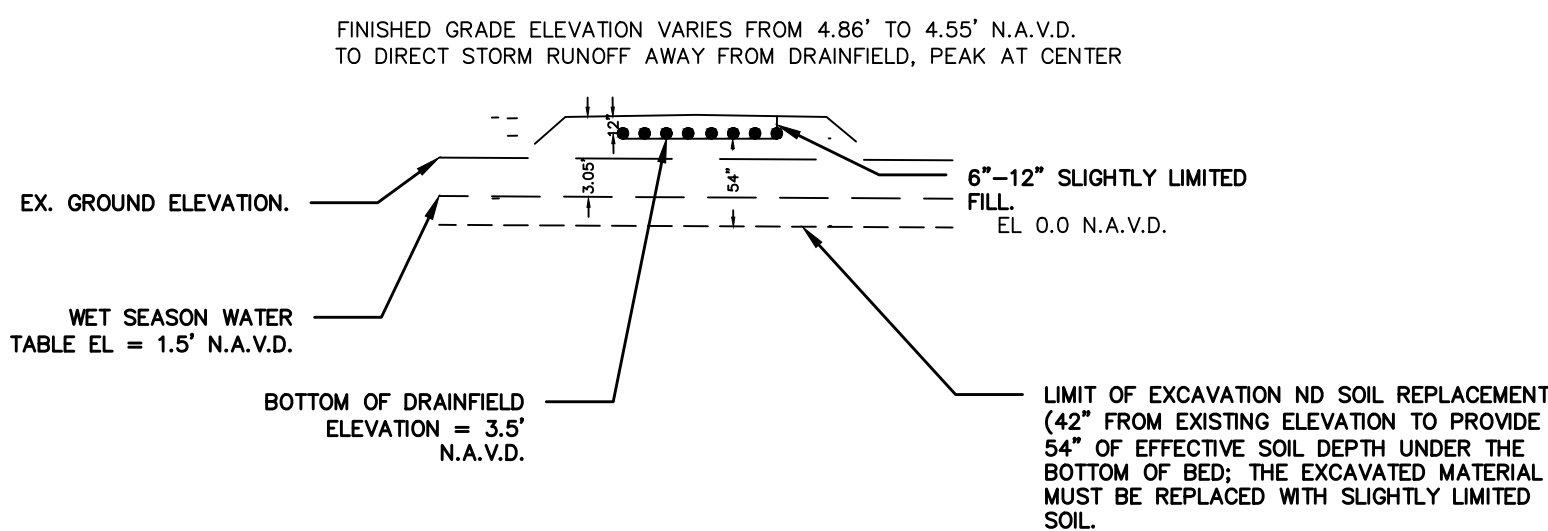
1. FILED FLUSHING AND FILTER CLEANING SHOULD BE DONE SEVERAL TIMES PER YEAR BASED ON AGREEMENT BETWEEN THE OWNER AND THE REGISTERED MAINTENANCE ENTITY.
2. FIELD FLUSHING IS ACCOMPLISHED BY OPENING THE FLUSH LINE FROM THE DRIP FIELD TO THE PRETREATMENT TANK. IN THIS PROCESS, THE VELOCITY OF AFTER MOVING THROUGH THE TUBING MUST BE AT LEAST 2 FEET PER SECOND.
3. FILTER CLEANING IS ACCOMPLISHED BY USING WATER UNDER PRESSURE TO WASH THE SURFACE OF EACH DISK OF THE FILTER.
4. FIELD FLUSHING LINE SHALL BE TERMINATED AT THE FRONT END OF THE PRETREATMENT TANK. IF DISINFECTION IS UTILIZED ON THE SYSTEM, THE FILED FLUSHING LINE MUST RETURN TO THE PUMP TANK, OR THE SYSTEM WILL BE DISINFECTED BY THE DISINFECTANT AGENTS.
5. THE FILED FLUSHING LINE SHALL BE PROVIDED WITH A MANUAL OR ELECTRIC VALVE TO ENABLE FLOW ONLY DURING THE FIELD FLUSHING.

- 1) SEPARATE PRETREATMENT TANK REQUIRED (MIN. 800 GALLONS) - WHERE ANAEROBIC DIGESTION OCCURS AND STORAGE FOR NON-BIODEGRADABLE MATERIALS.
- 2) AERATION CHAMBER - WHERE AIR IS INTRODUCED INTO SEWAGE FOR DIGESTION.
- 3) CLARIFIER - A STILL CHAMBER WHERE SOLIDS SETTLE OUT AND THE CLEAR EFFLUENT RISES.
- 4) TROY AIR LINEAR AIR BLOWER - LONG LIFE, EFFICIENT LINEAR BLOWER WHICH COMPRESSES ATMOSPHERIC AIR AND UNDER PRESSURE DELIVERS IT TO THE TANK. MAY BE REMOTELY MOUNTED UP TO 50' FROM SYSTEM. MUST MAINTAIN 1/8" SEGE TOWARDS TANK FOR DRAINAGE TO TANK.
- 5) AIR MANIFOLD - DELIVERS THE AIR FROM THE LINE TO THE STONES FOR DIFFUSION INTO THE SEWAGE.
- 6) AERATION LINE - DELIVERS THE AIR FROM THE PUMP TO THE MANIFOLD. CHECK VALVE INCLUDED.
- 7) AERATION STONE - AIR IS FINELY DIFFUSED FROM THE STONE INTO THE AERATION CHAMBER.
- 8) 15" COVERS - PROVIDE ACCESS TO EACH COMPONENT OF THE SYSTEM. IF THEY ARE BROUGHT TO GRADE IE. REQUIRED PER LOCAL CODE.

1. CONTRACTOR TO CONFIRM WATER LINES. IN THE EVENT THE PROPOSED SYSTEM IS LOCATED WITHIN 10 FT. LOCATIONS OF POTABLE WATER LINES SUCH LINES ARE TO BE RELOCATED AT LEAST 10 FT. FROM PROPOSED SYSTEM, OR TO BE SEALED WITH A WATERPROOF SEALANT WITHIN A SLEEVE OF SIMILAR MATERIAL PIPE TO A DISTANCE OF AT LEAST 10 FT. FROM THE NEAREST PORTION OF THE DRIP FIELD.
2. IN NO CASE SHALL THE SLEEVED WATER LINE BE LOCATED WITHIN 24 IN. OF THE ONSITE SEWER TREATMENT AND DISPOSAL SYSTEM.
3. THE SLEEVED WATER LINE SHALL NOT BE LOCATED AT AN ELEVATION LOWER THAN THE DRIP FIELD ABSORPTION SURFACE.
4. NON-POTABLE WATER LINES SHALL NOT BE LOCATED WITHIN 24 IN. OF THE SYSTEM WITHOUT BACKFLOW PREVENTION OR CHECK VALVES BEING INSTALLED ON THE WATERLINE SO AS TO PRECLUDE CONTAMINATION OF THE WATER SYSTEM.

- PROBLEMS OCCUR DURING DAILY OPERATIONS THE FOLLOWING LIST SHALL BE IMPLEMENTED TO ASSURE PROPER FUNCTION OF SYSTEM:
1. WATER USE WILL IMMEDIATELY BE RESTRICTED TO MINIMUM USAGE.
 2. CONTAMINANT PREVENTION ENTER PROBLEM.
 3. SYSTEM SHALL BE INSPECTED BY MAINTENANCE ENGINE AND ALL TANKS SHALL BE PUMPED, IF NECESSARY; THE SEPTIC TANK WILL BE PUMPED BY A LICENSED TANK CONTRACTOR. AS NOTED, AND THE SEPTAGE TAKEN TO A LICENSED DISPOSAL FACILITY.
- IF BEFORE ANY PERMIT AFTER THE SYSTEM IS INSPECTED, A REPAIR PERMIT SHALL BE OBTAINED FROM THE LOCAL HEALTH DEPARTMENT. IF THE REPAIR PERMIT FOR ANY OPERATION ON DRAINFIELD IS DECEASED.
- DURING THE PERIOD BETWEEN THE START OF THE PROGRAM, APPLYING FOR THE REPAIR PERMIT AND INSTALLATION OF A NEW DRAINFIELD, THE TANK SHALL BE USED UNTIL NECESSARY.
4. EACH COMPONENT OF THIS TREATMENT/PURIFICATION AND EFFLUENT DISPOSAL SYSTEM WILL BE EXAMINED FOR ITS CONTRIBUTION TO THE SYSTEM FAILURE.
 5. THE COMPONENT(S) THAT CONTRIBUTE TO FAILURE, WILL BE REPAIRED OR REPLACED BY THE SYSTEM OPERATOR.
 6. SYSTEM ELEMENTS WILL BE REPLACED UNTIL THE CAUSE OF FAILURE IS ISOLATED AND CORRECTED.
 7. WITH PROPER INSPECTION AND MAINTENANCE, SYSTEM FAILURE SHOULD BE LIMITED TO MINOR COMPONENT FAILURE, AND NOT OVERALL SYSTEM FAILURE. MECHANICAL AND ELECTRICAL COMPONENTS WILL BE REPLACED AS NEEDED.
 8. PHYSICAL COMPONENTS SUCH AS TANKS AND FILTERS WILL BE INSPECTED AND CLEANED OR REPLACED AS NEEDED.

1. REMOVE ORGANIC LAYER OR 0-HORIZON FROM BENEATH AREA OF PROPOSED DRIP FIELD TO LIGHT-COLORED SUITABLE SOIL LAYER, PROVIDING A MINIMUM OF 42 INCHES OF EFFECTIVE SOIL DEPTH BELOW EACH EMITTER.
2. ADD SUITABLE SOIL TO ELEVATION OF PROPOSED BOTTOM OF DRAINFIELD.
3. LAY DRIP TUBING 12 INCHES BELOW FINAL GRADE, TAKING CARE TO EXCLUDE EXTRANEOUS SOIL AND PVC FLASHING FROM THE INSIDE OF THE TUBING.
4. SYSTEM WILL BE FLUSHED THEN PRESSURIZED AND TESTED FOR WETTING PATTERN.
5. DRIP IRRIGATION SYSTEMS SHALL MEET ALL SETBACKS REQUIRED PER THE STATE OF FLORIDA DEPARTMENT OF HEALTH EXCEPT FOR THE FOLLOWING: THE SETBACK FROM DRIP EMITTER LINES TO BUILDING FOUNDATIONS AND PROPERTY LINES SHALL BE NONE.
6. FOR MOUND SYSTEMS THERE SHALL BE A MINIMUM 18-INCH SEPARATION BETWEEN THE SHOULDER OF THE FILL AND THE NEAREST DRIP EMITTER LINE.

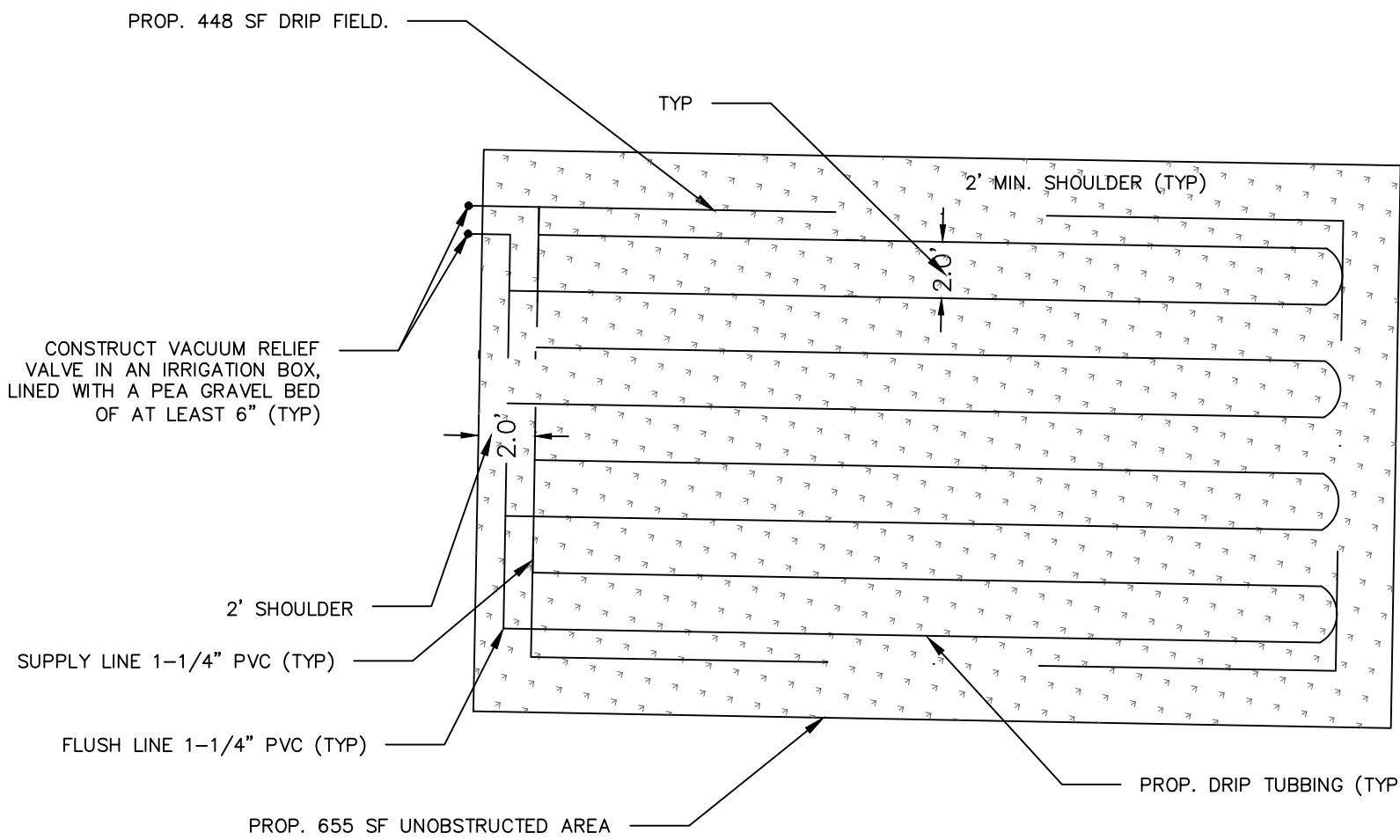


ESTIMATED FLOW:
A/C FLOOR AREA = 3,715 S.F.
TOTAL NUMBER OF BEDROOMS = 4 BEDROOMS
PER THE AVERAGE ANNUAL WATER USE DATA FOR THE SUBJECT PROPERTY,
THE MINIMUM REQUIRED TREATMENT CAPACITY = 560 G.P.D. (PER TABLE IV -
AEROBIC SYSTEMS 64C-12)

DROP IRRIGATION DISPOZAL FIELD SIZE:
LOADING RATE = 0.80 G.P.O./S.F. (ASSUMED)
SYSTEM REDUCTION = 40%
(560 G.P.D./0.8 G.P.O./S.F.) = 600" = 420 S.F.
DROP IRRIGATION DISPOZAL FIELD SIZE REQUIRED = 420 S.F.
DROP IRRIGATION DISPOZAL FIELD SIZE PROVIDED = 448 S.F.
UNOBSERVED AREA REQUIRED = 630 S.F.
UNOBSERVED AREA PROVIDED = 655 S.F.

NUMBER OF EMITTERS =
LINER FEET OF TUBING REQUIRED = 210 LF
NUMBER OF EMITTERS REQUIRED = 210
LINER FEET OF TUBING PROVIDED = 224 LF
NUMBER OF EMITTER PROVIDED = 224

VOLUME PER DOSE FOR EACH DRAINFIELD
DRIP RATE = 0.92 G.P.H. (MAX. 1.5 G.P.H.)
EMITTER SPACING = 12"
SPACE BETWEEN DRIPPIERLINE = 24"
GALLONS PER MINUTE PER DOSE = 224 / 0.92/60 = 3.4 G.P.M.
PUMPING TIME REQUIRED (PER DAY) = 560 G.P.D. / 3.4 G.P.M. = 165 MIN. PER DAY
DOSES PER DAY = 7 MIN
DOSES PER DAY = 24
TIME BETWEEN DOSES = 1 HOUR
TOTAL RUN TIME = 168 MIN
NUMBER OF CONNECTIONS TO MANHOLE = 4



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

HEMLEPP RESIDENCE
UTILITY DETAILS
62 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL 32435

DATE	02/18/22
DRAWN BY	AJG
F.B./ PG.	----
SCALE	1" = 20'


 Digitally signed by Matthew V. Kahn
 Date: 2023.12.05 18:43:32 -0500
 Adobe Acrobat version
 2024.002-20087

MATTHEW V. KAHN
PROFESSIONAL ENGINEER
LICENSE NO. 82227
STATE OF FLORIDA
- FOR THE FIRM -
DATE

JOB # 9655
SHT.NO. 5
OF 6 SHEETS

LEGEND

- A/C - AIR CONDITIONER
L - ARC LENGTH
ALUM. - ALUMINUM
B.E. - BUFFER EASEMENT
C.O. - CLEANOUT
CLF - CHAIN LINK FENCE
CALC - CALCULATED
CONC. - CONCRETE
COV. COVERED
D.E. - DRAINAGE EASEMENT
ELEC. - ELECTRIC
ELEV. - ELEVATION
EQUIP. - EQUIPMENT
ESMT. - EASEMENT
EXIST. - EXISTING
F.P.L.-FLORIDA POWER & LIGHT
FIN. - FINISHED
FLR. - 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
0.00 - EXISTING ELEVATION
⚡ - TRAFFIC SIGN
OHW - ELECTRICAL WIRES OVERHEAD
⊙ - ANCHOR
⊙ - WATER METER
⊙ - RPZ
⊙ - GROUND LIGHT
⊙ - ELECTRIC HAND HOLE
⊙ - IRRIGATION CONTROL VALVE
⊙ - GREASE TRAP M.H.

NOTES

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.

2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH PROPERTY LINE LOT 15. BEARING N89°47'49"W.

5. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.

6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. FLOOD ZONE: "AE" (EL. 8 FEET & 9 FEET); COMMUNITY PANEL NO. 125134 0793 G; DATE:DECEMBER 20, 2024.

9. BENCHMARK ORIGIN DESCRIPTION:SRD BRASS DISK S 315(SRD). ELEVATION = 23.688' (NAVD 1988)

10. PROPERTY ADDRESS: 62 HARBOUR DRIVE N. OCEAN RIDGE, FL.

DESCRIPTION

LOT 15, OF RIDGE HARBOUR ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 27, PUBLIC RECORDS OF PLAM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 11,733.21 SQ. FT./0.26694 ACRES, MORE OR LESS.

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

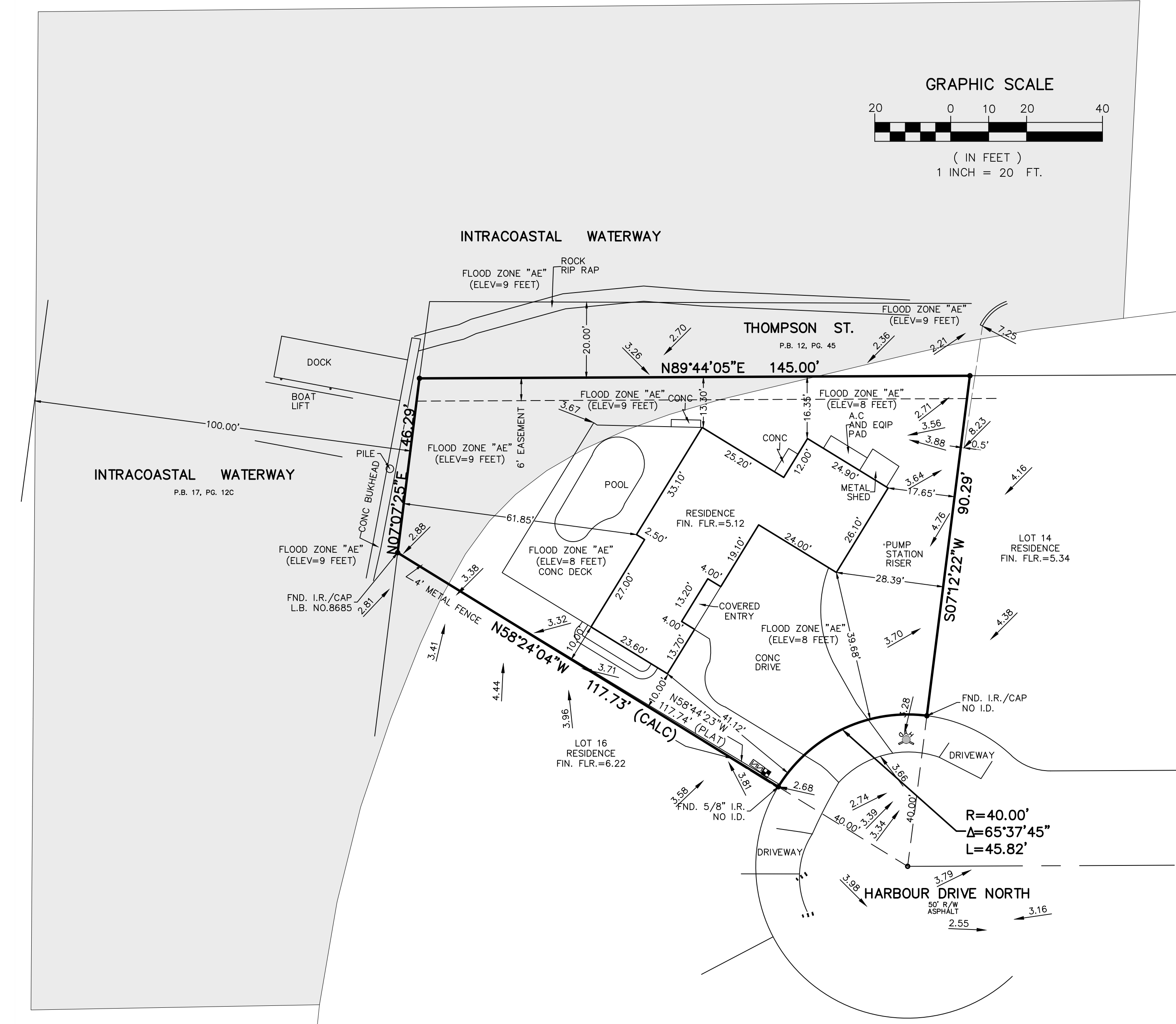
CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 4, 2021. I FURTHER CERTIFY THAT THIS BOUNDARY PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

JEFFREY R. WAGNER
CERTIFICATE
No 5302
STATE OF
FLORIDA
REGISTERED LAND SURVEYOR

Digitally signed by
Jeffrey R. Wagner
Date: 2025.12.04
10:48:43 -05'00'
Adobe Acrobat
version:
2025.001.20937

JEFFREY R. WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA - LB #3591



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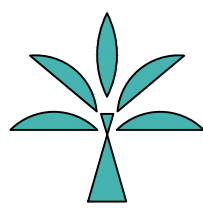
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LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PLAT OF RIDGE HARBOUR ESTATES
OCEAN RIDGE, FLORIDA
BOUNDARY SURVEY

UPDATE FLOOD ZONE INFORMATION	12/03/25	ACE
REVISIONS	DATE	BY

DATE	10/4/2021	SCALE	1"=20'
F.LD.BK.	ELEC.	CHECKED BY	JRW
PAGE	ELEC.		
FILE NAME	9655 SURVEY NAVD 1988.dwg		

9655
SHT.NO.
1
OF 1 SHEETS



ISSUED FOR:	DATE
1. COMMENT	
2.	
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HEMLEPP RESIDENCE

62 HARBOUR DR NORTH
OCEAN RIDGE FL 33435

PLATM DESIGN STUDIO

902 CLINT MOORE ROAD, SUITE 210, BOCA RATON, FL 33487
STUDIO@PLADESIGNSTUDIO.COM | OFFICE 561.318.5256

Stephanie
Portus

Digitally signed by
Stephanie Portus

Date: 2025.12.04

16:23:44 -05'00'

project number
25-150

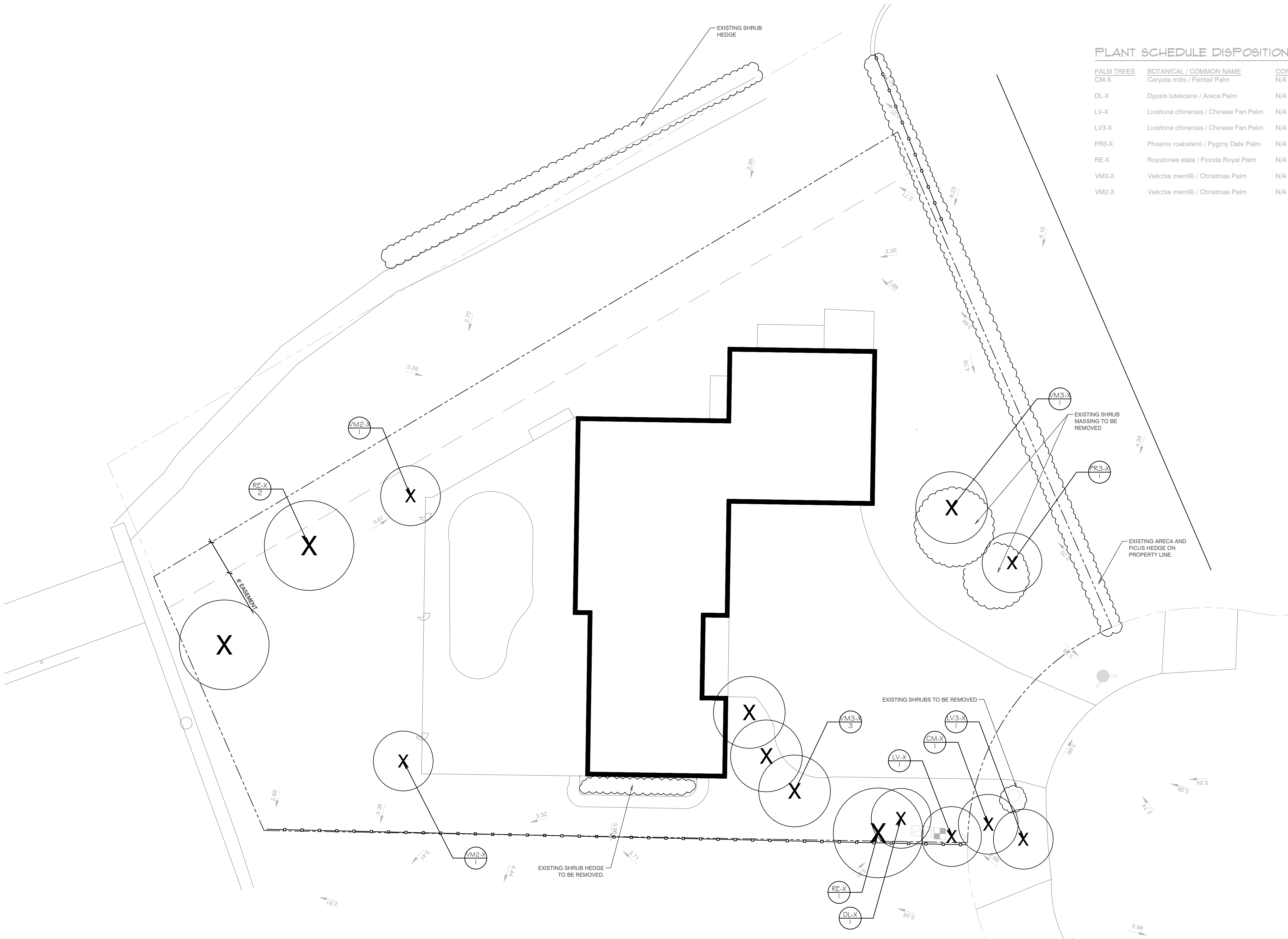
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BD

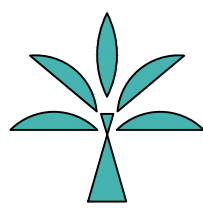
sheet name
LANDSCAPE
DISPOSITION
PLAN

REVISED
12/04/25

sheet number

L-1





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HEMLEPP RESIDENCE

62 HARBOUR DR NORTH
OCEAN RIDGE FL 33435

PLATM DESIGN STUDIO

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Stephanie Portus
Digitally signed by Stephanie Portus
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project number 25-150
drawn by BD

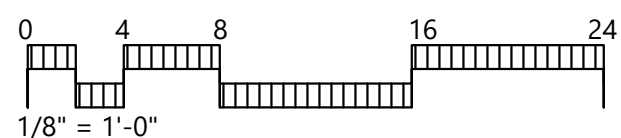
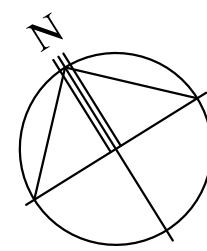
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LANDSCAPE PLAN

REVISED
12/04/25

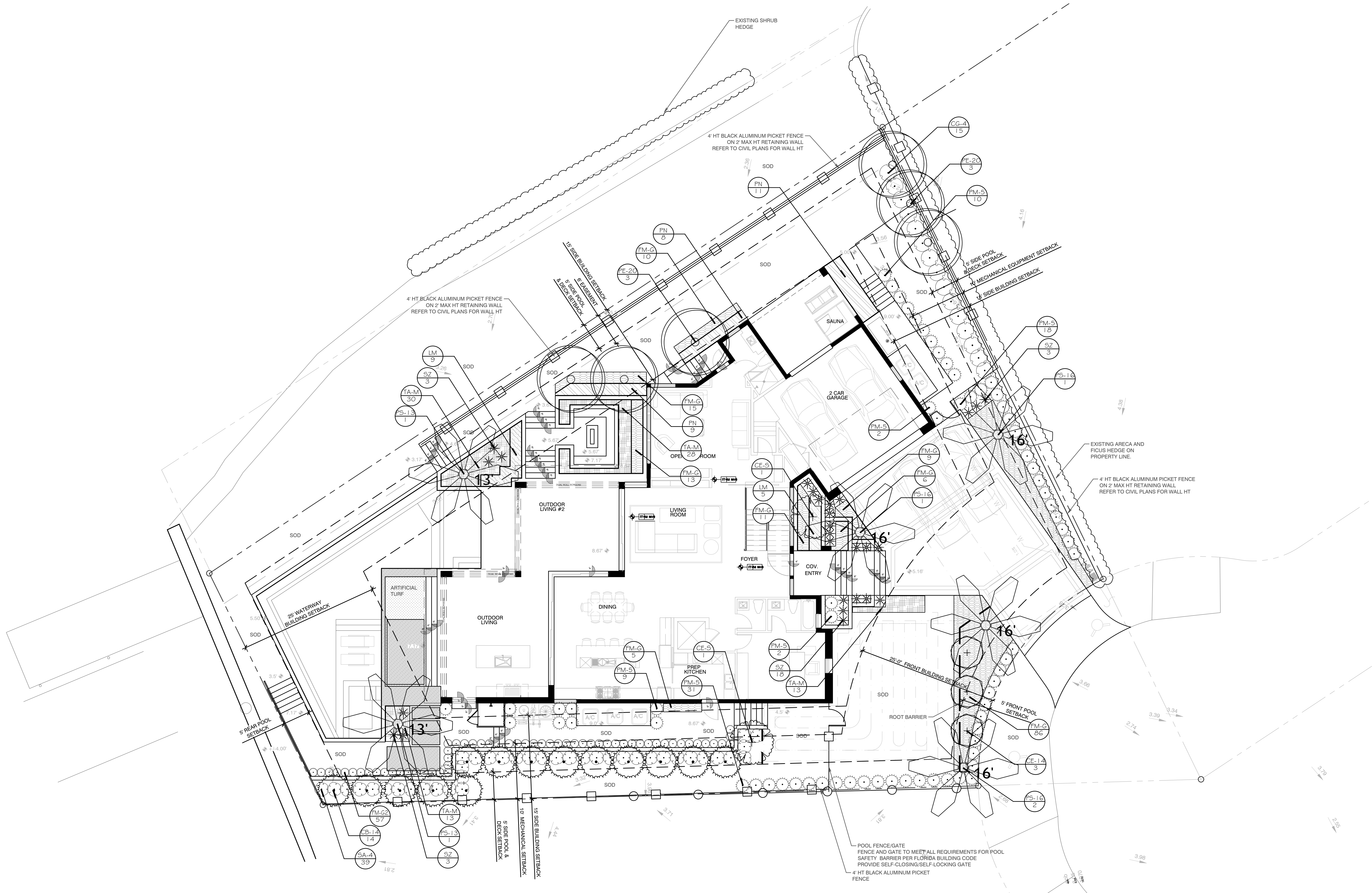
sheet number

L-2



Call Sunshine No-Cuts 48 hours before you dig.
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PLANT SCHEDULE PROPOSED

CODE	BOTANICAL / COMMON NAME	CONT	CAL	HT	SPD	QTY	REMARKS
TREES							
CB-14	Calophyllum brasiliense / Brazilian Beautyleaf	B&B	2" CAL	14' HT	5'-6" SPD	14	FLORIDA FANCY, SINGLE LEADER, FULL DENSE, SYMMETRICAL CANOPY, 5' CT. MATCHIN-SUBMIT PHOTO TO LA FOR APPROVAL
CE-14	Conocarpus erectus / Green Buttonwood	65G	3" CAL	14' HT	5'-6" SPD	3	Grade #1, SINGLE LEADER, FULL DENSE CANOPY, NO VOIDS. STRAIGHT, UNSCARRED TRUNK, 4' CT-MATCHING.
CE-S	Conocarpus erectus `Sericeus` / Silver Buttonwood	65G	2.5" CAL	14' HT	4'-5" SPD	2	MULTI TURNK, DENSE, SYMMETRICAL CANOPY

PALM TREES							
PS-13	Phoenix sylvestris / Wild Date Palm	B&B		13' CT	16' SPD	2	FULL HEAD, HEAVY CALIPER, STRAIGHT TRUNK, MATCHING
PS-16	Phoenix sylvestris / Wild Date Palm	B&B		16' CT	16' SPD	4	FULL HEAD, HEAVY CALIPER, STRAIGHT TRUNK, MATCHING
PE-20	Ptychosperma elegans / Alexander Palm	B&B		20' HT	10' SPD	6	SINGLE. FULL HEAD, STRAIGHT, UNSCARRED TRUNK. MATCHING

CODE	BOTANICAL / COMMON NAME	CONT	HT	W	NATIVE	QTY	REMARKS
SHRUBS							
CG-4	Clusia guttifera / Small-Leaf Clusia	7G/14"	4' HT	30" W		15	FULL TO BASE, LOW BRANCHING, DENSE INTACT FOLIAGE, NO VOIDS
FM-G2	Ficus microcarpa `Green Island` / Ficus Green Island	7G/14"	2' HT	18" W		57	
PM-5	Podocarpus macrophyllus maki / Shrubby Yew	15G/17"	5' HT	24" W		71	FULL, DENSE FOLIAGE TO BASE, SHEAR TO 5' HT
SZ	Sansevieria zeylanica / Mother-in-law Tongue	7G/14"	3' HT	24" W		27	SHADE GROWN, FULL DENSE POT, INTACT LEAVES
SA-4	Schefflera arboricola / Dwarf Schefflera Green	3G/10"	2' HT	24" W		39	GREEN-BUSH, FULL TO BASE, UPRIGHT GROWTH, NO VOIDS.GOOD COLOR

CODE	BOTANICAL / COMMON NAME	CONT	HT	W	NATIVE	SPACING	QTY	REMARKS
SHRUB AREAS								
FM-G	Ficus microcarpa `Green Island` / Green Island Ficus	3G/10"	16"	14"	18" O.C.	18" o.c.	208	FULL, DENSE FOLIAGE, GOOD COLOR
LM	Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass	1G/6"	16"	18"	24" O.C.	24" o.c.	14	GRADE #1, FULL, LOW BRANCHED, GOOD COLOR
PN	Psychotria nervosa / Wild Coffee	3G/10"	24"	24"	24" O.C.	24" o.c.	28	FULL, DENSE FOLIAGE TO BASE
TA-M	Trachelospermum asiaticum `Minima` / Minima Jasmine	1G/6"	14"	14"	18" O.C.	18" o.c.	84	FULL POT, DENSE FOLIAGE

MISC	BOTANICAL NAME / COMMON NAME	QTY	REMARKS
BIO	Bio Barrier-Typar or equal	Verify LF in field	PROVIDE BIO BARRIER ROOT CONTROL AT ROOTBALLS AS REQUIRED BY UTILITIES
GRAVEL	Selected by client	Verify quantity in field	PROVIDE MIN. 2" THICK APPLICATION PROVIDE OPTIONAL BLACK ALUMINUM EDGING ALONG LANDSCAPE BEDS-PERMALOC `CLEAN LINE` OR EQUAL
MULCH	Grade B+ Cypress Mulch	Verify quantity in field	MINIMUM 3" DEPTH
SOD	`Empire` Zoysia	Verify SF in field	MINIMUM 16"x24" PIECES, GRADED #1 OR BETTER, SEE LANDSCAPE SPECIFICATIONS SHEET

NOTES

TREES OR PALMS PLANTED IN SOD SHALL HAVE MULCH RINGS TO PROTECT THEM FROM LAWN MAINTENANCE EQUIPMENT AND STRING TRIMMERS.

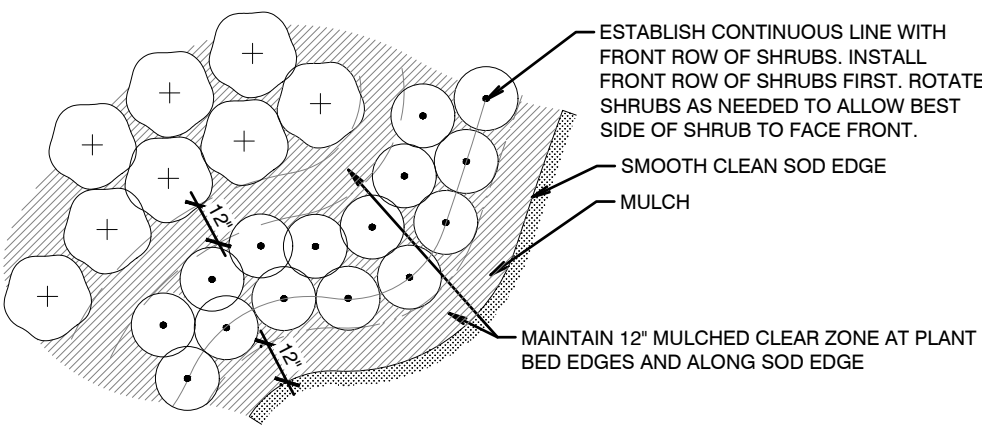
ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER, AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, TALLAHASSEE FLORIDA, LATEST EDITION.

TO PROTECT AGAINST GANODERMA PALM FUNGUS, ALWAYS REMOVE ALL PALM STUMPS FROM PROPERTY.

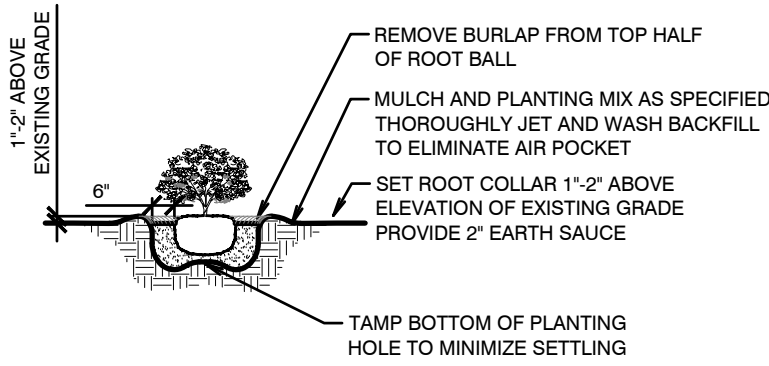
PLA DESIGN STUDIO TO APPROVE STAKED LAYOUT OF ALL TREES AND PLANTING LAYOUT PRIOR TO INSTALLATION.

ALL IRRIGATION, IRRIGATION EQUIPMENT AND IRRIGATION BOXES TO BE CONCEALED.

TOTAL LOT AREA	11,774 SF
TREES REQUIRED (1 per 2500 sf)	5 TREES
TREES PROVIDED	19 TREES
NATIVE TREES REQ'D 50%	3 TREES
NATIVE TREES PROVIDED	5 TREES
ARTIFICIAL TURF MAX ALLOWED	25%
ARTIFICIAL TURF PROVIDED	1%

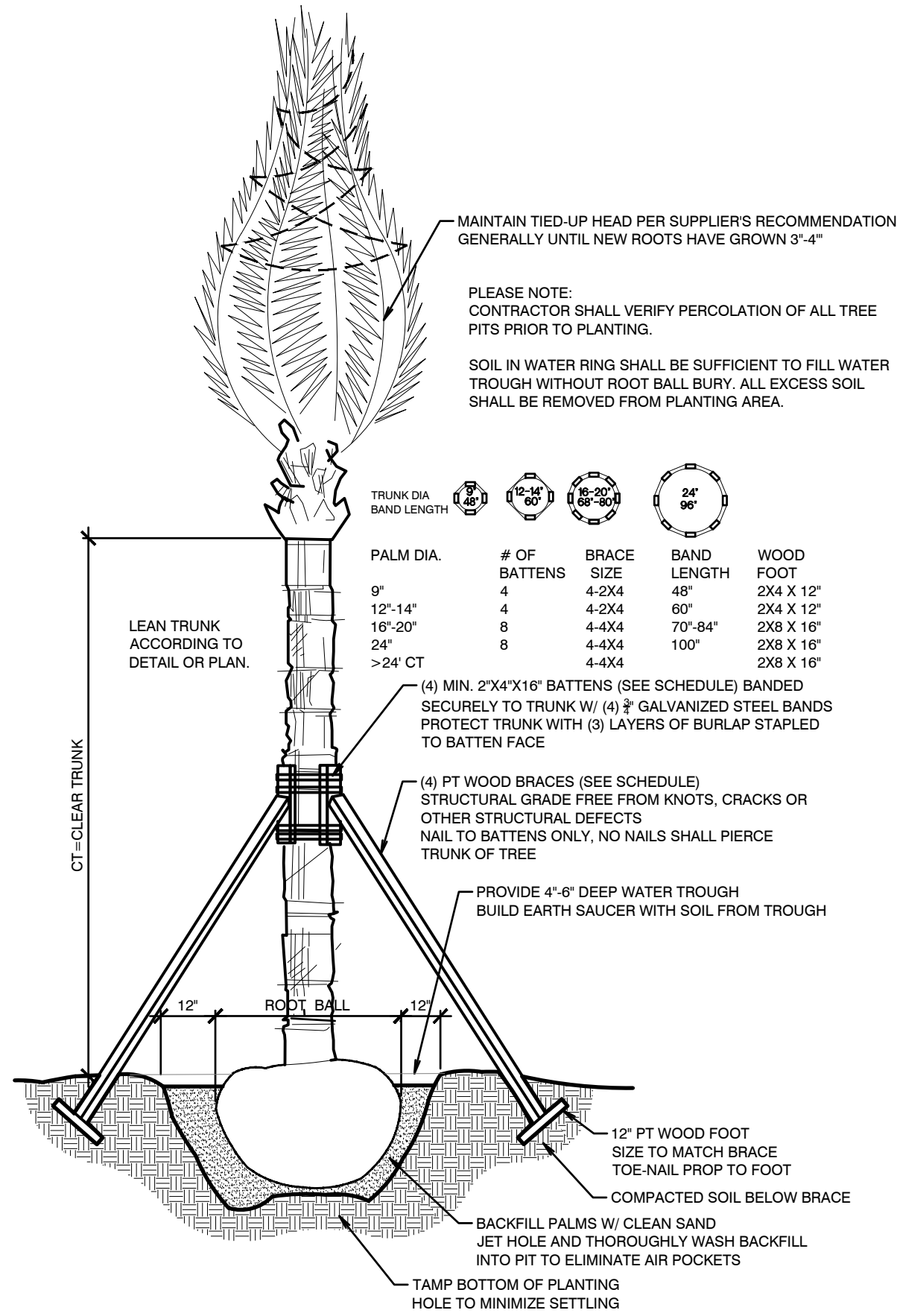


SHRUB/ GROUND COVER LAYOUT

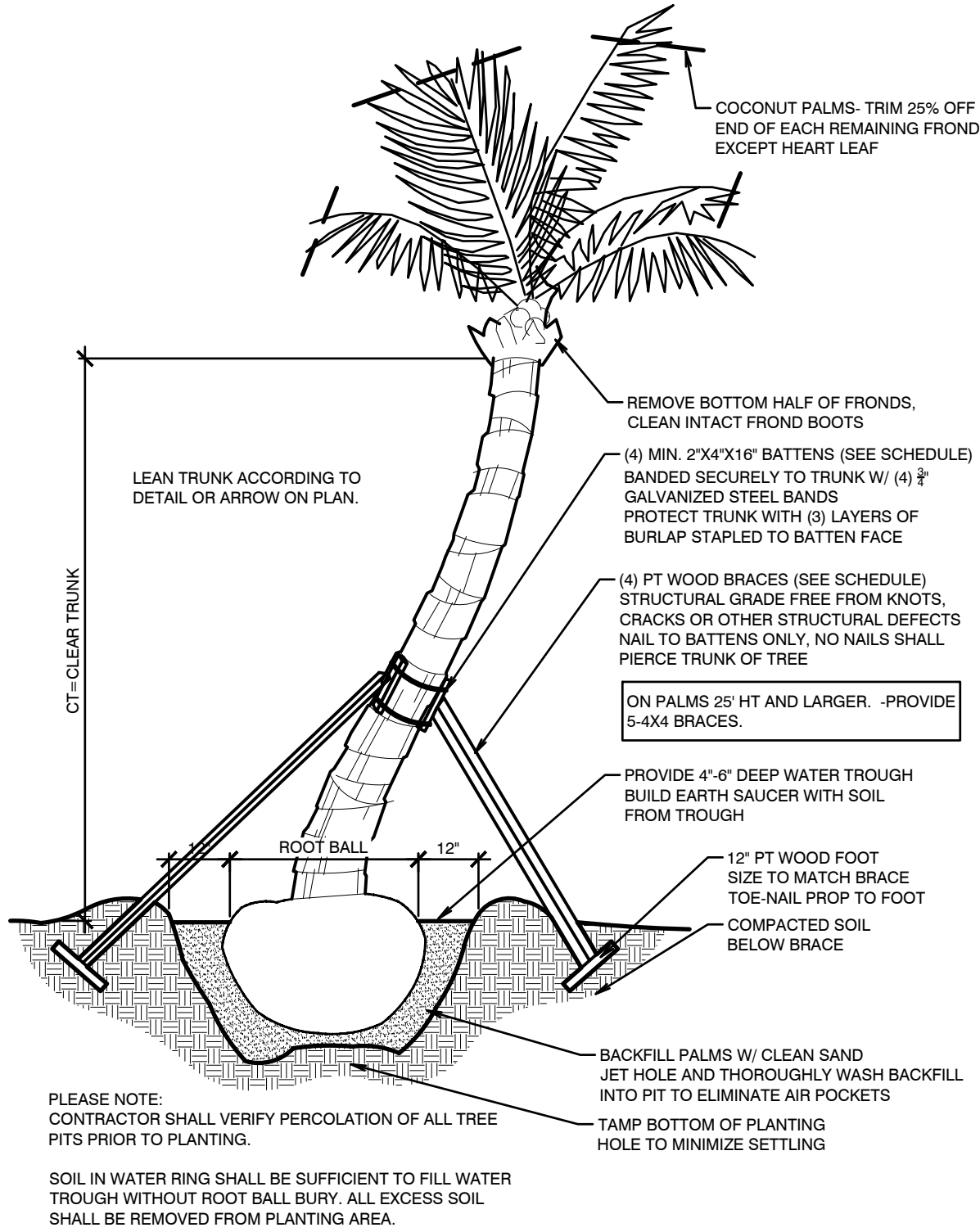


PLEASE NOTE:
COMPLETELY REMOVE ALL SYNTHETIC MATERIALS

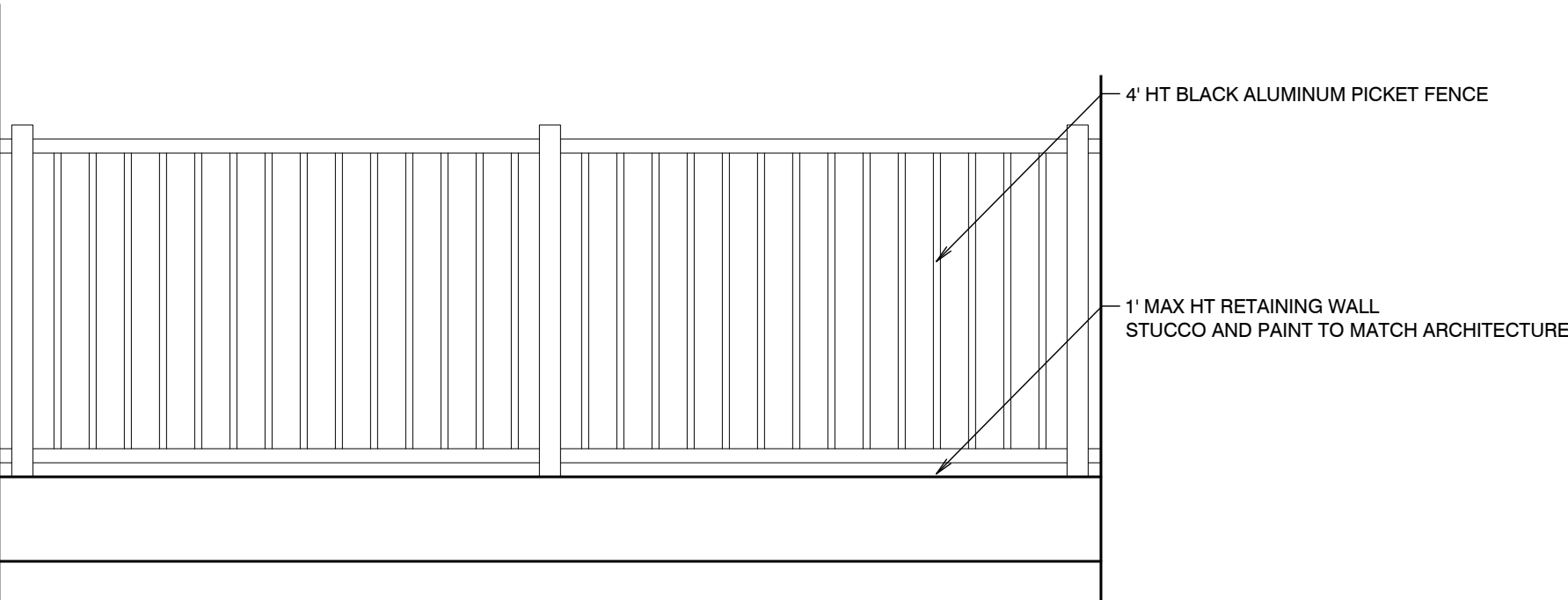
SHRUB/ GROUND COVER DETAIL



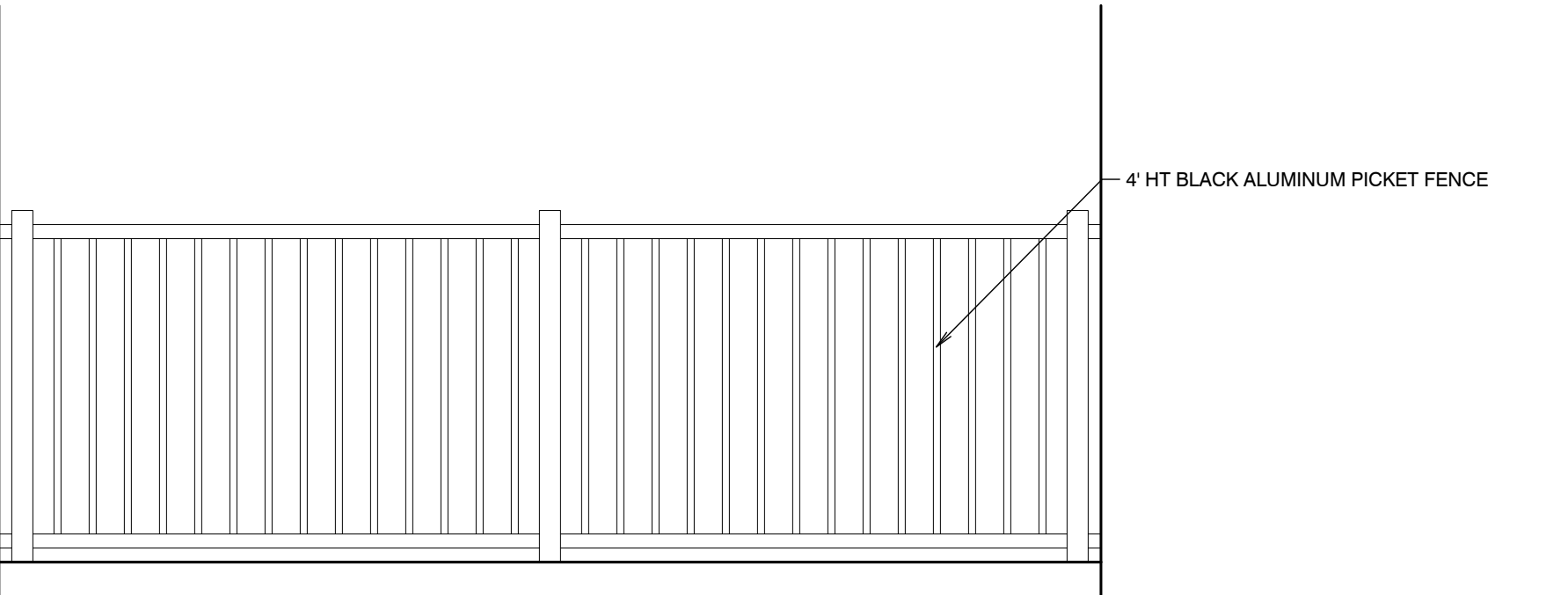
PALM PLANTING / BRACING DETAIL



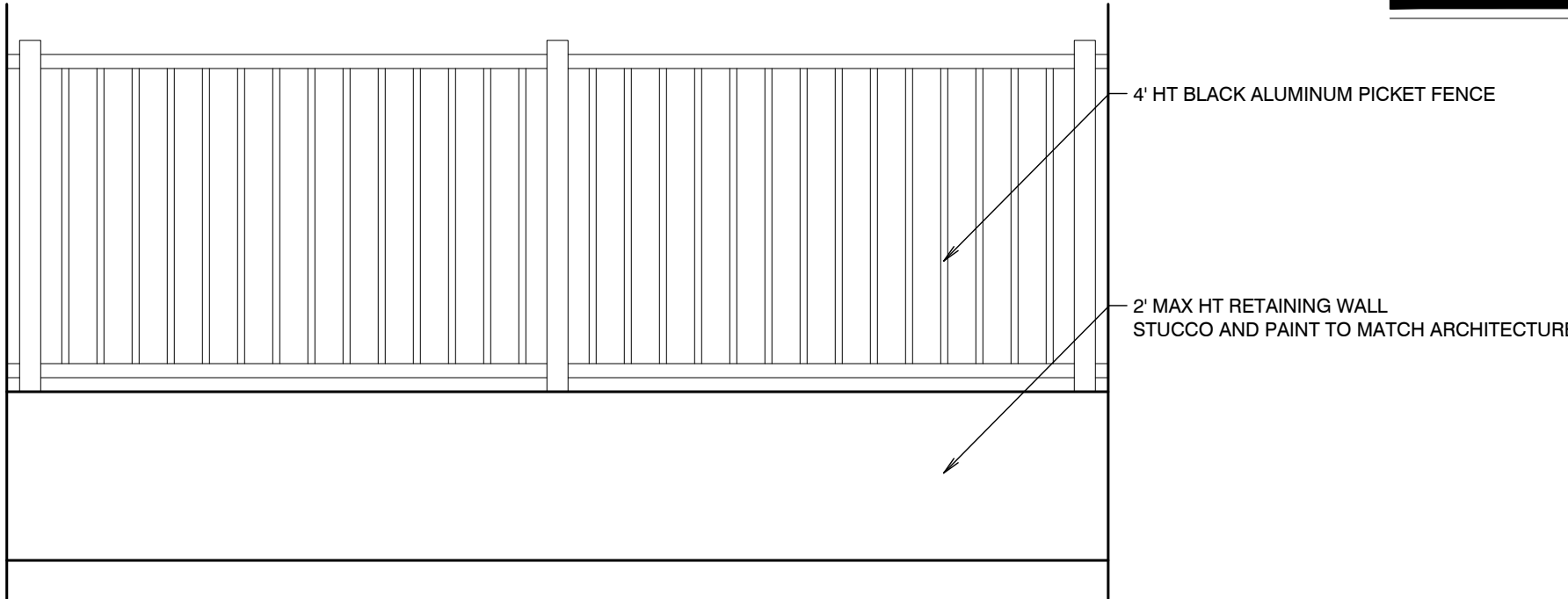
CURVED PALM PLANTING DETAIL



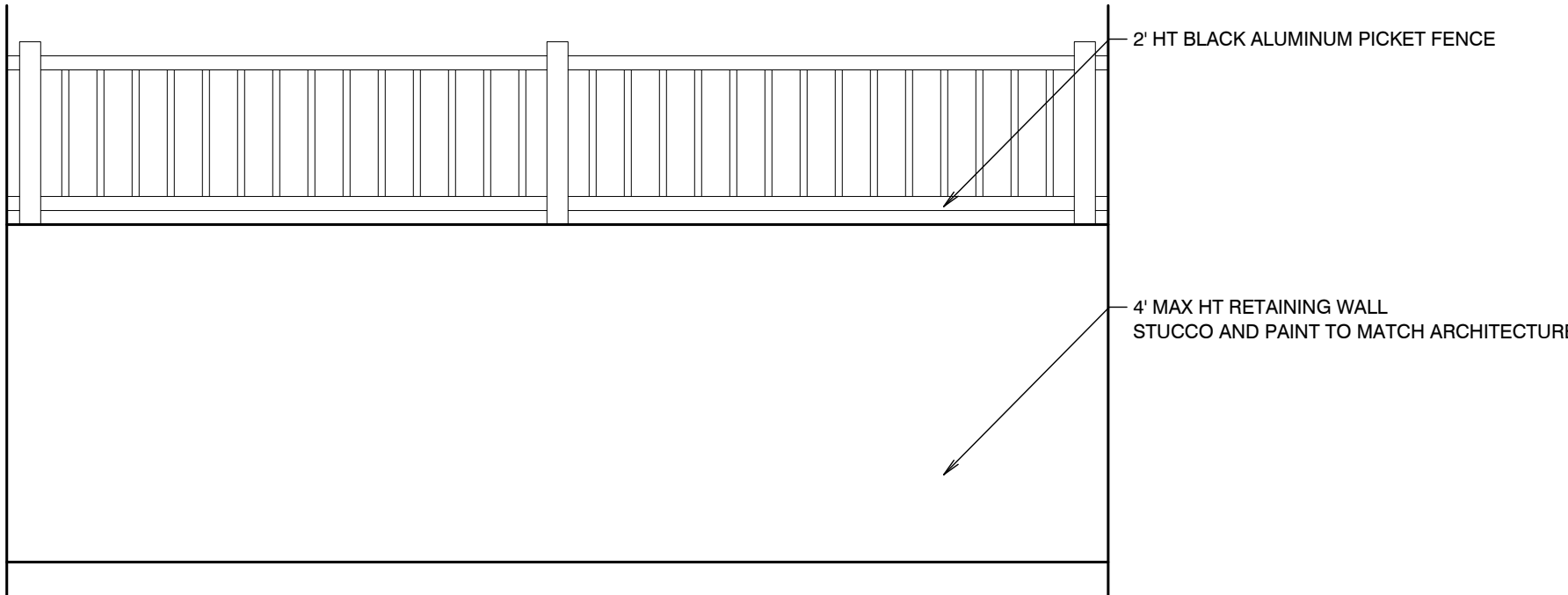
1' HT WALL W/ 4' HT FENCE
1/2"=1'



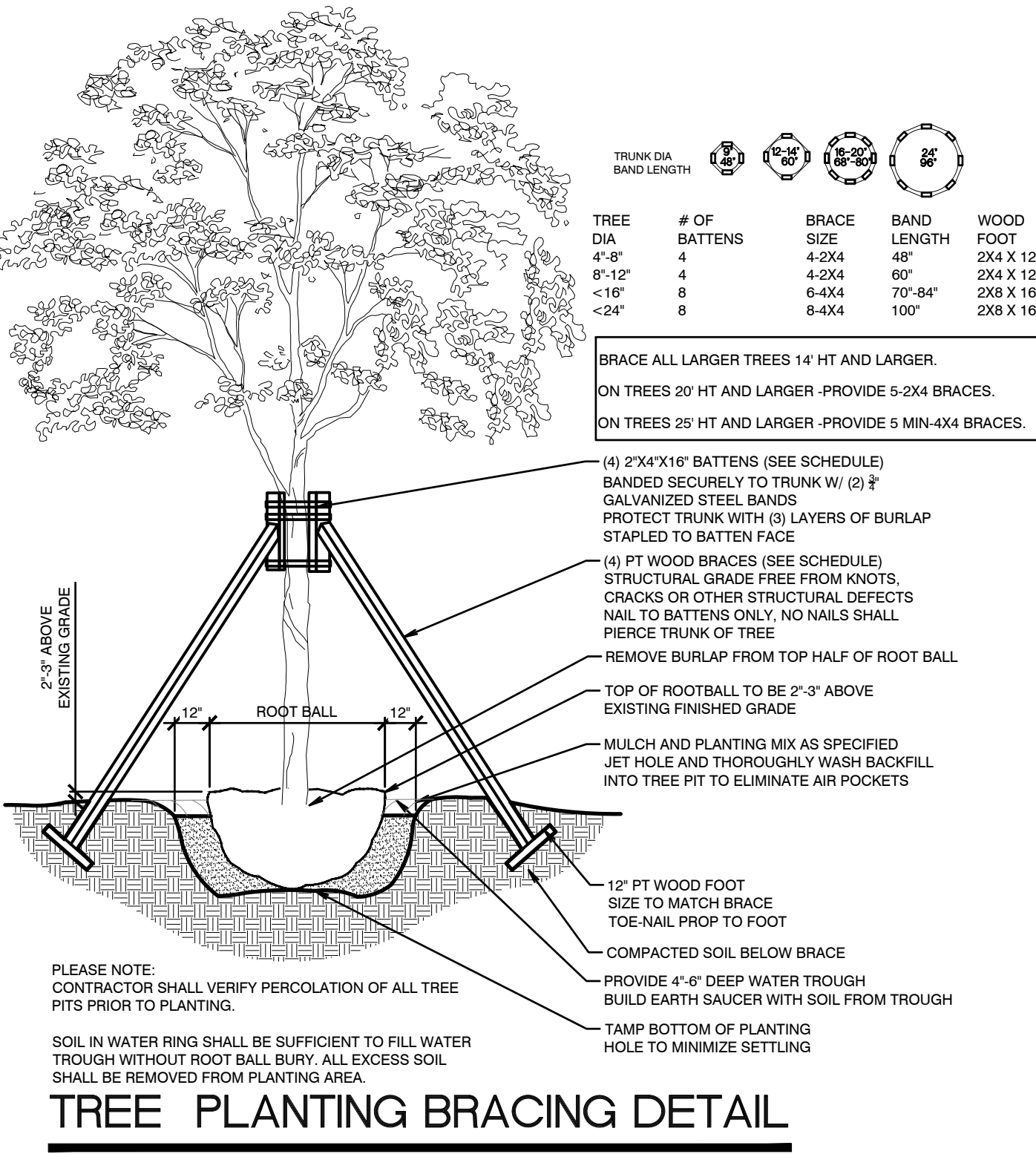
4' HT FENCE
1/2"=1'



2' HT WALL W/ 4' HT FENCE
1/2"=1'



4' HT WALL W/ 2' HT FENCE
1/2"=1'



TREE PLANTING BRACING DETAIL



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OCEAN RIDGE FL 33435

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E: info@pladesignstudio.com | OFFICE: 561.318.5256

Stephanie Portus
Digitally signed by Stephanie Portus
Date: 2025.12.04 16:25:35
05100'

Project number: 25-150
sheet name: LANDSCAPE DETAILS AND SCHEDULE

REVISED
12/04/25

L-3

1.0 GENERAL

1.1 DESCRIPTION OF WORK:

A. Extent of landscape development work is shown on the Drawings and in the related Schedules.

B. The work consists of furnishing all plants, materials, equipment, necessary specialties and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specifications.

C. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section. Refer to earthwork Section.

1.2 REFERENCE PUBLICATIONS:

The following standards form a part of the Specifications:

A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.

B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary"

C. The American Standard for Nursery Stock" (2004 edition).

D. American National Standards Institute-ANSI

-ANSI A300 and ANSI Z60.1-most recent edition

E. Florida Friendly Best Management Practices for Protection of Water Resources

by Green Industries, Florida Dept of Environmental Protection, Rev Dec 2008

F. IFAS -Institute of Food and Agricultural Sciences, University of Florida.

http://hort.ufl.edu/woody/index.html

1.3 INSTALLER - CONTRACTOR QUALIFICATIONS:

A. The "Contractor" shall be State licensed and regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman professionally trained and well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.

B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

1.4 SUBMITTALS: Refer to schedule of submittals.

1.5 COORDINATION:

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

B. Irrigation work shall normally precede plant installation Install trees, large B&B material, shrubs, and ground cover plants before lawns are installed.

C. Commencement of Work: Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed

1.6 INSPECTION OF SITE: Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be found during excavations, Contractor shall promptly notify the Landscape Architect or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damage arising from his operations subsequent to discovery of such utilities not shown on Drawings.

1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:

A. The Contractor shall provide, install and maintain the of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.

B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to return the object or area to its original condition at no additional charge.

C. Utility Locates - Regardless of utilities that may or may not be shown on the drawings, the Contractor shall be responsible to have utilities located in the area of work before the work commences. The Contractor shall also verify and comply with any requirements or clearances to plant materials that may be required of any Utility company.

1.8 CHANGES IN THE WORK: The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment to the Contract Sum shall be approved by the Owner by a written Change Order, prior to execution. The Owner shall be given (2) week notice for the opportunity to review and approve all plant materials delivered to the job site prior to installation.When unit prices have been established, they shall prevail for all Contract Additions. For Contract Reductions, the Owner shall receive full credit, based on unit pricing, if changes are implemented prior to delivery of plant materials. If Owner changes are made prior to installation, Owner shall receive a credit for labor to install plants, less costs associated with purchase and delivery. The Landscape Architect assumes no financial or material responsibility for any changes made by, or on behalf of the the Owner.

1.9 OWNERS OBSERVATION

A. The Landscape Architect of Owner assumes no responsibility for the Contractor's means and methods in the execution of this contract beyond the observation to ensure, to the Owner's satisfaction, that the Design Intent of the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including proper planting practices or other material or performance deficiencies).

B. The Landscape Architect and Owner reserve the right to reject any portion of the work, material or workmanship which does not conform to the Contract Documents and Standard set forth herein.. Rejected work shall be removed and/or corrected by the Contractor, at his own expense, at the earliest possible time and prior to final payment.

1.10 PROJECT CONDITIONS:

A. Familiarization with Overall Project Requirements: The Contractor shall review and become familiar with the Design Intent of the Drawings and the Contractor's Work related to the Work, including but not limited to: Civil engineering and Drainage Plans, Architectural layouts, project area access, contractor equipment access, existing and proposed utility locations, Irrigation Plans, Outdoor Lighting Plans, Paving Plans, Project Sequence and Timing plans, Town/HOA/ neighborhood requirements, etc.

B. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted for consideration for alternate locations of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

C. After notice to proceed, the Contractor shall complete landscape work in a timely manner, as portions of site become available. Actual planting shall be performed only when weather and soil conditions are suitable in accordance with locally accepted practice.

D. Contractor shall coordinate landscape and planting work with other trades, such as, the irrigation (sprinkler) installer, electrician, lighting installer, paving installer, and sod installer; Landscape installer shall coordinate to ensure that no plantings will interfere with the proper functioning of the sprinkler system. The Contractor shall point out to the Irrigation installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the whole. The Location of specimen plant materials, trees, palms and large shrubs shall prevail over irrigation head placement.

1.11 ACCEPTANCE:

A. At the discretion of the Owner, early acceptance of the work may be obtained for progress payment of approved phases; or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance shall be contingent upon a satisfactory inspection of the completed landscape work by the Landscape Architect and/or the Owner.

B. Substantial Completion of the Work is the point in construction when the Work is sufficiently complete in accordance with the Contract Documents; all required clean-up has been performed; and the Landscape Architects provide an opinion that the Owner can utilize the work as intended.

C. Final Completion is the completion of all work included in the Contract Documents except the Contractor's responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect. The Warranty Period and Maintenance period shall commence upon Final Acceptance.

1.12 WARRANTY PERIOD AND CORRECTION OF THE WORK:

A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestations.

B. Plants which are rejected shall be replaced within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve (12) months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this includes plants which are discovered at any time to have been planted at an improper depth.

C. The installer shall repair damage to other plants or lawns that occurs during the plant replacement process at no cost to the Owner.

D. D. Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

2.0 PRODUCTS

2.1 MATERIALS LIST:

A. Plant species and size shall conform with the Plant List and information noted on the Drawings.

B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

2.2 PLANT MATERIALS:

A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida. Rooted Palms shall be grown from certified seed.

B. Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.

D. Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of the branches (or fronds). In cluster type palms the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings. Where symmetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.

E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.

F. Abbreviations on the Drawings are as follows:

B&B - field grown plant "balled and burlapped".

Cal - caliper/diameter measured 2" (152.4 mm) above soil line. For trunks larger than 4" (88.4 mm) diameter, the caliper measurement shall be determined at 12" above soil line.

CT - clear trunk measurement from top of ball to first branching

CW - clear wood, in palms the distance from soil line to lowest living frond leaf base. DBH - caliper or diameter measured 4 feet (1.22 meters) above soil line

GW - Greywood, in palms, mature trunk from ground to base of the green crown shaft.

OA - overall height from top of ball to top of current season's growth or last open frond in normal position in palms.

Spd - spread or average distance across the average diameter of plant branching structure.

G. Root packaging and Containers: Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. All containers and root balls shall be kept moist at all times. All plants which cannot be planted immediately on delivery shall be kept moist and protected from drying winds and sun.

H. Container Grown Plants: Plants grown in containers will be accepted as "B&B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings. Plants shall be grown in containers with a firm root ball of container grown material shall be no more than 25% less proportionately than that stated in latest edition of Florida "Grades & Standards" for nursery plants. Plants shall have been grown in the container for a max. of 2 years prior to installation and shall exhibit a fully developed root system throughout when removed from container. There shall be no girdling or circling roots exceeding 50% of the pot circumference.

I. Substitution: Plant substitution by the Contractor will be considered by Landscape Architect only upon submission of proof that the plant is not obtainable in the type and size specified. Should the specified plant indeed not be available, the Landscape Architect shall determine the nearest equivalent replacement plant to obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without owner approval.

2.3 PLANTING SOIL: Planting soil shall be free draining, sandy loam and shall contain a 5% minimum and a 15% maximum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.

2.4 PEAT: Horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

2.5 WATER:

A. Clean Water for planting will be available at the site and shall be provided by the Owner unless special provision is determined in the Contract Documents.

B. Contractor shall determine the source and suitability of the Owner's water. In the event the water source is not suitable, the Owner shall be given written notice of such at least two weeks prior to the commencement of Work.

2.6 SOIL TESTING:

A. Landscape Contractor shall provide testing of existing soils on Site for all soil types, including imported soils, in the planting area. No less than 2 representative samples shall be submitted to and tested by an independent private soil testing lab for analysis and fertility recommendations.

B. Soil Testing Lab - Call for info, testing services, fees and Import permit.

Micro-Macro International P 706-548-4557 F 706-548-4891 Web: www.mmlilabs.com

183 Paradise Blvd, Suite 10B, Athens, Georgia, 30607

2.7 COMMERCIAL FERTILIZER AND PLANTING AMENDMENTS:

A. Fertilizer and fertilization rates for the project shall be provided and applied based on the results of the soils test. Follow all Manufacturer's Label Rates and application recommendations.

B. Commercial fertilizer shall be slow-release organic formulation containing nitrogen, phosphorus and potassium, not to exceed an analysis of 6-6-6. Nitrogen shall be not less than 50% water insoluble, inorganic nitrogen and shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 2%. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's ingredients and guaranteed analysis. Submit a copy of the Manufacturer's guaranteed analysis and proof of delivery to the Landscape Architect. Any fertilizer that becomes caked or otherwise damaged is unacceptable.

C. Microbial Additives: Mycorrhizal and microbial additives shall provided as specified in the Schedule of Soil amendments.Contractr shall submit a copy of the manufacturer's label/ product use instructions that include: all ingredients, guaranteed analysis and application rates. All supplements shall be supplied in fresh, unopened packaging prior to product expiration. Product that becomes caked or otherwise damaged is unacceptable and shall not be used.

2.8 MISCELLANEOUS LANDSCAPE MATERIALS:

A. Mulch: Shredded hardwood mulch-grade "A" -verifies color. Mulch shall not contain chunks larger than 1 inch (25.4 mm) in diameter, branches, stones or other foreign material that will prevent its eventual decay.

Alternate Mulches: Pine Bark Nuggets - Jumbo size, Pine Straw

B. Gravel Mulch: Provide samples of all gravels to Landscape Architect for approval prior to ordering. Gravel shall be used only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1-1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.

C. Braces, Battens and Stakes-Provide braces, battens, stakes and deadman of sound new pressure-treated lumber, free of knot holes and other defects. Braces shall be pressure-treated 2x lumber (4x lumber where appropriate) and shall be secured to battens and stakes with a min of (2) -16d, db) head galv. forming nails. Battens shall be 2x4 pressure treated lumber and padded with burlap. Battens shall be secured to tree trunks with 3/4" Stainless steel or galvanized banding. Stakes shall be pressure-treated 2x lumber and shall be driven to within 2" of the surrounding grade. All exposed ground-stakes shall be painted with a high-visibility, contrasting, fluorescent paint until substantial completion. Braces and stakes shall be repainted a dark walnut brown stain unless otherwise noted. Stakes and braces shall be placed within mulch beads and oriented away from walking areas.

D. Guys and Anchors: Provide one of the following: 1) wire guys shall be two- strand, twisted, pliable galvanized iron wire not lighter than 12 gauge. Provide new hose cut to required lengths to protect tree trunks from damage by wires. Hose shall be not less than 1/2" (12.7 mm) dia. 2) Woven Polyethylene Webbing -shall be min 2" wide. Trunks and stems shall be wrapped at least twice and secured with adjustable knots. Stakes per Sec C above.

E. Soil for annual or seasonal color beds: 2 parts top soil 1 part fine pine bark mulch 1/2" (12.7 mm) pieces 1 part coarse sand and 50 pounds (1,866kg) composted cow manure per cubic yard (.76455 cubic meters). Mix in Osmocote fertilizer and micro-organisms at label rates, see 2.7C.

F. Planter Soil Mixture:a loose,friable blend consisting of: 5 parts coarse sand,2 parts peat humus or bagged topsoil and 3 parts pinebark;Mix in Osmocote fertilizer and microorganisms at label rates,see 2.7C.

3.0 EXECUTION

3.1 PREPARATION, SITE WORK AND COORDINATION:

A. Grading: Contractor shall inspect the site to verify that finish grades (accurate within 2" (51 mm), have been established in accordance with Civil Engineer's Drainage Plan and the Landscape Architect's shaping and grading Plan or other job requirements prior to beginning any planting operations. Coordinate with Landscape Architect and General Contractor for release of areas before planting operations begin.

B. Rough Grading and Shaping - Rough grading and bulk filling of site shall be the general responsibility of the General Contractor unless otherwise noted. Rough grade shall include placement and distribution of bulk fill material sufficient to generally be within -4" of final grade for landscape and within -2" of final grade for sod areas. Rough grades shall conform with the general intent of the drainage and grading plans. Rough grades may be field adjusted to allow for fill as generated by planting activities.

C. Finish Grading - Finish and final grading shall be reviewed, approved and released by Landscape Architect or authorized Project Manager. Landscape Contractor shall notify LA/ Project Manager, in writing, 3 days before planting work in a given area is expected to commence. Finish Grades are the responsibility of the Landscape Contractor -including box blading and leveling of open sod areas

Finish grades of all planting areas shall be at 2" below pavement, after planting unless otherwise noted. Finish grades shall include any top soil and soil amendments as specified. If at any time the sub-grade is determined to be inadequate for proper design, the Project Manager should be given notification in writing.

D. Top soils -The supply, placement and grading of Top soils shall be the responsibility of the Landscape Contractor unless other determined in the Construction Documents.

E. Irrigation-The Landscape Contractor shall closely coordinate with the Irrigation installer. Irrigation system shall be installed according to Irrigation Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Spray zones for sod and planted areas as described shall have 105% head to head coverage, matched precipitation rates and uniform water distribution with equipment as outlined. Drip emitters shall be installed per schedule. Drip and spray irrigation shall be fully operational and accepted before any mulch, stone, or mulch-drip covers are installed. Irrigation zones shall be operating and accepted by Landscape Architect and/or irrigation designer before areas will be released for finish planting and/or mulching as noted above. In the event of conflicts with landscaping and irrigation pipes or emitters, the location of trees, palms, large shrubs and specimens shall prevail. Pipes and emitters shall be relocated/adjusted to eliminate conflict and allow for the proper function of equipment.

F. Landscape Lighting - The Landscape Contractor shall closely coordinate with the Lighting installer. Outdoor and site lighting system shall be installed according to the Lighting Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Landscape lighting conduit shall be coordinated and installed in conjunction with irrigation trenching where ever subgrade is to be installed and/or adjust AFTER major trees and palms are installed and before shrubs/ground covers are installed. In-ground fixtures or other work requiring excavation, must be installed before sod, stone mulch and landscape mulch are installed. Lighting stubs-ups/placements shall be reviewed approved and released by Landscape Architect before mulch,stone, ground covers or sod are installed.

G. Mulch, Edging and Stone Mulch-Before mulch of any kind is installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures and metal edging shall be in place and accepted and released by either Landscape Architect or General Contractor.

H. Sod - Before sod of any kind will be installed, Finish Grading, Operational Irrigation, Lighting on the plant, in-ground fixtures, metal edging and mulch shall be in place and accepted and accepted by Landscape Architect. As noted above, landscape contractor is responsible for all fine grading subject to review and acceptance by Landscape Architect, before sod is installed.

I. Removal of Rubbish: Any objectionable materials, such as stones/construction debris be encountered during planting operations,they shall be promptly removed from the site by the landscape installer.

3.2 PROTECTION OF PLANTS:

A. Root Protection: All field grown trees, palms and plants shall be hand dug with sharp shovels or approved tree-spade. Backhoe-dug trees shall not be accepted. Roots shall be cleanly cut with sharp instruments. Balled and burlapped plants: plants designated "B&B" shall be dug with firm, moist earth of sufficient depth to allow the landscape contractor to be responsible for all fine grading system,necessary for full recovery of plant.Balls shall be firmly wrapped with burlap or similar materials and bound with twine,cord,or wire mesh. All collected plants shall be "B&B" Trees, palms and plants shall not be dug during periods of excessive heat or drought unless supplemental water is applied for at least 5-7 days in advance.

B. Handling -containerized plants shall be handled by their container w/ proper support given to all parts of plant to prevent damage.Trees and palms shall only be handled w/ padded slings rated for 10x the weight of carried load.Trunks shall be wrapped min.2X prior to cinch loop.No chain,rope or unpacked webbing shall be used to handle trees and palms.

C. Protection During Transporting: All plant material shall be protected from possible injury or breakage of branches. Provide all necessary splints, stakes, kraft paper wrapping and sleeves to secure and protect roots, stems and foliage of plant materials during shipment. All plants transported by open trucks or sea-containers shall be adequately covered to prevent windburn, drying or damage to plants.

D. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be kept moist at all times and provided protection from the drying of wind and sun. All plants shall be kept moist as necessary until planted. Storage period shall not exceed 72 hours. In plants cannot be installed within 48 hours, they shall be "heeled-in" earth trench rows and maintained in healthy, moist condition until planted.

E. Protection of Palms: A minimum number of fronds shall be removed from the crown of palm trees to facilitate moving/handling. Remaining fronds shall be tied and braced if required.

F. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, padding, wood battens or other approved methods.

G. Plants that show symptoms of bark compression, girdling or bark slippage or other damage are unacceptable.

H. Special Treatment and Handling: Sabal Palms (Cabbage Palms) shall be "hurricane cut" in the field prior to transport. Heads shall be split after the minimum number of fronds have been removed. Sabal Palms shall be taken from the field with growing areas. All burn marks on Sabal Palm trunks shall be removed. Collected or Field Dug Specimen Palms: All field dug palms, (except-Adonidia,Cocos,Phoenix,Washingtonia,Ptychosperma,Hypophorbe sp.) palms shall be root pruned for 2 months in advance of being lifted and moved. All palms shall be watered fortnight prior to digging in the field. Heads shall have the lower 50% of fronds removed or as otherwise determined by Supplier. Heads shall be securely tied and secured before transporting. Heads shall remain tied-up until new root growth is visible or as otherwise determined by Supplier. All Palms shall have heads tied and braced during shipping & handling. Canary Date Palms shall have heads securely stabilized with 4x4 wood splints

3.3 PLANTING OPERATIONS:

A. Layout:The location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out,painted/flagged in field by the Contractor,to the satisfaction of the Landscape Architect before planting operations commence.In general,all trees,palms and accent plants shall be laid out, planted and approved by the Landscape Architect prior to the layout of shrubs/ground covers.Notify Landscape Architect and Owner for directions if site conditions requires the addition of soil over existing roots or where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction - DO NOT PROCEED - Any necessary adjustments will be directed by the Landscape Architect.

B. Clearances: Shrub/hedge material shall be planted a min. of 30" (0.75 m) away from wall or other obstructions (including parking stops). Groundcover (1 gal or less) material (except sod) shall be planted 16" (10.41 m) away from pavement or edging unless otherwise noted. Vines shall be attached with copper wire to brass screws in lead anchors to walls. Make minor adjustments as may be required.

C. All planting holes shall have straight,vertical sides and flat horizontal bottoms.The diameter of a hole shall not be less than twice the diameter of the root ball or 24 inches (609.6 mm) greater than the root ball,whichever is smaller. The depth of a hole shall not be deeper than the root ball. The bottoms of planting holes shall be tamped to minimize settling.

D. Contractor shall confirm that all planting holes are free draining and percolate water.If hardpan,compacted soils,clay or rock are encountered,immediately notify Landscape Architect to determine remedial measures.

E. Backfill and Soil Amendments-Backfill shall be clean,fine,granular loamy soil unless otherwise noted. All palms shall be backfilled w/ clean, washed, salt-free sand. Clumpy or rocky soils shall be screened or replaced w/ appropriate material prior to backfilling. Refer to soil report recommendation for fertilizer type/rates. Additionally, Mycorrhizae and soil bacteria shall be added at the manufacturer's recommended rates (see 2.7c). The following minimum rates of soil mix apply: 1/2 cubic yard per tree and 1 cubic yard per 50 shrubs.

F. All plants shall be handled and installed in accordance w/ the Construction Documents and best available horticultural practices. Trees and palms shall be installed with their root ball in the proper size of planting pit so that the top surface of the Root Collar/root ball will be 1"-2" above the final grade. Verify adequate percolation of the planting hole. Set plants straight and plumb unless otherwise noted. Select trees, palms and accents shall be leaned, oriented or faced as determined by Landscape Architect or as shown on the drawings.

G. B&B plants are set with bottom1/3 of planting pit backfilled w/ existing site soil. Remove burlap,rope,wires,etc. from any trunk and top surface of balls. Do not remove burlap from underneath. All remaining wrapping material shall be biodegradable. No material shall encircle the trunk. Complete backfilling w/ native soil (or specified soil mix) and water thoroughly to remove voids. After watering has been completed,form a trough around plant,plant extending to the limits of the pit. Some wire wrapping and bundling may be required to maintain the integrity of the root ball. Review removal requirements in advance with the Landscape Architect.

H. Container Grown Plants: Shall, when delivered, have sufficient root growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls. Containers shall be removed carefully to prevent damage to plant or root system.

3.0 EXECUTION CONT.

I. Remediation of Root defects - The Contractor shall inspect all plant material for root defects including but not limited to: root-bound containers; circling roots; girdling roots; sub grade, embedded root collars; adventitious roots; etc. All Root Collars shall be exposed and visible at the time of planting. Plants with two (2) or more girdling roots; plants from root-bound containers; or plants with circling roots greater than 75% of the pot circumference shall be rejected and replaced at the Contractor's expense. Plants with minor root defects shall be trimmed with clean, sanitized, sharp tools according to proper horticultural practice prior to planting. Plants shall be well watered prior to, and after, root trimming procedures. Plants that die as a result of root pruning are considered excessively defective and shall be replaced at Contractor's expense.

External Circling Roots - shear off outer 1"-2" of rootball circumference

Internal Circling Roots - radial cuts to interrupt circle, remove 2" min. section of root.

Girdling Roots-cut and remove the 2" min section of the girdling root at the surface.

Root Knots - trim or remove.For more information- refer to University of Florida- IFAS Website

http://hort.ufl.edu/woody/index.html

For Root management -Refer to http://hort.ufl.edu/woody/roots.html

J. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered to such depths that the finished grade level of the Root Collar, after settlement, shall be the same as, or slightly above, that at which the plant was originally grown". They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. The Contractor shall be responsible to raise and re-set all plant materials where root collars are found below finish grade at their own expense.

Along slopes, a soil terrace shall be formed so that the top of the Root Collar is level with existing grade on the up-slope side. No burlap shall be pulled out from under the balls. Tree boxes, platforms, wire, lifting loops and surplus binding from top and sides of the balls, shall be removed. Some wire or binding may remain if tight and necessary for rootball integrity. Any broken and frayed roots shall be cut off cleanly. Backfill soil shall be placed and tamped thoroughly and shall be settled by watering. No filling around trunks or on top of root balls will be permitted. After the backfill settles, additional soil shall be filled in to the level of the finished grade allowing for 2" (44.1 mm) of mulch. Form a shallow saucer around each plant by digging a trough of soil along the edge of the plant pit. This trough shall be 3'-4" (75 mm) deep. Specimen trees and Palms shall be equipped with supplemental irrigation (bubblers).

K. Setting Palms: All palms shall be planted in sand thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering.

L. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with clean soil mix. All backfill shall be watered thoroughly to settle and consolidate soil and eliminate voids. Provide a shall trough around the outside of the rootball for water retention. Tops of all rootballs shall be left exposed and free of soil backfill materials. Do not distribute any excess soil in any existing planted bed.

M. Pruning: Remove dead/broken branches from all plant material. Thin out internal branching and

prune to retain typ. growth habit of individual species with as much height and spread as is practicable.

Make all pruning cuts with a sharp instrument next to branch collar to ensure elimination of stubs.Headback" or "Hat Rack" cuts, right angle to line of growth, will not be permitted.

N. Guying and Staking: Guy and stake all trees, including palms, immediately after planting.

Trees less than1 1/2" (38.1 mm) in caliper shall be staked with vertical wood or metal stakes along the trunk. Stake shall be driven through the root ball and embed 12" min. into sub-grade. Attach tree trunk to the stake with 3/4" width elastic pruning tape. Double wrap trunk to avoid chafing. Tie firmly, but not tightly to the stake. Stake shall be cut off at least 12" below the top of the plant. Trees 1 1/2" (38.1 mm) in caliper and greater but less than 12" OA shall be guyed in 3 directions with double strands of No.12 galvanized wire (or rated woven polyethylene webbing) attached to approved stakes or anchors driven into the ground. Wires shall be attached to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys and braces not less than 1/3 of the height of tree above finished grade and above substantial limbs1 inch (25.4 mm) in diameter or more. Ground Stakes shall be clearly marked with high contrast fluorescent paint. Trees over 12" OA shall be braced with new lumber per staking detail. Provide stained where noted. Ground Stakes shall be clearly marked with high contrast fluorescent paint.

O. Staking and Bracing: When staking palms and broadleaf trees, no nails or fasteners shall directly penetrate the trunks. Wood battens: 12" -16" min(304-406 mm) min. length; separated from trunk by burlap; attached to the trunk of the trees with galvanized or stainless steel metal banding. Stakes and

anchors shall be clearly marked and labeled. Alternate methods of guying or staking may be employed with the prior approval by Landscape Architect. Ground Stakes shall be clearly marked w/ high contrast fluorescent paint.

P. Mulching: All trees and shrub beds shall be mulched immediately after acceptance of the planting bed by the Landscape Architect. Mulch shall be applied to a 3" (76.2 mm) depth, with a mulch as specified. Prevent wind displacement of mulch by thoroughly wetting down. Do not apply any mulch against stems and trunks of plants.

Q. Annual/seasonal color beds: Remove 8" to 10" (254 mm) of soil and replace with

Agenda: Tuesday, December 16, 2025
Memo: Item #4.

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

Subject: Discussion of Three Non-Conforming Lots in the RSE District

We will be discussing the three non-conforming lots in the RSE District for possible zoning changes. We will provide you more information shortly.

Suggested Motion:

Respectfully,
Christy Goddeau, Town Attorney

Agenda: Tuesday, December 16, 2025
Memo: Item #5.

Town of Ocean Ridge, Florida
Planning & Zoning Commission Agenda Memorandum
Kelly Avery, Town Clerk

Subject: Discussion of 6855 N Ocean Blvd Architectural Changes

Commissioners -

Back in March 2025, the Planning & Zoning Board approved the project at 6855 N Ocean for the development of a new condominium project and was approved by the Town Commission on April 15, 2025.

The Applicant has since contacted the Town and notified us that the Ocean Club condominium project has proposed minor architectural changes. The changes are very minor and are only for the top floor of the building. The developer sold the penthouse units and the penthouse unit owner preferred some minor changes to modify balconies and windows.

It has been requested that the applicant & architect bring their proposed changes to the Board where, as a Board, you can decide whether you would like this project to go back through the Planning & Zoning Process.

Staff recommends...

Suggested Motion:

Respectfully,
Kelly Avery, Town Clerk