TOWN OF OCEAN RIDGE
PLANNING & ZONING REGULAR MEETING
AGENDA

April 21, 2026 at 9:00 AM
Town Hall - Meeting Chambers

COMMISSIONERS	ADMINISTRATION
Chair P. Shields Ferber	Town Manager Michelle Heiser
Vice Chair Kenneth Kaleel	Town Attorney Christy Goddeau
Member Neal Sigety	Town Clerk Kelly Avery
Member Marc de Baptiste	Building Official Mike Crisafulle
Member Fady Khairallah	Town Planner Corey O'Gorman
Alt. Member Lanette Bosch Gustafson	Town Engineer Orlando Rubio
Alt. Member Jason Sutherland	Town Zoning Official Manual Palacios

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

1. Adopt Minutes of the March 17, 2026, Meeting

DISCUSSION / ACTION ITEMS

2. Quasi-judicial Hearing: Development Plan Review - 5 Sailfish Ln (Continuation)

3. Quasi-judicial Hearing: Development Plan Review - 7 Harbour Dr. N

4. Quasi-judicial Hearing: Development Plan Review - 5920 N Ocean Blvd (Renewal)

5. Quasi-judicial Hearing: Development Plan Review - 113 Island Dr. S (Revision)

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

ADJOURNMENT

THE NEXT MEETING OF THE PLANNING & ZONING BOARD WILL BE HELD ON TUESDAY, MAY 19, 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
MARCH 17, 2026

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, March 17, 2026, 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	Absent
Member de Baptiste	Present
Member Fady Khairallah	Absent
Member Neal Sigety	Present

Member Khairallah was absent with notice.

PLEDGE OF ALLEGIANCE
Chair Ferber led the Pledge of Allegiance.

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA
There was none**.**

PUBLIC COMMENT
Chair Ferber opened the floor for public comment. Hearing none, he closed the floor for public comment.

APPROVAL OF MINUTES

1. Adopt Minutes of February 17, 2026, Regular Meeting.

Member de Baptiste moved to adopt the minutes of February 17, 2026; seconded by Member Sigety. Motion carried 4-0.

DISCUSSION/ACTION ITEMS

2. Quasi-Judicial Hearing: Development Plan Review – 20 Hudson Ave

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

Town Planner O'Gorman reported that the project is consistent with and compliant with town codes and recommended approval subject to conditions.

Town Engineer Rubio confirmed all prior engineering comments had been addressed, with drainage details along the right-of-way to be finalized during the building permit process.

DRAFT

Zoning Official Palacios confirmed full compliance with zoning requirements.
The applicant, Tricia Russell, presented a coastal contemporary design
The applicant, Tricia Russell, presented a coastal contemporary design for the project.

The Board discussed drainage retention, retaining wall heights (up to five feet), mechanical equipment screening, and the proposed addition of street trees along the front of the property.

Chair Ferber opened the floor for public comment.

Patrick Doyle, 18 Hudson Ave, expressed his concerns regarding drainage and setbacks.
Mark Galiette, 19 Hudson Ave, requested that drainage conditions be improved, not worsened. The Board acknowledged both concerns raised.

Chair Ferber closed the floor for public comment.

The Board found the application in full compliance with all applicable codes, with no variances required, and approved it with conditions to resolve the artificial turf ordinance and incorporate the updated renderings, including the proposed buttonwood street trees, into the final plans.

Member Sigety moved to approve the quasi-judicial hearing for the proposed development plan for 20 Hudson Ave, subject to the artificial turf condition pending ordinance clarification and confirmation that updated renderings are reflected in the final plans: seconded by Member de Baptiste. Motion carried 4-0.

3. Quasi-Judicial Hearing: Development Plan Review – 5 Sailfish Ln

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

Town Planner O'Gorman reported full compliance with all RSF setbacks, floor area ratio, articulation, and height requirements.

Town Engineer Rubio and Zoning Official Palacios confirmed all comments had been addressed and that zoning requirements were met.

The applicant's architect, Juan Contin, presented a modernist design featuring a solid front facade with limited fenestration.

Chair Ferber opened the floor for public comment.

Elizabeth Frasier and her husband, of 7 Sailfish Lane, expressed concern about the encroachment of the two-story massing and noted that they had not been contacted by the applicant.
Town Clerk Avery read into the record a letter from resident Nancy Venizia of 2 Fayette Drive, expressing concerns about impervious surface coverage and drainage.

DRAFT

Chair Ferber closed the floor for public comment.

The Board expressed unanimous concern that the exterior design, particularly the front and rear façades, was stark, flat, and overly industrial, and not in keeping with the character of the neighborhood and town. They acknowledged the project's interior quality and code compliance but found the elevations unsuitable. The architect acknowledged the feedback and agreed to return with a more articulated façade consistent with a modern design approach.

Town Attorney Goddeau requested that a time-certain deadline be established for the applicant's return, noting past instances where continued applications were slow to return with revisions.

Vice Chair Kaleel moved to continue the development plan review for 5 Sailfish Lane, directing the applicant to return with revised exterior elevations that provide a more articulated, animated, and contextually appropriate façade consistent with the character of the surrounding neighborhood; seconded by Member Sigety. Motion carried 4-0.

COMMISSIONER COMMENTS

Vice Chair Kaleel raised concerns regarding tall retaining and privacy walls at or near property lines, citing maintenance and encroachment issues, and suggested reviewing code provisions and potential shared wall agreements. Member de Baptiste supported encouraging shared walls between adjacent properties. Town Attorney Goddeau offered to research approaches in other municipalities and seek direction from the Town Commission on a potential ordinance.

The Commission also discussed the pending state regulations on artificial turf, noting the town's decision to defer action. Member Sigety suggested considering an approved color palette to maintain natural aesthetics if permitted.

ADJOURNMENT
ADJOURNMENT
Meeting adjourned at 10:15 a.m.

Minutes prepared by Town Clerk Avery and adopted by the Planning & Zoning Commission on April 21, 2026.

_____
Shields Ferber, Chair

Attest:

_____
Kelly Avery, Town Clerk

DRAFT

Town of Ocean Ridge, Florida

Planning & Zoning Board Agenda Memorandum

To: **Planning & Zoning Board Members**
From: **Corey O'Gorman, Town Planner**
Meeting Date: **April 21, 2026**
Subject: **5 Sailfish Lane – Development Plan Review**

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1. PETITION DESCRIPTION

APPLICANT: Contin Architecture, Juan Contin

OWNER: 5 Sailfish Ln, LLC

ADDRESS: 5310 N SR 7 Ste C, Fort Lauderdale, FL 33319

ZONING DISTRICT: RMM

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, and including Section 64-1, RSF, Single-Family Residential, and 64-2, RMM, Medium Density Multifamily Residential.

2. BACKGROUND

At its meeting on March 17, 2026, the Planning and Zoning Board considered the request for Development Plan Review for construction of a new two-story residence. The new home includes 2,703 square foot two-story single-family home with four (4) bedrooms, three (3) full baths, one (1) car garage, and swimming pool.

At the March 17, 2026 meeting, the board discussed issues of compatibility of the proposed new home design with homes in the existing neighborhood and with the design criteria in Section 63-56. The board asked the applicant to address those issues and tabled action on the application until their meeting in April or May, 2026 once revisions are received.

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 consideration of the revised design in accordance with the provisions of 63-56, and if acceptable approve with conditions noted in the attached Staff memo's.

CONTIN
ARCHITECTURE + DESIGN

826 S. FEDERAL HWY,
LAKE WORTH BEACH, FL 33460
561 249 4007

Town of Ocean Ridge

Address: 5 Sailfish Ln, Boynton Beach, FL 33435

Date: 3/27/2026

Narrative

Proposed Architectural Style: Contemporary Minimal Style

Sec. 63-56. - Development plan review.

(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.
   The new proposed driveway provides ample space for users to pull-in and out, compared to the existing driveway location on site that in close proximity to the road intersection. This driveway width is balanced with the west side of the building, creating a sense of balance and proportion.

2. The height and scale of each building should be compatible with its site and other buildings onsite.
   There are no other buildings on the subject property. The adjacent property on the west has a 2-story portion of the building that looks over onto the subject site. Towards the SE corner of the site is a property with a full 2-story home. The scale of the building matches the general size of neighboring properties.

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

1. Buildings and site should be designed to enhance the surrounding neighborhood.
   The existing building is currently abandoned, and this new proposed modern house will increase property values for the area and enhance the look of neighborhood with new landscaping and façade.

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.

- ***The design maintains clear consistency in form and geometry (rectilinear volumes, layered horizontal planes).***
- ***Materials are well-balanced:***
    - ***Smooth stucco (primary mass)***
    - ***Warm wood accents (garage + vertical panel)***
    - ***Stone base (grounding element)***
- ***The glass balcony railing adds lightness and contrasts nicely with heavier materials.***
- ***Landscape integrates with architecture (softening edges, reinforcing tropical identity).***

3. Buildings and site should be consistent with the established neighborhood character or within acknowledged architectural styles.

   This fits within coastal contemporary / modern tropical, which is widely accepted in South Florida neighborhoods. The design avoids overly stark minimalism by incorporating:

   - ***Natural textures***
   - ***Landscaping buffers***
   - ***Warm color palette***

4. The height and scale of the proposed structure(s) should be compatible with the surrounding neighborhood.

   The structure is 2 stories and meets standard height for the area. The design uses controlled massing, broken into volumes. The garage-forward mass is balanced by the recessed entry and vertical glazing. Landscaping and setbacks help reduce perceived scale. Layering of volumes reduces bulk .No overwhelming vertical dominance Human-scale entry is visible and articulated.

5. The landscaping should enhance and be compatible with the surrounding neighborhood while providing harmony to the architectural style.
   Landscaping was definitely intentionally chosen to create layered planting (groundcover, shrubs, palms) using Native/tropical palette. The goal was to soften any hard edges of architecture. Driveway with turf joints reinforces the coastal aesthetic.

c. *Building design:*

1. Evaluation of a project should be based on quality of its design and relationship to surroundings.
   The building shows intentional composition, not just a box with applied materials.
   Strong relationship between:
   - ***Architecture and landscape***
   - ***Solid vs void (windows)***
   - ***Light vs heavy materials***

2. Components such as roofs, windows, doors, eaves, and parapets should have balanced proportions in relationship to one another.
   Window proportions are consistent and modern. Vertical corner window adds interest and breaks monotony. Garage door is scaled appropriately to mass.
   Parapet height is proportional and not overly bulky

3. Colors should be harmonious and representative of the architectural style of the building and generally within the character of the neighborhood.
   Palette is cohesive:
   - ***Warm beige / off-white stucco***
   - ***Natural wood tones***
   - ***Earthy stone***

   Colors align with coastal contemporary style

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.
   Fencing and vegetation is used on the east of the building to screen the A/C equipment on grade.

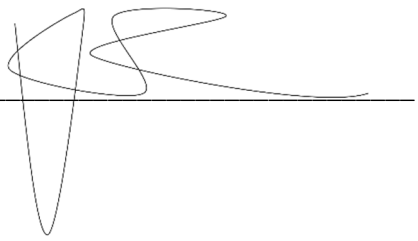
5. Buildings should be of a size as to be in harmony with permanent neighboring development or within acknowledged architectural styles.
   Massing is broken into smaller volumes , which reduces perceived size.
   Compatible with typical modern infill or new coastal development within the area.

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.
   Not Applicable.
7. The architectural style and elements of proposed additions and renovations shall be consistent with the other portions of the building.
   Not Applicable.

8. All proposed structures shall be consistent with the town's land development regulations and the goals, objectives and policies of the comprehensive plan.
   Project follows land development regulations & goals after receiving planning approval. The project follows the objectives and policies of the comprehensive plan of Ocean Ridge.

Should you have additional questions please feel free to contact us at 561-249-4007.

Best Regards,



Juan C. Contin AIA

SINGLE FAMILY RESIDENCE

5 SAILFISH LANE,

Boynton Beach, FL 33435



MICRO - LOCATION

ABBREVIATIONS

AB	ANCHOR BOLT	FD	FLOOR DRAIN	#	NUMBER	T & G	TONGUE & GROOVE
ABV	ABOVE	FIN	FINISH	NOM	NOMINAL	TEL	TELEPHONE
A/C	AIR CONDITIONING	FIX	FIXTURE	NTS	NOT TO SCALE	TEMP	TEMPORARY
AFF	ABOVE FINISH FLOOR	FLR	FLOOR	OA	OVERALL, OUTSIDE AIR	THK	THICK-THICKNESS
ALUM	ALUMINUM	FLUOR	FLUORESCENT	OC	ON CENTER	T.O.	TOP OF
APPROX	APPROXIMATE	FTG	FOOTING	OPG	OPENING	TYP	TYPICAL
ARCH	ARCHITECTURAL/ARCHITECT	FURR	FURRING	OPP	OPPOSITE	UGND	UNDERGROUND
BD	BOARD	GA	GAGE, GAUGE	ORIG	ORIGINAL	UL	UNDERWRITERS LAB.
BLDG	BUILDING	GALV	GALVANIZED	PART	PARTITION	VERT	VERTICAL
BLK	BLOCK	GL	GLASS	PL	PLATE	W/	WITH
BOTT	BOTTOM	GR	GRADE	PLAS	PLASTER	WC	WATER CLOSET
B.O.	BOTTOM OF	GYP	GYPSUM	PLYWD	PLYWOOD	WH	WATER HEATER
BRG	BEARING	HB	HOSE BIBB	PNL	PANEL	WM	WIRE MESH
BTN	BETWEEN	HERT	HERIZONTAL	PNT	PAINT	W/O	WITHOUT
CAB	CABINET	HCP	HANDICAP	POL	POLISHED	WP	WATERPROOF
CLG	CEILING	HDW	HARDWARE	PREFAB	PREFABRICATED	WS	WEATHER STRIPPING
CEM	CEMENT	HGT	HEIGHT	PROJ	PROJECT	WWF	WELDED WIRE FABRIC
CLG	CEILING	HM	HOLLOW METAL	PSF	POUNDS PER SQUARE FOOT		
CL	CLOSET	HR	HOUR	PSI	POUNDS PER SQUARE INCH		
CLR	CLEAR	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	PRTR	PRESSURE TREATED		
COL	COLUMN			PTD	PAINTED		
CONC	CONCRETE	IN	INCH	PVMT	PAVEMENT		
CONSTR	CONSTRUCTION	INCAND	INCANDESCENT	QTY	QUANTITY		
CONT	CONTINUOUS	INCL	INCLUDE	REF	REFRIGERATOR		
CONTR	CONTRACTOR	INFO	INFORMATION	REQD	REQUIRED		
CT	CERAMIC TILE	INSUL	INSULATE-INSULATION	REINF	REINFORCE-REINFORCING		
CTR	CENTER	INT	INTERIOR	RET	RETURN		
DEG	° ( ) DEGREE	KIT	KITCHEN	REV	REVERSE, REVISION		
DEPT	DEPARTMENT	LAM	LAMINATED	RGD	RIGID		
DET	DETAIL	LAV	LAVATORY	RM	ROOM		
DF	DRINKING FOUNTAIN	LB	POUND	RO	ROUGH OPENING		
DIA	DIAMETER	LIN	LINEAR	SCHED	SCHEDULE		
DIM	DIMENSION	LL	LIVE LOAD	SD	SOAP DISPENSER		
DN	DOWN	LT	LIGHT	SEP	SEPARATE		
DR	DOOR	LVR	LOUVER	SECT	SECTION		
DWG	DRAWING	MATL	MATERIAL				
EA	EACH	MAX	MAXIMUM	SHT	SHEET		
EL	ELEVATION	MECH	MECHANICAL	SIM	SIMILAR		
ELEC	ELECTRICAL-ELECTRIC	MEMB	MEMBRANE	SPEC	SPECIFICATION		
EQ	EQUAL	MTL	METAL				
EQPT	EQUIPMENT	MFC	METAL FURRING CHANNEL	SQ	SQUARE		
EQUIV	EQUIVALENT	MFR	MANUFACTURER	STD	STANDARD		
EW	EACH WAY	MIN	MINIMUM	STL	STEEL		
EMB.	EMBEDDED	MIR	MIRROR	STOR	STORAGE		
EXIST	EXISTING	MISC	MISCELLANEOUS	SUB	SUBSTITUTE		
EXT	EXTERIOR-EXTERNAL	MO	MASONRY OPENING	SURF	SURFACE		
		MR	MOISTURE RESISTANT	SUSP	SUSPEND-SUSPENDED		
		NAT	NATURAL	SYS	SYSTEM		
		NIC	NOT IN CONTRACT				

SCOPE OF WORK

THE SCOPE OF WORK INVOLVES THE DEMOLITION OF THE CURRENT RESIDENCE AND NEW PROPOSED 2-STORY SINGLE FAMILY RESIDENCE, WITH POOL IN REAR.

TYPE IIIB CONSTRUCTION

ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES HAVING JURISDICTION. INCLUDING BUT NOT LIMITED TO:

- FLORIDA BUILDING CODE: 2023 8TH EDITION
- FBC, MECHANICAL: 2023 8TH EDITION
- FBC, PLUMBING: 2023 8TH EDITION
- NFPA NATIONAL ELECTRICAL CODE, 2023 EDITION
- FLORIDA FIRE PREVENTION CODE (FFPC) : 8TH EDITION (NFPA 1 and NFPA 101)

PROJECT TEAM

ARCHITECT
CONTIN ARCHITECTURE AND DESIGN
826 S FEDERAL HWY LAKE WORTH FL
(561) 249 - 4007

LANDSCAPE
CONTIN ARCHITECTURE AND DESIGN
826 S FEDERAL HWY LAKE WORTH FL
(561) 249 - 4007

CIVIL
TERRA ENGINEERING AND CONSULTING
7700 N KENDALL DR, SUITE 706,
MIAMI FL 33156
(786) 830-3551

SEPTIC
RED BAY ENGINEERING
8721 SW 27 ST, DAVIE, FL 33328
(954) 643-3763

Sheet List - Development Review

Sheet Number	Sheet Name	Discipline Order
101	Index Sheet.	1-GENERAL
200	Survey.	1-GENERAL
LP101	Planting Plan.	3-LANDSCAPE
LP102	Existing Planting Plan.	3-LANDSCAPE
A000	Site Plan.	5-ARCHITECTURAL
A002	Site Details.	5-ARCHITECTURAL
A100	Floor Plans.	5-ARCHITECTURAL
A101	Roof Plan.	5-ARCHITECTURAL
A200	Elevations.	5-ARCHITECTURAL
A201	Elevations Diagram.	5-ARCHITECTURAL
A202	Door and Window Schedule.	5-ARCHITECTURAL

GENERAL NOTES:

These drawings have a local state and federal copyright **Juan Contin**, Architect. and are property of the They are not to be used on other projects or extension of this project except by written agreements with **Juan Contin**, Architect. No design changes which alter the intent of the drawings or specifications are to be made without obtaining written permission from **Juan Contin**, Architect.

CONTIN
ARCHITECTURE + DESIGN

REGISTERED ARCHITECT:
JUAN CRISTOBAL CONTIN
FL LICENSE # AR94935
826 S. FEDERAL HIGHWAY
LAKE WORTH, FL 33460

STATE OF FLORIDA
JUAN CRISTOBAL CONTIN
AR94935
3/3/2026 11:38:35 AM
REGISTERED ARCHITECT

CLIENT:
REMAIN CALM LLC

PROJECT TITLE:
5 Sailfish Lane

PROJECT ADDRESS:
5 Sailfish Ln,
Boynton Beach, FL 33435

DATE: 3/3/2026 11:38:35 AM
ISSUED: ISSUED
DRAWN BY: RG
CHECKED BY: JC

REVISIONS:

SCALE/NORTH POINT:
AS SHOWN

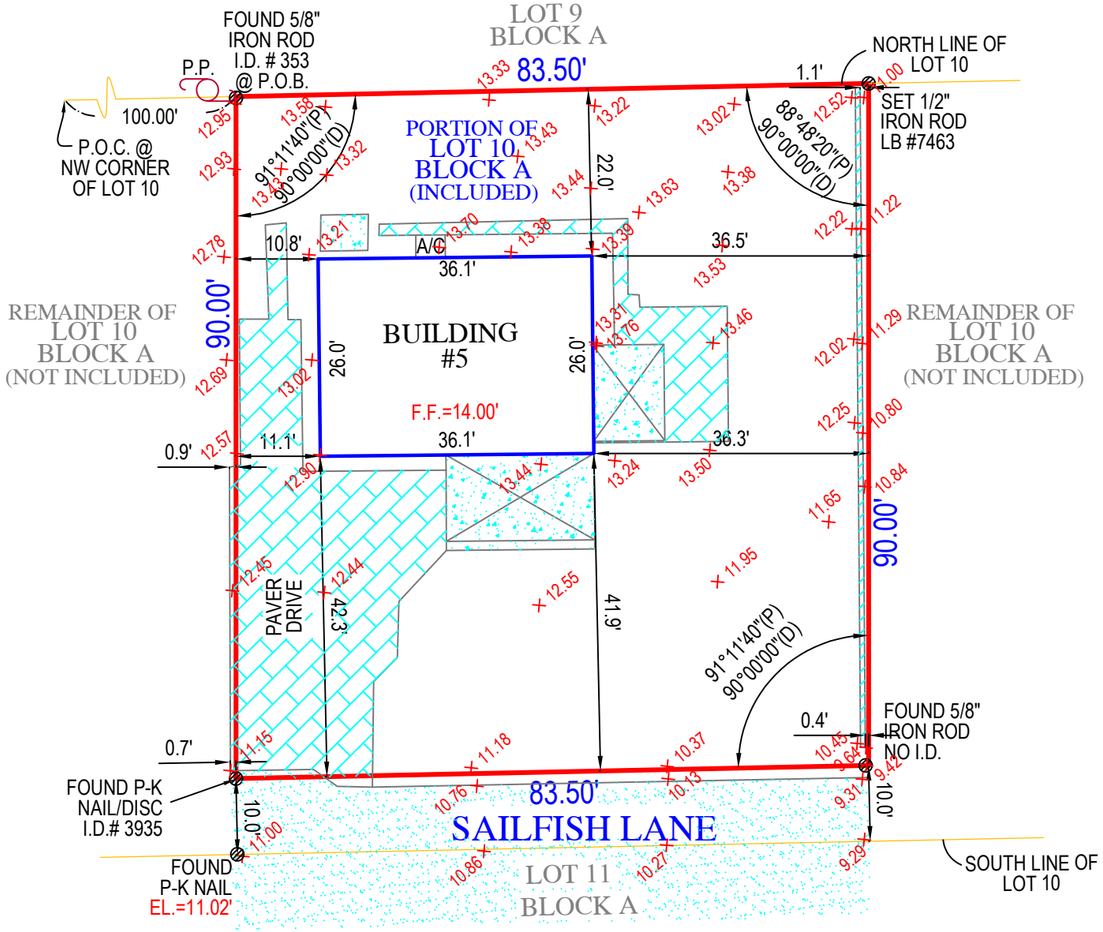
DRAWING TITLE
Index Sheet.

DRAWING STATUS:

DRAWING NUMBER:
101

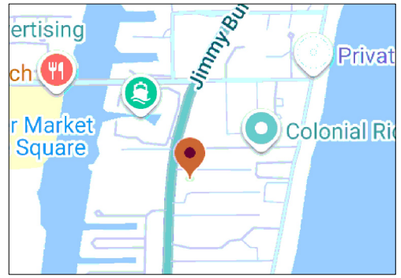
LEGAL DESCRIPTION

ALL OF THE PARCEL OF LAND IN THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARILY DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 10, BLOCK A, OF PALM BEACH SHORE ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH POINT IS 100 FEET EAST OF THE EAST RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 10 TO A POINT WHICH IS 83.5 FEET EAST OF THE POINT OF BEGINNING; THENCE SOUTHERLY 90 DEGREES A DISTANCE OF 90 FEET TO A POINT WHICH IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 10; THENCE WESTERLY 90 DEGREES AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 83.5 FEET TO A POINT; THENCE NORTHERLY 90 DEGREES TO THE POINT OF BEGINNING.



I have reviewed CATIC TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE
Policy Number: OP05536626
Dated: July 25, 2025 @ 2:05 pm
All policy and title search items have been abstracted and all that apply are shown hereon

ITEM#	O.R.B.	PG.	CONVEYANCE	STATUS
4	P.B. 7	15	PLAT OF P.B.S.A.	SHOWN HEREON
5	833	44	N OCEAN RIGHT OF WAY	DOES NOT AFFECT
6	3978	1956	EROSION CONTROL LINES	DOES NOT AFFECT
7	1315	394	TERMS & CONDITIONS	NOT PLOTTABLE
8	TARGET 646404		BOUNDARY SURVEY	SHOWN HEREON
9	35902	581	MORTGAGE	NOT PLOTTABLE



VICINITY MAP
NOT TO SCALE



LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
R/W	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
—x—x—x—	CHAIN LINK FENCE
—/—/—/—	WOOD FENCE
—o—o—	MISCELLANEOUS FENCE

ORIGINATION BENCHMARK

NATIONAL GEODETIC SURVEY
BENCHMARK "T 315"
N.A.V.D. ELEVATION = 14.05'

FLOOD ZONE: X
COMMUNITY NUMBER: 125152
PANEL: 12009C0205
SUFFIX: H
FIRM DATE: 01/29/2021
BASE FLOOD ELEVATION: 1

ORIGINAL FIELD WORK COMPLETED BY
TARGET SURVEYING, LLC.
SURVEY #: 646404

DATE OF FIELD WORK: 08/01/2025
DATE OF MAP: 08/13/2025
REVISIONS:
1. TITLE REVIEW: 02-03-2026

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.

BOUNDARY AND TOPOGRAPHIC SURVEY OF
5 SAILFISH LANE
BOYNTON BEACH, FL 33435
PREPARED FOR
IANQUER ACEVEDO

Project	Sheet
C-704571	1 OF 1
Date: 08/01/2025	
Scale: 1"=20'	

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compasssurveying.net
COMPASS SURVEYING
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

SITE DATA CALCULATIONS

ZONING DISTRICT	**RMM** (Medium Density Multiple-Family Residential District).	
FUTURE LAND USE DESIGNATION	**MF** (Multiple-Family Residential - up to 10 du/acre)	
TOTAL SITE AREA	7,515 SF	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	N/A NATIONAL GEODETIC SURVEY BENCHMARK "T 315"	
	REQUIRED	PROPOSED
FINISHED FLOOR ELEVATION (NAVD)	EXISTING FFE 14.0'	14.0'
LOT AREA	7,500 SF	7,515 SF
LOT DEPTH	100 FT	90'-0" (EXISTING)
LOT WIDTH	50 FT	83'-6" (EXISTING)
POOL SETBACKS	5'-0" FROM SIDE/REAR/FRONT PL	5'-0" FROM SIDE/REAR PL
	5'-0" FROM PRIMARY BLDG	5'-0" FROM PRIMARY BLDG
POOL EQUIPMENT SETBACKS	10'-0" FROM SIDE/REAR PL	11'-0" FROM REAR PL
MECH. EQUIPMENT SETBACKS	10'-0" FROM SIDE/REAR PL	22'-6" FROM SIDE PL
HEIGHT OF 1ST FLOOR TO TIE BEAM	12'-0"	12'-0"
HEIGHT OF 2ND FLOOR TO TOP OF ROOF	24'-0"	24'-0"
FIRST FLOOR AREA	N/A	1,514 SF (1)
SECOND FLOOR AREA	N/A	944 SF
SECOND FLOOR TO FIRST FLOOR RATIO(%)	75%	62%
OFF-STREET PARKING REQUIREMENTS	1 FOR SINGLE DWELLINGS ON EXISTING LOTS LESS THAN 10,000 SQUARE FEET IN AREA...ONLY ONE OFF-STREET PARKING SPACE SHALL BE REQUIRED (Sec. 64-46.(a))	1 (GARAGE - INTERIOR) 2 (DRIVEWAY - EXTERIOR

* SITE DATA CALCULATIONS BASED ON : Ocean Ridge -Sub Part B - Chp 64, Chp 1, Sec. 64-2 - **RMM medium density multiple-family residential district. + Ordinance No. 2025-02**

PROPOSED

SQUARE FEET (SF)	*PERCENTAGE (%)*
2,703 SF* not including stairs	**36.0%**
2,259 SF	**30%** (2)

PERCENTAGE (%) FROM TOTAL SITE AREA	*SQUARE FEET (SF)*	*PERCENTAGE (%)*
FIRST FLOOR UNDER A/C	1,514 SF	20.1%
SECOND FLOOR UNDER A/C	944 SF	12.6%
TOTAL UNDER A/C	2,458 SF	32.7%
TOTAL FLOOR AREA	2,703 SF	36.0%
TOTAL UNDER ROOF	2,259 SF	**30%** (2)
FLAT ROOF	1,840 SF	24.5%
GARAGE	314 SF	4.2%
COVERED PATIO	287 SF	3.8%
COVERED ENTRY	22 SF	0.3% (2)
COVERED BALCONY (REAR)	N/A	N/A
COVERED BALCONY (FRONT)	N/A	N/A
OPEN BALCONY	433 SF	5.8%
TOTAL FLOOR AREA	2,703 SF	36.0%
BUILDING FOOTPRINT	2,259 SF	**30%** (2)
SEPTIC TANK & DRAINFIELD	410 SF	5.5%
PAVED AREA	1,285 SF	17.1%
SYNTHETIC TURF	79 SF DRIVEWAY 0 SF SIDE/REAR	1.1%
TOTAL IMPERVIOUS (INCLUDES SYNTHETIC TURF) - 40% MAX (3,005 SF)	1,404 SF	**18.7%**
TOTAL PERVIOUS	3,852 SF	**51.3%** (2)

Building Height (Max. = 36'-0")				26'-0"
Setbacks	Front	(Min. = 25'-0")	South	25'-0"
	Rear	(Min. = 15'-0")	North	15'-0"
	Side Interior	(Min. = 15'-0")	East	15'-0"
			West	15'-0"
	Side Corner	(Min. = 15'-0")		N/A
	Waterway			N/A
	Driveway			24' Width

Legal Description:

ALL OF THE PARCEL OF LAND IN THE TOWN OF OCEAN RIDGE, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARILY DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 10, BLOCK A, OF PALM BEACH SHORE ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 15, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH POINT IS 100 FEET EAST OF THE EAST RIGHT OF WAY LINE OF STATE ROAD A1A; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 10 TO A POINT WHICH IS 83.5 FEET EAST OF THE POINT OF BEGINNING; THENCE SOUTHERLY 90 DEGREES A DISTANCE OF 90 FEET TO A POINT WHICH IS 10 FEET NORTH OF THE SOUTH LINE OF SAID LOT 10; THENCE WESTERLY 90 DEGREES AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 83.5 FEET TO A POINT; THENCE NORTHERLY 90 DEGREES TO THE POINT OF BEGINNING.

Area Schedule (FAR)	
Name	Area
Level 1	1445 SF
Level 2	944 SF
Garage	314 SF
	2703 SF

Area Schedule (Under Air)	
Name	Area
Under Air 1st Floor	1514 SF
Under Air 2nd Floor	944 SF
	2458 SF

Area Schedule (Total Floor Area per Code)	
Name	Area
Level 1	1445 SF
Level 2	944 SF
Garage	314 SF
	2703 SF

MAX. USEABLE FLAT ROOF AREA

15% of Total Floor Area (2,990 SF) = **448 SF**

2nd Floor - Useable Flat Roof Area	
Name	Area
2nd Floor Useable Flat Roof Area	433 SF
	433 SF

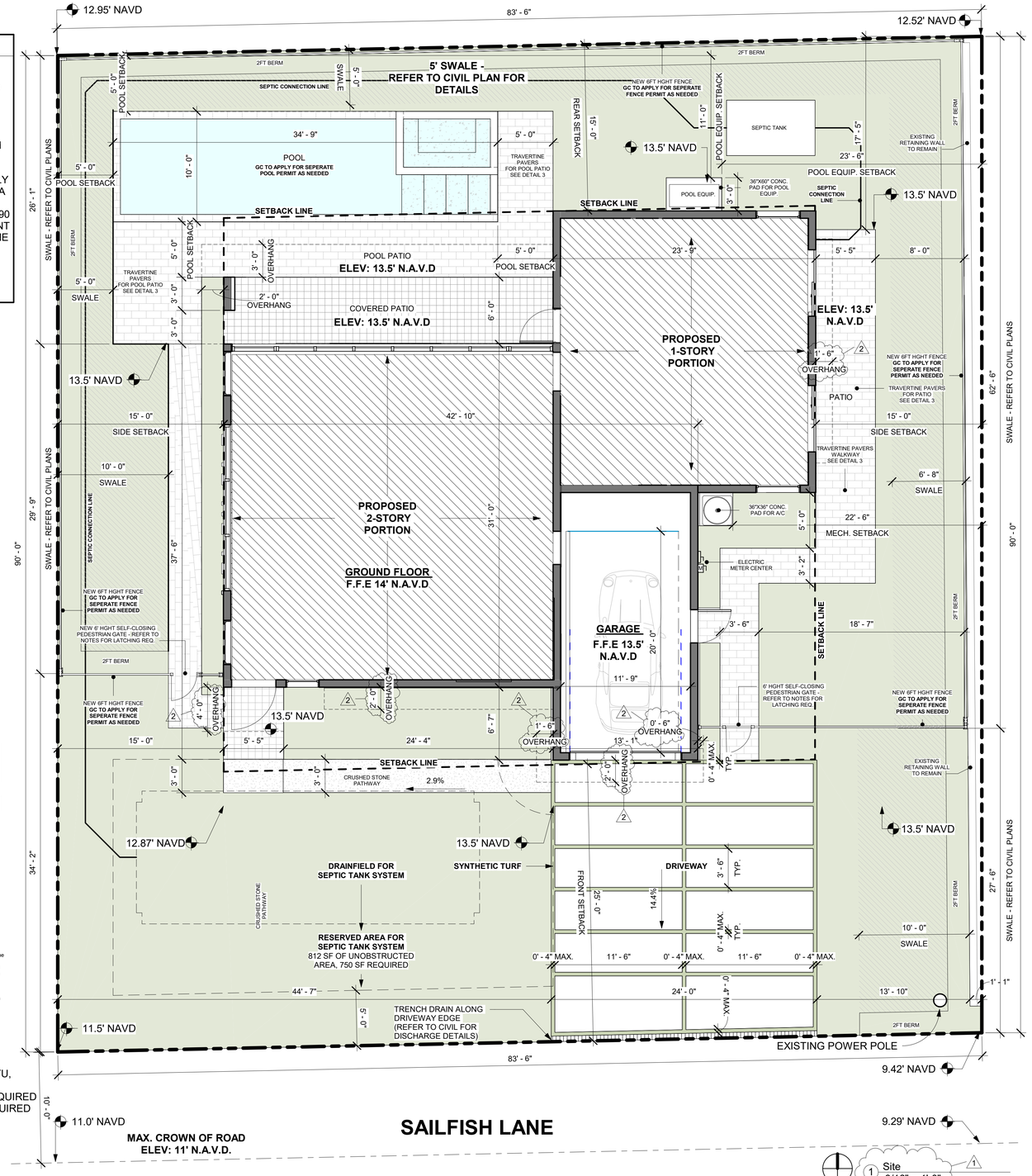
FENCE REQUIREMENTS		
Location	Max. Height	Provided Height
Front Yard	4FT	N/A
Side/Rear Yard	6FT	6FT

- The height of a wall or fence located in the front yard shall be measured on the street side of the wall or fence from the top of the wall or fence.
- The height of a wall or fence located in a side or rear yard setback shall be measured on either side of the wall or fence from the top of the wall or fence.
- Walls and fences located in a side or rear yard setback shall be measured from the lowest grade opposite such point of measurement. Where the grade elevation is different on either side of the wall or fence, and the wall or fence is within five feet of the property line, the wall or fence height may be increased, as measured from the lowest grade, by one-half of the difference in elevations, provided that such increase is constructed of lattice, open bars, or other type of nonsolid material which will permit no less than 50 percent light and 50 percent air circulation.
- Except as may otherwise be provided for in this Code, there shall be no maximum height for hedges.

SEPTIC SYSTEM SPECIFICATIONS

==========

PROPOSED FUJI CLEAN USA 500 GALLON ATU, APPROVAL #70-154-CE5-C3,
500 GALLON AEROBIC TREATMENT UNIT REQUIRED
PROPOSED 540 SF DRAINFIELD, 500 SF REQUIRED
DRAINFIELD MATERIAL: ADS MPS-9
DRAINFIELD CONFIGURATION: Bed



1 Site
3/16" = 1'-0"

"ALLOWABLE BUILDING SQUARE FOOTAGE COMPUTATION" CODE EXCERPT BELOW
ORDINANCE NO. 2025-02

(7) Single-family development regulations. Except as otherwise provided in this section,
each single-family dwelling and its customary private accessory uses, including garage, swimming pool and tennis court constructed in the RMM district shall be subject to the property development regulations set forth in sections 64-1 (b) through 64-1 f1.ll herein, except the minimum floor area shall be 1,600 square feet.

IMPERMEABLE SURFACE BREAKDOWN (2)

BUILDING FOOTPRINT	2,259 SF
DRIVEWAY	519 SF
SYNTHETIC TURF (DRIVEWAY)	79 SF
SEPTIC TANK SYSTEM	40 SF
WALKWAYS + PATIO + EQUIP. PADS + ETC.	766 SF
TOTAL	**3,663 SF**

PERMEABLE SURFACE BREAKDOWN (2)

SOD/LANDSCAPING (UNCOVERED)	3,483 SF
CRUSHED STONE	89 SF
POOL	280 SF
TOTAL	**3,852** SF

SITE PLAN LEGEND (1)

766 SF	TRAVERTINE PAVERS
79 SF	ARTIFICIAL TURF (DRIVEWAY)
89 SF	STONES OR MULCH
3,578 SF	BAHIA SOD
280 SF	POOL

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CONTIN
ARCHITECTURE + DESIGN

REGISTERED ARCHITECT:
JUAN CRISTOBAL CONTIN
FL LICENSE # AR94935
826 S. FEDERAL HIGHWAY
LAKE WORTH, FL 33460

This item has been signed and sealed by Juan C. Contin, Registered Architect using a Digital Signature and date.
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CLIENT:
REMAIN CALM LLC

PROJECT TITLE:
5 Sailfish Lane

PROJECT ADDRESS:
5 Sailfish Ln,
Boynton Beach, FL 33435

DATE: 3/26/2026 5:42:10 PM
ISSUED: ISSUED
DRAWN BY: MM
CHECKED BY: JC

REVISIONS:

1	1/23/2026	
2	3/26/2026	

SCALE/NORTH POINT:
AS SHOWN

DRAWING TITLE
Site Plan.

DRAWING STATUS:

DRAWING NUMBER:
A000

SITE DATA CALCULATIONS

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PROPOSED

SQUARE FEET (SF)	*PERCENTAGE (%)*
Floor Area Ratio (.36 Max. = 2,705 SF)	2,703 SF* not including stairs	**36.0%**
Lot Coverage (40% Max. = 3,006 SF)	2,259 SF (2)	**30%** (2)
PERCENTAGE (%) FROM TOTAL SITE AREA	*SQUARE FEET (SF)*	*PERCENTAGE (%)*
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	Driveway		24' Width

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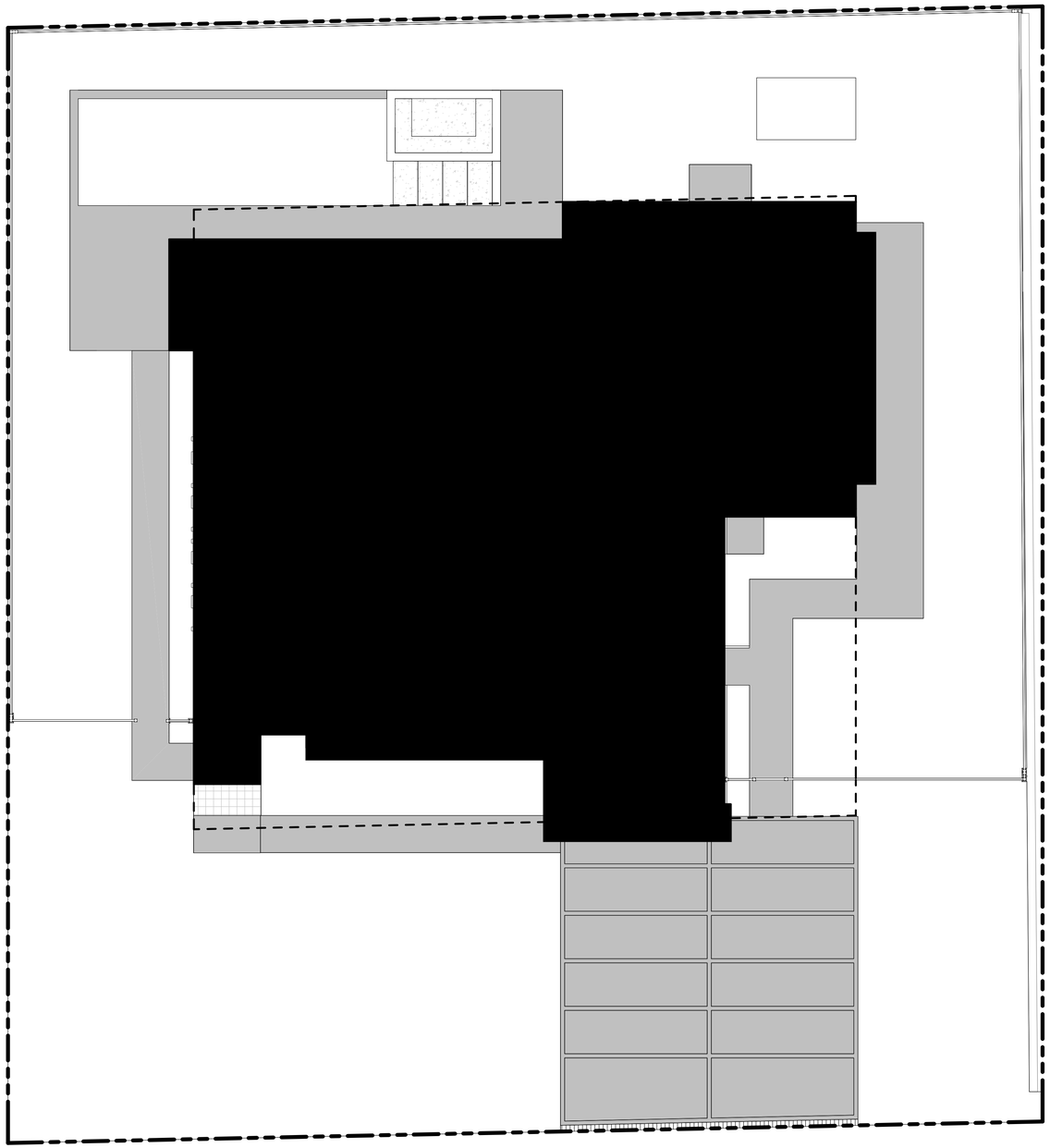

SAILFISH LANE

(2) (1) Greenspace Map 3/16" = 1'-0"

"ALLOWABLE BUILDING SQUARE FOOTAGE COMPUTATION" CODE EXCERPT BELOW ORDINANCE NO. 2025-02

(7) Single-family development regulations. Except as otherwise provided in this section, each single-family dwelling and its customary private accessory uses, including garage, swimming pool and tennis court constructed in the RMM district shall be subject to the property development regulations set forth in sections 64-1 (b) through 64-1 fit.ill herein, except the minimum floor area shall be 1,600 square feet.

(2) **IMPERMEABLE SURFACE BREAKDOWN**

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DRIVEWAY	519 SF
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SEPTIC TANK SYSTEM	40 SF
WALKWAYS + PATIO + EQUIP. PADS + ETC.	766 SF
TOTAL	**3,663 SF**

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SOD/LANDSCAPING (UNCOVERED)	3,483 SF
CRUSHED STONE	89 SF
POOL	280 SF
TOTAL	**3,852** SF

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CONTIN ARCHITECTURE + DESIGN

REGISTERED ARCHITECT:
JUAN CRISTOBAL CONTIN
FL LICENSE # AR94935
826 S. FEDERAL HIGHWAY
LAKE WORTH, FL 33460

This item has been signed and sealed by Juan C. Contin, Registered Architect using a Digital Signature and date.
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DATE: 3/26/2026 5:42:20 PM
ISSUED: ISSUED
DRAWN BY: MM
CHECKED BY: JC

REVISIONS:

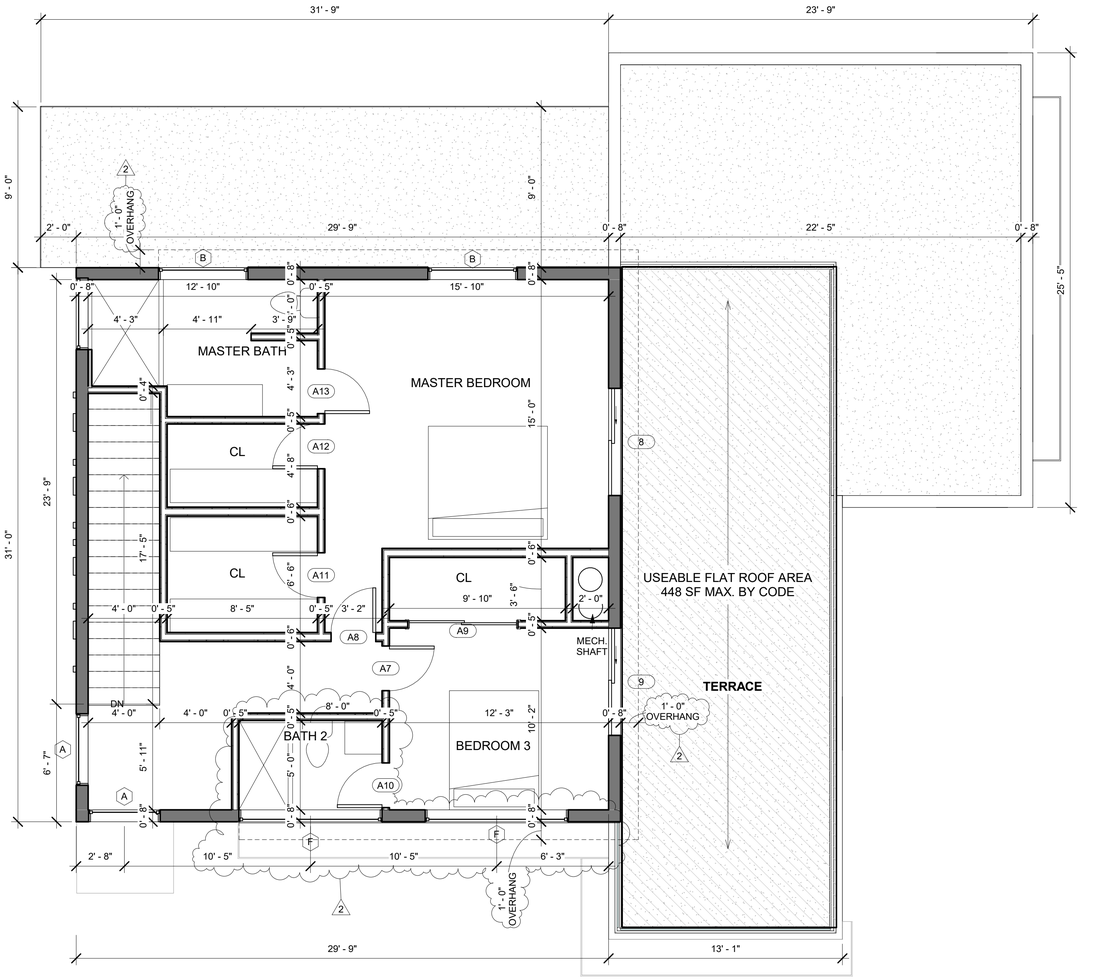
2	3/26/2026

SCALE/NORTH POINT:
AS SHOWN

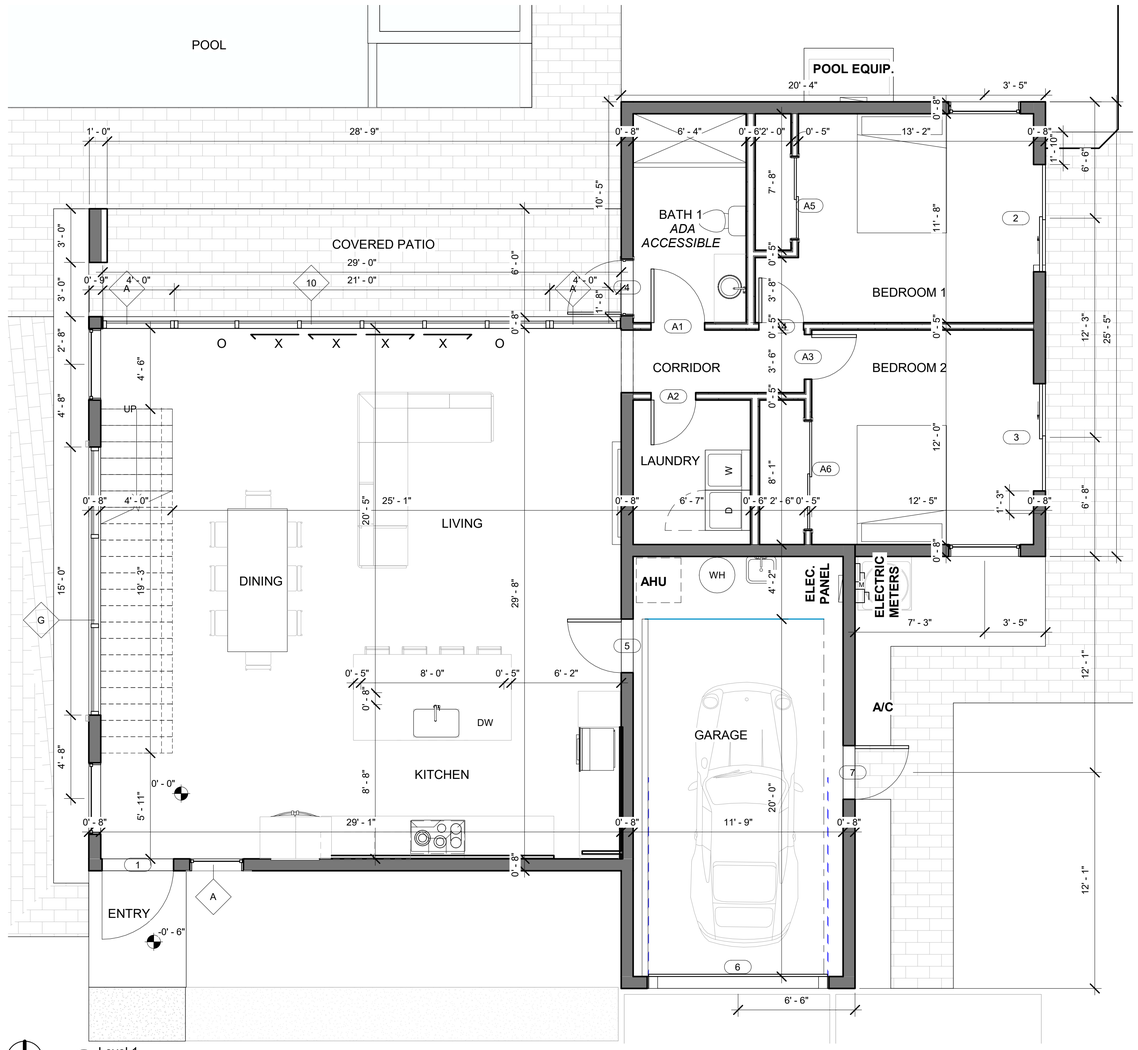
DRAWING TITLE
Greenspace Map

DRAWING STATUS:

DRAWING NUMBER:
A003



3 Level 2
1/4" = 1'-0"



1 Level 1
1/4" = 1'-0"

Level 1 - Room Areas	
Name	Area
Under Air 1st Floor	1514 SF
Covered Porch (Rear)	287 SF
Covered Porch (Front)	35 SF

Level 2 - Room Areas	
Name	Area
Under Air 2nd Floor	944 SF

Area Schedule (FAR)	
Name	Area
Level 1	1445 SF
Level 2	944 SF
Garage	314 SF
	2703 SF

WALL TYPES

WALL TYPE CATEGORY	WALL TYPE	INDICATION FLOOR PLANS	DETAIL	DESCRIPTION	FIRE RATING / U.L. NO. SEE U.L. ASSEMBLIES	REMARKS
STUD "S"	S1	S1	5"	ONE LAYER OF 5/8" GYP. BD. ON EA. SIDE OF 3 5/8" METAL STUDS	U419	REFER TO INTERIOR FINISH NOTES BELOW FOR ALL WET WALLS
GLASS "G"	G1	X		STOREFRONT GLAZING - REFER TO SHEET A400 FOR SIZE		WHITE FRAME
CMU "M"	M1	M1	8"	8" C.M.U W/ ONE LAYER 5/8" GYP. BD. ON 7/8" FURRING CHANNELS ON INTERIOR SIDE	U905	

1. USE 5/8" TOUGHROCK® MOLD-GUARD™ GYPSUM BOARD FOR ALL WET WALLS (INCLUDING BATHROOM WALL/CEILING, KITCHEN BACKPLASH) INSTALL PER MANUF. INSTRUCTIONS
2. PROVIDE ACOUSTICAL SEALANT AT ALL WALLS WITH SOUND ATTENUATION BLANKETS.
3. ALL STUDS SHALL BE SPACED AT 16" O.C. UNLESS NOTED OTHERWISE. ALL FURRING CHANNELS SHALL BE SPACED AT 24" O.C. UNLESS NOTED OTHERWISE.
4. WHERE TWO LAYERS OF GYPSUM BOARD OCCUR IN A NON-RATED WALL ASSEMBLY, TAPE AND FINISH SECOND LAYER ONLY.
5. PROVIDE CONSTRUCTION IN ACCORDANCE WITH THE UL DESIGN NUMBER INDICATED.
6. WHERE CHASE, PILASTER, AND COLUMN ENCLOSURES OCCUR, GYPSUM BOARD MAY BE OMITTED ON CONCEALED SIDE UNLESS REQUIRED FOR FIRE RATING.
7. WHERE GYPSUM BOARD ABUTS CMU CONSTRUCTION, PROVIDE CONTINUOUS J-MOLD AND SEALANT AT JOINT.

NOTE: ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL **(DOORS 2,3 & 9)** SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET , ANY DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR IF SENSORS WIRED TO A CENTRAL ALARM SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.
OR
ALL DOORS (**DOOR 4)** PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/LOCKING INSTALLED A MINIMUM OF 54 INCHES ABOVE THE THRESHOLD, WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

	REQUIRED	PROVIDED
FIRST FLOOR AREA	N/A	1,514 SF
SECOND FLOOR AREA	N/A	944 SF
SECOND FLOOR TO FIRST FLOOR RATIO(%)	75%	**62%**

FIRST FLOOR AREA

LEVEL 1	1,514 SF
GARAGE	314 SF
ROOFED PORCH (REAR)	287 SF
ROOFED PORCH (FRONT)	35 SF
	2,150 SF

SECOND FLOOR AREA

LEVEL 2	944 SF

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CHECKED BY: JC

REVISIONS:

2	3/26/2026

SCALE/NORTH POINT:
AS SHOWN

DRAWING TITLE
Floor Plans.

DRAWING STATUS:

DRAWING NUMBER:
A100

ROOF AND DECK SCHEDULE			
ROOF	NOA	COLOR	
ETERNA-SIL SERIES SILICONE ROOFING CEMENTS, ADHESIVES, AND COATINGS	22-0808.06	WHITE	

NOTES:

- INSTALL SECONDARY WATER PROTECTION ON THE ROOF (PER FGBC CERTIFICATION REQUIREMENT)
- FIRE RESISTANT ROOF COVERING OR SUB-ROOF: INSTALL ROOFING SUCH AS METAL, CONCRETE, FIBER CEMENT OR TILE. ASPHALT SHINGLES MAY BE USED IF THEY HAVE A CLASS A FIRE RATING. FIRE RESISTANT SUB ROOF SUCH AS CONCRETE OR METAL DECKING ALSO COMPLY. (PER FGBC CERTIFICATION REQUIREMENT)
- ROOF SHALL BE INSTALLED BY A LICENSER ROOFER AS PER APPROVED & VALID MIAMI DADE NOA, THE BUILDING CODE LATEST EDITION & THE MANUFACTURER'S INSTRUCTION & SPECIFICATION.
- R703.4 FLASHING. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. FLUID-APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:

  1.EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.4.1.

  2.AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

  3.UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

  4.CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.

  5.WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.

  6.AT WALL AND ROOF INTERSECTIONS.

  7.AT BUILT-IN GUTTERS.

Rainfall rates, in inches per hour, are based on a storm of 1-hour duration and a 100-year return period.

	4.7

Total square footage one drain can handle based on hourly rainfall rate.

	Hourly Rainfall (in.)									
	1	1.5	2	2.5	3	4	5	6	7	8
Leader / Pipe Size (in.)	Total Sq. Ft. Covered Per Drain									
2	2,880	1,920	1,440	1,150	960	720	575	480	410	360
3	8,800	5,860	4,400	3,520	2,930	2,200	1,760	1,470	1,260	1,100
4	18,400	12,700	9,200	7,360	6,130	4,600	3,680	3,070	2,630	2,300
5	34,600	23,050	17,300	13,840	11,530	8,650	6,920	5,765	4,945	4,325
6	54,000	36,000	27,000	21,600	18,000	13,500	10,800	9,000	7,715	6,750
8	116,000	77,400	58,000	46,400	38,660	29,000	23,200	19,315	16,570	14,500

TABLE 1106.2

STORM DRAIN PIPE SIZING

PIPE SIZE (inches)	CAPACITY (gpm)				
	VERTICAL DRAIN	SLOPE OF HORIZONTAL DRAIN			
		1/16 inch per foot	1/8 inch per foot	1/4 inch per foot	1/2 inch per foot
2	34	15	22	31	44
3	87	39	55	79	111
4	180	81	115	163	231
5	311	117	165	234	331
6	538	243	344	487	689
8	1,117	505	714	1,010	1,429
10	2,050	927	1,311	1,855	2,623
12	3,272	1,480	2,093	2,960	4,187
15	5,543	2,508	3,546	5,016	7,093

MAIN ROOF DRAINAGE CALCULATION

GPM = Sq. Ft x .0468
= 1533 SF x 0.0468

GPM = 72

PER TABLE 1106.2, **(1) 3" PIPE** WILL BE NECESSARY FOR 72 GPM.

PROVIDED: (2) 3" DRAIN WITH CONNECTED TO (2) 3" VERTICAL LEADERS

REAR PORCH ROOF - DRAINAGE CALCULATION:

GPM = Sq. Ft x .0468
= 285 SF x 0.0468

GPM = 13.34

PER TABLE 1106.2, **(1) 2" PIPE** WILL BE NECESSARY FOR 13.4 GPM.

PROVIDED: (1) 2" DRAIN CONNECTED 2" VERTICAL LEADER

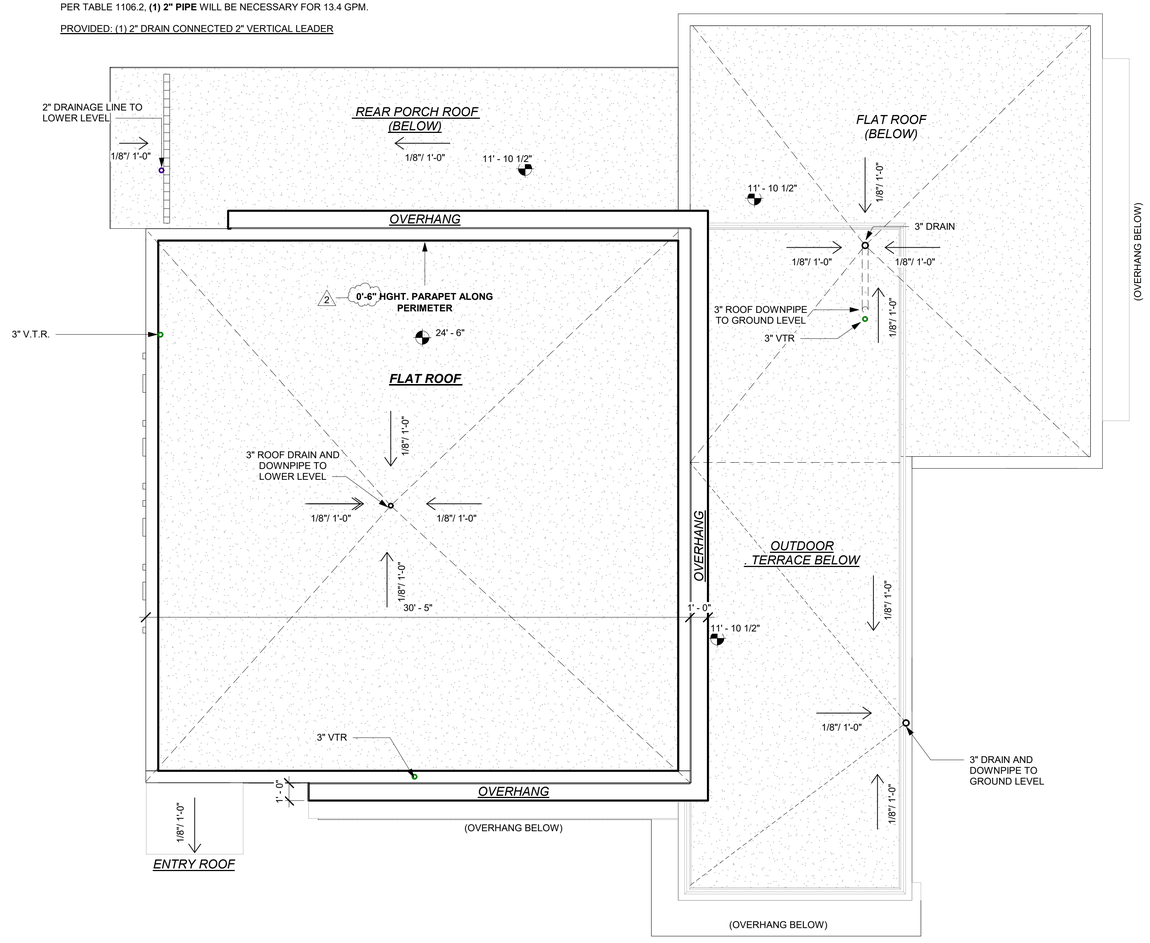
FLAT CONCRETE ROOF - DRAINAGE CALCULATION:

GPM = Sq. Ft x .0468
= 540 SF x 0.0468

GPM = 25.27

PER TABLE 1106.2, **(1) 2" PIPE** WILL BE NECESSARY FOR 25.27 GPM.

PROVIDED: (1) 3" DRAIN CONNECTED 3" HORIZONTAL-TO-VERTICAL LEADER



2 / 1 Roof Plan
1/4" = 1'-0"

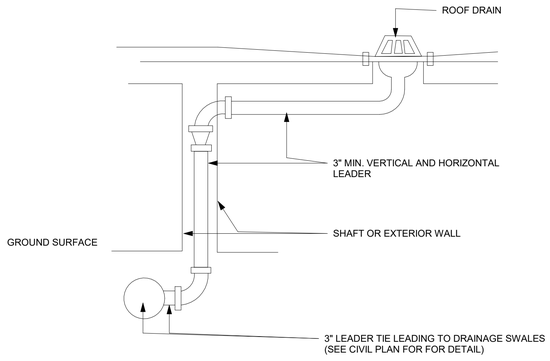
FRONT TERRACE DRAINAGE CALCULATION:

GPM = Sq. Ft x .0468
= 284 SF x 0.0468

GPM = 13.29

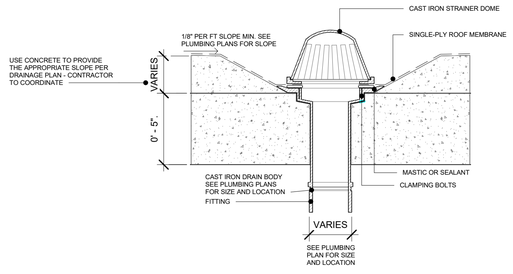
PER TABLE 1106.2, **(1) 3" PIPE** WILL BE NECESSARY FOR 24 GPM.

PROVIDED: (1) 3" DRAIN CONNECTED TO 3" VERTICAL LEADER



4 roof leader detail
1" = 1'-0"

ROOF DRAINS SHALL CONFORM TO ASME A112.6.4 or ASME 112.3.1



5 roof drainage detail
1 1/2" = 1'-0"

MAX. USEABLE FLAT ROOF AREA

15% of Total Floor Area (2,990 SF) = **448 SF**

2nd Floor - Useable Flat Roof Area	
Name	Area
2nd Floor Useable Flat Roof Area	433 SF
	433 SF

ROOF AREA CALCULATIONS

100% FLAT ROOF (2,282 SF)

0% SLOPED (0 SF)

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CONTIN
ARCHITECTURE + DESIGN

REGISTERED ARCHITECT:
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826 S. FEDERAL HIGHWAY
LAKE WORTH, FL 33460

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REMAIN CALM LLC

PROJECT TITLE:

5 Sailfish Lane

PROJECT ADDRESS:

5 Sailfish Ln,
Boynton Beach, FL 33435

DATE: 3/27/2026 4:24:06 PM

ISSUED: ISSUED

DRAWN BY: MM

CHECKED BY: JC

REVISIONS:

2	3/26/2026

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Roof Plan.

DRAWING STATUS:

DRAWING NUMBER:

A101

EXT. PAINT COLOR
SHERWIN WILLIAMS
SW 7006 EXTRA WHITE

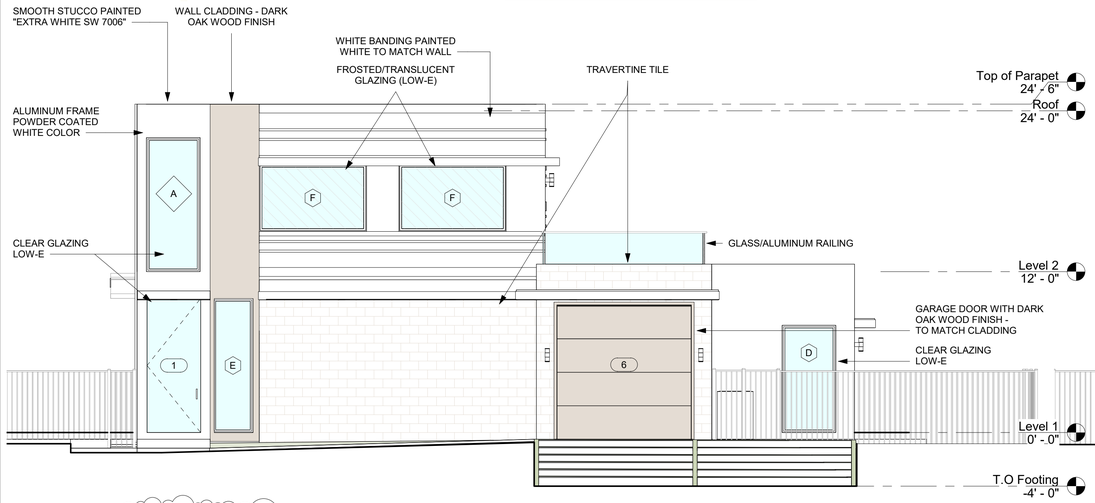


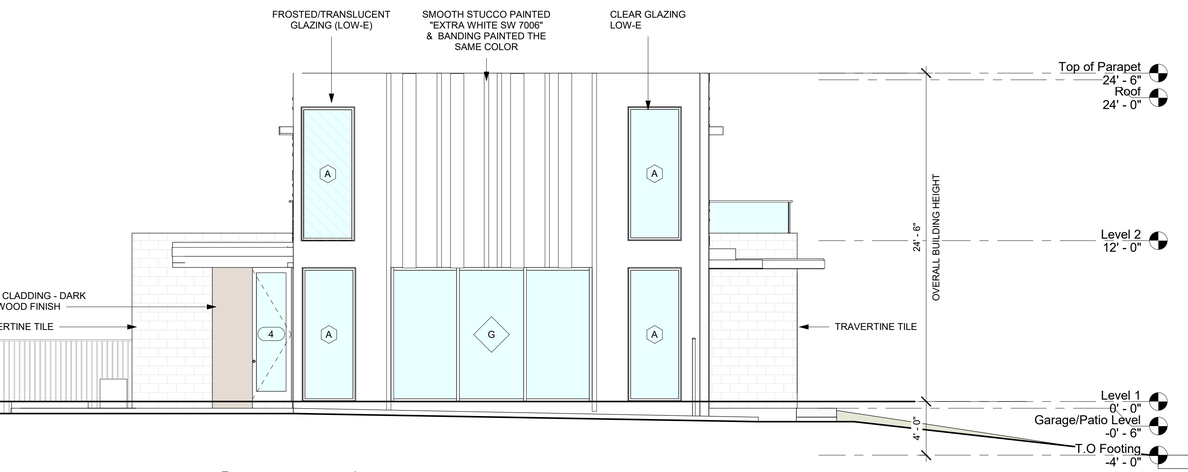
"NEWTECHWOOD"
1/2 IN. X 5.5 IN. X 16 FT.
BRAZILIAN IPE FINISH -
TONGUE AND GROOVE
COMPOSITE WOOD SIDING



TRAVERTINE 24X48 MATTE
PORCELAIN TILE IN
NAVONA – MILE®STONE





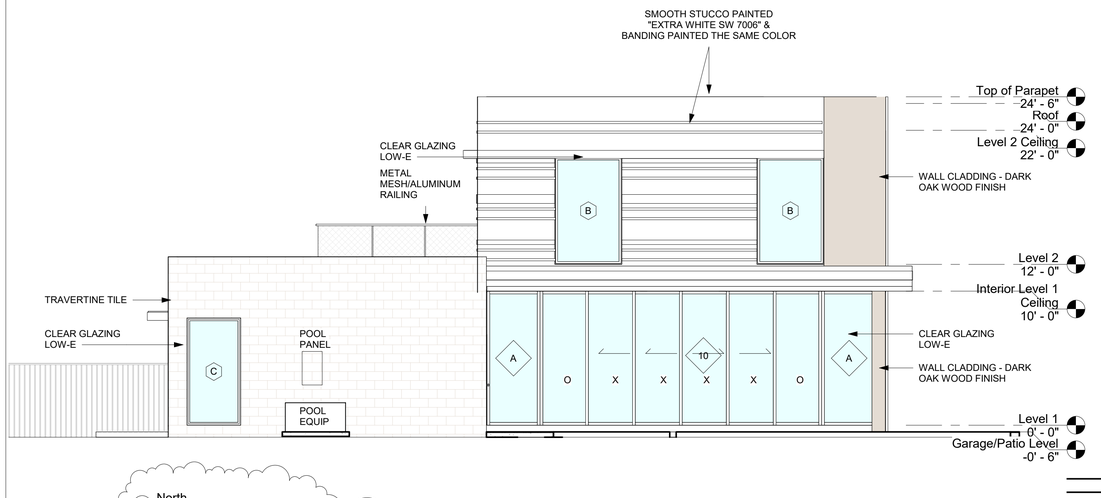


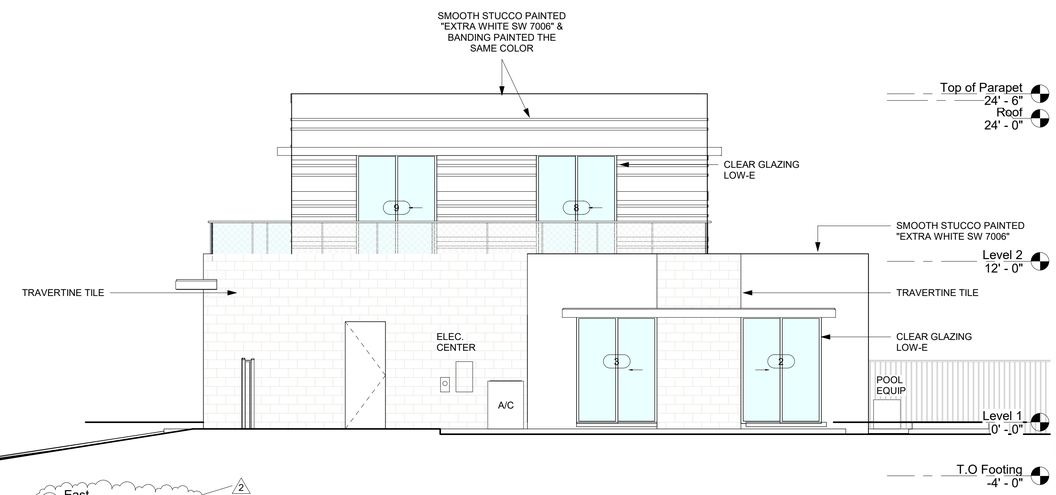
1 South
3/16" = 1'-0"

TOTAL ELEVATION AREA	:	1,083 SF (100%)
PROPOSED AREA	:	**318 SF (29%)**
WINDOW/DOOR REQUIREMENT	:	*163 SF (15%)*

3 West
3/16" = 1'-0"

TOTAL ELEVATION AREA	:	1,048 SF (100%)
PROPOSED AREA	:	**338 SF (32.25%)**
WINDOW/DOOR REQUIREMENT	:	*157 SF (15%)*





4 North
3/16" = 1'-0"

TOTAL ELEVATION AREA	:	1,076 SF (100%)
PROPOSED AREA	:	**399 SF (37%)**
WINDOW/DOOR REQUIREMENT	:	*161 SF (15%)*

2 East
3/16" = 1'-0"

TOTAL ELEVATION AREA	:	1,043 SF (100%)
PROPOSED AREA	:	**207 SF (19.85%)**
WINDOW/DOOR REQUIREMENT	:	*157 SF (15%)*

WINDOW AND DOOR COVERAGE CALCULATIONS PER FIGURE 64-1

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REMAIN CALM LLC

PROJECT TITLE:

5 Sailfish Lane

PROJECT ADDRESS:

5 Sailfish Ln,
Boynton Beach, FL 33435

DATE: 3/26/2026 5:21:38 PM

ISSUED: ISSUED

DRAWN BY: MM

CHECKED BY: JC

REVISIONS:

1	1/21/2026
2	3/26/2026

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

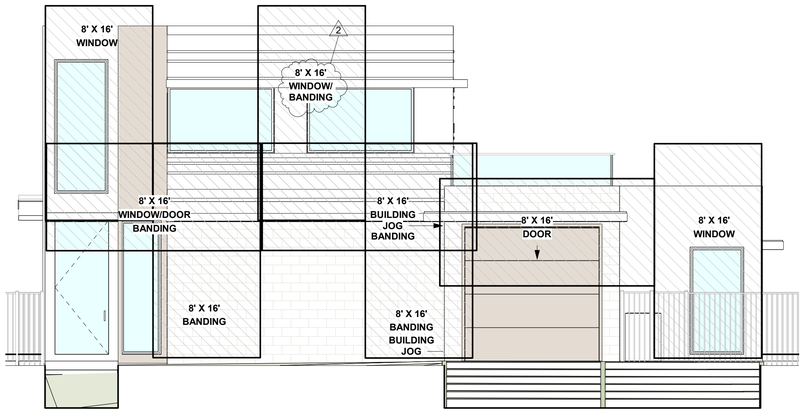
Elevations.

DRAWING STATUS:

DRAWING NUMBER:

A200

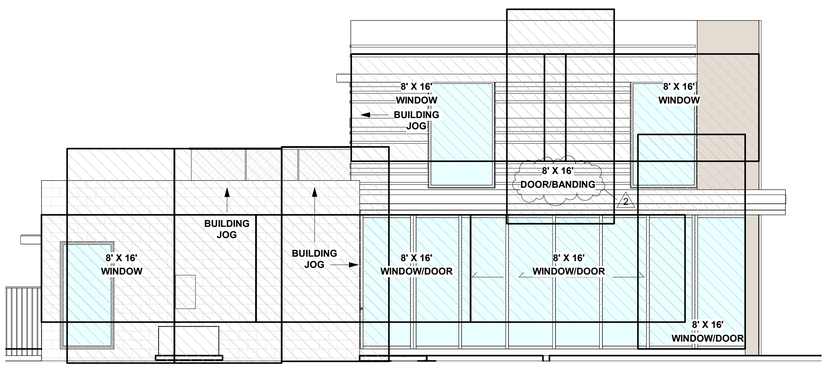
BUILDING ARTICULATION DIAGRAMS PER FIGURE 64-2



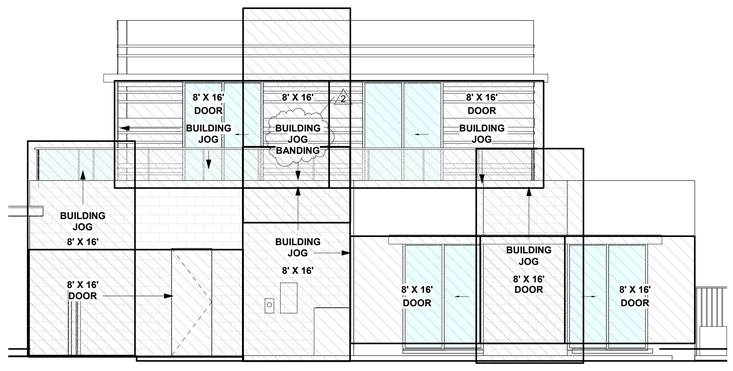
3 South - Solid Wall Diagram
3/16" = 1'-0"



4 West - Solid Wall Diagram
3/16" = 1'-0"



2 North - Solid Wall Diagram
3/16" = 1'-0"



1 East - Solid Wall Diagram
3/16" = 1'-0"

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Boynton Beach, FL 33435

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CHECKED BY: JC

REVISIONS:

1	1/21/2026	
2	3/26/2026	

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

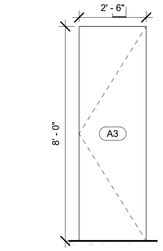
Elevations Diagram.

DRAWING STATUS:

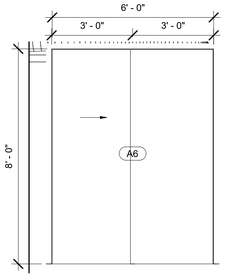
DRAWING NUMBER:

A201

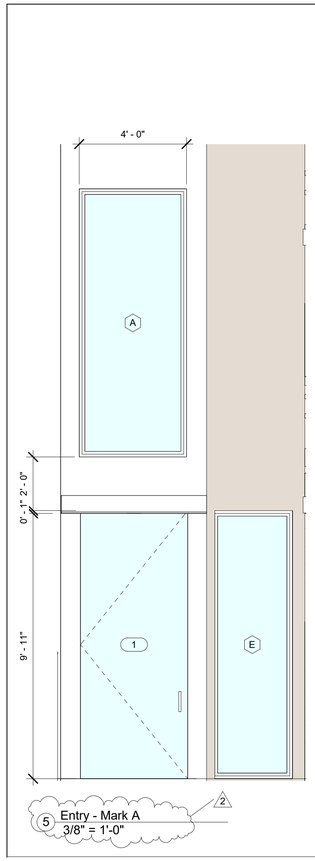
INTERIOR DOORS



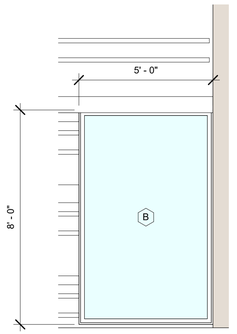
6 Typ. Interior Door 2'6"
3/8" = 1'-0"



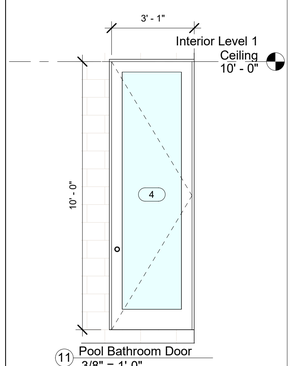
9 TYP. Sliding Door - Closets
3/8" = 1'-0"



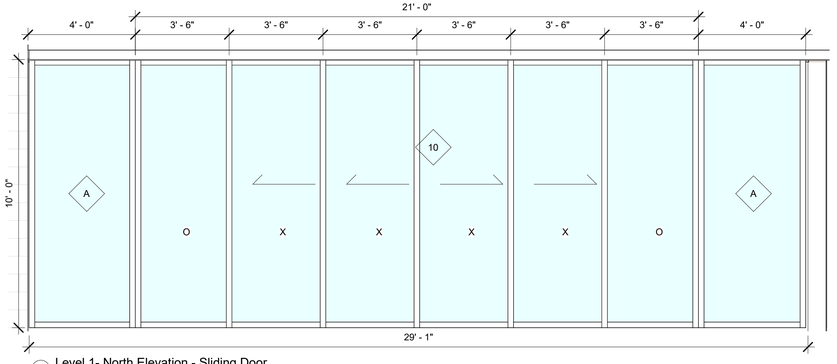
5 Entry - Mark A
3/8" = 1'-0"



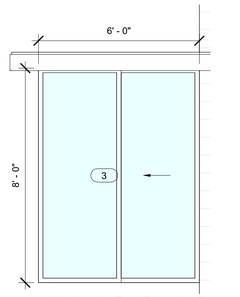
1 Level 2 North Elevation
3/8" = 1'-0"



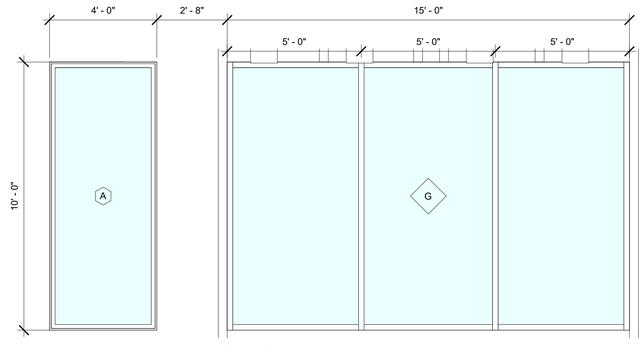
11 Pool Bathroom Door
3/8" = 1'-0"



4 Level 1- North Elevation - Sliding Door
3/8" = 1'-0"



2 1st Level - East Elevation Doors
3/8" = 1'-0"



7 Level 1 - West Elevation Windows
3/8" = 1'-0"

Interior Door Schedule

Mark	Width	Height	Description
A1	3' - 0"	8' - 0"	Hollow Core - Simple Swing
A2	2' - 6"	6' - 8"	
A3	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A4	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A5	4' - 6"	8' - 0"	Double Sliding Panel - Oak Finish - Owner to Approve
A6	6' - 0"	8' - 0"	Double Sliding Panel - Oak Finish - Owner to Approve
A7	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A8	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A9	6' - 0"	8' - 0"	Double Sliding Panel - Oak Finish - Owner to Approve
A10	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A11	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A12	2' - 6"	8' - 0"	Hollow Core - Simple Swing
A13	2' - 6"	8' - 0"	Hollow Core - Simple Swing

Exterior Door Schedule (2)

Mark	Width	Height	Description
1	4' - 0"	10' - 0"	Glass Swing Door
2	6' - 0"	8' - 0"	Sliding Glass Door
3	6' - 0"	8' - 0"	Sliding Glass Door
4	3' - 0"	10' - 0"	Glass Swing Door
5	3' - 0"	8' - 0"	Hollow Core - Simple Swing
6	10' - 0"	10' - 0"	Rolling Garage Door - Wood Finish
7	3' - 0"	8' - 0"	Hollow Core - Simple Swing
8	6' - 0"	8' - 0"	Sliding Glass Door
9	6' - 0"	8' - 0"	Sliding Glass Door
10	21' - 0"	10' - 0"	6-Panel Sliding Door

Window Schedule (2)

Mark	Width	Height	Description	Count	Head Height
A	4' - 0"	10' - 0"	Fixed	7	10' - 0"
B	5' - 0"	8' - 0"	Fixed	2	8' - 0"
C	4' - 0"	8' - 0"	Fixed	1	8' - 0"
D	4' - 0"	8' - 0"	Fixed	1	8' - 0"
E	3' - 0"	10' - 0"	Fixed	1	10' - 0"
F	8' - 0"	5' - 0"	Fixed	2	8' - 0"
G	15' - 0"	10' - 0"	Fixed	1	10'- 0"

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REGISTERED ARCHITECT:
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LAKE WORTH, FL 33460

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CLIENT:

REMAIN CALM LLC

PROJECT TITLE:

5 Sailfish Lane

PROJECT ADDRESS:

5 Sailfish Ln,
Boynton Beach, FL 33435

DATE: 3/26/2026 5:22:02 PM

ISSUED: ISSUED

DRAWN BY: MM

CHECKED BY: JC

REVISIONS:

2	3/26/2026

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Door and Window Schedule.

DRAWING STATUS:

DRAWING NUMBER:

A202

Plant List

KEY	QTY.	BOTANICAL NAME	COMMON NAME	NATIVE	TYPE	TYP. HEIGHT	CANOPY/ SPREAD	WATERING NEEDS	STATUS	REMARKS
LOW WATER USE										
QV	3	*Quercus Virginiana*	Live Oak	YES	TREE	60'	40'	LOW	NEW	12' O.A HT MIN. x 12-14' spr./ full,dense/ min 6" cal/ 6' c.t.
CR	4	*Clusia rosea*	Pitch Apple	YES	TREE	25'	20'	LOW	NEW	
SP	2 — 2	*Sabal palmetto*	Cabbage Palm	YES	PALM	40'	N/A	LOW	NEW	BOOTED - MIN. 14' OA
CI	129	*Chrysobalanus icaco*	Cocoplum	YES	SHRUB	10'	5'	LOW	NEW	
BG	7 — 2	*Bougainvillea glabra*	Bougainvillea	NO	SHRUB	8'	N/A	LOW	NEW	
MODERATE WATER USE										
CIR	46	*Chrysobalanus icaco 'Red Tip*	Red Tip Cocoplum	YES	SHRUB	4'	N/A	MEDIUM	NEW	#1 12-24" hgt. x 24" spr./ 24" o.c.
NB	12	*Nephrolepis biserrata*	Giant Sword Fern	YES	GRASS	4'	N/A	MEDIUM	NEW	
CT	3	*Cordyline terminalis*	Ti Plant	NO	SHRUB	5'	N/A	MEDIUM	NEW	
HIGH WATER USE										
OR	30	*Osmunda regalis*	Royal Fern	YES	GRASS	5'	N/A	HIGH	NEW	
RR	2 — 2	*Roystonea regia = R. elata*	Florida Royal Palm	YES	PALM	80'	N/A	MED-HIGH	NEW	
	238	TOTAL NUMBER OF PLANTS PROPOSED								
	228 or 96%	TOTAL NUMBER OF NATIVE PLANTS PROPOSED								
EXISTING PLANTS TO REMAIN							EXISTING CANOPY			
	4	*Adonidia merrillii*	Christmas Palm	NO	PALM		12x12	MEDIUM	EXISTING	
	1	*Dypsis lutescens*	Areca Palm	NO	PALM		14x14	LOW	EXISTING	
	1	*Frangipani spp*	Plumeria	NO	TREE		20x20	LOW	EXISTING	

TOTAL LOT AREA = 7,513 SF

TREE REQUIREMENT

1 TREE PER 2,500 SF = 3 TREES REQUIRED
(12 ft minimum height)

(1) DESIGNATED STREET TREE OF THE REQUIRED TREES
(located within 15 feet of the front property line)

2 OAK TREES PROPOSED (12' MIN. HEIGHT)

(1 DESIGNATED STREET TREE PROPOSED)

1 PLUMERIA TREE TO REMAIN

6 PITCH APPLE TREES PROPOSED

9 TREES PROPOSED IN TOTAL

SHRUB REQUIREMENT

6 SHRUBS PER 2,500 SF = 18 SHRUBS REQUIRED

181 SHRUBS PROROSED

NATIVE PLANTS REQUIREMENT

50% MINIMUM

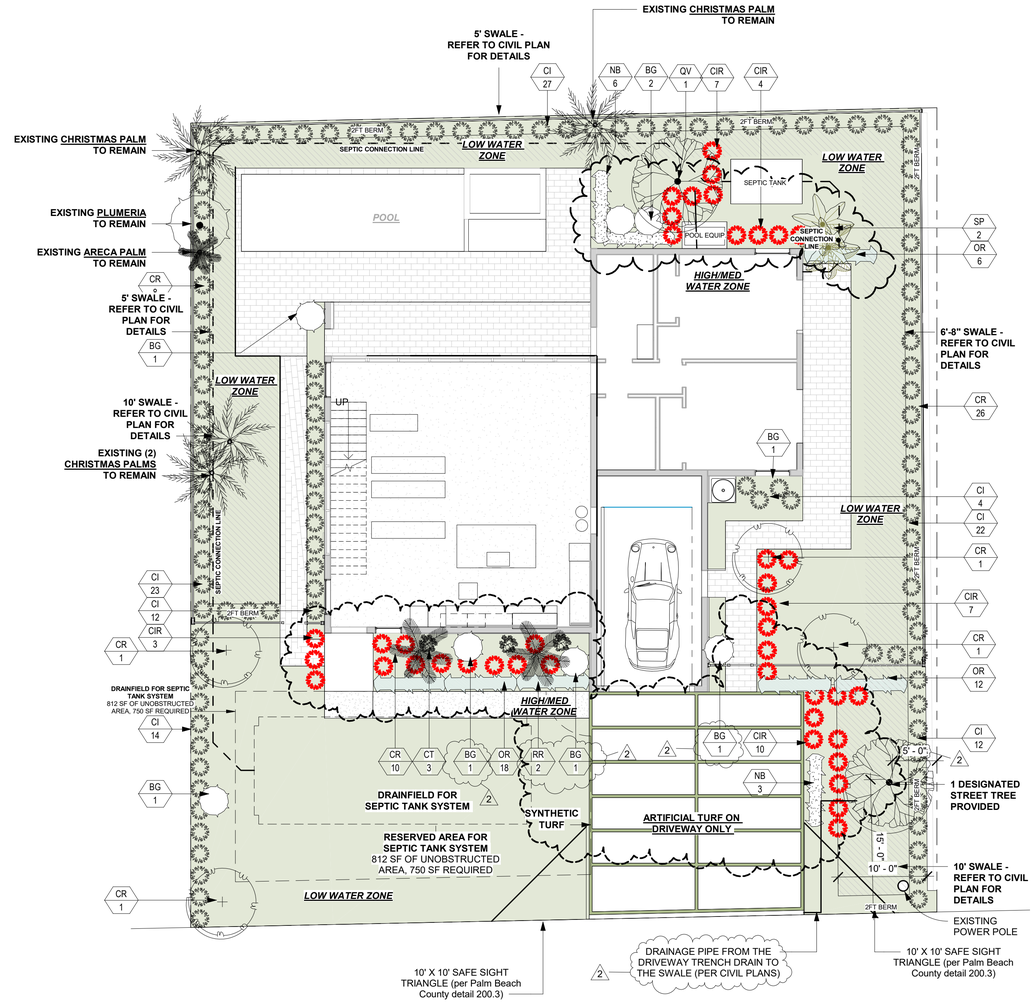
228 or 96% NATIVE PLANT PROPOSED (1)

SEPTIC SYSTEM SPECIFICATIONS (2)

PROPOSED FUJI CLEAN USA 500 GALLON ATU,
APPROVAL #70-154-CE5-C3,
500 GALLON AEROBIC TREATMENT UNIT REQUIRED
PROPOSED 540 SF DRAINFIELD, 500 SF REQUIRED
DRAINFIELD MATERIAL: ADS MPS-9
DRAINFIELD CONFIGURATION: Bed

SITE PLAN LEGEND (1)

766 SF	TRAVERTINE PAVERS
79 SF	ARTIFICIAL TURF (DRIVEWAY)
89 SF	STONES OR MULCH
3,578 SF	BAHIA SOD
280 SF	POOL



1 Site Landscape
1/8" = 1'-0"

(d)Minimum tree coverage requirements.

(1)In connection with the clearing of any lot for new construction, each lot except as otherwise provided, **shall have a minimum of one tree and six shrubs for each 2,500 square feet of total lot area, or portion thereof**. **If the lot contains an insufficient number of existing trees to meet this requirement, new or replacement trees shall be provided. Trees shall be installed at a minimum of 12 feet in height. One of the required trees shall be located within 15 feet of the front property line as the designated street tree.**

(2)Cross sectional tree area may be used as replacement criteria in lieu of a designated tree size, provided the following requirements are met:
a.The minimum tree requirements described above are met; and
b.The total cross sectional area provided shall equal or exceed the sum of the cross-sectional area of a replacement stock multiplied by the minimum number of replacement stock required.

Sec. 66-119. - Installation; maintenance; removal; plant material.

(a)Installation. All landscaping shall be installed in a sound workmanlike manner and according to accepted planting procedures, with the quality of plant materials adhering to standards provided for in this section. All elements of landscaping, exclusive of plant material, shall be installed so as to meet all other applicable ordinances and code requirements of the town. All landscaped areas shall be inspected by the administrative official, and no certificates of occupancy and use shall be issued unless the landscaping has been inspected and meets the requirements of this land development code.

(b)Maintenance. All property owners or their agents shall be responsible for the maintenance of all landscaping thereon, which shall be maintained in a good condition to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. Dead, dying or defoliated hedges or trees are not allowed and must be removed. Any landscaping infected by any exotic pests including but not limited to whitefly [Singhiella simplex (Singh) (Hemiptera: Aleyrodidael)] must be removed provided however that property owners shall be permitted to treat infected plantings if treatment is sought within 30 days of any town notice. If treatment does not successfully result in the eradication of the infestation as evidenced through re-growth of viable plant material within 60 days of application then the infected plantings must be removed. All landscaped areas shall be provided with a readily available water supply with at least one outlet located within 50 feet of all plant material to be maintained. An approved irrigation system may be substituted for such outlets.

(c)Plant materials.

(1)Quality. Plant materials used in conformance with the provisions of this division shall conform to the standards for **Florida No. 1 or better** as given in Grades and Standards for Nursery Plants, part I, 1963, and part II, of the state department of agriculture, or equal thereto. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases. Grass seed shall be delivered to the job site in bags with state department of agriculture tags attached indicating the seed grower's compliance with the town's quality control program.

(2)Trees.

a.Trees shall be species having an **average mature spread of crown in the canopy of greater than 15 feet** and having trunks which can be maintained in a clear condition over five feet of clear wood. Trees having an average mature spread of crown less than 15 feet may be substituted by grouping the trees so as to create the equivalent of a 15-foot crown spread. **Palms shall be considered trees and exempt from the 15-foot crown spread requirement. Tree species shall be a minimum of eight feet overall height** immediately after planting.

b.Trees with roots known to cause damage to public roadways or other public works facilities shall not be planted closer than 12 feet to such public improvements, unless the tree root system is completely contained within a barrier for which the minimum interior dimensions shall be five feet square and five feet deep, and for which the container construction requirements shall be four-inch-thick concrete, reinforced with no. 6 road mesh (six × six × six) or an equivalent approved by the administrative official.

(3)Shrubs and hedges. **Shrubs and hedges shall be a minimum of 18 inches in height when measured immediately after planting**. Hedges, where required, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one year after time of planting.

(4)Vines. **Vines shall be a minimum of two feet in height immediately after planting** and may be used in conjunction with fences, screens or walls to meet physical barrier requirements as specified.

(5)Ground cover. Ground covers, either vegetative or nonliving, used in whole or in part, shall present a finished appearance and reasonably complete coverage within three months after planting; however, when slow-maturing ground covers are used they shall be mulched.

(6)Lawn grass. Grass areas shall be planted in species normally grown as permanent lawns in the town. Grass areas may be sodded, plugged, sprigged or seeded, except that solid sod or other acceptable erosion control measures shall be used in swales or other areas subject to erosion. In areas where other than solid sod or grass seed is used between the months of October and March, nursery grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved.

Sec. 66-141. - Water efficient landscape code.

(a)Intent and standards. This water efficient landscape code establishes minimum standards for the development, irrigation, and maintenance of landscaped areas and requires specific water conservation measures, including the preservation of natural vegetation, where applicable.

(b)Applicability. No site plan approval, construction permit or other development order shall be issued for new construction of a single-family or multifamily structure, or the "substantial improvement" of an existing single-family or multifamily structure, as defined in section 1-3 of the land development code, unless the water-efficiency actions included within the landscape plan comply with the provisions hereof, or unless exempted from these provisions. No certificate of completion, use, or use and occupancy shall be issued until the requirements of this division are met.

(c)Four-foot landscape minimum. A minimum four-foot-wide area around the perimeter of the "footprint" of new construction shall receive landscape treatment, as provided herein.

(d)Definitions. Technical terms used herein shall be as defined in the model xeriscape code promulgated by the South Florida Water Management District.

(e)Water efficient landscape standards; established.

(1)Planning and design. Site plans shall identify all vegetated areas, including those to be preserved. **Installed trees and plant materials shall be grouped together into zones according to water use needs.** Installed trees and vegetation shall be located to accommodate their mature size on the site. Unless the tree or other plant material is approved by the respective utility, no trees or other plant materials shall be located or planted in such a manner as to interfere with the use of recorded easements, power or other utility lines or facilities, or the use and maintenance of public rights of way. **The water use zones shall correlate to the water use zone designations of plants listed in the Xeriscape Plant Guide II, published by the South Florida Water Management District.** Impervious surfaces and materials within landscaped areas shall be limited to borders, sidewalks, step-stones, swimming pools, decks, spas, and other similar features. In no event shall all impervious materials on the lot exceed 40 percent of the total lot area, not including the "footprint" of the house.

(2)Appropriate plant selection. **All landscaped areas shall include plant materials, which are noninvasive and native to the area, as listed in the Xeriscape Plant Guide II, previously cited. A minimum of 50 percent native plants shall be used within the landscaped area.** Plants prohibited in section 66-151 of this land development code or which are prohibited elsewhere by this land development code, shall not be incorporated in a landscape plan for any reason, except educational purposes, at the request of a governmental agency.

(3)Turf areas. Turf shall be treated as a major planned element of the landscape plan. The use of drought resistant grass types, including experimental varieties, is permitted.

(4)Efficient irrigation.

a.If required to support plant life, an irrigation system shall be designed to correlate with the organization of plants into zones. The water use zones shall be shown on the landscape plan. Irrigation shall be required as follows: High water use zone shall be provided with central automatic irrigation systems. **Moderate water use zones shall be provided with a readily available water supply, such as a hose bib, within 25 feet. Low water use zones shall be provided with a readily available water supply, such as a hose bib, within 50 feet.**

b.Reclaimed nonpotable water may be used for irrigation, if an acceptable source is approved by the town commission.

c.Moisture sensor and rain shutoff switch equipment shall be required on automatic irrigation systems. The equipment shall consist of an automatic mechanical or electronic sensing device or switch which will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

WATER USE ZONES:
1. HIGH OR OASIS (REGULAR WATERING)
2. MODERATE OR DROUGHT-TOLERANT (OCCASIONAL WATERING)
3. LOW OR NATURAL (RAINFALL WATERING)

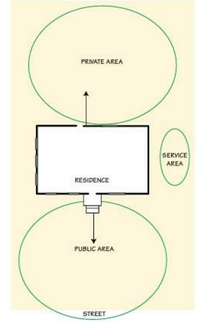


Figure 1 The basic use area of a typical residential lot

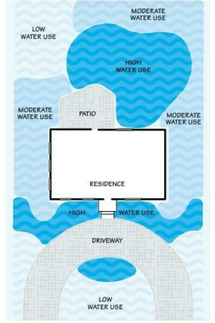


Figure 2 Diagram of water use zones of property

GENERAL NOTES:

These drawings have a local state and federal copyright **Juan Contin**, Architect. and are property of the They are not to be used on other projects or extension of this project except by written agreements with **Juan Contin**, Architect. No design changes which alter the intent of the drawings or specifications are to be made without obtaining written permission from **Juan Contin**, Architect.

CONTIN
ARCHITECTURE + DESIGN

REGISTERED ARCHITECT:
JUAN CRISTOBAL CONTIN
FL LICENSE # AR94935
826 S. FEDERAL HIGHWAY
LAKE WORTH, FL 33460

This item has been signed and sealed by Juan C. Contin, Registered Architect using a Digital Signature and date.
Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CLIENT:

REMAIN CALM LLC

PROJECT TITLE:

5 Sailfish Lane

PROJECT ADDRESS:

5 Sailfish Ln,
Boynton Beach, FL 33435

DATE: 3/27/2026 4:24:20 PM
ISSUED: ISSUED
DRAWN BY: MM
CHECKED BY: JC

REVISIONS:

1	1/23/2026
2	2/20/2026

SCALE/NORTH POINT:

AS SHOWN

DRAWING TITLE

Planting Plan.

DRAWING STATUS:

DRAWING NUMBER:

LP101

























5 Sailfish Ln











Adjacent Properties



PROPERTY TO THE SOUTH



PROPERTY TO THE SOUTH-EAST



PROPERTY TO THE SOUTH-WEST

South Properties

Town of Ocean Ridge, Florida

Planning & Zoning Board Agenda Memorandum

To: **Planning & Zoning Board Members**
From: **Corey O'Gorman, Town Planner**
Meeting Date: **April 21, 2026**
Subject: **7 Harbour Dr N – Development Plan Review**

---

1. PETITION DESCRIPTION

APPLICANT: Juan Manuel Munoz

OWNER: Paulette and John Agoglia

ADDRESS: 7 Harbour Drive 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 to construct a new two-story home on a vacant lot at 7 Harbour Drive North. The proposed development includes three (3) bedrooms, three (3) full bathrooms, a two-car garage, a swimming pool, and a pool deck. The application was submitted on November 7, 2025 and the applicant responded to Town Staff comments to ensure compliance with applicable code requirements. Town Staff is recommending approval subject to conditions and review by the Planning and Zoning Board in accordance with Section 63-56 for Development Plan Review.

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 that the Planning & Zoning Board approve the application subject to the conditions from the Town Staff and review of the project in accordance with Section 63-56 as noted above.

PLAN REVIEW REPORT
7 Harbour Drive N
11/17/25/Revision 01/27/26

This Plan Review Report is for the Development Plan Review to construct a new two-story home on a vacant lot at 7 Harbour Drive North. The proposed development includes three (3) bedrooms, three (3) full bathrooms, a two-car garage, a swimming pool, and a pool deck. This review references site and architectural plans prepared by Constructonik LLC dated 10/1/25, landscape plans prepared by BldgSol dated 10/25/25, and survey prepared by County-Wide Land Surveying dated 7/31/25. This revised report is based on revisions received on 01/21/26 and recommends approval with conditions.

PCN:	46-43-45-27-09-000-0260
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:

- ~~Please update the survey to be abstracted to title showing all easements and encumbrances of record~~. Comment addressed.
- ~~The data tabulation on sheet A103 indicates that the total lot coverage is 30.69%. However, lot cover is defined as that portion of the lot area covered by roof and the roof plan shows that the total roof area is 2757.91 square feet, which total lot coverage of 25.85%. Please revise for consistency with the Town Code~~. Comment addressed.
- ~~The data tabulation indicates that the proposed percentage of the second floor to the first floor is 30.53%. However, Sheet A107.1 shows that the first floor is 1901.86 square feet, and second floor is 1221.33, resulting in a total of 64%. This complies with 75% of the requirements, however please revise the plans for consistency with the Town Code~~. Comment addressed.

~~**Section 64-1(f)(2)**~~ ~~**Background:** This section allows flat roofs less that 4:12 pitch provided they comply with the requirements of Section 67-37. Section 67-37 states that flat roofs shall be screened by a parapet to screen any authorized flat roof elements, and shall not exceed 32". There is a flat roof shown above the cabana bath on the 1st floor but no equipment or parapet is shown~~.

~~**Comment:** Please clarify if there is any flat roof equipment proposed that would necessitate a parapet~~. Comment addressed.

~~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 A103 shows two (2) interior parking spaces; however, the plans do not include any exterior parking spaces. In addition, the stairs going into the garage encroach into the area of one of the parking spaces which reduces that space depth~~.

Comment: ~~Please revise the plans to include all required parking spaces fully dimensioned including the garage spaces to ensure that there are no encroachments which reduce the parking space size~~. Comment addressed.

~~Section 64-60~~

~~**Background**: Unenclosed and uncovered decks, patios, driveways, parking areas, steps, stoops, and terraces shall be setback at least five feet from any property line or right-of-way line, whichever is closer. Sheet A103 shows concrete pavers on the rear and side setbacks and also shows a concrete slab on the side setback, but provides no dimension to the lot line~~.

Comment: ~~Please show the distance between any paved areas and the lot lines to ensure compliance with this code section.~~ Comment addressed.

Section 64-50

Background: this section requires a minimum setback for all mechanical equipment of 10' and a minimum setback of generators consistent with the building setback, and requires screening of all mechanical equipment. The site and landscape plans show no mechanical equipment.

Comment: Please revise the site and landscape plans to clearly show the locations of the mechanical, pool equipment and generator if proposed, show setbacks and screening consistent with the code. The site and landscape plan has been revised to show pool equipment on the south side of the proposed home and mechanical equipment on the east side. The landscape plan shows a 3' high podocarpus hedge along the south property line and a 3' high Clusia hedge along the east side although because of the grade difference between the property line and equipment these hedges would not screen the equipment as required by code. In addition, the mechanical equipment appears to be visible from the street. **Condition of approval:** The mechanical and pool equipment must be screened consistent with the code requirements.

CRAIG A. SMITH AND ASSOCIATES
ENGINEERS•SURVEYORS•UTILITY LOCATORS•GRANT SPECIALISTS
1425 E. Newport Center Dr., Deerfield Beach, FL 33442

MEMORANDUM

To: Kelly Avery, CMC
Town Clerk

From: Orlando A. Rubio, PE
VP - Engineering



Date: March 26, 2026

Subject: 7 Harbor Drive
Development Plan Review
CAS Project No. 08-26-008

Cc: File

The resubmittal of 3.26.26 has been reviewed and the DPR application can go forward as allowed pending any other outstanding reviews from staff.

The following comments are conditional.

1. Pre-Construction approval may be required from the City of Boynton Beach for the existing and proposed water service as necessary and it is recognized that the existing water meter will not be relocated.
2. Approval from Palm Beach County Health Department will be required at time of building permit. Per our updated requirement, “All drainage features must be shown on the septic site plan and must have an approval stamp by the PBC Health Department.”
3. Additional comments shall be asked at time of building permit.

DATA CALCULATIONS FOR NEW STRUCTURES - INCLUDE SHEET IN PACKAGE

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

APPLICANT FILL OUT: PROPERTY ADDRESS: 7 HARBOUR DR.N. **ZONING DISTRICT:** RSF

	APPLICANT USE		ZONING OFFICIAL USE ONLY	
*TOTAL SITE AREA	Sq. Ft.		10,760 Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)			8'	
FINISHED FLOOR ELEVATION (NAVD)			10'4"	
ZONING OFFICIAL USE ONLY	**APPLICANT USE**		**ZONING REVIEW**	
	PROPOSED		PROPOSED	
	Sq. Ft.	%	Sq. Ft.	%
3,874 FLOOR AREA RATIO (MAXIMUM 36 %)			3107	28.9
3,766 LOT COVERAGE (MAXIMUM 35 %)			1969	18.3
ZONING OFFICIAL USE ONLY	**APPLICANT USE**		**ZONING REVIEW**	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C ( )			1919	17.8
SECOND FLOOR UNDER A/C ( )			1188	11.0
TOTAL UNDER A/C ( )			3107	28.9
TOTAL FLOOR AREA ( )			3192	29.7
TOTAL UNDER ROOF ( )			3192	29.7
FLAT ROOF ( )			223	02.1
TOTAL ROOF ( )			2758	25.6
GARAGE ( )			411	03.8
COVERED PATIO ( )			—	—
COVERED ENTRY ( )			50	00.5
COVERED BALCONY (REAR) ( )			124	01.3
COVERED BALCONY (FRONT) ( )			72	00.7
OPEN BALCONY ( )			—	—
BUILDING FOOTPRINT ( )			1969	18.3
SEPTIC TANK & DRAINFIELD ( )				
PAVED AREA ( )			1341	12.5
SYNTHETIC TURF ( )			—	—
TOTAL IMPERVIOUS ( ) (INCLUDES SYNTHETIC TURF)			5,229	48.6
TOTAL PERVIOUS ( )			5,531	51.4
ZONING OFFICIAL USE ONLY	**APPLICANT USE**		**ZONING REVIEW**	
	FEET		FEET	
BUILDING HEIGHT (36') MAX			23'	
BUILDING SETBACKS:				
FRONT (25') MIN			45'6"	
REAR (15') MIN			115'2"	
SIDE INTERIOR (15') MIN			15'6"	
SIDE CORNER (20') MIN			—	
WATERWAY (25') MIN			27'5"	
DRIVEWAY (10') MIN			14'10 + 15'7	

1ST FL 1,969
2ND FL 1223
2ND FL 62% of 1ST FL.

11.28.25
MANNY - ZONING

BD-11
Rev. 01/22 LAB

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

Affidavit to Appoint Agent

Please check one of the following:

- ☐ Annexation
- ☐ Building Permit (Revisions, etc.)
- ☐ Comprehensive Plan Amendment
- ☐ Concept Plan Review
- ☐ Construction East of the CCCL
- ☐ PRD Amendment
- ☐ Planned Residential Development (PRD)
- ☐ Plat or Re-Plat
- ☐ Re-Zoning
- ☑ Site Plan Review
- ☐ Special Exception
- ☐ Variance
- ☐ Other _____

1. He/She is fee simple owner of the following described property, to wit: (Provide Property Address and Legal Description)
   7 Harbour Drive North, Ocean Ridge, FL 33.
   LOT 26, RIDGE HARBOUR ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED INPLAT BOOK 25, AT PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
2. He/She desires to submit a Land Development Action Application application to the Town of Ocean Ridge, Florida.
3. He/She has appointed Juan Manuel Munoz/Constructonik LLC 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 4th of November, 20 25.

JOHN AGOGLIA — Signature of Property Owner / Property Owner Printed Name

Paulette Agoglia PAULETTE AGOGLIA

Maria E. Luna — Notary Public Signature / Notary Printed Name

My Commission Expires 08/07/2026 (SEAL)

MARIA ELVIRA LUNA
Notary Public - State of Florida
Commission # HH 298070
My Comm. Expires Aug 7, 2026
Bonded through National Notary Assn.

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

BD_Revised 1/2025

CFN 20230378518
OR BK 34652 PG 672
RECORDED 11/6/2023 1:20 PM
Deed Consideration Amt.: $1,600,000.00
DEED DOC $11,200.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 672 - 674; (3pgs)

Prepared by and return to:
Bridgette Alvarez
Attorney at Law
Miami Legal, P.A.
300 South Aragon Avenue Suite 310
Coral Gables, FL 33134
305-668-6449
File Number: **23-185**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 27th day of **September , 2023** between **Roberta Lynn Lima, as Trustee of the Roberta Jane Chenoweth Revocable Trust Agreement dated May 8, 2018 joined by spouse, Miguel Angel Lima ,** whose post office address is **16140 E Mead Hill Drive, Loxahatchee, FL 33470**, grantor, and **John D. Agoglia and Paulette T. Agoglia, as husband and wife,** whose post office address is , grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Parcel Identification Number: 464345270900002 60

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

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:

Roberta Jane Chenoweth Revocable Trust Agreement dated May 8, 2018

By: _____
Roberta Lynn Lima, Individually and as Trustee

_____
Witness Name: **Anthony D. Sciortino**
10 Fairway Drive Ste 130V Deerfield Beach, FL 33441

_____
Witness Name: Lorena Kelly
1802 N Federal Hwy, Lake Worth, FL 33460

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 27th day of September, 2023 by Roberta Lynn Lima of Roberta Jane Chenoweth Revocable Trust Agreement dated May 8, 2018, on behalf of said firm. He/she [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

_____
Notary Public

Printed Name: **Anthony D. Sciortino**

My Commission Expires: 8/26/2024

Anthony D. Sciortino
Notary Public
State of Florida
Comm# HH020636
Expires 8/26/2024

By: _____
Miguel Angel Lima

Witness Name: Donald E. Brown
Address: 1502 N Federal Lake Worth, Fl.

Witness Name: Robert Wm Bryson
Address: 1231 N. Lakeside Drive. LW 33460

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this ____ day of October, 2023 by Miguel Angel Lima. He/she [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

LORENA KELLEY
MY COMMISSION # HH 385276
EXPIRES: April 11, 2027

Notary Public

Printed Name: Lorena Kelley

My Commission Expires: 4-11-2027

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT

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

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@oceanridge.gov

This application is being submitted for the property located at:

7 Harbour Drive North, Ocean Ridge, FL 33435

Check Applicable Approval Being Requested

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

Property Owner(s)	Applicant (if different than Owner)
Name(s): Paulette and John Agoglia	Name: Juan Manuel Munoz
Address: 3 Sweet Hollow CourtSaint James, NY, 11780	Address: 2321 Laguna Cr #1410, North Miami, Florida 33181
Phone: 631. 848. 7984	Phone: 954.466.5842
Email: johndagoglia@gmail.com	Email: operations@constructonik.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.

BD_Revised 6/2025

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

General Data

Project Name: Agoglias'Residence_____

Project Location Address: 7 Harbour Drive N, Ocean Ridge, Florida 33435 Exact Legal

Description of Property: _LOT 26, RIDGE HARBOUR ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

Property Control No: 46-43-45-_____

Existing Zoning: RSF- SINGLE FAMILY RESIDENTIAL

Proposed Zoning (if applicable to application): _____

Existing Land Use: Vacant lot

Proposed Land Use: New Single-Family Home. Two Story, Two Car Garage.

First Floor Living Elevation (For CCCL Application):_____

Total Site Area: _____ Sq. Ft.: 10,760 Acres: 0.247

Flood Zone Category: _AE_____

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: 0 Proposed Bedrooms: 3

Existing Bathrooms: 0 Proposed Bathrooms: 3

Residential: Total Number of Dwelling Units: _____ Density (Units per acre): 3

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

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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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 a Land Development Permit from the provisions of the Land Development Code, Article 2; Build a New Single-Family Home.

(a) current use Vacant Lot, to permit the construction of a two-story new single-family home with a 2-car garage. 3 Bedrooms on the second floor (MB 12'-6" x 16'1-10", Bed #2 14'-11" x 16' and Bed#3 12'-3" x 11'-8") 3 bathrooms (1 on the first floor and two on the second floor). Total Living Area 2,540.67 SqFt, Total construction Area 3,316.56 SqFt, including a 2 garage of 411.71 SqFt (20'-1" x 20'-6"). First floor to be at 10.33 NAVD and Garage to be 7.83 NAVD.

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 prom \otion 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.

This application is consistent with the Town of Ocean Ridge Comprehensive Plan, promotes sound planning and zoning practices, and advances the health, safety, and general welfare of the community. The proposed use is orderly, compatible with surrounding properties, and will not create adverse impacts. It supports responsible development, preserves the unique coastal character of Ocean Ridge, and contributes to balanced and sustainable growth.

Our design is consistent with the Town's standards and objectives, ensuring that the project complements the scale, appearance, and character of the surrounding neighborhood. The request will not be detrimental to public appearance, comfort, safety, or welfare, as it incorporates measures to ensure compatibility and will not generate undue noise, traffic, or environmental concerns.

The application satisfies the standards of the Town of Ocean Ridge Code of Ordinances for Special Exceptions, Variances, and Administrative Appeals, preserving the spirit of the ordinance, protecting public safety, and ensuring substantial justice._____

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: We have a pre-apporval meeting on 08/20/25

BD_Revised 6/2025

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

Authorized Agent (if different from Owner):	
Name: JUAN MANUEL MUÑOZ	
Company Name: CONSTRUCTONIK LLC	
Address: 2321 Laguna Cr #1410, North Miami, Florida 33181	
Phone: 954.466.5842	Email: Operations@constructonik.com
Developer:	
Name: Charles W Fossler	
Company Name: CONSTRUCTONIK LLC	
Address: 2321 Laguna Cr #1410, North Miami, Florida 33181	
Phone: 954.466.5842	Email: Operations@constructonik.com
Planner:	
Name: James Barlow	Florida Registration No.: 56471
Company Name: Barlow Engineering	
Address: 1916 Quail Ridge Rd, Raleigh, NC 27609	
Phone: 919-845-1600	Email: jbarlow@barlow-engineering.com
Architect:	
Name: James Barlow	Florida Registration No.: 56471
Company Name: Barlow Engineering	
Address: 1916 Quail Ridge Rd, Raleigh, NC 27609	
Phone: 919-845-1600	Email: jbarlow@barlow-engineering.com
Landscape Architect	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Engineer	
Name: Farid Abugattas	Florida Registration No.: 72471
Company Name: Project Classic Structural Drafter	
Address: 5968 NW 77th Terrace, Parkland, FL 33067	
Phone: (954) 667 - 7803	Email: sscc@projectclassic.me

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT

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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

JUAN MANUEL MUÑOZ
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 4th day of November, 2025 who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.

Notary Signature (for Applicant)

08/07/2026
Commission Expiration

Seal/Stamp

MARIA ELVIRA LUNA
Notary Public - State of Florida
Commission # HH 298070
My Comm. Expires Aug 7, 2026
Bonded through National Notary Assn.

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OFFICIAL USE ONLY – DO NOT WRITE BELOW THIS LINE

Accepted For Review

Town Official: _____ Date: _____ Fee Paid:_____

Traffic concurrency letter included? ☐ Yes ☐ No

Is this a Development Plan Review resubmittal? ☐ Yes ☐ No

Approval, Conditional Approval, or Denial

☐ Zoning Review Date: _____

☐ Engineering Review Date: _____

☐ Building Review Date: _____

☐ Town Commission, Date: _____

☐ Planning & Zoning Commission, Date: _____

☐ Board of Adjustment, Date: _____

Conditions of Approval:

_____

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BD_Revised 6/2025

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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.	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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TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
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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:			**ZONING DISTRICT:** RSF SINGLE FAMILY RESIDENTIAL	
7 HARBOUR NORTH DRIVE	**APPLICANT USE**		**ZONING OFFICIAL USE ONLY**	
*TOTAL SITE AREA	10,760.10 Sq. Ft.		Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	9 FT			
FINISHED FLOOR ELEVATION (NAVD)	10'-4"			
ZONING OFFICIAL USE ONLY	**APPLICANT USE**		**ZONING REVIEW**	
	PROPOSED		PROPOSED	
	Sq. Ft.	%	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM 36 %)	3,123.19	29		
LOT COVERAGE (MAXIMUM 35 %)	3,302.27	30.69%		
ZONING OFFICIAL USE ONLY	**APPLICANT USE**		**ZONING REVIEW**	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR UNDER A/C (_____)	1,470.37	13.66		
SECOND FLOOR UNDER A/C (_____)	1,070.30	9.94		
TOTAL UNDER A/C (_____)	2,540.67	23.61		
TOTAL FLOOR AREA (_____)	3,123.19	29.02		
TOTAL UNDER ROOF (_____)	3,316.56	30.82		
FLAT ROOF (_____)	223	2.07		
TOTAL ROOF (_____)	2,757.91	25.63		
GARAGE (_____)	411.71	3.82		
COVERED PATIO (_____)	N/A			
COVERED ENTRY (_____)	47.91	0.44		
COVERED BALCONY (REAR) (_____)	N/A			
COVERED BALCONY (FRONT) (_____)	118.65	1.10		
OPEN BALCONY (_____)	72.04	0.66		
BUILDING FOOTPRINT (_____)	2,167.68	20.14		
SEPTIC TANK & DRAINFIELD (_____)	N/A			

Read the instructions carefully!!

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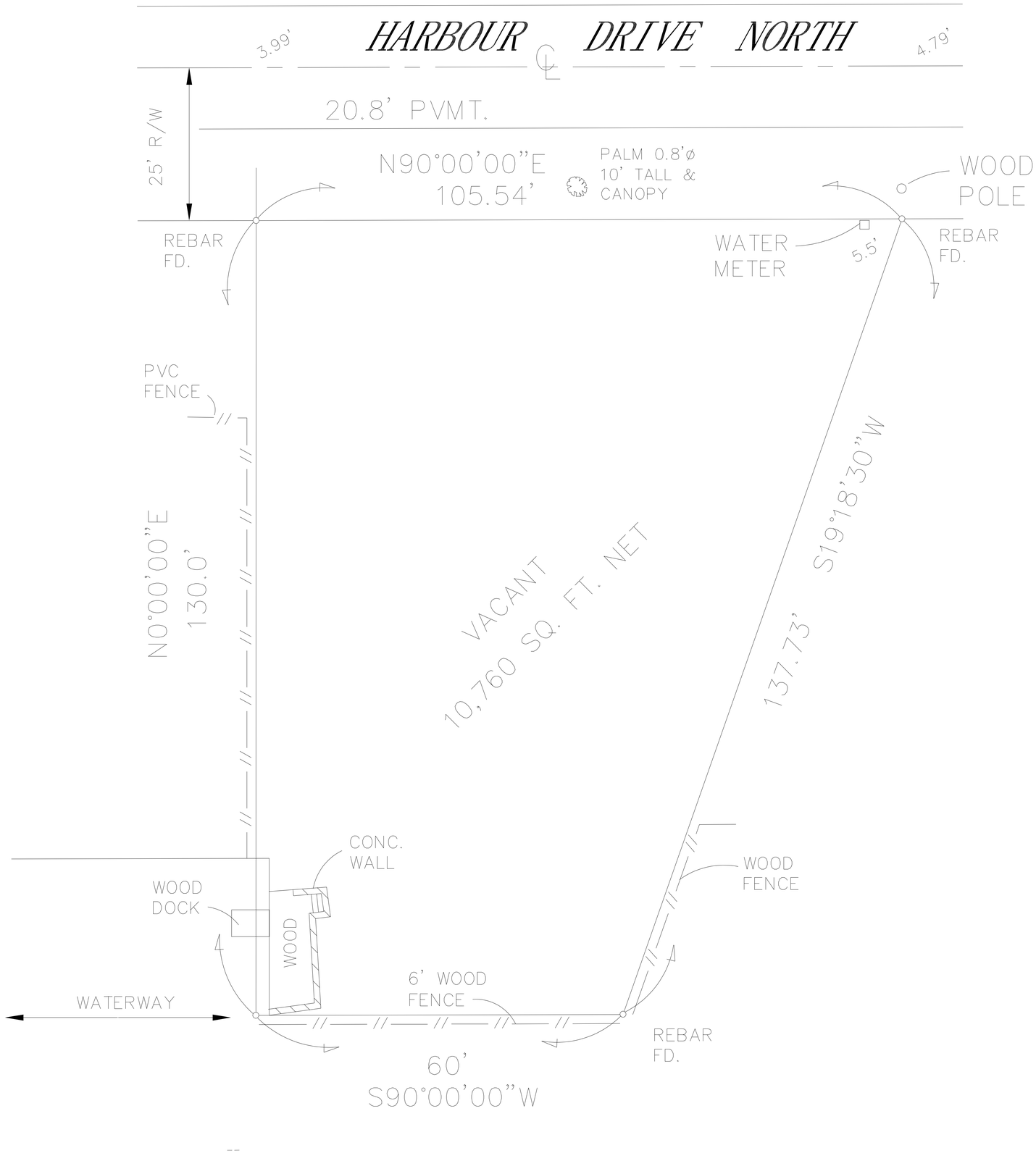
PAVED AREA (_____)	1,802.61			
SYNTHETIC TURF (_____)	N/A			
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)	4,882.17			
TOTAL PERVIOUS (_____)	5,877.93			
ZONING OFFICIAL USE ONLY	**APPLICANT USE**		**ZONING REVIEW**	
	FEET		FEET	
BUILDING HEIGHT (_____)	28'-4"			
BUILDING SETBACKS:				
FRONT (_____)	45'-0"			
REAR (_____)	15'-2"			
SIDE INTERIOR (_____)	15'-6"			
SIDE CORNER (_____)	18'-1"			
WATERWAY (_____)	15'-6"			
DRIVEWAY (_____)	14'-10" - 15'-7"			

Prepared By: James Barlow Date: 10/01/25

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!!



BIdgSol LLC
Suite 314C,1942 Broadway Street, Boulder
Colorado 80302

STAMP:

WILLIAMS ANDREW ROBERT
LICENSE
No. 91745
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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7 HARBOUR DRIVE NORTH OCEAN RIDGE, FL 33435

REVISION	DATE	REMARK

PROJECT NUMBER: 001000

OWNER: JHON & PAULETTE AGOGLIA

TREE DISPOSITION PLAN

DRAWN BY: GB

Sheet No: L-101

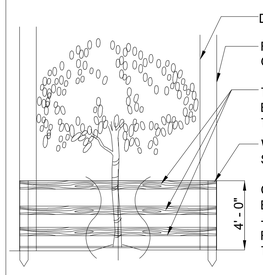
Sheet Size: ARCH-D

DATE: 25 OCTOBER 2025

TREE REMOVAL REPLACEMENT SCHEDULE	REQUIRED SF.	PROVIDED SF.
PROVIDED TREE CANOPY MITIGATION		7,050
PROPOSED TREE PLANTINGS 1. Live Oak (Quercus virginiana) — 12' HT × 6' SPR., 2.5" CAL., canopy area ≈ 1,000 SF each × 2 = 2,000 SF 2. Gumbo Limbo (Bursera simaruba) — 12' HT × 6' SPR., 2.5" CAL., canopy area ≈ 700 SF each × 2 = 1,400 SF 3. Mahogany (Swietenia mahagoni) — 12' HT × 6' SPR., 2.5" CAL., canopy area ≈ 800 SF each × 2 = 1,600 SF 4. Geiger Tree (Cordia sebestena) — 10' HT × 5' SPR., 2.0" CAL., canopy area ≈ 400 SF 5. Simpson Stopper (Myrcianthes fragrans) — 10' HT × 5' SPR., 2.0" CAL., canopy area ≈ 250 SF 6. Silver Buttonwood (Conocarpus erectus var. sericeus) — 12' HT × 6' SPR., 2.5" CAL., canopy area ≈ 500 SF 7. Coconut Palm (Cocos nucifera) — 12' HT × 8' SPR., 2.5" CAL., canopy area ≈ 150 SF each × 6 = 900 SF		

NOTES:

1. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PINES FROM SITE.
2. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANT LIST, SPECIFICATIONS, DETAILS ETC.
3. THE CONTRACTOR SHALL INCLUDE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES. TREE, PINE AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
4. LOCATIONS SHOWN FOR THE EXISTING TREES AND PINES ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE FIELD CERTIFIED BY A REGISTERED LAND SURVEYOR (RSL) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES, OR PINES TO REMAIN.
5. ALL INCISIVE EXOTIC VEGETATION AND ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.



BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.

DRIP LINE

FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE OR MORE WHERE POSSIBLE.

THREE ROWS OF RAIL FENCING (2"x4") SPACED EQUALLY TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN

WOODEN STAKES (2"x4"x5' MIN) ON 5' CENTERS - TO SUPPORT RAIL FENCING.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION

TREE PROTECTION DETAIL

N.T.S

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM LOCAL AUTHORITIES PRIOR TO REMOVAL OF ANY TREE OR PINES FROM THE SITE

SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANT LIST, DETAILS, NOTES, SPECIFICATIONS, ETC.

TREE DISPOSITION NOTES

BIdgSOL
THE BUILDING SOLUTIONS

BIdgSol LLC
Suite 314C,1942 Broadway Street, Boulder
Colorado 80302

STAMP:

WILLIAMS ANDREW ROBERT
LICENSE
No. 91745
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL
33435

REVISION	DATE	REMARK

PROJECT NUMBER: 001000

OWNER: JHON & PAULETTE AGOGLIA

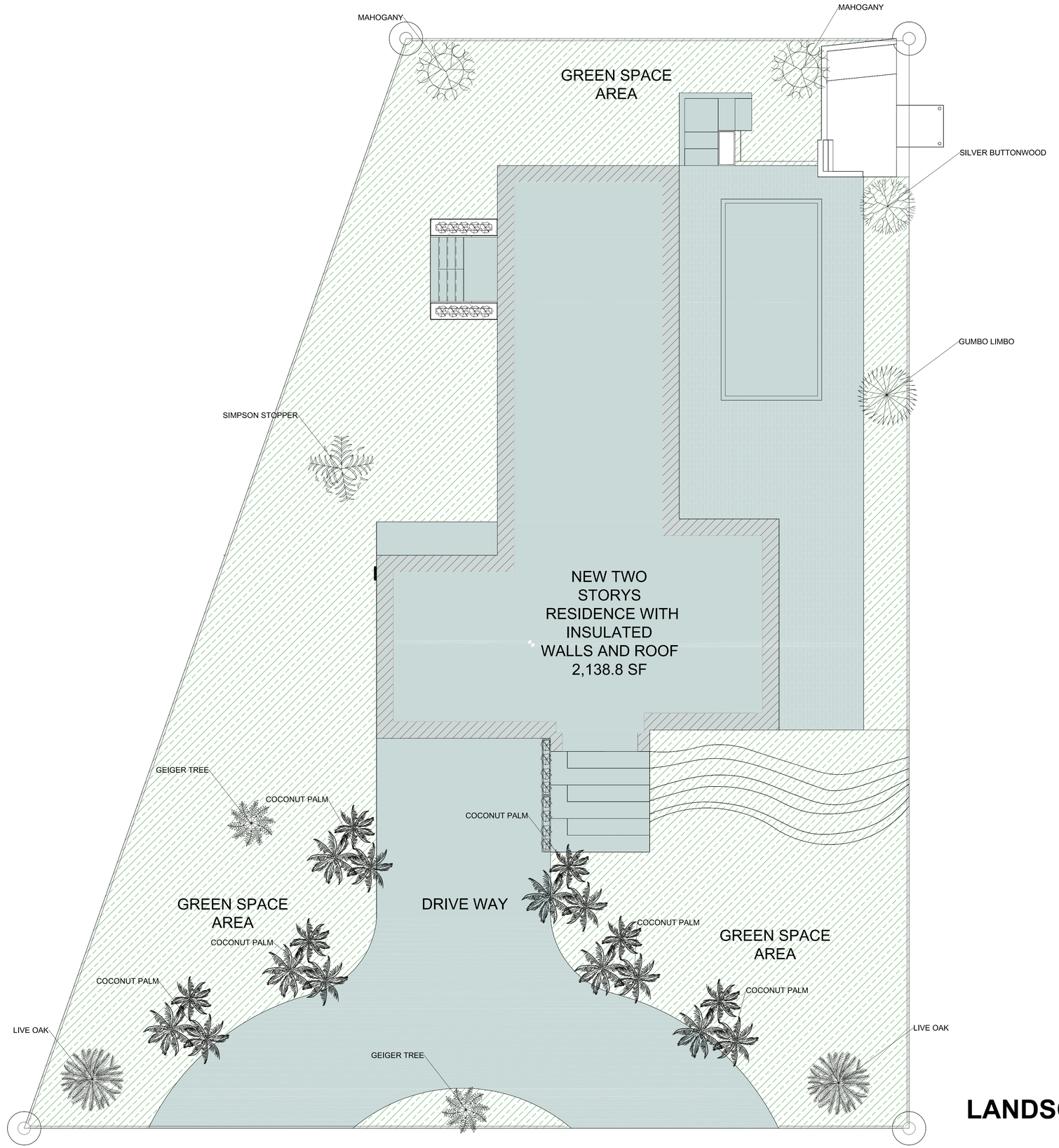
TREE DISPOSITION NOTES

DRAWN BY: GB

Sheet No: L-102

Sheet Size: ARCH-D

DATE: 25 OCTOBER 2025



LANDSCAPE PLAN

N

BIdgSol LLC
Suite 314C,1942 Broadway Street, Boulder
Colorado 80302

STAMP:

WILLIAMS ANDREW ROBERT
LICENSE
No. 91745
STATE OF FLORIDA
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7 HARBOUR
DRIVE NORTH
OCEAN RIDGE, FL
33435

REVISION	DATE	REMARK

PROJECT NUMBER:
001000

OWNER: JHON & PAULETTE AGOGLIA

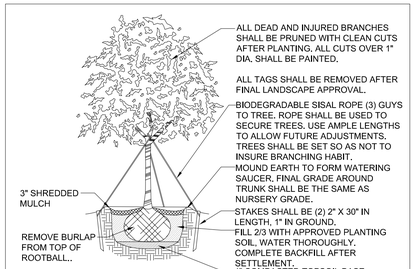
LANDSCAPE PLAN

DRAWN BY: GB

Sheet No: L-103

Sheet Size: ARCH-D

DATE
25 OCTOBER 2025

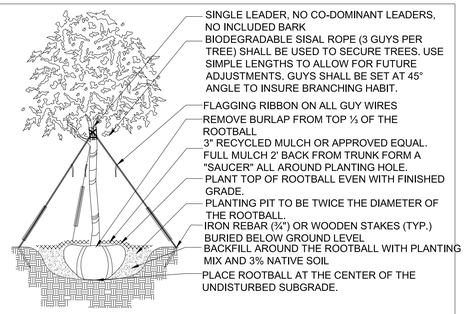


TREE PLANTING DETAIL

UP TO 6" CALIPER *N.T.S*

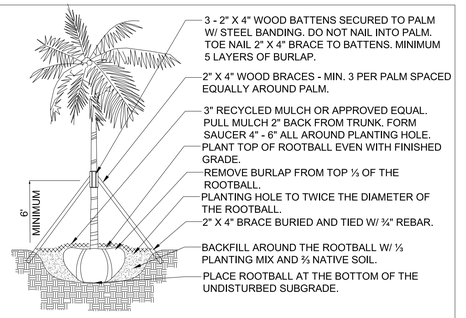
PLANTLIST

SYM.	NATIVE		NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES					
QU VI	Y	2	LIVE OAK	QUERCUS VIRGINIANA	12' HT × 6' SPR., 2.5" CAL.
BU SE	Y	2	GUMBO LIMBO	BURSERA SIMARUBA	12' 12' HT × 6' SPR., 2.5" CAL.6'
SW MA	Y	2	MAHOGANY	SWIETENIA MAHAGONI	12' HT × 6' SPR., 2.5" CAL.
CO SE	Y	1	GEIGER TREE	CORDIA SEBESTENA	10' HT × 5' SPR., 2.0" CAL.
MY FR	Y	1	SIMPSON STOPPER	MYRCIANTHES FRAGRANS	10' HT × 5' SPR., 2.0" CAL.
CO ER	Y	1	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR.	12' HT × 6' SPR., 2.5" CAL.
CO NU	Y	6	COCONUT PALM	BURSERA COCOS NUCIFERA	12' HT × 8' SPR., 2.5" CAL.
GROUND COVERS / TURF					
HE DE	Y	6	BEACH SUNFLOWER	HELIANTHUS DEBILIS	1 GAL, 18" O.C.
TR AS	N	7	ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL, 18" O.C.
SF	N	8	"FLORATAM" ST. AUGUSTINE SOD	STENOTAPHRUM SECUNDATUM	24" HT, 3 GAL, 24" O.C.
FI GI	N	8	GREEN ISLAND FICUS	FICUS MICROCARPA	
TOPSOIL:			TOPSOIL:SAND MIX		
		20 C.Y	TREES, PALMS, SHRUBS AND GROUNDCOVERS		
		40 C.Y	AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL SPREAD IN PLACE		
					SOLID SOD, PRICE PER SF
MULCHING:					
		25 C.Y. +/-	"PINE BARK" MULCH	3" DEPTH, SPREAD IN PLACE AS PER LANDSCAPE PLAN	
		- - -	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL		
			PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION		



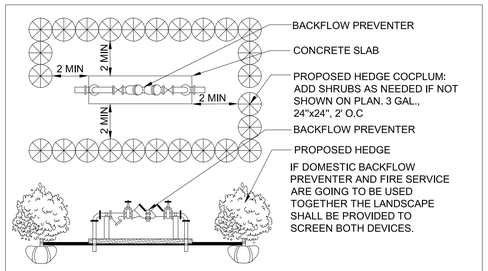
TREE PLANTING DETAIL

N.T.S



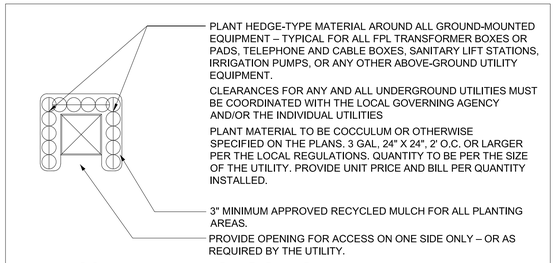
PALM PLANTING DETAIL

N.T.S

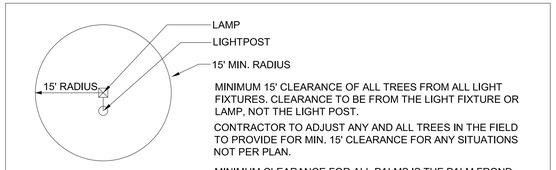


TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

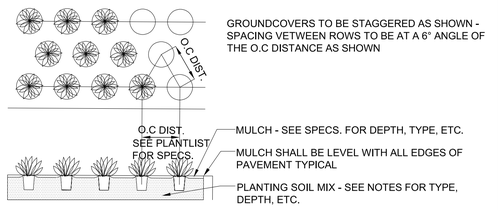
N.T.S



TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

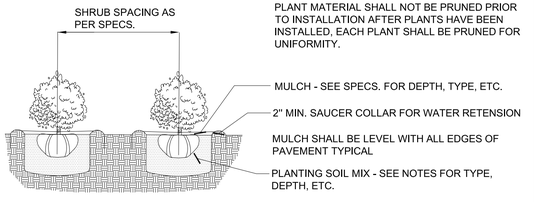


MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES



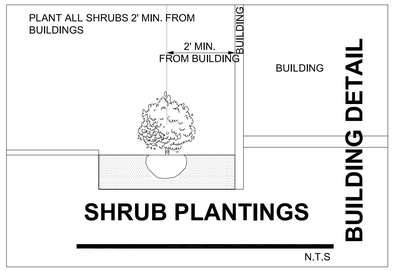
GROUNDCOVER DETAIL

N.T.S



SHRUB PLANTING DETAIL

N.T.S



SHRUB PLANTINGS

N.T.S

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID ALL UNDERGROUND UTILITIES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BED AND OTHER LANDSCAPE AREAS.

   - SODDED-LAWN AREAS 2" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.

   - GROUND COVER AND ANNUALS 6" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.

   - SHRUBS 12" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.

   - TREES (24" SPECIMEN MIN. MATERIAL) 24" DEPTH PLANTING SOIL SPREAD IN PLACE OR TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.

   - LANDSCAPE INSTALLATION FOUNDATIONS: EXCAVATE AND REMOVE ALL STUMPS, ROCKS, DEBRIS, ETC. TO A MINIMUM DEPTH OF 12" BELOW FINISHED GRADE. REMOVE ALL FOREIGN MATERIALS FROM SITE TO A WIDTH OF 3'.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL/SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AND SOD. IN THE EVENT THE SITE CONTRACTOR THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE CONTRACTOR GRADES AND FINAL GRADES OF THE LANDSCAPE CONTRACTOR, THE PROJECT SUPERINTENDENT IS TO ADD 1/2" DEPTH. THIS ITEM SHALL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THE 2" TOPSOIL/SAND APPLICATION OR DISCREPANCY.
   OTHER PLANTING SOIL MIXES TO BE ADDED, I.E., FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS, GROUNDCOVERS, SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE IN THE LANDSCAPE BID.
7. THE LANDSCAPE SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL INCLUDING UNDERGROUND UTILITY LINE LOCATIONS AND SLEEVES.
8. ALL SODDED AREAS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED MULCH. THE MULCH SHALL BE PLACED AFTER THE SOD IS LAID AND THE IRRIGATION LINES ARE SECURED. THE MULCH SHALL BE COCOA BROWN IN COLOR TO MATCH THE MULCH IN THE EXISTING COMMON AREAS. MULCH SHALL BE CLEAN AND FREE OF DEBRIS.
9. THE GROUND COVER SHALL BE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL ENSURE, WHERE APPLICABLE, THAT THE GROUND COVER SHALL BE PLACED IN AREAS INDICATED ON THE PLAN OR AS DIRECTED. PARTIAL AREAS AND INCONSISTENCIES WITH THE PLAN SHALL BE DIRECTED. THE CONTRACTOR SHALL VERIFY THE TOTAL AREA TO BE SODDED PRIOR TO INSTALLATION.
10. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.
11. ALL TREES, PALMS, SHRUBS, AND GROUNDCOVER SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE CITY, STATE, GOVERNING AGENCY. CONTRACTOR SHALL INFORM THAT THE FINAL DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLETE AND IN FULL OPERATION ON THE PLANS PRIOR TO SCHEDULING THE FINAL INSPECTION.
13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING, AND QUANTITIES SHOWN THEREIN. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
14. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE WITH A 100% OVERLAPPING COVERAGE. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE REQUIREMENTS & IRRIGATION INDUSTRY STANDARDS. CONTRACTOR SHALL OBTAIN PERMITS FROM THE CITY, STATE, GOVERNING AGENCY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR POST-INSTALLATION INSPECTION BY THE CITY, STATE, GOVERNING AGENCY.
15. EXISTING IRRIGATION SYSTEM (IF ANY EXISTS) SHALL BE RETROFITTED TO COMPLY WITH THE SPECIFICATIONS AS OUTLINED ABOVE.
16. THE CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO PROVIDE ADEQUATE WATER FOR THE PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE OF PLANT MATERIAL UNTIL FINAL ACCEPTANCE BY THE CITY, STATE, GOVERNING AGENCY.
17. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK, 1998 EDITION, REVISED JAN-2002 BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AN ACCEPTED APPROACH.
18. ALL EXISTING TREES AND PALMS SHALL BE LIFTED AND THINNED TO PROVIDE A MINIMUM 14' HEIGHT CLEARANCE FOR VEHICLES, AND PROVIDE WALL WASH AND 8' MINIMUM CLEARANCE FOR SIDEWALKS, DRIVEWAYS, AND PEDESTRIAN AREAS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A JURISDICTION TREE REMOVAL PERMIT AND TREE PROTECTION PLAN PRIOR TO TREE REMOVAL AND/OR RELOCATION.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TREES, SWALES, FILL, DEBRIS, MULCH, ETC. TO ACCOMMODATE THE NEW UTILITY AND LANDSCAPE INSTALLATION. CONTRACTOR SHALL MAINTAIN THE NEW LANDSCAPE INSTALLATION FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

BldgSol LLC
Suite 314C,1942 Broadway Street, Boulder
Colorado 80302

STAMP:



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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL
33435

REVISION	DATE	REMARK

PROJECT NUMBER:
001000

OWNER: JHON & PAULETTE AGOGLIA

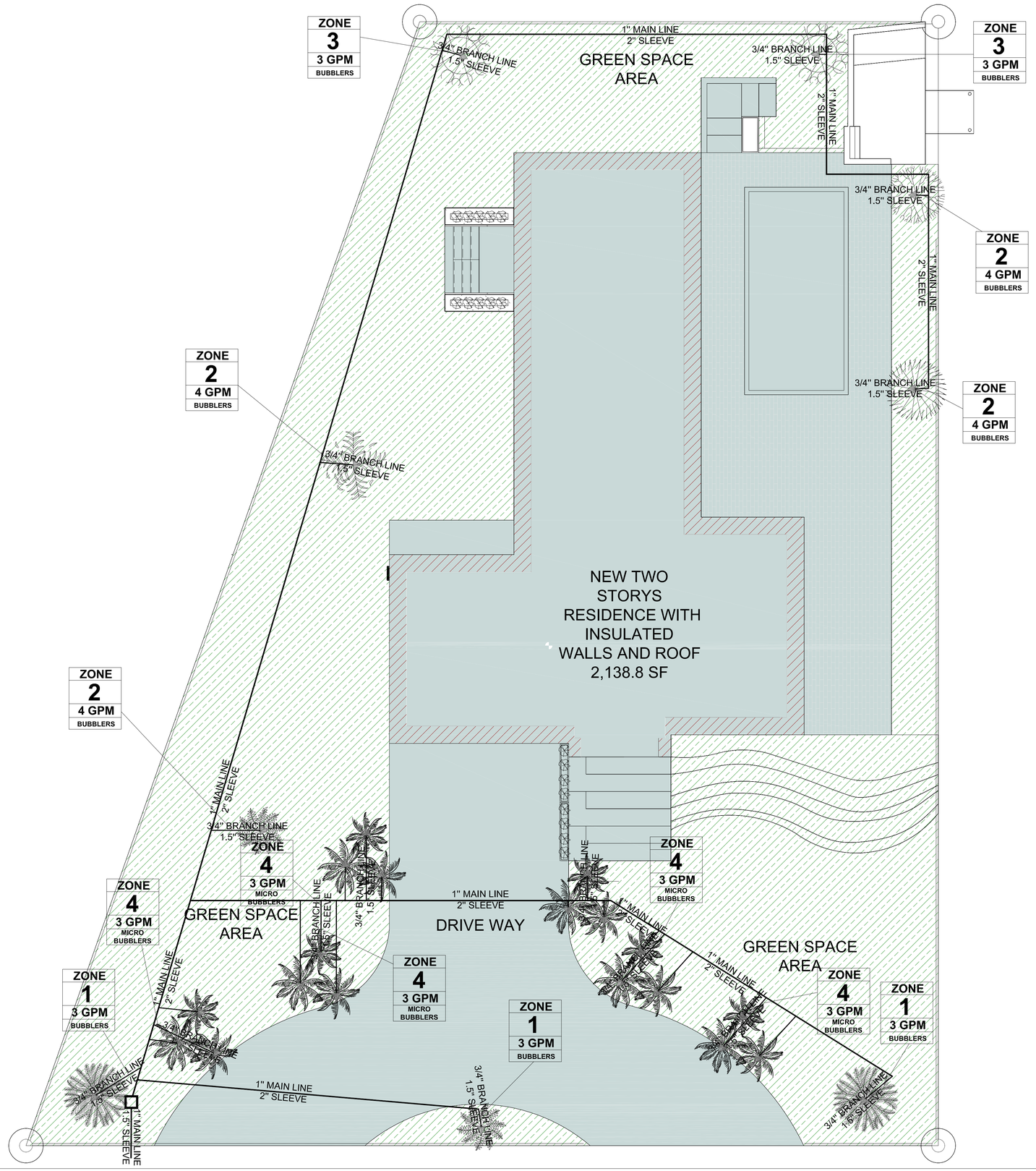
LANDSCAPE NOTES

DRAWN BY: GB

Sheet No: L-104

Sheet Size: ARCH-D

DATE
25 OCTOBER 2025



IRRIGATION PLAN

BldgSOL LLC
Suite 314C,1942 Broadway Street, Boulder
Colorado 80302

STAMP:

WILLIAMS ANDREW ROBERT
LICENSE
No. 91745
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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7 HARBOUR DRIVE NORTH OCEAN RIDGE, FL 33435

REVISION	DATE	REMARK

PROJECT NUMBER: 001000

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IRRIGATION PLAN

DRAWN BY: GB

Sheet No: L-105

Sheet Size: ARCH-D

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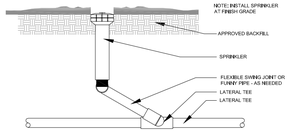
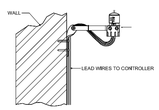


POP-UP SPRAY - ROTOR DETAIL

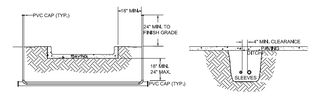
N.T.S



NOTE:
MOUNT RAIN SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

RAIN SENSOR DETAIL

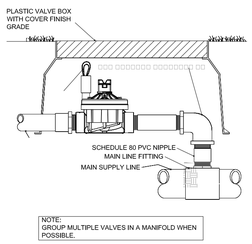
N.T.S



NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

SLEEVING AND TRENCH DETAIL

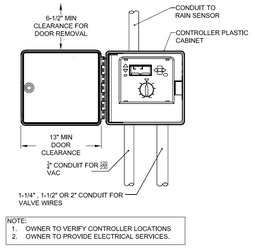
N.T.S



NOTE:
GROUP MULTIPLE VALVES IN A MANIFOLD WHEN POSSIBLE.

VALVE DETAIL

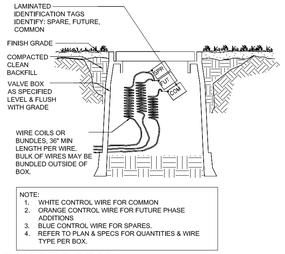
N.T.S



NOTE:
1. OWNER TO VERIFY CONTROLLER LOCATIONS
2. OWNER TO PROVIDE ELECTRICAL SERVICES.

CONTROLLER DETAIL

N.T.S



NOTE:
1. WHITE CONTROL WIRE FOR COMMON.
2. ORANGE CONTROL WIRE FOR FUTURE PHASE ADDITIONS
3. BLUE CONTROL WIRE FOR SPARES.
4. REFER TO PLAN & SPECS FOR QUANTITIES & WIRE TYPE PER BOX.

SPARE WIRE DETAIL

N.T.S

NOTE: SUCTION PIPES AND FITTINGS SHALL BE HDPE HEAT FUSED. CHECK VALVE 3" AND LARGER SHALL BE SWING TYPE, 2" AND SMALLER SHALL BE POPPET STYLE. ALL EXPOSED SUCTION & DISCHARGE PIPE ADJACENT TO THE PUMP SYSTEM SHALL BE GALVANIZED STEEL.

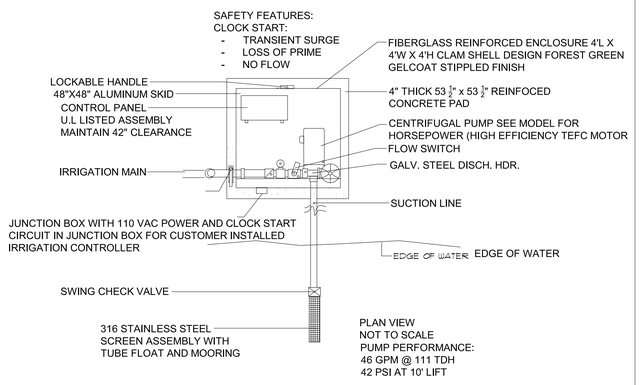
PROVIDE MINIMUM OF 4' CLEARANCE ON ALL SIDES OF PUMP SYSTEMS

* FEATURES ARE INCLUDED IF MARKED WITH AN "X"

___ VARIABLE FREQUENCY DRIVE

___ IRRIGATION CONTROLLER STATION AND RAIN SENSOR ON 8' POLE.

___ PRESSURE TANK FOR PRESSURE DEMAND SYSTEMS



ELECTRIC SERVICE TO BE, IN ORDER OF PREFERENCE:
460V 3-PHASE, 230V CLOSED-DELTA 3-PHASE, 208 WYE 3-PHASE,
230 OPEN-DELTA 3-PHASE, 230 1-PHASE, 208V 1-PHASE.

HOOVER PUMPING MODEL: HCF-3CS-230/3-L,Z
Pompano Beach, Florida, Tel: 954-971-7350

FLORIDIA CITY GAS CORPORATE OFFICES
CENTRIFUGAL PUMP SYSTEM DETAIL
FIBERGLASS ENCLOSED SINGLE LAKE SUCTION
CLOCK START

GENERAL IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE & FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS.
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY OR BUBBLER AND SHALL BE SO INSTALLED TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURER'S SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POP-UPS FOR SODDED AREAS, 6" FOR GROUNDCOVER PLANTINGS AND 12" POP-UPS FOR ALL PLANTING AND SHRUB BEDS. SPRAY HEADS ON RISERS SHALL ONLY BE PERMITTED PER THE LAND. ARCH.
4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE.
5. CONTRACTOR SHALL CONSTRUCT CONCRETE THRUST BLOCKS, 12" X 12" X 12" AT ALL "T" INTERSECTIONS OR BENDS 45 DEGREES OR GREATER ON THE MAIN LINE.
6. MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.
7. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL U.N.C.L.E. 1(800) 432-8770, 48 HOURS PRIOR TO COMMENCENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
8. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROCEDURE.
9. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES.
11. ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FL. BLDG CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE & SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
12. THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) & ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION.
13. ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 EXTRA WIRES FOR EMERGENCY POST-INSTALLATION WIRING.
14. ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES & PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
15. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
16. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, & PROVIDE AN AS-BUILT DRAWING TO THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
17. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION & MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO (2) COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER.
18. THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD, FROM THE DATE OF FINAL ACCEPTANCE.
19. ANY IRRIGATION PIPING WITHIN THE CONFINES OF ANY BUILDING SHALL BE CLEARLY MARKED "NON POTABLE WATER".
20. TREE AND PALM PLANTINGS IN RIGHTS OF WAYS SHALL HAVE ONE FLOOD BUBBLER PER TREE OR PALM. COORDINATE PIPING AND SEEVING AS NEEDED.

PLANTING SOIL:

NOTE: ALL LANDSCAPED AREAS INCLUDING LANDSCAPE ISLANDS, SHALL BE EXCAVATED TO A DEPTH OF 2.0 FEET FOR REMOVAL OF ALL COMPACTED MATERIAL, LIME ROCK ETC. AND BACKFILLED WITH A CLEAN, APPROVED BACKFILLED. 50-50 TOPSOIL SHALL BE APPLIED TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND A 2" DEPTH FOR ALL SOD AREAS. THE CONTRACTOR SHALL CALCULATE AND PROVIDE A UNIT AND AN EXTENDED PRICE FOR THIS ITEM.

FERTILIZATION:

ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZER SHALL BE PER ATLANTIC-AFEC FERTILIZER & CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOW: TREES: 12-06-08 (AFEC 5231) RATE 1.5 LBS./INCH OF DIA. @ DBH PALMS: 12=4-12 (AFEC 7216) RATE: 1.5 LBS./ INCH OF DIA @ DBH SHRUBS AND GROUNDCOVERS:)12-06-08 AFEC 5231) RATE: 1.5 OZ./ FT. OF HEIGHT

FLORIDA BUILDING CODE- APPENDIX F PART V- A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F.

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

IRRIGATION LEGEND

- PUMP STATION - 3 HP HOOVER OR APPROVED EQUAL W/ SUCTION LANE INTO CANAL
- GV — ISOLATION GATE VALVE
- 1" PVC MAIN SUPPLY LINE - SCH 40
- C — RAINBIRD WSP-LX MODULAR SERIES W/ RAINBIRD RAIN SENSOR
- RS — RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- JB — JUNCTION BOX W/ WATERPROOF CONNECTORS
- BRANCH LINE (SCH. 60)
- PIPE IN SLEEVE (SEE SIZING CHART)
- PIPE CONNECTION
- PIPE CROSSING
- 1 1/2" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 1" DIA VALVE BOX
- ZONE 4 26 GPM — ZONE DESIGNATION
- RAINBIRD ROTARY NOZZLES, MODEL 1800 13'-24' SPACING AS SHOWN, PART OR FULL CIRCLES AS NEEDED, 2.5 GPM
- 15' radius, 12' radius, 10' radius — RAINBIRD 1800 - U SERIES - PRS 4", 6", 12" POP-UP-HALF QUARTER, FULL 10', 12', 15' RADIUS AS SHOWN
- RAINBIRD 1800 SERIES STRIP - TYPE 15EST (END STRIP), 15 CST (CENTER STRIP) RAINBIRD - 5 SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

SPECIAL NOTES:

A ROUGH INSPECTION IS REQUIRED BY LOCAL AUTHORITY PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK.

PUMP STATION TO BE 3 HP, 1 PHASE, 230 VOLTS, 18 AMPS/ PUMP PANEL AND PROTECTIONS INCLUDING FLOW SWITCH, HOT STOP, MAG START W/ OVERLOAD NEMA 4 ENCLOSURE

RAINBIRD TIMER W/ STATION ENCLOSURE.

NOTES, DETAILS, SPECIFICATIONS, ETC.

BldgSOL LLC
Suite 314C,1942 Broadway Street, Boulder
Colorado 80302

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7 HARBOUR
DRIVE NORTH
OCEAN RIDGE, FL
33435

REVISION	DATE	REMARK

PROJECT NUMBER: 001000

OWNER: JHON & PAULETTE AGOGLIA

IRRIGATION NOTES

DRAWN BY: GB

Sheet No: L-106

Sheet Size: ARCH-D

DATE 25 OCTOBER 2025

CONSTRUCTONIK

DESIGN REVIEW NARRATIVE

Ocean Ridge Town Code — Section 63-56 — Development Plan Review

Project Address:	7 Harbour Drive North, Ocean Ridge, FL 33435
Applicant:	John and Paulette Agoglia
Design-Build:	Constructonik
Zoning District:	0100 RSF — Single Family Residential (46-Ocean Ridge)
Proposed Use:	New Single-Family Residence
Building Program:	4 Bedroom | 3 Bathroom | 2,540 Living S.F. | 4,232 Construction S.F. (approx.)
Stories:	Two (2)
Date:	March 2026
Code Reference:	Ocean Ridge Town Code Section 63-56 — Development Plan Review

I. Project Description

The applicants, John and Paulette Agoglia, propose to construct a new custom single-family residence at 7 Harbour Drive North, Ocean Ridge, Florida 33435. The new home is designed and built by Constructonik.

The proposed residence is a two-story, four-bedroom, three-bathroom home encompassing approximately 2,540 square feet of living area and 4,232 square feet of total construction area. The home is situated on a single-family residential lot zoned 0100 RSF (Single-Family Residential, Ocean Ridge District 46), fronting Harbour Drive North. The project constitutes new construction and therefore triggers Development Plan Review under Section 63-56 of the Ocean Ridge Town Code.

This narrative has been prepared to address each of the review criteria set forth in Section 63-56(1)(a), (b), and (c) of the Ocean Ridge Town Code and to demonstrate the proposed structure's compliance therewith.

II. Architectural Style Statement

The proposed residence at 7 Harbour Drive North is designed in the Contemporary Coastal architectural style — a modern interpretation of South Florida's well-established coastal residential vernacular. This style is increasingly prevalent throughout Ocean Ridge and the broader Palm Beach County coastal corridor, and reflects the ongoing evolution of the Town's residential character as its original mid-century housing stock is updated and replaced.

The Contemporary Coastal style is characterized by the following design principles, each of which is expressed in the proposed structure:

- **Clean, Horizontal Massing:** The building's primary volumes are organized horizontally, with clear floor-to-floor expression, projecting and receding planes, and thoughtfully composed facades that read as refined and ordered when viewed from the street.
- **Hip Roof Forms:** Multiple hip roof volumes are arranged in a stepped configuration, responding to the two-story programmatic layout. This roof form is common throughout Ocean Ridge and is well-suited to the coastal wind and weather conditions of South Florida. The pitched profiles break the roofline into distinct, proportioned elements rather than a single undifferentiated mass.
- **Generous Glazing:** Large, horizontally oriented windows and glass sliding/swinging doors on both the ground and upper floors allow natural light and cross-ventilation, creating a strong visual connection between interior spaces and the outdoors. Window groupings are symmetrically composed and proportioned to the wall surfaces they occupy.
- **Light-Toned Exterior Finishes:** Smooth stucco exterior walls in warm white and off-white tones are consistent with the dominant material palette of Ocean Ridge's residential neighborhoods and complement the coastal environment.
- **Glass Panel Balcony Rail:** A glass-panel railing system on the front-facing second-floor balcony maintains the visual transparency and lightness appropriate to the coastal setting, while contributing a modern architectural detail consistent with the Contemporary Coastal vocabulary.
- **Integrated Garage & Entry:** The ground-floor composition integrates a two-car garage (left/west) with a prominent double-door entry (center) and flanking windows, creating a balanced and welcoming street facade that is proportionate and visually organized.
- **Coastal-Appropriate Landscaping:** Native and climate-appropriate plantings, including specimen palms, foundation shrubs, and a defined front hedge, soften the base of the structure and establish a green transition between the building and the public streetscape.

This design approach aligns with the acknowledged architectural styles found throughout Ocean Ridge and reflects the Town's direction toward high-quality, durable, and contextually appropriate residential construction along its coastal streets.

III. Response to Section 63-56(1) Review Criteria

The following section addresses each of the review criteria set forth in Section 63-56(1)(a), (b), and (c) of the Ocean Ridge Town Code as they apply to the proposed new residence at 7 Harbour Drive North.

(a) Relationship of Building to Site

> **Criterion a.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."*

The proposed two-story residence is carefully massed to create an inviting and proportionate relationship with Harbour Drive North. Viewed from the street, the building presents a symmetrically balanced facade approximately 48 feet in width. The ground floor composition — a two-car garage to the left, a prominent centered entry with double doors and full-height sidelights, and a series of large picture windows to the right — creates a horizontally ordered street face that transitions gracefully from the public right-of-way to the private residence. The stepped roofline, with a lower connecting element bridging the two principal volumes, prevents the structure from reading as a single undifferentiated box and instead offers a graduated vertical transition. The front-facing second-floor balcony with glass railing further articulates the facade, adding depth and visual interest at the pedestrian scale. Together, these elements ensure that the proposed structure makes a positive contribution to the Harbour Drive North streetscape.

> **Criterion a.2** *"The height and scale of each building should be compatible with its site and other buildings onsite."*

The proposed structure rises to an approximate maximum height of 30 feet at the primary roof ridge, which is consistent with the two-story residential building heights observed in the surrounding Ocean Ridge neighborhood. The building footprint occupies the lot in compliance with the setback requirements of the RSF zoning district, maintaining the required front, rear, and side setbacks and preserving adequate open space around the structure. The stepped massing — with the master suite volume set back from the street-facing principal volume — reduces the perceived bulk of the building from the street and ensures the structure does not overwhelm its site. The two-story configuration is appropriate for the lot size and is consistent with the building program of 2,540 square feet of living area, resulting in a well-proportioned relationship between the structure and its site.

(b) Relationship of Building and Site to Adjoining Area(s)

Criterion b.1 *"Buildings and site should be designed to enhance the surrounding neighborhood."*

Thoughtfully designed, high-quality two-story Contemporary Coastal residence will constitute a meaningful enhancement to the Harbour Drive North streetscape. The proposed home introduces a refined architectural composition — with clean lines, quality materials, articulated rooflines, and curated landscaping — that elevates the visual quality of the block. The structured planting plan, including specimen palms and foundation landscaping, contributes to the green and lush character characteristic of Ocean Ridge's residential streets, while the warm-toned stucco exterior and coastal architectural vocabulary reinforce the established neighborhood aesthetic.

Criterion b.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."*

The proposed residence exhibits strong internal harmony across all architectural dimensions. The architectural style — Contemporary Coastal — is expressed consistently from the ground floor through the upper floor and roof, with no competing stylistic elements. The building's form is composed of rectilinear volumes united by a shared material palette of smooth painted stucco, dark-toned hip roof shingles, clear-glass balcony railings, and aluminum-framed windows and doors. The massing lines are horizontal and deliberate, reinforcing the low-profile coastal character. Exterior colors are drawn from a warm, neutral coastal palette — off-white walls, natural wood-toned entry doors, and dark roof surfaces — that is both internally cohesive and respectful of the broader neighborhood character. Architectural elements such as the cantilevered entry canopy, horizontal stucco coursing, and glass balcony rail are applied consistently and purposefully throughout the design.

Criterion b.3 *"Buildings and site should be consistent with the established neighborhood character or within acknowledged architectural styles."*

Ocean Ridge's residential neighborhoods reflect an evolving architectural character, with an original mid-century housing stock increasingly giving way to higher-quality, contemporary residences. The Contemporary Coastal architectural style is firmly established as an acknowledged architectural style in Ocean Ridge and throughout coastal Palm Beach County. The proposed structure's clean geometry, hip rooflines, light exterior palette, and generous glazing are consistent with recently constructed and renovated homes along Harbour Drive North and neighboring streets. The building does not introduce any foreign or discordant stylistic elements, and its two-story form is consistent with the mix of single- and two-story residences that characterize the surrounding neighborhood.

Criterion b.4 *"The height and scale of the proposed structure(s) should be compatible with the surrounding neighborhood."*

The proposed structure's height of approximately 30 feet is consistent with two-story single-family residences common in the Harbour Drive North corridor and throughout Ocean Ridge. The building's 48-foot width is proportionate to its lot and compatible with the prevailing scale of neighboring structures. The transition from the lower, single-story existing structure (approximately 18 feet in height) to the proposed two-story residence is addressed in the accompanying Streetscape Elevation with Phantom Outline, which demonstrates that the proposed structure's height and massing are contextually compatible with both adjacent properties — one single-story (to the west) and one two-story (to the east) — and does not create an undue domination of the streetscape. The stepped roofline and setback master wing further moderate the perceived scale of the structure when viewed from the street.

> **Criterion b.5** *"The landscaping should enhance and be compatible with the surrounding neighborhood while providing harmony to the architectural style."*

The proposed landscaping plan is designed to complement and reinforce the Contemporary Coastal architectural character of the residence while harmonizing with the lush, tropical character of the surrounding Ocean Ridge neighborhood. Specimen queen or sabal palms are proposed at the front of the lot, framing the entry drive and adding vertical interest consistent with the coastal South Florida landscape vocabulary. Foundation plantings along the base of the structure soften the building's ground-floor perimeter and provide a transition between hardscape and building. A defined front hedge at grade creates a gentle separation between the public sidewalk and the private lawn while maintaining an open, welcoming appearance from the street. All plant materials will be selected for their suitability to the coastal South Florida climate, salt tolerance, and low maintenance requirements.

(c) Building Design

> **Criterion c.1** *"Evaluation of a project should be based on quality of its design and relationship to surroundings."*

The proposed residence at 7 Harbour Drive North represents a high level of design quality in both its conceptual intent and its execution. The design — developed by Constructonik as a custom model for the Agoglia family — reflects a disciplined and thoughtful application of Contemporary Coastal design principles to the specific conditions of this Ocean Ridge lot. The building's organization, proportions, material selections, and landscape composition collectively produce a residence that is both architecturally resolved and contextually responsive to its surroundings. The accompanying site plan, floor plans, and roof plan demonstrate the coherence of the design across all scales, from the overall building footprint to the individual window and door details.

> **Criterion c.2** *"Components such as roofs, windows, doors, eaves, and parapets should have balanced proportions in relationship to one another."*

The proposed structure demonstrates careful attention to the proportional relationships among its architectural components. The hip roofs — applied at both the main upper-floor volume and the master suite wing — are scaled and pitched in proportion to the wall heights below them, avoiding an over-scaled or under-scaled roof profile. The window openings on both floors are consistently proportioned: large, horizontally oriented picture windows with clear glass and thin frames that balance the solid stucco wall surfaces. The entry element — a double door with flanking sidelights and a horizontal transom — provides a focal point to the facade that is appropriately scaled to the ground-floor composition. The fascia and eave details are clean and consistent with the Contemporary Coastal vocabulary, and the glass balcony railing provides a visually light counterpoint to the solid wall masses above and below.

Criterion c.3 *"Colors should be harmonious and representative of the architectural style of the building and generally within the character of the neighborhood."*

The proposed exterior color palette is composed of warm neutral tones consistent with the Contemporary Coastal architectural style and reflective of the coastal South Florida residential character. The primary wall surfaces are proposed in an off-white to warm white smooth stucco finish, which is the dominant residential exterior color in Ocean Ridge and compatible with the surrounding streetscape. Entry doors are proposed in a natural wood tone, providing a welcoming accent while remaining within the coastal palette. Roof surfaces are proposed in a dark charcoal or slate tone, providing grounding contrast to the light wall surfaces and consistent with hip-roof construction common in the area. Window and door frames are proposed in a neutral aluminum or dark bronze finish. All color selections are harmonious with one another and with the prevailing character of the neighborhood.

Criterion c.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."*

The design of the proposed residence incorporates provisions for the screening of mechanical and utility equipment from off-site view. HVAC condenser units will be located at grade on the side or rear of the building, setback from street-facing facades and screened from public view through landscape buffering and/or low screen walls finished to match the building exterior. Electrical meters, gas risers, and utility connections will be located on the side or rear elevations in accordance with applicable utility standards and screened as necessary. Pool equipment, where applicable, will be located in the rear yard and not visible from the street.

Criterion c.5 *"Buildings should be of a size as to be in harmony with permanent neighboring development or within acknowledged architectural styles."*

At 2,540 square feet of living area and 4,232 square feet of total construction area, the proposed residence is appropriately sized for a four-bedroom, three-bathroom two-story single-family home on this Ocean Ridge lot. The structure is not of excessive bulk or footprint

relative to its site and is consistent in overall scale with comparable new construction within the RSF zoning district in Ocean Ridge. The building program is in harmony with the permanent residential development of the Harbour Drive North corridor, where both renovated and newly constructed single-family homes of comparable size and two-story configuration are present. The design does not seek to maximize every allowable dimension, but rather achieves a comfortable and livable program within a massing that is proportionate to its context.

Criterion c.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."*

As this project constitutes new construction, this criterion is addressed in its spirit rather than its literal application to renovations. The proposed design incorporates all of the preferred design elements identified in the foregoing criteria: a cohesive architectural style, harmonious proportions, quality materials, compatible colors, integrated landscaping, and proper screening of utilities. The replacement of the existing 1960s-era single-story CBS ranch structure with the proposed Contemporary Coastal residence results in the removal of all existing elements and their replacement with a wholly new, high-quality building that fully embodies the preferred design standards of Section 63-56.

Criterion c.7 *"The architectural style and elements of proposed additions and renovations shall be consistent with the other portions of the building."*

As noted above, this criterion is directed at additions and renovations to existing structures. The proposed project is new construction in its entirety; accordingly, no inconsistency between new and existing architectural elements can arise. The proposed residence is designed as a unified whole, with a single coherent architectural style — Contemporary Coastal — applied consistently across all elevations, floors, and building components. There are no additions to an existing structure and no pre-existing elements with which the design must be reconciled. This criterion is fully satisfied.

Criterion c.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 proposed new residence at 7 Harbour Drive North has been designed in full compliance with the Town of Ocean Ridge Land Development Regulations, including the dimensional standards of the RSF Single-Family Residential zoning district (District 46), the setback requirements applicable to the subject parcel, maximum lot coverage limitations, building height restrictions, parking requirements, and all applicable building code standards. The project is consistent with the goals, objectives, and policies of the Ocean Ridge Comprehensive Plan, which supports the protection and enhancement of the Town's single-family residential character, the maintenance of neighborhood compatibility in new construction, and the promotion of high-quality architectural design. The applicant will obtain

all required permits from the Town of Ocean Ridge Building Department and any applicable review agencies prior to the commencement of construction.

IV. Conclusion

The proposed new single-family residence at 7 Harbour Drive North, Ocean Ridge, Florida, as designed by Constructonik for John and Paulette Agoglia, satisfies each of the Development Plan Review criteria set forth in Section 63-56(1)(a), (b), and (c) of the Ocean Ridge Town Code.

The proposed structure exemplifies the Contemporary Coastal architectural style in a manner that is contextually sensitive, proportionally resolved, and materially appropriate to the Ocean Ridge coastal residential environment. The building's height, scale, massing, and street-facing composition are compatible with both the adjacent properties and the broader Harbour Drive North neighborhood. The design employs quality materials, a harmonious coastal color palette, and carefully considered landscaping to ensure that the proposed residence constitutes a positive and lasting contribution to the streetscape and the Town of Ocean Ridge.

The applicant respectfully requests approval of this Development Plan Review application and looks forward to presenting the project before the Planning and Zoning Commission.

Respectfully submitted on behalf of John and Paulette Agoglia

Constructonik | Design-Build

March 2026

Note: This narrative has been prepared for Planning and Zoning Commission submittal purposes. The applicant's architect of record should review and confirm all dimensional references and design specifications prior to final submission.

MATERIAL SELECTIONS LETTER

Exterior Building Materials — Proposed Renovation

Project Address	**7 Harbour Drive North, Ocean Ridge, FL**	**Prepared By**	Constructonik LLC
Date	April 1, 2026	**Document Type**	Material Selections — Permit Submittal
Municipality	Town of Ocean Ridge, FL	**Code Reference**	Town Code Sec. 63-56 Design Review Criteria

This letter presents the exterior material selections for the proposed renovation of the above-referenced property. All materials have been selected in accordance with the Town of Ocean Ridge Code of Ordinances, Section 63-56, Design Review Criteria, and are intended to achieve a cohesive Contemporary Coastal architectural character consistent with the neighborhood context along Harbour Drive North. Items noted as "TBD" require final manufacturer confirmation prior to permit issuance.

1. COMPOSITE PLANK CLADDING — Soffit / Ceiling Applications	
Manufacturer	WoodPlank.com
Product Line	Composite Plank — Horizontal Soffit / Ceiling Cladding
Color / Finish	Light Brown (natural wood-tone composite finish)
Material	High-density composite (PVC-wood blend or fiber-reinforced polymer); weather-resistant, moisture-proof, UV-stabilized — suitable for exterior soffit use
Applications	(a) Front Balcony Ceiling / Soffit(b) Front Portico Ceiling / Soffit(c) Underside of Rear Balcony / Rear Overhang
Installation	Horizontal tongue-and-groove or clip system per manufacturer specifications. Color and profile to match front and rear elevations for visual continuity.
Code Notes	Non-combustible or fire-rated composite classification to be confirmed by supplier for FBC compliance. Florida Product Approval (FPA) number to be provided with submittals.
Product Reference	WoodPlank.com — Composite Plank Product Page

2. STONE VENEER — Exterior Accent Cladding	
Manufacturer	MS International (MSI)
Product Name	Rockmount White Oak Split Face — Stacked Stone Panel / Marble Ledgestone

SKU / Variant	Splitface 6" x 18" | Stacked Stone Panel | Corner pieces as required
Color / Finish	White Oak — warm white / cream with natural gray and taupe veining; split-face rough texture, natural stone variation throughout
Material	Natural marble; split-face ledgestone stacked panel format
Panel Size	6 inches (height) x 18 inches (length) per panel; corner units available
Applications	(a) Full Exterior of Front Portico — all exposed wall faces(b) Full Exterior of Front Balcony Wall / Parapet(c) Rear Exterior Accent Wall — newly added wall per revised plans
Product Reference	MS International Rockmount White Oak Split Face — Floors Center Product Page

3. GARAGE DOOR — Contemporary Wood / Aluminum	
Style	Contemporary — flush panel, horizontal ribbed or full-flush design
Materials	Wood and aluminum combination — natural wood-tone face panels with aluminum frame or aluminum-clad composite with warm wood-tone finish to complement composite plank cladding
Color / Finish	Natural wood tone — to coordinate with Item 1 (Light Brown Composite Plank) and Item 3A (Front Door)
Hardware	Concealed hinges; contemporary hardware in brushed aluminum or matte black, TBD
Operation	Sectional overhead or full-view style per structural opening requirements
Product Reference	Contemporary Wood / Aluminum Garage Door — Etsy Listing Reference

3A. FRONT ENTRY DOOR — Wood Tone (TBD)	
Style	Contemporary entry door — solid or glass-lite panel, to complement garage door design
Color / Finish	Wood tone — to correspond with Item 1 (Composite Plank Cladding) and Item 3 (Garage Door). Exact species, stain, and finish TBD.
Hardware	Contemporary hardware — brushed aluminum or matte black, TBD to coordinate with garage
Glazing	Impact-resistant glass lite(s) if applicable — per FBC requirements
Code Notes	FL #41657 (See attached DOC in google folder (other docs)

4. ROOF SYSTEM — Bermuda / Hip Roof Configuration	
Roof Type	Bermuda (also referred to as hip roof with shallow pitch and flat cut-off top)
Roofing Material	TBD — concrete tile, metal panel, or modified bitumen flat-top system typical for Bermuda roof construction

Color	Medium Gray — exact manufacturer color and product TBD
Profile	Low-profile, smooth or lightly textured to reinforce Contemporary Coastal aesthetic

5. EXTERIOR FINISH STUCCO — Primary Wall Cladding		
System		3-coat Portland cement stucco system or 2-coat proprietary EIFS/stucco system
Color		White — clean, bright white consistent with Contemporary Coastal character. Exact manufacturer color code TBD (e.g., Sherwin-Williams Extra White SW 7006, Benjamin Moore OC-17 White Dove, or equivalent)
Texture		Smooth finish or fine sand finish — TBD to complement stone veneer and composite plank
Application		All exterior wall surfaces not covered by stone veneer (Item 2) or composite plank cladding (Item 1)
Code Notes		Stucco mix and application to comply with ASTM C926 and FBC Section 2512. Lath and plaster installation per FBC. Water-resistive barrier (WRB) required behind stucco.

Product Approval
USER: Public User

FL #	FL41657-R2
Application Type	Revision
Code Version	2023
Application Status	Approved
Comments	
Archived	☐
Product Manufacturer	Mr-Glass Doors & Windows Manufacturing, LLC
Address/Phone/Email	8051 NW 79th Place Medley, FL 33166 (305) 470-8284 ulises@mrglasswindows.com
Authorized Signature	Oscar Souffront souffrontengineering@gmail.com
Technical Representative	Augusto Arias
Address/Phone/Email	8120 NW 84th St Medley, FL 33166 (305) 470-8284 aarias@mrglasswindows.com
Quality Assurance Representative	
Address/Phone/Email	
Category	Exterior Doors
Subcategory	Swinging Exterior Door Assemblies
Compliance Method	Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer ☐ Evaluation Report - Hardcopy Received
Florida Engineer or Architect Name who developed the Evaluation Report	Oscar Yamir Souffront
Florida License	PE-72462
Quality Assurance Entity	Keystone Certifications, Inc.
Quality Assurance Contract Expiration Date	04/30/2035
Validated By	Steven M. Urich, PE ☑ Validation Checklist - Hardcopy Received
Certificate of Independence	FL41657_R2_COI_Florida Approval letter of financial Interest ss.pdf

Referenced Standard and Year (of Standard)

Standard	Year
TAS-201	1994
TAS-202	1994
TAS-203	1994

Equivalence of Product Standards Certified By

Sections from the Code

Product Approval Method	Method 1 Option D
Date Submitted	07/26/2024
Date Validated	07/29/2024
Date Pending FBC Approval	07/31/2024
Date Approved	10/15/2024

Summary of Products

FL #	Model, Number or Name	Description
41657.1	Series "MG-4000"	Series "MG-4000" Aluminum Pivot Door. - L.M.I.

Limits of Use
Approved for use in HVHZ: Yes
Approved for use outside HVHZ: Yes
Impact Resistant: Yes
Design Pressure: +50.00/-55.00
Other: + 70 psf / - 70 psf option with 9/16" Laminated Glass with 0.100" SAFLEX HP Interlayer +60 psf - 60 psf option with infill panel 0.063" 3003 H14 Aluminum sheet- 3/4" Marine grade Plywood - 0.063 3003 H14 Aluminum Sheet

Installation Instructions
FL41657_R2_II_FL41657_R3_II_MG-4000 PIVOT DOOR 2023 s s..pdf
Verified By: Oscar Yamir Souffront FL PE 72462
Created by Independent Third Party: Yes

Evaluation Reports
FL41657_R2_AE_FL41657_R3_AE_Florida Approval EVALUATION REPORT FBC 2023 s s.pdf
Created by Independent Third Party: Yes

Back Next

Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824

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Product Approval Accepts:

Credit Card Safe securityMETRICS

SOUFFRONT CONSTRUCTION'S GROUP LTD. CO.
CERTIFICATE OF AUTHORIZATION No. (C A N #) 29697
ADDRESS: 2942 SW 156TH. AVENUE, MIAMI, FL 33185
PHONE: 786-306-9417
EMAIL: souffrontengineering@gmail.com

PRODUCT APPROVAL EVALUATION REPORT

RULE CHAPTER # 61G20-3
METHOD 1 OPTION D

July 23, 2024

Florida Product Approval # **41657.1**

Manufacturer: **Mr. Glass Doors& Windows Manufacturing LLC.**
8051 NW 79th. PL
Miami, FL 33166.

Product Description: **Series "MG-4000" Aluminum Pivot Door. - L.M.I. (HVHZ).**

Product Category: **Exterior Doors**

Product Sub-Category: **Swinging Exterior Door Assemblies**

Quality Assurance Agency: **Keystone Certifications, Inc.**

Testing Laboratory: **Hurricane Engineering & Testing Inc.**
6120 NW 97th. Avenue
Doral, FL 33178
Tel- 305-597-5590

Statement of Compliance:

The Product listed in this evaluation report has been evaluated by the below-signed Florida Professional Engineer for compliance with the Florida Building Code 2023 8th. edition, including High Velocity Hurricane Zone (HVHZ) requirements.
Based on the Florida Statutes Section 553.842 (Product evaluation and Approval) and the Florida Administrative Code 61G20-3.005 (Product Evaluation and Quality Assurance for State Approval) Method 1 (D).

I, Oscar Yamir Souffront, P.E. M ASCE certify, that the standard tests passed and the rational analysis for the product named above are following the Florida Building Code 2023 8th edition, including HVHZ, for the purpose intended, at least equivalent to that required by code.

Configurations Tested

TEST REPORT HETI-22-7181

MAXIMUM LOAD TESTED + 50 PSF, - 55 PSF						
CONFIGURATION X	MAXIMUM SIDELITE FRAME WIDTH	72	in.	MAXIMUM DLO WIDTH	59 5/16	in.
	MAXIMUM SIDELITE FRAME HEIGHT	144	in.	MAXIMUM DLO HEIGHT	131 1/16	in.
GLAZING MATERIAL	1/4"nominal (0.223") Heat Strengthened 0.090" SentryGlass Plus SGP by Kuraray America, Inc. Interlayer 1/4"nominal (0.223") Heat Strengthened 9/16" nominal (0.559") Total thickness			NOA#23-0717.30		

TEST REPORT HETI-22-7221

MAXIMUM LOAD TESTED + 70 PSF, - 70 PSF						
CONFIGURATION X	MAXIMUM SIDELITE FRAME WIDTH	60	in.	MAXIMUM DLO WIDTH	47 5/16	in.
	MAXIMUM SIDELITE FRAME HEIGHT	120	in.	MAXIMUM DLO HEIGHT	107 5/16	in.
GLAZING MATERIAL	1/4"nominal (0.223") Heat Strengthened 0.100" SAFLEX HP Interlayer 1/4"nominal (0.223") Heat Strengthened 9/16" nominal (0.545") Total thickness			NOA#23-0713.20		

TEST REPORT DATE	TEST REPORT NO.	TEST	DESCRIPTION	TEST LOCATION	SIGNED & SEALED BY
10/5/2022	HETI-22-7221	TAS 202 (ASTM E330-14) (2021)	UNIFORM STATIC AIR PRESSURE	DORAL, FL	RAM N TEWARI P.E. FL # 46767
		ASTM E283-19	AIR INFILTRATION		
		TAS 201-94 (ASTM E 1996-20)	LARGE MISSILE IMPACT		
		TAS 203-94 (ASTM E1886-19)	CYCLING LOADS		

TEST REPORT HETI-24-8131

MAXIMUM LOAD TESTED + 60 PSF, - 60 PSF			
Single Door (X)	MAXIMUM FRAME WIDTH	72	in.
	MAXIMUM FRAME HEIGHT	144	in.

PIVOT DIRECTLY ON 3/4" THICK LIMESTONE OR BETTER ON CONCRETE SUBSTRATE.

SOLID PANEL COMPOSED OF:

0.063" 3003 H14 Aluminum sheet- 3/4" Marine grade Plywood - 0.063 3003 H14 Aluminum Sheet

TEST REPORT DATE	TEST REPORT NO.	TEST	DESCRIPTION	TEST LOCATION	SIGNED & SEALED BY
5/1/2024	HETI-24-8131	ASTM E1886-19/E1996-20	Standard Test Method for Performance of Exterior Windows, Curtain Walls, Doors, and Impact Protective Systems Impacted by Missile(s) and Exposed to Cyclic Pressure	Hurricane Engineering & Testing Inc. 6120 NW 97th. Avenue, Doral, FL 33166	DR. Ram N. Tewari FL P.E. # 46767
		TAS 201	Impact Test Procedures		
		TAS 202	Criteria for Testing Impact & Non-impact Resistant Building Envelope Components Using Uniform Static Air Pressure		
		TAS 203	Criteria for Testing Products Subject to Cyclic Wind Pressure		

Technical Documentation: Installation Drawings # SCG-07108-22 Rev 2 , Test Report # HETI-22-7181,HETI 22-7221 & HETI-24-8131 and Calculations

Installation: Units to be installed as per the Installation Drawings# SCG-07108-22 Rev 2.

Limits of Use:

1. - This Product is Impact Resistant for HVHZ, when used in areas requiring wind borne debris protection, this product complies with the chapter 16 of the current Florida Building Code (2023) and does not require shutters or impact resistant covering in windborne debris regions.

2.- The maximum parameter detailed above controls the doors dimensions to be used.

3.- No comparative analysis; products qualified for conditions as tested.

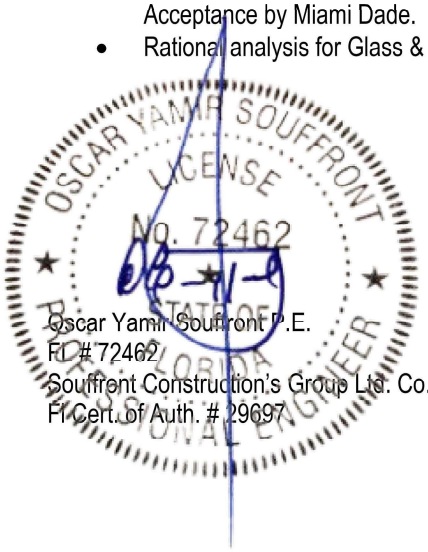
4.-Refer to the Installations Drawings # SCG-07108-22 Rev 2 for:

- Maximum Allowable loads at related configuration and maximum allowable sizes
- Detailed sections of the Product.
- Anchor Types, Sizes, substrates, embedment, edge distance, spacing O.C. and locations.
- Any other limitations to the product, if any.

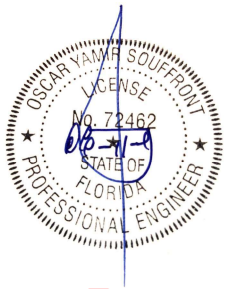
Engineering Analysis:

The following engineering analysis and Calculations have been performed:

- Anchorage Calculations for different substrate, based on Manufacturer's published anchor capacity and Anchors Notice of Acceptance by Miami Dade.
- Rational analysis for Glass & mullions as per ASTM E1300-12 and ADM 2015 Aluminum Design Manual, respectively.



Oscar Yamir Souffront P.E.
FL # 72462
Souffront Construction's Group Ltd. Co.
Fl Cert. of Auth. # 29697



Digitally signed by Oscar Yamir Souffront
DN: c=US, sn=Souffront, givenName=Oscar Yamir, email=souffrontengineering@gmail.com, cn=Oscar Yamir Souffront
Date: 2024.07.26 19:57:09 -04'00'
Adobe Acrobat version: 2024.002.20895

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SERIES "MG-4000" ALUMINUM PIVOT DOOR .-L. M. I.

GENERAL NOTES:

DOORS NOT APPROVED WHERE WATER INFILTRATION RESISTANCE IS REQUIRED.

GLAZING TYPE: SEE GLAZING DETAILS ON SHEET # 2

NEGATIVE & POSITIVE DESIGN LOADS BASED ON STRUCTURAL & CYCLE TESTING AND GLASS PER ASTM E1300

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TOCOMPLY WITH THE REQUIREMENT OF THE 2020 (7TH EDITION) / 2023 (8TH EDITION) FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).
1BY OR 2BY WOOD BUCKS & BUCK FASTENERS BY OTHERS, MUST BE DESIGNED AND INSTALLED ADEQUATELY TO TRANSFER APPLIED PRODUCT LOADS TO THE BUILDING STRUCTURE.
ANCHORS SHALL BE CORROSION RESISTANT, SPACED AS SHOWN ON DETAILS AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS. SPECIFIED EMBEDMENT TO SUBSTRATE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.
A LOAD DURATION INCREASE IS USED IN DESIGN OF ANCHORS INTO WOOD ONLY.
ALL SHIMS TO BE HIGH IMPACT, NON-METALLIC AND NON-COMPRESSIBLE.
MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENT OF THE 2020 /2023 FLORIDA BLDG. CODE & ADOPTED STANDARDS.

INSTALLATION SCREWS & FRAME CORNERS TO BE SEALED WITH NARROW JOINT SEALANT.

REFERENCES: DeWalt Ultracon NOA # 20-0427.13, DEWALT Dril-Flex ICC - ES Evaluation Report ESR-3332

THIS PRODUCT APPROVAL IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT, i.e. LIFE SAFETY OF THIS PRODUCT, ADEQUACY OF STRUCTURE RECEIVING THIS PRODUCT AND SEALING AROUND OPENING FOR WATER INFILTRATION RESISTANCE ETC.
CONDITIONS NOT SHOWN IN THIS DRAWING ARE TO BE ANALYZED SEPARATELY, AND TO BE REVIEWED BY BUILDING OFFICIAL
MANUFACTURER'S LABEL SHALL BE LOCATED ON A READILY VISIBLE LOCATION IN ACCORDANCE WITH SECTION 1709.9.3 OF FLORIDA BUILDING CODE.
LABELING TO COMPLY WITH SECTION 1709.9.2.
DESIGN LOADS SHOWN ARE BASED ON "ALLOWABLE STRESS DESIGN" ASD.

INSTRUCTIONS:

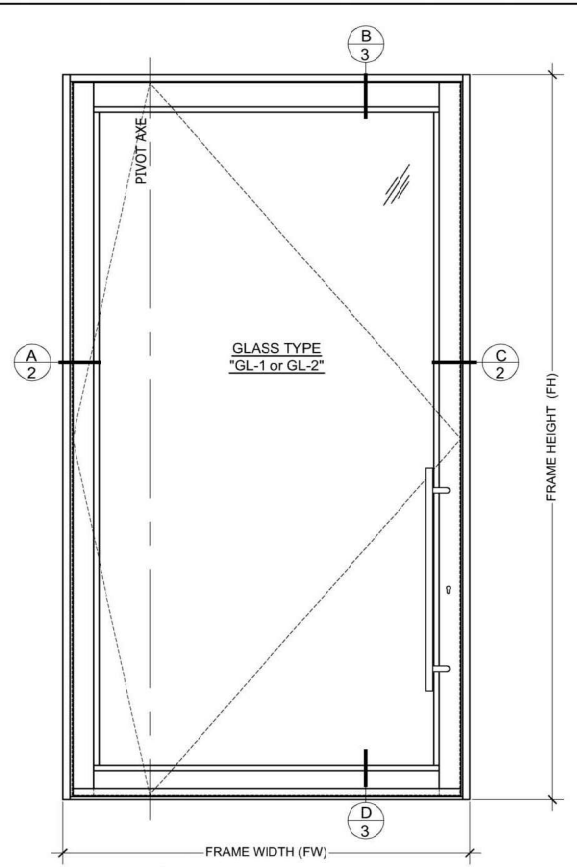
1. DETERMINE THE BUILDING'S REQUIRED DESIGN PRESSURE USING THE ASCE 7 STANDARD.
2. DOOR SELECTED FROM THIS APPROVAL MUST HAVE EQUAL OR HIGHER DESIGN PRESSURE THAN THE ONE CALCULATED IN POINT 1. SEE TABLE ON THIS SHEET.
3. DETERMINE ANCHOR GROUP THAT APPLIES FROM SHEET #3 AND #3.1, DEPENDING ON THE SUBSTRATE AND PROJECT CONDITIONS.
4. FOR ANCHOR QUANTITIES AND DISTRIBUTION SEE SHEET#4.

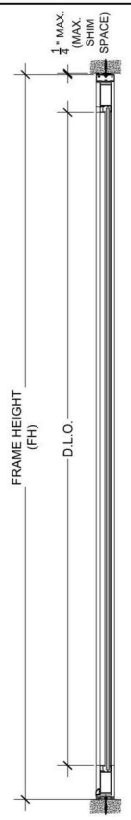
ADDITIONAL NOTES

A. CONTRACTOR TO BE RESPONSIBLE FOR THE SELECTION, PURCHASE AND INSTALLATION OF THIS PRODUCT BASED ON THIS PRODUCT EVALUATION PROVIDED HE/SHE DOES NOT DEVIATE FROM THE CONDITIONS DETAILED ON THIS DOCUMENT.
B. THIS PRODUCT EVALUATION DOCUMENT WILL BE CONSIDERED INVALID IF ALTERED BY ANY MEANS.
C. SITE SPECIFIC PROJECTS SHALL BE PREPARED BY A FLORIDA REGISTERED ENGINEER OR ARCHITECT WHICH WILL BECOME THE ENGINEER OF RECORD (E.O.R) FOR THE PROJECT AND WHO WILL BE RESPONSIBLE FOR THE PROPER USE OF THE P.E.D. ENGINEER OF RECORD, ACTING AS A DELEGATED ENGINEER TO THE P.E.D. ENGINEER SHALL SUBMIT TO THIS LATTER THE SITE SPECIFIC DRAWINGS FOR REVIEW.
D. THIS PRODUCT EVALUATION DOCUMENT, SHALL BEAR THE DATE AND ORIGINAL SEAL AND SIGNATURE OF THE PROFESSIONAL ENGINEER OF RECORD THAT PREPARED IT.

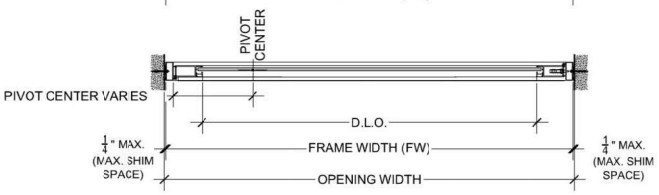
	DIMENSIONS		D.P. (P.S.F.)	
INFILL TYPE	W (max) (in)	H (max) (in)	POSITIVE	NEGATIVE
GL-1	72	144	50	55
GL-2	60	120	70	70
INFILL PANEL	72	144	60	60

THESE DOORS ARE RATED FOR LARGE & SMALL MISSILE IMPACT.
SHUTTERS ARE NOT REQUIRED.

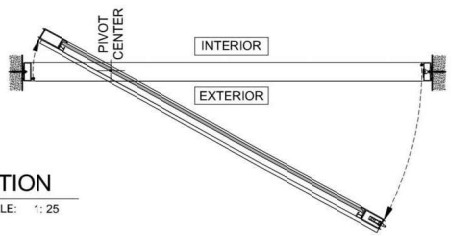




VERTICAL SECTION



HORIZONTAL SECTION



1/1 TYPICAL ELEVATION
SCALE: 1: 25

Digitally signed by Oscar Yamir Souffront
DN: c=US, sn=Souffront, givenName=Oscar Yamir, email=souffrontengineering@gmail.com, cn=Oscar Yamir Souffront
Date: 2024.07.26 20:01:19 -04'00'
Adobe Acrobat version: 2024.002.20895

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PRODUCT NAME:

SERIES "MG-4000"
ALUMINUM PIVOT DOOR - L. M. .

REVISIONS

No.	DATE	BY	DESCRIPTION
1	2/2/2024	O.S.	UPDATED TO F.B.C. 2023
2	7/10/2024	O.S.	SOLID PANEL ADDED, PIVOT DIRECTLY TO FINISH FLOOR

Souffront Construction's Group Ltd. Co.

OSCAR YAMIR SOUFFRONT
PROFESSIONAL ENGINEER

OSCAR YAMIR SOUFFRONT LICENSE No. 72462 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:

FLORIDA No. 72462

SOUFFRONT CONSTRUCTION GROUP Ltd. Co.
CERTIFICATE OF AUTHORIZATION:
No. 29697
2942 SW 156th AVENUE
MIAMI, FL 33185.
Phone: 786.306.9417
email:souffrontengineering@gmail.com

DRAWING TITLE:

GENERAL NOTES, INSTRUCTIONS AND TYPICAL ELEVATION

MANUFACTURER:

MR. GLASS DOORS & WINDOWS MANUFACTURING LLC.
8051 NW 79th PL
MIAMI, FL 33166
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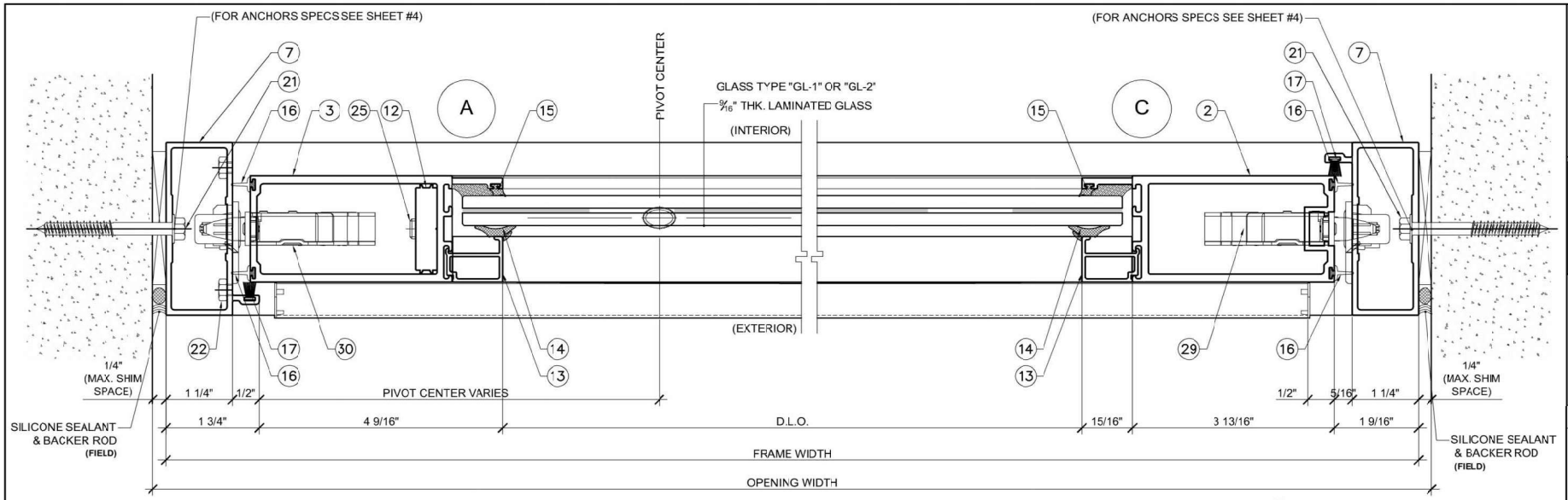
FAX: 305-470 8285
www.mrglasswindows.com
info@mrglasswindows.com

TESTING LABORATORY:

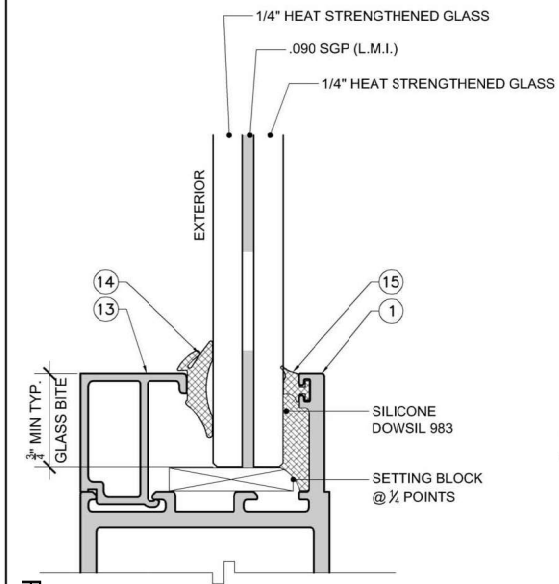
Hurricane Engineering & Testing Inc.
6120 Northwest 07th Avenue
Doral, FL, 33178
United States

Date	Scale
10-17-2022	as Noted
Drawing No.	SCG-07108-22
Sheet No.	1 OF 7

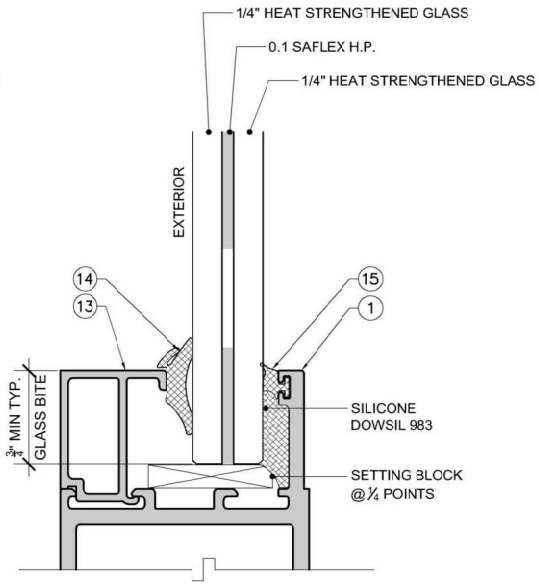


1/2 HORIZONTAL SECTIONS

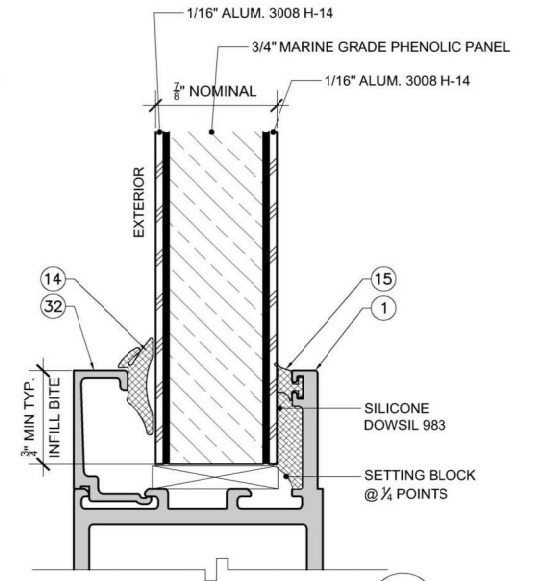
SCALE: 1:2



GLASS TYPE 'GL-1'
9/16" OVERALL LAM. GLASS



GLASS TYPE 'GL-2'
9/16" OVERALL LAM. GLASS



INFILL PANEL
7/8" SOLID PANEL

2/2 GLAZING OPTIONS

SCALE: 1:2

PRODUCT NAME:

SERIES "MG-4000"
ALUMINUM PIVOT DOOR - L. V. . .

REVISIONS

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Souffront Construction's Group Ltd. Co.

OSCAR YAMIR SOUFFRONT
PROFESSIONAL ENGINEER

OSCAR YAMIR SOUFFRONT LICENSE No. 72462 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 10-11-24

FLORIDA No. 72462

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DRAWING TITLE:

HORIZONTAL SECTION
GLAZING OPTIONS

MANUFACTURER:

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www.mrglaswindows.com
info@mrglaswindows.com

TESTING LABORATORY:

BLACKWATER TESTING INC.
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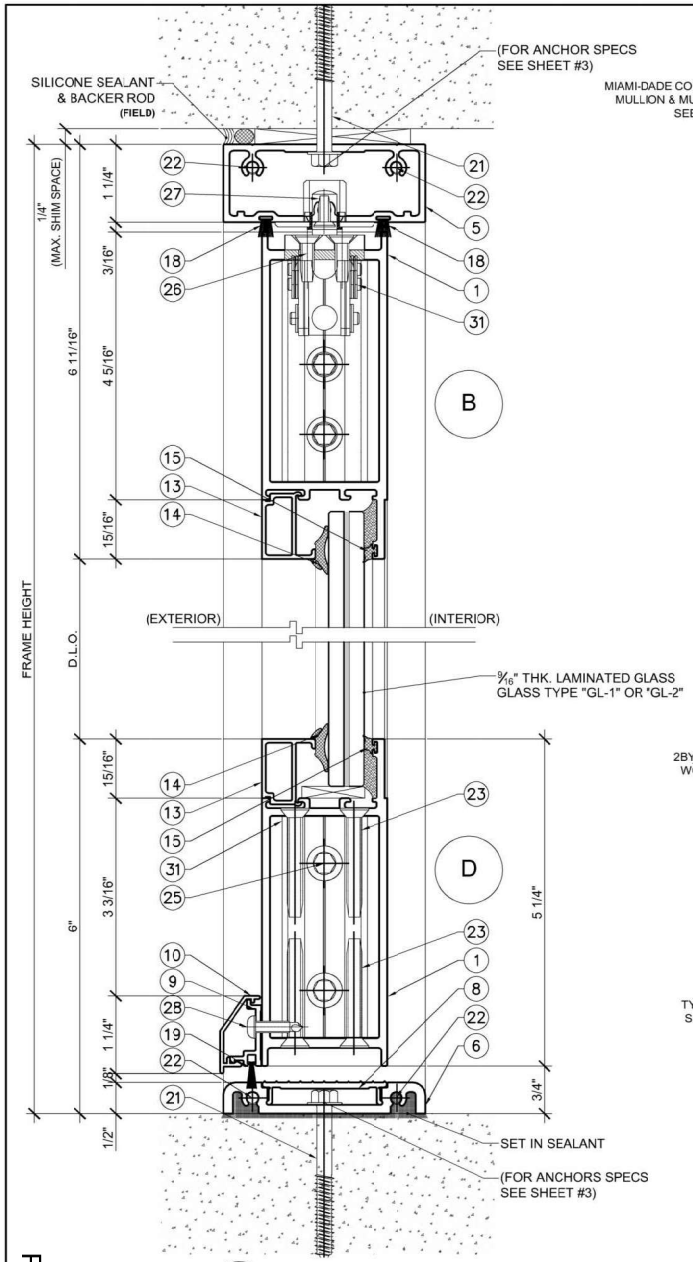
PHONE: 561.508.2830
EMAIL: Engdep@blackwatertestlrg.com

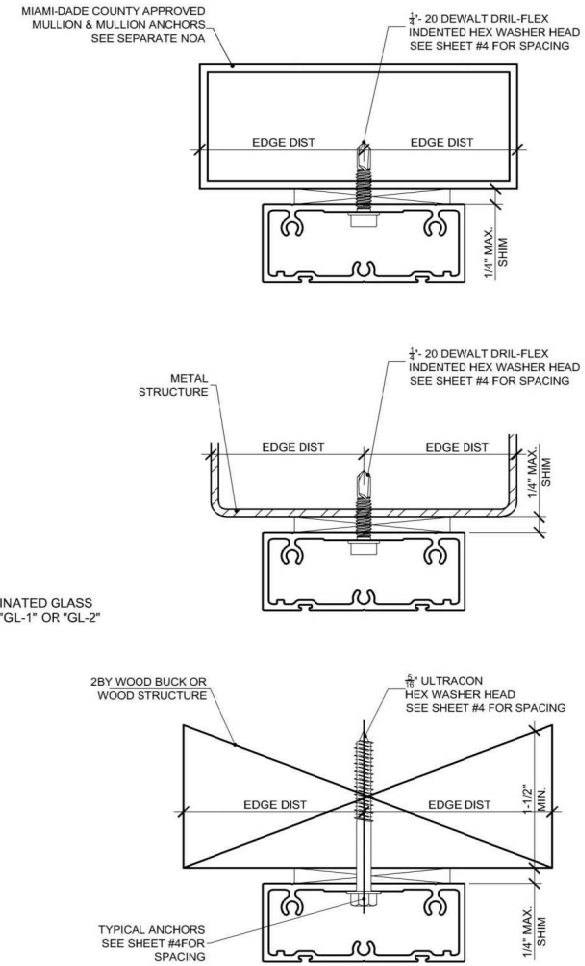
Date	Scale
10-17-2022	as Noted

Drawing No. SCG-07108-22

Sheet No. 2 OF 7



1/3 VERTICAL SECTION
SCALE: 1:2



2/3 ANCHORS DETAILS
SCALE: 1:16

WOOD BUCKS AND METAL STRUCTURE NOT BY MANUFACTURER MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE.

TABLE # 1

TYPICAL ANCHORS: SEE ELEV. SHEET #4 FOR SPACING

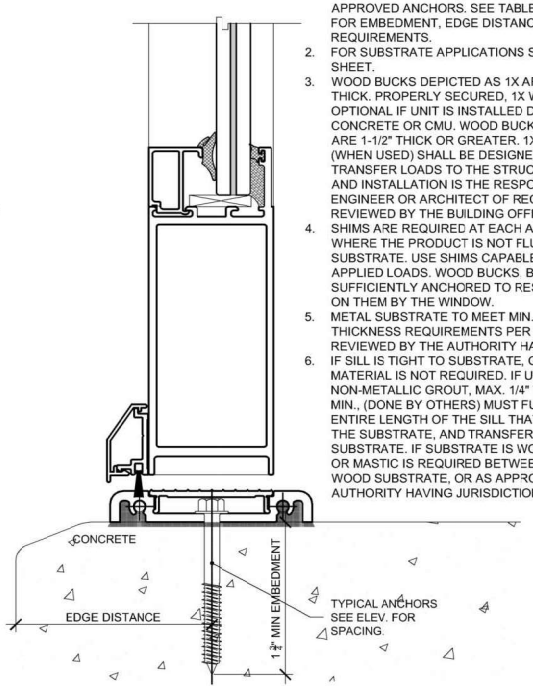
TYPE A:
5/16" DIA. DEWALT ULTRACON (Fu=177 KSI, Fy=155 KSI)
INTO 2 BY WOOD BUCKS OR WOOD STRUCTURES.
1 1/2" MIN. PENETRATION INTO WOOD (HEAD/ SILL/ JAMBS)
THRU 1 BY BUCKS INTO CONCRETE OR BLOCKS
1 3/4" MIN. EMBED IN TO CONCRETE (HEAD/ SILL/ JAMBS)
1 1/4" MIN. EMBED IN TO BLOCKS (JAMBS)
DIRECTLY INTO CONCRETE OR BLOCKS
1 3/4" MIN. EMBED IN TO CONCRETE (HEAD/ SILL/ JAMBS)
1 1/4" MIN. EMBED IN TO BLOCKS (JAMBS)

TYPE B
1/4- 20 DEWALT DRIL-FLEX INDENTED HEX WASHER HEAD (GRADE 5 CRS)
INTO F.B.C. APPROVED MULLIONS
OR IN TO METAL STRUCTURES (HEAD/ SILL/ JAMBS)
(3) THREADS MIN. TO EXTEND BEYOND METAL THICKNESS
ALUMINUM: 3/8"THK. MIN. (6063-T5 MIN.)
STEEL: 3/16"THK. MIN. (Fy=36 KSI MIN.)
(STEEL IN CONTACT WITH ALUMINUM TO BE AVOIDED. USE PLASTIC OR OTHER DIELECTRIC SHIMS AS SEPARATOR)

CRITICAL EDGE DISTANCE:
INTO CONCRETE AND BLOCKS = 2 1/2" MIN.
INTO WOOD STRUCTURE = 1" MIN.
INTO METAL STRUCTURE = 3/4" MIN.
WOOD AT HEAD, SILL OR JAMBS SG = 0.55 MIN.
CONCRETE AT HEAD, SILL OR JAMBS f'c =3000 PSI MIN.
C-90 HOLLOW/FILLED BLOCK AT JAMBS f'm =2000 PSI MIN.

ANCHOR NOTES:

1. FOR CONCRETE/CMU SUBSTRATE APPLICATIONS IN MIAMI-DADE COUNTY, USE ONLY MIAMI-DADE COUNTY APPROVED ANCHORS. SEE TABLE 1 ON THIS SHEET FOR EMBEDMENT, EDGE DISTANCE AND SUBSTRATE REQUIREMENTS.
2. FOR SUBSTRATE APPLICATIONS SEE TABLE 1 ON THIS SHEET.
3. WOOD BUCKS DEPICTED AS 1X ARE LESS THAN 1-1/2" THICK. PROPERLY SECURED, 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SOLID CONCRETE OR CMU. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER OR ARCHITECT OF RECORD & TO BE REVIEWED BY THE BUILDING OFFICIAL.
4. SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS. WOOD BUCKS BY OTHERS, MUST BE SUFFICIENTLY ANCHORED TO RESIST LOADS IMPOSED ON THEM BY THE WINDOW.
5. METAL SUBSTRATE TO MEET MIN. STRENGTH AND THICKNESS REQUIREMENTS PER THE FBC AND TO BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION.
6. IF SILL IS TIGHT TO SUBSTRATE, GROUT OR OTHER MATERIAL IS NOT REQUIRED. IF USED, NON-SHRINK, NON-METALLIC GROUT, MAX. 1/4" THICK & 3400 PSI MIN., (DONE BY OTHERS) MUST FULLY SUPPORT THE ENTIRE LENGTH OF THE SILL THAT IS NOT TIGHT TO THE SUBSTRATE, AND TRANSFER SHEAR LOAD TO SUBSTRATE. IF SUBSTRATE IS WOOD, 30# FELT PAPER OR MASTIC IS REQUIRED BETWEEN THE GROUT AND WOOD SUBSTRATE, OR AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.



PRODUCT NAME:

SERIES "MG-4000"
ALUMINUM PIVOT DOOR - L. VI . .

REVISIONS

No.	DATE	BY	DESCRIPTION
1	2/2/2024	O.S.	UPDATED TO F.B.C. 2023
2	7/10/2024	O.S.	SOLID PANEL ADDED, PIVOT DIRECTLY TO FINISH FLOOR

Souffront Construction's Group Ltd. Co.

OSCAR YAMIR SOUFFRONT
PROFESSIONAL ENGINEER

OSCAR YAMIR SOUFFRONT LICENSE No. 72462 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:

FLORIDA No. 72462

SOUFFRONT CONSTRUCTION GROUP Ltd. Co.
CERTIFICATE OF AUTHORIZATION:
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MIAMI, FL 33185.
Phone: 786.306 9417
email:souffrontengineering@gmail.com

DRAWING TITLE:

VERTICAL SECTION
ANCHOR DETAIL

MANUFACTURER:

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www.mrglasswindows.com
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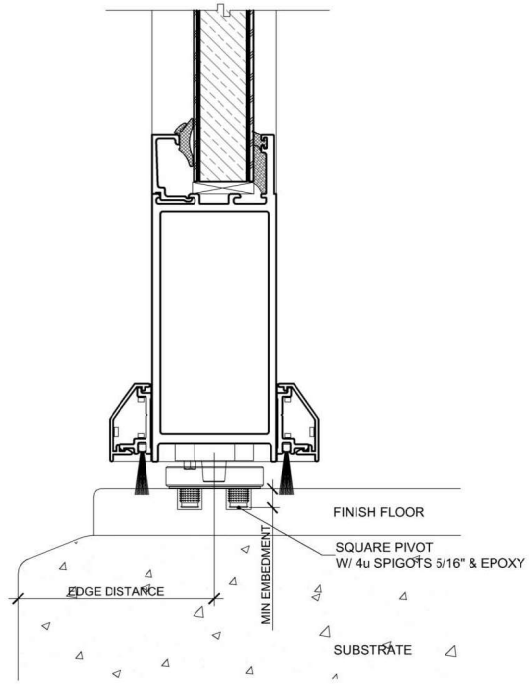
EMAIL: Engdep@blackwatertesting.com

Date	Scale
10-17-2022	as Noted

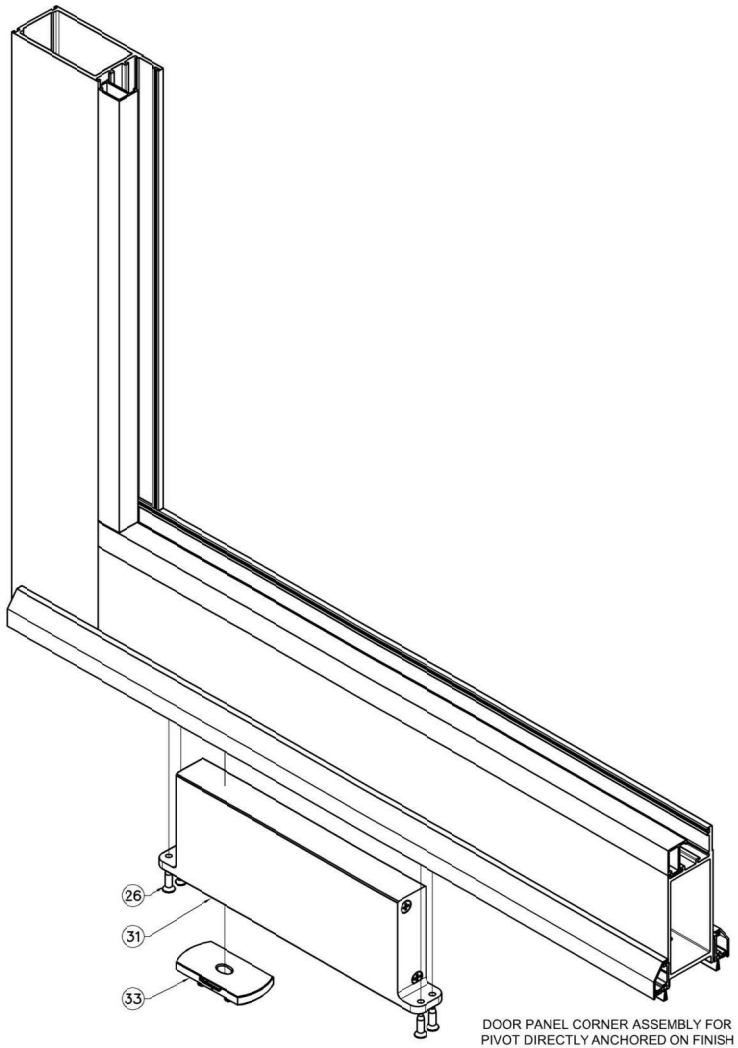
Drawing No. SCG-07108-22

Sheet No. 3 OF 7



DETAIL FOR PIVOT DIRECTLY ANCHORED ON FINISH FLOOR.
MAX. DIMS. 72" x 144"
MAX DP +/- 60 PSF

3 / 3.1 ANCHORS DETAILS (cont...)
SCALE: 1:16



DOOR PANEL CORNER ASSEMBLY FOR PIVOT DIRECTLY ANCHORED ON FINISH FLOOR.

4 / 3.1 3D VIEW CONEXIONS
SCALE: 1:16

PRODUCT NAME:

SERIES "MG-4000"
ALUMINUM PIVOT DOOR - L. VI . .

REVISIONS

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DRAWING TITLE:

VERTICAL SECTION
3D VIEW CONEXIONS

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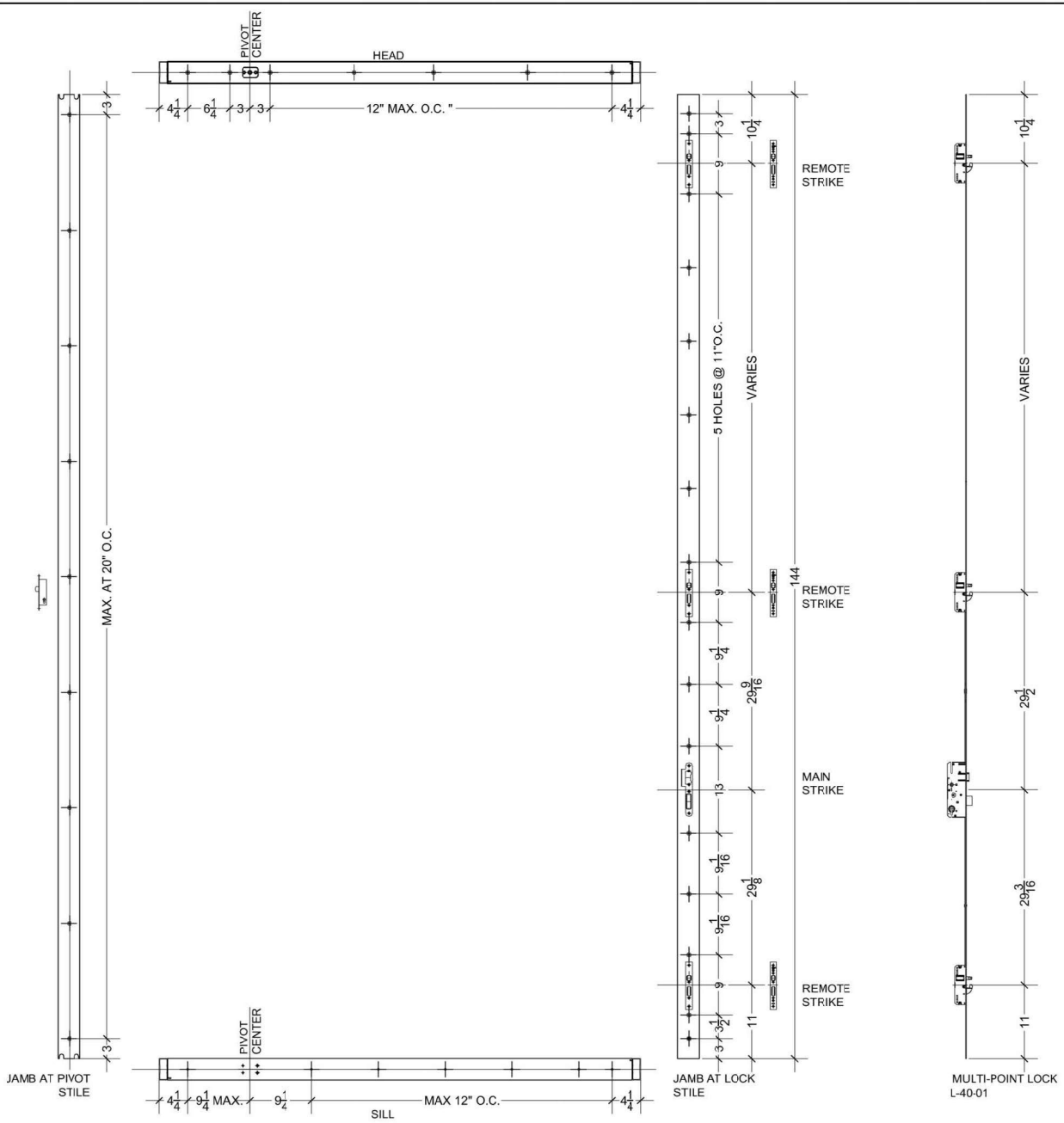
10-17-2022	as Noted

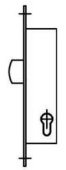
Drawing No. SCG-07108-22

Sheet No. 3.1 OF 7



HARDWARE SCHEDULE

- LOCK STILE:
  - 16mm FACE PLATE MULTIPOINT LOCK, 4 POINT LOCK MINIMUM.
  - CYLINDER OR LEVER ACTJATED FROM EXTERIOR.
  - THUMB TURN OR LEVER ACTUATED FROM INTERIOR. (SEE L40-01 SCHEME)
- PIVOT STILE:
  - SINGLE LOCK POINT INSTALLED @ 1/2 IN THE STILE.
  - HALF CYLINDER WITH THUMB TURN ACTUATED. (SEE L40-02 SCHEME)



L-40-02
ESC: 1:1

- HYDRAULIC PIVOT CONCEALED @ BOTTOM RAIL.
- ADJUSTABLE TOP PIVOT CONCEALED @ TOP RAIL.

- NOTE:
  IF SILL IS NOT USED FOLLOW ANCHOR DETAIL SHOWN IN SHEET #3.1

1/4 ANCHORS DISTRIBUTION
SCALE: 1:16

PRODUCT NAME:

SERIES "MG-4000"
ALUMINUM PIVOT DOOR - L. M . .

REVISIONS			
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2	7/10/2024	O.S.	SOLID PANEL ADDED, PIVOT DIRECTLY TO FINISH FLOOR

Souffront Construction's Group Ltd. Co.

OSCAR YAMIR SOUFFRONT
PROFESSIONAL ENGINEER

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DATE:

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Date	Scale
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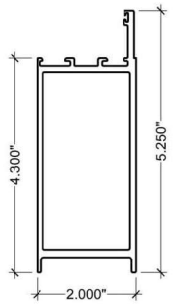
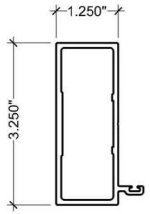
Drawing No.	SCG-07108-22
Sheet No.	4 OF 7

TOP & BOTTOM RAIL



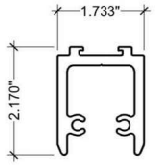
ALLOY 6063-T6 E-4002

FRAME JAMB



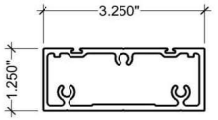
ALLOY 6063-T6 E-4014

SHEAR BLOCK



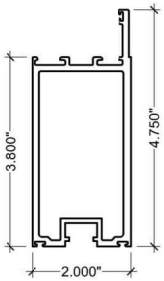
ALLOY 6005-T5 E 4024

FRAME HEADER



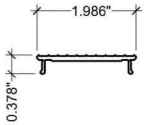
ALLOY 6063-T6 E-4012

LOCK STILE



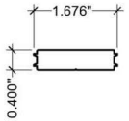
ALLOY 6063-T6 E-4003

THRESHOLD COVER



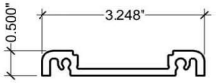
ALLOY 6063-T5 E 4015

COUNTER PLATE



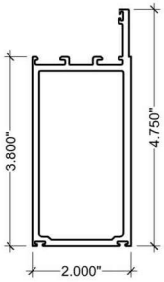
ALLOY 6063-T5 E-4025

DOOR THRESHOLD



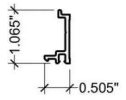
ALLOY 6063-T6 E 4013

PIVOT STILE



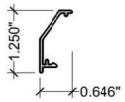
ALLOY 6063-T6 E-4004

EXTERIOR DOOR SWEEP



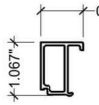
ALLOY 6063-T5 E 4022

SWEEP COVER



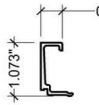
ALLOY 6063-T5 E 4023

GLASS STOP FOR 9/16" GLASS



ALLOY 6063-T6 E 9001

GLASS STOP FOR 7/8" SOLID PANEL



ALLOY 6063-T6 E 9001

1/5 PROFILES
SCALE: 1:2.5

BILL OF MATERIAL

ITEM	PART NUMEER	PICTURE	DESCRIPTION	MATERIAL
1	E 4002		TOP & BOTTOM RAIL	6063-T6
2	E 4003		LOCK STILE	6063-T6
3	E 4004		PIVOT STILE	6063-T6
5	E 4012		FRAME HEADER	6063-T6
6	E 4013		DOOR THRESHOLD	6063-T6
7	E 4014		FRAME JAMB	6063-T6
8	E 4015		THRESHOLD COVER	6063-T5
9	E 4022		EXTERIOR DOOR SWEEP	6063-T5
10	E 4023		SWEEP COVER	6063-T5
11	E 4024		SHEAR BLOCK	6063-T5
12	E 4025		COUNTER PLATE	6005-T5
13	E 9001		GLASS STOP	6063-T6
14	G10-04		WEDGE GASKET	EPDM BLACK SHORE A 70-/-5
15	G30-01		OFFSET GASKET	SANTOPRENE SHORE A70+/-5
16	G40-01		SWEEP GASKET	SILICONE SHORE A 55+/-5
17	G40-02		REBATE GASKET (FOR PIVOT GLASS DOOR)	SILICONE
18	G40-04		PILE WEATHER STRIP	POLYPROPYLENE & YARN
19	G40-06		DOOR SWEEPER	POLYPROPYLENE & YARN
21	AA1		ANCHOR AS REQUIRED	PER ANCHOR SPECS (SHEET #3)
22	S1		#12 - 24 x 1 ¾" HH TAPPING SCREW POINT TYPE "F" SS 410	STAINLESS STEEL
23	S2		1/4"-20 x 1 3/4" PH FH TAPPING SCREW POINT TYPE "F" SS 304	STAINLESS STEEL
24	S3		#6-32 x 1" PH FH TAPPING SCREW TYPE "F" SS 304	STAINLESS STEEL
25	S4		3/8"-16 UNC x 1" HEXAGONAL SOCKET SS 410	STAINLESS STEEL
26	S6		#12 - 24 x ¾" PH FH TAPPING SCREW POINT TYPE "F" SS 410	STAINLESS STEEL
27	S7		#10 - 24 x ½" UC FH TAPPING SCREW POINT TYPE "F" SS 304	STAINLESS STEEL
28	S12		#10'-16 x 3/4" PH PH SELF DRILLING SCREW SS 410	STAINLESS STEEL
29	L40-01		MULTIPOINT LOCK	STEEL
30	L40-02		ONE POINT LOCK	STEEL
31	L40-02		PIVOT SET	STEEL
32	9013		GLASS STOP	6063-T6
33			SQUARE PIVOT	STEEL

1/5 BILL OF MATERIALS
SCALE: 1:2.5

PRODUCT NAME:

SERIES "MG-4000"
ALUMINUM PIVOT DOOR - L. M. .

REVISIONS

No.	DATE	BY	DESCRIPTION
1	2/2/2024	O.S.	UPDATED TO F.B.C. 2023
2	7/10/2024	O.S.	SOLID PANEL ADDED, PIVOT DIRECTLY TO FINISH FLOOR

Souffront
Construction's Group Ltd. Co.

OSCAR YAMIR SOUFFRONT
PROFESSIONAL ENGINEER

OSCAR YAMIR SOUFFRONT LICENSE No. 72462 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:

FLORIDA No. 72462

SOUFFRONT CONSTRUCTION GROUP Ltd. Co.
CERTIFICATE OF AUTHORIZATION:
No. 29697
2942 SW 156th AVENUE
MIAMI, FL 33185.
Phone: 786.306.9417
email:soufrontengineering@gmail.com

DRAWING TITLE:

PROFILES
BILL OF MATERIALS

MANUFACTURER:

MR. GLASS DOORS & WINDOWS MANUFACTURING LLC.
8051 NW 79th PL
MIAMI, FL 33166
PH: 305-470 8284
FAX: 305-470 8285
www.mrglasswindows.com
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BLACKWATER TESTING INC.
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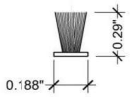
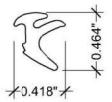
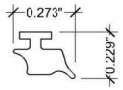
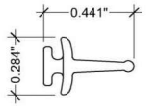
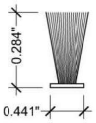
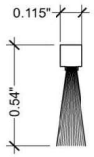
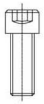
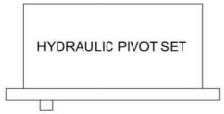
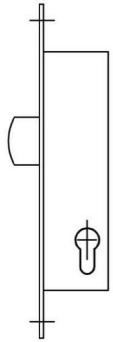
WEST PALM BEACH, FL 33413
PHONE: 561.508.2830
EMAIL: Engdep@blackwatertestlrg.com

Date	Scale
10-17-2022	as Noted

Drawing No. SCG-07108-22

Sheet No. 5 OF 7

PILE WEATHER STRIP  Material: POLYPROPYLENE & YARN G40-04	WEDGE GASKET  Material: EPDM G10-04	OFFSET GASKET  Material: POLYPROPYLENE / SANTOPRENE G30-01	SWEEP GASKET  Material: SILICONE G40-01	PILE WEATHER STRIP  Material: POLYPROPYLENE & YARN G40-02
PILE WEATHER STRIP DOOR SWEEPER  Material: POLYPROPYLENE & YARN G40-06	ANCHOR AS REQUIRED  Material: AS PER SPECS SHEET #3 AA1	#12-24 x 1-3/4" HH TAPPING SCREW POINT TYPE "F" SS 410  Material: STAINLESS STEEL S1	1/4"-20 x 1 3/4" PH FH TAPPING SCREW POINT TYPE "F" SS 304  Material: STAINLESS STEEL S2	#6-32 x 1" PH FH TAPPING SCREW TYPE "F" SS 304  Material: STAINLESS STEEL S3
3/8"-16 UNC x 1" HEXAGONAL SOCKET SS 410  Material: STAINLESS STEEL S4	#12 - 24 x 3#4" PH FH TAPPING SCREW POINT TYPE "F" SS 410  Material: STAINLESS STEEL S6	ONE - POINT LOCK  Material: ALUM / STAINLESS STEEL L40-02	MULTI-POINT LOCK  Material: STEEL L40-01	ONE - POINT LOCK  Material: STEEL L40-02
#10 - 24 x 1#2" UC FH TAPPING SCREW POINT TYPE "F" SS 304  Material: STAINLESS STEEL S7	#10'-16 x 3/4" PH PH SELF DRILLING SCREW SS 410  Material: STAINLESS STEEL S12			

1/6 ACCESSORIES
SCALE: 1:2.5

PRODUCT NAME:

SERIES "MG-4000"
ALUMINUM PIVOT DOOR - L. M . .

REVISIONS

No.	DATE	BY	DESCRIPTION
1	2/2/2024	C.S.	UPDATED TO F.B.C. 2023
2	7/10/2024	C.S.	SOLID PANEL ADDED, PIVOT DIRECTLY TO FINISH FLOOR

Souffront Construction's Group Ltd. Co.

OSCAR YAMIR SOUFFRONT
PROFESSIONAL ENGINEER

OSCAR YAMIR SOUFFRONT LICENSE No. 72462 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:

FLORIDA No. 72462

SOUFFRONT CONSTRUCTION GROUP Ltd. Co.
CERTIFICATE OF AUTHORIZATION:
No. 29697
2942 SW 156th AVENUE
MIAMI, FL 33185.
Phone: 786.306.9417
email:soulfrontengineering@gmail.com

DRAWING TITLE:

ACCESSORIES

MANUFACTURER:

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8051 NW 79th PL
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PH: 305-470 8284
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www.mrglaswincows.com
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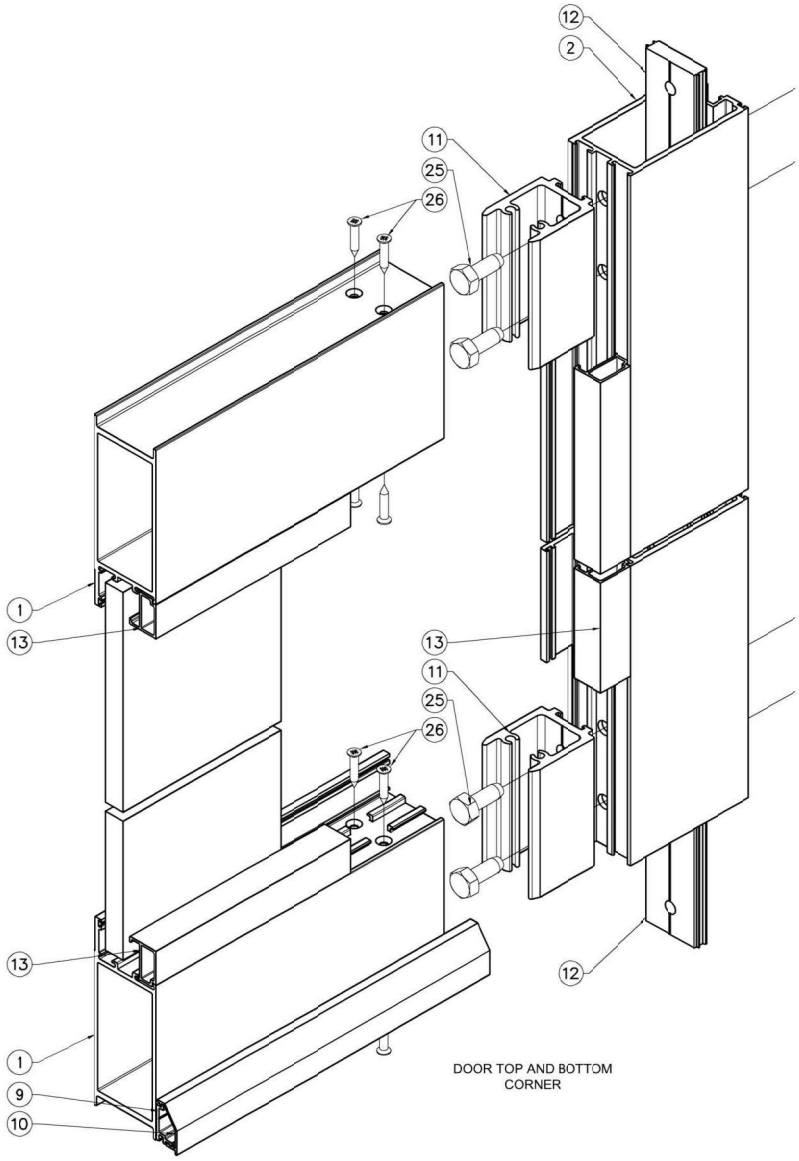
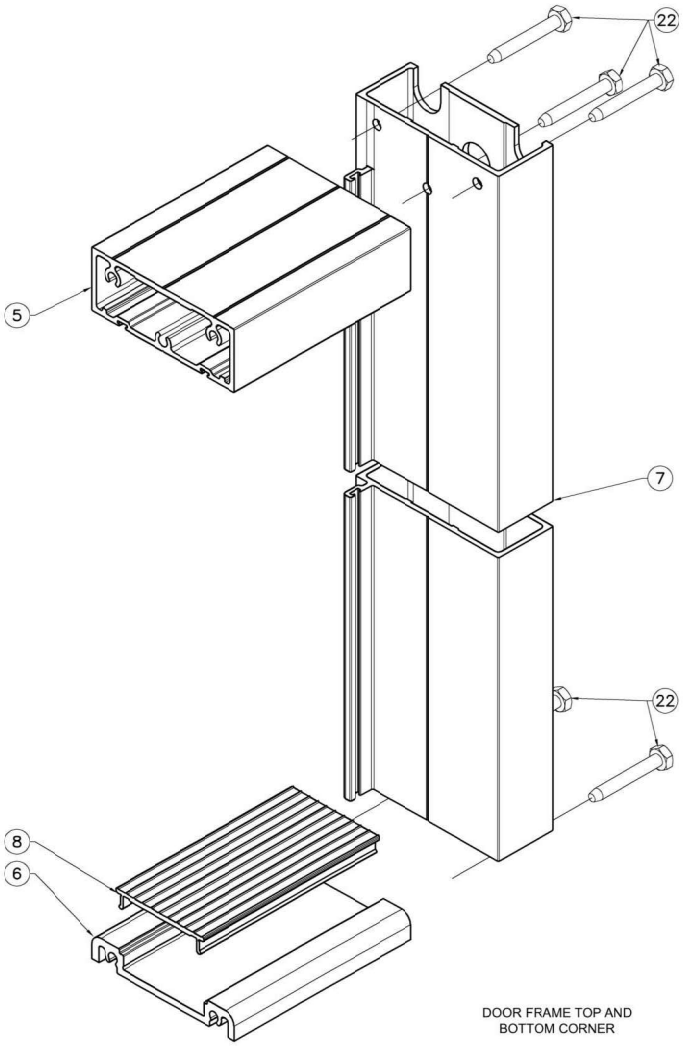
EMAIL: Engdep@blackwatertestirg.com

Date	Scale
10-17-2022	as Noted
Drawing No.	SCG-07108-22
Sheet No.	6 OF 7



DOOR TOP AND BOTTOM CORNER



DOOR FRAME TOP AND BOTTOM CORNER

1/7 3D VIEWS CONNETIONS

SCALE: 1:4

PRODUCT NAME:

SERIES "MG-4000"
ALUMINUM PIVOT DOOR - L. M . .

REVISIONS			
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3D VIEWS CONNECTIONS

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Date	Scale
10-17-2022	as Noted

Drawing No. SCG-07108-22

Sheet No. 7 OF 7

FORM R405-2023

RESIDENTIAL ENERGY CONSERVATION CODE DOCUMENTATION CHECKLIST

Florida Department of Business and Professional Regulation
Simulated Performance Alternative (Performance) Method

Applications for compliance with the 2023 Florida Building Code, Energy Conservation via the residential Simulated Performance method shall include:

- ☑ *This Checklist*
- ☑ *Form R405-2023 report*
- ☑ *Input summary checklist that can be used for field verification (usually four pages/may be greater).*
- ☑ *Energy Performance Level (EPL) Display Card (one page)*
- ☑ *HVAC system sizing and selection based on ACCA Manual S or per exceptions provided in Section R403.7*
- ☑ *Mandatory Requirements (five pages)*

Required prior to CO:

- ☐ *Air Barrier and Insulation Inspection Component Criteria checklist (Table R402.4.1.1 - one page)*
- ☐ *A completed 2023 Envelope Leakage Test Report (usually one page); exception in R402.4 allows dwelling units of R - 2 Occupancies and multiple attached single family dwellings to comply with Section C402.5*
- ☐ *If FORM R405 duct leakage type indicates anything other than "default leakage", then a completed 2023 Duct Leakage Test Report - Performance Method (usually one page).*

FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION

Florida Department of Business and Professional Regulation - Residential Performance Method

Project Name:	RESIDENCE	Builder Name:	
Street:	7 Harbour Dr N, Ocean Ridge FL	Permit Office:	
City, State, Zip:	Ocean Ridge, FL 33435	Permit Number:	
Owner:	RESIDENCE	Jurisdiction:	
Design Location:	FL, Fort Lauderdale Executive	County:	(Florida Climate Zone 1)

1. New construction or existing: New (From Plans)
2. Single family or multiple family: Single-Family
3. Number of units, if multiple family: 1
4. Number of bedrooms: 2
5. Is this a worst case?: No
6. Conditioned floor area above grade (ft²): 2517.50
   Conditioned floor area below grade (ft²): 0

7. Windows (975 ft²)	Description	Area (ft²)
a. U-Factor:	Dbl Impact, 1.390	319.67
SHGC:	0.37	
b. U-Factor:	Dbl Impact, 0.770	203.68
SHGC:	0.37	
c. U-Factor:	Dbl Impact, 0.490	264.83
SHGC:	0.32	
d. U-Factor:	Dbl Impact, 0.590	186.50
SHGC:	0.38	

Area Weighted Average Overhang Depth: 2.447 ft
Area Weighted Average SHGC: 0.358

8. Floor types (1644.00 ft²)	Insulation (R)	Area (ft²)
a. Bg floor, light dry soil, on gra	0.0	1488.00
b. Part floor, hrd wd flr fnsh, r-1	19.0	156.00
c. N/A		

9. Wall types (3752 ft²)	Insulation (R)	Area (ft²)
a. Blk wall, stucco ext, r-4.1 ext	4.1	3512.00
b. Frm wall, 1/2" gyp.bd ext, r-13	13.0	240.00
c. N/A		
d. N/A		

10. Ceiling types (1644 ft²)	Insulation (R)	Area (ft²)
a. Rf/clg ceiling, asphalt shingles	20.0	1644.00
b. N/A		
c. N/A		

11. Ducts	R	Area (ft²)
a. Sup: Entire House, Ret: Entire House, AH: Entire House	6.0	823.93
b.		

12. Cooling systems	kBtu/hr	Efficiency
a. Split air conditioner	57.6	16 SEER2
b.		

13. Heating systems	kBtu/hr	Efficiency
a. Electric strip	37.4	100 EFF
b.		

14. Hot water systems
    a. Electric conventional (40 gal) — Cap: 40 gal, UEF: 0.92
    b. Conservation features: (None)

15. Credits: Pstat

Glass/Floor area: 0.387

Total Proposed Modified Loads: 94.20
Total Baseline Loads: 99.52

PASS

I hereby certify that the plans and specifications covered by this calculation are in compliance with the Florida Energy Code.

Prepared By Richard E. Walker #61240

Signature Richard E Walker Date 09-25-2025

I hereby certify that this building, as designed, is in compliance with the Florida Energy Code.

Owner/Agent Name_____

Signature_____Date_____

Review of the plans and specifications covered by this calculation indicates compliance with the Florida Energy Code. Before construction is completed, this building will be inspected for compliance with Section 553.908 Florida Statutes.

Building Official Name_____

Signature_____Date_____

- Compliance requires certification by the air handler unit manufacturer that the air handler enclosure qualifies as certified factory-sealed in accordance with R403.3.2.1.

- Compliance requires an Air Barrier and Insulation Inspection Checklist in accordance with R402.4.1.1 and this project requires an envelope leakage test report with envelope leakage no greater than 7.0 ACH50 (R402.4.1.2).

Building Input Summary Report

PROJECT

Title:	RESIDENCE	Bedrooms:	2	Address type:	Street address
Building Type:	FLAsBuilt	Bathrooms:	2	Lot#:	
Owner:	RESIDENCE	Conditioned Area:	2518	Block/Subdivision:	
# of Units:	1	Total Stories:	1	Platbook:	
Builder Name:		Worst Case:	No	Street:	7 Harbour Dr N, Ocea
Permit Office:		Rotate Angle:	0	County:	
Jurisdiction:		Cross Ventilation:	No	City, State, Zip:	Ocean Ridge, FL 33435
Family Type:	Single-Family	Whole House Fan:	No		
New/Existing:	New (From Plans)	Terrain:	Flat terrain		
Year Construct:		Shielding:	Suburban		
Comment:					

CLIMATE

✓	Design Location	TMY Site	IECC Zone	Design Temp 97.5 %	Design Temp 2.5 %	Int Design Temp Winter	Int Design Temp Summer	Heating Degree Days	Design Moisture	Daily Temp Range
	FL, Fort Lauderdale Executive	FL_West_Palm_Beach	1	50	91	70	75	153	55	Low

BLOCKS

#	Name	Area	Volume
1	Entire House	2517.50 ft²	24924.00 ft³

SPACES

#		Area	Volume	Kitchen	Occupants	Bedrooms	Infil ID	Finished	Cooled	Heated
1	OFFICE/BED	181.25 ft²	1812.50 ft³	No	0	0	1	Yes	Yes	Yes
2	CABANA BATH	51.00 ft²	510.00 ft³	No	0	0	1	Yes	Yes	Yes
3	GUEST BATH	103.75 ft²	1037.50 ft³	No	0	0	1	Yes	Yes	Yes
4	A/C	12.00 ft²	120.00 ft³	No	0	0	1	Yes	Yes	Yes
5	KITCHEN	442.25 ft²	4422.50 ft³	Yes	1	0	1	Yes	Yes	Yes
6	LIVING/DINING	443.25 ft²	4432.50 ft³	No	2	0	1	Yes	Yes	Yes
7	BED/GYM	239.25 ft²	2153.25 ft³	No	0	0	1	Yes	Yes	Yes
8	LOFT	156.50 ft²	1408.50 ft³	No	0	0	1	Yes	Yes	Yes
9	W/D	10.50 ft²	94.50 ft³	No	0	0	1	Yes	Yes	Yes
10	BED 3	156.00 ft²	1404.00 ft³	No	0	1	1	Yes	Yes	Yes
11	STARS2	72.00 ft²	1128.00 ft³	No	0	0	1	Yes	Yes	Yes
12	FOYER	168.00 ft²	1680.00 ft³	No	0	0	1	Yes	Yes	Yes
13	M. BATH	100.00 ft²	900.00 ft³	No	0	0	1	Yes	Yes	Yes
14	WC	16.00 ft²	144.00 ft³	No	0	0	1	Yes	Yes	Yes
15	LAUNDRY	49.00 ft²	441.00 ft³	No	0	0	1	Yes	Yes	Yes
16	W. IN CLOSET	56.00 ft²	504.00 ft³	No	0	0	1	Yes	Yes	Yes
17	DN	38.50 ft²	731.50 ft³	No	0	0	1	Yes	Yes	Yes
18	MSTR BEDROOM	222.25 ft²	2000.25 ft³	No	0	1	1	Yes	Yes	Yes

FLOORS (Total Exposed Area = 1644 sq.ft.)

✓	#	Floor Type	Space	Perimeter	R-Value	Area	U-Factor	Tile	Wood	Carpet
	1	Bg floor, light dry soil, on grade depth, tile fl	OFFICE/BED	24 ft	0	181.25 ft²	0.989	1.0	0	0
	2	Bg floor, light dry soil, on grade depth, tile fl	CABANA BATH	6 ft	0	51.00 ft²	0.989	1.0	0	0
	3	Bg floor, light dry soil, on grade depth, tile fl	GUEST BATH	22 ft	0	103.75 ft²	0.989	1.0	0	0
	4	Bg floor, light dry soil, on grade depth, tile fl	A/C	0 ft	0	12.00 ft²	0.989	1.0	0	0
	5	Bg floor, light dry soil, on grade depth, tile fl	KITCHEN	46 ft	0	442.25 ft²	0.989	1.0	0	0
	6	Bg floor, light dry soil, on grade depth, tile fl	LIVING/DINING	60 ft	0	443.25 ft²	0.989	1.0	0	0
	7	Part floor, hrd wd flr fnsh, r-19 ins, frm flr, 6	BED 3	31 ft	19	156.00 ft²	0.049	0	1.0	0
	8	Bg floor, light dry soil, on grade depth, tile fl	STARS2	4 ft	0	48.00 ft²	0.989	1.0	0	0
	9	Bg floor, light dry soil, on grade depth, tile fl	FOYER	14 ft	0	168.00 ft²	0.989	1.0	0	0
	10	Bg floor, light dry soil, on grade depth, tile fl	DN	7 ft	0	38.50 ft²	0.989	1.0	0	0

ROOF

✓	#	Type	Materials	Roof Area	Gable Area	Roof Color	Rad Barr	Solar Absor.	SA Tested	Emitt	Emitt Tested	Deck Insul.	Pitch (deg)
	1	Flat	RoofAsph	1950 ft²	4372 ft²	Dark	N	0.75	No	0.90	No	20	0

CEILING (Total Exposed Area = 1644 sq.ft.)

✓	#	Ceiling Type	Space	R-Value	U-Factor	Area	Framing Fraction	Truss Type
	1	Rf/clg ceiling, asphalt shingles roo	CABANA BATH	0	0.076	17.00 ft²	0.10	--
	2	Rf/clg ceiling, asphalt shingles roo	GUEST BATH	0	0.076	91.75 ft²	0.10	--
	3	Rf/clg ceiling, asphalt shingles roo	KITCHEN	0	0.076	379.25 ft²	0.10	--
	4	Rf/clg ceiling, asphalt shingles roo	BED/GYM	0	0.076	239.25 ft²	0.10	--
	5	Rf/clg ceiling, asphalt shingles roo	LOFT	0	0.076	156.50 ft²	0.10	--
	6	Rf/clg ceiling, asphalt shingles roo	W/D	0	0.076	10.50 ft²	0.10	--
	7	Rf/clg ceiling, asphalt shingles roo	BED 3	0	0.076	156.00 ft²	0.10	--
	8	Rf/clg ceiling, asphalt shingles roo	STARS2	0	0.076	72.00 ft²	0.10	--
	9	Rf/clg ceiling, asphalt shingles roo	FOYER	0	0.076	40.00 ft²	0.10	--
	10	Rf/clg ceiling, asphalt shingles roo	M. BATH	0	0.076	100.00 ft²	0.10	--
	11	Rf/clg ceiling, asphalt shingles roo	WC	0	0.076	16.00 ft²	0.10	--
	12	Rf/clg ceiling, asphalt shingles roo	LAUNDRY	0	0.076	49.00 ft²	0.10	--
	13	Rf/clg ceiling, asphalt shingles roo	W. IN CLOSET	0	0.076	56.00 ft²	0.10	--
	14	Rf/clg ceiling, asphalt shingles roo	DN	0	0.076	38.50 ft²	0.10	--
	15	Rf/clg ceiling, asphalt shingles roo	MSTR BEDROOM	0	0.076	222.25 ft²	0.10	--

WALLS (Total Exposed Area = 3752 sq.ft.)

✓	#	Ornt	Adjacent To	Wall Type	Space	Cavity R-Value	Width Ft	Width In	Height Ft	Height In	Area	Sheathing R-Value	U-Factor	Frm. Frac.	Solar Absor.	Below Grade%
	1	S	Exterior	Blk wall, stucco	OFFICE/BED	0	12	0	10	0	120.0 ft²	0	0.109	0.22	0.75	0
	2	W	Exterior	Blk wall, stucco	OFFICE/BED	0	12	6	10	0	125.0 ft²	0	0.109	0.22	0.75	0
	3	W	Exterior	Blk wall, stucco	CABANA BATH	0	6	0	10	0	60.0 ft²	0	0.109	0.22	0.75	0
	4	N	Exterior	Blk wall, stucco	GUEST BATH	0	14	6	10	0	145.0 ft²	0	0.109	0.22	0.75	0
	5	E	Exterior	Blk wall, stucco	GUEST BATH	0	2	6	10	0	25.0 ft²	0	0.109	0.22	0.75	0
	6	W	Exterior	Blk wall, stucco	GUEST BATH	0	5	6	10	0	55.0 ft²	0	0.109	0.22	0.75	0
	7	E	Exterior	Blk wall, stucco	KITCHEN	0	22	0	10	0	220.0 ft²	0	0.109	0.22	0.75	0
	8	W	Exterior	Blk wall, stucco	KITCHEN	0	18	6	10	0	185.0 ft²	0	0.109	0.22	0.75	0
	9	-	Partition	Frm wall, 1/2" gy	KITCHEN	13	6	0	10	0	60.0 ft²	0	0.091	0.25	0.75	0
	10	E	Exterior	Blk wall, stucco	LIVING/DINING	0	23	6	10	0	235.0 ft²	0	0.109	0.22	0.75	0
	11	S	Exterior	Blk wall, stucco	LIVING/DINING	0	20	6	10	0	205.0 ft²	0	0.109	0.22	0.75	0
	12	W	Exterior	Blk wall, stucco	LIVING/DINING	0	16	6	10	0	165.0 ft²	0	0.109	0.22	0.75	0
	13	N	Exterior	Blk wall, stucco	BED/GYM	0	14	6	9	0	130.5 ft²	0	0.109	0.22	0.75	0
	14	S	Exterior	Blk wall, stucco	BED/GYM	0	14	6	9	0	130.5 ft²	0	0.109	0.22	0.75	0
	15	W	Exterior	Blk wall, stucco	BED/GYM	0	16	6	9	0	148.5 ft²	0	0.109	0.22	0.75	0
	16	N	Exterior	Blk wall, stucco	LOFT	0	8	0	9	0	72.0 ft²	0	0.109	0.22	0.75	0
	17	S	Exterior	Blk wall, stucco	LOFT	0	15	0	9	0	135.0 ft²	0	0.109	0.22	0.75	0
	18	E	Exterior	Blk wall, stucco	W/D	0	3	6	9	0	31.5 ft²	0	0.109	0.22	0.75	0
	19	S	Exterior	Blk wall, stucco	W/D	0	3	0	9	0	27.0 ft²	0	0.109	0.22	0.75	0
	20	N	Exterior	Blk wall, stucco	BED 3	0	12	0	9	0	108.0 ft²	0	0.109	0.22	0.75	0
	21	E	Exterior	Blk wall, stucco	BED 3	0	13	0	9	0	117.0 ft²	0	0.109	0.22	0.75	0
	22	S	Exterior	Blk wall, stucco	BED 3	0	6	0	9	0	54.0 ft²	0	0.109	0.22	0.75	0
	23	N	Exterior	Blk wall, stucco	STARS2	0	4	10	15	8	76.0 ft²	0	0.109	0.22	0.75	0
	24	-	Partition	Frm wall, 1/2" gy	STARS2	13	7	8	15	8	120.0 ft²	0	0.091	0.25	0.75	0
	25	N	Exterior	Blk wall, stucco	FOYER	0	8	0	10	0	80.0 ft²	0	0.109	0.22	0.75	0
	26	-	Partition	Frm wall, 1/2" gy	FOYER	13	6	0	10	0	60.0 ft²	0	0.091	0.25	0.75	0
	27	E	Exterior	Blk wall, stucco	M. BATH	0	12	6	9	0	112.5 ft²	0	0.109	0.22	0.75	0
	28	S	Exterior	Blk wall, stucco	M. BATH	0	8	0	9	0	72.0 ft²	0	0.109	0.22	0.75	0
	29	E	Exterior	Blk wall, stucco	WC	0	4	0	9	0	36.0 ft²	0	0.109	0.22	0.75	0
	30	N	Exterior	Blk wall, stucco	LAUNDRY	0	7	0	9	0	63.0 ft²	0	0.109	0.22	0.75	0
	31	E	Exterior	Blk wall, stucco	LAUNDRY	0	7	0	9	0	63.0 ft²	0	0.109	0.22	0.75	0
	32	N	Exterior	Blk wall, stucco	W. IN CLOSET	0	8	0	9	0	72.0 ft²	0	0.109	0.22	0.75	0
	33	N	Exterior	Blk wall, stucco	DN	0	2	7	19	0	49.5 ft²	0	0.109	0.22	0.75	0
	34	W	Exterior	Blk wall, stucco	DN	0	7	0	19	0	133.0 ft²	0	0.109	0.22	0.75	0
	35	S	Exterior	Blk wall, stucco	MSTR BEDROOM	0	12	6	9	0	112.5 ft²	0	0.109	0.22	0.75	0
	36	W	Exterior	Blk wall, stucco	MSTR BEDROOM	0	16	6	9	0	148.5 ft²	0	0.109	0.22	0.75	0

WINDOWS (Total Exposed Area = 975 sq.ft.)

✓	#	Ornt	Wall ID	Frame	Panes	NFRC	U-Factor	SHGC	Impact	W x H, Area	Overhang Depth	Overhang Separation	Interior Shade	Screening
	1	S	1	Metal	Low-E Double	No	1.390	0.37	Yes	6'0" x 7'0" , 42 ft²	1 ft 4 in	3 ft 0 in	None	None
	2	W	3	Metal	Low-E Double	No	1.390	0.37	Yes	2'7" x 7'0" , 18 ft²	1 ft 4 in	3 ft 0 in	None	None
	3	N	4	Metal	Low-E Double	No	0.770	0.37	Yes	5'2" x 5'0" , 26 ft²	1 ft 4 in	3 ft 0 in	None	None
	4	E	7	Metal	Low-E Double	No	0.770	0.37	Yes	8'0" x 2'0" , 16 ft²	1 ft 4 in	3 ft 0 in	None	None
	5	W	8	Vinyl	Low-E Double	No	0.490	0.32	Yes	15'10" x 7'0" ft²	2 ft 0 in	3 ft 0 in	None	None
	6	E	10	Metal	Low-E Double	No	1.390	0.37	Yes	6'0" x 7'0" , 42 ft²	1 ft 4 in	3 ft 0 in	None	None
	7	E	10	Metal	Low-E Double	No	0.590	0.38	Yes	6'0" x 7'0" , 42 ft²	1 ft 4 in	3 ft 0 in	None	None
	8	S	11	Metal	Low-E Double	No	0.590	0.38	Yes	6'0" x 7'0" , 42 ft²	1 ft 4 in	3 ft 0 in	None	None
	9	N	13	Metal	Low-E Double	No	0.770	0.37	Yes	5'2" x 5'0" , 26 ft²	1 ft 4 in	2 ft 0 in	None	None
	10	S	14	Metal	Low-E Double	No	0.770	0.37	Yes	6'2" x 5'4" , 33 ft²	1 ft 4 in	2 ft 0 in	None	None
	11	W	15	Metal	Low-E Double	No	0.770	0.37	Yes	5'2" x 5'0" , 26 ft²	1 ft 4 in	2 ft 0 in	None	None
	12	N	16	Metal	Low-E Double	No	1.390	0.37	Yes	6'1" x 7'0" , 43 ft²	10 ft 0 in	2 ft 0 in	None	None
	13	N	20	Metal	Low-E Double	No	0.770	0.37	Yes	5'2" x 5'0" , 26 ft²	1 ft 4 in	2 ft 0 in	None	None
	14	E	21	Metal	Low-E Double	No	0.770	0.37	Yes	5'2" x 5'0" , 26 ft²	1 ft 4 in	2 ft 0 in	None	None
	15	N	23	Metal	Low-E Double	No	0.590	0.38	Yes	2'0" x 7'0" , 14 ft²	1 ft 4 in	3 ft 0 in	None	None
	16	N	23	Metal	Low-E Double	No	0.590	0.38	Yes	3'6" x 7'0" , 25 ft²	10 ft 0 in	2 ft 0 in	None	None
	17	N	25	Metal	Low-E Double	No	1.390	0.37	Yes	3'0" x 7'0" , 21 ft²	6 ft 0 in	3 ft 0 in	None	None
	18	N	25	Metal	Low-E Double	No	0.590	0.38	Yes	2'0" x 7'0" , 14 ft²	1 ft 4 in	3 ft 0 in	None	None
	19	E	29	Metal	Low-E Double	No	0.770	0.37	Yes	2'7" x 5'0" , 13 ft²	1 ft 4 in	2 ft 0 in	None	None
	20	E	31	Metal	Low-E Double	No	0.770	0.37	Yes	2'7" x 5'0" , 13 ft²	1 ft 4 in	2 ft 0 in	None	None
	21	N	33	Metal	Low-E Double	No	0.590	0.38	Yes	2'0" x 5'0" , 10 ft²	1 ft 4 in	2 ft 0 in	None	None
	22	W	34	Vinyl	Low-E Double	No	0.490	0.32	Yes	22'0" x 7'0" , 154 ft²	3 ft 6 in	3 ft 0 in	None	None
	23	S	35	Metal	Low-E Double	No	0.590	0.38	Yes	8'0" x 5'0" , 40 ft²	1 ft 4 in	2 ft 0 in	None	None
	24	W	36	Metal	Low-E Double	No	1.390	0.37	Yes	22'0" x 7'0" , 154 ft²	1 ft 4 in	2 ft 0 in	None	None

GARAGE

✓	#	Floor Area	Ceiling Area	Exposed Wall Perimeter	Avg. Wall Height	Exposed Wall Insulation
	1	462 ft²	462 ft²	62 ft	10 ft	5

FORM R405-2023

INFILTRATION

#	Scope	Method	SLA	CFM 50	ELA	EqLA	ACH	ACH 50
1	Wholehouse	Simplified	0.000373	2908	160.0	300.4	0.51	7.00

HEATING SYSTEM

✓	#	System Type	Subtype	Efficiency	Capacity	Block	Ducts
	1	Electric strip		100 EFF	37.4 kBtu/hr	1	sys#1

COOLING SYSTEM

✓	#	System Type	Subtype	Efficiency	Capacity	Air Flow	SHR	Block	Ducts
	1	Split air conditioner		16 SEER2	59.0 kBtu/hr	1967 cfm	0.70	1	sys#1

HOT WATER SYSTEM

✓	#	System Type	Subtype	Location	EF	Cap	Use	SetPnt	Conservation
	1	Electric conventional			0.92 UEF	40 gal	50 gal	120 °F	None

DUCTS

✓	#	Supply Location	Supply R-Value	Supply Area	Return Location	Return Area	Leakage Type	Air Handler	CFM 25 Out	Percent Leakage	QN	RLF	HVAC # Heat	HVAC # Cool
	1	Entire House	6.0	824 ft²	Entire House	0 ft²	Default Leakage	Entire House	(Default)	6.00	0.08		1	1

TEMPERATURES

Programmable Thermostat: Y Ceiling Fans:

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Cooling	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]
Heating	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]
Venting	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]	[X]

Thermostat Schedule: Florida Building Code, 8th Edition (2023)

Schedule Type		Hours 1	2	3	4	5	6	7	8	9	10	11	12
Cooling (WD)	AM	75	75	75	75	75	75	75	75	75	75	75	75
	PM	75	75	75	75	75	75	75	75	75	75	75	75
Cooling (WEH)	AM	75	75	75	75	75	75	75	75	75	75	75	75
	PM	75	75	75	75	75	75	75	75	75	75	75	75
Heating (WD)	AM	72	72	72	72	72	72	72	72	72	72	72	72
	PM	72	72	72	72	72	72	72	72	72	72	72	72
Heating (WEH)	AM	72	72	72	72	72	72	72	72	72	72	72	72
	PM	72	72	72	72	72	72	72	72	72	72	72	72

ENERGY PERFORMANCE LEVEL (EPL) DISPLAY CARD

ESTIMATED ENERGY PERFORMANCE INDEX = 95

The lower the EnergyPerformance Index, the more efficient the home.

1. New home or addition	1.	New (From Plans)
2. Single-family or multiple-family	2.	Single-Family
3. Number of units, if multiple-family	3.	1
4. Number of bedrooms	4.	2
5. Is this a worst case? (yes/no)	5.	No
6. Conditioned floor area (ft²)	6.	2517.50
7. Windows, type and area*		
a. U-Factor:	7a.	Dbl, Impact(Avg), 0.863
b. Solar Heat Gain Coefficient (SHGC):	7b.	0.36
c. Area (ft²)	7c.	975
8. Skylights		
a. U-Factor:	8a.	
b. Solar Heat Gain Coefficient (SHGC):	8b.	
9. Floor type, insulation level		
a. Slab-on-grade (R-value):	9a.	0.0
b. Wood, raised (R-value):	9b.	19.0
c. Concrete, raised (R-value)	9c.	
10 Wall type and insulation:		
a. Exterior:		
1. Wood/mtl frame (Insulation R-value):	10a1.	
2. Masonry (Insulation R-value):	10a2.	4.1
b. Adjacent:		
1. Wood/mtl frame (Insulation R-value):	10b1.	13.0
2. Masonry (Insulation R-value):	10b2.	
11. Ceiling type and insulation level		
a. Under attic (R-value):	11a.	
b. Single assembly (R-value):	11b.	20.0
c. Knee walls/skylight walls (R-value)	11c.	
d. Radiant barrier installed	11d.	No

12. Ducts, location & insulation level		
a. Supply ducts:		R 6.0
b. Return ducts:		R
c. AHU location:		Entire House
13. Cooling systems	Capacity	57.6
a. Split system:	SEER2	16.00
b. Single package:	SEER2	
c. Ground/water source:	SEER/COP	
d. Room unit/PTAC:	EER	
e. Other:		
14. Heating systems	Capacity	37.4
a. Split system heat pump:	HSPF	
b. Single package heat pump:	HSPF	
c. Electric resistance:	COP	1.00
d. Gas furnace, natural gas:	AFUE	
e. Gas furnace, LPG:	AFUE	
f. Other:		
15. Water heating systems		
a. Electric resistance:		0.92 UEF
b. Gas fired, natrual gas:		
c. Gas fired, LPG:		
d. Solar system with tank:		
e. Dedicated heat pump with tank:		
f. Heat recovery unit:	HeatRec%	
g. Other:		
16. HVAC credits claimed (Performance Method)		
a. Ceiling fans:		
b. Cross ventilation:		
c. Whole house fan:		
d. Multizone cooling credit:		
e. Multizone heating credit:		
f. Programmable thermostat:		Yes

*Label required by Section R303.1.3 of the Florida Building Code, Energy Conservation, if not DEFAULT.

I certify that this home has complied with the Florida Building Code, Energy Conservation,through the above energy saving features which will be installed (or exceeded) in this home before final inspection. Otherwise, a new EPL Display Card will be completed based on installed Code compliant features.

Builder Signature: _____ Date: _____

Address of New Home: 7 Harbour Dr N, Ocean Ridge FL City/FL Zip: Ocean Ridge, FL 33435

Florida Building Code, Energy Conservation, 8th Edition (2023)
Mandatory Requirements for Residential Performance, Prescriptive and ERI Methods

ADDRESS:	7 Harbour Dr N, Ocean Ridge FL Ocean Ridge, FL 33435	PERMIT #:

MANDATORY REQUIREMENTS - See individual code sections for full details.

SECTION R401 GENERAL

☑ ☐ **R401.3 Energy Performance Level (EPL) display card (Mandatory).** The building official shall require that an energy performance level (EPL) display card be completed and certified by the builder to be accurate and correct before final approval of the building for occupancy. Florida law (Section 553.9085, Florida Statues) requires the EPL display card to be included as an addendum to each sales contract for both presold and nonpresold residential buildings. The EPL display card contains information indicating the energy performance level and efficiencies of components installed in a dwelling unit. completed and signed by the builder The building official shall verify that the EPL display card accurately reflects the plans and specifications submitted to demonstrate compliance for the building. A copy of the EPL display card can be found in Appendix RD.

SECTION R402 BUILDING THERMAL ENVELOP

☐ **R402.4 Air leakage (Mandatory).** The building thermal envelope shall be constructed to limit air leakage in accordance with the requirements of Sections R402.4.1 through R402.4.5.

Exception: Dwelling units of R-2 Occupancies and multiple attached single family dwellings shall be permitted to comply with Section C402.5.

☐ **R402.4.1 Building thermal envelope.** The building thermal envelope shall comply with Sections R402.4.1.1 and R402.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.

☐ **R402.4.1.1 Installation.** The components of the building thermal envelope as listed in Table R402.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table R402.4.1.1, as applicable to the method of construction. Where required by the code official, an approved third party shall inspect all components and verify compliance.

☐ **R402.4.1.2 Testing.** The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding seven air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Dwelling units with an air leakage rate less than three air changes per hour shall be provided with whole-house mechanical ventilation in accordance with Section R403.6.1 of this code and M1507.3 of the Florida Building Code, Residential. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 pascals). Testing shall be conducted by either individual as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

Exception: Testing is not required for additions, alterations, renovations, or repairs, of the building thermal envelope of existing buildings in which the new construction is less than 85 percent of the building thermal envelope.

During testing:
1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.
7. If an attic is both air sealed and insulated at the roof deck, interior access doors and hatches between the conditioned space volume and the attic shall be opened during the test and the volume of the attic shall be added to the conditioned space volume for purposes of reporting an infiltration volume and calculating the air leakage of the home.

☐ **R402.4.2 Fireplaces.** New wood-burning fireplaces shall have tight-fitting flue dampers or doors, and outdoor combustion air. Where using tight-fitting doors on factory-built fireplaces listed and labeledin accordance with UL 127, the doors shall be tested and listed for the fireplace. Where using tight-figging doors on masonry fireplaces,the doors shall be listed and labeled in accordance with UL 907.

☐ **R402.4.3 Fenestration air leakage.** Windows, skylights and sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot (1.5 L/s/m2), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m2), when tested according to NFRC 400 or AAMA/WDMA/CSA 101/I.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

Exception: Site-built windows, skylights and doors.

☐ **R402.4.4 Rooms containing fuel-burning appliances.** In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table R402.1.2, where the walls, floors and ceilings shall meet not less than the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section R403. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

Exceptions:
1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Section R402.4.2 and Section R1006 of the Florida Building Code, Residential.

MANDATORY REQUIREMENTS - (Continued)

☐ **R402.4.5 Recessed lighting.** Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned and unconditioned spaces. All recessed luminaires shall be IC-rated and labeled as having an air leakage rate not more than 2.0 cfm (0.944 L/s) when tested in accordance with ASTM E283 at a 1.57 psf (75 Pa) pressure differential. All recessed luminaires shall be sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

☐ **R402.4.6 Air-Sealed Electrical and Communication Boxes.** Air-sealed electrical and communication boxes that penetrate the air barrier of the building thermal envelope shall be caulked, taped, gasketed, or otherwise sealed to the air barrier element being penetrated. Air-sealed boxes shall be buried in or surrounded by insulation. Air-sealed boxes shall be marked in accordance with NEMA OS 4. Air-sealed boxes shall be installed in accordance with the manufacturer's instructions.

SECTION R403 SYSTEMS

☐ **R403.1 Controls**

☐ **R403.1.1 Thermostat provision (Mandatory).** At least one thermostat shall be provided for each separate heating and cooling system.

☐ **R403.1.3 Heat pump supplementary heat (Mandatory).** Heat pumps having supplementary electric-resistance heat shall have controls that limit supplemental heat operation to only those times when one of the following applies:

1. The vapor compression cycle cannot provide the necessary heating energy to satisfy the thermostat setting.
2. The heat pump is operating in defrost mode.
3. The vapor compression cycle malfunctions.
4. The thermostat malfunctions.

☐ **R403.3.2 Sealing (Mandatory).** All ducts, air handlers, filter boxes and building cavities that form the primary air containment passageways for air distribution systems shall be considered ducts and plenum chambers, shall be constructed and sealed in accordance with Section C403.2.9.2 of the Commercial Provisions of this code and shall be shown to meet duct tightness criteria below.
Duct tightness shall be verified by testing in accordance with ANSI/RESNET/ICC 380 by either individuals as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g), or (i), Florida Statutes, to be "substantially leak free" in accordance with Section R403.3.3.

☐ **R403.3.2.1 Sealed air handler.** Air handlers shall have a manufacturer's designation for an air leakage of no more than 2 percent of the design air flow rate when tested in accordance with ASHRAE 193.

☐ **R403.3.3 Duct testing (Mandatory).** Ducts shall be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2. Post construction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. All registers shall be taped or otherwise sealed during the test.

Exceptions:

1. A duct leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope.
2. Duct testing is not mandatory for buildings complying by Section 405 of this code. Duct leakage testing is required for Section R405 compliance where credit is taken for leakage, and a duct air leakage Qn to the outside of less than 0.080 (where Qn = duct leakage to the outside in cfm per 100 square feet of conditioned floor area tested at 25 Pascals) is indicated in the compliance report for the proposed design.

A written report of the results of the test shall be signed by the party conducting the test and provided to the code official.

☐ **R403.3.5 Building Cavities (Mandatory).** Building framing cavities shall not be used as ducts or plenums.

☐ **R403.4 Mechanical system piping insulation (Mandatory).** Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55°F (13°C) shall be insulated to a minimum of R-3.

☐ **R403.4.1 Protection of piping insulation.** Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance, and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.

☐ **R403.5.1 Heated water circulation and temperature maintenance systems (Mandatory).** Heated water circulation systems shall be in accordance with Section R403.5.1.1. Heat trace termperature maintenance systems shall be in accordance with Section R403.5.1.2. Automatic controls, temperature sensors and pumps shall be accessible. Manual controls shall be readily accessible.

☐ **R403.5.1.1 Circulation systems.** Heated water circulation systems shall be provided with a circulation pump. The system return pipe shall be dedicated return pipe or a cold water supply pipe. Gravity and thermosiphon circulation systems shall be prohibited. Controls for circulating hot water system pumps shall start the pump based on the identification of a demand for how water within the occupancy. The controls shall automatically turn off the pump when the water in the circulation loop is at the desired temperature and when there is no demand for hot water.

☐ **R403.5.1.2 Heat trace systems.** Electric heat trace systems shall comply with IEEE 515.1 or UL 515. Controls for such systems shall automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping in accordance with the times when heated water is used in the occupancy.

☐ **R403.5.2 Demand recirculation water systems (Mandatory).** Where installed, demand recirculation water systems shall have controls that comply with both of the following:

1. The controls shall start the pump upon receiving a signal from the action of a user of a fixture or appliance, sensing the presence of a user of a fixture or sensing the flow of hot or tempered water to a fixture fitting or appliance.
2. The controls shall limit the temperature of the water entering the cold water piping to not greater than 104°F (40°C).

MANDATORY REQUIREMENTS - (Continued)

☐ **R403.5.5 Heat traps (Mandatory).** Storage water heaters not equipped with integral heat traps and having vertical pipe risers shall have heat traps installed on both the inlets and outlets. External heat traps shall consist of either a commercially available heat trap or a downward and upward bend of at least 3 1/2 inches (89 mm) in the hot water distribution line and cold water line located as close as possible to the storage tank.

☐ **R403.5.6 Water heater efficiencies (Mandatory).**

☐ **R403.5.6.1 Storage water heater temperature controls.**

☐ **R403.5.6.1.1 Automatic controls.** Service water heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use. The minimum temperature setting range shall be from 100°F to 140°F (38°C to 60°C).

☐ **R403.5.6.1.2 shut down.** A separate switch or a clearly marked circuit breaker shall be provided to permit the power supplied to electric service systems to be turned off. A separate valve shall be provided to permit the energy supplied to the main burner(s) of combustion types of service water heating systems to be turned off.

☐ **R403.5.6.2 Water heating equipment.** Water heating equipment installed in residential units shall meet the minimum efficiencies of Table C404.2 in Chapter 4 of the Florida Building Code, Energy Conservation, Commercial Provisions, for the type of equipment installed. Equipment used to provide heating functions as part of a combination system shall satisfy all stated requirements for the appropriate water heating category. Solar water heaters shall met the criteria of Section R403.5.6.2.1.

☐ **R403.5.6.2.1 Solar water heating system.** Solar systems for domestic hot water production are rated by the annual solar energy factor of the system. The solar energy factor of a system shall be determined from the Florida Solar Energy Center Directory of Certified Solar Systems. Solar collectors shall be tested in accordance with ISO Standard 9806, Test Methods for Solar Collectors, and SRCC Standard TM-1, Solar Domestic Hot Water System and Component Test Protocol. Collectors in installed solar water-heating systems should meet the following criteria:

1. Be installed with a tilt angle between 10 degrees and 40 degrees of the horizontal; and
2. Be installed at an orientation within 45 degrees of true south.

☐ **R403.6 Mechanical ventilation (Mandatory).** The building shall be provided with ventilation that meets the requirements of the Florida Building Code, Residential or Florida Building Code, Mechanical, as applicable, or with other approved means of ventilation, including: Natural, Infiltration or Mechanical means. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

☐ **R403.6.1 Whole-house mechanical ventilation system fan efficacy.** When installed to function as a whole-house mechanical ventilation system, fans shall meet the efficacy requirements of Table R403.6.1.

Exception: Where mechanical ventilation fans are integral to tested and listed HVAC equipment, they shall be powered by an electronically commutated motor.

☐ **R403.6.2 Ventilation air.** Residential buildings designed to be operated at a positive indoor pressure of for mechanical ventilation shall meet the following criteria:

1. The design air change per hour minimums for residential buildings in ASHRAE 62.2, Ventilation for Acceptable Indoor Air Quality, shall be the maximum rates allowed for residential applications.
2. No ventilation or air-conditioning system make-up air shall be provided to conditioned space from attics, crawlspaces, attached enclosed garages or outdoor spaces adjacent to swimming pools or spas.
3. If ventilation air is drawn from enclosed spaces(s), then the walls of the space(s) from which air is drawn shall be insulated to a minimum of R-11 and the ceiling shall be insulated to a minimum or R-19, space permitting, or R-10 otherwise.

☐ **R403.7 Heating and cooling equipment.**

☐ **R403.7.1 Equipment sizing (Mandatory).** Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on the equipment loads calculated in accordance with ACCA Manual J or other approved methodologies, heating and cooling calculation based on building loads for the directional orientation of the building. The manufacturer and model number of the outdoor and indoor units (if split system) shall be submitted along with the sensible and total cooling capacities at the design conditions described in Section R302.1. This code does not allow designer safety factors, provisions for future expansion or other factors that affect equipment sizing. System sizing calculations shall not include loads created by local intermittent mechanical ventilation such as standard kitchen and bathroom exhaust systems. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

TABLE R403.6.1
WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FAN EFFICACY

FAN LOCATION	AIRFLOW RATE MINIMUM CFM	MINIMUM EFFICACY (a) CFM/WATT	AIRFLOW RATE MAXIMUM CFM
HRV or ERV	Any	1.2 cfm/watt	Any
Range hoods	Any	2.8 cfm/watt	Any
In-line fan	Any	3.8 cfm/watt	Any
Bathroom, utility room	10	2.8 cfm/watt	< 90
Bathroom, utility room	90	3.5 cfm/watt	Any

For SI: 1 cfm - 28.3 L/min. (a) When tested in accordance HVI Standard 916

MANDATORY REQUIREMENTS - (Continued)

☐ **R403.7.1.1 Cooling equipment capacity.** Cooling only equipment shall be selected so that its total capacity is not less than the calculated total load but not more than 1.15 times greater than the total load calculated according to the procedure selected in Section 403.7, or the closest available size provided by the manufacturer's product lines. The corresponding latent capacity of the equipment shall not be less than the calculated latent load.
The published value for AHRI total capacity is a nominal, rating-test value and shall not be used for equipment sizing. Manufacturer's expanded performance data shall be used to select cooling-only equipment. This selection shall be based on the outdoor design dry-bulb temperature for the load calculation (or entering water temperature for water-source equipment), the blower CFM provided by the expanded performance data, the design value for entering wet-bulb temperature and the design value for entering dry-bulb temperature
Design values for entering wet-bulb and dry-bulb temperatures shall be for the indoor dry bulb and relative humidity used for the load calculation and shall be adjusted for return side gains if the return duct(s) is installed in an unconditioned space.

Exceptions:
1. Attached single- and multiple-family residential equipment sizing may be selected so that its cooling capacity is less than the calculated total sensible load but not less than 80 percent of that load.
2. When signed and sealed by a Florida-registered engineer, in attached single- and multiple-family units, the capacity of equipment may be sized in accordance with good design practice.

☐ **R403.7.1.2 Heating equipment capacity.**

☐ **R403.7.1.2.1 Heat pumps.** Heat pump sizing shall be based on the cooling requirements as calculated according to Section R403.7.1.1, and the heat pump total cooling capacity shall not be more than 1.15 times greater than the design cooling load even if the design heating load is 1.15 times greater than the design cooling load.

☐ **R403.7.1.2.2 Electric resistance furnaces.** Electric resistance furnaces shall be sized within 4 kW of the design requirements calculated according to the procedure selected in Section R403.7.1

☐ **R403.7.1.2.3 Fossil fuel heating equipment.** The capacity of fossil fuel heating equipment with natural draft atmospheric burners shall not be less than the design load calculated in accordance with Section R403.7.1.

☐ **R403.7.1.3 Extra capacity required for special occasions.** Residences requiring excess cooling or heating equipment capacity on an intermittent basis, such as anticipated additional loads caused by major entertainment events, shall have equipment sized or controlled to prevent continuous space cooling or heating within that space by one or more of the following options:
1. A separate cooling or heating system is utilized to provide cooling or heating to the major entertainment areas.
2. A variable capacity system sized for optimum performance during base load periods is utilized.

☐ **R403.8 Systems serving multiple dwelling units (Mandatory).** Systems serving multiple dwelling units shall comply with Sections C403 and C404 of the IECC—Commercial Provisions in lieu of Section R403.

☐ **R403.9 Snow melt and ice system controls (Mandatory).** Snow- and ice-melting systems, supplied through energy service to the building, shall include automatic controls capable of shutting off the system when the pavement temperature is above 50°F (10°C), and no precipitation is falling and an automatic or manual control that will allow shutoff when the outdoor temperature is above 40°F (4.8°C).

☐ **R403.10 Pools and permanent spa energy consumption (Mandatory).** The energy consumption of pools and permanent spas shall be in accordance with Sections R403.10.1 through R403.10.5.

☐ **R403.10.1 Heaters.** The electric power to heaters shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet (914 mm) of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater. Gas-fired heaters shall not be equipped with continuously burning ignition pilots.

☐ **R403.10.2 Time switches.** Time switches or other control methods that can automatically turn off and on according to a preset schedule shall be installed for heaters and pump motors. Heaters and pump motors that have built-in time switches shall be in compliance with this section.

Exceptions:
1. Where public health standards require 24-hour pump operations.
2. Pumps that operate solar- and waste-heat-recovery pool heating systems.
3. Where pumps are powered exclusively from on-site renewable generation.

☐ **R403.10.3 Covers.** Outdoor heated swimming pools and outdoor permanent spas shall be equipped with a vapor- retardant cover on or at the water surface or a liquid cover or other means proven to reduce heat loss.

Exception: Where more than 70 percent of the energy for heating, computed over an operation season, is from site-recovered energy, such as from a heat pump or solar energy source, covers or other vapor-retardant means shall not be required.

☐ **R403.10.4 Gas- and oil-fired pool and spa heaters.** All gas- and oil-fired pool and spa heaters shall have a minimum thermal efficiency of 82 percent for heaters manufactured on or after April 16, 2013, when tested in accordance with ANSI Z 21.56. Pool heaters fired by natural or LP gas shall not have continuously burning pilot lights.

☐ **R403.10.5 Heat pump pool heaters.** Heat pump pool heaters shall have a minimum COP of 4.0 when tested in accordance with AHRI 1160, Table 2, Standard Rating Conditions-Low Air Temperature. A test report from an independent laboratory is required to verify procedure compliance. Geothermal swimming pool heat pumps are not required to meet this standard.

MANDATORY REQUIREMENTS - (Continued)

☐ **R403.11 Portable spas (Mandatory).** The energy consumption of electric-powered portable spas shall be controlled by the requirements of APSP-14.

☐ **R403.13 Dehumidifiers (Mandatory).** If installed, a dehumidifier shall conform to the following requirements:

1. The minimum rated efficiency of the dehumidifier shall be greater than 1.7 liters/ kWh if the total dehumidifier capacity for the house is less than 75 pints/day and greater than 2.38 liters/kWh if the total dehumidifier capacity for the house is greater than or equal to 75 pints/day.
2. The dehumidifier shall be controlled by a sensor that is installed in a location where it is exposed to mixed house air.
3. Any dehumidifier unit located in unconditioned space that treats air from conditioned space shall be insulated to a minimum of R-2.
4. Condensate disposal shall be in accordance with Section M1411.3.1 of the Florida Building Code, Residential.

☐ **R403.13.1 Ducted dehumidifiers.** Ducted dehumidifiers shall, in addition to conforming to the requirements of Section R403.13, conform to the following requirements:

1. If a ducted dehumidifier is configured with return and supply ducts both connected into the supply side of the cooling system, a backdraft damper shall be installed in the supply air duct between the dehumidifier inlet and outlet duct.
2. If a ducted dehumidifier is configured with only its supply duct connected into the supply side of the central heating and cooling system, a backdraft damper shall be installed in the dehumidifier supply duct between the dehumidifier and central supply duct.
3. A ducted dehumidifier shall not be ducted to or from a central ducted cooling system on the return duct side upstream from the central cooling evaporator coil.
4. Ductwork associated with a dehumidifier located in unconditioned space shall be insulated to a minimum of R-6.

SECTION R404 ELECTRICAL POWER AND LIGHTING SYSTEMS

☐ **R404.1 Lighting equipment (Mandatory).** All permanently installed luminaires, excluding those in kitchen appliances, shall have an efficacy of at least 45 lumens-per-watt or shall utilize lamps with an efficacy of not less than 65 lumens-per-watt.

Exception: Low-voltage lighting.

☐ **R404.1.1 Lighting equipment (Mandatory).** Fuel gas lighting systems shall not have continuously burning pilot lights.

TABLE 402.4.1.1
AIR BARRIER AND INSULATION INSPECTION COMPONENT CRITERIA

Project Name:	RESIDENCE	Builder Name	
Street:	7 Harbour Dr N, Ocean Ridge FL	Permit Office:	
City, State, Zip:	Ocean Ridge, FL 33435	Permit Number:	
Owner:	RESIDENCE	Jurisdiction:	
Design Location:	FL, Fort Lauderdale Executive		

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA	✓
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.	☐
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attics paces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.	☐
Walls	The junction of the foundation and sill plate shall be sealed.The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities with corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier	☐
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.		☐
Rim joists	Rim joists are insulated and include an air barrier.	Rim joists shall be insulated.	☐
Floors (including above-garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity Insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top sideof sheathing, or continuous insulation installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.	☐
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided in lieu of floor insulation, insulation shall be permanently attached to the crawlspace walls.	☐
Shafts, penetrations	Duct shafts, utility penetrations, and flue shaft openings to exterior or unconditioned space shall be sealed.		☐
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity spaces.	☐
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.		☐
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished. surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.	☐
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.	☐
Shower/tub on exterior wall	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	Exterior walls adjacent to showers and tubs shall be insulated.	☐
Electrical, communication, and other equipment boxes, housings, and enclosures	Boxes, housings, and enclosures that penetrate the air barrier shall be caulked, taped, gasketed, or otherwise sealed to the air barrier element being penetrated. All concealed openings into the box, housing, or enclosure shall be sealed. The continuity of the air barrier shall be maintained around boxes, housings, and enclosures that penetrate the air barrier. Alternatively, air-sealed boxes shall be installed in accordance with R402.4.6.	Boxes, housings, and enclosures shall be buried in or surrounded by tightly fitted insulation.	☐
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.		☐
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.		☐

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

Envelope Leakage Test Report (Blower Door Test)

Residential Prescriptive, Performance or ERI Method Compliance
2023 Florida Building Code, Energy Conservation, 8th Edition

Jurisdiction:	Permit Number:

Job Information

Builder:	Community:	Lot:
Address: 7 Harbour Dr N, Ocea	Unit:	
City: Ocean Ridge	State: FL	Zip: 33435

Air Leakage Test Results

Passing results must meet either the Performance, Prescriptive, or ERI Method.

☐ **PRESCRIPTIVE METHOD** The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding 7 air changes per hour at a pressure of 0.2 inch w.g. (50 pascals) in Climate Zones 1 and 2.

☑ **PERFORMANCE or ERI METHOD** The building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding the selected ACH(50) value, as shown on FORM R405-2023 (Performance) or R406-2023 (ERI), section labeled as Infiltration, sub-section ACH50.

ACH(50) specified on Form R405-2023-Energy Calc (Performance) or R406-2023 (ERI): 7.000

$$\frac{\text{CFM(50)}}{\text{\_\_\_\_\_}} \times 60 \div \frac{\text{Building Volume}}{24924} = \frac{\text{ACH(50)}}{\text{\_\_\_\_\_}}$$

☐ **PASS**

☑ When ACH(50) is less than 3, Mechanical Ventilation installation must be verified by building department.

Method for calculating building volume:

☐ Retrieved from architectural plans
☑ Code software calculated
☐ Field measured and calculated

R402.4.1.2 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate not exceeding seven air changes per hour in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8. Dwelling units with an air leakage rate less than three air changes per hour shall be provided with whole-house mechanical ventilation in accordance with Section R403.6.1 of this code and M1507.3 of the Florida Building Code, Residential. Testing shall be conducted in accordance with ANSI/RESNET/ICC 380 and reported at a pressure of 0.2 inch w.g. (50 pascals). Testing shall be conducted by either individual as defined in Section 553.993(5) or (7), Florida Statutes, or individuals licensed as set forth in Section 489.105(3)(f), (g) or (i) or an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the code official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

Exception: Testing is not required for additions, alterations, renovations, or repairs, of the building thermal envelope of existing buildings in which the new construction is less than 85 percentof the building thermal envelope.

During testing:

1. Exterior windows and doors, fireplace and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, back draft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.
7. If an attic is both air sealed and insulated at the roof deck, interior access doors and hatches between the conditioned space volume and the attic shall be opened during the test and the volume of the attic shall be added to the conditioned space volume for purposes of reporting an infiltration volume and calculating the air leakage of the home.

Testing Company

Company Name: _____ Phone: _____

I hereby verify that the above Air Leakage results are in accordance with the 2023 8th Edition Florida Building Code Energy Conservation requirements according to the compliance method selected above.

Signature of Tester: _____ Date of Test: _____

Printed Name of Tester: _____

License/Certification #: _____ Issuing Authority: _____

Project Summary
Entire House
FLORIDA ENGINEERING LLC

Job: 2519911
Date: 09-25-2025
By: Richard E. Walker

4161 Tamiami Trail, Unit 101, Port Charlotte, FL 33952 Phone: 9413915980 Fax: 9419798195 Email: gabriel@fleng.com Web: www.flengineeringllc.com

Project Information

For: RESIDENCE
7 Harbour Dr N, Ocean Ridge FL, Ocean Ridge, FL 33435

Notes:

Design Information

Weather: Fort Lauderdale Executive, FL, US

Winter Design Conditions

Outside db	50	°F
Inside db	70	°F
Design TD	20	°F
Ventilation Method	ASHRAE 62.2-2013	

Summer Design Conditions

Outside db	91	°F
Inside db	75	°F
Design TD	16	°F
Daily range	L	
Relative humidity	50	%
Moisture difference	55	gr/lb

Heating Summary

Structure	30438	Btuh
Ducts (R-6.0)	7624	Btuh
Central vent (0 cfm)	0	Btuh
Humidification	0	Btuh
Piping	0	Btuh
Equipment load	38062	Btuh

Sensible Cooling Equipment Load Sizing

Structure	45128	Btuh
Ducts (R-6.0)	5843	Btuh
Central vent (0 cfm)	0	Btuh
Blower	0	Btuh
Use manufacturer's data	n	
Rate/swing multiplier	0.96	
Equipment sensible load	48983	Btuh

Infiltration

Method	Simplified
Construction quality	Semi-tight
Fireplaces	0

	Heating	Cooling
Area (ft²)	2518	2518
Volume (ft³)	24924	24924
Air changes/hour	0.22	0.11
Equiv. AVF (cfm)	91	46

Latent Cooling Equipment Load Sizing

Structure	2309	Btuh
Ducts	1920	Btuh
Central vent (0 cfm)	0	Btuh
Equipment latent load	4229	Btuh
Equipment Total Load (Sen+Lat)	53212	Btuh
Req. total capacity at 0.70 SHR	5.8	ton

Heating Equipment Summary

Make		
Trade		
Model		
AHRI ref		
Efficiency	100	EFF
Heating input	11.0	kW
Heating output	37384	Btuh
Temperature rise	17	°F
Actual air flow	1967	cfm
Air flow factor	0.052	cfm/Btuh
Static pressure	0.50	in H2O
Space thermostat		

Cooling Equipment Summary

Make	Carrier	
Trade		
Cond	26SCA560-3	
Coil	FJ5ANXD60	
AHRI ref	214879869	
Efficiency	13.0 EER2, 16 SEER2	
Sensible cooling	41300	Btuh
Latent cooling	17700	Btuh
Total cooling	59000	Btuh
Actual air flow	1967	cfm
Air flow factor	0.039	cfm/Btuh
Static pressure	0.50	in H2O
Load sensible heat ratio	0.92	

Building Analysis
Entire House
FLORIDA ENGINEERING LLC

Job: 2519911
Date: 09-25-2025
By: Richard E. Walker

4161 Tamiami Trail, Unit 101, Port Charlotte, FL 33952 Phone: 9413915980 Fax: 9419798195 Email: gabriel@fleng.com Web: www.flengineeringllc.com

Project Information

For: RESIDENCE
7 Harbour Dr N, Ocean Ridge FL, Ocean Ridge, FL 33435

Design Conditions

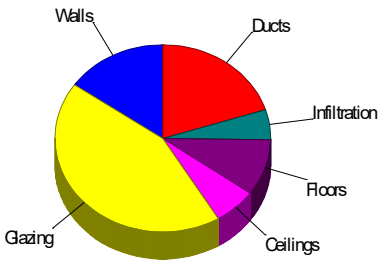
Location:
Fort Lauderdale Executive, FL, US
Elevation: 14 ft
Latitude: 26°N

Outdoor:	**Heating**	**Cooling**
Dry bulb (°F)	50	91
Daily range (°F)	-	12 (L)
Wet bulb (°F)	-	77
Wind speed (mph)	15.0	7.5

Indoor:	**Heating**	**Cooling**
Indoor temperature (°F)	70	75
Design TD (°F)	20	16
Relative humidity (%)	50	50
Moisture difference (gr/lb)	11.3	55.0
Infiltration:		
Method	Simplified	
Construction quality	Semi-tight	
Fireplaces	0	

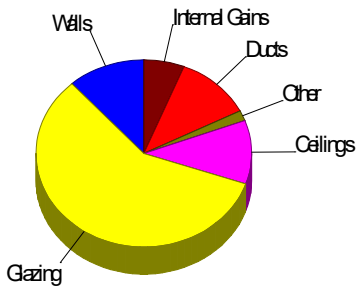
Heating

Component	Btuh/ft²	Btuh	% of load
Walls	1.7	5833	15.3
Glazing	16.9	16483	43.3
Doors	0	0	0
Ceilings	1.3	2449	6.4
Floors	1.8	3704	9.7
Infiltration	0.5	1969	5.2
Ducts		7624	20.0
Piping		0	0
Humidification		0	0
Ventilation		0	0
Adjustments		0	
Total		**38062**	**100.0**



Cooling

Component	Btuh/ft²	Btuh	% of load
Walls	1.7	5916	11.6
Glazing	30.4	29613	58.1
Doors	0	0	0
Ceilings	2.9	5604	11.0
Floors	0.0	96	0.2
Infiltration	0.2	809	1.6
Ducts		5843	11.5
Ventilation		0	0
Internal gains		3090	6.1
Blower		0	0
Adjustments		0	
Total		**50971**	**100.0**



Latent Cooling Load = 4229 Btuh
Overall U-value = 0.191 Btuh/ft²-°F, Window / Floor Area = 32.7 %

WARNING: window to floor area ratio = 32.7% - more than 25%.
ERROR: negative wall area in DN - check windows.

Load Short Form
Entire House
FLORIDA ENGINEERING LLC

Job: 2519911
Date: 09-25-2025
By: Richard E. Walker

4161 Tamiami Trail, Unit 101, Port Charlotte, FL 33952 Phone: 9413915980 Fax: 9419798195 Email: gabriel@fleng.com Web: www.flengineeringllc.com

Project Information

For: RESIDENCE
7 Harbour Dr N, Ocean Ridge FL, Ocean Ridge, FL 33435

Design Information

	Htg	Clg
Outside db (°F)	50	91
Inside db (°F)	70	75
Design TD (°F)	20	16
Daily range	-	L
Inside humidity (%)	50	50
Moisture difference (gr/lb)	11	55

Infiltration

Method	Simplified
Construction quality	Semi-tight
Fireplaces	0

HEATING EQUIPMENT

Make		
Trade		
Model		
AHRI ref		
Efficiency	100 EFF	
Heating input	11.0	kW
Heating output	37384	Btuh
Temperature rise	17	°F
Actual air flow	1967	cfm
Air flow factor	0.052	cfm/Btuh
Static pressure	0.50	in H2O
Space thermostat		

COOLING EQUIPMENT

Make	Carrier	
Trade		
Cond	26SCA560-3	
Coil	FJ5ANXD60	
AHRI ref	214879869	
Efficiency	13.0 EER2, 16 SEER2	
Sensible cooling	41300	Btuh
Latent cooling	17700	Btuh
Total cooling	59000	Btuh
Actual air flow	1967	cfm
Air flow factor	0.039	cfm/Btuh
Static pressure	0.50	in H2O
Load sensible heat ratio	0.92	

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
GARAGE	462	0	0	0	0
OFFICE/BED	181	2737	1420	141	55
CABANA BATH	51	947	1149	49	44
GUEST BATH	104	1892	1353	98	52
A/C	12	0	0	0	0
KITCHEN	442	4625	8204	239	317
LIVING/DINING	443	5812	7083	300	273
BED/GYM	239	3191	4317	165	167
LOFT	156	2442	1981	126	76
W/D	10	0	0	0	0
BED 3	156	2314	3104	120	120
STARS2	72	1209	1226	62	47
FOYER	168	1642	1055	85	41
M. BATH	100	807	806	42	31

WC	16	360	811	19	31
LAUNDRY	49	725	1661	37	64
W. IN CLOSET	56	347	374	18	14
DN	38	2413	6591	125	254
MSTR BEDROOM	222	6600	9834	341	379
Entire House	2980	38062	50971	1967	1967
Other equip loads		0	0		
Equip. @ 0.96 RSM			48983		
Latent cooling			4229		
TOTALS	2980	38062	53212	1967	1967

Manual S Compliance Report
Entire House

FLORIDA ENGINEERING LLC

Job: 2519911
Date: 09-25-2025
By: Richard E. Walker

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Project Information

For: RESIDENCE
7 Harbour Dr N, Ocean Ridge FL, Ocean Ridge, FL 33435

Cooling Equipment

Design Conditions

Outdoor design DB:	91.1°F	Sensible gain:	50971	Btuh	Entering coil DB:	75.3°F
Outdoor design WB:	77.3°F	Latent gain:	4229	Btuh	Entering coil WB:	62.8°F
Indoor design DB:	75.0°F	Total gain:	55200	Btuh		
Indoor RH:	50%	Estimated airflow:	1967	cfm		

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Split AC				
Manufacturer:	Carrier		Model:	26SCA560-3+FJ5ANXD60	
Actual airflow:	1967	cfm			
Sensible capacity:	48287	Btuh	95% of load		
Latent capacity:	9313	Btuh	220% of load		
Total capacity:	57600	Btuh	104% of load	SHR:	84%

Heating Equipment

Design Conditions

Outdoor design DB:	50.4°F	Heat loss:	38062	Btuh	Entering coil DB:	69.7°F
Indoor design DB:	70.0°F					

Manufacturer's Performance Data at Actual Design Conditions

Equipment type:	Elec strip				
Manufacturer:			Model:		
Actual airflow:	1967	cfm			
Output capacity:	11.0	kW	98% of load	Temp. rise:	50 °F

Meets all requirements of ACCA Manual S.

Residential Plans Examiner Review Form for HVAC System Design (Loads, Equipment, Ducts)

Form RPER 2.0

Header Information

Contractor: FLORIDA ENGINEERING LLC
Javier A. Perez

Mechanical license# _____

Building plan # _____

Applicable Attachments

Manual J1 Form and Worksheet A:	☐ Yes	☐ No
OEM performance data (heating, cooling, blower):	☐ Yes	☐ No
Duct distribution sketch:	☐ Yes	☐ No
IRC Table R301.2 (climate & geographic design criteria)	☐ Yes	☐ No

Home address (Street or Lot#, Block, Subdivision) 7 Harbour Dr N, Ocean Ridge FL, Entire House

HVAC LOAD CALCULATION (IRC M1401.3

Manual J Design Criteria and Loads

Location

Elevation	14	ft
Altitude Correction Factor	1.00	
Latitude	26	°N

Winter Design Conditions

Outdoor Winter Temp	50	°F
Indoor Winter Temp	70	°F
Heating Temp Diff	20	°F

Summer Design Conditions

Outdoor Cooling Temp	91	°F
Indoor Cooling Temp	75	°F
Cooling Temp Diff	16	°F
Indoor Summer Design RH	50	%
Coincident Wet Bulb Temp	77	°F

Manual J Loads

Total Heat Loss	38062	Btuh
Sensible Heat Gain	50971	Btuh
Latent Head Gain	4229	Btuh
Total Heat Gain	55200	Btuh

The heat loss/gain was calculated in accordance with ACCA Manual J? Y■ N☐

HVAC EQUIPMENT SELECTION (IRC M1401.3

Heating Equipment

☐ Furnace ☐ Boiler ■ Electric Heat
☐ Single Speed ☐ Multi Stage ☐ Modulating

Cooling Equipment

■ Air Conditioner ☐ Heat Pump
■ Air-to-Air ☐ Geothermal Open Loop ☐ Geothermal Closed Loop
■ Single Speed ☐ Multi Stage ☐ Variable Speed

Model _____

Output	37384	Btuh	Sizing Value	38062 Btuh
Supplemental Heat	0	Btuh	Sizing Limit	175.0 %
			Load: Capacity	98.2 %

Size Factor is within Manual S Size Limit? Y■ N☐

Model 26SCA560-3+FJ5ANXD60

Sensible	48287	Btuh	Sizing Value	55200 Btuh
Latent	9313	Btuh	Sizing Limit	115.0 %
Total	57600	Btuh	Load: Capacity	104.3 %

Size Factor is within Manual S Size Limit? Y■ N☐

HVAC DUCT DISTRIBUTION DESIGN (IRC M1601.1

Design airflow	1967	cfm	Longest Supply Duct	313	ft
External Static Pressure (ESP)	0.50	in H2O	Longest Return Duct	0	ft
Component Pressure Loss (CPL)	0.22	in H2O	Total Effective Length (TEL)	313	ft
Available static pressure (ASP)	0.28	in H2O	Friction Rate	0.09	in/100ft
ESP – CPL = ASP			(ASP x 100) / TEL = Friction Rate		

Duct Materials Used

Trunk Duct: ■ Duct Board ☐ Sheet Metal ☐ Flex ☐ Lined Sheet Metal ☐ Other

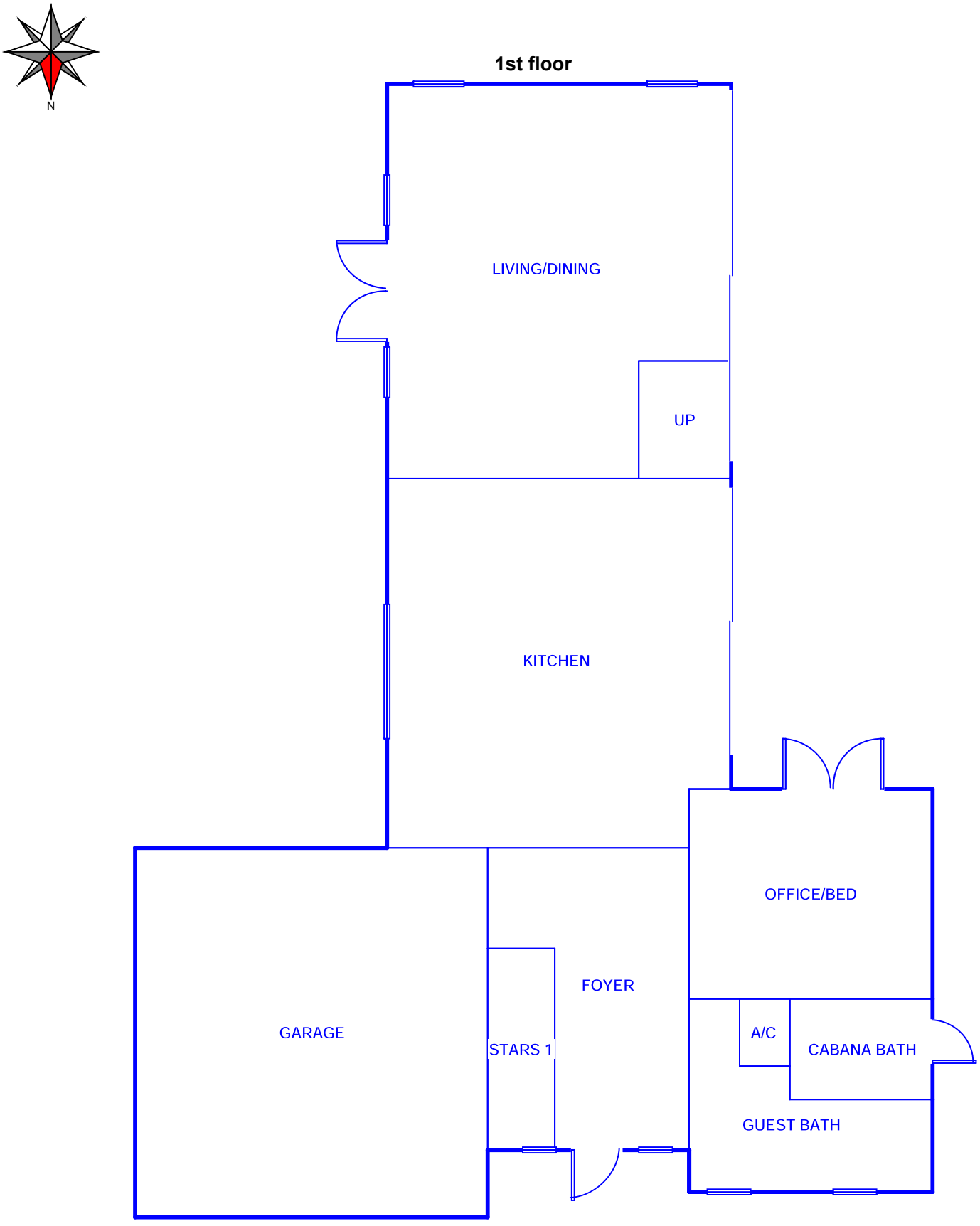
Branch Duct: ☐ Duct Board ☐ Sheet Metal ■ Flex ☐ Lined Sheet Metal ☐ Other

Ducts are sized per Manual D? Y■ N☐

I declare the load calculation, equipment selection, and duct system design were rigorously performed based on the building plan listed above and understand the claims made on these forms may be subject to review and verification.

Contractor's printed name: _____

Contractor's signature: _____ Date: _____



Job #: 2519911
Performed by Richard E. Walker for:
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Ocean Ridge, FL 33435

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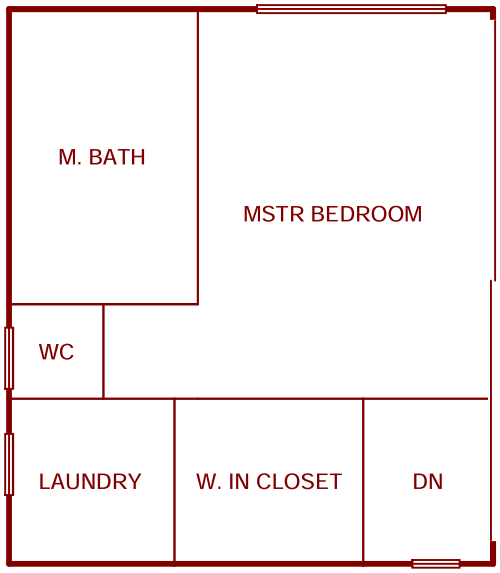
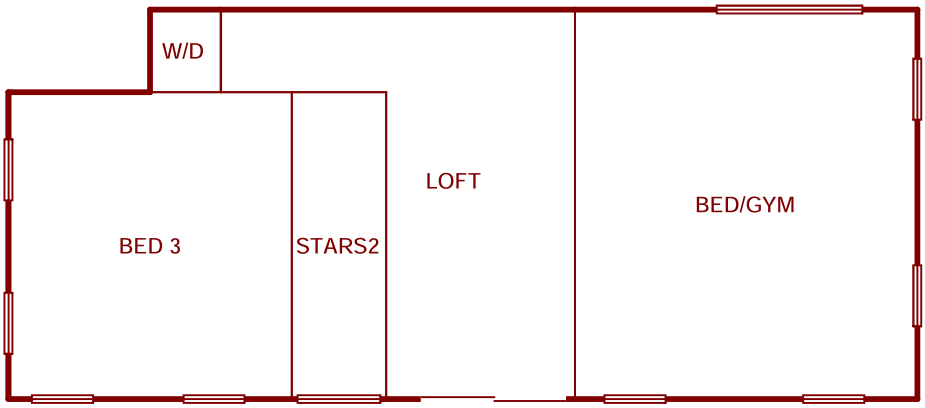
Scale: 1 : 98



2nd floor





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Scale: 1 : 98

ABBREVIATIONS:

A	ANCHOR
A/C	AIR CONDITIONING
ACOUST	ACOUSTICAL
ACP	ACOUSTICAL CEILING PANEL
AFF.	ABOVE FINISH FLOOR
AL OR ALUM	ALUMINUM
ANOD	ANODIZE
BO	BOARD
BUKG	BLOCKING
BUK	BLOCK
CEM	CEMENT
CER	CERAMIC
C.J.	CONTROL JOINT
CLG	CEILING
CONC.	CONCRETE
CONT	CONTINUOUS
COVER'G	COVERIN
CPT	CARPET
DBL	DOUBLE
DIM.	DIMENSION
DET	DETAILS
E.A.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EA.	EACH
EMBED PL.	EMBED PLATE
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
FIRE EXT.CAB.	FIRE EXTINGUISHER CABINET
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FLUOR	FLUORESCENT
FIN.	FINISH
GA	GAUGE
GWB	GYPSUM WALL BOARD
GYP. BD.	GYPSUM BOARD
GALV	GALVANIZED
GS	GALVANIZED STEEL
GL	GLASS
HM	HOLLOW METAL
HT	HEIGHT
HORIZ	HORIZONTAL
H.B.	HOSE BIBB
1.0.	INTERIOR DIMENSION
INSUL	INSULATION
INTERM	INTERMEDIATE
JAN.	JANITOR
MANUF.	MANUFACTURER
MAT	MATERIAL
MAX	MAXIMUM
MIN.	MINIMUM
MTL	METAL
N.I.C.	NOT IN CONTRACT
NEOPR	NEOPRENE
O.D.	OUTSIDE DIMENSION
O.C.	ON CENTER
O.S.	OVERFLOW SCUPPERS
PTN	PARTITION
PJ	PANEL JOINT
PL	PLATE
L.P.	LIGHT POLE
PLYWD	PLYWOOD
PNL	PANEL
PLAM	PLASTIC LAMINATE
P.T.	PRESSURE TREATED
REINF.	REINFORCING
REQ'D	REQUIRED
RM	ROOM
R.D.	ROOF DRAIN
SHT	SHEET
SCH	SCHEDULE
S.S.	STAINLESS STEEL
STL	STEEL
STD.	STANDARD
SECT	SECTION
SIM	SIMILAR
SPEC'S	SPECIFICATIONS
STRUCT	STRUCTURE
SCWD	SOLID CORE WOOD
TEL	TELEPHONE
TEMP	TEMPERED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST.	VESTIBULE

SYMBOLS :

NORTH ARROW

1 — COLUMN REFERENCE GRIDS

1 — COLUMN REFERENCE NUMBER

A / AL1 — WALL SECTION

DETAIL NO.

AL1 — SHT. ON WHICH SECTION SHOWN OR SHT. ON WHICH SECTION IS CALLED OUT

SECTION NO. BUILDING SECTION

A / AL1 — A / AL1 — SHT. ON WHICH SECTION SHOWN OR SHT. ON WHICH SECTION IS CALLED OUT (PLAN, ELEVATION)

WT-1 — WALL TYPE

1 — MILLWORK ELEVATIONS

4 / 1 / 2 — ELEVATION NO. / SHT. ON WHICH ELEVATION IS SHOWN

1 — DOOR NO.

1 — WINDOW TYPE

ROOM NAME / 101 — ROOM NAME / ROOM N0.

ELEVATION
NGVD RELATED

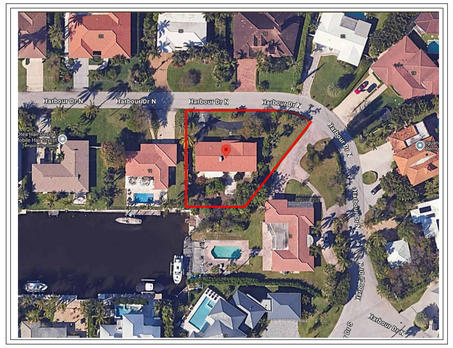
1 — KEYED NOTE - NEW WORK

A — KEYED NOTE- DEMOLITION

GENERAL NOTES:

1. THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.
2. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF DISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTMTIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT/ENGINEER AND OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT /ENGINEER
4. DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND/OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTORS EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR
5. DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND/OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTORS EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.
7. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES AND/OR DIRECTED BY THE ARCHITECT/ENGINEER
8. VERIFICATION OF EXISTING CONDITIONS: EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS
9. CODE COMPUANCE : EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2024 - 8TH EDITION), AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION
OVER HIS PORTION OF THE WORK EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK
10. EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE: EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM FROM COMPLETING HIS WORK IN A COMPETENT MANNER, HE SHALL NOTIFY THE ARCHITECT OF SUCH BEFORE PROCEEDING WITH HIS WORK.
11. THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN, IN ADDITION, THE CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. THE FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE PROJECT.
13. ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
14. PERMITS, FEES AND TAXES:THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATIONS UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR THE SAME.
15. PERFORMANCE OF WORK:NO SUBCONTRACTOR SHALL BEGIN HIS WORK UNLESS THE PREVIOUS TRADES, UPON WHOM HE IS DEPENDENT, HAS PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS. ONCE THE CONTRACTOR HAS STARTED HIS WORK, HE ASSUMES FULL RESPONSIBILITY FOR THAT WORK, BOTH FOR MATERIALS AND LABOR PERFORMED. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM THE PREMISES.
16. CLEANUP:IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SMUDGES, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT AND PENCIL MARKINGS, TAGS AND DESTINATION LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND VACUUMING OR WAXING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER
17. MATERIALS:ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERABLE AS BEING REQUIRED FOR A COMPETENT AND COMPLETE INSTALLATION, THE MATERIAL METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE.
18. CUTTING AND PATCHING:EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING AND MATCHING OF HIS NEW WORK TO DISTING WORK WHERE APPLICABLE AND INDICATED IN THE DRAWINGS. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTORS.
19. PRIOR TO BEGINNING WORK, GC IS TO OBTAIN, BECOME FAMILIAR AND FOLLOW ANY AND ALL CONSTRUCTION GUIDELINES, RULES AND REGULATIONS FROM THE OWNER AND/OR CONDOMINIUM OFFICE, SO LONG AS SUCH GUIDEUNES ARE NOT IN CONFLICT WITH FBC 2007 OR LOCAL JURISDICTION. IF GC DETECTS DISCREPANCIES BETWEEN CONDO GUIDELINES AND LOCAL CONSTRUCTION REGULATIONS, GC MUST INFORM ARCHITECT, CONDO OFFICE AND OWNER IN WRITING IN ORDER TO REACH A RESOLUTION PRIOR TO PROCEEDING WORK
20. DEMOLITION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOUTION AND REMOVAL OF DEBRIS REQUIRED TO COMPLETE THE CONSTRUCTION AS SPECIFIED ON THE DRAWINGS. EXISTING UNUSED ELECTRIC AND PLUMBING SHALL BE REMOVED OR ADEQUATELY CAPPED AS ALLOWED BY CODE.
21. DEMOLITION NOTES ARE A GENERAL OUTLINE OF ITEMS TO BE REMOVED. HOWEVER, ANY ITEMS IN THE WAY OF NEW CONSTRUCTION MUST BE REMOVED AND DISCARDED IN ORDER TO INSTALL NEW PRODUCTS.
22. TERMITE PROTECTION:BUILDING(S) SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND CONSUMER SERVICES. CONTRACTOR TO PROVIDE A CERTIFICATE OF COMPLIANCE TO THE BUILDING DEPARTMENT FROM A LICENSED PEST CONTROL COMPANY STATING: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

MUNICIPALITY: PALM BEACH COUNTY		REQUIRED	PROPOSED
1. ZONING	RSF- SINGLE FAMILY RESIDENTIAL	NO CHANGE	
2. SITE AREA:	10,760.10 S.F.	NO CHANGE	
3. SETBACKS:	FRONT	25'-0"	40'-0"
	REAR	15'-0"	20'-2"
	RIGHT SIDE	15'-0"	15'-6"
	LEFT SIDE	15'-0"	19'-10"
4. MAX BUILDING HEIGHT:		36'-0"	28'- 4" (2 STORIES)
5. BUILDING LOT COVERAGE		35% MAX	30.69%



2 **LOCATION MAP**

ARCHITECTURAL SHEETS	
NUMBER SHEET	NAME SHEET
A101	COVER PAGE, GENERAL NOTES & LEGENDS
A102	DIAGRAM & CALCULATIONS
A103	SITE PLAN
A103.1	WINDOWS & DOOR COVERAGE NORTH & EAST ELEVATIONS
A103.2	WINDOWS & DOOR COVERAGE SOUTH & WEST ELEVATIONS
A103.3	SUBSTANTIAL ARTICULATION FOR ALL ELEVATIONS
A104	FIRST FLOOR PLAN & FINISHES SCHEDULES
A104.1	FIRST FLOOR PLAN AREAS
A105	FIRST FLOOR PLAN & FINISHES SCHEDULES 2
A106	REFLECTED CEILING FIRST PLAN
A107	SECOND FLOOR PLAN & FINISHES SCHEDULES
A107.1	SECOND FLOOR PLAN AREAS
A108	SECOND FLOOR PLAN & FINISHES SCHEDULES 2
A109	REFLECTED CEILING SECOND PLAN
A110	FLOOR PLAN ROOF
A110.1	ROOF CALCULATIONS
A111	EXTERIOR EAST & NORTH ELEVATIONS
A112	EXTERIOR WEST & SOUTH ELEVATIONS
A113	BUILDING SECTIONS 1
A114	BUILDING SECTIONS 2
A115	KEYPLAN & INTERIOR ELEVATIONS OF FIRST FLOOR 1
A116	KEYPLAN & INTERIOR ELEVATIONS OF FIRST FLOOR 2
A117	KEYPLAN & INTERIOR ELEVATIONS OF SECOND FLOOR
A118	STREETSCAPE PLAN
A119	SITEPLAN + DRAINAGE
A120	LANDSCAPE + DRAINAGE

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04/01/26 — JAMES J. BARLOW — LICENSE — No. 91771 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

James J Barlow

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7 HARBOUR DRIVE NORTH OCEAN RIDGE, FL 33435

CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK
2	01/27/25	BY CITY

PROJECT NUMBER:
002000

OWNER:
JOHN & PAULETTE AGOGLIA

CONTENT:
COVER PAGE, GENERAL NOTES & LEGENDS

DRAWN BY: KVM

Sheet No: A101

Sheet Size: ARCH-D

DATE
31 MARCH 2026

NOTES:

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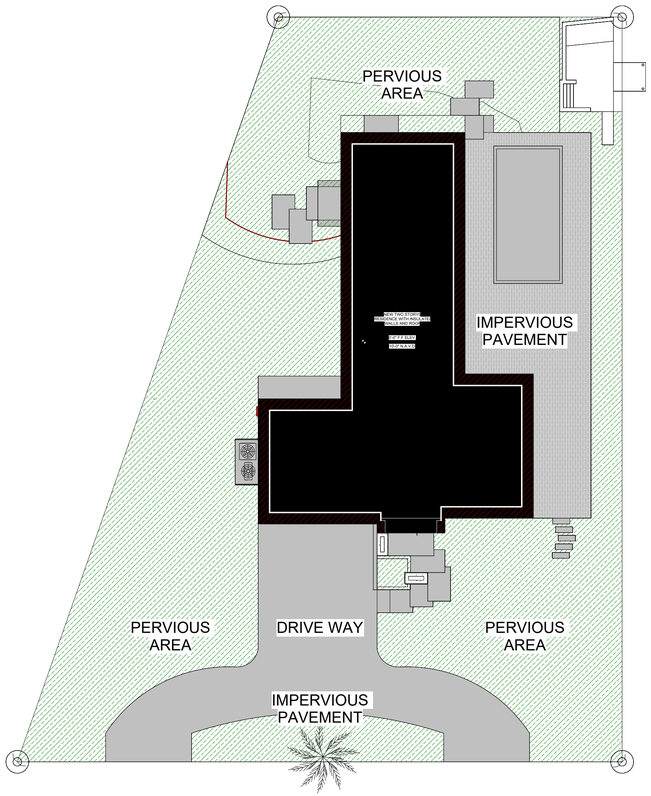

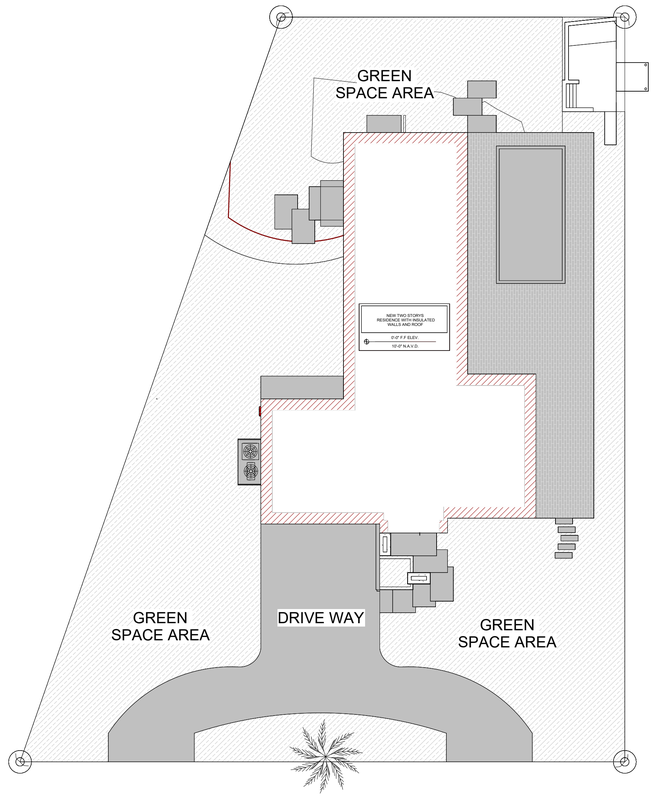

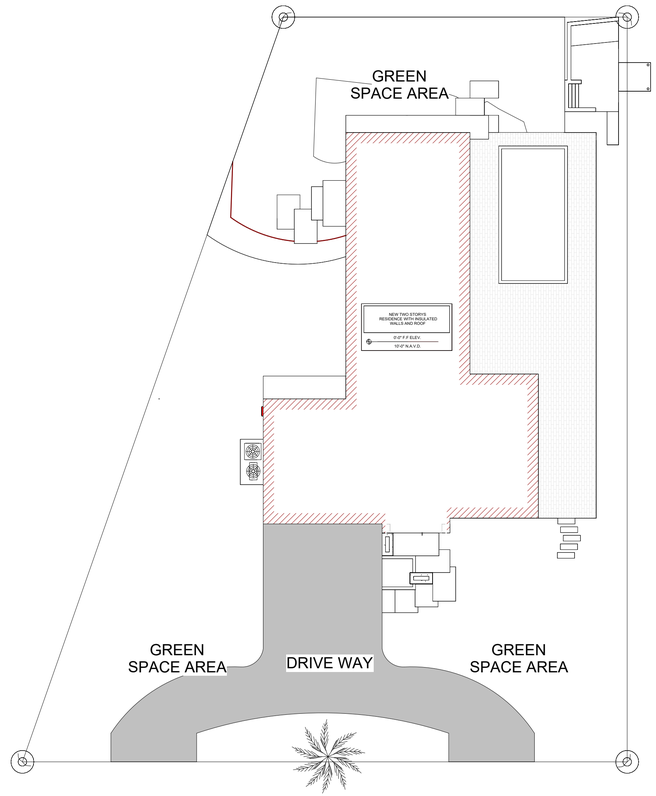

AREA	SQ.FT	%
LOT SPACE AREA	- 10.760 SQ. FT.	100
IMPERVIOUS PAVEMENT	- 4,934 SQ. FT.	46.00
PERVIOUS AREA	- 5,826 SQ. FT.	54.00

LOT SPACE AREA	- 10,760.10 SQ. FT.
GREEN SPACE AREA	- 5,826 SQ.FT.

LOT SPACE AREA	- 10.760 SQ. FT.
GREEN SPACE AREA	- 5,826 SQ.FT.
DRIVEWAY	- 1,279 SQ.FT.

1

N

N

N

3 **PERVIOUS AND IMPERVIOUS DIAGRAM**
3/4" = 1'-0"

2 **GREEN SPACE AREA DIAGRAM**
3/4" = 1'-0"

1 **OPEN SPACE AREA**
3/4" = 1'-0"

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JAMES J. BARLOW No. 86771 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/27/26

James J Barlow

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7 HARBOUR DRIVE NORTH OCEAN RIDGE, FL 33435

CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK
2	01/27/25	BY CITY

PROJECT NUMBER: 022333

OWNER: JOHN & PAULETTE AGOGLIA

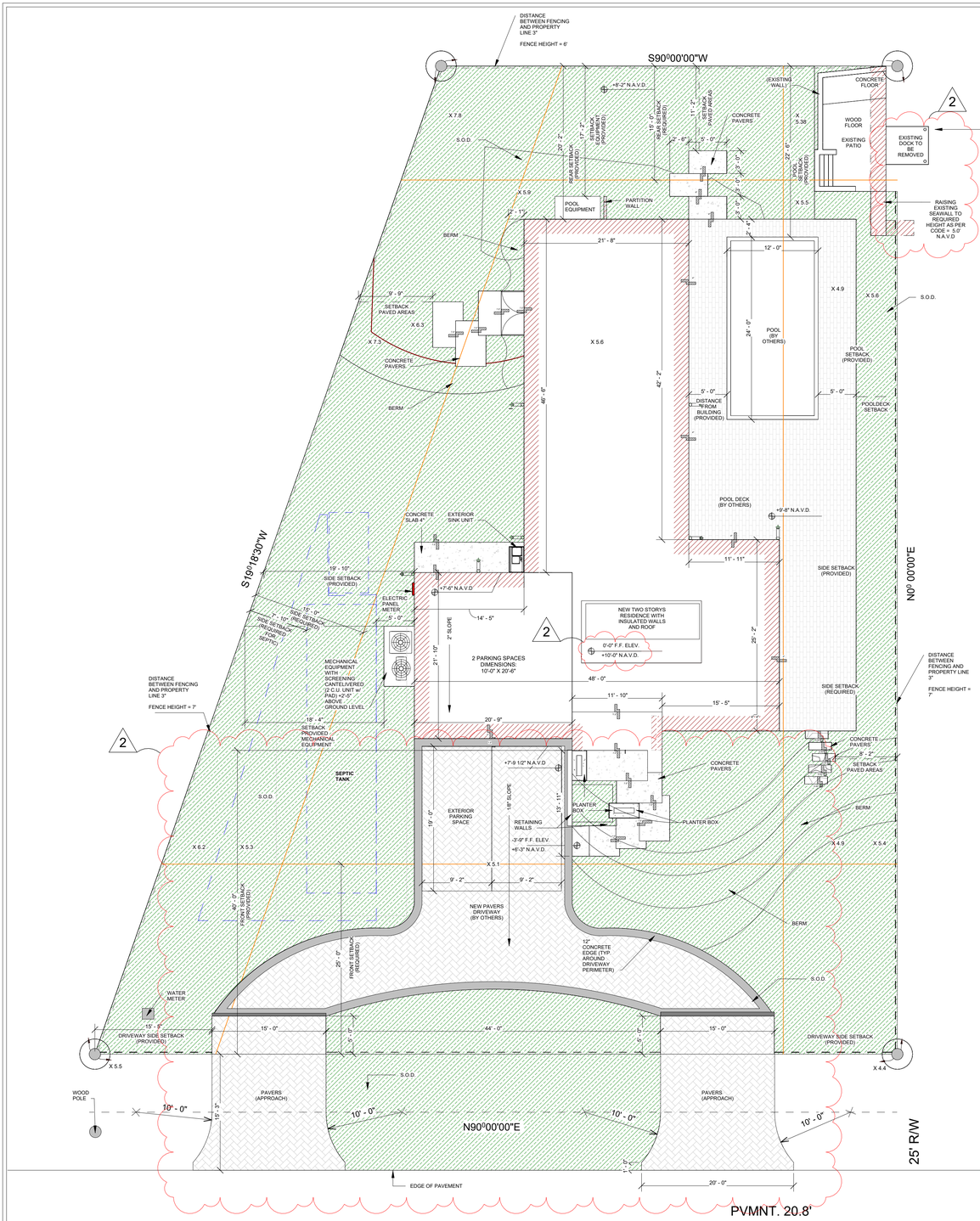
CONTENT: DIAGRAM & CALCULATIONS

DRAWN BY: KVM

Sheet No: A102

Sheet Size: ARCH-D

DATE: 25 FEBRUARY 2025



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

N

NOTES:

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LEGAL DESCRIPTION:

LOT 26, RIDGE HARBOUR ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 27, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR NOTES

1. LEGAL DESCRIPTION PROVIDED BY CLIENT.
2. EASMENTS PER RECORD PLAT.
3. RIGHT OF WAY INFORMATION OBTAINED FROM RECORD FLAT.
4. IN FEDERAL FLOODS ZONE AE, ELEV. 8' ,PANEL 0793 LAST REVISED 12-20-2024.
5. BENCHMARK USED: PBBM #T 315 (SRD) ELEV. 23.661' NAVD 1988.
6. ELEVATIONS ARE REFERENCED TO NAVD 1988 DATUM.

SITE DATA TABLULATION

ZONING DISTRICT:			RSF- SINGLE FAMILY RESIDENTIAL	
FUTURE LAND USE DESIGNATION:			SINGLE FAMILY RESIDENTIAL	
TOTAL LOT AREA			10.760.10 SQ. FT.	
BASE FLOOD ELEVATION			FLOOD ZONE AE. ELEV. 8'	
			REQUIRED	PROPOSED
FINISH FLOOR ELEVATION			10'-0" MIN.	10'-4"
LOT AREA	DIMENSIONS	60'-0" x 130'-0" x 105'-" x 137'-9"	10,000 SQ.FT MIN.	10,760.10 SQ.FT.
SETBACKS FOR PRINCIPAL STUCTURE				
FRONT			25' - 0"	40' - 0"
LEFT SIDE			15' - 0"	19' - 10"
RIGHT SIDE			15' - 0"	15' - 6"
REAR SIDE			15' - 0"	15' - 2"
WATER WAY			15' - 0"	15' - 6"
SWIMMING POOL SETBACKS				
FRONT			5' - 0"	83' - 6"
LEFT SIDE			5' - 0"	46' - 5"
RIGHT SIDE			5' - 0"	10' - 5"
REAR SIDE			5' - 0"	22' - 6"
DISTANCE FOR PRINCIPAL BUILDING			5' - 0" MIN.	5' - 0"
HEIGHT OF 1ST FLOOR TO TIE BEAM AND TOP OF ROOF			24' MAX.	10'
HEIGHT OF 2ND FLOOR TO TIE BEAM AND TOP OF ROOF			36' MAX.	20'
LOT COVERAGE			35% MAX.	25.63%
FLOOR AREA RATIO			36% (0.36) MAX.	29% (0.29)
PERCENTAGE OF 2ND FLOOR AREA TO 1ST FLOOR AREA			75% MAX.	64.21%

BUILDING CONFIGURATION	**REQUIRED**	**PROPOSED**
	BUILDING HEIGHT	
A. PRINCIPAL BUILDING	36'-0" 2 STORIES MAX.	23'-0"

PERVIOUS VS IMPERVIOUS	
A. PERVIOUS AREA	5,826 SQ.FT.
B. IMPERVIOUS AREA	4,934 SQ.FT.

ABBREVIATION LEGEND

- PROPERTY LINE
- SEWER LINE
- WATER LINE
- FENCING
- DRIVEWAY
- GRASS
- ELECTRIC METER

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JAMES J. BARLOW No. 86774 STATE OF FLORIDA PROFESSIONAL ENGINEER

02/27/26

James J Barlow

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL 33435

CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK
1	11/17/25	BY CITY
2	01/27/25	BY CITY

PROJECT NUMBER: 002000

OWNER: JOHN & PAULETTE AGOGLIA

CONTENT: SITE PLAN

DRAWN BY: KVM

Sheet No: A103

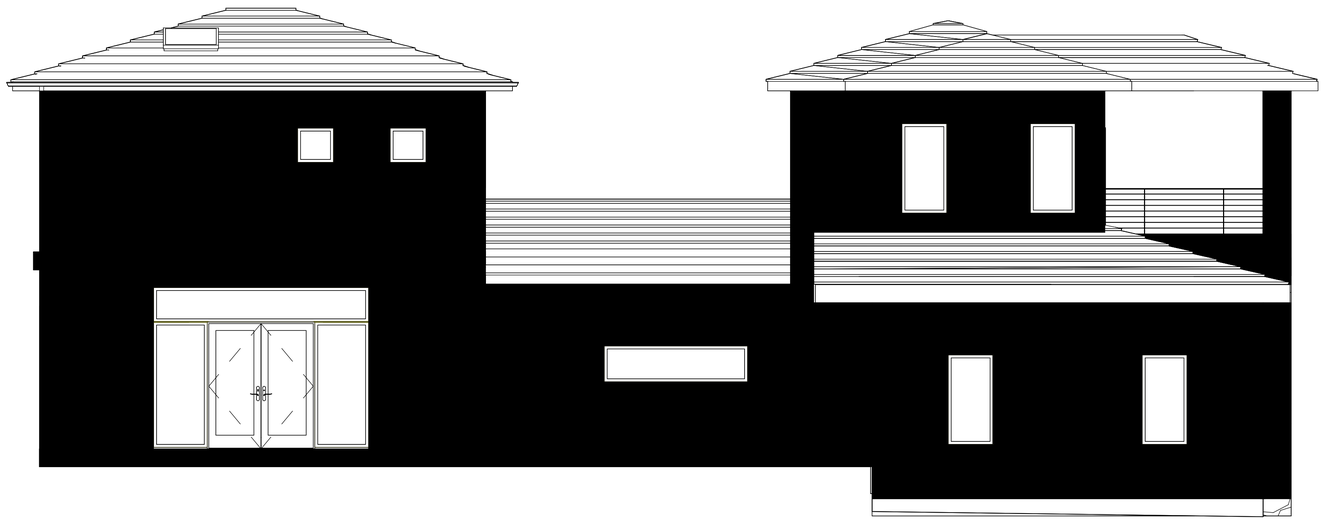
Sheet Size: ARCH-D

DATE: 25 FEBRUARY 2025



1 **NORTH VIEW COVERAGE WINDOWS & DOORS**
1/4" = 1'-0"

FRONT VIEW		
TOTAL AREA ELEVATION	**972.55 SQ.FT. (100%)**	
WINDOW AND DOOR AREA COVERAGE	**336.9 SQ.FT. (34.6%)**	
	REQUIRED	**PROPOSED**
WINDOW AND DOOR AREA COVERAGE	15% MINIMUM.	**34.6%**



2 **EAST VIEW COVERAGE WINDOWS & DOORS**
1/4" = 1'-0"

LEFT VIEW		
TOTAL AREA ELEVATION	**1,164 SQ.FT. (100%)**	
WINDOW AND DOOR AREA COVERAGE	**182 SQ.FT. (15.6%)**	
	REQUIRED	**PROPOSED**
WINDOW AND DOOR AREA COVERAGE	15% MINIMUM.	**15.6%**

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JAMES J. BARLOW LICENSED No. 56171 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/21/25

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL 33435

CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER:
002000

OWNER:
JOHN & PAULETTE AGOGLIA

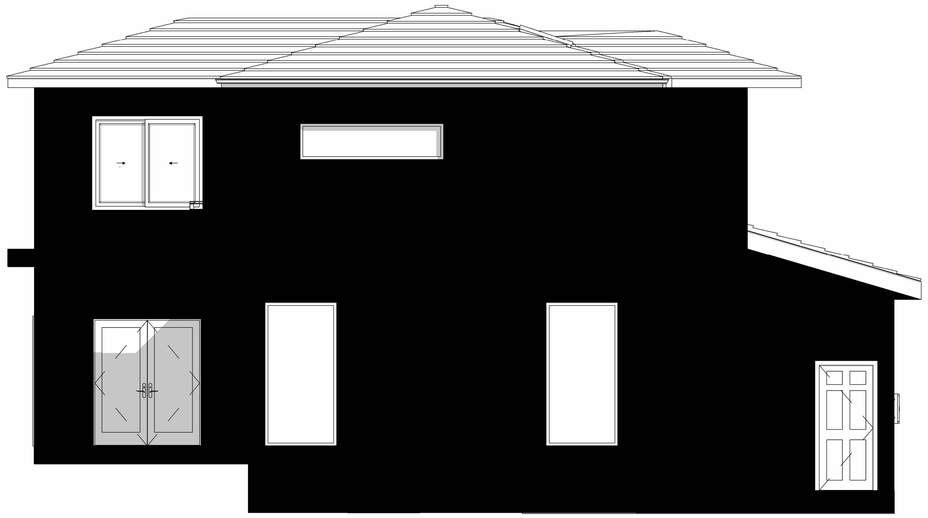
CONTENT:
WINDOWS & DOOR COVERAGE NORTH & EAST ELEVATIONS

DRAWN BY: KVM

Sheet No: A103.1

Sheet Size: ARCH-D

DATE
1 OCTOBER 2025



1 SOUTH VIEW COVERAGE WINDOWS & DOORS

1/4" = 1'-0"

REAR VIEW		
TOTAL AREA ELEVATION	**1,016.83 SQ.FT. (100%)**	
WINDOW AND DOOR AREA COVERAGE	**171.23 SQ.FT. (16.83%)**	
WINDOW AND DOOR AREA COVERAGE	**REQUIRED**	**PROPOSED**
	15% MINIMUM.	**16.83 %**



2 WEST VIEW COVERAGE WINDOWS & DOORS

1/4" = 1'-0"

LEFT VIEW		
TOTAL AREA ELEVATION	**1,166 SQ.FT. (100%)**	
WINDOW AND DOOR AREA COVERAGE	**493.92 SQ.FT. (42.34%)**	
WINDOW AND DOOR AREA COVERAGE	**REQUIRED**	**PROPOSED**
	15% MINIMUM.	**42.34%**

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL 33435

CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER: 002000

OWNER: JOHN & PAULETTE AGOGLIA

CONTENT: WINDOWS & DOOR COVERAGE SOUTH & WEST ELEVATIONS

DRAWN BY: KVM

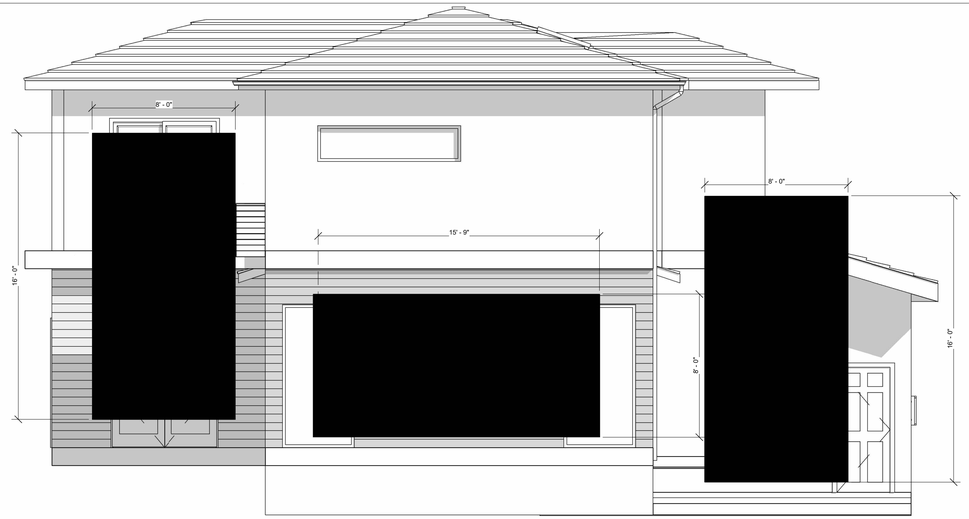
Sheet No: A103.2

Sheet Size: ARCH-D

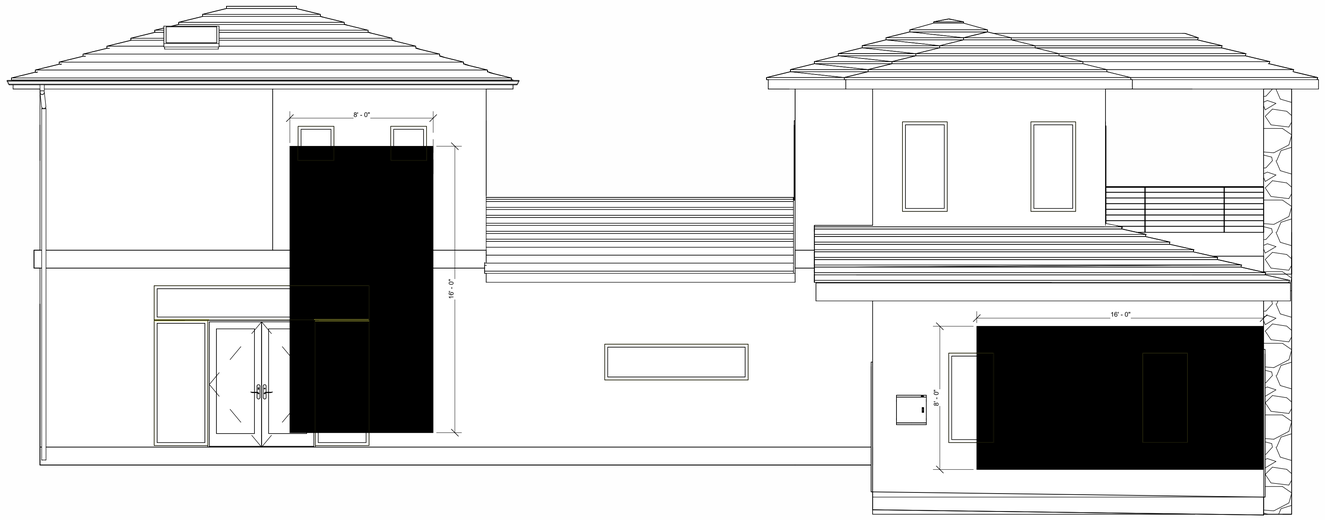
DATE: 1 OCTOBER 2025



1 NORTH VIEW SUBSTANTIAL ARTICULATION
1/4" = 1'-0"



2 SOUTH VIEW SUBSTANTIAL ARTICULATION
1/4" = 1'-0"



3 EAST VIEW SUBSTANTIAL ARTICULATION
1/4" = 1'-0"



4 WEST VIEW SUBSTANTIAL ARTICULATION
1/4" = 1'-0"

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL 33435
CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER: 002000

OWNER: JOHN & PAULETTE AGOGLIA

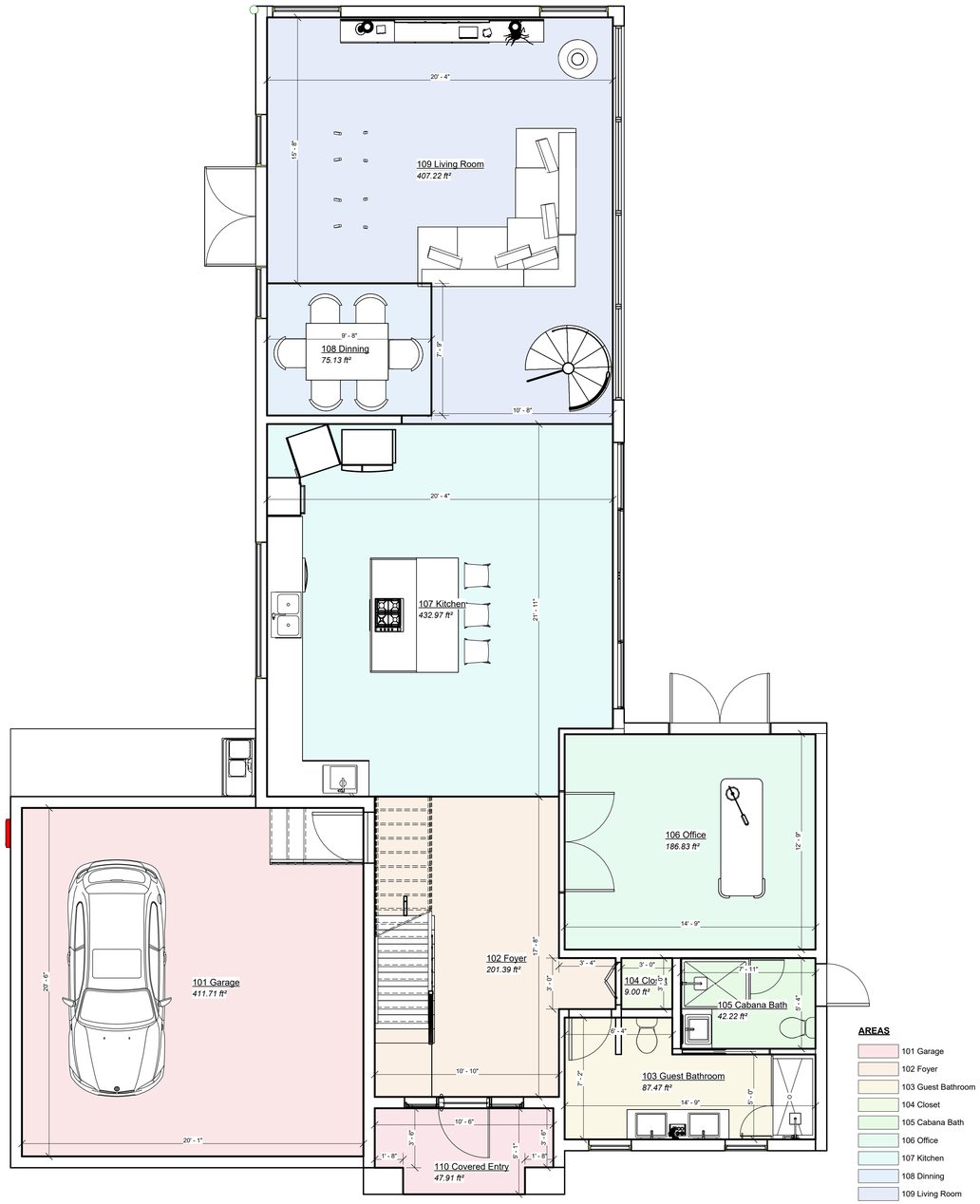
CONTENT: SUBSTANTIAL ARTICULATION FOR ALL ELEVATIONS

DRAWN BY: KVM

Sheet No: A103.3

Sheet Size: ARCH-D

DATE: 1 OCTOBER 2025



1 FIRST FLOOR PLAN

1/4" = 1'-0"

FAR TABLE			
Floor	Code Number	Name	Area
FIRST FLOOR PLAN	101	101 Garage	411.71 ft²
FIRST FLOOR PLAN	102	102 Foyer	201.39 ft²
FIRST FLOOR PLAN	103	103 Guest Bathroom	87.47 ft²
FIRST FLOOR PLAN	104	104 Closet	9.00 ft²
FIRST FLOOR PLAN	105	105 Cabana Bath	42.22 ft²
FIRST FLOOR PLAN	106	106 Office	186.83 ft²
FIRST FLOOR PLAN	107	107 Kitchen	432.97 ft²
FIRST FLOOR PLAN	108	108 Dinning	75.13 ft²
FIRST FLOOR PLAN	109	109 Living Room	407.22 ft²
FIRST FLOOR PLAN	110	110 Covered Entry	47.91 ft²
FIRST FLOOR PLAN			1901.86 ft²
SECOND FLOOR PLAN	201	201 Balcony 2	118.65 ft²
SECOND FLOOR PLAN	202	202 Bedroom 3	142.92 ft²
SECOND FLOOR PLAN	203	203 Loft	184.32 ft²
SECOND FLOOR PLAN	204	204 Bedroom 2 / GYM	235.35 ft²
SECOND FLOOR PLAN	205	205 W/D	12.33 ft²
SECOND FLOOR PLAN	206	206 Spiral Stairs	35.44 ft²
SECOND FLOOR PLAN	207	207 Master Closet	50.00 ft²
SECOND FLOOR PLAN	208	208 Laundry	36.80 ft²
SECOND FLOOR PLAN	209	209 WC	13.19 ft²
SECOND FLOOR PLAN	210	210 Master Bathroom	92.53 ft²
SECOND FLOOR PLAN	211	211 Master Bedroom	227.75 ft²
SECOND FLOOR PLAN	212	212 Balcony 1	72.04 ft²
SECOND FLOOR PLAN			1221.33 ft²
TOTAL AREA			3123.19 ft²

FAR PERCENTAGE		
	TOTAL SQ.FT.	**%**
FIRST FLOOR	1,901.86	60.90
SECOND FLOOR	1,221.33	39.10
DIFFERENCE	680.53	21.8
TOTAL FIRST & SECOND FLOOR	**3,123.19**	**100**
TOTAL LOT AREA	**10,760.10**	
TOTAL FAR	**0.29**	

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL
33435
CUSTOM MODEL
NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER:
002000

OWNER:
JOHN & PAULETTE AGOGLIA

CONTENT:
FIRST FLOOR PLAN AREAS

DRAWN BY: KVM

Sheet No: A104.1

Sheet Size: ARCH-D

DATE
1 OCTOBER 2025

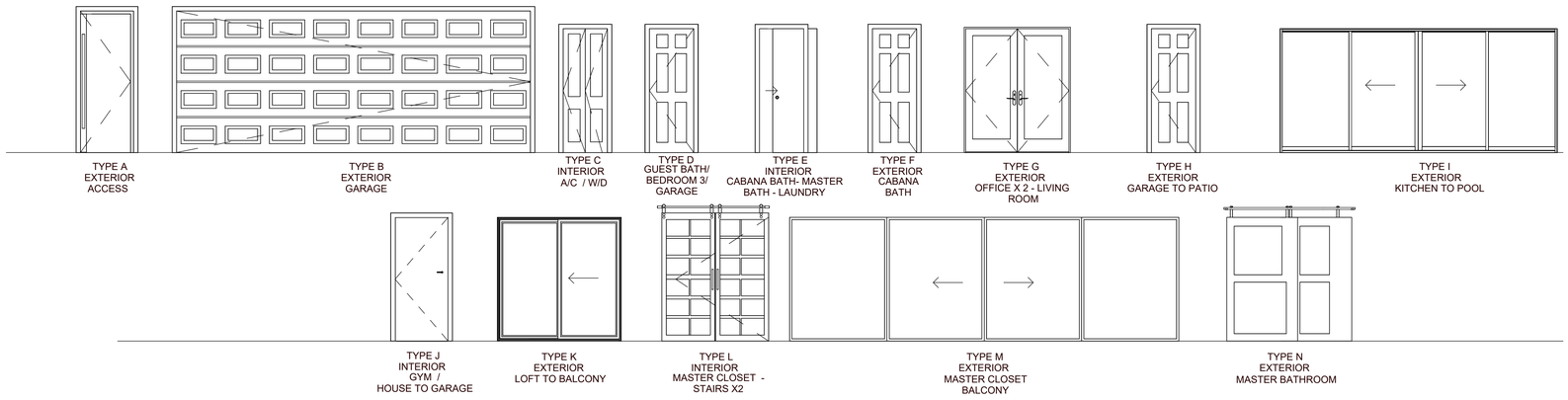
WALL TYPES

WRCS FULL HEIGHT INTERIOR PARTITION. SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.	WRCS EXTERIOR WALL WITH R-XX VALUE SEE STRUCTURAL PLANS FOR ADDTIONAL INFORMATION	WRCS PLUMBING WALL SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.

DOOR SCHEDULE

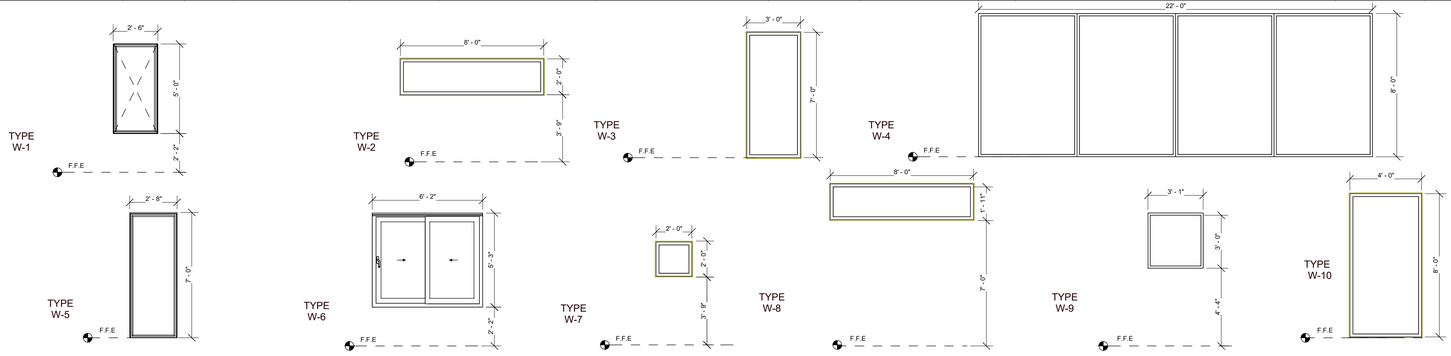
EXTERIOR DOOR SHALL BE IMPACT RESISTANT AND HAVE A MIAMI DADE COUNTY ISSUED NOTICE OF ACCEPTANCE (NOA)

DOOR		PANELS	QTY.	LEAF SIZE		LEAF FINISH		REMARKS	U-FACTOR	SHGC
MARK	TYPE			WIDTH	HEIGHT	MATERIALS	FINISH			
D1	A	0	1	7'-0"	8'-0"	COMPOSITE	WOOD	ACCESS EXTERIOR DOOR GLASS WITH 2 SIDLIGHT 24" X 96" EACH ONE	1.04	0.25
D2	B	0	1	18'-0"	8'-0"	COMPOSITE	WHITE	EXTERIOR GARAGE DOOR WITH GLASSES	1.04	0.25
D3	C	0	2	2'-6"	7'-0"	COMPOSITE	WHITE	BI-FOLDING LOUVERED DOOR	1.04	0.25
D4	D	2	3	2'-6"	7'-0"	WOOD	WHITE	STANDARD INTERIOR DOOR	1.04	0.25
D5	E	0	1	2'-6"	7'-0"	WOOD	WHITE	INTERIOR POCKET DOOR	1.04	0.25
D6	F	6	1	2'-6"	7'-0"	METAL	WHITE	STANDARD EXTERIOR DOOR	1.04	0.25
D7	G	6	2	6'-0"	7'-0"	WOOD	WHITE	STANDARD EXTERIOR DOUBLE FRENCH DOOR	1.04	0.25
D8	H	6	1	3'-0"	7'-0"	METAL	WHITE	STANDARD EXTERIOR DOOR	1.04	0.25
D9	I	0	1	15'-8"	7'-0"	METAL	WHITE	EXTERIOR SLIDING DOOR 4 PANELS	1.04	0.25
D10	J	0	2	3'-0"	7'-0"	WOOD	WHITE	STANDARD INTERIOR DOOR	1.04	0.25
D11	K	0	1	7'-0"	7'-0"	METAL	WHITE	SLIDING EXTERIOR DOOR	1.04	0.25
D12	L	0	2	5'-6"	7'-0"	COMPOSITE	WHITE	BARN DOOR	1.04	0.25
D13	M	0	1	22'-0"	7'-0"	COMPOSITE	WHITE	SLIDING DOOR	1.04	0.25
D14	N	0	2	4'-0"	7'-0"	COMPOSITE	WHITE	SLIDING DOOR	1.04	0.25



WINDOW SCHEDULE

WINDOW MARKS	PANELS	QTY.	SIZE		REMARK	GLASS TYPE	FRAME		TYPE	U-FACTOR	SHGC
			WIDTH	HEIGHT			MATERIAL	FINISH		1.04	0.25
W-1	1	13	2'-6"	5'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	STANDARD EGRESS WINDOWS	1.04	0.25
W-2	1	2	8'-0"	2'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	LARGE PICTURE WINDOW	1.04	0.25
W-3	1	2	3'-0"	7'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	LARGE PICTURE WINDOW	1.04	0.25
W-4	4	1	22'-0"	8'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	4 FIXED PANELS	1.04	0.25
W-5	1	1	2'-8"	7'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	LARGE PICTURE WINDOW	1.04	0.25
W-6	1	1	6'-2"	5'-3"	SLIDING WINDOW	CLEAR	ALUMINIUM	BRONZE	SLIDING WINDOW	1.04	0.25
W-7	1	2	2'-0"	2'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	PICTURE WINDOW	1.04	0.25
W-8	1	1	12'-0"	1'-11"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	LARGE PICTURE WINDOW	1.04	0.25
W-9	1	1	3'-0"	3'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	SKYLIGHT WINDOW	1.04	0.25
W-10	1	1	4'-0"	8'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	LARGE PICTURE WINDOW	1.04	0.25



1 WALL TYPES, DOOR SCHEDULE & WINDOW SCHEDULE OF FIRST FLOOR PLAN

N/A

CONSTRUCTONIK
Constructonik,LLC
501 East Las Olas Blvd,
Suite 300,Fort Lauderable
Florida 33301

James J Barlow

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Date: 2025.10.21 11:16:15 -04'00'

JAMES J. BARLOW LICENSED No. 52171 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/21/25

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL 33435

CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER: 002000

OWNER: JOHN & PAULETTE AGOGLIA

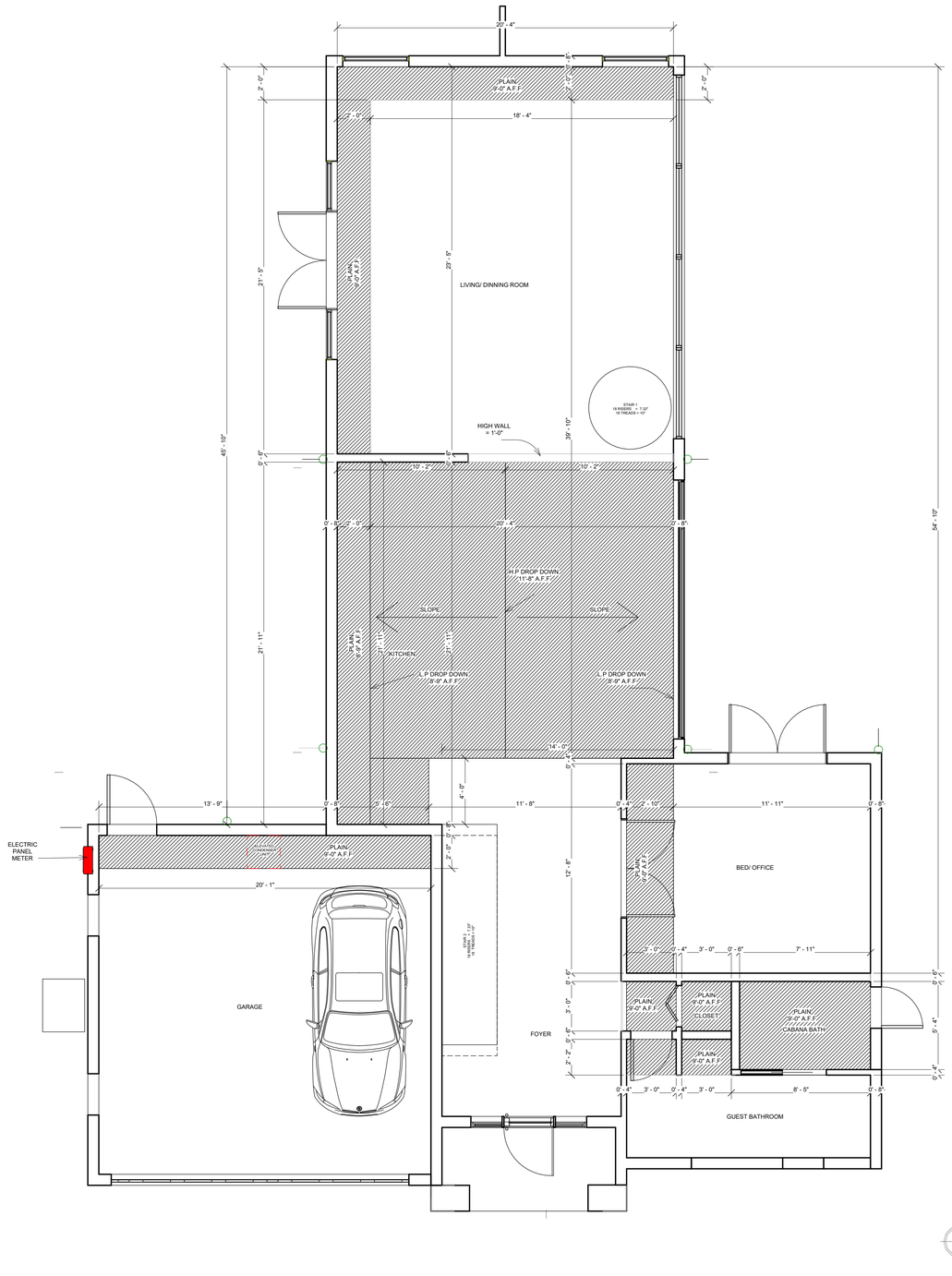
CONTENT: FIRST FLOOR PLAN & FINISHES SCHEDULES 2

DRAWN BY: KVM

Sheet No: A105

Sheet Size: ARCH-D

DATE: 1 OCTOBER 2025



1 REFLECTED CEILING FIRST PLAN

1/4" = 1'-0"

NOTES:

1. AT ALL FRAMES AND CASING REQUIRED TO BE PAINTED-PAINT TO BE LATEX SEMI-GLOSS.
2. REFER TO REFLECTED CEILING PLAN FOR DRYWALL DROP DOWN CEILING 1" LOCATIONS.
3. PREPARE SUBSTRATE AS REQUIRED FOR SMOOTH AND LEVEL FLOOR FINISH.
4. RESTROOM FLOORS TO BE ANTI-SLIP. SLOPE SHOWER FLOOR TOWARDS DRAIN.
5. USE CEMENT BOARD IN LIEU OF DRYWALL IN SHOWER AND BEHIND TOILETIVANITY.
6. INTERIOR FINISHES TO COMPLY WITH NFPA 101, SECTION 26.3.3 FOR INTERIOR FINISHES AND WITH FLORIDA BUILDING CODE, MINIMUM FLAME-SPREAD CLASSIFICATION.
7. GC TO COORDINATE FINAL ELECTRICAL DEVICE EXACT LOCATIONS WITH SELECTED FURNITURE AND ELECTRICAL PLAN WITH ARCHITECT.
8. INTENT IS FOR FLOORING TO BE LEVEL/ FLUSH TRHOUGHOUT AND AT ALL TRANSITIONS.
9. INTENT IS FOR BASEBOARD LINE TO BE CONSISTENT THROUGHOUT. WHERE WALL IS TO BE TILED, HORIZONTAL GROUT LINE SHALL COINCIDE WITH BASEBOARD HEIGHT OF ADJACENT ROOM OR WALL.
10. FINAL FLOORING SELECTION BY OWNER.
11. VERIFY AND COORDINATE ACTUAL WINDOW/DOOR DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION.
12. ALL GLASS TO HAVE AN SHGC (SOLAR HEAT GAIN COEFFICIENT) AND U-FACTOR AS AS REQUIRED BY MEP PLANS. 13. GC TO SUBMIT SHOP DRAWINGS TO ARCHITECTS FOR REVIEW PRIOR TO ORDERING OR PURCHASING WINDOWS, DOORS,SHUTTERS, AND EQUIPMENT FROM MANUFACTURER.
13. GC TO SUBMIT SHOP DRAWINGS TO ARCHITECTS FOR REVIEW PRIOR TO ORDERING OR PURCHASING WINDOWS, DOORS, SHUTTERS, AND EQUIPMENT FROM MANUFACTURER.
14. EGRESS WINDOW: IN AN OUTSIDE WINDOW OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, 5.7SF IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR. AS PER NFPA 101
15. EXPOSED UREA-FORMALDEHYDE PRODUCTS SHALL NOT BE USED.
16. ALL PAINTS SHELLACS AND SEALANTS SHALL BE LOW-VOC AS DEFINED BY CREDIT H3.3/43.4 OF THE FGBC GREEN HOMES STANDARD.
17. ALL THROUGH FLOOR SLAB PENETRATIONS SHALL BE SEALED WITH LOW-VOC ELASTOMERIC OR VULKUMEN TYPE SEALER, PLUMBER AND ELECTRICIAN SHALL PROVIDE DIGITAL PHOTOS OF ALL SEALED PENETRATIONS.
18. ALL WINDOWS SHALL BE INSTALLED WITH COMPATIBLE INSECT SCREENS. SUCH SCREENS SHALL MEET EMERGENCY ESCAPE REQUIREMENTS AT BEDROOMS.
19. CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE -DEVELOPED INDEX OF NOT GREATER THAN 450

RCP LEGEND

	DROP CEILING EL: 9'-0"

1. REFER TO DETAILS SHEET FOR FRAMING INFORMATION
2. COORDINATE ALL DROPPED DROP DOWN CEILING 1" HEIGHTS WITH MECHANICAL, CABINATES AND CLOSET SYSTEMS REQUIREMENTS

WALL TYPES

	WRCS FULL HEIGHT INTERIOR PARTITION. SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
	WRCS EXTERIOR WALL WITH R-XX VALUE SEE STRUCTURAL PLANS FOR ADDTIONAL INFORMATION
	WRCS PLUMBING WALL SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.

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Florida 33301

James J Barlow
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Date: 2026.01.17 10:29:20 -05'00'

JAMES J. BARLOW
LICENSED
No. 57771
STATE OF FLORIDA
PROFESSIONAL ENGINEER
01/17/26

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL
33435

CUSTOM MODEL
NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER:
002000

OWNER:
JHON & PAULETTE AGOGLIA

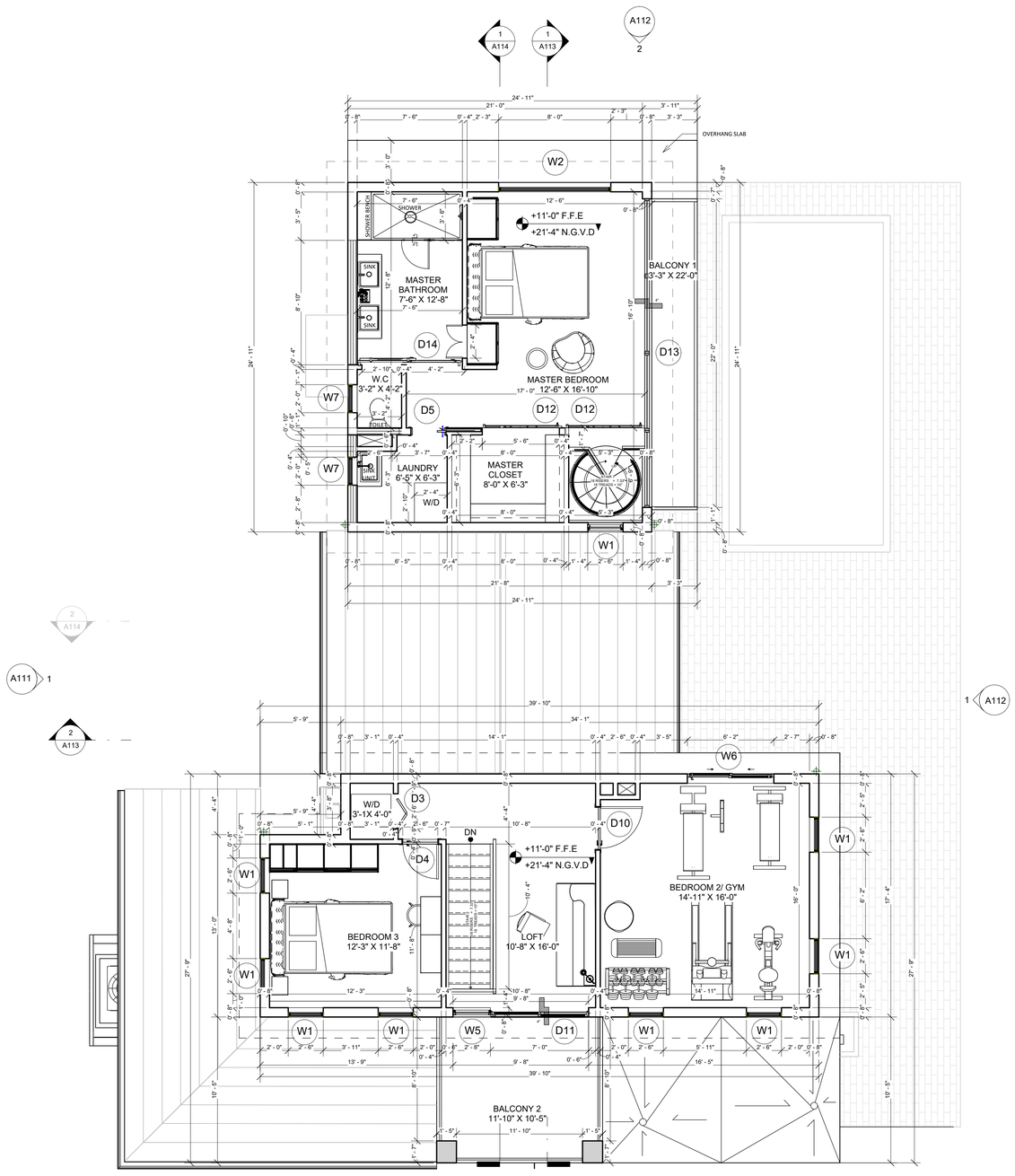
CONTENT:
REFLECTED CEILING FIRST PLAN

DRAWN BY: KVM

Sheet No: A106

Sheet Size: ARCH-D

DATE
1 OCTOBER 2025



1 SECOND FLOOR PLAN

1/3" = 1'-0"

N

NOTES

1. AT ALL FRAMES AND CASING REQUIRED TO BE PAINTED-PAINT TO BE LATEX SEMI-GLOSS.
2. REFER TO THE REFLECTED CEILING PLAN FOR DRYWALL DROP DOWN CEILING 1" LOCATIONS.
3. PREPARE SUBSTRATE AS REQUIRED FOR SMOOTH AND LEVEL FLOOR FINISH.
4. RESTROOM FLOORS TO BE ANTI-SLIP. SLOPE SHOWER FLOOR TOWARDS DRAIN.
5. USE CEMENT BOARD INSTEAD OF DRYWALL IN THE SHOWER AND BEHIND TOILETIVANITY.
6. INTERIOR FINISHES TO COMPLY WITH NFPA 101, SECTION 26.3.3 FOR INTERIOR FINISHES AND WITH FLORIDA BUILDING CODE, MINIMUMFLAME-SPREAD CLASSIFICATION.
7. GC TO COORDINATE THE FINAL ELECTRICAL DEVICE'S EXACT LOCATIONS WITH SELECTED FURNITURE AND ELECTRICAL PLAN WITH ARCHITECT.
8. INTENT IS FOR FLOORING TO BE LEVEL/ FLUSH THROUGHOUT AND AT ALL TRANSITIONS.
9. THE INTENT IS FOR THE BASEBOARD LINE TO BE CONSISTENT THROUGHOUT. WHERE THE WALL IS TO BE TILED, THE HORIZONTAL GROUT LINE SHALL COINCIDE WITH THE BASEBOARD HEIGHT OF THE ADJACENT ROOM OR WALL.
10. FINAL FLOORING SELECTION BY OWNER.
11. VERIFY AND COORDINATE ACTUAL WINDOW/DOOR DIMENSIONS AND ROUGH OPENINGS BEFORE CONSTRUCTION.
12. ALL GLASS TO HAVE AN SHGC (SOLAR HEAT GAIN COEFFICIENT) AND U-FACTOR AS REQUIRED BY MEP PLANS.
13. GC IS TO SUBMIT SHOP DRAWINGS TO ARCHITECTS FOR REVIEW BEFORE ORDERING OR PURCHASING WINDOWS, DOORS, SHUTTERS, AND EQUIPMENT FROM MANUFACTURER.
14. EGRESS WINDOW: IN AN OUTSIDE WINDOW OPERABLE FROM THE INSIDE, THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOLSPECIAL KNOWLEDGE OR EFFORT. SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, 5.7SF IN AREA THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR. AS PER NFPA 101
15. EXPOSED UREA-FORMALDEHYDE PRODUCTS SHALL NOT BE USED.
16. ALL PAINTS SHELLACS AND SEALANTS SHALL BE LOW-VOC AS DEFINED BY CREDIT H3.3/43.4 OF THE FGBC GREEN HOMES STANDARD.
17. ALL THROUGH FLOOR SLAB PENETRATIONS SHALL BE SEALED WITH LOW-VOC ELASTOMERIC OR VULKUMEN TYPE SEALER, THEPLUMBER AND ELECTRICIAN SHALL PROVIDE DIGITAL PHOTOS OF ALL SEALED PENETRATIONS.
18. ALL WINDOWS SHALL BE INSTALLED WITH COMPATIBLE INSECT SCREENS. SUCH SCREENS SHALL MEET EMERGENCY ESCAPE REQUIREMENTS INBEDROOMS.
19. R VALUE FOR EXTERIOR WALL IS R-15.4

ROOM FINISH SCHEDULE

		FLOORS				BASE		WALLS			CEILINGS		PAINT			
NO.	ROOM / SPACES	GLUE DN. BAMBOO W/ MOISTURE BARRER	GLUE DOWN VINYL PLANK	CERAMIC TILE	FINISH CONCRETE SLAB	4" PAINTED WOOD	CERAMIC TILE	CERAMIC TILE	PAINTED DRYWALL	PAINTED STUCCO	DRYWALL/ PAINT FINSH	PAINTED CONCRETE	MOLD RESISTANT EGGSHELL FINSH	EGGSHELL FINISH	EXTERIOR GRADE	REMARKS
2-01	MASTER BATHROOM			●			●	●			●		●			
2-02	MASTER BEDROOM		●			●			●		●			●		
2-03	W.C			●			●	●			●		●			
2-04	LAUNDRY			●		●			●		●			●		
2-05	WALK IN CLOSET		●			●			●		●			●		
2-06	A/C		●			●			●		●			●		
2-07	BEDROOM 3		●			●			●		●			●		
2-08	LOFT		●			●			●		●			●		
2-09	BEDROOM 2/ GYM		●			●			●		●			●		
2-10	BALCONY 1				●	●				●	●				●	
2-11	BALCONY 2				●	●				●	●				●	

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501 East Las Olas Blvd,
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Florida 33301

James J Barlow

Digitally signed by James J Barlow
Date: 2026.01.17 10:29:51 -05'00'

JAMES J. BARLOW LICENSED No. 58774 STATE OF FLORIDA PROFESSIONAL ENGINEER

01/17/26

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7 HARBOUR DRIVE NORTH OCEAN RIDGE, FL 33435

CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER: 002000

OWNER: JOHN & PAULETTE AGOGLIA

CONTENT: SECOND FLOOR PLAN & FINISHES SCHEDULES

DRAWN BY: KVM

Sheet No: A107

Sheet Size: ARCH-D

DATE: 1 OCTOBER 2025

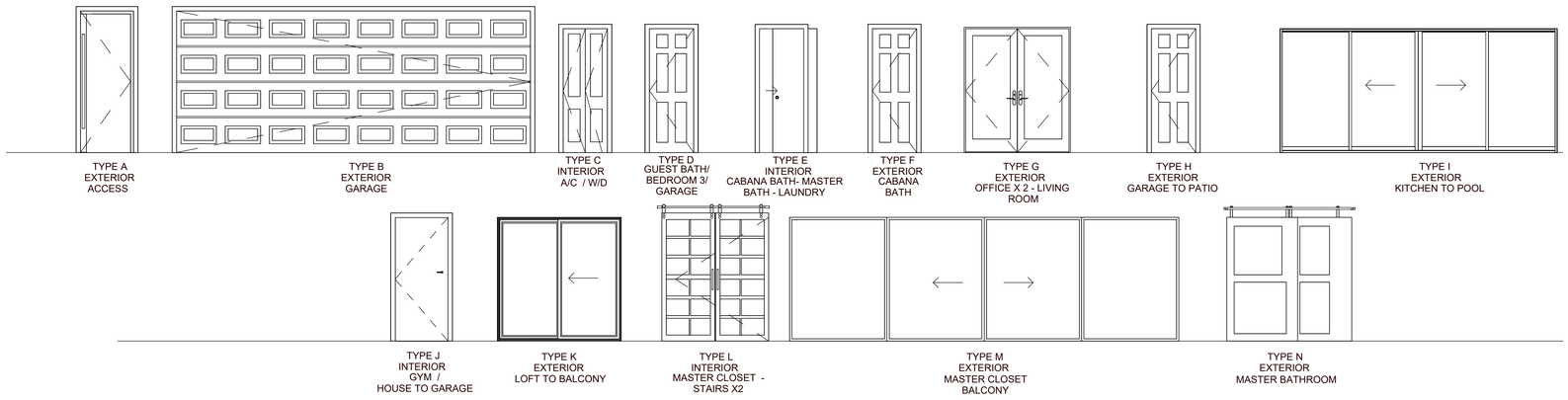
WALL TYPES

WRCS FULL HEIGHT INTERIOR PARTITION. SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.	WRCS EXTERIOR WALL WITH R-XX VALUE SEE STRUCTURAL PLANS FOR ADDTIONAL INFORMATION	WRCS PLUMBING WALL SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.

DOOR SCHEDULE

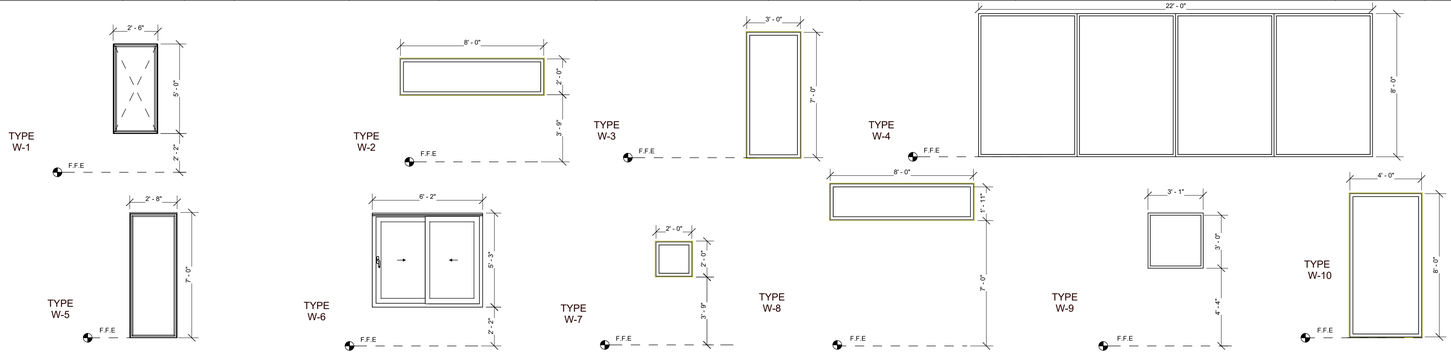
EXTERIOR DOOR SHALL BE IMPACT RESISTANT AND HAVE A MIAMI DADE COUNTY ISSUED NOTICE OF ACCEPTANCE (NOA)

DOOR		PANELS	QTY.	LEAF SIZE		LEAF FINISH		REMARKS	U-FACTOR	SHGC
MARK	TYPE			WIDTH	HEIGHT	MATERIALS	FINISH			
D1	A	0	1	7'-0"	8'-0"	COMPOSITE	WOOD	ACCESS EXTERIOR DOOR GLASS WITH 2 SIDLIGHT 24" X 96" EACH ONE	1.04	0.25
D2	B	0	1	18'-0"	8'-0"	COMPOSITE	WHITE	EXTERIOR GARAGE DOOR WITH GLASSES	1.04	0.25
D3	C	0	2	2'-6"	7'-0"	COMPOSITE	WHITE	BI-FOLDING LOUVERED DOOR	1.04	0.25
D4	D	2	3	2'-6"	7'-0"	WOOD	WHITE	STANDARD INTERIOR DOOR	1.04	0.25
D5	E	0	1	2'-6"	7'-0"	WOOD	WHITE	INTERIOR POCKET DOOR	1.04	0.25
D6	F	6	1	2'-6"	7'-0"	METAL	WHITE	STANDARD EXTERIOR DOOR	1.04	0.25
D7	G	6	2	6'-0"	7'-0"	WOOD	WHITE	STANDARD EXTERIOR DOUBLE FRENCH DOOR	1.04	0.25
D8	H	6	1	3'-0"	7'-0"	METAL	WHITE	STANDARD EXTERIOR DOOR	1.04	0.25
D9	I	0	1	15'-8"	7'-0"	METAL	WHITE	EXTERIOR SLIDING DOOR 4 PANELS	1.04	0.25
D10	J	0	2	3'-0"	7'-0"	WOOD	WHITE	STANDARD INTERIOR DOOR	1.04	0.25
D11	K	0	1	7'-0"	7'-0"	METAL	WHITE	SLIDING EXTERIOR DOOR	1.04	0.25
D12	L	0	2	5'-6"	7'-0"	COMPOSITE	WHITE	BARN DOOR	1.04	0.25
D13	M	0	1	22'-0"	7'-0"	COMPOSITE	WHITE	SLIDING DOOR	1.04	0.25
D14	N	0	2	4'-0"	7'-0"	COMPOSITE	WHITE	SLIDING DOOR	1.04	0.25



WINDOW SCHEDULE

WINDOW MARKS	PANELS	QTY.	SIZE		REMARK	GLASS TYPE	FRAME		TYPE	U-FACTOR	SHGC
			WIDTH	HEIGHT			MATERIAL	FINISH		1.04	0.25
W-1	1	13	2'-6"	5'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	STANDARD EGRESS WINDOWS	1.04	0.25
W-2	1	2	8'-0"	2'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	LARGE PICTURE WINDOW	1.04	0.25
W-3	1	2	3'-0"	7'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	LARGE PICTURE WINDOW	1.04	0.25
W-4	4	1	22'-0"	8'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	4 FIXED PANELS	1.04	0.25
W-5	1	1	2'-8"	7'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	LARGE PICTURE WINDOW	1.04	0.25
W-6	1	1	6'-2"	5'-3"	SLIDING WINDOW	CLEAR	ALUMINIUM	BRONZE	SLIDING WINDOW	1.04	0.25
W-7	1	2	2'-0"	2'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	PICTURE WINDOW	1.04	0.25
W-8	1	1	12'-0"	1'-11"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	LARGE PICTURE WINDOW	1.04	0.25
W-9	1	1	3'-0"	3'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	SKYLIGHT WINDOW	1.04	0.25
W-10	1	1	4'-0"	8'-0"	FIXED WINDOW	CLEAR	ALUMINIUM	BRONZE	LARGE PICTURE WINDOW	1.04	0.25



1 WALL TYPES, DOOR SCHEDULE & WINDOW SCHEDULE OF FIRST FLOOR PLAN

N/A

CONSTRUCTONIK
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501 East Las Olas Blvd,
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Florida 33301

James J Barlow

Digitally signed by James J Barlow
Date: 2025.10.21 11:24:11 -04'00'

JAMES J. BARLOW LICENSED No. 52171 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/21/25

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL 33435
CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER: 002000

OWNER: JHON & PAULETTE AGOGLIA

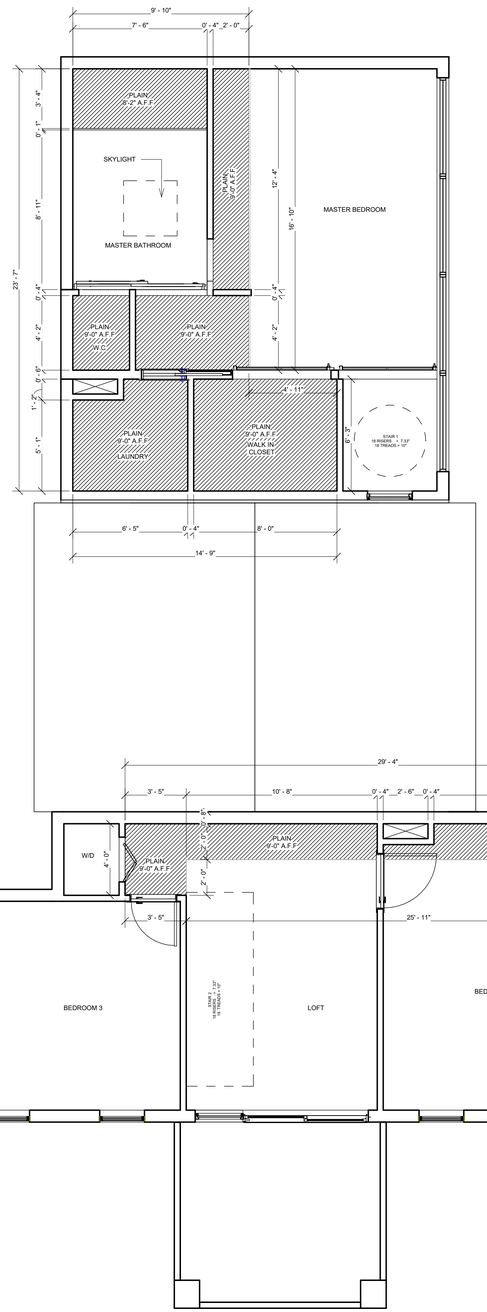
CONTENT: SECOND FLOOR PLAN & FINISHES SCHEDULES 2

DRAWN BY: KVM

Sheet No: A108

Sheet Size: ARCH-D

DATE: 1 OCTOBER 2025



REFLECTED CEILING SECOND FLOOR PLAN

1 — 1/4"= 1'-1"

N

NOTES:

1. AT ALL FRAMES AND CASING REQUIRED TO BE PAINTED-PAINT TO BE LATEX SEMI-GLOSS.
2. REFER TO REFLECTED CEILING PLAN FOR DRYWALL DROP DOWN CEILING 1" LOCATIONS.
3. PREPARE SUBSTRATE AS REQUIRED FOR SMOOTH AND LEVEL FLOOR FINISH.
4. RESTROOM FLOORS TO BE ANTI-SLIP. SLOPE SHOWER FLOOR TOWARDS DRAIN.
5. USE CEMENT BOARD IN LIEU OF DRYWALL IN SHOWER AND BEHIND TOILETIVANITY.
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11. VERIFY AND COORDINATE ACTUAL WINDOW/DOOR DIMENSIONS AND ROUGH OPENINGS PRIOR TO CONSTRUCTION.
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19. CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE -DEVELOPED INDEX OF NOT GREATER THAN 450

RCP LEGEND

	DROP CEILING EL: 9'

1. REFER TO DETAILS SHEET FOR FRAMING INFORMATION
2. COORDINATE ALL DROPPED DROP DOWN CEILING 1" HEIGHTS WITH MECHANICAL, CABINATES AND CLOSET SYSTEMS REQUIREMENTS

WALL TYPES

	WRCS FULL HEIGHT INTERIOR PARTITION. SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
	WRCS EXTERIOR WALL WITH R-XX VALUE SEE STRUCTURAL PLANS FOR ADDTIONAL INFORMATION
	WRCS PLUMBING WALL SEE STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.

CONSTRUCTONIK
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Suite 300,Fort Lauderable
Florida 33301

James J Barlow

Digitally signed by James J Barlow
Date: 2025.10.21 11:24:43 -04'00'

JAMES J. BARLOW LICENSE No. 52771 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/21/25

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL
33435
CUSTOM MODEL
NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER: 002000

OWNER: JHON & PAULETTE AGOGLIA

CONTENT: REFLECTED CEILING SECOND PLAN

DRAWN BY: KVM

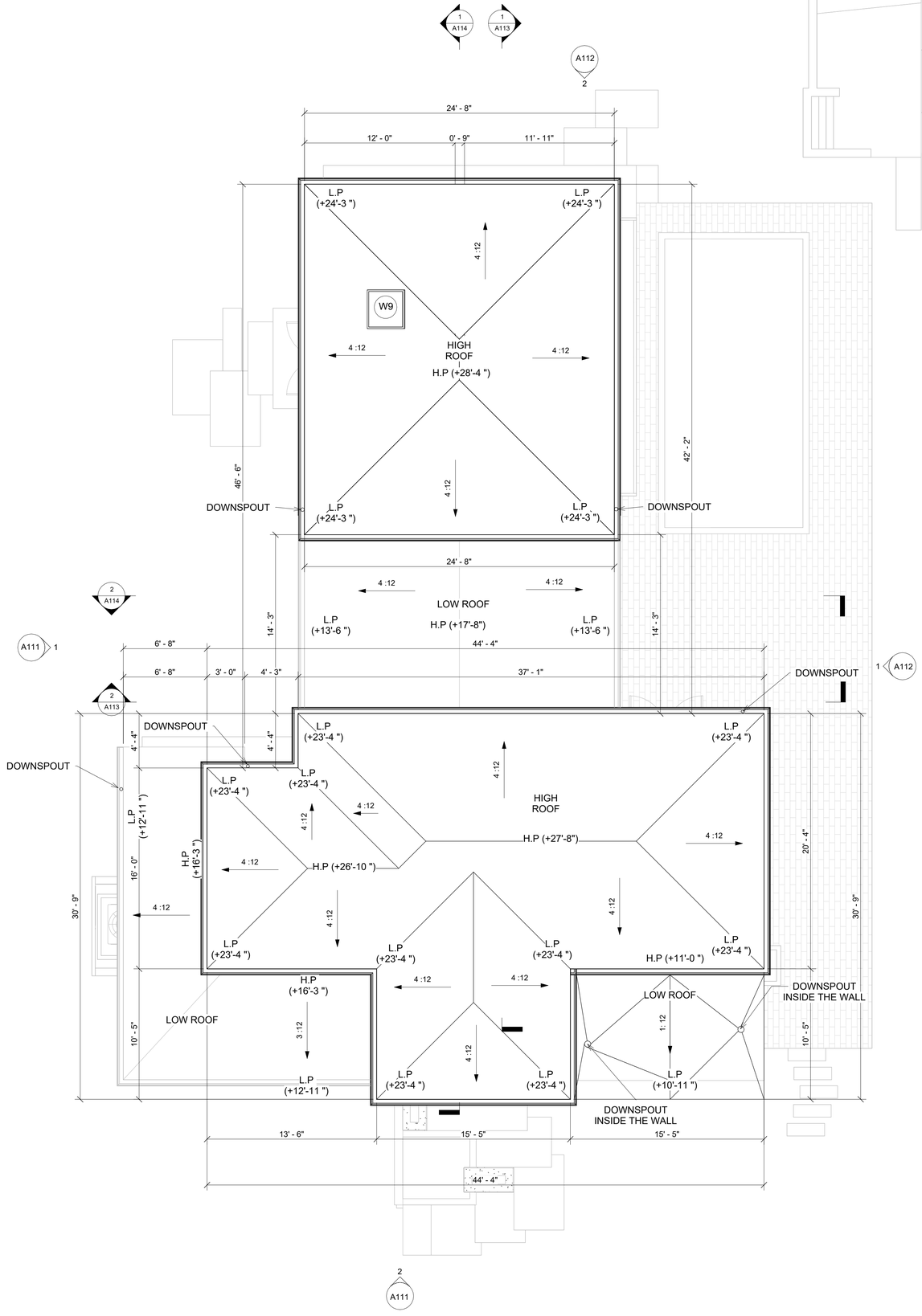
Sheet No: A109

Sheet Size: ARCH-D

DATE: 1 OCTOBER 2025

ROOF DETAILS

1. REFER TO THIS SHEET FOR TYPICAL ROOF DETAILS.
2. ALL ROOF TOP MECHANICAL, ELECTRICAL AND/OR PLUMBING EQUIPMENT SHOWN FOR INFORMATION ONLY. REFERENCE MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS AND SPECIFICATIONS FOR SPECIFIC DESIGN INFORMATION.
3. PROVIDE FLASHING & DRIP EDGE AT ALL NEW ROOF ASSESMBLIES.(TYP)
4. G.C. TO PROVIDE LIGHTNING PROTECTION AS REQUIRED BY LOCAL CODE AND JURISDICTION.
5. G.C. TO PROVIDE APPROPRIATE AMOUNT OF RIDGE VENTING PER LOCAL CODE,JURISDICTION, AND MANUFACTURER SPECIFICATIONS.
6. G.C. TO VERIFY CLEARANCES OF ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT PRIOR TO ROUGH IN WORK.
7. R VALUE FOR ROOF IS R-38.5



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

CONSTRUCTONIK
Constructonik,LLC
501 East Las Olas Blvd,
Suite 300,Fort Lauderable
Florida 33301

James J Barlow
Digitally signed by James J Barlow
Date: 2026.01.17 10:30:22 -05'00'

JAMES J. BARLOW LICENSED No. 55771 STATE OF FLORIDA PROFESSIONAL ENGINEER
01/17/26

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL 33435
CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK
1	11/17/25	BY CITY

PROJECT NUMBER: 002000

OWNER: JHON & PAULETTE AGOGLIA

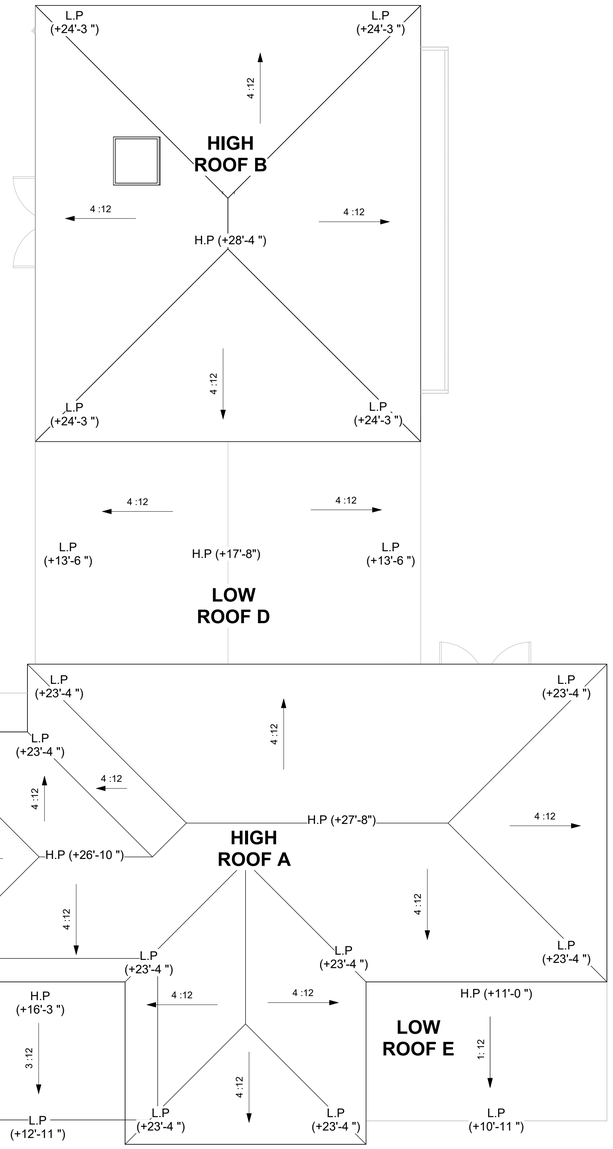
CONTENT: FLOOR PLAN ROOF

DRAWN BY: KVM

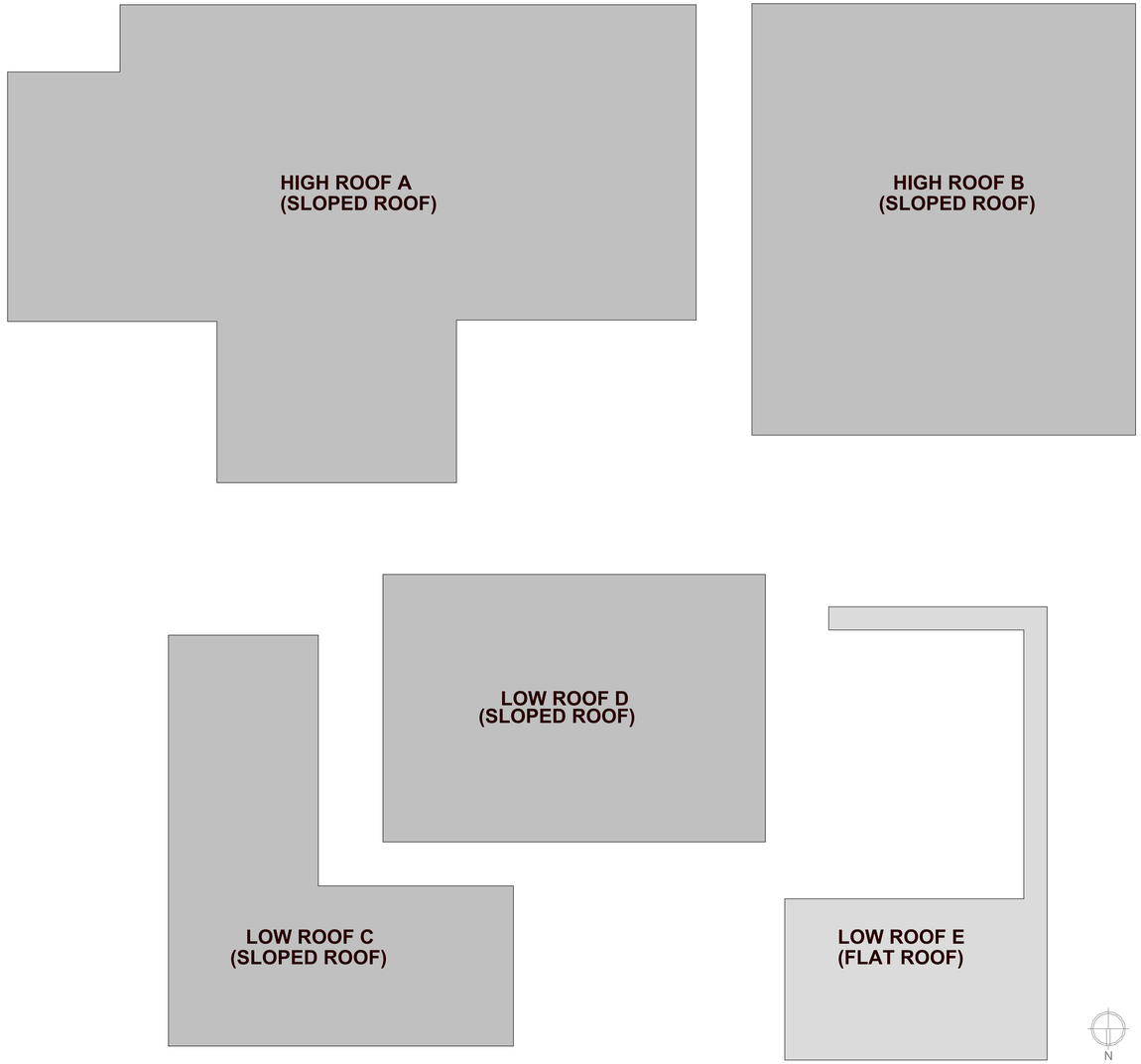
Sheet No: A110

Sheet Size: ARCH-D

DATE: 1 OCTOBER 2025



ROOF CALCULATIONS		
SLOPED ROOFS	**SQ.FT**	**% SLOPE**
HIGH ROOF A	1,034.86	4:12
HIGH ROOF B	688.38	4:12
LOW ROOF C	386.19	4:12
LOW ROOF D	425.48	4:12
FLAT ROOFS		
LOW ROOF E	223	1:12
TOTAL ROOFS AREA	2,757.91	



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Constructonik,LLC
501 East Las Olas Blvd,
Suite 300,Fort Lauderable
Florida 33301

James J Barlow

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Date: 2025.10.21 11:25:39 -04'00'

JAMES J. BARLOW LICENSE No. 58771 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/21/25

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL 33435
CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER:
002000

OWNER:
JHON & PAULETTE AGOGLIA

CONTENT:
ROOF CALCULATIONS

DRAWN BY: KVM

Sheet No: A110.1

Sheet Size: ARCH-D

DATE
1 OCTOBER 2025



1 **NORTH ELEVATION**
1/4" = 1'-0"

2 **EAST ELEVATION**
1/4" = 1'-0"

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Florida 33301

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02/27/26

James J Barlow

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Date: 2026.02.27 09:40:14 -05'00'

7 HARBOUR DRIVE NORTH OCEAN RIDGE, FL 33435

CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK
2	01/27/25	BY CITY

PROJECT NUMBER:
002000

OWNER:
JHON & PAULETTE AGOGLIA

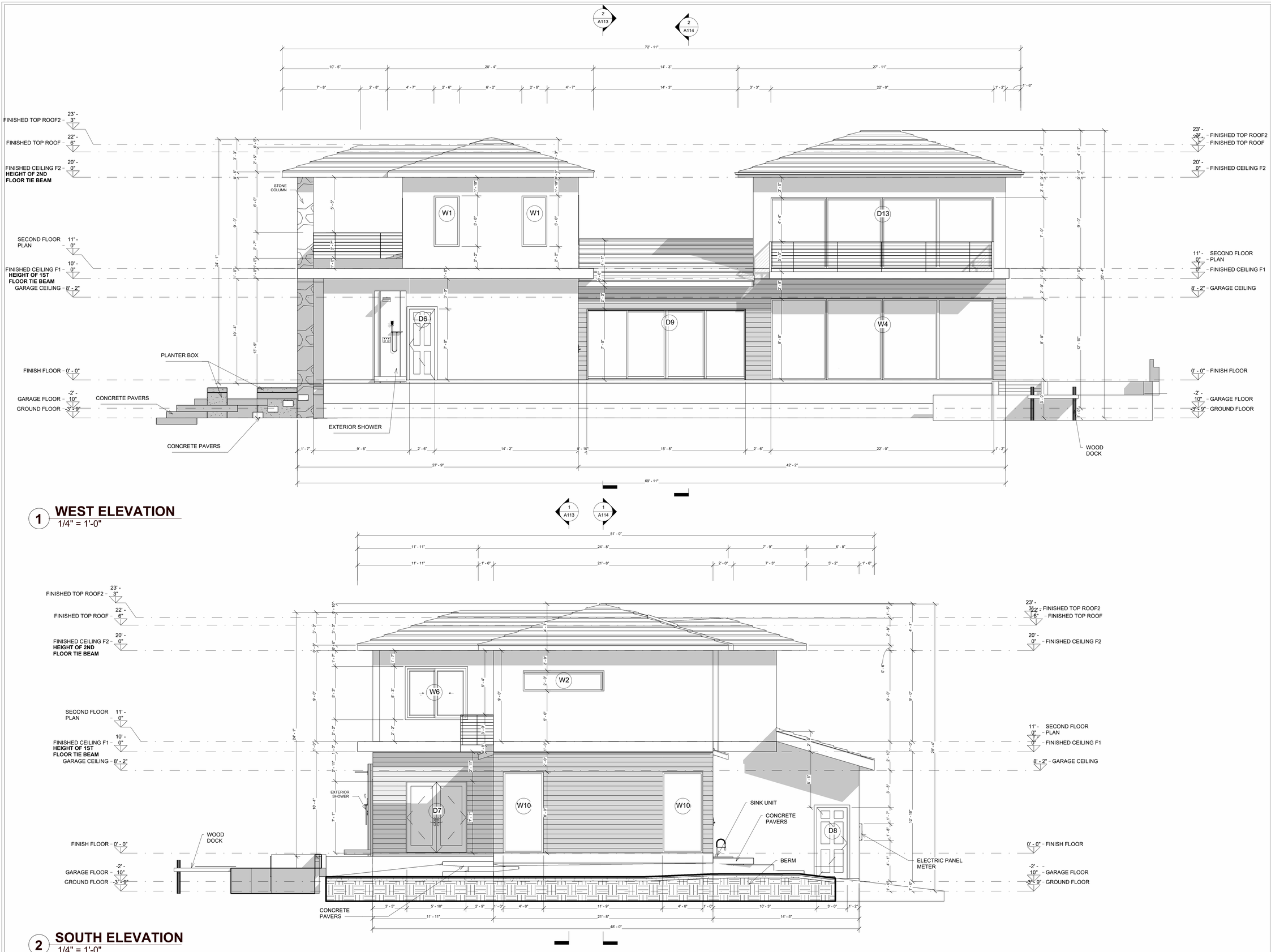
CONTENT:
EXTERIOR EAST & NORTH ELEVATIONS

DRAWN BY: KVM

Sheet No: A111

Sheet Size: ARCH-D

DATE
25 FEBRUARY 2025



1 WEST ELEVATION

1/4" = 1'-0"

2 SOUTH ELEVATION

1/4" = 1'-0"

CONSTRUCTONIK

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501 East Las Olas Blvd,
Suite 300,Fort Lauderable
Florida 33301

James J Barlow

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Date: 2025.10.21 11:28:16 -04'00'

JAMES J. BARLOW LICENSED No. 58771 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/21/25

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7 HARBOUR DRIVE NORTH OCEAN RIDGE, FL 33435

CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER:
002000

OWNER:
JHON & PAULETTE AGOGLIA

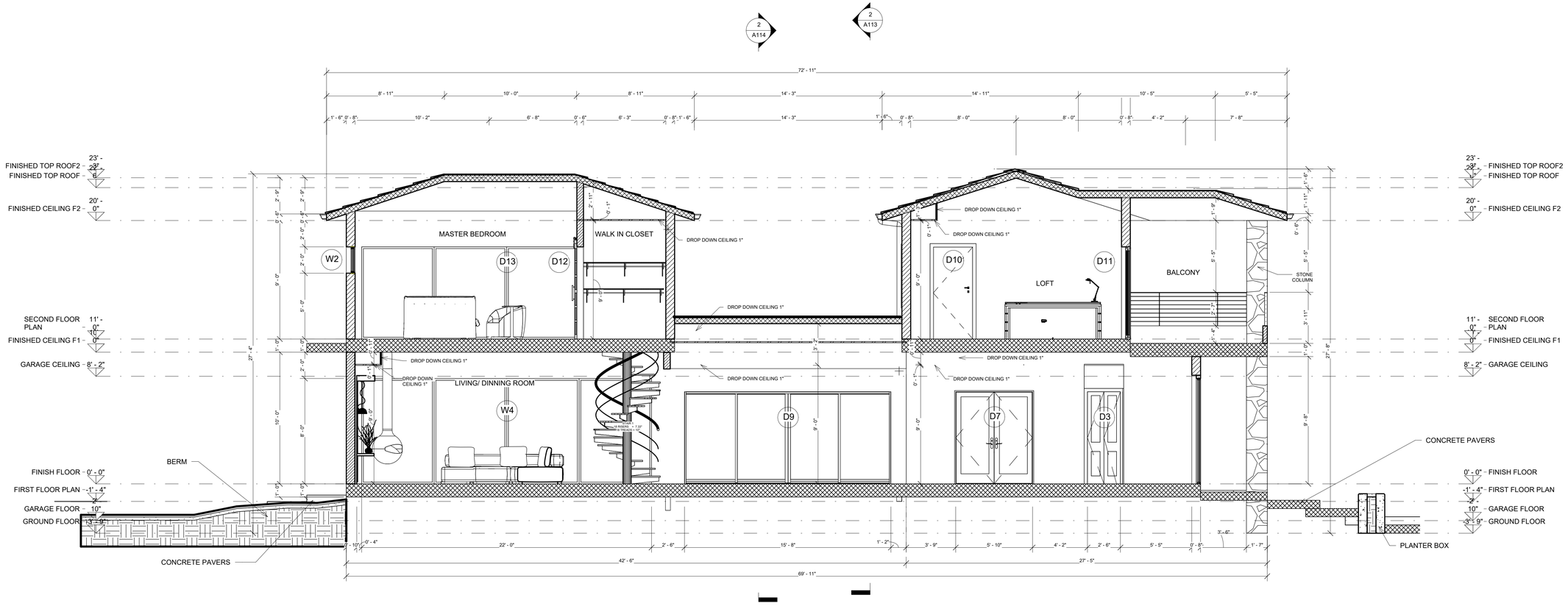
CONTENT:
EXTERIOR WEST & SOUTH ELEVATIONS

DRAWN BY: KVM

Sheet No: A112

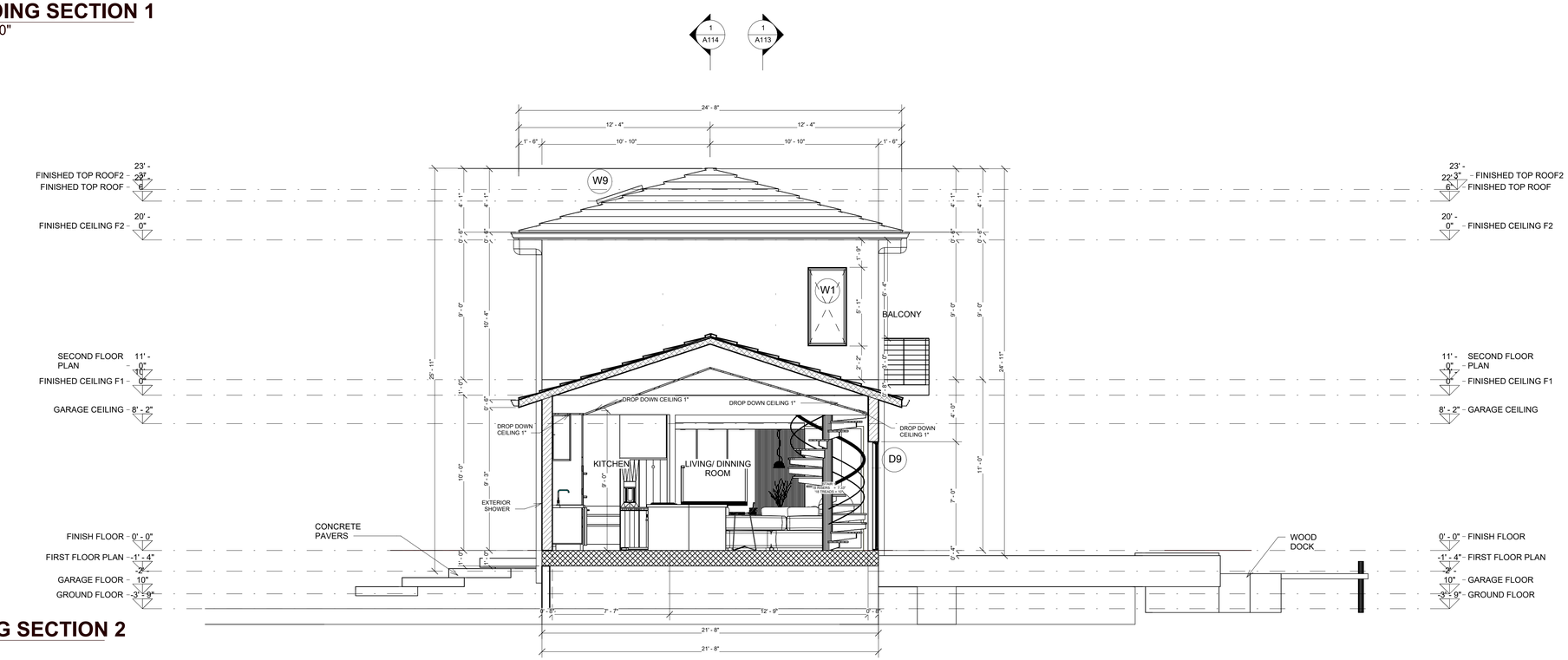
Sheet Size: ARCH-D

DATE
1 OCTOBER 2025



1 BUILDING SECTION 1

1/4" = 1'-0"



2 BUILDING SECTION 2

1/4" = 1'-0"

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Florida 33301

James J Barlow

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Date: 2026.01.17 10:30:58 -05'00'

JAMES J. BARLOW LICENSED No. 58774 STATE OF FLORIDA PROFESSIONAL ENGINEER
01/17/26

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL 33435
CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER: 022333

OWNER: JHON & PAULETTE AGOGLIA

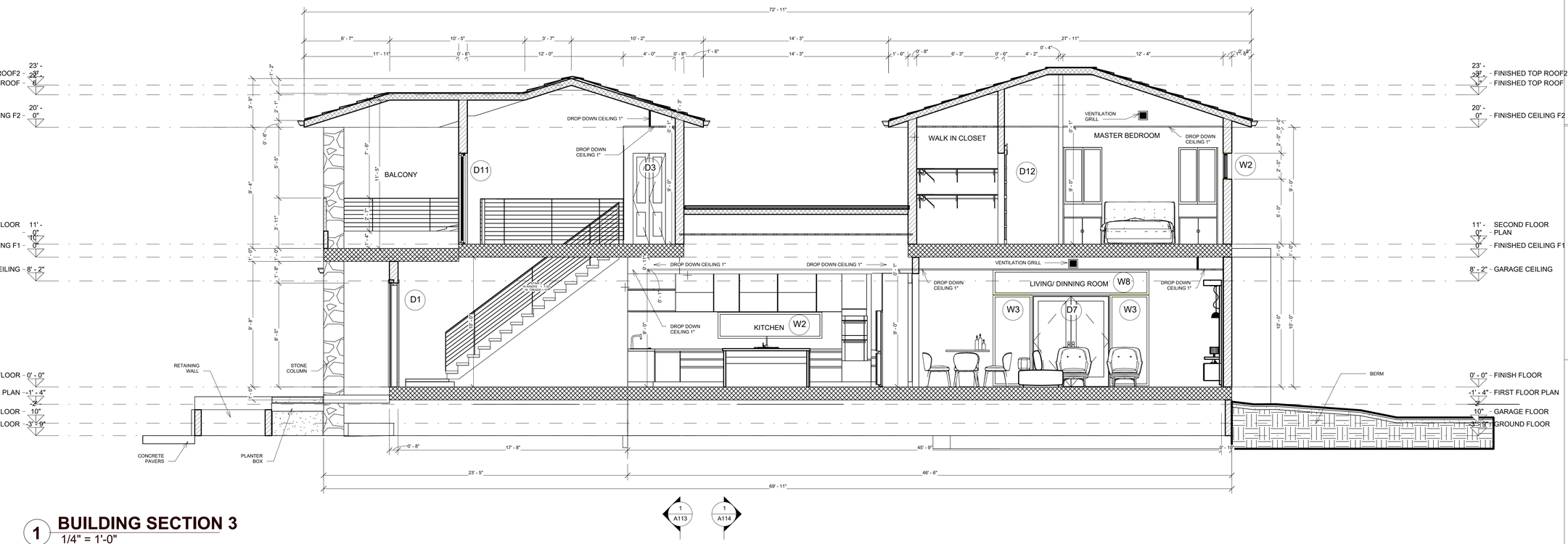
CONTENT: BUILDING SECTIONS 1

DRAWN BY: KVM

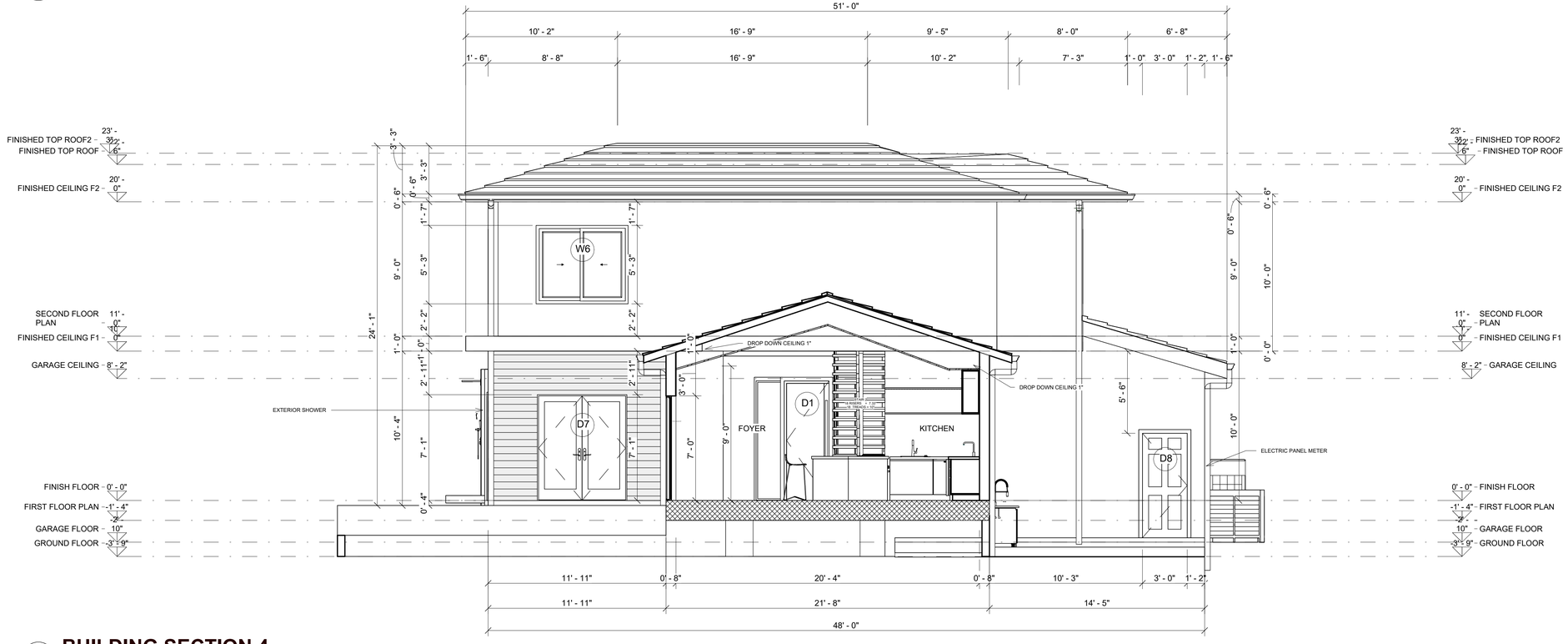
Sheet No: A113

Sheet Size: ARCH-D

DATE: 1 OCTOBER 2025



1 BUILDING SECTION 3
1/4" = 1'-0"



2 BUILDING SECTION 4
1/4" = 1'-0"

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Constructonik,LLC
501 East Las Olas Blvd,
Suite 300,Fort Lauderable
Florida 33301

James J Barlow

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01/17/26

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7 HARBOUR DRIVE NORTH OCEAN RIDGE, FL 33435
CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER:
002000

OWNER:
JHON & PAULETTE AGOGLIA

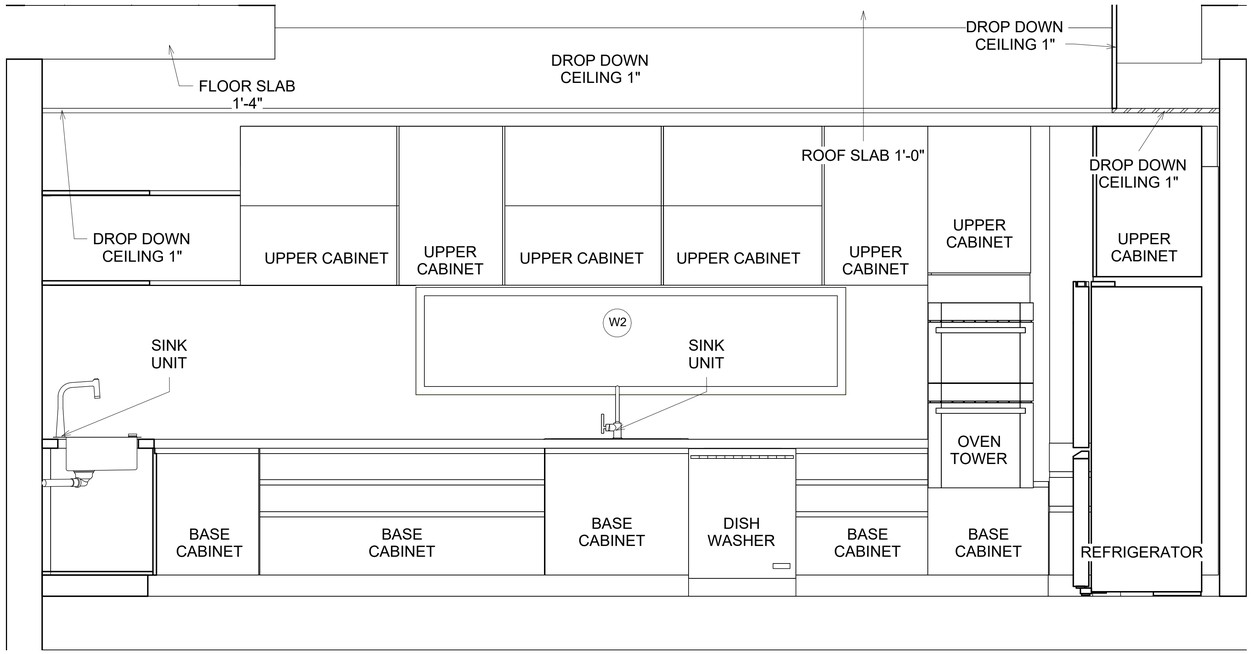
CONTENT:
BUILDING SECTIONS 2

DRAWN BY: KVM

Sheet No: A114

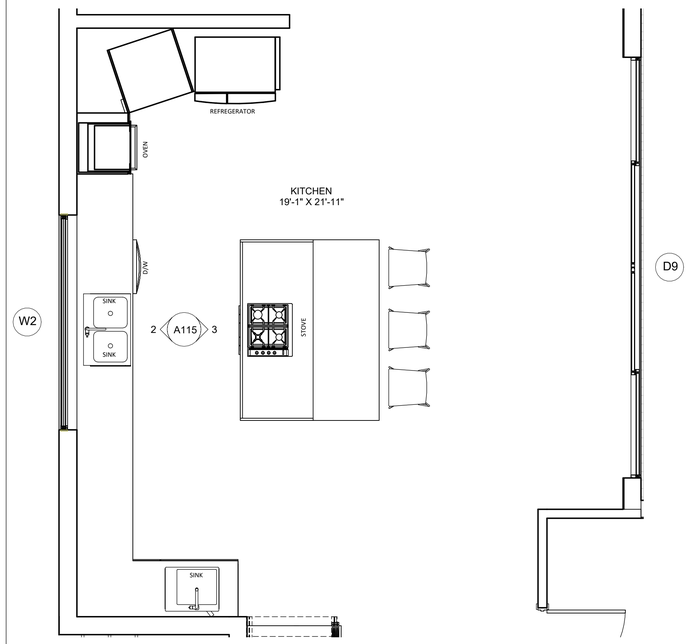
Sheet Size: ARCH-D

DATE
1 OCTOBER 2025



2 KITCHEN ELEVATION 1

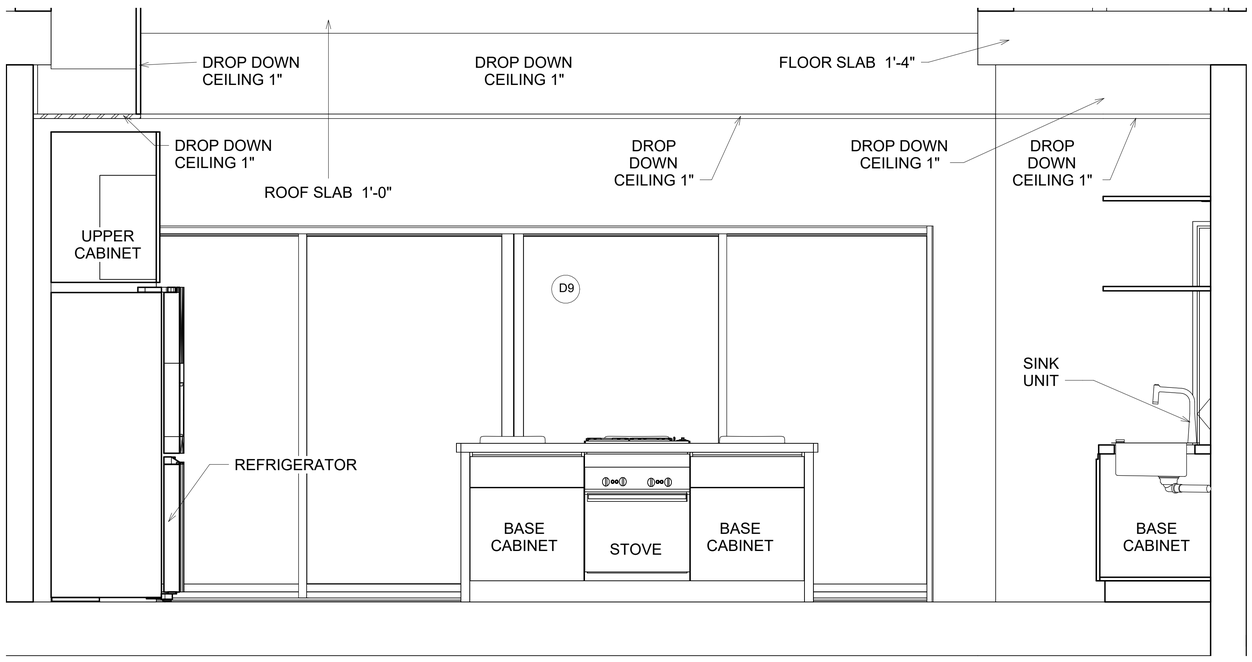
3/4" = 1'-0"



1 GROUND FLOOR KEYPLAN 1

3/8" = 1'-0"

N



3 KITCHEN ELEVATION 2

3/4" = 1'-0"

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Suite 300,Fort Lauderable
Florida 33301

James J Barlow

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7 HARBOUR DRIVE NORTH OCEAN RIDGE, FL 33435 CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER: 002000

OWNER: JHON & PAULETTE AGOGLIA

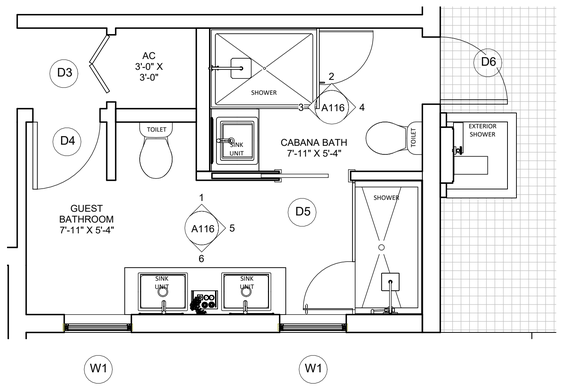
CONTENT: KEYPLAN & INTERIOR ELEVATIONS OF FIRST FLOOR 1

DRAWN BY: KVM

Sheet No: A115

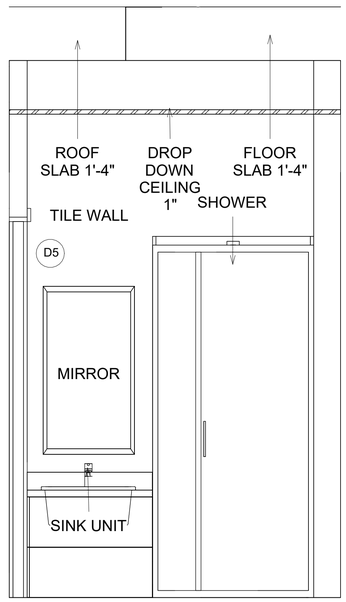
Sheet Size: ARCH-D

DATE: 1 OCTOBER 2025

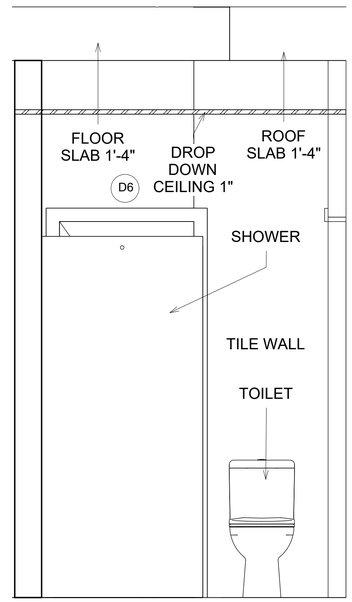


0 GROUND FLOOR KEYPLAN 2
3/8" = 1'-0"

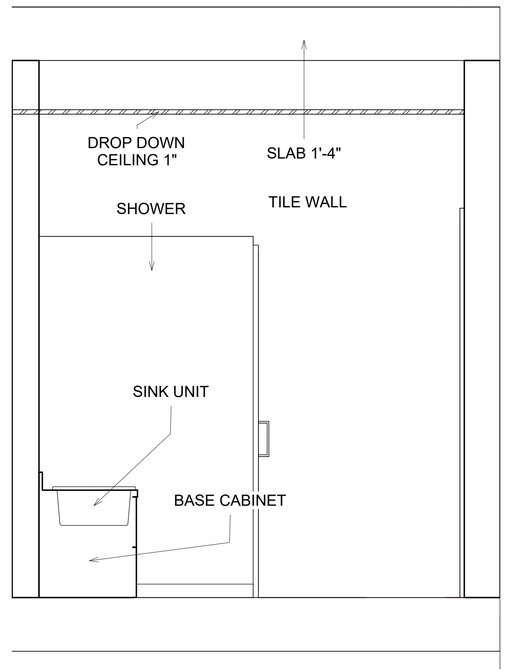
N



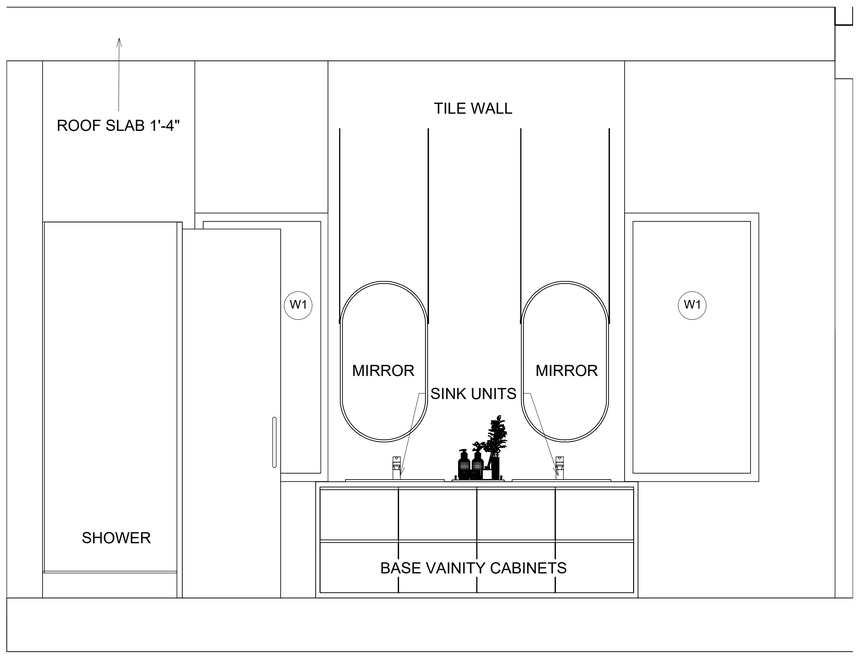
3 CABANA BATH INTERIOR ELEVATION 1
3/4" = 1'-0"



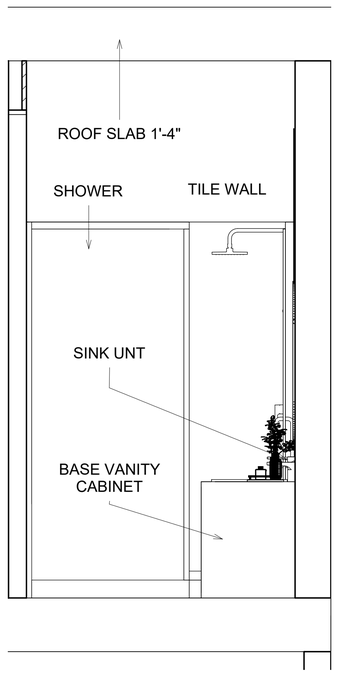
4 CABANA BATH INTERIOR ELEVATION 2
3/4" = 1'-0"



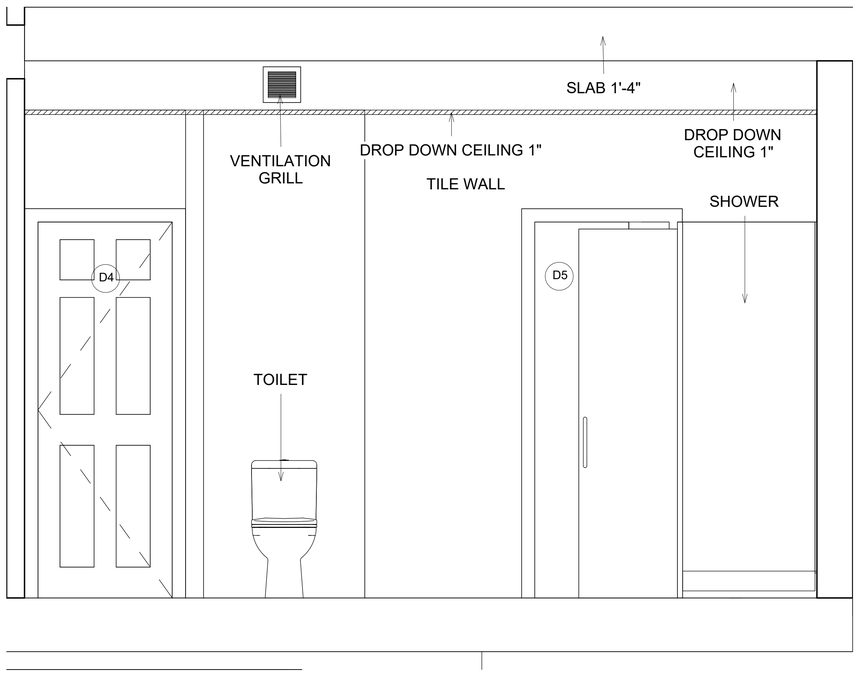
2 CABANA BATH INTERIOR ELEVATION 3
3/4" = 1'-0"



6 GUEST BATHROOM INTERIOR ELEVATION 1
3/4" = 1'-0"



5 GUEST BATHROOM INTERIOR ELEVATION 2
3/4" = 1'-0"



1 GUEST BATHROOM INTERIOR ELEVATION 3
3/4" = 1'-0"

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501 East Las Olas Blvd,
Suite 300,Fort Lauderable
Florida 33301

James J Barlow
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Date: 2025.10.21 11:30:23 -04'00'

JAMES J. BARLOW LICENSE No. 52171 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/21/25

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7 HARBOUR DRIVE NORTH OCEAN RIDGE, FL 33435 CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER: 002000

OWNER: JHON & PAULETTE AGOGLIA

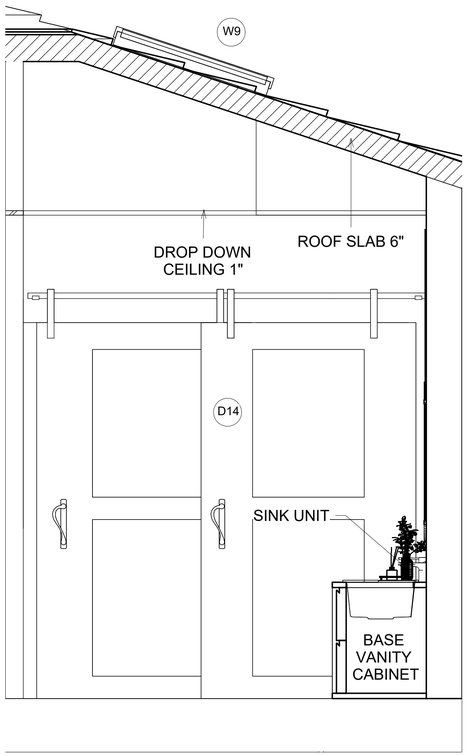
CONTENT: KEYPLAN & INTERIOR ELEVATIONS OF FIRST FLOOR 2

DRAWN BY: KVM

Sheet No: A116

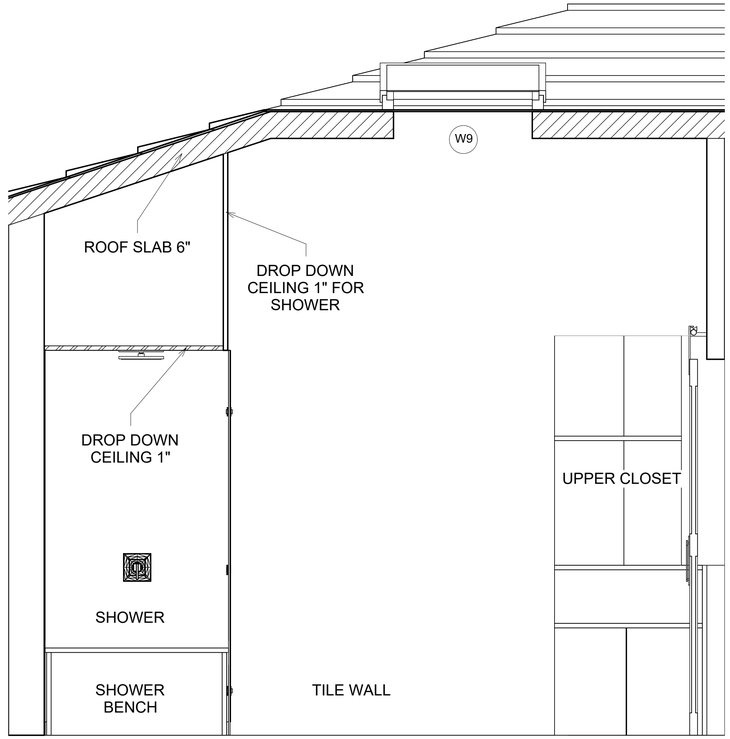
Sheet Size: ARCH-D

DATE: 1 OCTOBER 2025



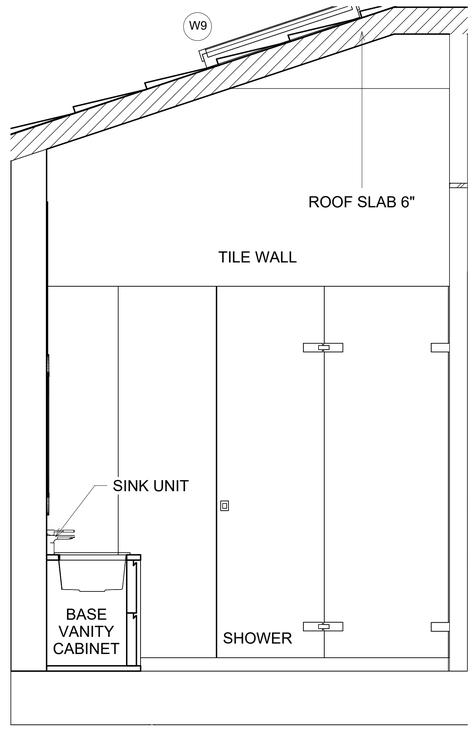
MASTER BATHROOM INTERIOR ELEVATION 4

3 3/4" = 1'-0"



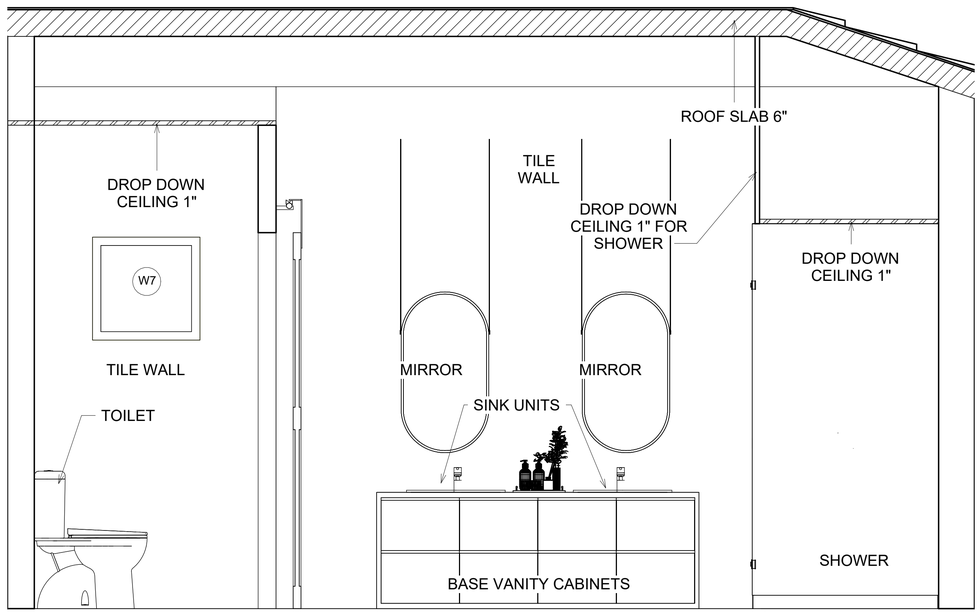
MASTER BATHROOM INTERIOR ELEVATION 3

2 3/4" = 1'-0"



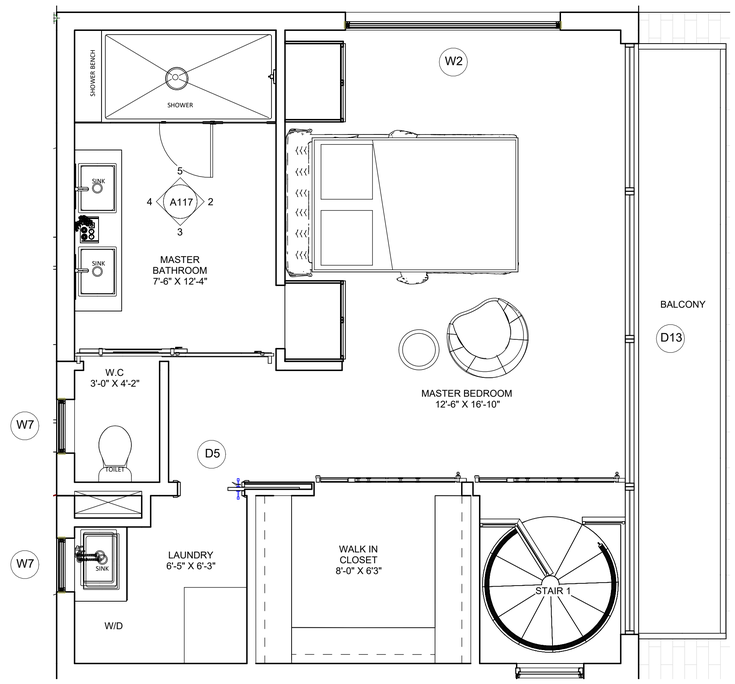
MASTER BATHROOM INTERIOR LEVATION 2

5 3/4" = 1'-0"



MASTER BATHROOM & W.C INTERIOR ELEVATIONS 1

4 3/4" = 1'-0"



SECOND FLOOR KEYPLAN

1 3/8" = 1'-0"

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Suite 300,Fort Lauderable
Florida 33301

James J Barlow

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Date: 2025.10.21 11:31:02 -04'00'

JAMES J. BARLOW LICENSE No. 55771 STATE OF FLORIDA PROFESSIONAL ENGINEER

10/21/25

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7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL
33435

CUSTOM MODEL
NEW
CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER:
002000

OWNER:
JHON & PAULETTE AGOGLIA

CONTENT:
KEYPLAN & INTERIOR ELEVATIONS OF SECOND FLOOR

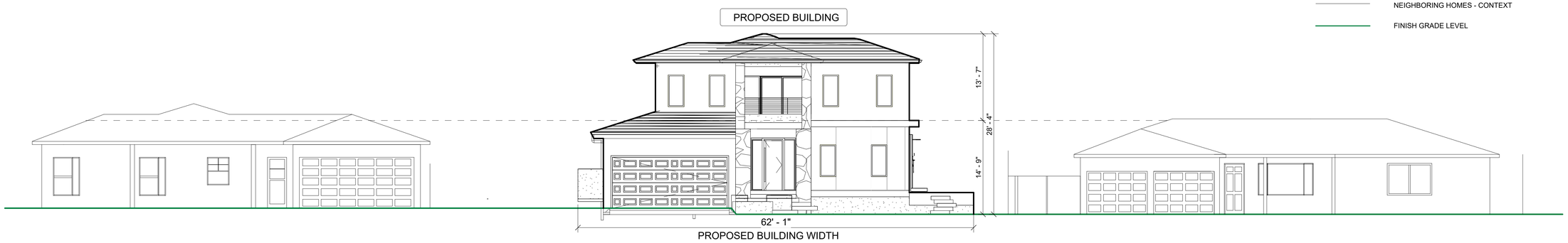
DRAWN BY: KVM

Sheet No: A117

Sheet Size: ARCH-D

DATE
1 OCTOBER 2025

NOTES:
THE PHANTOM LINE DOES NOT APPLY, AS THERE ARE NO EXISTING BUILDINGS ON THE PROPERTY



1 STREETSCAPE PLAN

1/8" = 1'-0"

ABBREVIATION LEGEND

- PROPOSED NEW BUILDING
- NEIGHBORING HOMES - CONTEXT
- FINISH GRADE LEVEL

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04/01/26

JAMES J. BARLOW LICENSE No. 91771 STATE OF FLORIDA PROFESSIONAL ENGINEER

James J Barlow

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Date: 2026.04.01 09:30:54 -04'00'

7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL
33435

CUSTOM MODEL
NEW
CONSTRUCTION

REVISION	DATE	REMARK

PROJECT NUMBER:
002000

OWNER:
JOHN & PAULETTE AGOGLIA

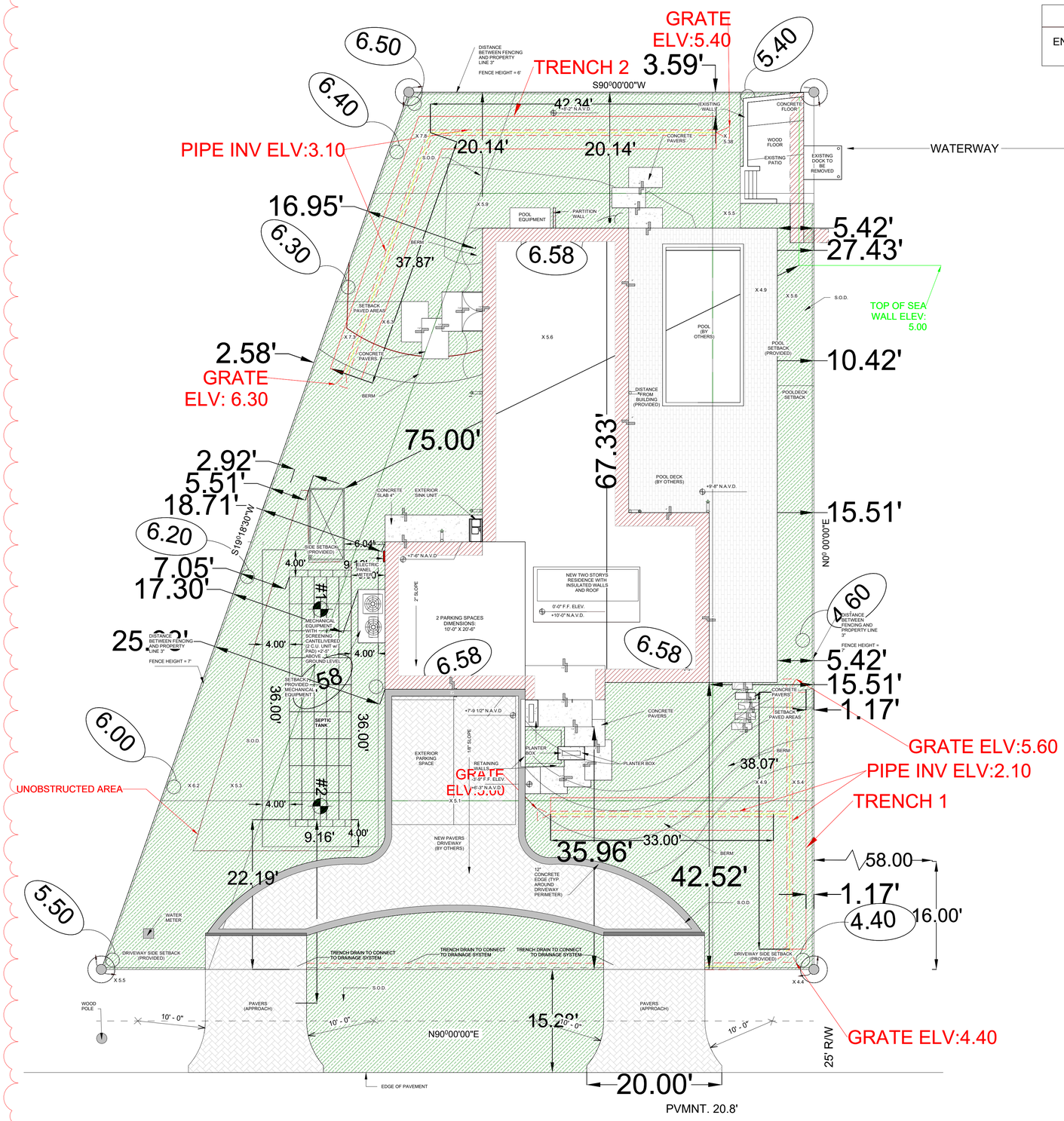
CONTENT:
STREETSCAPE PLAN

DRAWN BY: KVM

Sheet No: A118

Sheet Size: ARCH-D

DATE
31 MARCH 2026



3

NOTES:

ENGINEER'S SEAL IS FOR INFORMATION ONLY. SITE AND SURVEY DATA PROVIDED BY OTHERS.

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

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Florida 33301

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JAMES J. BARLOW No. 57171 STATE OF FLORIDA PROFESSIONAL ENGINEER
03/16/26

James J Barlow
Digitally signed by James J Barlow
Date: 2026.03.16 09:48:03 -04'00'

7 HARBOUR DRIVE NORTH OCEAN RIDGE, FL 33435

CUSTOM MODEL NEW CONSTRUCTION

REVISION	DATE	REMARK
2	01/27/25	BY CITY
3	03/5/25	BY CITY

PROJECT NUMBER: 002000

OWNER: JOHN & PAULETTE AGOGLIA

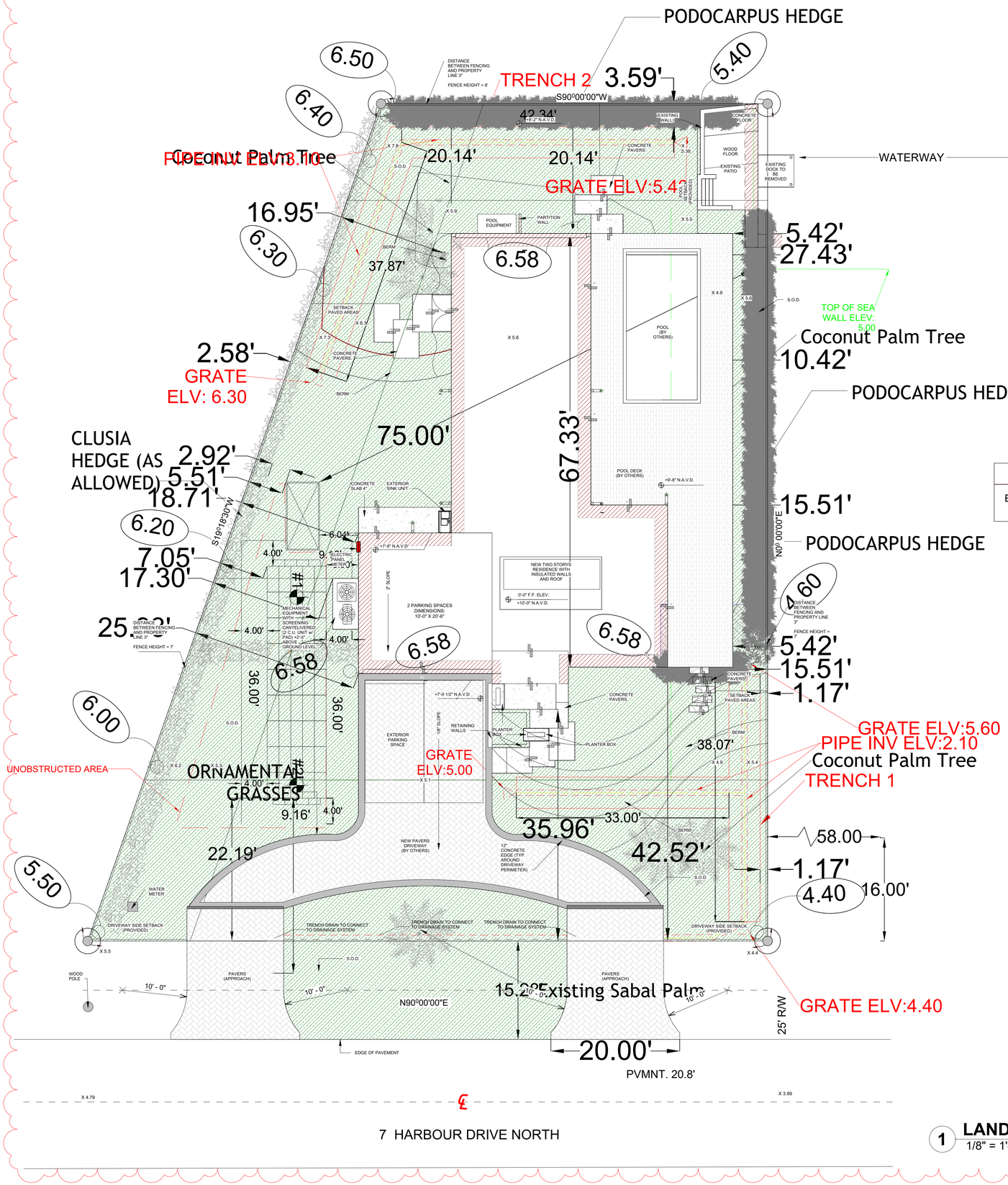
CONTENT: SITEPLAN + DRAINAGE

DRAWN BY: KVM

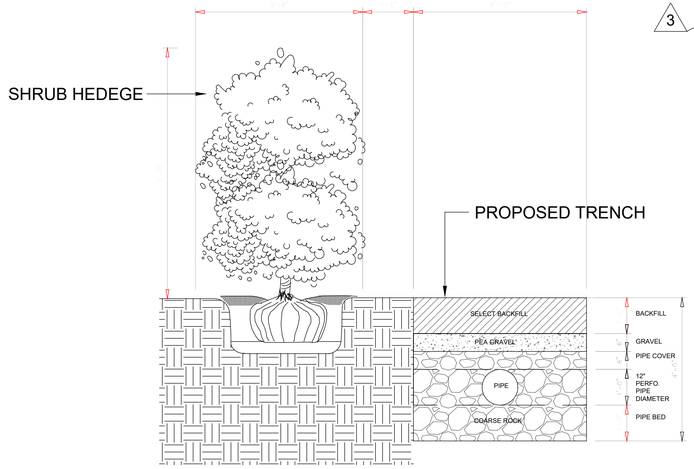
Sheet No: A119

Sheet Size: ARCH-D

DATE: 13 MARCH 2026



1 **LANDSCAPE + DRAINAGE**
1/8" = 1'-0"



2 **TRENCH & PLANTING DETAIL**
1/2" = 1'-0"

NOTES:

ENGINEER'S SEAL IS FOR INFORMATION ONLY. SITE AND SURVEY DATA PROVIDED BY OTHERS.

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Florida 33301

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03/16/26

James J Barlow
Digitally signed by James J Barlow
Date: 2026.03.16 09:45:59 -04'00'

7 HARBOUR DRIVE NORTH
OCEAN RIDGE, FL
33435
CUSTOM MODEL
NEW CONSTRUCTION

REVISION	DATE	REMARK
2	01/27/25	BY CITY
3	03/5/25	BY CITY

PROJECT NUMBER: 002000

OWNER: JOHN & PAULETTE AGOGLIA

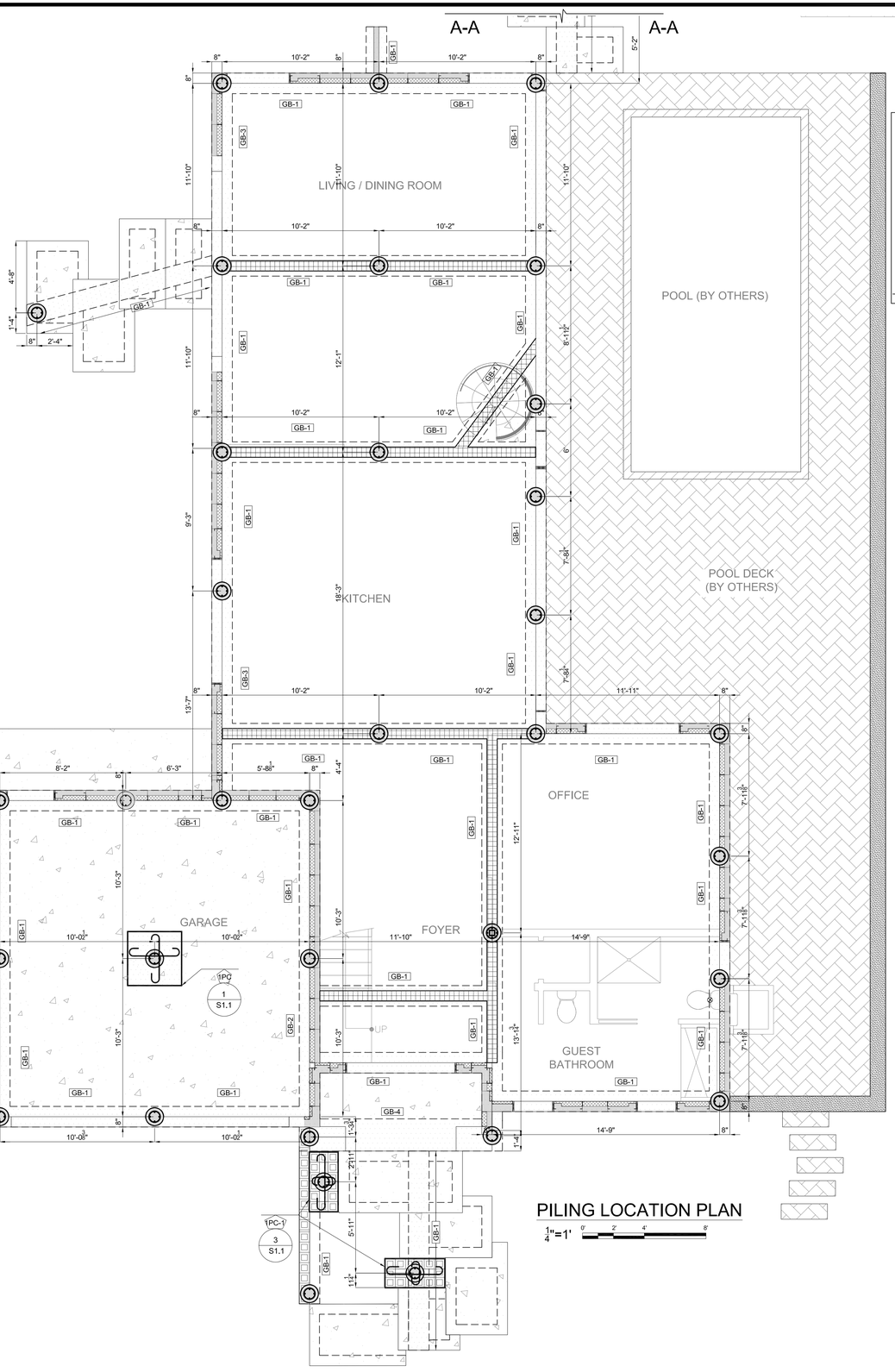
CONTENT: LANDSCAPE + DRAINAGE

DRAWN BY: KVM

Sheet No: A120

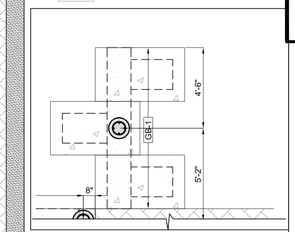
Sheet Size: ARCH-D

DATE 13 MARCH 2026



PILING LOCATION PLAN

1/4"=1'



CONTINUATION A-A

1/4"=1'

FARID ABUGATTAS LICENSE No 72471 STATE OF FLORIDA PROFESSIONAL ENGINEER

Farid Abugattas

Digitally signed by Farid Abugattas
Date: 2026.04.06 19:15:19 -05'00'

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04/06/2026

PROJECT CLASSIC STRUCTURAL ENGINEERING

STRUCTURAL ENGINEERS
5968 NW 77TH TERRACE
PARKLAND, FL 33067
PHONE: (954) 667 - 7803 FAX: (561) 665 - 5438
P.E. LICENSE # 72471, CA#29407
WWW.PROJECTCLASSIC.COM
SSCC@PROJECTCLASSIC.ME

PROJECT# 15019

#	DESCRIPTION	DATE

PILE CAP SCHEDULE				H - USE ACI 90 DEGREE OR 180 DEGREE HOOKS
CODES	# PILES	DEPTH (D)	LONG WAY REINF TOP AND BOTTOM	SHORTWAY REINF TOP AND BOTTOM
1PC	1	24	4 H # 5	4 H # 5
1PC-1	1	24	2 H # 5	5 H # 5

GRADE BEAM SCHEDULE

NOTE: LOWER REBAR CAGE 1 1/2" ON GRADE BEAMS UNDER EXTERIOR WALLS TO ALLOW FOR MINIMUM CONCRETE COVERAGE OF 1.5" UNDER DOOR RECESS.
(SEE BEAM RECESS & CONCRETE COVER DETAIL PROVIDED).
E.E.: TABULATED STIRRUPS SHOULD BE PLACED ON EACH END OF EACH INTERMEDIATE SUPPORT. BALANCE REFERS TO THE SPACING OF THE REMAINING TIES AFTER THE TIES AT EACH END HAVE BEEN INSTALLED.IF NO END TIES SHOWN, USE BALANCE THROUGHOUT THE ENTIRE LENGTH OF THE BEAM.

			REINFORCEMENT			STIRRUPS			
CODE	WIDTH	DEPTH	TOP	MIDDLE	BOTTOM	SIZE	END SPACING	BALANCE	REMARKS
GB-1	16	24	3 # 6	-	3 # 6	3	(4)#3@10" O/C	24	-
GB-2	16	24	3 # 6	-	3 # 6	3	(8)#3@10" O/C	24	-
GB-3	16	24	3 # 7	-	3 # 7	3		10	-
GB-4	25	24	3 # 6	-	3 # 6	3		24	-
GB-5	16	12	3 # 5	-	3 # 5	3	#3@5" O/C	24	-

LOADING THIS LEVEL

FIRST FLOOR INDOOR (157 PSF)

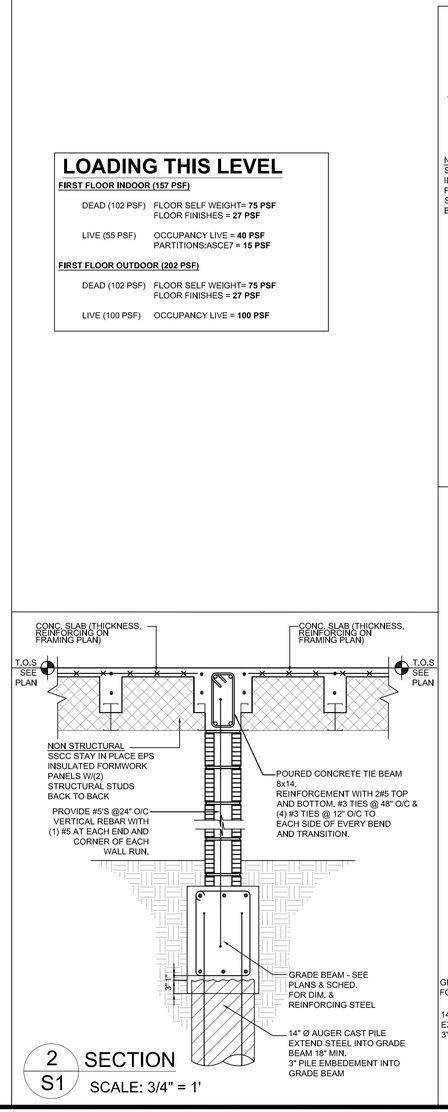
DEAD (102 PSF) FLOOR SELF WEIGHT= **75 PSF**
FLOOR FINISHES = **27 PSF**

LIVE (55 PSF) OCCUPANCY LIVE = **40 PSF**
PARTITIONS:ASCE7 = **15 PSF**

FIRST FLOOR OUTDOOR (202 PSF)

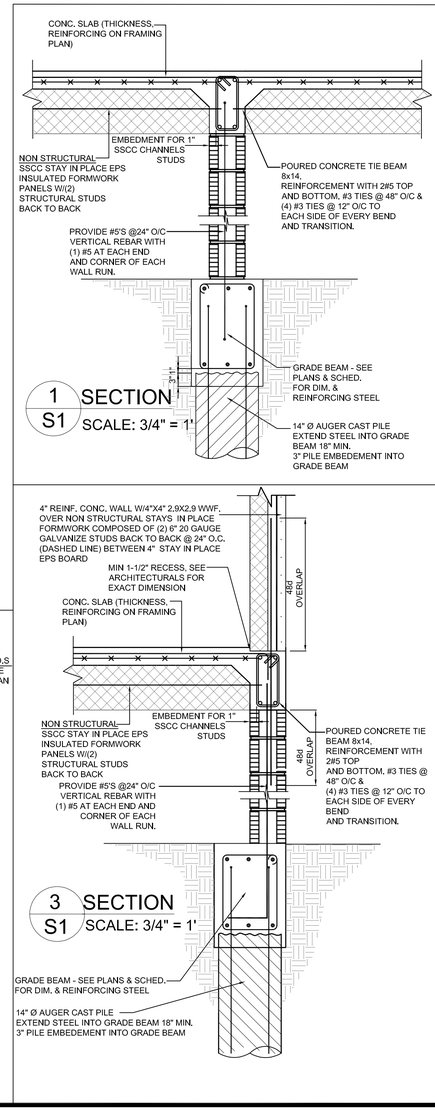
DEAD (102 PSF) FLOOR SELF WEIGHT= **75 PSF**
FLOOR FINISHES = **27 PSF**

LIVE (100 PSF) OCCUPANCY LIVE = **100 PSF**



2 S1 SECTION

SCALE: 3/4" = 1'



1 S1 SECTION

SCALE: 3/4" = 1'

3 S1 SECTION

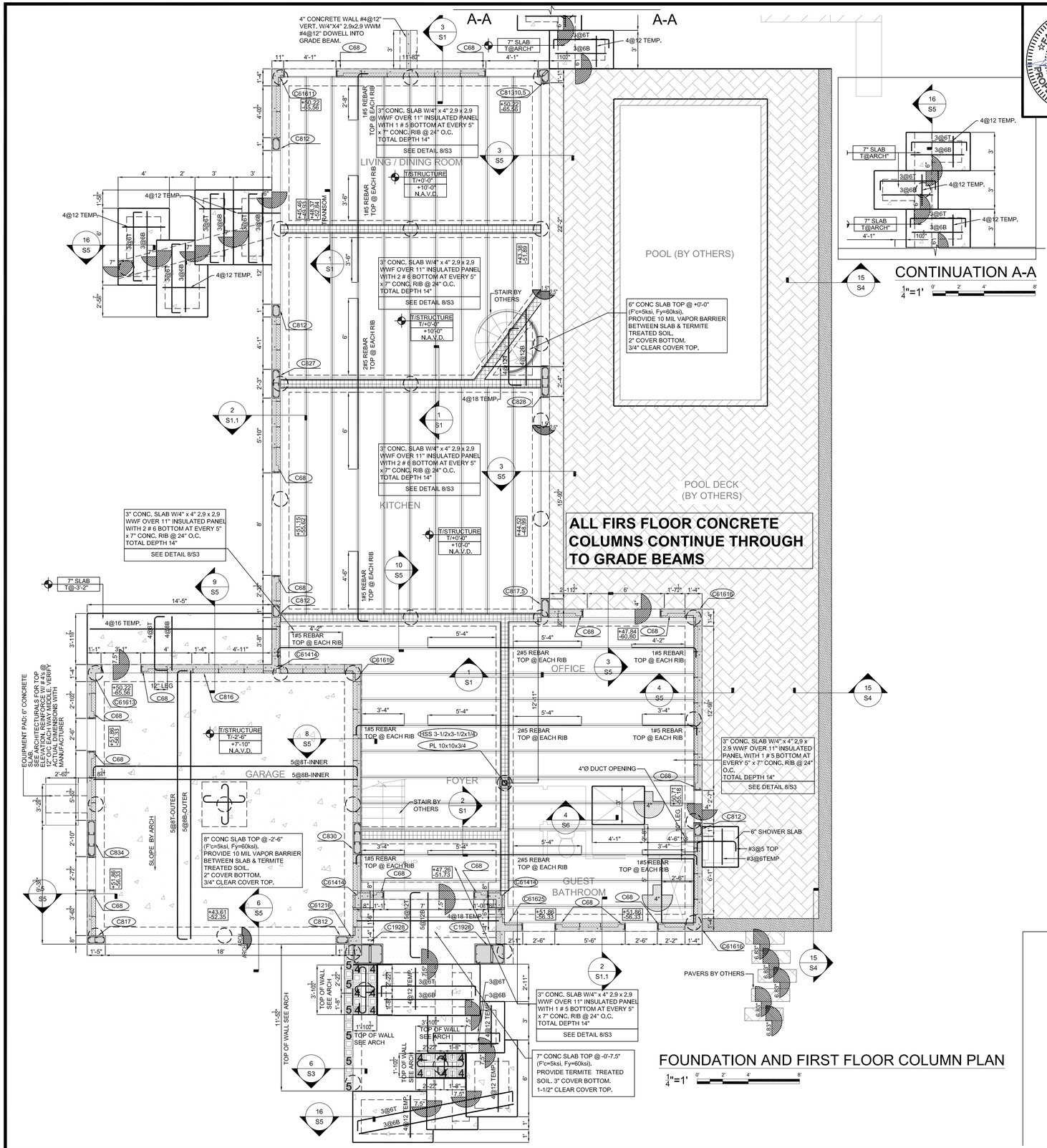
SCALE: 3/4" = 1'

JOHN AND PAULETTE AGOGLIA

7 HARBOUR DRIVE N, OCEAN RIDGE, FL. 33435

DRAWN :	F.A
CHECKED :	F.A
DATE :	04-04-2026
JOB # :	15019
SHEET :	S1

OF 07



FARID ABUGATTAS LICENSE No. 72471 STATE OF FLORIDA PROFESSIONAL ENGINEER

Farid Abugattas

Digitally signed by Farid Abugattas
Date: 2026.04.06 19:15:01 -05'00'

The item has been digitally signed and sealed by Farid Abugattas P.E. # 72471. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. Printed copies are only valid if it includes a blue ink original hand signature.

04/06/2026

PROJECT CLASSIC STRUCTURAL ENGINEERING

STRUCTURAL ENGINEERS
5968 NW 77TH TERRACE
PARKLAND, FL 33067
PHONE: (954) 667 - 7803 FAX: (561) 665 - 5438
P.E. LICENSE # 72471, CA#29407
WWW.PROJECTCLASSIC.COM
SSCC@PROJECTCLASSIC.ME

PROJECT# 15019

#	DESCRIPTION	DATE

CONCRETE & CMU COLUMN SCHEDULE

COORDINATE COLUMN EDGE LOCATION WITH THE ARCHITECTURALS AND WITH THE DOOR/WINDOW SUPPLIER

M4	4	8"x8" FORMED COL. OR CMU COL. w/ (1) # 4 REINF. BAR (24" LAPS) SEE FNDN & FRMNG PLAN FOR LOCATIONS FILL w/ GROUT - SEE STRUCTURAL NOTES.
M5	5	8"x8" FORMED COL. OR CMU COL. w/ (1) # 5 REINF. BAR (30" LAPS) SEE FNDN & FRMNG PLAN FOR LOCATIONS FILL w/ GROUT - SEE STRUCTURAL NOTES.
C68		6"x8" POURED JAMB w/ (2) #5's VERT.
C612		6"x12" POURED JAMB w/ (2) #5's VERT.
C61216		6"x14"x14" POURED JAMB. w/ (3) #6's VERT.
C61414		6"x14"x14" POURED JAMB. w/ (3) #6's VERT.
C61613		6"x16"x25" POURED JAMB. w/ (4) #6's VERT.
C61616		6"x16"x16" POURED JAMB. w/ (4) #6's VERT.
C61625		6"x16"x25" POURED JAMB. w/ (5) #6's VERT.
C61619		6"x16"x19" POURED JAMB. w/ (5) #6's VERT.
C61923		6"x19"x23" POURED JAMB. w/ (6) #6's VERT.
C62023.5		6"x20"x23.5" POURED JAMB. w/ (7) #6's VERT.
C812		8"x12" POURED CONC. COL. w/ (4) #5's VERT. w/ #3 TIES @ 8" O/C
C81313		8"x13"X13" POURED CONC. COL. w/ (6) #6's VERT. 2 SETS OF #3 TIES @ 8" O/C
C816		8"x16" POURED CONC. COL. w/ (4) #6's VERT. w/ #3 TIES @ 8" O/C
C817		8"x17" POURED CONC. COL. w/ (6) #6's VERT. w/ #3 TIES @ 8" O/C w/ #3 HOOKS @ 8" O/C
C817.5		8"x17.5" POURED CONC. COL. w/ (6) #6's VERT. w/ #3 TIES @ 8" O/C w/ #3 HOOKS @ 8" O/C
C827		8"x27" POURED CONC. COL. w/ (6) #5's VERT. w/ #3 TIES @ 8" O/C w/ #3 HOOKS @ 8" O/C
C828		8"x28" POURED CONC. COL. w/ (8) #5's VERT. w/ #3 TIES @ 8" O/C w/ #3 HOOKS @ 8" O/C
C830		8"x30" POURED CONC. COL. w/ (8) #5's VERT. w/ #3 TIES @ 8" O/C w/ #3 HOOKS @ 8" O/C
C834		8"x34" POURED CONC. COL. w/ (8) #5's VERT. w/ #3 TIES @ 8" O/C w/ #3 HOOKS @ 8" O/C
C819.3/813		8"x19-3/8"X13" POURED CONC. COL. w/ (8) #5's VERT. 2 SETS OF #3 TIES @ 8" O/C w/ #3 HOOKS @ 8" O/C
C1928		POURED CONC. COL. w/ (8) #6's VERT. 2 SETS OF #3 TIES @ 16" O/C
C1718.3/4		POURED CONC. COL. w/ (8) #6's VERT. 2 SETS OF #3 TIES @ 16" O/C

REINFORCED WALLS SCHEDULE

HEIGHT	REINFORCED DIAMETER AND CONCRETE THICK
	8" SSCC WALL
11 ft	OUTER WALL SHALL BE 4" THICK REINF W/#4 VERT BARS @ 12 O.C. PROVIDE 4"X4" 2.9X2.9 WWF. OVERLAP OF 2'-0" PROVIDE #4 DOWELS @ 24" O/C TO BE LAPPED 24" WITH REGULAR WALL REINFORCEMENT

STEEL PLATE SCHEDULE

PLATE SIZE	SUBSTRATE MATERIAL	ANCHORS
₹ 10 x 10	CONCRETE	(4) 3/4"Ø x8" HEADED STUDS (SQUARE)
₹ 7 x 10	CONCRETE	(3) 3/4"Ø x8" HEADED STUDS (INLINE)

-ALL STEEL COLUMN CONNECTIONS TO TOP AND BASE PLATES TO HAVE A 3/16" THICK FILLET WELD ALL AROUND
-STEEL COLUMN THICKNESS MAY BE INCREASED IF AVAILABILITY OF MATERIALS REQUIRES IT (MAINTAIN OUTSIDE DIMENSIONS CONSTANT). NOTE: HEADED STUDS MAY BE SUBSTITUTED FOR EXPANSION BOLTS ONLY WHEN ATTACHING TO A FOOTING, GRADE BEAM OR PILE CAP.
-UNLESS SPECIFICALLY NOTED OTHERWISE ON A DETAIL OR PLAN VIEW, STEEL COLUMN PLATE HEADED STUDS MAY BE SUBSTITUTED BY EQUAL DIAMETER AND LENGTH EXPANSION BOLTS.

2 S1.1 SECTION
SCALE: 3/4" = 1'

1 S1.1 1PC - AUGER
3/8"=1'

3 S1.1 1PC-1 - AUGER
3/8"=1'

JOHN AND PAULETTE AGOGLIA
7 HARBOUR DRIVE N, OCEAN RIDGE, FL. 33435

DRAWN : F.A
CHECKED : F.A
DATE : 04-04-2026
JOB # : 15019
SHEET : S1.1

OF 07

LOADING THIS LEVEL

12" RIBBED SLAB FLOOR (130 PSF)

DEAD (75 PSF) RIBBED SLAB WEIGHT= **44 PSF**
FLOOR FINISH = 25 **PSF**
DUCTWORK = **4 PSF**
CEILINGS = **2 PSF**

LIVE (55 PSF) OCCUPANCY LIVE = **40 PSF**
PARTITIONS = 15 PSF

12" RIBBED SLAB FLOOR (175 PSF)

DEAD (75 PSF) RIBBED SLAB WEIGHT= **44 PSF**
FLOOR FINISH = 25 **PSF**
DUCTWORK = **4 PSF**
CEILINGS = **2 PSF**

LIVE (100 PSF) OCCUPANCY LIVE = **100PSF**

16" RIBBED SLAB FLOOR (150 PSF)

DEAD (95 PSF) RIBBED SLAB WEIGHT= **64 PSF**
FLOOR FINISH = 25 **PSF**
DUCTWORK = **4 PSF**
CEILINGS = **2 PSF**

LIVE (55 PSF) OCCUPANCY LIVE = **40 PSF**
PARTITIONS = 15 PSF

6" THICK EXTERIOR FLOORS (162 PSF)

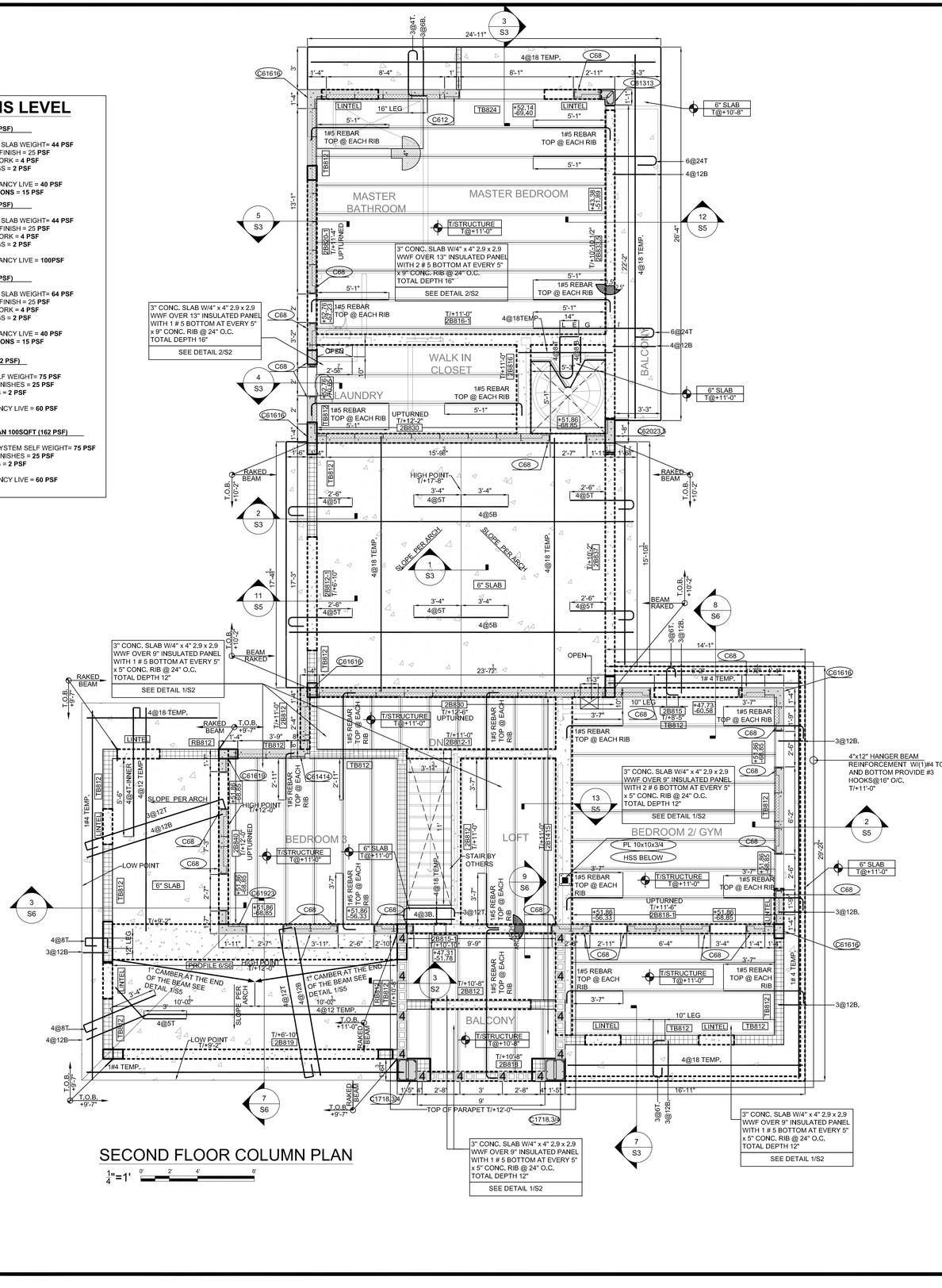
DEAD (102 PSF) SLAB SELF WEIGHT= **75 PSF**
FLOOR FINISHES = **25 PSF**
CEILINGS = **2 PSF**

LIVE (60 PSF) OCCUPANCY LIVE = **60 PSF**

BALCONY WITH AREA LESS THAN 100SQFT (162 PSF)

DEAD (102 PSF) FLOOR SYSTEM SELF WEIGHT= **75 PSF**
FLOOR FINISHES = **25 PSF**
CEILINGS = **2 PSF**

LIVE (60 PSF) OCCUPANCY LIVE = **60 PSF**



Farid Abugattas
Digitally signed by Farid Abugattas
Date: 2026.04.06 19:14:39 -05'00'
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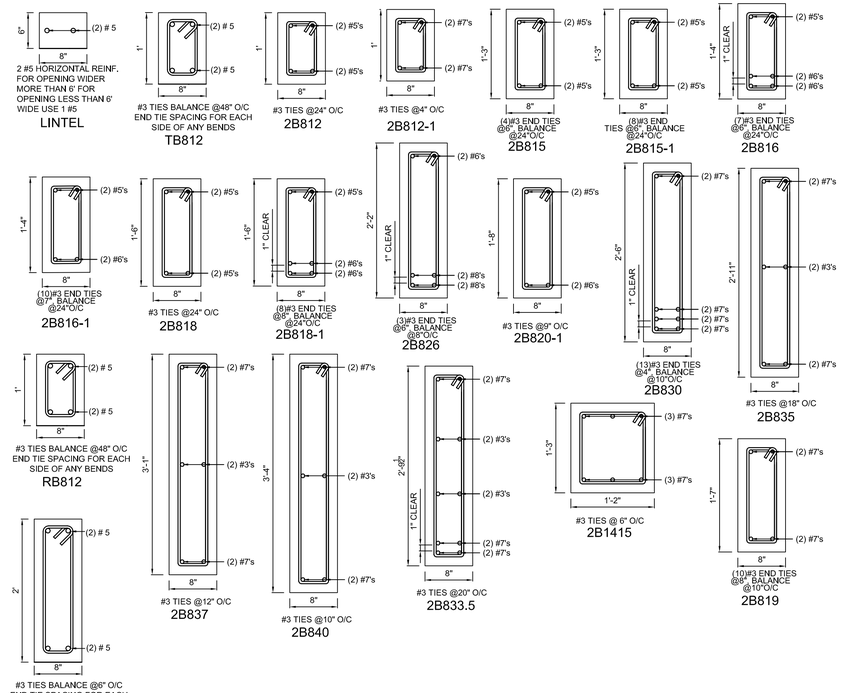
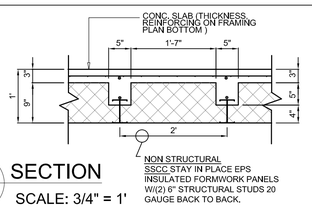
PROJECT# 15019

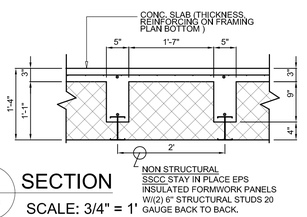
#	DESCRIPTION	DATE

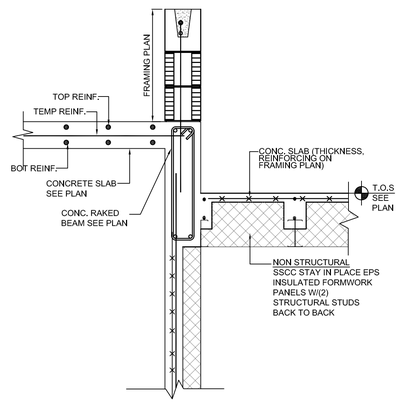
BEAM SECTIONS

END STIRRUPS MUST BE PLACED AS SPECIFIED, AT EACH BEAM END AND TO EACH SIDE OF EACH INTERMEDIATE BEAM SUPPORT





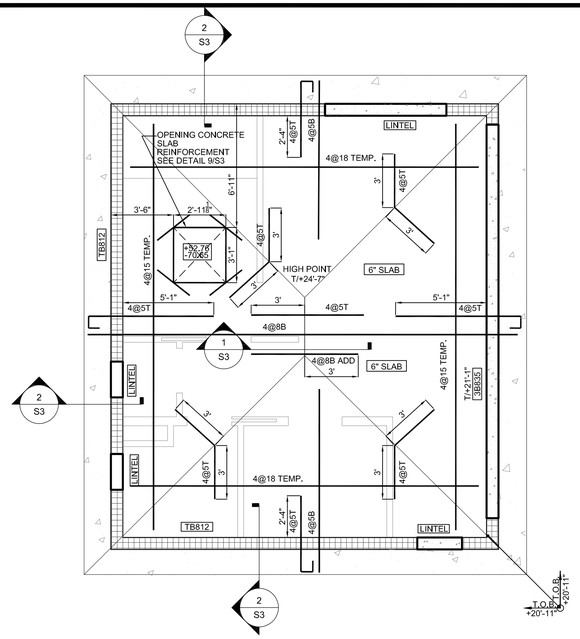


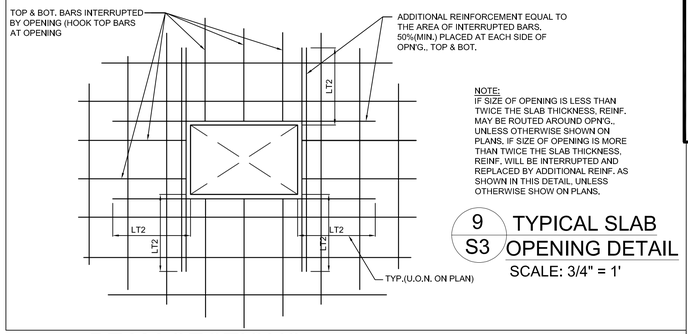


JOHN AND PAULETTE AGOGLIA
7 HARBOUR DRIVE N, OCEAN RIDGE, FL. 33435

DRAWN : F.A
CHECKED : F.A
DATE : 04-04-2026
JOB # : 15019
SHEET : S2

OF 07



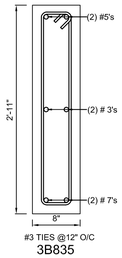


NOTE:
IF SIZE OF OPENING IS LESS THAN TWICE THE SLAB THICKNESS, REINF. MAY BE ROUTED AROUND OPNG., UNLESS OTHERWISE SHOWN ON PLANS. IF SIZE OF OPENING IS MORE THAN TWICE THE SLAB THICKNESS, REINF. WILL BE INTERRUPTED AND REPLACED BY ADDITIONAL REINF. AS SHOWN IN THIS DETAIL, UNLESS OTHERWISE SHOW ON PLANS.

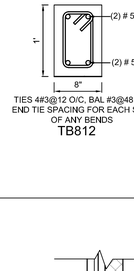
9/S3 TYPICAL SLAB OPENING DETAIL
SCALE: 3/4" = 1'

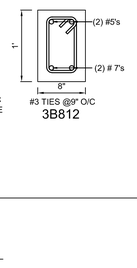
BEAM SECTIONS

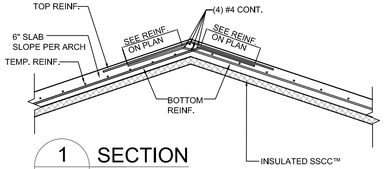
END STIRRUPS MUST BE PLACED AS SPECIFIED, AT EACH BEAM END AND TO EACH SIDE OF EACH INTERMEDIATE BEAM SUPPORT:



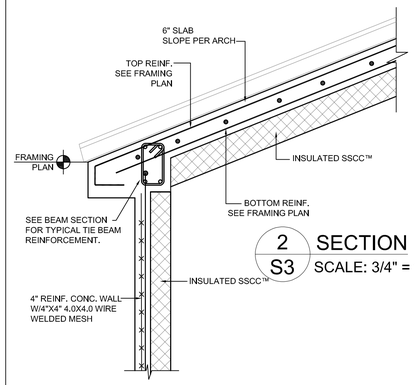




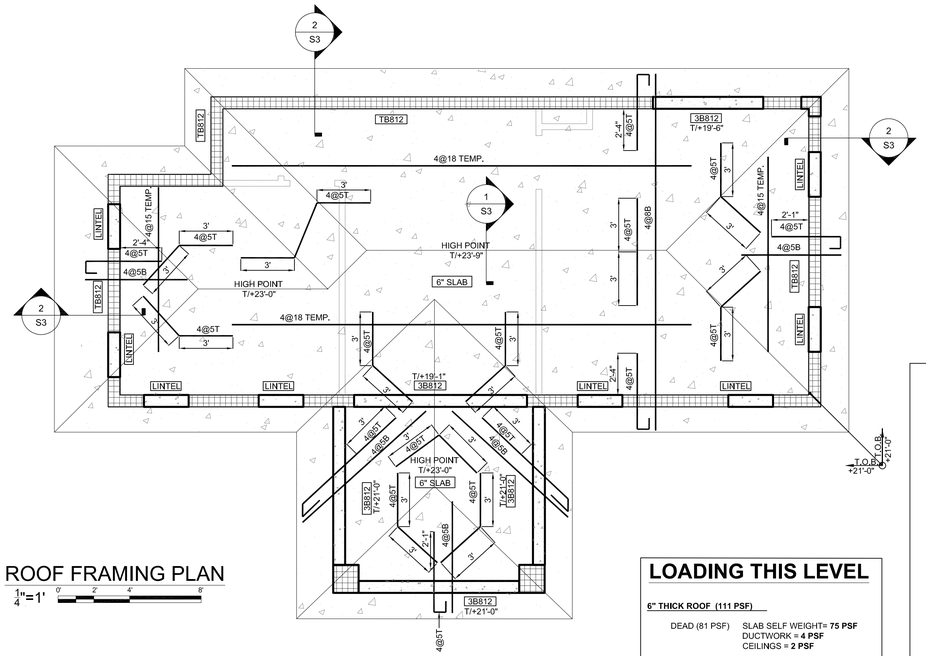




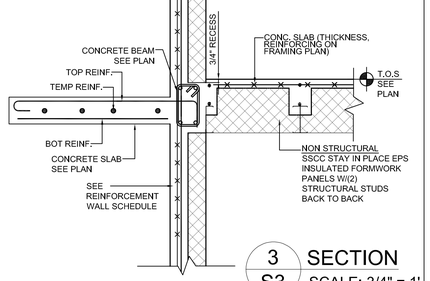
1/S3 SECTION
3/8"=1'



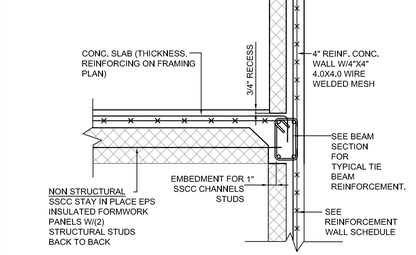
2/S3 SECTION
SCALE: 3/4" = 1'



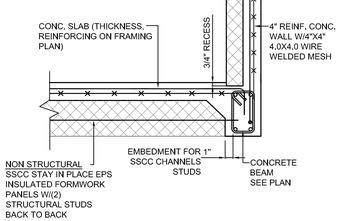
ROOF FRAMING PLAN
1/4"=1'



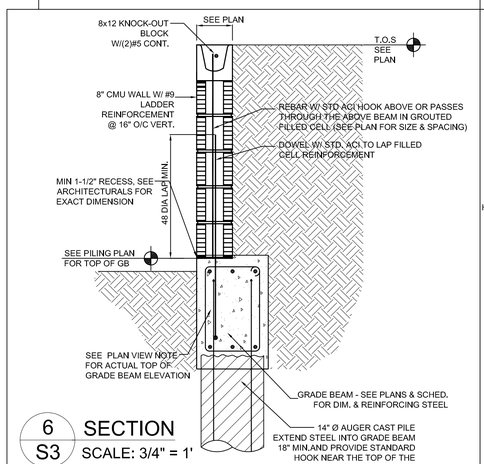
3/S3 SECTION
SCALE: 3/4" = 1'



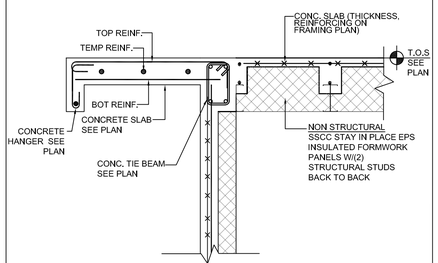
4/S3 SECTION
SCALE: 3/4" = 1'



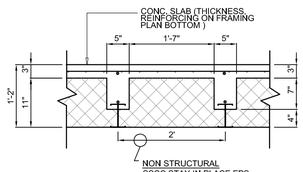
5/S3 SECTION
SCALE: 3/4" = 1'



6/S3 SECTION
SCALE: 3/4" = 1'



7/S3 SECTION
SCALE: 3/4" = 1'



8/S3 SECTION
SCALE: 3/4" = 1'

LOADING THIS LEVEL

6" THICK ROOF (111 PSF)

DEAD (81 PSF)	SLAB SELF WEIGHT= **75 PSF** DUCTWORK = **4 PSF** CEILINGS = **2 PSF**
LIVE (30 PSF)	OCCUPANCY LIVE = **30 PSF**

Farid Abugattas
Digitally signed by Farid Abugattas
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PROJECT# 15019

#	DESCRIPTION	DATE

JOHN AND PAULETTE AGOGLIA
7 HARBOUR DRIVE N, OCEAN RIDGE, FL. 33435

DRAWN :	F.A
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DATE :	04-04-2026
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SHEET :	S3

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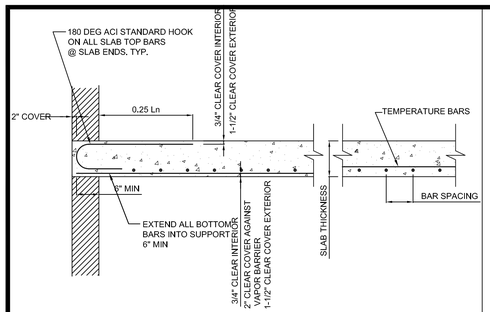
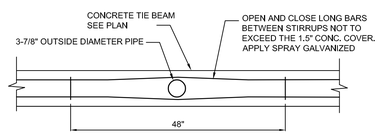


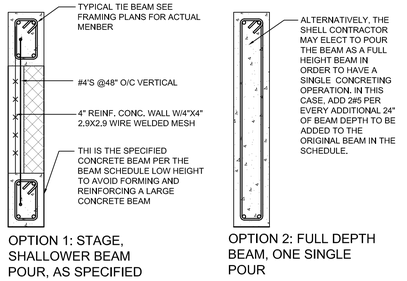
1 S4 TYPICAL SIMPLE SPAN SLAB REINFORCING DETAIL

SCALE: N.T.S.



2 S4 PLUMBING RISER & CONC. BEAM

SCALE: 3/4" = 1'

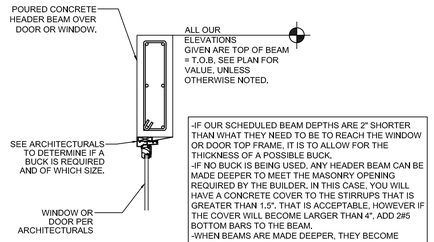


OPTION 1: STAGE, SHALLOWER BEAM POUR, AS SPECIFIED

OPTION 2: FULL DEPTH BEAM, ONE SINGLE POUR

3 S4 ALTERNATIVE FULL HEIGHT BEAM

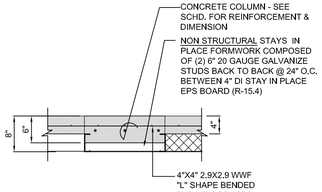
SCALE: 3/4" = 1'



-IF OUR SCHEDULED BEAM DEPTHS ARE 2" SHORTER THAN WHAT THEY NEED TO BE TO REACH THE WINDOW OR DOOR TOP FRAME, IT IS TO ALLOW FOR THE THICKNESS OF A POSSIBLE BUCK.
-IF NO BUCK IS BEING USED, ANY HEADER BEAM CAN BE MADE DEEPER TO MEET THE MASONRY OPENING REQUIRED BY THE BUILDER. IN THIS CASE, YOU WILL HAVE A CONCRETE COVER TO THE STIRRUPS THAT IS GREATER THAN 1.5", THAT IS ACCEPTABLE, HOWEVER IF THE COVER WILL BECOME LARGER THAN 4", ADD 2#5 BOTTOM BARS TO THE BEAM.
-WHEN BEAMS ARE MADE DEEPER, THEY BECOME STRONGER.
-NO BEAM MAY BE BUILT SHALLOWER WITHOUT ENGINEER APPROVAL.

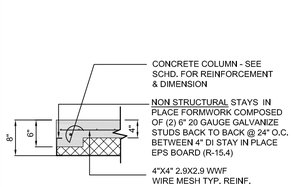
4 S4 BEAM DEPTH EXPLANATION

SCALE: 3/4" = 1'



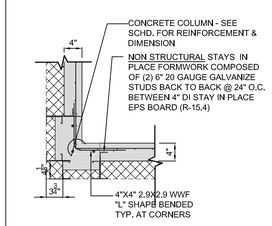
5 S4 COLUMN TYPE IV

SCALE: 3/4" = 1'



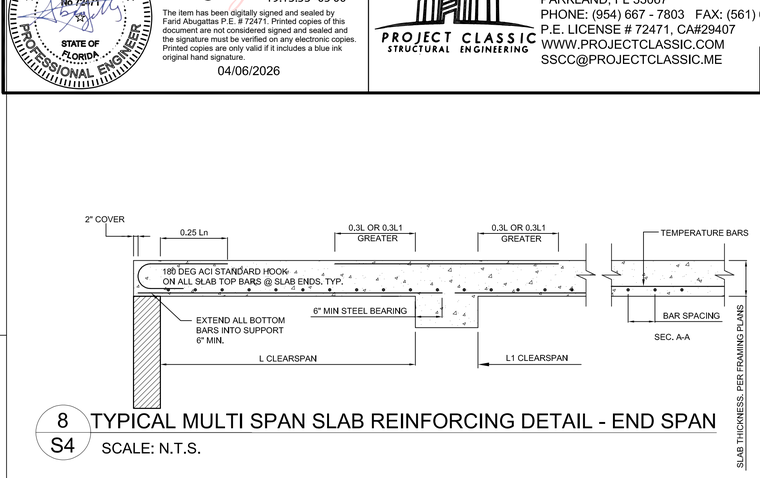
6 S4 COLUMN TYPE I

SCALE: 3/4" = 1'



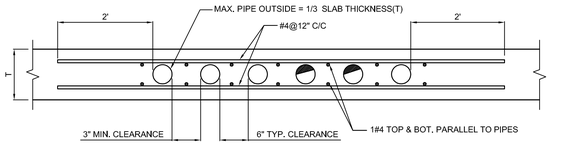
7 S4 COLUMN TYPE III

SCALE: 3/4" = 1'



8 S4 TYPICAL MULTI SPAN SLAB REINFORCING DETAIL - END SPAN

SCALE: N.T.S.

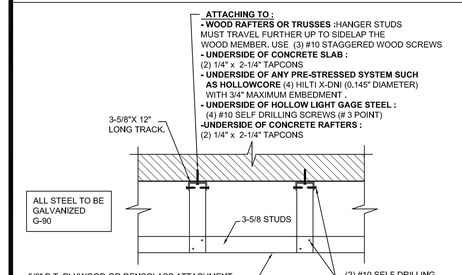


REDUCED DIMENSION AT ELECTRICAL ROOM ONLY

NOTES
1. REINFORCING SHOWN IS TO BE PROVIDED UNTIL PIPES ARE 24" CLEAR. VERIFY WIENG. FOR REINF. REQUIREMENTS FOR OTHER CONDITIONS.
2.PIPES TO BE MIN. 24" FROM COLUMN FACES.

12 S4 TYPICAL SLAB EMBEDDED PIPE DETAIL

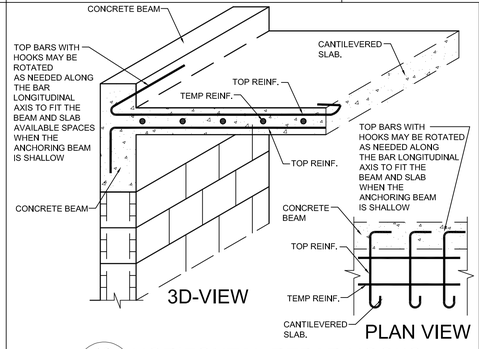
SCALE: 3/4" = 1'



EXTERIOR APPLICATIONS : GRID SPACING TO BE @16"O/C , 20 GA
INTERIOR APPLICATIONS : GRID SPACING TO BE @24" O/C , 20 GA

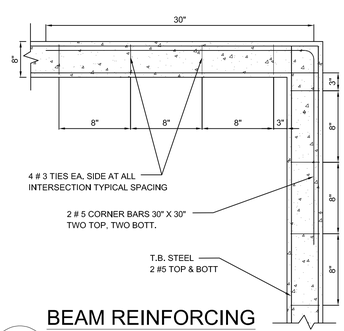
9 S4 CEILING FRAMING DETAIL

SCALE: 3/4" = 1'



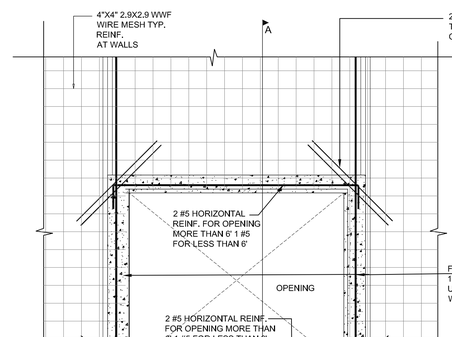
10 S4 HORIZONTAL REBAR HOOKS

SCALE: 3/4" = 1'



11 S4 BEAM REINFORCING DETAIL AT INTERSECTION

SCALE: 3/4" = 1'

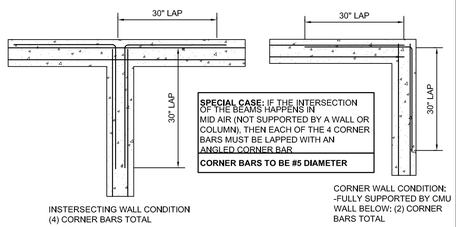


16 S4 TYP. REINF PLACING AT OPENINGS

SCALE: 1/2" = 1'

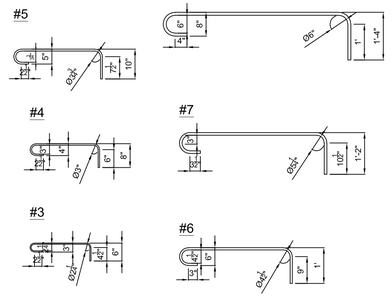
A - A

SCALE: 1/2" = 1'



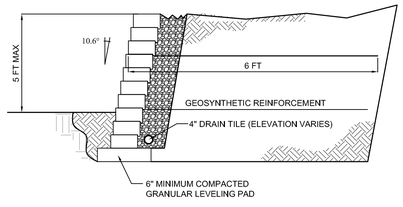
13 S4 TIE BEAM CORNER AND BEND DETAILS

SCALE: 1/2" = 1'



14 S4 ACI STANDARD HOOKS

SCALE: 1/2" = 1'



15 S4 INTERLOCKING PAVERS

3/8"=1' 0 2' 4" 6'

Farid Abugattas
Digitally signed by Farid Abugattas
Date: 2026.04.06 19:13:53 -05'00'
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04/06/2026

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P.E. LICENSE # 72471, CA#29407
WWW.PROJECTCLASSIC.COM
SSCC@PROJECTCLASSIC.ME

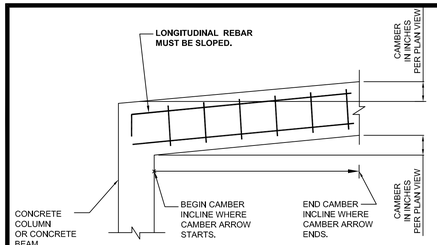
PROJECT# 15019

#	DESCRIPTION	DATE

JOHN AND PAULETTE AGOGLIA
7 HARBOUR DRIVE N, OCEAN RIDGE, FL. 33435

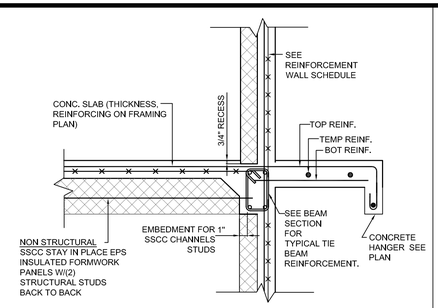
DRAWN :	F.A
CHECKED :	F.A
DATE :	04-04-2026
JOB # :	15019
SHEET :	S4

OF 07

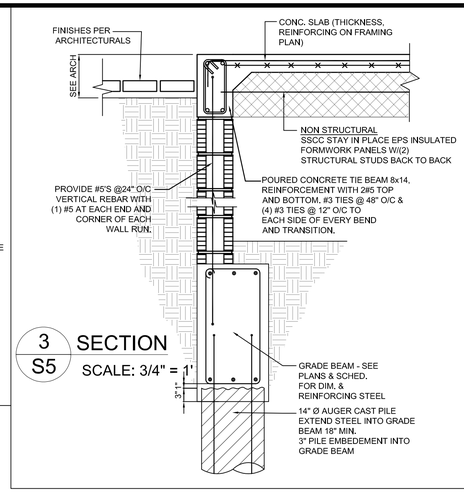


- BOTH TOP AND BOTTOM BEAM **OR SLAB** FACES MUST BE INCLINED.
- THE REBAR CAGE MUST BE INCLINED.
- **THE GC MUST DOCUMENT AND KEEP RECORDS AS PICTURES WITH MEASURING TAPE OF HAVING PERFORMED ALL CAMBERS PRIOR TO POURING.**

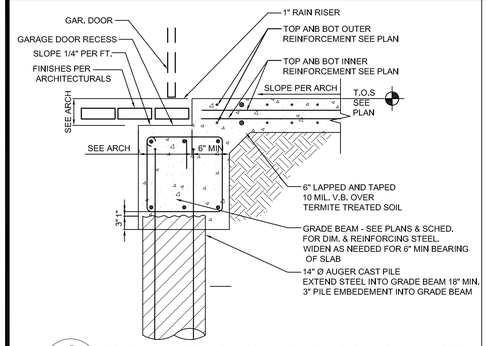
1 S5 CAMBER EXPLANATION
SCALE: 3/4" = 1'



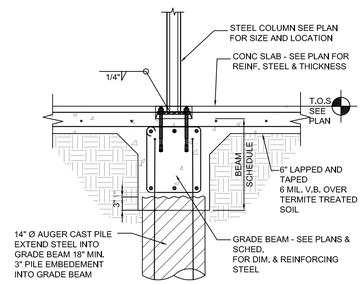
2 S5 SECTION
SCALE: 3/4" = 1'



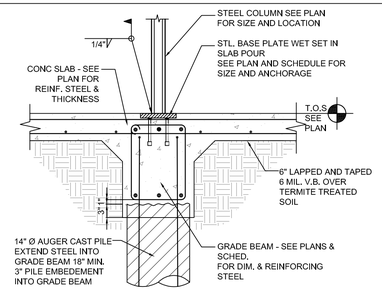
3 S5 SECTION
SCALE: 3/4" = 1'



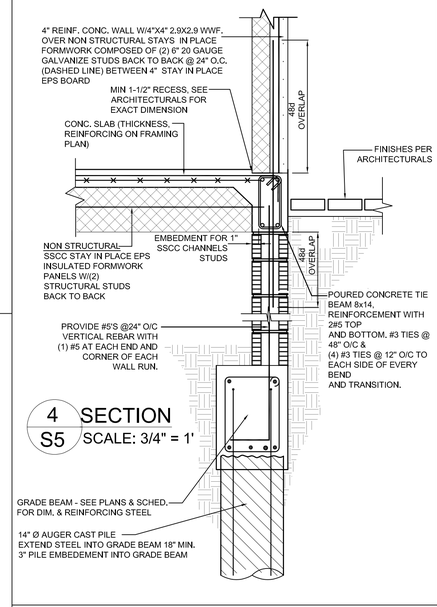
6 S5 GB - AUGER - SLAB PERP - PAVERS
SCALE: 3/4" = 1'



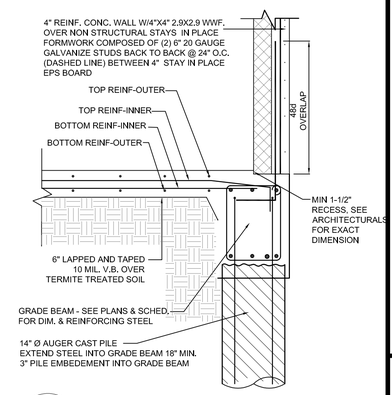
7 S5 GB - AUGER - SLAB - 2FACE PERP - STL COL
SCALE: 3/4" = 1'



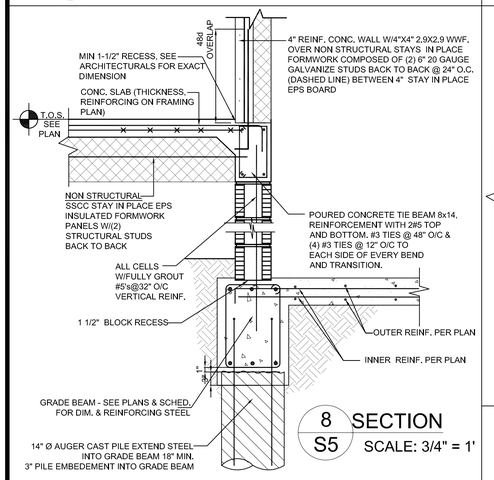
ALTERNATIVE 1: STEEL COLUMN



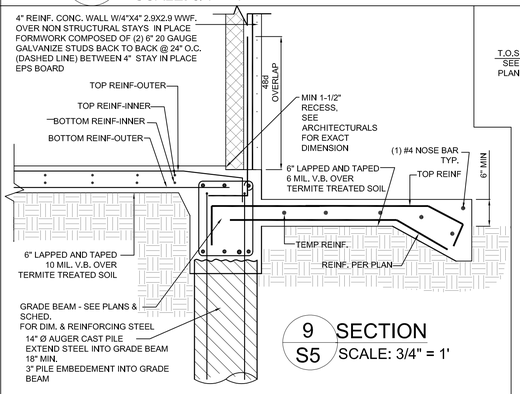
4 S5 SECTION
SCALE: 3/4" = 1'



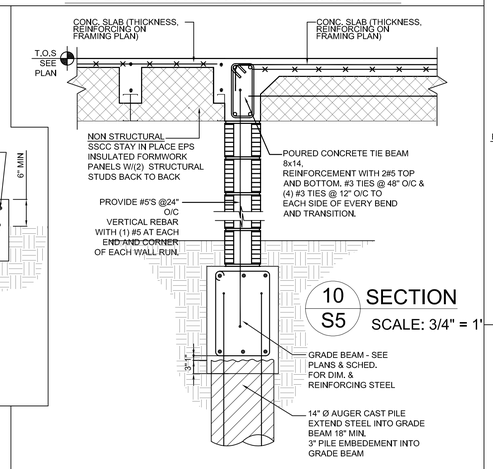
5 S5 SECTION
SCALE: 3/4" = 1'



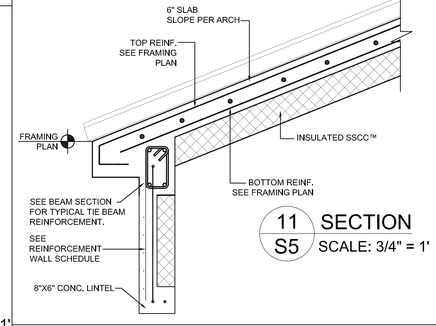
8 S5 SECTION
SCALE: 3/4" = 1'



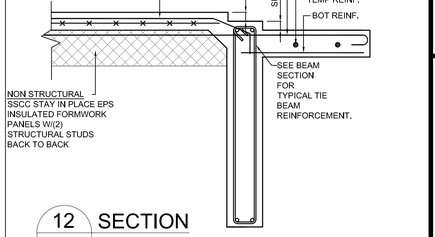
9 S5 SECTION
SCALE: 3/4" = 1'



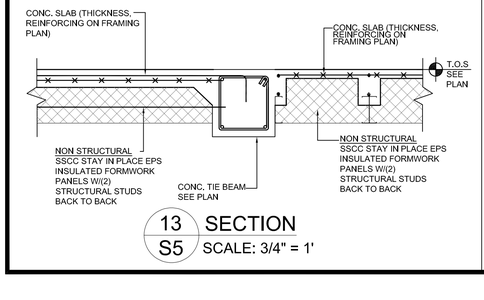
10 S5 SECTION
SCALE: 3/4" = 1'



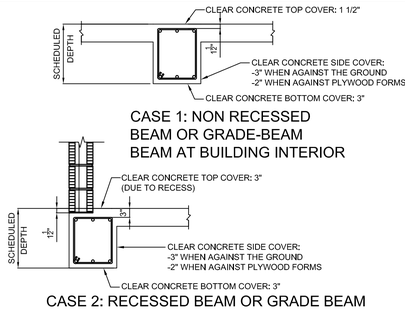
11 S5 SECTION
SCALE: 3/4" = 1'



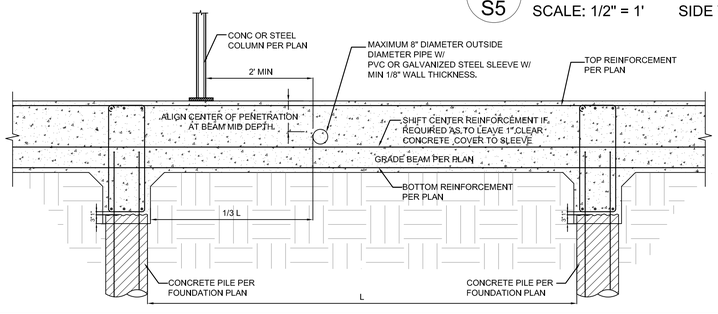
12 S5 SECTION
SCALE: 3/4" = 1'



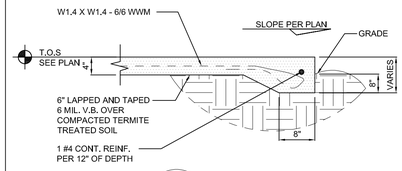
13 S5 SECTION
SCALE: 3/4" = 1'



14 S5 BEAM CONC. COVER
SCALE: 1/2" = 1'



15 S5 HORIZONTAL PIPE PENETRATION
SCALE: 1/2" = 1' SIDE VIEW



16 S5 MONO - FTG - EXT
SCALE: 3/4" = 1'

FARID ABUGATTAS LICENSE No 72471 STATE OF FLORIDA PROFESSIONAL ENGINEER

Farid Abugattas

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Date: 2026.04.06 19:13:15 -05'00'

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04/06/2026

PROJECT CLASSIC STRUCTURAL ENGINEERING

STRUCTURAL ENGINEERS
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PARKLAND, FL 33067
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P.E. LICENSE # 72471, CA#29407
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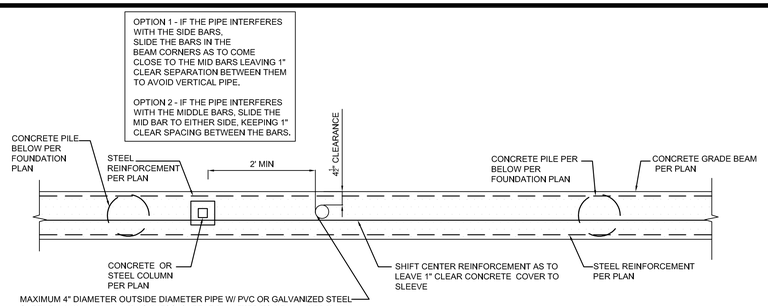
PROJECT# 15019

#	DESCRIPTION	DATE

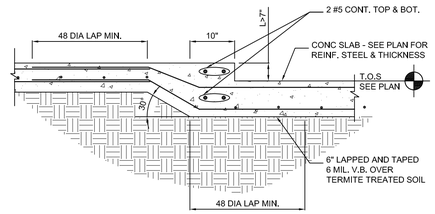
JOHN AND PAULETTE AGOGLIA
7 HARBOUR DRIVE N, OCEAN RIDGE, FL. 33435

DRAWN :	F.A
CHECKED :	F.A
DATE :	04-04-2026
JOB # :	15019
SHEET :	S5

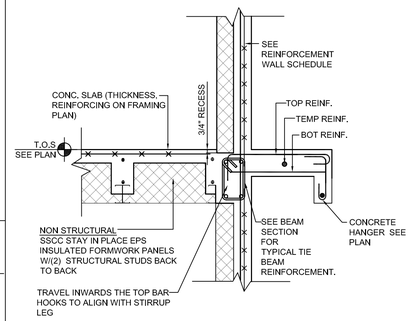
OF 07



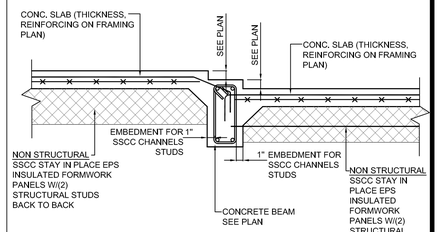
1 / S6 GRADE BEAM AND VERTICAL PIPE PENETRATION
SCALE: 1/2" = 1' TOP VIEW



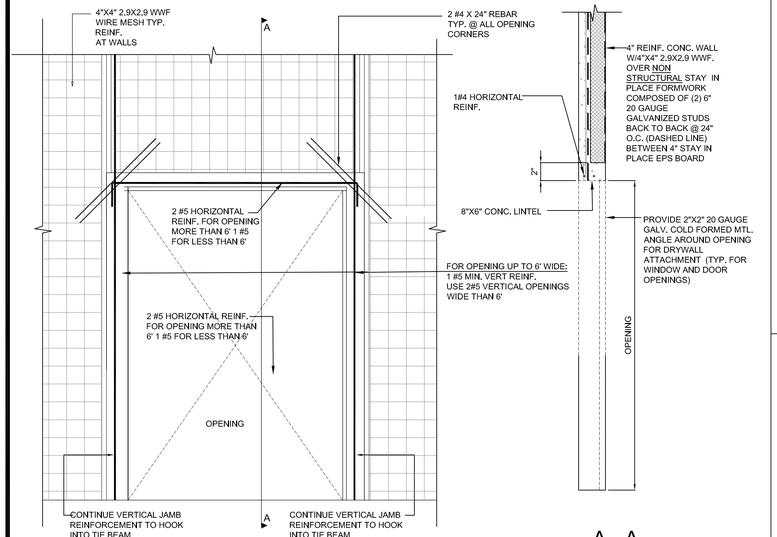
4 / S6 SLAB RECESS
SCALE: 3/4" = 1'



8 / S6 SECTION
SCALE: 3/4" = 1'

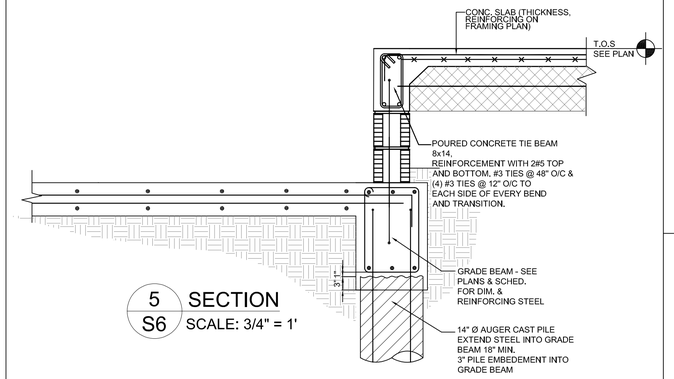


9 / S6 SECTION
SCALE: 3/4" = 1'

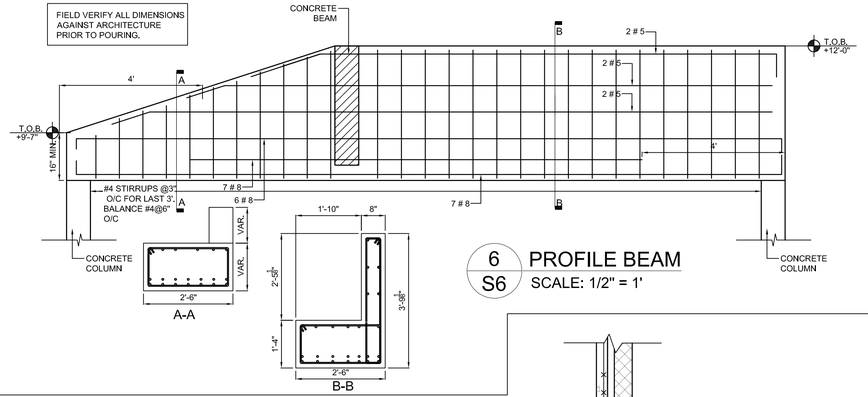


2 / S6 TYP. REINF PLACING AT OPENINGS
SCALE: 1/2" = 1'

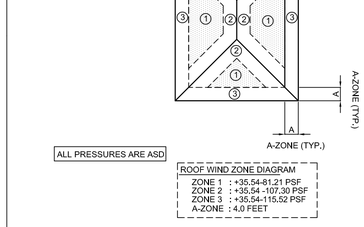
A - A
SCALE: 1/2" = 1'



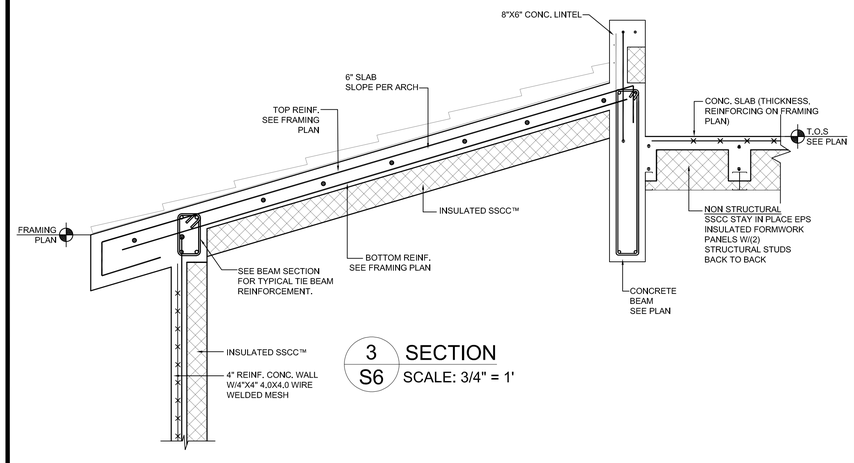
5 / S6 SECTION
SCALE: 3/4" = 1'



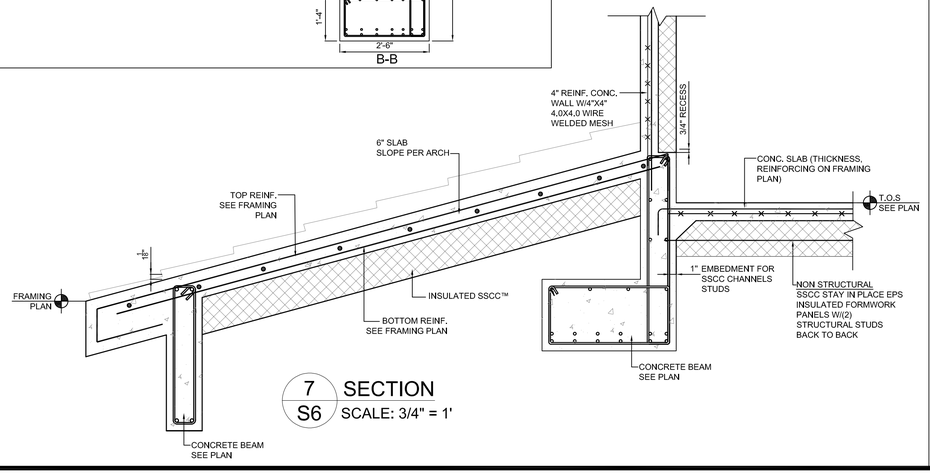
6 / S6 PROFILE BEAM
SCALE: 1/2" = 1'



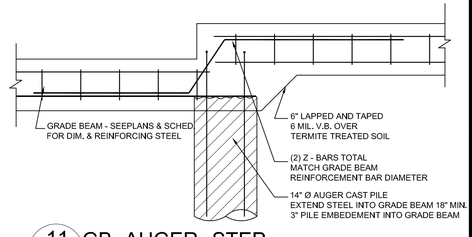
10 / S6 WIND PRESSURE ON ROOF: HIP
SCALE: NTS



3 / S6 SECTION
SCALE: 3/4" = 1'



7 / S6 SECTION
SCALE: 3/4" = 1'



11 / S6 GB- AUGER--STEP
SCALE: 3/4" = 1'

FARID ABUGATTAS LICENSE No 72471. STATE OF FLORIDA PROFESSIONAL ENGINEER

Farid Abugattas
Digitally signed by Farid Abugattas
Date: 2026.04.06 19:12:20 -05'00'
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#	DESCRIPTION	DATE

JOHN AND PAULETTE AGOGLIA
7 HARBOUR DRIVE N, OCEAN RIDGE, FL. 33435

DRAWN :	F.A
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SHEET :	S6

OF 07

STRUCTURAL NOTES

GENERAL

ALL INFORMATION THAT IS STRUCTURAL IN NATURE SHOWN IN THESE STRUCTURAL SHEETS SHALL TAKE PRECEDENCE OVER STRUCTURAL ITEMS IN OTHER TRADES' PLANS .
EXCEPTION: NOTES IN OTHER TRADES' PLANS ADDRESSING SPECIAL ITEMS (SUCH AS MINIMUM CONCRETE STRENGTH FOR FIRE RATING) SHALL GOVERN WHEN MORE STRINGENT THAN HERE SHOWN.
DO NOT SCALE ANY MEASUREMENT FROM PLAN VIEW OR DETAIL IN THE DRAWINGS. ALWAYS FOLLOW THE NOTED DIMENSIONS OR CONTACT THIS OFFICE WITH MISSING DIMENSIONS. TO DO THIS, DRAW THE DIMENSION LINE IN RED IN OUR PLAN AND EMAIL US A PICTURE OF SAID MISING DIMENSION AND WE WILL PROVIDE THE MEASUREMENTS.

REQUEST FOR INFORMATION

PLEASE USE HAND SKETCHES AND OTHER VISUAL/WRITTEN METHODS TO COMMUNICATE A CONSTRUCTION QUESTION. SEND TO US VIA EMAIL. VERBAL COMMUNICATIONS ARE NOT OFFICIAL AND ARE NOT CONSIDERED AS RECEIVED INFORMATION.

CONTRACTING NOTES

- **THE CONTRACTOR SHALL INCLUDE IN HIS INITIAL BID A 1% ADDITIONAL (BASED ON THE TOTAL AMOUNT OF THE SHELL BID) AS AN ALLOWANCE FOR ADDITIONAL REINFORCEMENT, CONCRETE, WOOD, FRAMING, CARPENTRY WORKWORK, STRUCTURAL STEEL PARTS, WELDING, CONNECTORS, SAWCUTTING OR GRINDING CONCRETE AND ITS ASSOCIATED LABOR. SAID ALLOWANCE SHALL BE USED FOR ITEMS REQUIRED BY THE BUILDING INSPECTOR OR ENGINEER IN ORDER TO ENSURE THE INTEGRITY OF THE STRUCTURE, PROPERLY CONSTRUCT THE SHELL AND CORRECT ANY MINOR INTERPRETATIONS OR INCONSISTENCIES IN THE PLAN VIEWS, NOTES AND DETAILS.**
- GENERAL CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE STRUCTURAL PLANS AND HOW THEY INTERACT WITH OTHER SPECIALTIES PLANS (ARCHITECTURAL, M.E.P., ETC). ALTHOUGH TRADE COORDINATION HAS BEEN PERFORMED, **THIS OFFICE SHALL BE CONTACTED IN CASE THE CONTRACTOR FINDS MISSING, AMBIGUOUS, UNCLEAR OR CONFLICTING INFORMATION.**
- THE CONTRACTOR SHALL ALWAYS KEEP ON SITE THE LATEST REVISION OF THE SIGNED AND SEALED STRUCTURAL PLANS, APPROVED SHOP DRAWINGS AND PRODUCT APPROVALS.
- ALL OPENINGS BELOW 60'-0" TO BE PROTECTED FROM IMPACT OF WINDSOURNE DEBRIS.
- GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL ACTIVITIES RELATED TO WORK SAFETY.
- CONSTRUCTION LOADS SHOULD BE CAREFULLY DISTRIBUTED TO AVOID LOADING ANY MEMBERS IN EXCESS OF THEIR CAPACITY.
- THE APPROVAL BY THE STRUCTURAL INSPECTOR OF ANY WORK DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE FLORIDA BUILDING CODE AND THE APPROVED STRUCTURAL PLANS.
- ALL STEEL BEAMS BEARING PRECAST SHALL HAVE STEEL POST SHORES @10' O/C, RESHORED TO THE GROUND LEVEL, DURING PRECAST PANELS LOADING.

TO AVOID ANY DAMAGES TO EXISTING UTILITIES AND OTHERS, THE GENERAL CONTRACTOR SHALL CALL 811 SUNSHINE AND OR ANY APPLICABLE SERVICES PRIOR TO ANY DIGGING OR DRILLING OR DISTURBING THE SOIL. SO THEY CAN LOCATE SAID UNDERGROUND ELEMENTS IN ADVANCE. ANY CONFLICTS FOUND WITH PROPOSED STRUCTURAL ELEMENTS SHALL BE BROUGHT TO THIS OFFICE ATTENTION, IN WRITING ONLY, FOR RELOCATION.

ANY SHOP DRAWINGS STAMPED BY THIS OFFICE CANNOT BE USED FOR FABRICATION UNLESS THE GENERAL CONTRACTOR AND ARCHITECT HAVE ALSO STAMPED THE SHOP DRAWINGS FOR FABRICATION. NO APPROVAL STAMP SHALL MEAN THAT ANY SUBSTITUTIONS TO THE STRUCTURAL SPECIFICATIONS IS ACCEPTED. IN ALL CASES, THE FABRICATOR IS RESPONSIBLE TO COMPLY WITH THE ORIGINAL STRUCTURAL SPECIFICATION, THIS INCLUDES MATERIAL TYPE, COATING, SIZING, QUANTITIES, ETC. ANY PROPOSED SUBSTITUTIONS BY THE FABRICATOR MUST BE CLOUDED IN THE SHOP DRAWINGS OR OTHERWISE ARE NOT CONSIDERED OFFICIAL.

THE STRUCTURES SPECIFIED IN THESE STRUCTURAL PLANS HAVE ONLY BEEN DESIGNED FOR THEIR FINAL CONDITION (FINAL LOADING AND FINAL BRACING ONCE ALL MATERIALS AND CONNECTIONS HAVE ACHIEVED THEIR FINAL STRENGTH). DURING CONSTRUCTION, WALLS, COLUMNS AND OTHER MEMBERS WILL BE TEMPORARY UNBRACED AND THEREFORE THE CONTRACTOR SHALL TAKE MEASURES TO TEMPORARILY BRACE ANY STRUCTURES UNTIL THEY ACHIEVE THEIR FINAL BRACING AND STRENGTH. ADDITIONALLY, ANY CONSTRUCTION LOADS SUCH AS STACKED BUILDING MATERIALS STAGED FOR CONSTRUCTION SHALL BE SEPARATELY SUPPORTED BY THE CONTRACTOR WITH POST SHORES AND OTHER TEMPORARY PROPERLY DESIGNED MEMBERS OF THAT SORT.

NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR MODIFIED IN ANY WAY THAT COULD REDUCE ITS LOAD BEARING CAPACITY WITHOUT THE WRITTEN APPROVAL OF THIS OFFICE.

ANY CAD, PDF OR AUXILIARY FORMAT DRAWINGS ASIDE FROM THE SIGNED AND SEALED PLANS, IS PROVIDED FOR GENERAL ASSISTANCE TO THE CONTRACTOR. HOWEVER SAID AUXILIARY DRAWINGS SHALL BE COMPARED FOR CORRECT VERSIONING AND COMPLETNESS WITH THE SIGNED DRAWINGS WHICH ARE THE ONLY ONES THAT GOVERN. ANY OMMISIONS OR ALTERATIONS ARISING FROM OTHER SOFTWARES OR OTHER METHODS OF INCORRECT MANIPULATION OF THE AUXILIARY DRAWINGS SHALL BE DETECTED BY PERFORMING SAID COMPARISON WITH THE SIGNED AND SEALED OFFICIAL DRAWINGS.

EXTEND ALL BEAMS TO BEAR ON OTHER BEAMS OR COLUMNMNS, EVEN IF THE BEAM EXTENSION ARROW DOES NOT ENTER INTO THE COLUMN SPACE. UNDER NO CIRCUMSTANCES (EXCEPT IF SPECIFICALLY WRITTEN WITH WORDS SUCH AS "CANTILEVER" OR "DO NOT CONNECT") SHALL A BEAM NOT HAVE A SUPPORT ON ITS END BY EXTENDING ITS REBAR AND CONCRETE BODY OVER THE SUPPORT A MINIMUM OF 6".

THE GC SHALL REQUEST OWNER APPROVAL PRIOR TO REQUESTING ANY UPGRADES TO THE COST OF THE MATERIALS/SPECIFICATIONS HERE USED. ALL REQUESTS FOR UPGRADES SHALL BE PAID BY AND AGREED BETWEEN GC AND THE OWNER OF THE PROJECT PRIOR TO PROCEEDING WITH THE SUBSTITUTION.

DO NOT FABRICATE FROM ANY SHOP DRAWINGS THAT HAVE BEEN STAMPED "RESUBMIT WITH CORRECTIONS" OR HAVE SIMILAR REJECTION MESSAGES.

PROJECT SPECIFIC CODES USED:

ALL STRUCTURAL ELEMENTS FOR THIS PROJECT HAVE BEEN DESIGNED PER FLORIDA BUILDING CODE, 2023. THIS IMPLIES THE USE OF THE BELOW LISTED CODES (FBC TAKES PRECEDENCE OVER CONFLICTING ITEMS).

PROJECT PLANS, DETAILS & ARCHITECTURAL BACKGROUNDS

ALL DETAILS AND SECTIONS SHOWN ARE INTENDED TO BE TYPICAL UNLESS OTHERWISE SPECIFIED, THAT IS TO SAY THAT THEY APPLY TO ALL OTHER SIMILAR SITUATIONS ELSEWHERE ON THE PROJECT.

INFORMATION PRESENTED IN TABLES AND SCHEDULES ALWAYS GOVERN OVER INFORMATION ON DETAILS.

ALL ELEMENTS INTENDED TO ORIGINATE FROM OTHER TRADE'S DRAWINGS (ELEVATIONS, PARTITION LOCATIONS, DUCTS, FIXTURES, CEILINGSL, ETC) HAVE BEEN INCLUDED FOR CONTEXT ONLY. REFER TO THE CORRESPONDING TRADE'S PLANS FOR FINAL (GOVERNING) LAYOUTS AND DETAILS.
DO NOT USA A SCALE TO DETERMINE THE DIMENSIONS OF ANY PLAN OR DETAIL DRAWINGS. IF THE DIMENSION NEEDED IS UNAVAILABE, PLEASE CONTACT THIS OFFICE.

VAPOR BARRIER

SHALL CONSIST OF 10 MIL POLYETHYLENE WITH JOINTS LAPPED NOT LESS THAN 12 INCHES.

GRAVITY LOADING (ASCE 7-22)

SEE GRAVITY LOADING CHART FOR DESIGN LOADS.

REQUEST ACTUAL PRODUCT CUT SHEETS FROM SUPPLIERS FOR ANY EQUIPMENT HEAVIER THAN 200 LB.
SPECIALTY ENGINEERS MUST CONSIDER THE MINIMUM SERVICE WEIGHTS FOR THE FOLLOWING, HOWEVER THE ACTUAL CUT SHEET GOVERNS:
POOL TABLE = ± 500 LB
BATH TUB = 600 LB.
SAFE DEPOSIT BOXES = 2000 LB
FISH TANKS = VARY CONSIDERABLY, 4000 LB.
A/C COMPRESSORS = 500 LB.
GENERATORS = 3000 LB.

WIND LOADING (ASCE 7-22)

WIND SPEED=175 MPH (ULTIMATE, 3 SECOND GUST) AND 136MPH (ASD)

EXPOSURE = D
BUILDING TYPE= ENCLOSED, RIGID
MRH= 23.40'
STRUCTURE RISK CATEGORY = II
KD=0.85 - EITHER ASD OR LRFD LOAD COMBINATIONS PER ASCE 7-16 HAVE BEEN USED FOR DESIGNING THE VARIOUS STRUCTURAL ELEMENTS IN THIS PROJECT.
INTERNAL PRESSURE COEFFICIENT= +/- 0.18

WINDOWS, DOORS, SKYLIGHTS AND ANY OTHER ELEMENTS INTENDED TO BLOCK OPENINGS ARE AN INTEGRAL PART OF THE STRUCTURAL ENCLOSURE AND MUST BE FULLY CLOSED AND LOCKED UPON A HURRICANE WARNING. FAILURE TO MAINTAIN SAID ELEMENTS CLOSED AND LOCKED WILL RESULT IN GREATER WIND FORCES THAT WERE NOT CONSIDERED IN THE STRUCTURAL DESIGN AND COULD CAUSE GENERAL STRUCTURAL FAILURE DURING A HURRICANE.

COMPONENTS & CLADDING DESIGN WIND PRESSURES:

WALLS:11'-0"

- ZONE 4 = +47.98 PSF, -52.45 PSF
- ZONE 5 = +47.98 PSF, -61.08 PSF

WALLS: 9'-0"

- ZONE 4 = +49.35 PSF, -53.83 PSF
- ZONE 5 = +49.35 PSF, -63.83 PSF

ROOF:SEE ROOF WIND ZONE PRESSURE DIAGRAM FOR ZONE LAYOUT, SIZE AND PRESSURE.

DEFLECTION DESIGN CRITERIA

ALL MEMBERS (BEAMS, SLABS, TRUSSES, JOISTS, ETC) COMPOSING FLOORS HAVE BEEN DESIGNED AND SHALL BE DESIGNED BY THE DELEGATED ENGINEER (IF APPLICABLE) FOR:
- TOTAL LOAD: SPAN / 240
- REINFORCED CONCRETE ELEMENTS: LIVE LOAD + LONG TERM SPAN / 360
- WALLS (MULLIONS): L/175
- MARBLE AND STONE TILE SUPPORTING FLOORS: LIVE LOAD: SPAN / 720
- ROOF MEMBERS SUPPORTING NON PLASTER CEILINGS: LIVE: L/240, TOTAL: L/180 PER FBC TABLE 1604.3

DEFERRED SUBMITTAL DRAWINGS LIST

- **FLOOR SYSTEM**
- **ROOF SYSTEM**
- **SOILS REPORTS**
- **REBAR**
- **WINDOW & DOOR**
- **RAILINGS**
- **STRUCTURAL STEEL**
- **PREFABRICATED STAIRS**
- **CONCRETE MIXES**
- **SHORING SHOP DRAWINGS**
- **ROOFING**
- **FENCES**

DEEP FOUNDATION (GRADE BEAM DESIGN: LRFD, PILE CAPACITY: ASD)

SITE PREPARATION (ANY DE-MUCKING,DE-WATERING, PRE-CONSOLIDATION, COMPACTON, PRESCRIBED TESTING OR ANY OTHER PROCEDURE, PRECAUTION OR RECOMMENDATION, AS OUTLINED IN THE SOILS REPORT) TO BE PERFORMED PER SOILS AND SUBSURFACE INVESTIGATION:

ALLTERRA ENGINEERING & TESTING, 22 NOVEMBER 2023

PILES WITHIN 3FT FROM DEEP EXCAVATIONS SUCH AS A POOL MUST HAVE THEIR REQUIRED LENGTH INSTALLED, BUT MEASURING FROM THE BOTTOM OF THE EXCAVATION. THIS EXTRA LENGTH IS TO COMPENSATE FOR POSSIBLE LOSS OF CONFINEMENT.

REGARDING EXISTING IN GROUND OBSTRUCTIONS THAT COULD INTERFERE WITH PILING INSTALLATION, THE GC SHALL INVESTIGATE BY OBTAINING EXISTING PLANS OF THE CORRESPONDING TYPE (SEAWALL AND TIE BACKS, DEADMEN ANCHORS, UTILITIES, ETC) AND EXCAVATE OR EXPOSE THE MENTIONED ELEMENTS TO PREVENT HITTING THEM WHILE DRIVING PILES. CONTACT THIS OFFICE PRIOR TO PILE INSTALLATION TO PROVIDE ALTERNATIVE PILE LOCATIONS.

ALL EXTERIOR FOUNDATIONS MUST BE LOWERED AS TO RECEIVE MINIMUM 8" SOIL COVER FROM THE SOIL TO PREVENT BEING EXPOSED BY SOIL EROSION.
THESE EXTERIOR FOUNDATIONS NEED TO BE MONOLITHIC WITH THE REST OF THE FOUNDATION.

PILE SURVEY

GC TO SUBMIT AN AS BUILT PILE SURVEY TO EOR FOR APPROVAL. ALL INSTALLED PILES SHALL BE VERIFIED TO HAVE BEEN INSTALLED AT THE LOCATIONS NOTED BY THE STRUCTURAL FOUNDATION PLAN. ANY PILES THAT ARE NOT WITHIN A 3" CENTER TO CENTER TOLERANCE SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE IN THE FORM OF HAND PRODUCED PLAN MARKING THE AS-BUILT PILE LOCATION AND IT'S OFFSET VERTICAL AND HORIZONTAL DISTANCE AND DIRECTION FROM ORIGINAL.

CAST IN PLACE CONCRETE PILES (AUGER PILES).

UNLESS OTHERWISE REQUIRED (BY TENSION PILES OR BY PILES EAST OF THE CCCL, IF APPLICABLE) AUGURED CAST IN PLACE CONCRETE FILLED PILES SHALL BE REINFORCED WITH (4) #6's PERIMETER, FULL HEIGHT, CONFINED BY #2 TIES @ 12" O/C FOR THE UPPER 14', BALANCE @ 48" O/C. PILES TO ACHIEVE A 35 TON AXIAL COMPRESSION ALLOWABLE / WORKING CAPACITY.

PILE INSTALLATION METHODOLOGY PROVIDED BY THE ABOVE MENTIONED SOILS REPORT TO TAKE PRECEDENCE TO NOTES HEREIN. PILES TO BE FORMED BY DRILLING WITH A HOLLOW STEM AUGER. PILES REQUIRE A MINIMUM OF 5000 PSI **(AND WATER TO CEMENT RATIO OF 0.4, PLEASE NOTE THIS W/C USUALLY RESULTS IN HIGHER CONCRETE STRENGTHS AND THEREFORE GOVERNS THE CONCRETE STRENGTH REQUIREMENT)** CONCRETE TO BE PUMPED AS THE AUGER IS REMOVED WHILE STILL ROTATING. VERIFY ACTUAL PUMPED CONCRETE VOLUME WITH EXPECTED VOLUME TO ENSURE CONCRETE IS NOT EVACUATING.

ALL PILE CONCRETE COVER TO REINFORCEMENT TO BE 3".
ALLOWABLE PILE LOCATION TOLERANCE TO BE 2".
GENERAL CONTRACTOR TO RETAIN A FLORIDA LICENSED ENGINEER TO SUPERVISE AND CERTIFY THE PILE INSTALLATION.

GRADE BEAMS

LOWER REBAR CAGE 1 1/2" ON GRADE BEAMS UNDER EXTERIOR WALLS TO ALLOW FOR MINIMUM CONCRETE COVERAGE OF 1.5" UNDER DOOR RECESS.
(SEE BEAM RECESS & CONCRETE COVER DETAIL PROVIDED).
E.E.: STIRRUPS SHOULD BE PLACED ON EACH END OF EACH INTERMEDIATE SUPPORT.
BALANCE REFERS TO THE SPACING OF THE REMAINING TIES AFTER THE TIES AT EACH END HAVE BEEN INSTALLED.IF NO END TIES SHOWN, USE BALANCE THROUGHOUT THE ENTIRE LENGTH OF THE BEAM.

CONSTRUCTION JOINTS

ALL OLD CONCRETE FACES IN CONTACT WITH NEW CONCRETE MUST HAVE A COAT OF SIKA ARMATEC 110 BONDING AGENT. EXCEPTION: SLABS ON COMPACTED GRADE.

CONCRETE STRENGTH - PILES (ACI 318-19 LRFD)

GRADE BEAMS AND PILE CAPS: 5000 PSI
PILES: 5000 PSI
COLUMNS, CAST IN PLACE WALLS AND SHEARWALLS: 5000 PSI
ELEVATED BEAMS AND SLABS: 5000 PSI
MASONRY GROUT IN CELLS: 3000 PSI

TERMITE PROTECTION.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PHYSICAL METHODS INCLUDED TO WOOD, OR OTHER APPROVED METHODS FOR TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, 'REGISTERED TERMITICIDE'. PRIOR TO COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTANT A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: 'THE BUILDING HAS RECEIVED TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.'

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, THE INITIAL CHEMICAL SOIL TREATMENT INSIDE THE FOUNDATION PERIMETER SHALL BE DONE AFTER ALL EXCAVATION, BACKFILLING AND COMPACTION IS COMPLETE.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SOIL AREA DISTURBED AFTER INITIAL CHEMICAL SOIL TREATMENT SHALL BE RETREATED WITH A CHEMICAL SOIL TREATMENT, INCLUDING SPACES BOXED OR FORMED.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, SPACE IN CONCRETE FLOORS BOXED OUT OR FORMED FOR THE SUBSEQUENT INSTALLATION OF PLUMBING TRENCH DRAINS OR ANY OTHER PURPOSE SHALL BE CREATED BY USING PLASTIC OR METAL PERMANENTLY PLACED FORMS OF SUFFICIENT DEPTH TO ELIMINATE ANY PLANNED SOIL DISTURBANCE AFTER INITIAL CHEMICAL SOIL TREATMENT.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICALLY TREATED SOIL SHALL BE PROTECTED WITH A MINIMUM 6 MILLIMETER VAPOR RETARDER TO PREVENT RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED. ANY WORK, INCLUDING PLACEMENT OF REINFORCING STEEL, DONE AFTER CHEMICAL TREATMENTS, THE CONCRETE FLOOR IS POURED, SHALL BE DONE IN SUCH MANNER AS TO AVOID PENETRATING OR DISTURBING TREATED SOIL.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CONCRETE OVERPOUR OR MORTAR ACCUMULATED ALONG THE EXTERIOR FOUNDATION PERIMETER SHALL BE REMOVED PRIOR TO EXTERIOR CHEMICAL SOIL TREATMENT, TO ENHANCE VERTICAL PENETRATION OF THE CHEMICALS.

IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, CHEMICAL SOIL TREATMENTS SHALL ALSO BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1 FOOT (305 MM) OF THE PRIMARY STRUCTURE SIDEWALLS. ALSO, A VERTICAL CHEMICAL BARRIER SHALL BE APPLIED PRIOR TO FINAL CONSTRUCTION IS COMPLETED, INCLUDING INITIAL LANDSCAPING AND IRRIGATION/SPRINKLER INSTALLATION. ANY SOIL DISTURBED AFTER THE CHEMICAL VERTICAL BARRIER IS APPLIED SHALL BE PROMPTLY RETREATED.

IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A BAIT SYSTEM IS USED FOR SUBTERRANEAN TERMITE PREVENTION; A SIGNED CONTRACT ASSURING THE INSTALLATION, MAINTENANCE AND MONITORING OF THE BAITING SYSTEM THAT IS IN COMPLIANCE WITH THE REQUIREMENTS FLORIDA STATUTES SHALL BE PROVIDED TO THE BUILDING OFFICIAL PRIOR TO THE POURING OF THE SLAB, AND THE SYSTEM MUST BE INSTALLED PRIOR TO FINAL BUILDING APPROVAL. IF THE BAITING SYSTEM DIRECTIONS FOR USE REQUIRE A MONITORING PHASE PRIOR TO INSTALLATION OF THE PESTICIDE ACTIVE INGREDIENT, THE INSTALLATION OF THE MONITORING PHASE COMPONENTS SHALL BE DEEMED TO CONSTITUTE INSTALLATION OF THE SYSTEM.

IF A REGISTERED TERMITICIDE FORMULATED AND REGISTERED AS A WOOD TREATMENT IS USED FOR SUBTERRANEAN TERMITE PREVENTION, APPLICATION OF A WOOD TREATMENT TERMITICIDE SHALL BE AS REQUIRED BY LABEL DIRECTIONS FOR USE. AND MUST BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL. CHANGES IN FRAMING OR ADDITIONS TO FRAMING IN AREAS OF THE STRUCTURE REQUIRING TREATMENT THAT OCCUR AFTER THE INITIAL WOOD TREATMENT MUST BE TREATED PRIOR TO FINAL BUILDING APPROVAL.

PENETRATION.

PROTECTIVE SLEEVES AROUND PIPING PENETRATING CONCRETE SLAB-ON-GRADE FLOORS SHALL NOT BE OF CELLULOSE CONTAINING MATERIALS. IF SOIL TREATMENT IS USED FOR SUBTERRANEAN TERMITE PROTECTION, THE SLEEVE SHALL HAVE A MAXIMUM WALL THICKNESS OF 0.010 INCH, AND BE SEALED WITHIN THE SLAB USING A NONCORROSIVE CLAMPING DEVICE TO ELIMINATE THE ANNULAR SPACE BETWEEN THE PIPE AND THE SLEEVE. NO TERMITICIDES SHALL BE APPLIED INSIDE THE SLEEVE.
INITIAL REFERENCE ONLY.

5000 PSI CONCRETE

THIS SECTION TO BE USED WHEN SPECIFIED UNDER THE "CONCRETE STRENGTH" STRUCTURAL NOTES.

CEMENT SHALL BE TYPE I CONFORMING TO ASTM C-150.
NOMINAL MAXIMUM COARSE AGGREGATE SIZE TO BE 3/4".
THE FOLLOWING SPECIFICATION FOR CONCRETE STRENGTH IS BASED ON ACI 318
A MAXIMUM OF 0.15 (PERCENT BY WEIGTH OF CEMENT) WATER SOLUBLE CHLORIDE ION CONTENT SHALL BE ALLOWED IN THE CONCRETE MIX. TO BE DETERMINED ON THE CONCRETE MIXTURE BY ASTM C1216 AT AGE BETWEEN 28 AND 42 DAYS, PROVIDE TEST RESULTS TO THIS OFFICE.
ALL CONCRETE TO BE READY MIX CONCRETE TO ACHIEVE A 28 DAY COMPRESSIVE STRENGTH OF 5000 PSI (AND WATER TO CEMENT RATIO OF 0.4, PLEASE NOTE THIS W/C USUALLY RESULTS IN HIGHER CONCRETE STRENGTHS AND THEREFORE GOVERNS THE CONCRETE STRENGTH REQUIREMENT)
CORING HOLES IN PRE-ENGINEERED FLOOR SYSTEMS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR AND THE SYSTEM SUPPLIER BEFORE PRODUCTION.
CONCRETE MIX SUBMITTALS SHALL DESCRIBE WHICH LOCATION IN THE STRUCTURE THE MIX IS TO BE PLACED.

FIBERMESH SLAB SHRINKAGE REINFORCEMENT

SHALL BE FIBERMESH 300 SYNTHETIC FIBER AS SUPPLIED BY PROPEX CONCRETE SYSTEMS OR EQUAL.
THE MINIMUM USE SHALL BE 1% BY VOLUME OR 1.5 LBS/CUBIC YARD, WHICHEVER IS GREATER.
FURNISH ACCORDING TO THE MANUFACTURERS DATA SHEET.

PRECAST LINTELS

PRECAST LINTELS CAN BE REPLACED BY CAST IN PLACE CONCRETE BEAMS WITH 2#5 TOP AND BOTTOM .FOR EVERY 12" OF DEPTH OVER 24" DEEP BEAM, ADD 2#5 MIDDLE, EVENLY SPACED ALONG THE HEIGHT OF THE BEAM. USE #3 STIRRUPS @ 12" O/C.

CONCRETE PLACEMENT

NO WORKER SHALL BE ALLOWED DIRECTLY UNDER THE FORMS DURING CONCRETE PLACEMENT.
CURING AGENTS USED ON ROOFS SHALL BE CHECKED FOR COMPATIBILITY WITH ROOFING MATERIALS.

CONCRETE TIE BEAM

OCCASIONALLY, A LOWER CONCRETE HEADER BEAM IS SPECIFIED, THEN CMU BLOCK IS SPECIFIED ON TOP WITH A TIE BEAM AT THE TOP OF THE WALL. THIS IS DONE WITH THE INTENT TO ECONOMIZE ON THE FORMING, REBAR AND CONCRETING, HOWEVER, DUE TO THIS REQUIRING SEPARATE CONCRETE POURS, THE CONTRACTOR MAY ELECT TO FULLY FORM THE BEAM BY DOING ONE SINGLE CONCRETE BEAM. THIS IS ALLOWED AS LONG AS 2#5 MID BARS ARE ADDED FOR EVERY 12" OF BLOCK HEIGHT BEING REPLACED. ALSO THE LOW HEADER BEAM SPECIFIED STIRRUP SPACING MUST BE MADE FULL HEIGHT.

GENERAL CONTRACTOR IS TO VERIFY BEAM DEPTH & ELEVATIONS WITH ARCHITECTURAL PLANS & NOTIFY ARCHITECT OF ANY DISCREPANCIES. COORDINATE MASONRY OPENINGS WITH WINDOW MANUFACTURER & N.O.A.
FOR ARCHED BEAMS ADD (2) # 5'S DIAGONAL EACH END OF THE BEAM. ADD (1) EXTRA #5 DIAGONAL EACH SIDE FOR EVERY 4" EXTRA WIDTH.
BEAM DEPTHS ARE MINIMUM REQUIRED, ADD 2#5 MIDDLE FOR EVERY ADDITIONAL 12" OF DEPTH REQUIRED

TYPICAL TIE BEAM OVER WALLS TO BE .8"x12" w/ (2) #5's TOP AND BOTTOM, (4) #3 TIES @ EACH SIDE OF EVERY BEND, CORNER AND TRANSITION. TIE BALANCE @48" O/C. TIE BEAM TO BE CONFINED TOP OF OPENING - SEE FRAMING PLANS. FOR WIDER THAN 8" TIE BEAMS, INCREASE TOP AND BOTTOM LONGITUDINAL STEEL BY (1) # 5 PER EXTRA 4" OF WIDTH.

"PCL" REFERS TO PRECAST LINTEL MANUFACTURED BY CASTCRETE WITH CURRENT NOA. USE 12" WIDE LINTEL FOR 12" THICK WALLS
WHEN THE BEAM SECTION GIVES A SPECIFIC COUNT OF STIRRUPS (TIES) THIS SHALL BE INTERPRETED TO SET THE TIES TO EACH SIDE OF EACH INTERMEDIATE COLUMN OR WALL SUPPORT.
BALANCE TIES REFERS TO THE SPACING OF THE REMAINING TIES AFTER THE TIES AT EACH END HAVE BEEN INSTALLED. IF NO END TIES SHOWN, USE BALANCE THROUGHOUT THE ENTIRE LENGTH OF THE BEAM.
GC TO VERIFY DEPTH OF BEAMS WITH WINDOW AND DOOR HEIGHTS. COORDINATE WITH GLAZING MANUFACTURER.
WHEN THE BEAM SPECIFIED IN THE STRUCTURAL PLAN RUNS OVER A CMU WALL, IT'S ACTUAL WIDTH IS TO BE THE ACTUAL WIDTH OF THE WALL, WHICH WOULD BE 7-5/8" OVER 8" CMU.

ALL BEAMS INDICATED TO HAVE A CAMBER SHALL BE DOCUMENTED BY THE GC ON SITE WITH PICTURES WITH TAPE MEASURE AND KEEP IN THEIR RECORDS FOR MIN 3 YEARS AS EVIDENCE THAT THE CAMBER WAS IN FACT PROVIDED.

CONCRETE TESTING

QUALIFIED TESTING TECHNICIANS SHALL PREPARE SPECIMENS (APPLIES FOR ALL CONCRETE, INCLUDING FIELD AND PREFABRICATING YARD OR ANYWHERE THAT CONCRETE IS PRODUCED TO BE USED IN THIS PROJECT) REQUIRED FOR CURING UNDER FIELD CONDITIONS AND RECORD THE TEMPERATURE OF THE FRESH CONCRETE WHEN PREPARING SPECIMENS FOR LABORATORY STRENGTH TESTS.

ACCOUNTING SEPARATELY FOR EACH CLASS OF CONCRETE AND EACH DAY, ONE TEST (CONSISTING OF BREAKING (2) 6"Ø DIAMETER x 12" HIGH CONCRETE CYLINDER SAMPLES, MOLDED AS PER ASTM C31 AND TESTED PER ASTM C39) SHALL BE PERFORMED ACCORDING TO THE MOST FREQUENT OF:
- ONCE A DAY
- ONCE EVERY 150 CUBIC YARDS
- ONCE EVERY 5000 SQUARE FEET OF SLAB OR WALL SURFACE AREA

7 DAY, 14 DAY AND 28 DAY TEST REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW. THE CLIENT SHALL OBTAIN A REPUTABLE TESTING COMPANY TO BE ON SITE AT THE TIME OF CONCRETE POUR AND INDEPENDENTLY COLLECT CYLINDERS AND PERFORM COMPRESSIVE TESTING.

SHORING REMOVAL PRE-REQUISITES

SHORING REMOVAL OF THE LAST POURED SLAB SHALL NOT BE PERFORMED UNLESS THE FOLLOWING CONDITIONS HAVE BEEN MET:
- **THE CONCRETE FOR SAID SLAB HAS ATTAINED 80% OF ITS SPECIFIED COMPRESSIVE STRENGTH (BUT NEVER LESS THAN 3000 PSI), VERIFIED BY THE FIELD CURED CYLINDER CONCRETE BEAK TESTS.**
- **SAID SLAB CONCRETE IS AT LEAST 7 DAYS OF AGE**
- **AFTER THE SECOND FLOOR BLOCK HAS BEEN SET IN PLACE.**
- **FOR FLAT PLATE CONSTRUCTION (WHERE AT LEAST ONE SLAB IS DIRECTLY SUPPORTED ON A COLUMN, WITHOUT THE USE OF BEAMS), SHORES SHALL NOT BE REMOVED UNLESS THE CONCRETE HAS ATTAINED 100% OF ITS COMPRESSIVE STRESS, TO AVOID THE POTENTIAL FOR PUNCHING SHEAR FAILURE.**

CONCRETE REINFORCEMENT

TEMPERATURE REINFORCEMENT IN STRUCTURAL SLABS SHALL BE INSTALLED CONTINUOUSLY (WITHOUT BREAKS OR INTERRUPTIONS) IN ALL AREAS OF THE SLAB AND RUNS PERPENDICULAR TO THE MAIN REINFORCEMENT. OVERLAP TEMPERATURE BARS WHERE NEEDED A MIN OF 24".

CONCRETE REINFORCEMENT BARS, STIRRUPS AND TIES SHALL BE IN ACCORDANCE WITH ASTM A-615 (GRADE 60). REINFORCING BARS THAT ACT AS LAP DOWELS AND ARE TO BE WELDED TO STRUCTURAL STEEL SHALL CONFORM TO ASTM A-706 (GRADE 60). REINFORCING BARS CONTAINING A LIGHT COAT OF RUST SHALL BE ALLOWED.
ACI HOOKS TO BE PROVIDED FOR ALL REQUIRED CONDITIONS PER DETAILS PRESENTED IN THIS PROJECT.

FIELD WATER IS NOT PERMITTED TO BE ADDED TO THE CONCRETE MIX.

ALL EXTERIOR SLAB REBAR SHALL BE SEPARATED BY PLASTIC CHAIRS FROM ANY CONCRETE FACES.
WELDED REINFORCEMENT SHALL CONFORM TO AWS D1.4 OR BE ASTM A706 GRADE 60.
ANCHOR EMBEDMENT LENGTH INCLUDE STRUCTURAL CONCRETE ONLY (DOES NOT INCLUDE STUCCO),
ALL CONCRETE SURFACES TO BE KEPT IN A MOIST CONDITION FOR 7 DAYS AFTER POUR.

CONCRETE COVER SHOULD BE AS FOLLOWS UNLESS NOTED OTHERWISE:

CONCRETE PLACED DIRECTLY IN CONTACT WITH GROUND:
ALL BAR SIZES 3"
FACE OF CONCRETE ELEMENT EXPOSED TO WEATHER OR GROUND AFTER FORM REMOVAL:
#5 BARS OR SMALLER 1-1/2"
ALL OTHER BAR SIZES 2"
FACE OF CONCRETE ELEMENT NOT EXPOSED TO WEATHER OR GROUND
SLABS, CAST IN PLACE WALLS 3/4"
BEAMS AND COLUMNS 1-1/2"

**COLUMN AND FILLED CELL LAP SPLICES SHALL

GENERAL NOTES:

* ELECTRICAL CONTRACTOR TO PROVIDE CLEARANCES FOR ELECTRICAL EQUIPMENT PER NEC110.26
* LOW VOLTAGE AND DATA PLANS NOT INCLUDED, PROVIDED BY OTHERS.
* COORDINATE ALL RECEPTACLES LOCATIONS/HEIGHTS WITH ARCHITECTURAL PLAN

NOTE:
ALL ELECTRICAL DEVICES AND FIXTURES IN ALL LIVING QUARTERS TO BE PROTECTED WITH A.F.I. BREAKER

SMOKE DETECTOR'S POWERED BY HOUSE ELECTRIC W/ BATTERY BACKUP & INTERCONNECTED. INSTALLED IN EACH SLEEPING ROOM & IN HALL OR AREA IMMEDIATELY OUTSIDE EACH ROOM & AT HIGHEST POINT OF EACH STORY OF RESIDENCE.

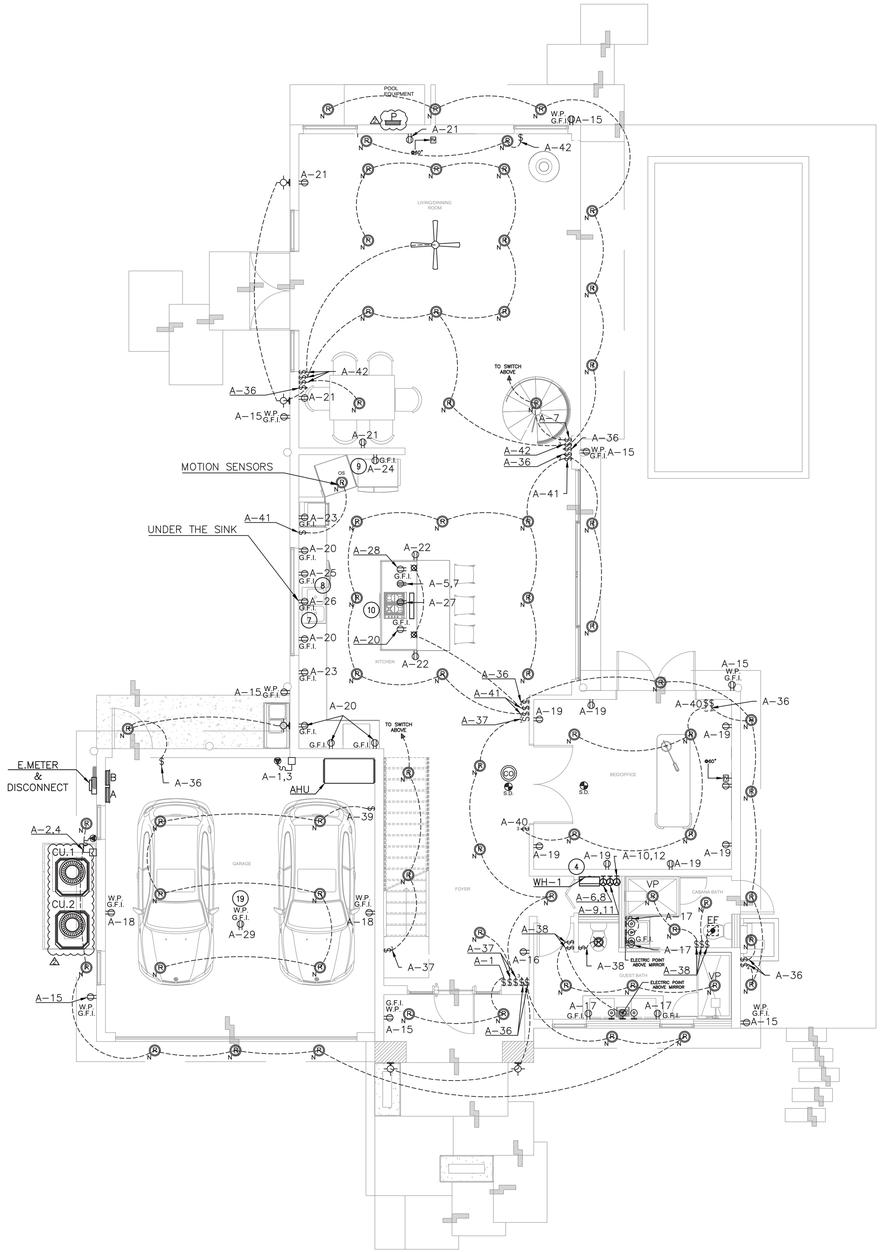
NOTE:
WHEN POOL OPTION IS SELECTED ELECTRICAL CONTRACTOR AND OR SECURITY SYSTEM CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL WILL BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DECIBELS AT 10 FEET, PER THE REQUIREMENTS DESCRIBED IN THE STATE STATUTES SECTIONS 515.21 - 515.37, THE RESIDENTIAL SWIMMING POOL SAFETY ACT.

NOTE:
CARBON MONOXIDE PROTECTION SHALL BE PROVIDED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES PER REQUIREMENTS DESCRIBED IN THE STATE STATUTES 9B-3.0472.

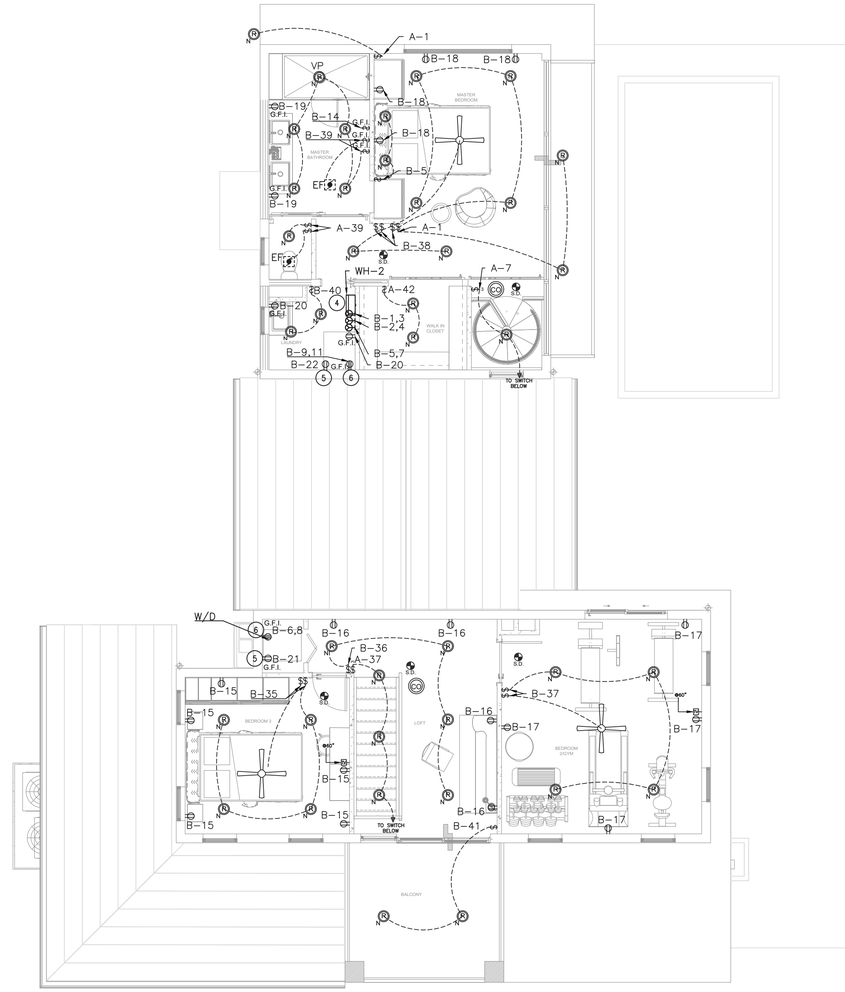
KEYNOTES

1. MOUNT RECEPTACLE WITHIN 12" OF COUNTERTOP.
2. MOUNT DEVICE HORIZONTALLY IN COUNTER BACKSPLASH. COORDINATE EXACT MOUNTING HEIGHT WITH ARCHITECT PRIOR TO ROUGH-IN.
3. WALL MOUNTED OUTLET FOR WATER HEATER RECIRC PUMP. COORDINATE EXACT LOCATION WITH SUPPLIER/INSTALLER.
4. PROVIDE DISCONNECT FOR WATER HEATER. COORDINATE EXACT LOCATION WITH SUPPLIER/INSTALLER
5. WALL MOUNTED WASHING MACHINE OUTLET. COORDINATE LOCATION AND REQUIREMENTS WITH SUPPLIER/INSTALLER.
6. WALL MOUNTED DRYER MACHINE OUTLET. COORDINATE LOCATION AND REQUIREMENTS WITH SUPPLIER/INSTALLER.
7. GARBAGE DISPOSAL OUTLET MOUNTED UNDER SINK, CONTROLLED BY SWITCH ON. COORDINATE LOCATION AND REQUIREMENTS WITH SUPPLIER/INSTALLER
8. WALL MOUNTED DISHWASHER OUTLET. COORDINATE LOCATION AND REQUIREMENTS WITH SUPPLIER/INSTALLER.
9. WALL MOUNTED REFRIGERATOR/FREEZER OUTLET. COORDINATE LOCATION AND REQUIREMENTS WITH SUPPLIER/INSTALLER.
10. JUNCTION BOX FOR HOOD. COORDINATE LOCATION AND REQUIREMENTS WITH SUPPLIER/INSTALLER.
11. JUNCTION BOX FOR GAS APPLIANCE. COORDINATE LOCATION AND REQUIREMENTS WITH SUPPLIER/INSTALLER.
12. 120V JUNCTION BOX FOR IGNITION CIRCUIT.
13. WALL MOUNTED UNDERCOUNTER REFRIGERATOR OUTLET TO BE MOUNTED IN AN ACCESSIBLE LOCATION. COORDINATE LOCATION AND REQUIREMENTS WITH SUPPLIER/INSTALLER.
14. ELECTRICAL CONTRACTOR TO PROVIDE (1) LIGHT, (1)SWITCH AND (1) RECEPT. BY ATTIC ACCESS USING THE LOCAL CIRQUIT
15. WALL MOUNTED ICE MACHINE OUTLET TO BE MOUNTED IN AN ACCESSIBLE LOCATION. COORDINATE LOCATION AND REQUIREMENTS WITH SUPPLIER/INSTALLER.
16. MOUNT DEVICE(S) ABOVE FIRE PLACE. COORDINATE MOUNTING HEIGHT WITH ARCHITECT PRIOR TO ROUGH-IN
17. WALL MOUNTED ICE MACHINE OUTLET TO BE MOUNTED IN AN ACCESSIBLE LOCATION. COORDINATE LOCATION AND REQUIREMENTS WITH SUPPLIER/INSTALLER
18. RECESSED FLOOR BOX SUITABLE FOR CONCRETE FLOORS WITH DEVICES AS SHOWN. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH OWNER. PROVIDE ACCESSORIES AS REQUIRED. SHALL BE HUBBELL CFB2G SERIES WITH ROUND BRUSHED ALUMINUM COVER OR APPROVED EQUIVALENT. COORDINATE COVER AND FINISHES WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.
19. CEILING MOUNTED OUTLET FOR GARAGE OPENER. COORDINATE EXACT LOCATION WITH SUPPLIER/INSTALLER.
20. PROVIDE JUNCTION BOX FOR MOTORIZED SHADES. VERIFY AND COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH SYSTEM SUPPLIER/INSTALLER
21. PROVIDE JUNCTION BOX FOR MOTORIZED SCREENS. VERIFY AND COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH SYSTEM SUPPLIER/INSTALLER
22. PROVIDE JUNCTION BOX FOR MOTORIZED SHUTTERS. VERIFY AND COORDINATE EXACT LOCATIONS AND REQUIREMENTS WITH SYSTEM SUPPLIER/INSTALLER.
23. WALL MOUNTED GENERATOR OPEN STOP SWITCH.
24. WALL MOUNTED GENERATOR REMOTE ANNUNCIATOR.

SOME KEYNOTES MAY NOT BE USED ON THIS PLAN



ELECTRICAL PLAN 1ST FLOOR
3/16" = 1'-0"



ELECTRICAL PLAN 2ND FLOOR
3/16" = 1'-0"

ELECTRICAL LEGEND

	CEILING FAN
	24" X 48" FLOR. FIX.
	12" X 48" FLOUR. FIXTURE
	FLOR. STRIP
	UNDERCOUNTER LIGHT
	BASE CABINET FOOT LIGHTING
	BAR/SCONC LIGHTING
	ROPE LIGHTING
	H-99 RECESS
G	EYE BALL RECESSED
R 4"	4" RECESS LIGHTING
N R	6" RECESS LIGHTING
	CEILING MOUNTED LIGHT
	HANGINGLIGHT FIXTURE
	WALL SCONCE LIGHTING
	WALL MOUNT LIGHTING
	SPOT LIGHTS
	PENDANT LIGHT
	EXHAUST FAN W/ LIGHT
EF	EXHAUST FAN
	TYP. SWITCH
D	DIMMER SWITCH
3	3-WAY SWITCH
4	4-WAY SWITCH
	SINGLE 110 OUTLET
	UNDER COUNTER 110 OUTLET
	110 OUTLET
	HALF HOT DUPLEX 110 OUTLET
	220 OUTLET
W.P. G.F.I.	11O G.F.I.
W.P. G.F.I.	110 G.F.I. W.P. OUTLET
	A/C DISCONNECT
	PUSH BUTTON
60° M	CABLE T.V.
	PHONE
S.D.	SMOKE DETECTOR
	DOOR CHIME
J	JUNCTION BOX
SW	STRUCTURED WIRE (2 COAX-2 CAT6)
CO	CARBON MONXIDE DETECTOR
DM	DUAL MEDIA OUTLET (DATA: PH; TV; ELEC.)
	EXHAUST FAN & RECESS LIGHT

RICHARD EDWARD WALKER LICENSE NUMBER No. 83346 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Richard E Walker
Date: 2026.04.06 13:07:29-04'00'

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FLORIDA ENGINEERING
4161 TAMIAMI TRAIL UNIT 101
PORT CHARLOTTE, FL 33980
PH. 941-979-3159
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PROJECT NAME & ADDRESS:

AGOGLIA
7 HARBOUR DR N, OCEAN RIDGE FL
CONSTRUCTONIK LLC

No.	Description	Date
1	DESIGN REVIEW	02-19-2026
2	DESIGN REVIEW	03-31-2026
3		
4		
5		

DRAWN BY: CMFL
REVISED BY: JPP
PROJECT NO: 25 199 11

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-100

Residential Optional Calculation

Version 2011 L

FLORIDA ENGINEERING LLC
4161 TAMIAMI TRAIL, UNIT 101
PORT CHARLOTTE, FL, 33980
phone: (941) 391-5980

STEP 1 Article 220.82 (B) (1),(2)

sq. ft	3332	General Lighting load	9,996 VA
	2	Small Appliance	3,000 VA
	1	Laundry circuit	1,500 VA
		Gen.Lgt, Sm App.& Laun. Load	14,496 VA

STEP 2 Article 220.82 (C)

A/C Condenser & Fixed Electric Space Heating — QTY — Total 1

5 ton	9,600 VA	AHU 1	10. kW	10,000 VA	1	Heating Load 7,060 VA
A/C #2	VA	AHU 2	Select	VA	Qty	CU Load 11,200 VA
A/C #3	VA	AHU 3	Select	VA	Qty	
A/C #4	VA	AHU 4	Select	VA	Qty	
A/C #5	VA	AHU 5	Select	VA	Qty	

STEP 3 Article 220.82 (B) (3)

36,000 V	1	Water Heater	36,000 VA	
1,400 VA	1	Refrigerator	1,400 VA	
500 VA	2	Washer	1,000 VA	
1,200 VA	1	Dishwasher	1,200 VA	
828 VA	1	Disposal	828 VA	
400 VA	1	R / Hood	400 VA	
1,200 VA	1	Microwave	1,200 VA	
4,000 VA		Microwave	VA	
340 VA		Mini Refrig	VA	
400 VA		Wine Clr	VA	
27,000 Vi	1	Water Heater	27,000 VA	
1,500 VA		Ironing Center	VA	
select		Jacuzzi Tub	VA	
select		Sprinkler Pump	VA	
select		Well Pump	VA	
select		Fountain Pump	VA	
select		Elevator	VA	
		Pool Equip. Panel	13,710 VA	Apply Demand
600		GARAGE OPEN	600 VA	No Demand
792		ELECTRIC RUG	792 VA	No Demand

General lighting, Sm. Appl. & Laundry	14,496 VA
Electric Space Heat @ 65% <4, 40% >3, vs. A/C @ 100%	11,200 VA
Appliance Demand Load	84,130 VA
Dryer Demand Load	5,700 VA
Range Demand Load	8,000 VA
Service Demand	62,130 VA
Demand Load	259 A
Neutral Demand	93 A
Min.Service Req.	300 A
Min. Feeder size	250
Min. Neutral size	3
Eq. Grding Cond.	4
Copper	
Total Appliance Load	84,130 VA

STEP 4 Article 220.82 (B) (3)
Electric Clothes Dryers 5,700 VA

STEP 5 Article 220.82 (B) (3)
Electric Ranges 8,000 W — Col C demand 8000
or Number of appliances

Check Box for Gas Range
Cooktop — Col B demand
Cooktop — Col B demand
Oven(s) — Col B demand
Oven(s) — Col B demand
Number of appliances 0 Dem. Factor
Cooktop & Oven Demand Load

Pool Panel Feeder Calculation		(See Note)	A	B	N
Continuous Motors	2,760		1380	1380	0
Non-continuous	3,910		1955	1955	0
Spa heater 11 kVA			0	0	
Pool heater 3.5 ton	1		3125	3125	
Pool heater 5 ton			0	0	
Pool Light 200	0		100	100	100
Blower 1 hp	1840	240v	920	920	0
other load	0	240v	0	0	0
other load	0	240v	0	0	0
Min.Copper Pool Feeder	# 6 AWG		62 A	62 A	1 A
Minimum Panel Rating	100A		Phase Amperes		Neut. load

Continuous Motors: 2 hp 240v; select 240v; select 240v; select 240v; select 240v
Non-continuous Motors: 3 hp 240v; select 240v; select 240v; select 240v; select 240v
0.0 Motor Neutral Load
Max. Unbalanced Neutral Load

PANEL A

VOLTAGE (L–N):	120	ENCLOSURE TYPE:	NEMA 1
VOLTAGE (L–L):	240	MOUNTING:	SURFACE
PHASES, WIRES:	1 ϕ, 3 W	AIC RATING:	22000
MINIMUM BUS CAPACITY (A):	200 A	NOTES:	M.L.O.
MAIN O.C. DEVICE (A):	200 A		

CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA) A	PHASE LOADS (VA) B	POLE	TRIIP AMPS	DESCRIPTION	CKT NO
1,3	AHU	60	2	5000	4700	2	50	CU	2,4
1,3	AHU	60	2	5000	4700	2	50	CU	2,4
5,7	RANGE	50	2	4700	4500	2	40	WATER HEATER 1	6,8
5,7	RANGE	50	2	4700	4500	2	40	WATER HEATER 1	6,8
9,11	WATER HEATER 1	40	2	4500	4500	2	40	WATER HEATER 1	10,12
9,11	WATER HEATER 1	40	2	4500	4500	2	40	WATER HEATER 1	10,12
13	SPARE	20	1	0	0	1	20	SPARE	14
15	RECEPT. EXTERIOR	20	1	0	0	1	20	RECEPT. FOYER	16
17	RECEPT. GUEST BATH	20	1	0	0	1	20	RECEPT. GARAGE	18
19	RECEPT. BED/OFFICE	20	1	0	0	1	20	RECEPT. KITCHEN	20
21	RECEPT. LIVING/DINING ROOM	20	1	0	1500	1	20	SMALL APPLIANCE 1	22
23	SMALL APPLIANCE 2	20	1	1500	1400	1	20	REFRIGERATOR	24
25	DISHWASER	20	1	1200	828	1	20	DISPOSAL	26
27	R/HOOD	20	1	400	1200	1	20	MICROWAVE	28
29	GARAGE OPENER	20	1	600	0	1	20	SPARE	30
31	SPARE	20	1	0	0	1	20	SPARE	32
33	SPARE	20	1	0	0	1	20	SPARE	34
35	SPARE	20	1	0	0	1	15	LIGHTS. EXTERIOR	36
37	LIGHTS. FOYER	15	1	0	0	1	15	LIGHTS. GUEST BATH	38
39	LIGHTS. GARAGE	15	1	0	0	1	15	LIGHTS. BED/OFFICE	40
41	LIGHTS. KITCHEN	15	1	0	0	1	15	LIGHTS. LIVING/DINING ROOM	42

PANEL B

VOLTAGE (L–N):	120	ENCLOSURE TYPE:	NEMA 1
VOLTAGE (L–L):	240	MOUNTING:	SURFACE
PHASES, WIRES:	1 ϕ, 3 W	AIC RATING:	22000
MINIMUM BUS CAPACITY (A):	200 A	NOTES:	M.L.O.
MAIN O.C. DEVICE (A):	200 A		

CKT NO	DESCRIPTION	TRIP AMPS	POLE	PHASE LOADS (VA) A	PHASE LOADS (VA) B	POLE	TRIIP AMPS	DESCRIPTION	CKT NO
1,3	WATER HEATER 2	50	2	6000	6000	2	50	WATER HEATER 2	2,4
1,3	WATER HEATER 2	50	2	6000	6000	2	50	WATER HEATER 2	2,4
5,7	WATER HEATER 2	50	2	6000	2850	2	30	DRYER 1	6,8
5,7	WATER HEATER 2	50	2	6000	2850	2	30	DRYER 1	6,8
9,11	DRYER 2	30	2	2850	0	2	20	SPARE	10,12
9,11	DRYER 2	30	2	2850	0	2	20	SPARE	10,12
13	SPARE	20	1	0	792	1	20	ELECTRIC HEATED RUG	14
15	RECEPT. BEDROOM 3	20	1	0	0	1	20	RECEPT. LOFT	16
17	RECEPT. BEDROOM 2	20	1	0	0	1	20	RECEPT. MASTER BEDROOM	18
19	RECEPT. MASTER BATHROOM	20	1	0	1500	1	20	RECEPT. LAUNDRY	20
21	WASHER 1	20	1	500	500	1	20	WASHER 2	22
23	SPARE	20	1	0	0	1	20	SPARE	24
25	SPARE	20	1	0	0	1	20	SPARE	26
27	SPARE	20	1	0	0	1	20	SPARE	28
29	SPARE	20	1	0	0	1	20	SPARE	30
31	SPARE	20	1	0	0	1	20	SPARE	32
33	SPARE	20	1	0	0	1	20	SPARE	34
35	LIGHTS. BEDROOM 3	15	1	0	0	1	15	LIGHTS. LOFT	36
37	LIGHTS. BEDROOM 2	15	1	0	0	1	15	LIGHTS. MASTER BEDROOM	38
39	LIGHTS. MASTER BATHROOM	15	1	0	0	1	15	LIGHTS. LAUNDRY	40
41	LIGHTS. BALCONY	15	1	0	0	1	15	LIGHTS. WALK IN CLOSET	42

BRAKER SIZE	COPPER (AWG OR KCMIL)	ALUMINUM (AWG OR KCMIL)	GROUND WIRE COPPER	GROUND WIRE ALUMINUM
15 A	14	12	14	12
20 A	12	12	12	10
30 A	10	10	10	8
40 A	8	8	10	8
50 A	8	6	10	8
60 A	6	4	10	8
100 A	3	1	8	6
125 A	1	1/0	6	4
150 A	1/0	2/0	6	4
175 A	2/0	3/0	6	4
200 A	3/0	250	6	4
250 A	250	300	4	2
400 A	600	900	3	1
600 A	1500	2 SETS - 500	1	2/0

Insulated conductor: 75°C
NFPA 70, National Electrical Code, Table 310.15(B)(16)

Digitally signed by Richard E Walker
Date: 2026.04.06 13:07:29-04'00'

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FLORIDA ENGINEERING

PROJECT NAME & ADDRESS:

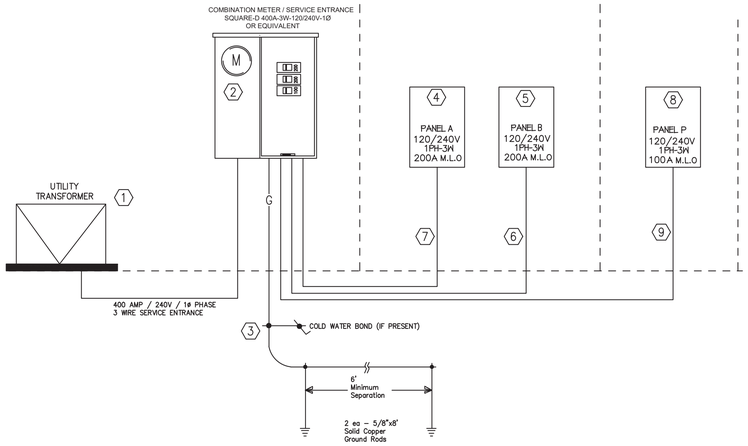
AGOGLIA
7 HARBOUR DR N, OCEAN RIDGE FL
CONSTRUCTONIK LLC

No.	Description	Date
1	DESIGN REVIEW	02-19-2026
2	DESIGN REVIEW	03-31-2026
3		
4		
5		
6		

DRAWN BY: CMFL
REVISED BY: JPP
PROJECT NO: 25 199 11

SHEET TITLE:
ELECTRICAL PLAN

SHEET NUMBER:
E-101



HEX NOTES: (X)

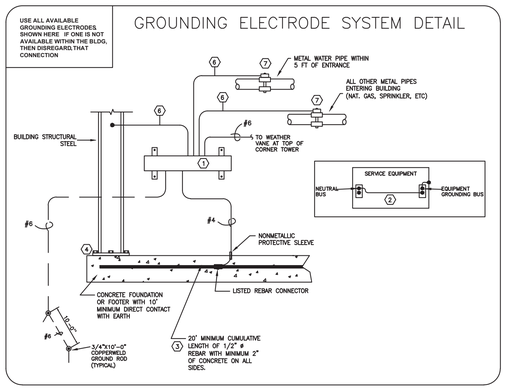
1. UTILITY TRANSFORMER.
2. 400A METER/MAIN. ACCEPTABLE TO LOCAL UTILITY. 2 x 200A C.B. AND 1 x 80A C.B.
3. BONDING/GROUNDING SYSTEM PER NEC 250.
4. PANEL A: 42 SPACE SQUARE D PANEL, 200A MLO.
5. PANEL B: 42 SPACE SQUARE D PANEL, 200A MLO.
6. PANEL A: CONDUCTORS 3/0-3/0-3/0-#6 COPPER IN 2" RIGID PVC CONDUIT or 250KCMIL-250KCMIL-250KCMIL-#4 ALUMINUM IN 2-1/2" PVC CONDUIT.
7. PANEL B:CONDUCTORS 3/0-3/0-3/0-#6 COPPER IN 2" RIGID PVC CONDUIT or 250KCMIL-250KCMIL-250KCMIL-#4 ALUMINUM IN 2-1/2" PVC CONDUIT.
8. PANEL P. 16 SPACE SQUARE D PANEL - MLO.
9. PANEL P CONDUCTORS. #3-#3-#3-#8 COPPER IN 1-1/4" RIGID SCHEDULE 100 PVC CONDUIT or #2-#2-#2-#6 ALUMINUM IN 1-1/4" PVC CONDUIT.

GENERAL WIRE SIZING REQUIREMENTS

VOLTAGE	CIRCUIT TYPE	LENGTH	WIRE SIZE TO FIRST DEVICE	WIRE SIZE TO REMAINING DEVICES
120V	BRANCH	0 - 100'	#12	#12
120V	BRANCH	101 - 175'	#10	#12
120V	BRANCH	176 - 225'	#10	#10
120V	BRANCH	226' +	#8	#10
ALL CONDUIT SIZING PER SPECIFICATION AND NEC				

GROUNDING SYSTEM DIAGRAM

SCALE: NONE

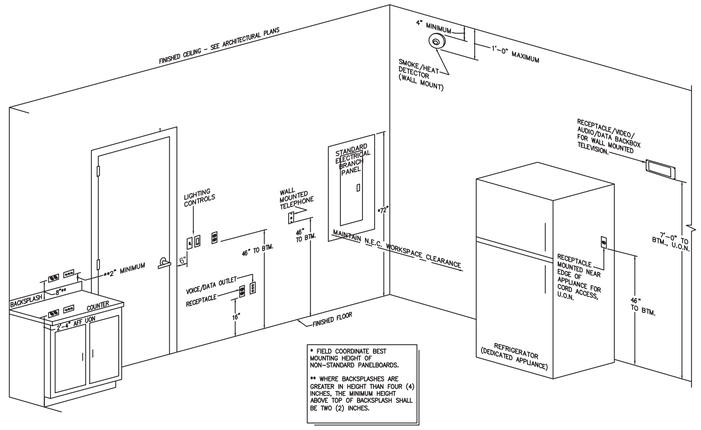


KEYED NOTES:

1. EQUIPMENT GROUNDING BUS
2. SERVICE EQUIPMENT
3. IF SUFFICIENT REBAR IS UNAVAILABLE, INSTALL MINIMUM 20' OF #4 AWG BARE COPPER WIRE.
4. ENSURE THE HOLD-DOWN BOLTS FOR ALL STRUCTURAL COLUMNS ARE CONNECTED TO THE CONCRETE-ENCASED ELECTRODE BY WELDING, STEEL TIE WIRES, OR OTHER APPROVED MEANS.
5. NOT USED
6. SEE ELECTRICAL RISER DIAGRAM
7. INSTALL REQUIRED BONDING JUMPERS ACROSS METERS, VALVES, OR OTHER DEVICES TO ENSURE CONTINUITY OF GROUNDING PATH.

GENERAL NOTES:

1. ALL GROUNDING SHALL BE IN ACCORDANCE WITH THE NFPA 70 (NEC), UNLESS SUPERCEDED BY A REQUIREMENT WITHIN THE CONTRACT DOCUMENTS.
2. ALL CONNECTIONS TO BUILDING STRUCTURES SUCH AS STEEL COLUMNS, WATER PIPES, ETC. SHALL BE IN A LOCATION THAT IS ACCESSIBLE FOR INSPECTION, MAINTENANCE, TESTING, ETC.
3. INSTALL A #4 BONDING JUMPER BETWEEN THE DOMESTIC COLD AND HOT WATER METALLIC PIPING, IF APPLICABLE.
4. ALL FEEDER AND BRANCH CIRCUIT RACEWAYS SHALL INCLUDE AN INSULATED EQUIPMENT GROUND CONDUCTOR SIZED PER NEC TABLE 250.122.



* FIELD COORDINATE BEST MOUNTING HEIGHT OF NON-STANDARD PANELBOARDS.

** WHERE BACKSPLASHES ARE GREATER IN HEIGHT THAN FOUR (4) INCHES, THE MINIMUM HEIGHT ABOVE TOP OF BACKSPLASH SHALL BE TWO (2) INCHES.

TYPICAL DEVICE INSTALLATION REQUIREMENTS

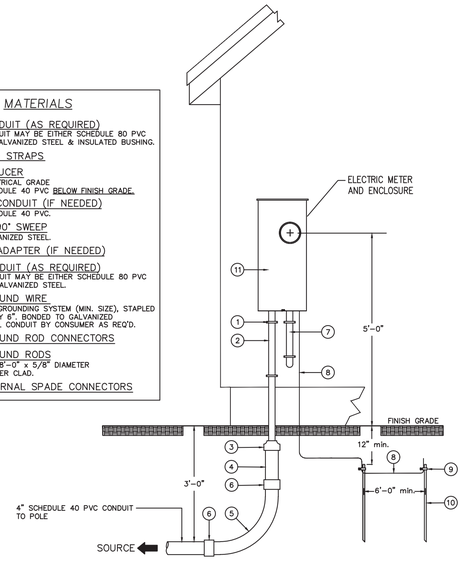
NO SCALE

NOTES:

1.) ALL CONDUIT AND ACCESSORIES MUST MEET ELECTRICAL GRADE SPECIFICATIONS.
2.) ALL SERVICE ENTRANCE WIRING MUST BE COMPLETE AND ALL NECESSARY EXCAVATION AND CONDUIT READY PRIOR TO THE TIME OF INSTALLATION OF THE UNDERGROUND SERVICE LATERAL CONDUCTORS.
3.) ALL WIRING AND MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND TO APPLICABLE LOCAL CODES WHERE CONFLICT EXISTS, THE MORE STRINGENT CODE WILL APPLY.

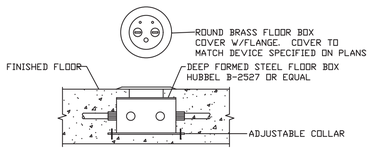
MATERIALS

1. CONDUIT (AS REQUIRED) CONDUIT MAY BE EITHER SCHEDULE 80 PVC OR GALVANIZED STEEL & INSULATED BUSHING.
2. PIPE STRAPS
3. REDUCER ELECTRICAL GRADE SCHEDULE 40 PVC BELOW FINISH GRADE.
4. 4" CONDUIT (IF NEEDED) SCHEDULE 40 PVC.
5. 4" 90° SWEEP GALVANIZED STEEL.
6. 4" ADAPTER (IF NEEDED)
7. CONDUIT (AS REQUIRED) CONDUIT MAY BE EITHER SCHEDULE 80 PVC OR GALVANIZED STEEL.
8. GROUND WIRE SEE GROUNDING SYSTEM (MIN. SIZE), STAPLED EVERY 8". BONDED TO GALVANIZED STEEL CONDUIT BY CONSUMER AS REQ'D.
9. GROUND ROD CONNECTORS
10. GROUND RODS MIN. 8'-0" x 5/8" DIAMETER COPPER CLAD.
11. INTERNAL SPADE CONNECTORS



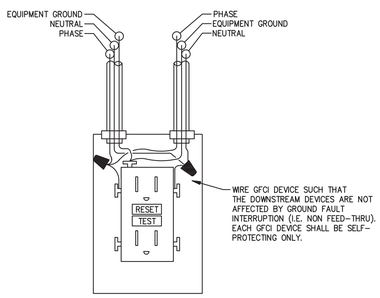
TYP. SINGLE PHASE UNDERGROUND ELECTRICAL

NOT TO SCALE



IN-FLOOR JUNCTION/OUTLET BOX DETAIL

NOT TO SCALE



GFCI RECEPTACLE DETAIL

SCALE: NONE

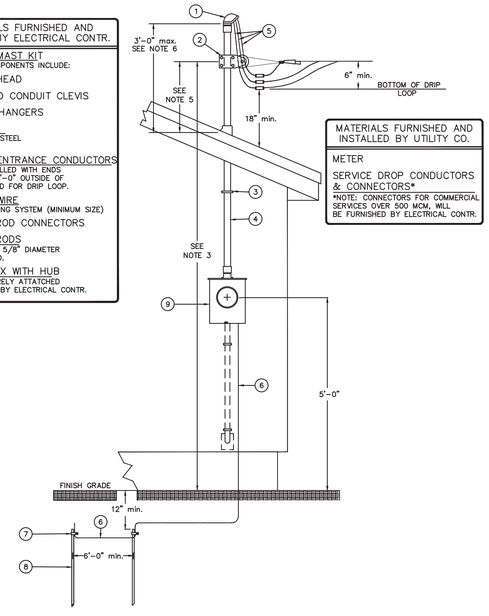
NOTES:

1.) ALL ENTRANCE WIRING MUST BE COMPLETED BEFORE UTILITY CO. EXTENDS SERVICE DROP CONDUCTORS TO THE BUILDING.
2.) ALL WIRING AND MATERIALS MUST CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND TO APPLICABLE LOCAL CODES. WHERE CONFLICT EXISTS, THE MORE STRINGENT CODE WILL APPLY.
3.) THE POINT OF ATTACHMENT ON THE BUILDING TO BE DETERMINED BY THE REQUIRED MINIMUM GROUND CLEARANCES OF SERVICE DROP CONDUCTORS.
4.) FOR THE 2" CONDUIT AS SHOWN, THE MAXIMUM DISTANCE FROM THE ROOF TO THE POINT OF ATTACHMENT IS 26 INCHES FOR NO. 2 TRIPLEX OR 22 INCHES FOR NO. 1/0 TRIPLEX.
5.) THE ELECTRICAL CONTRACTOR ASSUMES THE RESPONSIBILITY THAT THE SERVICE MAST IS OF ADEQUATE STRENGTH (INCLUDING SUPPORT BY BRACES OR GUYS IF REQUIRED) TO WITHSTAND STRAIN IMPOSED BY THE SERVICE DROP CONDUCTORS.

MATERIALS FURNISHED AND INSTALLED BY ELECTRICAL CONTR.

SERVICE MAST KIT
TYPICAL COMPONENTS INCLUDE:

1. WEATHERHEAD
2. INSULATED CONDUIT CLEVIS
3. CONDUIT HANGERS
4. CONDUIT GALVANIZED STEEL
5. SERVICE ENTRANCE CONDUCTORS TO BE INSTALLED WITH ENDS EXTENDING 3'-0" OUTSIDE OF WEATHERHEAD FOR DRIP LOOP.
6. GROUND WIRE SEE GROUNDING SYSTEM (MINIMUM SIZE)
7. GROUND ROD CONNECTORS
8. GROUND RODS MIN. 8'-0" x 5/8" DIAMETER COPPER CLAD.
9. METER BOX WITH HUB TO BE SECURELY ATTATCHED TO BUILDING BY ELECTRICAL CONTR.



MATERIALS FURNISHED AND INSTALLED BY UTILITY CO.

METER

SERVICE DROP CONDUCTORS & CONNECTORS*

*NOTE: CONNECTORS FOR COMMERCIAL SERVICES OVER 500 MCM, WILL BE FURNISHED BY ELECTRICAL CONTR.

TYP. OVERHEAD SERVICE INSTALLATION

NOT TO SCALE

Digitally signed by Richard E Walker
Date: 2026.04.06 13:07:30-04'00'

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FLORIDA ENGINEERING

PROJECT NAME & ADDRESS:

AGOGLIA

7 HARBOUR DR N, OCEAN RIDGE FL

CONSTRUCTONIK LLC

No.	Description	Date
1	DESIGN REVIEW	02-19-2026
2	DESIGN REVIEW	03-31-2026
3		
4		
5		

DRAWN BY: CMFL

REVISED BY: JPP

PROJECT NO: 25 199 11

SHEET TITLE:

ELECTRICAL DETAILS

SHEET NUMBER:

ED-100

ELECTRICAL GENERAL PROVISIONS

PART 1 - GENERAL

A. General Conditions and Requirements:

This work is subject to the general conditions and requirements specified herein. The following codes and regulations (latest edition) govern the scope and installation of electrical work unless more stringent requirements are indicated in the drawings or specified:

2020 NEC, FBC 8th Edition 2023
National Fire Protection Association Standards (latest edition)
Underwriters Laboratories, Inc. (UL)
National Electrical Manufacturers Association (NEMA)
Applicable local and state building codes
ASHRAE Standards 90.1
FLORIDA BUILDING CODE - RESIDENTIAL (8th EDITION) 2023.
FLORIDA BUILDING CODE - EXISTING BUILDING (8th EDITION) 2023.
FLORIDA BUILDING CODE - BUILDING (8th EDITION) 2023.
FLORIDA BUILDING CODE - ENERGY CONSERVATION (8th EDITION) 2023.

B. Scope:

This division covers all labor, equipment, supervision, appliances, materials, and operations necessary to complete the electrical work per these specifications, drawings, and contract documents.

Work shall include labor, materials, permits, inspections, re-inspection fees, tools, equipment, transportation, insurance, temporary protection, lighting, supervision, and incidental items necessary for proper installation and operation.

C. Substitutions/Approved Equal:

Use only UL-labeled products where applicable. All materials must be new and in perfect condition. Any reference to specific brands or catalog numbers establishes a standard of quality; contractors may propose equal.

D. Fees, Permits, and Regulations:

Comply with all governing codes, ordinances, and regulations of city, county, and state authorities. Where local codes are not applicable, adhere to the latest NEC requirements.

E. Contractor's Responsibilities:

Coordinate work with other trades and utility companies.

Ensure timely work schedules and material delivery.

Employ qualified contractors and install materials and equipment in a neat condition.

Maintain the integrity of fire-rated partitions, ensuring compliance with fire-stopping requirements as per FBC.

Contractor is responsible for identifying all underground utilities before excavation. and coordinate with power utilities for service connections. The engineer's shall be used as guide.

Electrical contractor shall provide appropriate conductors per NEC requirements.

If existing conditions are present, the contractor shall conduct a site visit to inspect the existing service and electrical conditions, ensuring they align with the electrical plans. Any discrepancies must be reported to the architect/owner before submitting a bid.

F. Interpretation of Drawings:

Drawings are diagrammatic and do not indicate exact conduit runs, outlet box locations, junction boxes, etc. Location on the drawings are approximate only.

Report any discrepancies before proceeding with related work. If a conflict arises between the contract documents and any applicable code or standard, the most stringent requirement shall be applied to this project.

Verify all figures and measurements prior to layout and shall be responsible for any errors that could have been avoided. Special attention must be given to code-required electrical clearances, and any discrepancies must be reported to the architect/owner immediately.

G. Service and Metering:

Coordinate with the utility company for service arrangements.

H. Cutting and Patching:

Coordinate all openings with the other trades. Unauthorized structural modifications must be approved by the architect/owner.

I. Handling of Materials and Equipment:

Protect materials from damage, moisture, dirt, and debris.
Replace any damaged materials to the satisfaction of the architect/owner.
Receive, store, handle, and deliver materials and equipment to the designated location.

J. Cleanup:

Maintain a clean worksite.

Remove debris and leave premises in an orderly condition.

Remove dirt, dust, paint, stains, and soil marks from all materials and equipment.

K. Labels:

Provide engraved rigid laminated phenolic labels for all equipment, disconnects, switches, electrical panels, etc.

L. As-Built Drawings:

Maintain accurate records of all changes from original plans and provide updated marked drawings upon project completion indicating all changes made.

M. Guarantee and Service:

The contractor shall guarantee equipment, materials, and workmanship.

N. Submittals:

Submit equipment confirmation and shop drawings per project schedule to the building department on the contract documents review process.

O. Inspections:

The Bldg. department inspector will inspect work for compliance with plans and specifications.

P. Interruption of Existing Service:

Provide advance notice before outages affecting critical circuits.

Q. Final Inspection and Tests:

Complete all work, testing of all systems, provide results and corrective actions before final inspection.

ELECTRICAL WORK

PART 1 - PRODUCTS

A. CONDUIT:

Unless otherwise specified, conduit shall be installed as follows:

Plastic Conduit: Provided by one of the following manufacturers (or an approved equivalent): Carlon Plastic Products Corp., Cantex Plastic Products, Hatfield Wire and Cable Company.

Conduits that are exposed and susceptible to mechanical damage shall be rigid, heavy-wall or galvanized steel.

Conduits exposed outdoors or embedded in floor slabs shall be rigid, heavy-wall, galvanized, or sherardized steel, or Schedule 80 PVC.

Conduits installed below grade and outside the building shall be Schedule 40 heavy-wall, high-impact polyvinyl chloride (PVC) electrical conduit.

B. COUPLINGS AND CONNECTORS:

Couplings and connectors shall be manufactured by one of the following (or an approved equivalent): Appleton Electric Company, Raco, Steel City

C. OUTLET BOXES:

All 125v single phase equipment receptacles to be gfci protected on gfci breaker circuit

Floor Boxes‡Hubbell #8-2536 with S-3182 brass carpet flange and S-3925 flap-type cover for duplex receptacles (or an approved equivalent).

D. PANELBOARDS:

Panelboards shall be from one of the following manufacturers (or an approved equivalent): Eaton, Square D, General Electric, or Siemens.

All Panelboards must match project specifications.

All panels shall be UL listed and match the project specifications.

E. WIRE:

Furnish and install conductors as specified in the drawings. All conductors shall be copper rated for 600 volts

Wires larger than #10 to be stranded in accordance with ASTM.

All wiring conductors shall be insulated electrical grade annealed copper or ROMEX.

F. WIRING DEVICES:

Smoke detectors:

Shall be hard wired (110 volt) to a non-switchable kitchen or bathroom lighting circuit and shall not be connected on to the load side of a ground fault interrupter. Powered by house electric with battery backup and interconnected. Installed in each sleeping room and hall or area immediately outside each room and at the highest point of each story of residence.

Carbon monoxide:

Shall be provided within 10 feet of each room used for sleeping purposes per requirements described in the state statues 9B-3.0472

Receptacles:

All 125v single phase equipment receptacles to be gfci protected on gfci breaker circuit

406.12 tamper-resistant receptacles
in all areas specified in 210.52, all nonlocking-type 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles.

210.8(a) dwelling units. all 125-volt, single-phase, 15- and 20- ampere receptacles installed in the locations specified in 210.8(a)(1) through (10) shall have ground-fault circuit interrupter protection for personnel.
- bathrooms
- garages, and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use
- outdoors. exception: receptacles that are not readily accessible and are supplied by a branch circuit dedicated to electric snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 426.28 or 427.22, as applicable.
- crawl spaces — at or below grade level
- unfinished portions or areas of the basement not intended as habitable rooms. exception: a receptacle supplying only a permanently installed fire alarm or burglar alarm system shall not be required to have ground-fault circuit-interrupter protection. informational note: see 760.41(b) and 760.121(b) for power supply requirements for fire alarm systems. receptacles installed under the exception to 210.8(a)(5) shall not be considered as meeting the requirements of 210.52(g).
- kitchens — where the receptacles are installed to serve the countertop surfaces
- sinks — where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink
- boathouses
- bathtubs or shower stalls — where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall
- laundry areas

G. SURGE PROTECTION DEVICE (or an approved equivalent): PQ Protection "PQ Series", Current Technology "TG Series", Innovative Technology "PTX Series",

Square D Surgelogic "EMA Series", General Electric "Tranquell Series"

PART 2 - EXECUTION

A. GROUNDING:

Grounding shall comply with NEC Article 250 and include:

Proper ground conductor sizing for panel feeders and branch circuits.

Equipment ground conductors shall be continuous from the service entrance and separate from the neutral conductor. The neutral shall not serve as the ground for equipment.

B. RACEWAYS:

Furnish and install underground raceways for power company service and telephone company service as per utility company specifications and coordinate the exact routing of these raceways with the utility company.

All raceways in finished areas shall be concealed and all outlets in finished areas shall be mounted flush with finished walls.

All raceways and non-current carrying metal enclosures shall be mechanically and electrically grounded.

A minimum 24" radius elbows and conduits shall be used when rising from below the floor to the surface of walls, except for low-voltage raceways.

Low-voltage raceways (for systems operating at 70 volts or below) shall be Type 4 polyvinyl chloride (PVC), UL-listed non-metallic. All low-voltage raceways must have bushings at all terminals. A nylon pull cord with a minimum 50-pound test rating shall be left in all raceways where conductors are not installed.

C. OUTLET BOXES:

Boxes shall be independently secured to the structure, separate from conduit supports. Plaster rings shall be installed for recessed units.

The contractor shall coordinate unit locations shown on electrical drawings with actual locations established by the architect or mechanical contractor. Any discrepancies must be clarified before proceeding with installation.

ELECTRICAL WORK CONTINUE

D. PANELBOARDS:

Each panelboard shall include a laminated, rigid plastic label below the directory with contractor details and year of installation.

Breakers shall be clearly numbered. For designated spaces, provide the necessary hardware for future breaker installations.

and type of outlets.

E. DISCONNECT SWITCHES:

Disconnect switches shall be NEMA-rated duty, in compliance with Fed. Spec. W-S-865C, rated 240V for 208V systems.

Each motor shall have a non-fused disconnect switch or breaker within sight of the motor location. Sized to the next standard size. Exterior switch shall be NEMA 3R rated min.

F. BRANCH CIRCUIT WIRING:

Conductors shall be copper, with no wire smaller than #14 AWG used for any branch circuit.

Conductor insulation shall be Type THHN (U.N.O)

except for ballast connections. All joints shall be completed using only Scotch-Lock connectors of types Y, G, R, or B.

At each outlet, an 8-inch wire loop shall be left for device connection.

Fluorescent fixture wiring shall comply with the National Electrical Code, Article 410-24, and use THHN insulation.

Outlets shall be wired as specified in the plans.

must be considered where applicable. For 20A circuits exceeding 75 feet in length, a minimum of #10 AWG shall be

before the first receptacle.

G. WIRING DEVICES:

Provide all wiring devices indicated on plans. Color of device selected by architect/owner at time of submittal.

H. DEVICE PLATES:

Wiring devices shall have plastic-type plates in colors selected by the architect/owner.

I. FIXTURES:

Fixtures shall be installed per the fixture schedule (or an approved equivalent), wired as designated in the drawings.

manufacturers include Jefferson, Advance, Sola, or an approved equal energy-saving type.

J. LAMPS:

LED lighting shall be provided throughout.

K. POWER AND CONTROL WIRING TO EQUIPMENT:

Install all wiring from the panel to the motor terminal, provide all required disconnects and complete all power connections within these circuits.

Control equipment, including motor starters, relays, line voltage controls, transformers, low voltage controls, and devices necessary for the operation of heating, air conditioning, ventilation, and plumbing systems, shall be supplied and installed by the respective subcontractor.

L. MOTOR STARTER:

Contractors shall supply all motor starters that are not provided with the equipment.

GENERAL NOTES

Weatherproof devices shall include lift cover plates for exterior applications.

A/C compressors shall be installed above the base flood elevation.

Electrical outlets, receptacles and lighting below base flood elevation shall be installed at highest permitted elevation and shall be installed on a separate independent circuit from those in habitable areas.

No appliance outlets shall be installed below the base flood elevations.

Connect all emergency lighting (exit lights) to the same circuit as the normal lighting in the area, positioned ahead of any switches, or ensure compliance with NEC 700-12.

Main circuit breaker panel shall be installed above the base flood elevation.

All work shall be rigidly mounted and supported.

Provide tamper-resistant receptacles per NEC 406.12.

ARC-fault circuit- interrupter protection for the dwelling units per nec 210.12(a)
210.12(a)(1) a listed combination-type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit.
210.12(a)(2) a listed branch/feeder-type afci installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. the first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.
210.12(a)(3) a listed supplemental arc protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit type arc-fault circuit interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met: (see nec)

in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met: (see nec)

equipment to obtain correct wire sizes and over-current protection prior to installation of rough electrical wiring. the electrical contractor shall make the electrical connection to all equipment requiring current.

Existing raceways and cabling may be reused if compliant with NEC.

Verify exact location of electrical outlets and lights prior to execution of rough-in work.

overhead electrical conductor clearances, horizontal and vertical shall be maintained.

All electrical devices and fixtures in all living quarters to be protected with AFI breaker.

515.21 - 515.37, the Residential Swimming Pool Safety Act.

Electrical contractor to provide clearances for electrical equipment per NEC 110.26

RICHARD EDWARD WALKER LICENSE NUMBER No. 81246 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Richard E Walker
Date: 2026.04.06 13:07:30-04'00'

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FLORIDA ENGINEERING

AGOGLIA

7 HARBOUR DR N, OCEAN RIDGE FL

CONSTRUCTONIK LLC

PROJECT NAME & ADDRESS:

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DRAWN BY: CMFL

REVISED BY: JPP

PROJECT NO: 25 199 11

SHEET TITLE:

ELECTRICAL DETAILS

SHEET NUMBER:

ED-101

HVAC NOTES - FLORIDA BUILDING CODE

THIS DESIGN COMPLIES WITH FLORIDA BUILDING, RESIDENTIAL, EXISTING RESIDENTIAL, MECHANICAL, AND ENERGY CODES. RESIDENTIAL BASIS OF DESIGN / CONTRACTOR NOTES:

These HVAC drawings, heat load calculations, and energy calculations are based on the architectural drawings provided for permit application.

Using the architectural construction drawings, ACCA HVAC design procedures were performed: (1) room by room heat load calculations are performed to determine the buildings thermal zones and room by room demands in accordance with manual J heat load calculation procedure (2) the heat load calculations were used to select the HVAC equipment capacities in compliance with manual S equipment selection procedure (3) the room by room demand calculations were used to design the duct system in accordance with manual D duct design (4) room air device type, size, and location were based on the rooms required cfm demand, the duct type, and room geometry, in accordance with manual T room air distribution selection procedure (5) Florida energy calculations were performed based on the ACCA hvac design procedures.

For detailed building envelope information (component layers, insulation R values, NFRC glass values, component types and colors, quantity, etc.) see the "Energy Code Calculations". HVAC installer must field inspect the building envelope component types and sizes prior to any HVAC installation - be sure the building constructed matches the "Total Building Summary Loads" page, the room by room floor plan layout, and the energy code forms. Building envelope construction practice "average" was used in the building infiltration calculations, field verify the building envelope (air barrier in contact with the thermal barrier) fully encapsulates the conditioned space. HVAC Installer must field verify sealed draft stops exist that are isolating the wall cavities from the exterior and/or hot vented attic spaces. Buildings with hot vented attic spaces require the air and thermal barriers to be located at the ceiling plane. Buildings with unvented attics / or single assembly roofs (solid flat, low slope, sealed pitched, open web flat truss) require the air and thermal layer be located at the roof plane. Note: acoustical tile ceilings are not air barriers, paper faced insulation is not an air barrier - thermal layers in contact with a grid ceiling are ignored in the heat load and energy code calculations.

The room air devices, air cfm values, and branch duct sizes shown per room are based on the peak cooling season design conditions with hvac equipment capacities based on manual S equipment selection procedure for the buildings specific site location. This peak demand makes up approximately 15% of the cooling season, the remaining 85% of the cooling season (part load conditions) requires dedicated dehumidification equipment if year round control of indoor moisture content is expected. Year round moisture control is not part of this construction drawing and requires the latent heat load calculations are performed at part load design conditions, resulting in latent demands at least 20% higher when compared to the peak design conditions. Dedicated dehumidification equipment is required to control moisture content year round in Florida. Dehumidification equipment (Honeywell DH-90 or Ultra-Air XT150H or similar) will monitor and control moisture content year round using a humidistat or dew point sensor. Provide ducted dedicated dehumidifier(s) for buildings that contain an unvented "sealed attic" space (example: spray foam insulation at roof deck underside or roof is insulated above the roof deck). Mount the dehumidifier(s) in the sealed attic near the roof peak. For buildings with a hot vented attic space, the dehumidification equipment is ducted to the conditioned space and controls the moisture content inside the conditioned space using a humidistat or dew point sensor. For healthier and cleaner indoor air, install a Plasma Air Model 600 ionizer or similar +/or (optional) a large capacity HEPA filter.

These HVAC drawings were based on the architectural drawings provided for permit application. Any modifications to the building room layout, occupancy amount, building use or classification, building compass orientation, or building envelope component material type and / or size must be communicated to the original HVAC designer. HVAC Installer should red line sketch on these HVAC drawings any field changes to be made during construction and submit the "as built" red line sketch to the original HVAC designer for review and redesign - prior to any further HVAC installation. Alternate air ducts sizes must be equal to the listed size shown, don't exceed a 3/1 aspect ratio on alternate duct sizes. Don't install a cooling system into a building that is missing a full building envelope.

CODE OFFICIAL + HVAC CONTRACTOR NOTES:

Florida Residential Code section abbreviations: FBC = Building, FMC = Mechanical, FEC = Energy

These HVAC drawings are not intended to show exact detail of every item required to meet the code requirements. The proposed duct routing is general in nature, field conditions and building structure may dictate the exact mounting configuration of the HVAC system(s). Florida building code sections are listed for each HVAC drawing symbol to be used by the installing HVAC contractor and code official(s). Installer should reference the code sections prior to fabrication or installation of any HVAC system component. These HVAC drawings comply with the Florida Building Codes sections FBC101.4.2, FBC101.4.6, FBC105.3.1.2, FBC107.3.5 "Mechanical" Plan review criteria.

1) HVAC installation must comply with the Florida building codes, energy conservation codes, and mechanical codes. Obtain all required permits and inspections per code sections FBC105, FBC107, and FBC110.
2) Ventilation air required per FBC1203 + FMC401.2 + FEC403.6. This design could includes mechanically induced controlled ventilation for buildings that contain a forced air duct system, pressurizing the building interior during air handler operation, provided by a ventilation air duct and motorized damper. In cases when the ventilation rate is satisfied by the building infiltration rate, no ventilation air duct will be shown. The ventilation rate may also be satisfied by use of properly sized windows to the outdoors per FBC1203.5, manually operated by the occupant. For large buildings with few occupants, the building envelope infiltration rate may satisfy the minimum ventilation rate required, see "Total Building Summary Loads" page for infiltration rate. Small buildings with many occupants will usually require a ventilation air duct, motorized damper, and ventilation air duct routed to an approved exterior location, see "Total Building Summary Loads" page for ventilation air cfm amount. A mandatory blower door test, FEC402.4.1.2, must be performed to quantify the building's natural infiltration air cfm rate and determine the design ventilation air cfm amount will successfully pressurize the building's interior. If motorized ventilation is used the air damper will be dual controlled by both "run-time" and "manually on" control cycles. Installer may also add an air handler fan cycler to provide automatic air exchange during part load conditions. Interlock the ventilation air damper motor with the air handler fan motor for "run time" cycling. The occupants may also select "fan-on" cycle for continuous ventilation when the outdoor conditions are favorable (low heat and low moisture content).
3) Coordinate location of all equipment, fans, air devices, and building penetrations with the general contractor. Coordinate air device locations with the electrical contractor (smoke detectors), G.C. , and building owner - the proposed hvac air device locations are shown in the ideal location per Manual T room air device selection procedure, design alternate air device locations per Manual T, HVAC installer must field verify clearances and accessibility prior to fabrication or installation of the HVAC components. Protect the building structure per FMC302. Provide accessibility for elevated equipment per FMC306.5. Fabricate and install HVAC system components per FMC304 + FBC1307, and product manufacturers envelope penetration detail, FBC107.3.5 wind data for wall and roof penetrations, HVAC product installation instructions, HVAC equipment manufacturers installation instructions, and AHRI energy + equipment manufacturers expanded capacity ratings must be available on the construction site at time of code official inspections per FBC110.
4) All exterior building penetrations and exterior mounted HVAC equipment, wall vent caps, roof vent caps, intake air vents, and relief air caps, etc. must comply with FBC1609 wind loads. HVAC installing contractor must supply engineered product or equipment ANSI/AMCA 540 test information for attachment to the building envelope component per section FBC1609.1.2. A structural engineer's sealed drawing detail may be required for exterior equipment mounted above ground level per FBC1510.10. This hvac design does not provide structural, equipment, or hood tie down details. See structural engineer's drawings and details for equipment support and tie down info when equipment manufacturers engineered data is not available.
5) All duct sizes shown are clear interior "free area" duct dimensions based on FMC603.2 manual D duct design. Add 3" to listed sizes for R-6 exterior duct dimensions - add 4" to listed sizes for R-8 exterior duct dimensions. Fiberglass duct board shown is equal to Knauf 1.5 or similar", R-6, fabricate and install per SMACNA standards. Flexible ducts shown are equal to Atco 36 series R-6 class one air duct or similar, not limited in length per FMC603.6.1.1. Construct all ducts per manufacturer's installation instructions and SMACNA standards for a maximum 1" w.g. Suspend and support the ducts from the building structure per FMC603. Use 26 gauge sheet metal or rigid foil face fiberglass duct board for rigid duct penetrations of private garages per FMC603.7 and protect ducts per FMC607. Mastic seal all ducts installed outside the building's thermal envelope per UL-181 and FMC603.9. Provide accessible volume control dampers in branch ducts per FMC603.18. General exhaust ducts used for exhaust fan duct, clothes dryer duct, make up air duct, and residential cooking appliance duct up to 14" in diameter (or equal free area in rectangular) are constructed from 28 gauge sheet metal "snap lock pipe or similar", use SMACNA standards for required gauge of larger metal ducts, mastic seal ducts per table FMC603.9. Use flexible air ducts or 28 gauge sheet metal "snap lock pipe or similar" for ventilation air ducts.
6) Provide a condensate drain piping system per FMC307, and a refrigerant piping system per FMC1107. Extend condensate drain discharge 12" minimum from the building exterior wall, discharge to grass or other approved location, a condensate drywell may be required. Provide piping and supports for both condensate and refrigerant piping per FMC305.
7) Provide a balanced return air system per FMC601.6. All enclosable rooms require a 1" undercut on the interior door, allowing about 30 cfm of air relief per 30" wide door. Habitable spaces require door undercut plus a means for air transfer or a ducted return air. Pressure differentials across the restricted room can't exceed .01 inch w.g. Enclosable rooms located on the building exterior envelope should be balanced slightly positive. Size ducted transfer air ducts free area 1.5 times larger than the supply air delivered to the enclosed room(s). Size direct through wall or door grilles at 50 square inches of grille free area to 100 cfm.
8) Attic mounted equipment must contain a shut off device to alert the home owner if the primary condensate drain line is not working properly. Using 16 point bold text, Post a "home owner notice" on the electrical service panel alerting the home owner that the HVAC air handler is located in the attic space, see FEC403.3.6 for full compliance description and "notice to home owner" language required. Provide a sealed attic access panel for hot vented attics, a safe workers access deck, an attic light fixture with switch, and an electrical plug outlet.
9) Upon completion of the HVAC system installation, per manual D chapter 16, test equipment operating capacities for both cooling and heating to verify the equipment is functioning to the listed capacity. Verify the air handler total air flow cfm matches the HVAC equipment schedule or heat load calculation minimum system airflow rate. No duct system is self-balancing, adjust each room's branch duct volume damper to achieve the listed air flow values shown or to meet the building owner's needs. Use the air device volume damper for the last 10% of air balance to avoid noise at the air device face. Room air flow balance for buildings with concealed ducts can be accomplished during the "rough in" stage of construction, prior to concealment of ducts. With the building air barrier fully intact, install and operate the air handler until proper air flow is adjusted per room, a balanced return air path must also be present. Use a self-compensating air flow hood for airflow measurements, perform air balance procedure in accordance with manual B or NEBB standards. When required by code, provide the air balance report to the building owner and code officials. A blower door test must be performed to verify that the building envelope natural leakage rate does not exceed the infiltration or ventilation cfm rate shown on the "Total Building Summary Loads" page.
10) Contractor to locate all programmable thermostats per 308.1 general fbc-a : thermostat reach ranges shall comply w/ table 308 (48" a.f.f)
11) HVAC sequence of proper operation: The thermostat is set to "auto" mode and will monitor the conditioned space temperature and provide heating, cooling, and ventilation when required. Upon a call for heating, the air handler fan interlock will open the ventilation air damper and operate the indoor fan and heat pump condenser and/or electric heat strip until the space conditions are satisfied - use a 70 degree thermostat setting during the heating season. Upon a call for cooling, the air handler fan interlock will open the ventilation air damper and operate the indoor fan and heat pump condenser until the space conditions are satisfied - use a 75 degree thermostat setting during the cooling season. During favorable outdoor conditions, when the temperature and humidity is low - the thermostat may be set to "fan on" for continuous air circulation and introduction of ventilation air. For newly constructed homes to be energy code compliant (FEC403.1), the HVAC installer must set the programmable thermostat to provide heating up to 70 degrees and cooling down to 78 degrees. Be sure not to overcool the conditioned space - overcooling a building is defined as a temperature lower than the dew point temperature for the interior conditioned space - most buildings can easily be driven to dew point temperatures during part load conditions. Overcooling a building successfully requires specialized HVAC equipment and controls. The heat removal (sensible heat) and moisture removal (latent heat) must be de-coupled and independently controlled for buildings to achieve temperature's lower than the "dew point safe" energy code set point of 78 degrees.

LINEAL AIR DISTRIBUTION SCHEDULE

TAG	CFM RANGE	SIZE	MANUFACTURE
SD	0–37 CFM/FT	*	TITUS / ML–38 (1) 3/4"SLOTS
SD	12–62 CFM/FT	*	TITUS / ML–38 (2) 3/4"SLOTS
SD	19–93 CFM/FT	*	TITUS / ML–38 (3) 3/4"SLOTS
SD	0–40 CFM/FT	*	TITUS / ML–39 (1) 1"SLOTS
SD	13–66 CFM/FT	*	TITUS / ML–39 (2) 1"SLOTS
SD	20–99 CFM/FT	*	TITUS / ML–39 (3) 1"SLOTS
RG	0–40 CFM/FT	*	TITUS / ML–38 (1) 3/4"SLOTS
RG	20–80CFM/FT	*	TITUS / ML–38 (2) 3/4"SLOTS
RG	30–120 CFM/FT	*	TITUS / ML–38 (3) 3/4"SLOTS
RG	0–60 CFM/FT	*	TITUS / ML–39 (1) 1"SLOTS
RG	40–120 CFM/FT	*	TITUS / ML–39 (2) 1"SLOTS
RG	60–150 CFM/FT	*	TITUS / ML–39 (3) 1"SLOTS

AIR DISTRIBUTION SCHEDULE

TAG	CFM RANGE	SIZE	MANUFACTURE
SD	0–156 CFM	8X6	TITUS 300
SD	156–204 CFM	10X6	TITUS 300
SD	204–246 CFM	12X6	TITUS 300
SD	246–285 CFM	12X8	TITUS 300
RG	0–180 CFM	8x6	TITUS 350
RG	180–200 CFM	10x6	TITUS 350
RG	200–250 CFM	12x6	TITUS 350
RG	250–340 CFM	12x8	TITUS 350
RG	340–800 CFM	18x14	TITUS 350
RG	800–1000 CFM	24x14	TITUS 350
RG	1000–1200 CFM	24x16	TITUS 350
RG	1200–1400 CFM	24x20	TITUS 350
RG	1400–2000 CFM	24X22	TITUS 350

Transfer Grille Sizing Calculations

Table 1 shows the sizing specifications for using 10", 12" or 14" wide transfer grilles with 70% free area as a function of room supply air flow. The transfer grille sizing includes allowance for one 32" by 1/2" door undercut.

Table 1

Total Room Supply Airflow (CFM)	Transfer grille height required for listed width (in inches)			Jump Duct Dia. Required (in)	High/Low Wall Transfer Stud Spacing Needed (in)
	10"	12"	14"		
75 or less	4	4	4	6	16
76 - 100	6	6	4	8	16
101 - 125	8	6	6	8	24
126 - 150	10	8	8	10	n/a
151 - 175	12	10	8	10	n/a
176 - 200	14	12	10	12	n/a
201 - 225	16	14	12	12	n/a
226 - 250	18	14	12	12	n/a
251 - 275	20	16	14	14	n/a
276 - 300	22	18	16	14	n/a
301 - 325	24	20	16	14	n/a
326 - 350	26	22	18	16	n/a

Based on Q = 1.07 A dP^.5 for square edged orifice flow
where: Q = room supply flow (cfm)
1.07 = constant, including unit conversions
A = free area (in2)
dP = pressure difference between room and common area (Pa)

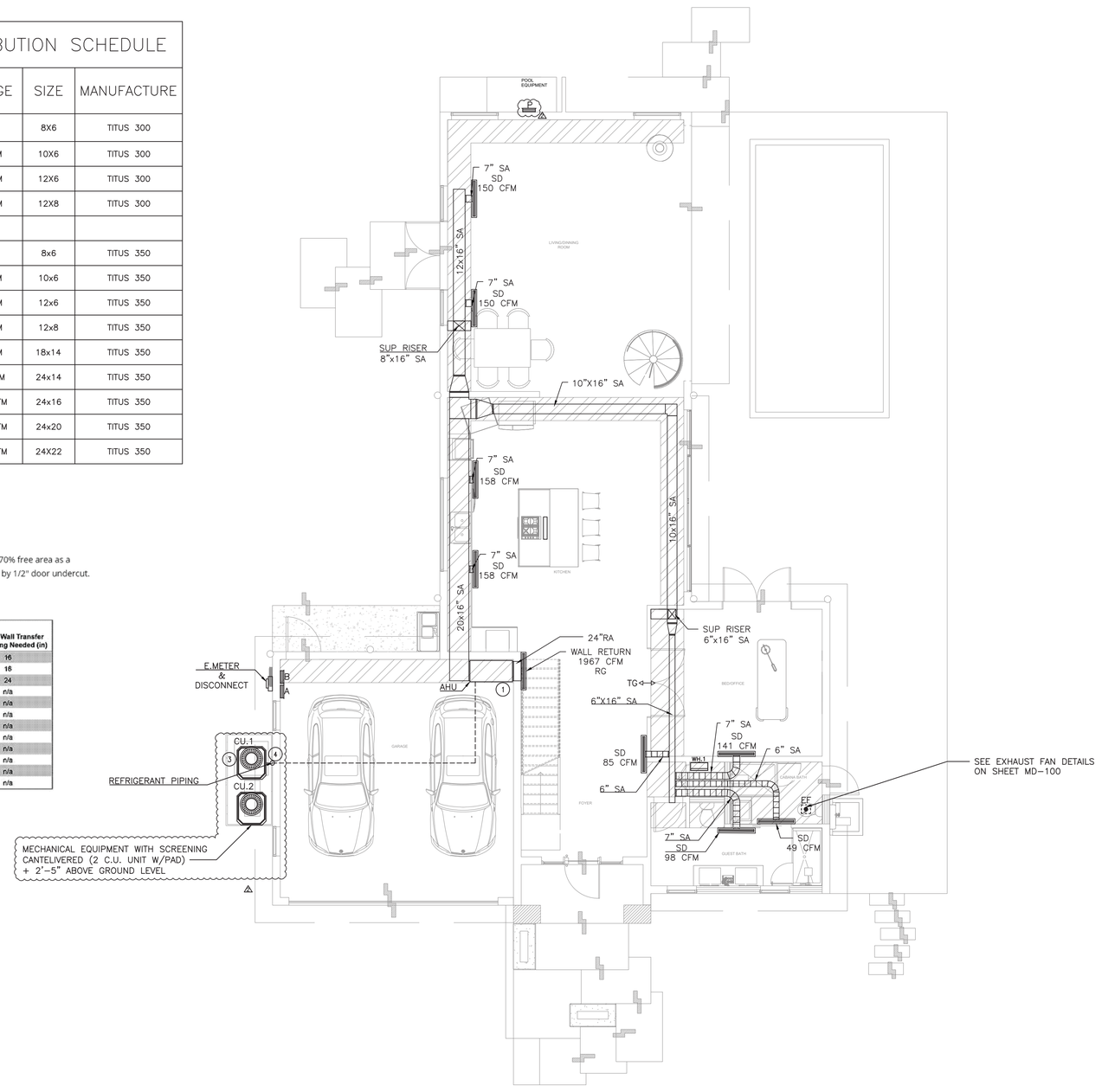
Adjust free area up to account for more friction pressure loss. For example:
0.6 for highflow wall transfer
0.7 for through-wall transfer and jump duct

SYMBOL LEGEND

TAG	DESCRIPTION	NOTES
SD	SUPPLY DIFFUSER	1
RG	RETURN GRILLE	1
TG	TRANSFER GRILLE	2
EF	EXHAUST FAN	3
AHU	INTERIOR UNIT	4
CU	EXTERIOR UNIT	4
D	DRYER	5

NOTES:

1. SEE AIR DISTRIBUTION SCHEDULE
2. SEE TRANSFER GRILL TABLE (OPTIONAL)
3. SEE EXHAUST FAN DETAILS ON SHEET MD–100 (OCCUPANCY LIGHT SWITCH OPERATED UNLESS NOTED OTHERWISE)
4. SEE AHU, CU DETAILS ON SHEET MD–100
5. SEE DRYER EXHAUST DETAILS ON SHEET MD–100
6. SEE HOOD EXHAUST DETAILS ON SHEET MD–100



MECHANICAL PLAN 1ST FLOOR

3/16" = 1'-0"

KEYNOTES

1. PROVIDE NEW AIR HANDLER PER SCHEDULE. MOUNT FROM STRUCTURE IN CEILING CAVITY. ACCESS THROUGH HATCH. SEE ARCHITECTURAL DRAWINGS FOR FULL ACCESS DETAILS.
2. PROVIDE NEW AIR HANDLER PER SCHEDULE. MOUNT TO FLOOR.
3. PROVIDE CONDENSING UNIT(S) PER SCHEDULE. MOUNT TO SLAB PER DETAIL.
4. ROUTE REFRIGERANT PIPING UP IN WALL FURRING TO CEILING CAVITY. ROUTE TO CORRESPONDING AIR HANDLER AS INDICATED.
5. ROUTE REFRIGERANT PIPING UP IN WALL FURRING TO 2ND FLOOR.
6. PROVIDE BROAN PRESSURE SENSOR FOR MAKE–UP AIR DAMPER. SENSOR TO PROVIDE SIGNAL TO OPEN MAKE–UP AIR DAMPER WHEN HOOD FAN IS ENERGIZED.
7. PROVIDE 12"ø HOOD EXHAUST DUCT TO GRILL HOOD. SEE ARCHITECTURAL PLANS FOR HOOD INFORMATION.
8. PROVIDE NEW DEHUMIDIFIER PER SCHEDULE. MOUNT TO FLOOR IN MECHANICAL ROOM.
9. PROVIDE NEW DEHUMIDIFIER PER SCHEDULE. MOUNT FROM STRUCTURE IN CEILING CAVITY. ACCESS THROUGH HATCH.
10. PROVIDE WALL CAP SIZED TO MATCH CONNECTED EXHAUST DUCTWORK PER REQUIREMENTS OF THE FBC–M.
11. PROVIDE STAINLESS STEEL GRILLE PER SCHEDULE. MOUNT GRILLE IN BOTTOM OF SOFFIT.
12. PROVIDE 4" OR 6" X–VENT SIZED TO MATCH CONNECTED EXHAUST DUCT.
13. PROVIDE BROAN MODEL #MD10TU AUTOMATIC MAKE–UP AIR DAMPER, NORMALLY CLOSED, INTERLOCKED TO OPEN WHEN KITCHEN EXHAUST HOOD FAN IS IN OPERATION. PROVIDE 10"ø DUCT UP TO ROOF CAP.
14. PROVIDE 4"ø DRYER EXHAUST VENT.

SOME KEYNOTES MAY NOT BE USED ON THIS PLAN

Digitally signed by Richard E Walker
Date: 2026.04.06 13:07:31-04'00'

ALL THE DESIGN AND DETAILS ON THIS PLAN ARE THE PROPERTY OF FLORIDA ENGINEERING LLC, AND SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF FLORIDA ENGINEERING LLC.

I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLAN AND AS ACCOMPANIED BY DESIGN & SUPPORT DOCUMENTS COMPLIES WITH THE 8TH EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS RESPONSIBLE. THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE 2023 8TH EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

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AGOGLIA

7 HARBOUR DR N, OCEAN RIDGE FL

CONSTRUCTONIK LLC

PROJECT NAME & ADDRESS:

No.	Description	Date
1	DESIGN REVIEW	02-19-2026
2	DESIGN REVIEW	03-31-2026
3		
4		
5		

DRAWN BY: CMFL

REVISED BY: JPP

PROJECT NO: 25 199 11

SHEET TITLE:

MECHANICAL PLAN

SHEET NUMBER:

M-100

HVAC NOTES - FLORIDA BUILDING CODE

THIS DESIGN COMPLIES WITH FLORIDA BUILDING, RESIDENTIAL, EXISTING RESIDENTIAL, MECHANICAL, AND ENERGY CODES. RESIDENTIAL BASIS OF DESIGN / CONTRACTOR NOTES:

These HVAC drawings, heat load calculations, and energy calculations are based on the architectural drawings provided for permit application.

Using the architectural construction drawings, ACCA HVAC design procedures were performed: (1) room by room heat load calculations are performed to determine the buildings thermal zones and room by room demands in accordance with manual J heat load calculation procedure (2) the heat load calculations were used to select the HVAC equipment capacities in compliance with manual S equipment selection procedure (3) the room by room demand calculations were used to design the duct system in accordance with manual D duct design (4) room air device type, size, and location were based on the rooms required cfm demand, the duct type, and room geometry, in accordance with manual T room air distribution selection procedure (5) Florida energy calculations were performed based on the ACCA hvac design procedures.

For detailed building envelope information (component layers, insulation R values, NFRC glass values, component types and colors, quantity, etc.) see the "Energy Code Calculations". HVAC installer must field inspect the building envelope component types and sizes prior to any HVAC installation - be sure the building constructed matches the "Total Building Summary Loads" page, the room by room floor plan layout, and the energy code forms. Building envelope construction practice "average" was used in the building infiltration calculations, field verify the building envelope (air barrier in contact with the thermal barrier) fully encapsulates the conditioned space. HVAC Installer must field verify sealed draft stops exist that are isolating the wall cavities from the exterior and/or hot vented attic spaces. Buildings with hot vented attic spaces require the air and thermal barriers to be located at the ceiling plane. Buildings with unvented attics / or single assembly roofs (solid flat, low slope, sealed pitched, open web flat truss) require the air and thermal layer be located at the roof plane. Note: acoustical tile ceilings are not air barriers, paper faced insulation is not an air barrier - thermal layers in contact with a grid ceiling are ignored in the heat load and energy code calculations.

The room air devices, air cfm values, and branch duct sizes shown per room are based on the peak cooling season design conditions with hvac equipment capacities based on manual S equipment selection procedure for the buildings specific site location. This peak demand makes up approximately 15% of the cooling season, the remaining 85% of the cooling season (part load conditions) requires dedicated dehumidification equipment if year round control of indoor moisture content is expected. Year round moisture control is not part of this construction drawing and requires the latent heat load calculations are performed at part load design conditions, resulting in latent demands at least 20% higher when compared to the peak design conditions. Dedicated dehumidification equipment is required to control moisture content year round in Florida. Dehumidification equipment (Honeywell DH-90 or Ultra-Air XT150H or similar) will monitor and control moisture content year round using a humidistat or dew point sensor. Provide ducted dedicated dehumidifier(s) for buildings that contain an unvented "sealed attic" space (example: spray foam insulation at roof deck underside or roof is insulated above the roof deck). Mount the dehumidifier(s) in the sealed attic near the roof peak. For buildings with a hot vented attic space, the dehumidification equipment is ducted to the conditioned space and controls the moisture content inside the conditioned space using a humidistat or dew point sensor. For healthier and cleaner indoor air, install a Plasma Air Model 600 ionizer or similar +/or (optional) a large capacity HEPA filter.

These HVAC drawings were based on the architectural drawings provided for permit application. Any modifications to the building room layout, occupancy amount, building use or classification, building compass orientation, or building envelope component material type and / or size must be communicated to the original HVAC designer. HVAC Installer should red line sketch on these HVAC drawings any field changes to be made during construction and submit the "as built" red line sketch to the original HVAC designer for review and redesign - prior to any further HVAC installation. Alternate air ducts sizes must be equal to the listed size shown, don't exceed a 3/1 aspect ratio on alternate duct sizes. Don't install a cooling system into a building that is missing a full building envelope.

CODE OFFICIAL + HVAC CONTRACTOR NOTES:

Florida Residential Code section abbreviations: FBC = Building, FMC = Mechanical, FEC = Energy

These HVAC drawings are not intended to show exact detail of every item required to meet the code requirements. The proposed duct routing is general in nature, field conditions and building structure may dictate the exact mounting configuration of the HVAC system(s). Florida building code sections are listed for each HVAC drawing symbol to be used by the installing HVAC contractor and code official(s). Installer should reference the code sections prior to fabrication or installation of any HVAC system component. These HVAC drawings comply with the Florida Building Codes sections FBC101.4.2, FBC101.4.6, FBC105.3.1.2, FBC107.3.5 "Mechanical" Plan review criteria.

1) HVAC installation must comply with the Florida building codes, energy conservation codes, and mechanical codes. Obtain all required permits and inspections per code sections FBC105, FBC107, and FBC110.
2) Ventilation air required per FBC1203 + FMC401.2 + FEC403.6. This design could includes mechanically induced controlled ventilation for buildings that contain a forced air duct system, pressurizing the building interior during air handler operation, provided by a ventilation air duct and motorized damper. In cases when the ventilation rate is satisfied by the building infiltration rate, no ventilation air duct will be shown. The ventilation rate may also be satisfied by use of properly sized windows to the outdoors per FBC1203.5, manually operated by the occupant. For large buildings with few occupants, the building envelope infiltration rate may satisfy the minimum ventilation rate required, see "Total Building Summary Loads" page for infiltration rate. Small buildings with many occupants will usually require a ventilation air duct, motorized damper, and ventilation air duct routed to an approved exterior location, see "Total Building Summary Loads" page for ventilation air cfm amount. A mandatory blower door test, FEC402.4.1.2, must be performed to quantify the building's natural infiltration air cfm rate and determine the design ventilation air cfm amount will successfully pressurize the building's interior. If motorized ventilation is used the air damper will be dual controlled by both "run-time" and "manually on" control cycles. Installer may also add an air handler fan cycler to provide automatic air exchange during part load conditions. Interlock the ventilation air damper motor with the air handler fan motor for "run time" cycling. The occupants may also select "fan-on" cycle for continuous ventilation when the outdoor conditions are favorable (low heat and low moisture content).
3) Coordinate location of all equipment, fans, air devices, and building penetrations with the general contractor. Coordinate air device locations with the electrical contractor (smoke detectors), G.C. , and building owner - the proposed hvac air device locations are shown in the ideal location per Manual T room air device selection procedure, design alternate air device locations per Manual T. HVAC installer must field verify clearances and accessibility prior to fabrication or installation of the HVAC components. Protect the building structure per FMC302. Provide accessibility for elevated equipment per FMC306.5. Fabricate and install HVAC system components per FMC304 + FBC1307, and product manufacturers envelope penetration detail, FBC107.3.5 wind data for wall and roof penetrations, HVAC product installation instructions, HVAC equipment manufacturers installation instructions, and AHRI energy + equipment manufacturers expanded capacity ratings must be available on the construction site at time of code official inspections per FBC110.
4) All exterior building penetrations and exterior mounted HVAC equipment, wall vent caps, roof vent caps, intake air vents, and relief air caps, etc. must comply with FBC1609 wind loads. HVAC installing contractor must supply engineered product or equipment ANSI/AMCA 540 test information for attachment to the building envelope component per section FBC1609.1.2. A structural engineer's sealed drawing detail may be required for exterior equipment mounted above ground level per FBC1510.10. This hvac design does not provide structural, equipment, or hood tie down details. See structural engineer's drawings and details for equipment support and tie down info when equipment manufacturers engineered data is not available.
5) All duct sizes shown are clear interior "free area" duct dimensions based on FMC603.2 manual D duct design. Add 3" to listed sizes for R-6 exterior duct dimensions - add 4" to listed sizes for R-8 exterior duct dimensions. Fiberglass duct board shown is equal to Knauf 1.5 or similar", R-6, fabricate and install per SMACNA standards. Flexible ducts shown are equal to Atco 36 series R-6 class one air duct or similar, not limited in length per FMC603.6.1.1. Construct all ducts per manufacturer's installation instructions and SMACNA standards for a maximum 1" w.g. Suspend and support the ducts from the building structure per FMC603. Use 26 gauge sheet metal or rigid foil face fiberglass duct board for rigid duct penetrations of private garages per FMC603.7 and protect ducts per FMC607. Mastic seal all ducts installed outside the building's thermal envelope per UL-181 and FMC603.9. Provide accessible volume control dampers in branch ducts per FMC603.18. General exhaust ducts used for exhaust fan duct, clothes dryer duct, make up air duct, and residential cooking appliance duct up to 14" in diameter (or equal free area in rectangular) are constructed from 28 gauge sheet metal "snap lock pipe or similar", use SMACNA standards for required gauge of larger metal ducts, mastic seal ducts per table FMC603.9. Use flexible air ducts or 28 gauge sheet metal "snap lock pipe or similar" for ventilation air ducts.
6) Provide a condensate drain piping system per FMC307, and a refrigerant piping system per FMC1107. Extend condensate drain discharge 12" minimum from the building exterior wall, discharge to grass or other approved location, a condensate drywell may be required. Provide piping and supports for both condensate and refrigerant piping per FMC305.
7) Provide a balanced return air system per FMC601.6. All enclosable rooms require a 1" undercut on the interior door, allowing about 30 cfm of air relief per 30" wide door. Habitable spaces require door undercut plus a means for air transfer or a ducted return air. Pressure differentials across the restricted room can't exceed .01 inch w.g. Enclosable rooms located on the building exterior envelope should be balanced slightly positive. Size ducted transfer air ducts free area 1.5 times larger than the supply air delivered to the enclosed room(s). Size direct through wall or door grilles at 50 square inches of grille free area to 100 cfm.
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9) Upon completion of the HVAC system installation, per manual D chapter 16, test equipment operating capacities for both cooling and heating to verify the equipment is functioning to the listed capacity. Verify the air handler total air flow cfm matches the HVAC equipment schedule or heat load calculation minimum system airflow rate. No duct system is self-balancing, adjust each room's branch duct volume damper to achieve the listed air flow values shown or to meet the building owner's needs. Use the air device volume damper for the last 10% of air balance to avoid noise at the air device face. Room air flow balance for buildings with concealed ducts can be accomplished during the "rough in" stage of construction, prior to concealment of ducts. With the building air barrier fully intact, install and operate the air handler until proper air flow is adjusted per room, a balanced return air path must also be present. Use a self-compensating air flow hood for airflow measurements, perform air balance procedure in accordance with manual B or NEBB standards. When required by code, provide the air balance report to the building owner and code officials. A blower door test must be performed to verify that the building envelope natural leakage rate does not exceed the infiltration or ventilation cfm rate shown on the "Total Building Summary Loads" page.
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SD	13–66 CFM/FT	*	TITUS / ML–39 (2) 1"SLOTS
SD	20–99 CFM/FT	*	TITUS / ML–39 (3) 1"SLOTS
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RG	20–80CFM/FT	*	TITUS / ML–38 (2) 3/4"SLOTS
RG	30–120 CFM/FT	*	TITUS / ML–38 (3) 3/4"SLOTS
RG	0–60 CFM/FT	*	TITUS / ML–39 (1) 1"SLOTS
RG	40–120 CFM/FT	*	TITUS / ML–39 (2) 1"SLOTS
RG	60–150 CFM/FT	*	TITUS / ML–39 (3) 1"SLOTS

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RG	200–250 CFM	12x6	TITUS 350
RG	250–340 CFM	12x8	TITUS 350
RG	340–800 CFM	18x14	TITUS 350
RG	800–1000 CFM	24x14	TITUS 350
RG	1000–1200 CFM	24x16	TITUS 350
RG	1200–1400 CFM	24x20	TITUS 350
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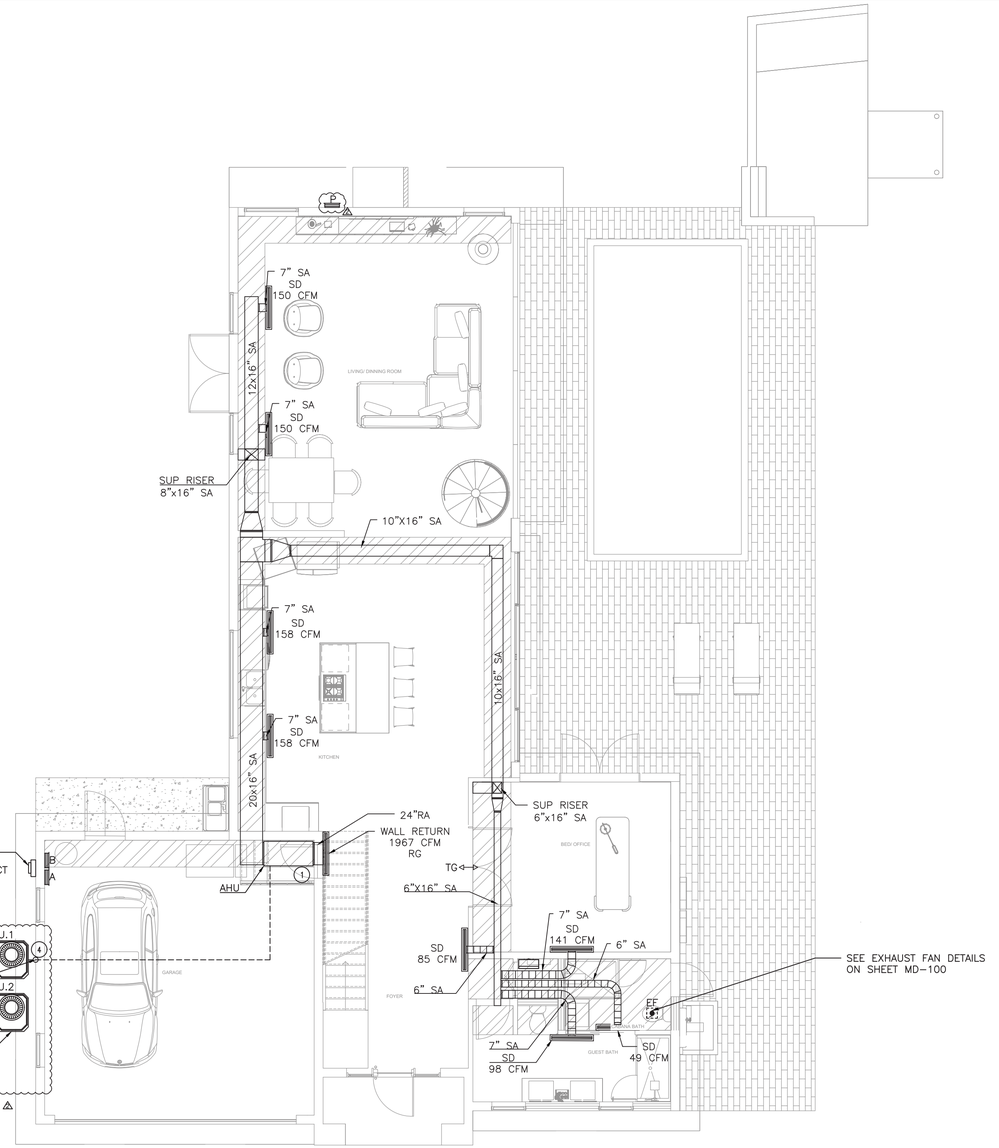
Table 1 shows the sizing specifications for using 10", 12" or 14" wide transfer grilles with 70% free area as a function of room supply air flow. The transfer grille sizing includes allowance for one 32" by 1/2" door undercut.

Table 1

Total Room Supply Airflow (CFM)	Transfer grille height required for listed width (in inches)			Jump Duct Dia. Required (in)	High/Low Wall Transfer Stud Spacing Needed (in)
	10"	12"	14"		
75 or less	4	4	4	6	16
76 - 100	6	6	4	8	16
101 - 125	8	6	6	8	24
126 - 150	10	8	8	10	n/a
151 - 175	12	10	8	10	n/a
176 - 200	14	12	10	12	n/a
201 - 225	16	14	12	12	n/a
226 - 250	18	14	12	12	n/a
251 - 275	20	16	14	14	n/a
276 - 300	22	18	16	14	n/a
301 - 325	24	20	16	14	n/a
326 - 350	26	22	18	16	n/a

Based on Q = 1.07 A dP^.5 for square edged orifice flow
where: Q = room supply flow (cfm)
1.07 = constant, including unit conversions
A = free area (in2)
dP = pressure difference between room and common area (Pa)

Adjust free area up to account for more friction pressure loss. For example:
0.6 for highflow wall transfer
0.7 for through-wall transfer and jump duct



SYMBOL LEGEND

TAG	DESCRIPTION	NOTES
SD	SUPPLY DIFFUSER	1
RG	RETURN GRILLE	1
TG	TRANSFER GRILLE	2
EF	EXHAUST FAN	3
AHU	INTERIOR UNIT	4
CU	EXTERIOR UNIT	4
D	DRYER	5

NOTES:

1. SEE AIR DISTRIBUTION SCHEDULE
2. SEE TRANSFER GRILL TABLE (OPTIONAL)
3. SEE EXHAUST FAN DETAILS ON SHEET MD–100 (OCCUPANCY LIGHT SWITCH OPERATED UNLESS NOTED OTHERWISE)
4. SEE AHU, CU DETAILS ON SHEET MD–100
5. SEE DRYER EXHAUST DETAILS ON SHEET MD–100
6. SEE HOOD EXHAUST DETAILS ON SHEET MD–100

MECHANICAL PLAN 1ST FLOOR

3/16" = 1'-0"

KEYNOTES

1. PROVIDE NEW AIR HANDLER PER SCHEDULE. MOUNT FROM STRUCTURE IN CEILING CAVITY. ACCESS THROUGH HATCH. SEE ARCHITECTURAL DRAWINGS FOR FULL ACCESS DETAILS.
2. PROVIDE NEW AIR HANDLER PER SCHEDULE. MOUNT TO FLOOR.
3. PROVIDE CONDENSING UNIT(S) PER SCHEDULE. MOUNT TO SLAB PER DETAIL.
4. ROUTE REFRIGERANT PIPING UP IN WALL FURRING TO CEILING CAVITY. ROUTE TO CORRESPONDING AIR HANDLER AS INDICATED.
5. ROUTE REFRIGERANT PIPING UP IN WALL FURRING TO 2ND FLOOR.
6. PROVIDE BROAN PRESSURE SENSOR FOR MAKE–UP AIR DAMPER. SENSOR TO PROVIDE SIGNAL TO OPEN MAKE–UP AIR DAMPER WHEN HOOD FAN IS ENERGIZED.
7. PROVIDE 12"ø HOOD EXHAUST DUCT TO GRILL HOOD. SEE ARCHITECTURAL PLANS FOR HOOD INFORMATION.
8. PROVIDE NEW DEHUMIDIFIER PER SCHEDULE. MOUNT TO FLOOR IN MECHANICAL ROOM.
9. PROVIDE NEW DEHUMIDIFIER PER SCHEDULE. MOUNT FROM STRUCTURE IN CEILING CAVITY. ACCESS THROUGH HATCH.
10. PROVIDE WALL CAP SIZED TO MATCH CONNECTED EXHAUST DUCTWORK PER REQUIREMENTS OF THE FBC–M.
11. PROVIDE STAINLESS STEEL GRILLE PER SCHEDULE. MOUNT GRILLE IN BOTTOM OF SOFFIT.
12. PROVIDE 4" OR 6" X–VENT SIZED TO MATCH CONNECTED EXHAUST DUCT.
13. PROVIDE BROAN MODEL #MD10TU AUTOMATIC MAKE–UP AIR DAMPER, NORMALLY CLOSED, INTERLOCKED TO OPEN WHEN KITCHEN EXHAUST HOOD FAN IS IN OPERATION. PROVIDE 10"ø DUCT UP TO ROOF CAP.
14. PROVIDE 4"ø DRYER EXHAUST VENT.

SOME KEYNOTES MAY NOT BE USED ON THIS PLAN

Digitally signed by Richard E Walker
Date: 2026.04.06 13:07:31-04'00'

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I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLAN AND AS ACCOMPANIED BY DESIGN & SUPPORT DOCUMENTS COMPLIES WITH THE 8TH EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS RESPONSIBLE. THIS PLAN WAS PREPARED IN ACCORDANCE PREPARED IN COMPLIANCE WITH THE 2023 8TH EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

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AGOGLIA
7 HARBOUR DR N, OCEAN RIDGE FL
CONSTRUCTONIK LLC

PROJECT NAME & ADDRESS:

No.	Description	Date
1	DESIGN REVIEW	02-19-2026
2	DESIGN REVIEW	03-31-2026
3		
4		
5		
6		

DRAWN BY: CMFL

REVISED BY: JPP

PROJECT NO: 25 199 11

SHEET TITLE:

MECHANICAL PLAN

SHEET NUMBER:

M-100

HVAC NOTES - FLORIDA BUILDING CODE

THIS DESIGN COMPLIES WITH FLORIDA BUILDING, RESIDENTIAL, EXISTING RESIDENTIAL, MECHANICAL, AND ENERGY CODES. RESIDENTIAL BASIS OF DESIGN / CONTRACTOR NOTES:

These HVAC drawings, heat load calculations, and energy calculations are based on the architectural drawings provided for permit application.

Using the architectural construction drawings, ACCA HVAC design procedures were performed: (1) room by room heat load calculations are performed to determine the buildings thermal zones and room by room demands in accordance with manual J heat load calculation procedure (2) the heat load calculations were used to select the HVAC equipment capacities in compliance with manual S equipment selection procedure (3) the room by room demand calculations were used to design the duct system in accordance with manual D duct design (4) room air device type, size, and location were based on the rooms required cfm demand, the duct type, and room geometry, in accordance with manual T room air distribution selection procedure (5) Florida energy calculations were performed based on the ACCA hvac design procedures.

For detailed building envelope information (component layers, insulation R values, NFRC glass values, component types and colors, quantity, etc.) see the "Energy Code Calculations". HVAC installer must field inspect the building envelope component types and sizes prior to any HVAC installation - be sure the building constructed matches the "Total Building Summary Loads" page, the room by room floor plan layout, and the energy code forms. Building envelope construction practice "average" was used in the building infiltration calculations, field verify the building envelope (air barrier in contact with the thermal barrier) fully encapsulates the conditioned space. HVAC Installer must field verify sealed draft stops exist that are isolating the wall cavities from the exterior and/or hot vented attic spaces. Buildings with hot vented attic spaces require the air and thermal barriers to be located at the ceiling plane. Buildings with unvented attics / or single assembly roofs (solid flat, low slope, sealed pitched, open web flat truss) require the air and thermal layer be located at the roof plane. Note: acoustical tile ceilings are not air barriers, paper faced insulation is not an air barrier - thermal layers in contact with a grid ceiling are ignored in the heat load and energy code calculations.

The room air devices, air cfm values, and branch duct sizes shown per room are based on the peak cooling season design conditions with hvac equipment capacities based on manual S equipment selection procedure for the buildings specific site location. This peak demand makes up approximately 15% of the cooling season, the remaining 85% of the cooling season (part load conditions) requires dedicated dehumidification equipment if year round control of indoor moisture content is expected. Year round moisture control is not part of this construction drawing and requires the latent heat load calculations are performed at part load design conditions, resulting in latent demands at least 20% higher when compared to the peak design conditions. Dedicated dehumidification equipment is required to control moisture content year round in Florida. Dehumidification equipment (Honeywell DH-90 or Ultra-Air XT150H or similar) will monitor and control moisture content year round using a humidistat or dew point sensor. Provide ducted dedicated dehumidifier(s) for buildings that contain an unvented "sealed attic" space (example: spray foam insulation at roof deck underside or roof is insulated above the roof deck). Mount the dehumidifier(s) in the sealed attic near the roof peak. For buildings with a hot vented attic space, the dehumidification equipment is ducted to the conditioned space and controls the moisture content inside the conditioned space using a humidistat or dew point sensor. For healthier and cleaner indoor air, install a Plasma Air Model 600 ionizer or similar +/or (optional) a large capacity HEPA filter.

These HVAC drawings were based on the architectural drawings provided for permit application. Any modifications to the building room layout, occupancy amount, building use or classification, building compass orientation, or building envelope component material type and / or size must be communicated to the original HVAC designer. HVAC Installer should red line sketch on these HVAC drawings any field changes to be made during construction and submit the "as built" red line sketch to the original HVAC designer for review and redesign - prior to any further HVAC installation. Alternate air ducts sizes must be equal to the listed size shown, don't exceed a 3/1 aspect ratio on alternate duct sizes. Don't install a cooling system into a building that is missing a full building envelope.

CODE OFFICIAL + HVAC CONTRACTOR NOTES:

Florida Residential Code section abbreviations: FBC = Building, FMC = Mechanical, FEC = Energy

These HVAC drawings are not intended to show exact detail of every item required to meet the code requirements. The proposed duct routing is general in nature, field conditions and building structure may dictate the exact mounting configuration of the HVAC system(s). Florida building code sections are listed for each HVAC drawing symbol to be used by the installing HVAC contractor and code official(s). Installer should reference the code sections prior to fabrication or installation of any HVAC system component. These HVAC drawings comply with the Florida Building Codes sections FBC101.4.2, FBC101.4.6, FBC105.3.1.2, FBC107.3.5 "Mechanical" Plan review criteria.

1) HVAC installation must comply with the Florida building codes, energy conservation codes, and mechanical codes. Obtain all required permits and inspections per code sections FBC105, FBC107, and FBC110.
2) Ventilation air required per FBC1203 + FMC401.2 + FEC403.6. This design could includes mechanically induced controlled ventilation for buildings that contain a forced air duct system, pressurizing the building interior during air handler operation, provided by a ventilation air duct and motorized damper. In cases when the ventilation rate is satisfied by the building infiltration rate, no ventilation air duct will be shown. The ventilation rate may also be satisfied by use of properly sized windows to the outdoors per FBC1203.5, manually operated by the occupant. For large buildings with few occupants, the building envelope infiltration rate may satisfy the minimum ventilation rate required, see "Total Building Summary Loads" page for infiltration rate. Small buildings with many occupants will usually require a ventilation air duct, motorized damper, and ventilation air duct routed to an approved exterior location, see "Total Building Summary Loads" page for ventilation air cfm amount. A mandatory blower door test, FEC402.4.1.2, must be performed to quantify the building's natural infiltration air cfm rate and determine the design ventilation air cfm amount will successfully pressurize the building's interior. If motorized ventilation is used the air damper will be dual controlled by both "run-time" and "manually on" control cycles. Installer may also add an air handler fan cycler to provide automatic air exchange during part load conditions. Interlock the ventilation air damper motor with the air handler fan motor for "run time" cycling. The occupants may also select "fan-on" cycle for continuous ventilation when the outdoor conditions are favorable (low heat and low moisture content).
3) Coordinate location of all equipment, fans, air devices, and building penetrations with the general contractor. Coordinate air device locations with the electrical contractor (smoke detectors), G.C. , and building owner - the proposed hvac air device locations are shown in the ideal location per Manual T room air device selection procedure, design alternate air device locations per Manual T. HVAC installer must field verify clearances and accessibility prior to fabrication or installation of the HVAC components. Protect the building structure per FMC302. Provide accessibility for elevated equipment per FMC306.5. Fabricate and install HVAC system components per FMC304 + FBC1307, and product manufacturers envelope penetration detail, FBC107.3.5 wind data for wall and roof penetrations, HVAC product installation instructions, HVAC equipment manufacturers installation instructions, and AHRI energy + equipment manufacturers expanded capacity ratings must be available on the construction site at time of code official inspections per FBC110.
4) All exterior building penetrations and exterior mounted HVAC equipment, wall vent caps, roof vent caps, intake air vents, and relief air caps, etc. must comply with FBC1609 wind loads. HVAC installing contractor must supply engineered product or equipment ANSI/AMCA 540 test information for attachment to the building envelope component per FBC1609.1.2. A structural engineer's sealed drawing detail may be required for exterior equipment mounted above ground level per FBC1510.10. This hvac design does not provide structural, equipment, or hood tie down details. See structural engineer's drawings and details for equipment support and tie down info when equipment manufacturers engineered data is not available.
5) All duct sizes shown are clear interior "free area" duct dimensions based on FMC603.2 manual D duct design. Add 3" to listed sizes for R-6 exterior duct dimensions - add 4" to listed sizes for R-8 exterior duct dimensions. Fiberglass duct board shown is equal to Knauf 1.5 or similar", R-6, fabricate and install per SMACNA standards. Flexible ducts shown are equal to Atco 36 series R-6 class one air duct or similar, not limited in length per FMC603.6.1.1. Construct all ducts per manufacturer's installation instructions and SMACNA standards for a maximum 1" w.g. Suspend and support the ducts from the building structure per FMC603. Use 26 gauge sheet metal or rigid foil face fiberglass duct board for rigid duct penetrations of private garages per FMC603.7 and protect ducts per FMC607. Mastic seal all ducts installed outside the building's thermal envelope per UL-181 and FMC603.9. Provide accessible volume control dampers in branch ducts per FMC603.18. General exhaust ducts used for exhaust fan duct, clothes dryer duct, make up air duct, and residential cooking appliance duct up to 14" in diameter (or equal free area in rectangular) are constructed from 28 gauge sheet metal "snap lock pipe or similar", use SMACNA standards for required gauge of larger metal ducts, mastic seal ducts per table FMC603.9. Use flexible air ducts or 28 gauge sheet metal "snap lock pipe or similar" for ventilation air ducts.
6) Provide a condensate drain piping system per FMC307, and a refrigerant piping system per FMC1107. Extend condensate drain discharge 12" minimum from the building exterior wall, discharge to grass or other approved location, a condensate drywell may be required. Provide piping and supports for both condensate and refrigerant piping per FMC305.
7) Provide a balanced return air system per FMC601.6. All enclosable rooms require a 1" undercut on the interior door, allowing about 30 cfm of air relief per 30" wide door. Habitable spaces require door undercut plus a means for air transfer or a ducted return air. Pressure differentials across the restricted room can't exceed .01 inch w.g. Enclosable rooms located on the building exterior envelope should be balanced slightly positive. Size ducted transfer air ducts free area 1.5 times larger than the supply air delivered to the enclosed room(s). Size direct through wall or door grilles at 50 square inches of grille free area to 100 cfm.
8) Attic mounted equipment must contain a shut off device to alert the home owner if the primary condensate drain line is not working properly. Using 16 point bold text, Post a "home owner notice" on the electrical service panel alerting the home owner that the HVAC air handler is located in the attic space, see FEC403.3.6 for full compliance description and "notice to home owner" language required. Provide a sealed attic access panel for hot vented attics, a safe workers access deck, an attic light fixture with switch, and an electrical plug outlet.
9) Upon completion of the HVAC system installation, per manual D chapter 16, test equipment operating capacities for both cooling and heating to verify the equipment is functioning to the listed capacity. Verify the air handler total air flow cfm matches the HVAC equipment schedule or heat load calculation minimum system airflow rate. No duct system is self-balancing, adjust each room's branch duct volume damper to achieve the listed air flow values shown or to meet the building owner's needs. Use the air device volume damper for the last 10% of air balance to avoid noise at the air device face. Room air flow balance for buildings with concealed ducts can be accomplished during the "rough in" stage of construction, prior to concealment of ducts. With the building air barrier fully intact, install and operate the air handler until proper air flow is adjusted per room, a balanced return air path must also be present. Use a self-compensating air flow hood for airflow measurements, perform air balance procedure in accordance with manual B or NEBB standards. When required by code, provide the air balance report to the building owner and code officials. A blower door test must be performed to verify that the building envelope natural leakage rate does not exceed the infiltration or ventilation cfm rate shown on the "Total Building Summary Loads" page.
10) Contractor to locate all programmable thermostats per 308.1 general fbc-a : thermostat reach ranges shall comply w/ table 308 (48" a.f.f)
11) HVAC sequence of proper operation: The thermostat is set to "auto" mode and will monitor the conditioned space temperature and provide heating, cooling, and ventilation when required. Upon a call for heating, the air handler fan interlock will open the ventilation air damper and operate the indoor fan and heat pump condenser and/or electric heat strip until the space conditions are satisfied - use a 70 degree thermostat setting during the heating season. Upon a call for cooling, the air handler fan interlock will open the ventilation air damper and operate the indoor fan and heat pump condenser until the space conditions are satisfied - use a 75 degree thermostat setting during the cooling season. During favorable outdoor conditions, when the temperature and humidity is low - the thermostat may be set to "fan on" for continuous air circulation and introduction of ventilation air. For newly constructed homes to be energy code compliant (FEC403.1), the HVAC installer must set the programmable thermostat to provide heating up to 70 degrees and cooling down to 78 degrees. Be sure not to overcool the conditioned space - overcooling a building is defined as a temperature lower than the dew point temperature for the interior conditioned space - most buildings can easily be driven to dew point temperatures during part load conditions. Overcooling a building successfully requires specialized HVAC equipment and controls. The heat removal (sensible heat) and moisture removal (latent heat) must be de-coupled and independently controlled for buildings to achieve temperature's lower than the "dew point safe" energy code set point of 78 degrees.

LINEAL AIR DISTRIBUTION SCHEDULE

TAG	CFM RANGE	SIZE	MANUFACTURE
SD	0–37 CFM/FT	*	TITUS / ML–38 (1) 3/4"SLOTS
SD	12–62 CFM/FT	*	TITUS / ML–38 (2) 3/4"SLOTS
SD	19–93 CFM/FT	*	TITUS / ML–38 (3) 3/4"SLOTS
SD	0–40 CFM/FT	*	TITUS / ML–39 (1) 1"SLOTS
SD	13–66 CFM/FT	*	TITUS / ML–39 (2) 1"SLOTS
SD	20–99 CFM/FT	*	TITUS / ML–39 (3) 1"SLOTS
RG	0–40 CFM/FT	*	TITUS / ML–38 (1) 3/4"SLOTS
RG	20–80CFM/FT	*	TITUS / ML–38 (2) 3/4"SLOTS
RG	30–120 CFM/FT	*	TITUS / ML–38 (3) 3/4"SLOTS
RG	0–60 CFM/FT	*	TITUS / ML–39 (1) 1"SLOTS
RG	40–120 CFM/FT	*	TITUS / ML–39 (2) 1"SLOTS
RG	60–150 CFM/FT	*	TITUS / ML–39 (3) 1"SLOTS

AIR DISTRIBUTION SCHEDULE

TAG	CFM RANGE	SIZE	MANUFACTURE
SD	0–156 CFM	8X6	TITUS 300
SD	156–204 CFM	10X6	TITUS 300
SD	204–246 CFM	12X6	TITUS 300
SD	246–285 CFM	12X8	TITUS 300
RG	0–180 CFM	8x6	TITUS 350
RG	180–200 CFM	10x6	TITUS 350
RG	200–250 CFM	12x6	TITUS 350
RG	250–340 CFM	12x8	TITUS 350
RG	340–800 CFM	18x14	TITUS 350
RG	800–1000 CFM	24x14	TITUS 350
RG	1000–1200 CFM	24x16	TITUS 350
RG	1200–1400 CFM	24x20	TITUS 350
RG	1400–2000 CFM	24X22	TITUS 350

AHU 1

Design Information

	Htg	Clg		
Outside db (°F)	50	91	Infiltration	
Ins ide db (°F)	70	75	Method	Simplified
Design TD (°F)	20	16	Construction quality	Semi-tight
Daily range	-	L	Fireplaces	0
Inside humidity (%)	50	50		
Moisture difference (gr/lb)	11	55		

HEATING EQUIPMENT		COOLING EQUIPMENT	
Make		Make	Carrier
Trade		Trade	
Model		Cond	26SCA560-3
AHRI ref		Coil	FJ5ANXD60
		AHRI ref	214879869
Efficiency	100 EFF	Efficiency	13.0 EER2, 16 SEER2
Heating input	11.0 kW	Sensible cooling	41300 Btuh
Heating output	37384 Btuh	Latent cooling	17700 Btuh
Temperature rise	17 °F	Total cooling	59000 Btuh
Actual air flow	1967 cfm	Actual air flow	1967 cfm
Air flow factor	0.052 cfm/Btuh	Air flow factor	0.039 cfm/Btuh
Static pressure	0.50 in H2O	Static pressure	0.50 in H2O
Space thermostat		Load sensible heat ratio	0.92

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
GARAGE	462	0	0	0	0
OFFICE/BED	181	2737	1420	141	55
CABANA BATH	51	947	1149	49	44
GUEST BATH	104	1892	1353	98	52
KITCHEN	442	4625	8204	239	317
LIVING/DINING	443	5812	7083	300	273
BED/GYM	239	3191	4317	165	167
LOFT	166	2442	1981	126	76
BED 3	156	2314	3104	120	120
STARS2	72	1209	1226	62	47
FOYER	180	1642	1055	85	41
M. BATH	100	807	806	42	31
WC	16	360	811	19	31
LAUNDRY	49	725	1661	37	64
W. IN CLOSET	56	347	374	18	14
DN	38	2413	6591	125	254
MSTR BEDROOM	222	6600	9834	341	379
Entire House	2980	38062	50971	1967	1967
Other equip loads		0	0		
Equip. @ 0.96 RSM			48983		
Latent cooling			4229		
TOTALS	2980	38062	53212	1967	1967

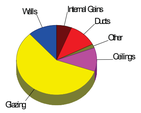
Heating

Component	Btuh/ft²	Btuh	% of load
Walls	1.7	5833	15.3
Glazing	16.9	16483	43.3
Doors	0	0	0
Ceilings	1.3	2449	6.4
Floors	1.8	3704	9.7
Infiltration	0.5	1969	5.2
Ducts		7624	20.0
Piping		0	0
Humidification		0	0
Ventilation		0	0
Adjustments		0	
Total		**38062**	**100.0**



Cooling

Component	Btuh/ft²	Btuh	% of load
Walls	1.7	5916	11.6
Glazing	30.4	29613	58.1
Doors	0	0	0
Ceilings	2.9	5604	11.0
Floors	0.0	96	0.2
Infiltration	0.2	809	1.6
Ducts		5843	11.5
Ventilation		0	0
Internal gains		3090	6.1
Blower		0	0
Adjustments		0	
Total		**50971**	**100.0**



Latent Cooling Load = 4229 Btuh
Overall U-value = 0.191 Btuh/ft²-°F, Window / Floor Area = 32.7 %

WARNING: window to floor area ratio = 32.7% - more than 25%.
ERROR: negative wall area in DN - check windows.

NOTES:
* ALL DUCT INSIDE DIMENSIONS AS NOTED

Transfer Grille Sizing Calculations

Table 1 shows the sizing specifications for using 10", 12" or 14" wide transfer grilles with 70% free area as a function of room supply air flow. The transfer grille sizing includes allowance for one 32" by 1/2" door undercut.

Table 1

Total Room Supply Airflow (CFM)	Transfer grille height required for listed width (in inches) 10"	12"	14"	Jump Duct Dia. Required (in)	High/Low Wall Transfer Stud Spacing Needed (in)
75 or less	4	4	4	6	16
76 - 100	6	6	4	8	16
101 - 125	8	6	6	8	24
126 - 150	10	8	8	10	n/a
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251 - 275	20	16	14	14	n/a
276 - 300	22	18	16	14	n/a
301 - 325	24	20	16	14	n/a
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Based on Q = 1.07 A dP^.5 for square edged orifice flow
where: Q = room supply flow (cfm)
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A = free area (in2)
dP = pressure difference between room and common area (Pa)

Adjust free area up to account for more friction pressure loss. For example:
0.6 for high/low wall transfer
0.7 for through-wall transfer and jump duct

SYMBOL LEGEND

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D	DRYER	5

NOTES:

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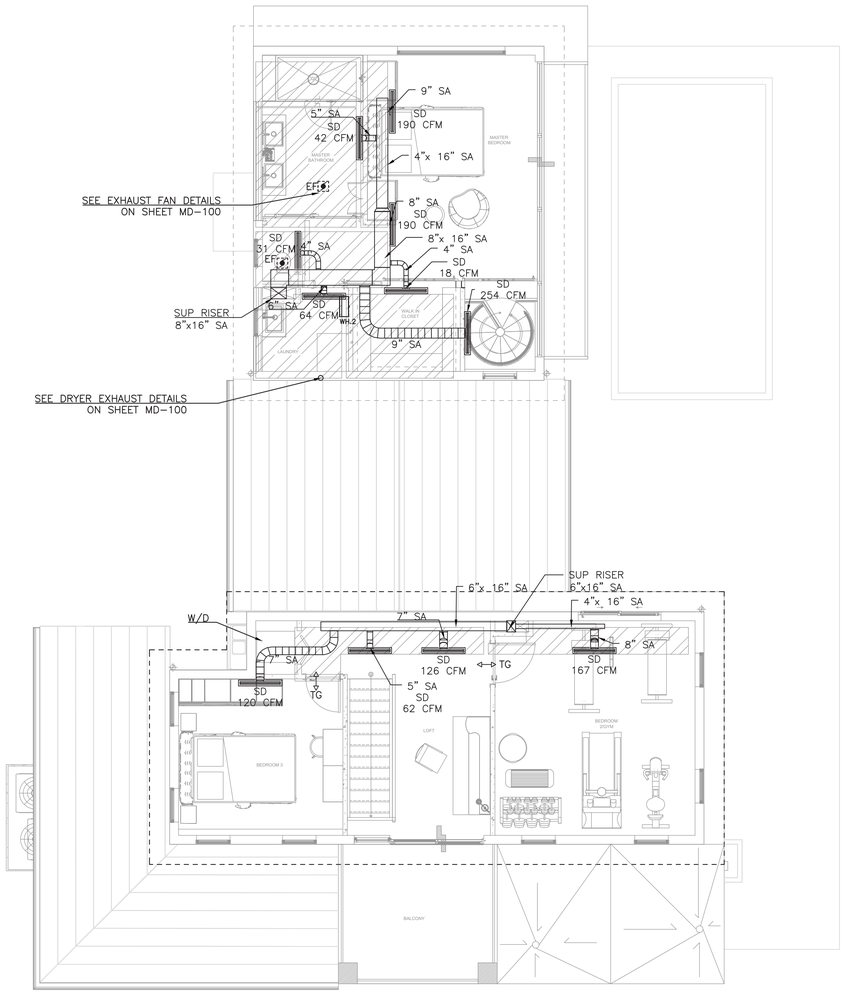
6. SEE HOOD EXHAUST DETAILS ON SHEET MD–100



MECHANICAL PLAN 2ND FLOOR

3/16" = 1'-0"

Digitally signed by Richard E Walker
Date: 2026.04.06 13:07:31-04'00'

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AGOGLIA
7 HARBOUR DR N, OCEAN RIDGE FL
CONSTRUCTONIK LLC

PROJECT NAME & ADDRESS:

No.	Description	Date
1	DESIGN REVIEW	02-19-2026
2	DESIGN REVIEW	03-31-2026
3		
4		
5		

DRAWN BY: CMFL

REVISED BY: JPP

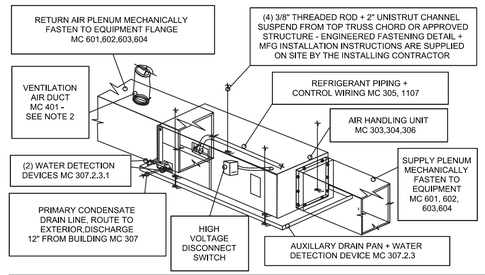
PROJECT NO: 25 199 11

SHEET TITLE:

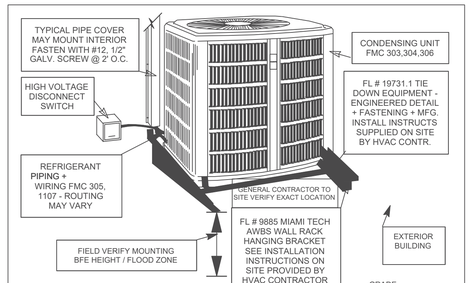
MECHANICAL PLAN

SHEET NUMBER:

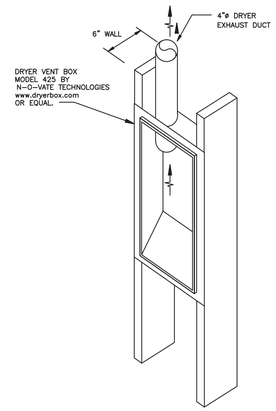
M-101



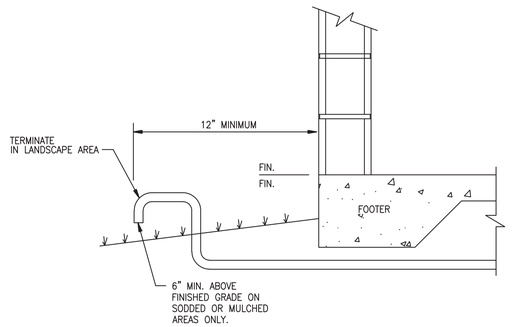
AIR HANDLER / HORIZONTAL DETAIL — N.T.S



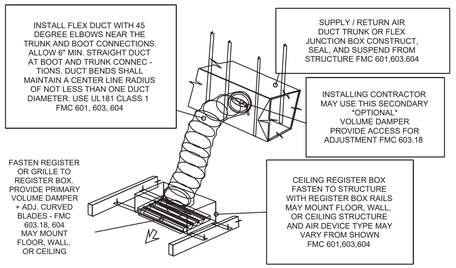
CONDENSER / WALL RACK DETAIL — OPTION — N.T.S



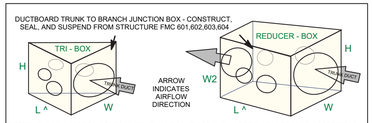
DRYER VENT BOX DETAIL
SCALE: N.T.S.



CONDENSATE & WATER HEATER OVERFLOW
DISCHARGE TERMINATION DETAIL
SCALE: N.T.S.



DUCTBOARD / FLEX DUCT DETAIL — N.T.S

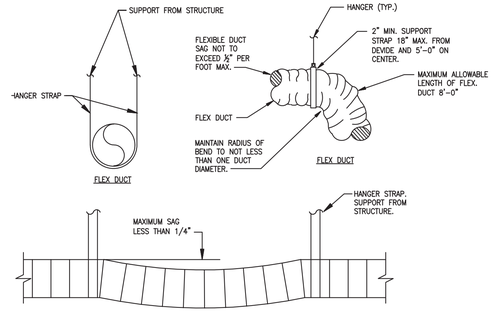


TRUNK DUCT SIZE	DIMENSIONS - INCHES		
	W	H	L
6 - 12	13	13	^
14,16	17	17	^
18,20	21	21	^

SEE HVAC DRAWING TRUNK DUCT SIZES AND QTY.

TRUNK DUCT SIZE	DIMENSIONS - INCHES			
	W	H	L	W2
6 - 12	13	13	^	★
14,16	17	17	^	★
18,20	21	21	^	★

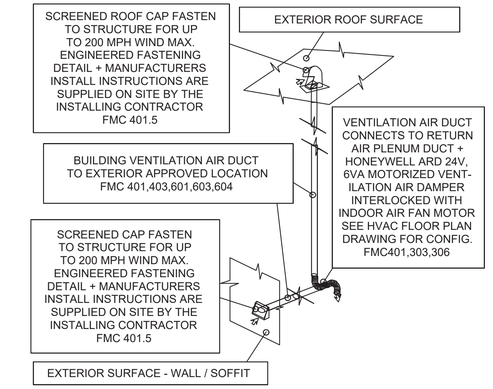
FLEX DUCT JUNCTION BOX DETAIL — N.T.S



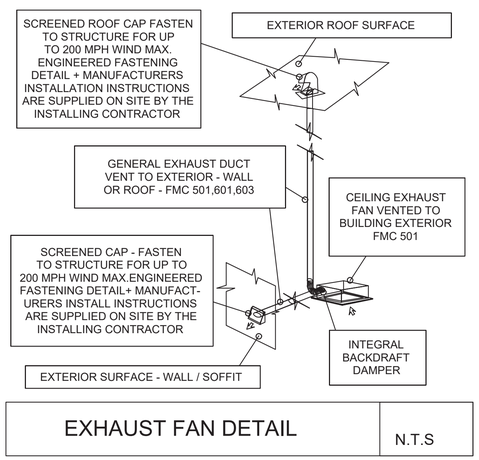
NOTES:

1. MAXIMUM SPACING BETWEEN HANGER LOCATIONS SHALL BE 5'-0".
2. STRAPS SHALL BE MINIMUM 1 1/2".
3. REFER TO SMACNA AND FLORIDA MECHANICAL CODE FOR ADDITIONAL REQUIREMENTS.

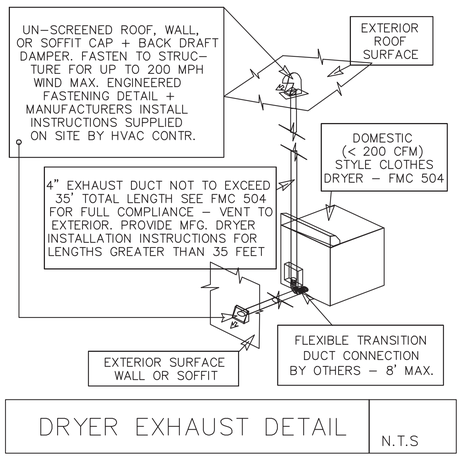
FLEX DUCT HANGER DETAIL
SCALE: N.T.S.



OPTION — VENTILATION AIR DETAIL — N.T.S



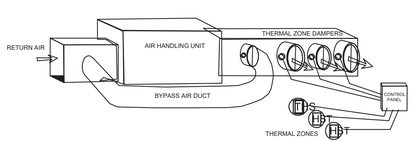
EXHAUST FAN DETAIL — N.T.S



DRYER EXHAUST DETAIL — N.T.S

OPTION	DUCT ZONING CONTROL SYSTEM

THIS OPTION IS DESIGNED IN ACCORDANCE WITH MANUAL ZR HVAC ZONE DESIGN GUIDE. ZONING PROVIDES MULTIPLE THERMOSTAT CONTROLLERS ON A SINGLE HVAC SYSTEM CONTROLLED BY A SINGLE BRAIN (OR CONTROL PANEL). THIS OPTION IS RECOMMENDED FOR EVERY BUILDING OWNER WHO REQUIRES BETTER TEMPERATURE CONTROL, A LOWER OPERATING COST, A LOWER UPFRONT HVAC COST (WHEN COMPARED TO MULTIPLE HVAC SYSTEMS), THE ABILITY TO MEET THE THERMAL ZONE PEAK HOUR LOAD, AND FOR BUILDINGS THAT DON'T HAVE ADEQUATE EXPOSURE DIVERSITY. THIS ZONE CONTROL SYSTEM IS A MINIMUM REQUIREMENT WHEN SERVING MORE THAN ONE LEVEL OF A BUILDING FROM A SINGLE HVAC SYSTEM, FOR BUILDINGS THAT HAVE VARIABLE OCCUPANCIES OR VARIABLE USAGE, AND FOR OCCUPANTS WHO PREFER DIFFERENT TEMPERATURES THROUGHOUT THE BUILDING. HVAC ZONE CONTROL SYSTEMS CAN EASILY BE ADDED TO A STANDARD "CODE MINIMUM" HVAC SYSTEM PROVIDING UP TO 30 THERMOSTATS PER HVAC SYSTEM - A HUGH BENEFIT WHEN COMPARED TO A STANDARD HVAC SYSTEM CONTAINING JUST 1 THERMOSTAT CAPABLE OF SENSING ONLY THE ROOM IT'S MOUNTED IN. ZONE CONTROL PANELS MONITOR EACH THERMAL ZONE TEMPERATURE AND PROVIDES CONDITIONED AIR TO EACH THERMAL ZONE OF THE BUILDING WHEN AND IF NEEDED. HVAC INSTALLER MUST INSTALL THE SYSTEM IN ACCORDANCE WITH MANUAL ZR.



Digitally signed by Richard E Walker
Date: 2026.04.06 13:07:32-04'00'

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I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLAN AND AS ACCOMPANIED BY DESIGN & SUPPORT CALCULATIONS, COMPLIES WITH THE 8TH EDITION FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE EMPLOYER OF RECORD. THIS PLAN HAS BEEN PREPARED IN COMPLIANCE WITH THE 2023 8TH EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

FLORIDA ENGINEERING
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FAX. 941-979-8195

AGOGLIA

7 HARBOUR DR N, OCEAN RIDGE FL

CONSTRUCTONIK LLC

PROJECT NAME & ADDRESS:

No.	Description	Date
1	DESIGN REVIEW	02-19-2026
2	DESIGN REVIEW	03-31-2026
3		
4		
5		
6		

DRAWN BY: CMFL

REVISED BY: JPP

PROJECT NO: 25 199 11

SHEET TITLE:

MECHANICAL DETAILS

SHEET NUMBER:

MD-100

PLUMBING LEGEND	
—— - ——	DCW–DOMESTIC COLD WATER
—— — ——	DHW–DOMESTIC HOT WATER
—— — — ——	DHC–DOMESTIC HOT WATER RECIRCULATION
WV	WATER VALVE
R	RECIRCULATION PUMP

Water Supply Fixture Units

Predominant Supply Systems: Flush Tank; Flushometer Valve

Input Cells

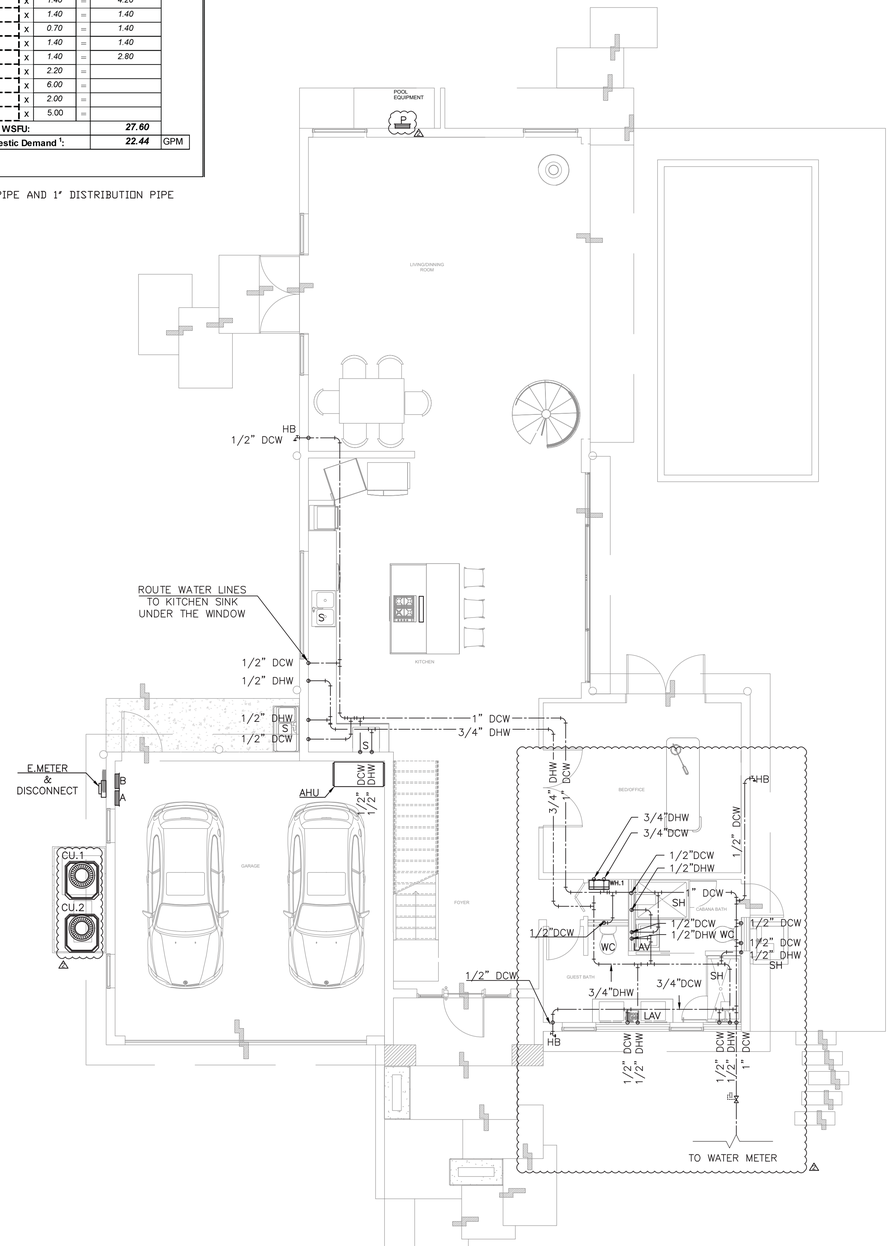
Tag	Pipe Size[1]	Fixture Type	Occupancy	Type of Supply Control	Number of Fixtures		Load Value		WSFU
	2	Full-bath group	Private	Flush Tank	3	x	3.60	=	10.80
			Private	Flushometer Valve		x	8.00	=	
	2	Half-bath Group	Private	Flush Tank		x	2.60	=	
B	1/2	Bathtub (w ith/ w ithout show er head)	Private	Faucet		x	1.40	=	
BI	1/2	Bidet	Private	Faucet		x	2.00	=	
HB	1/2	Hose Bib	Private	Faucet	3	x	1.40	=	4.20
DW	1/2	Dishw ashing machine	Private	Automatic	1	x	1.40	=	1.40
S	1/2	Kitchen sink	Private	Faucet	3	x	1.40	=	4.20
LT	1/2	Laundry tub	Private	Faucet	1	x	1.40	=	1.40
LAV	1/2	Lavatory sink	Private	Faucet	2	x	0.70	=	1.40
SH	1/2	Show er head	Private	Mixing Valve	1	x	1.40	=	1.40
W	1/2	Washing machine (8 lb)	Private	Automatic	2	x	1.40	=	2.80
WC	1/2	Water closet	Private	Flush Tank		x	2.20	=	
	3/4		Private	Flushometer Valve		x	6.00	=	
	1/2		Private	Flushometer Tank		x	2.00	=	
		Other				x	5.00	=	
					Total WSFU:				**27.60**
					Domestic Demand [1]:				**22.44** GPM

NOTES
1- PIPE SIZE (INCH)
2- PIPE SIZE AS NOTED

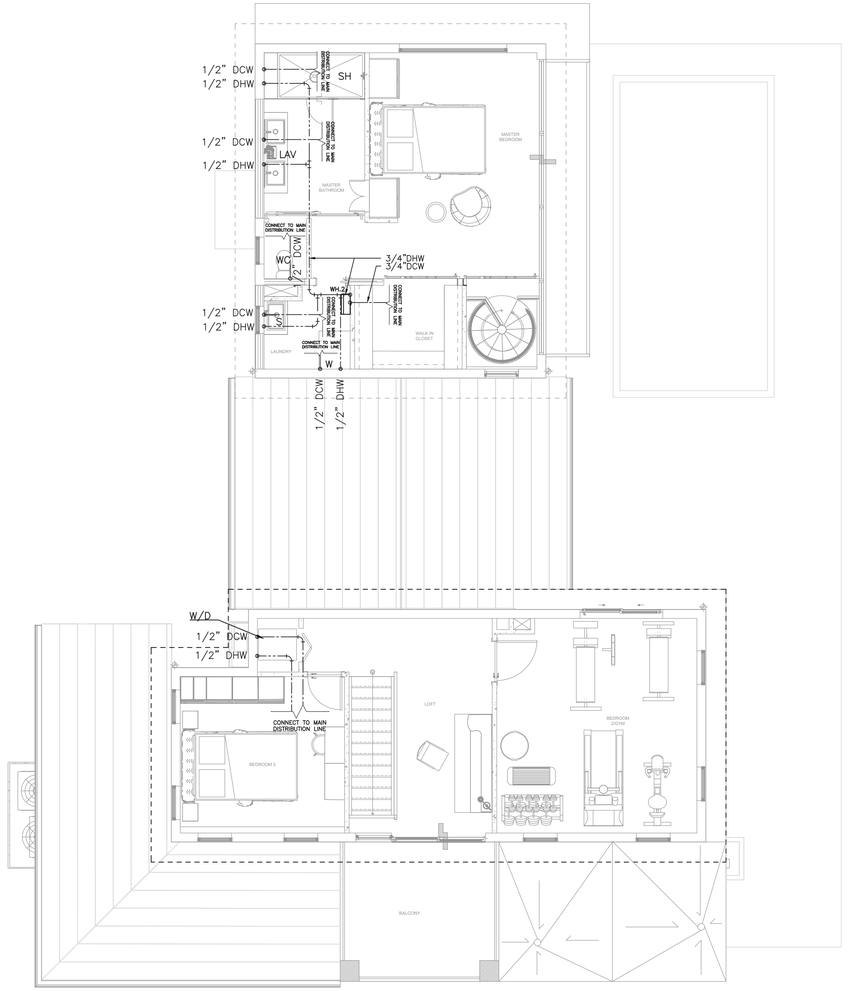
* TOTAL WSFU DEMAND REQUIRES - 1" METER/SERVICE PIPE AND 1" DISTRIBUTION PIPE (PER TABLE E201.1, PRESSURE RANGE 40 TO 49 PSI)
* MAXIMUM DEVELOPMENT LENGTH (FEET) - 150

PLUMBING WATER HEATER (ELECTRICAL) SCHEDULE

TAG	ELECTRICAL DATA			HYDRONIC REQUIREMENTS	BASIS OF DESIGN		OPERATING WEIGHT	NOTES
	MCA	MOCP	VOLTAGE	STORAGE CAPACITY				
	AMPS	AMPS		GALLONS	MANUFACTURER	MODEL OR SERIES	LBS	
WH-1	150	3X50	240	–	RHEEM	RTEX-36	19	0.99
WH-2	112.5	3X40	240	–	RHEEM	RTEX-27	17	0.99



DOMESTIC WATER PLAN 1ST FLOOR
3/16" = 1'-0"



DOMESTIC WATER PLAN 2ND FLOOR
3/16" = 1'-0"

RICHARD EDWARD WALKER LICENSE NUMBER No. 81246 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Richard E Walker
Date: 2026.04.06 13:07:32-04'00'

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FLORIDA ENGINEERING
4161 TAMIAMI TRAIL UNIT 101,
PORT CHARLOTTE, FL 33980
PH. 941-979-3195
FAX 941-979-8195

PROJECT NAME & ADDRESS:

AGOGLIA
7 HARBOUR DR N, OCEAN RIDGE FL
CONSTRUCTONIK LLC

No.	Description	Date
1	DESIGN REVIEW	02-19-2026
2	DESIGN REVIEW	03-31-2026
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6		

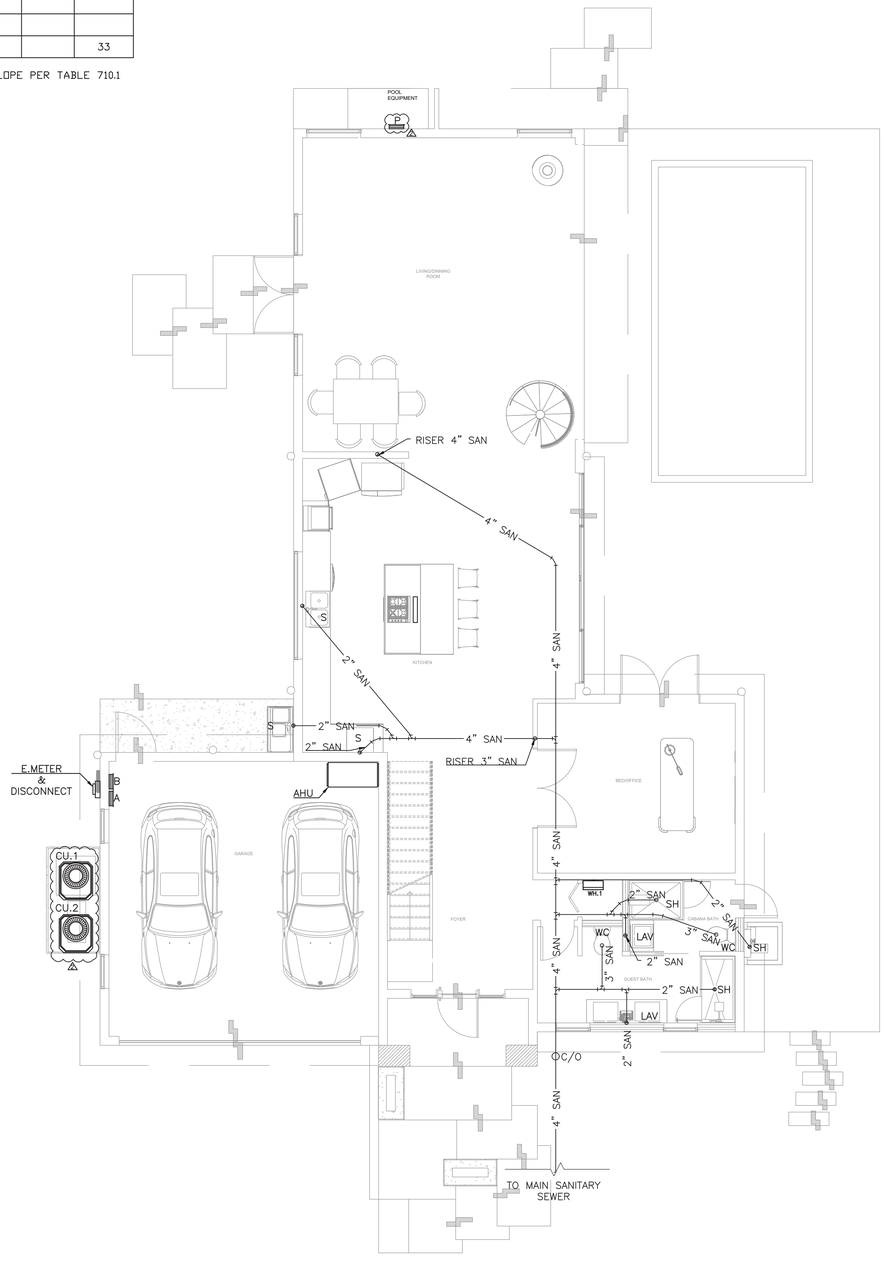
DRAWN BY: CMFL
REVISED BY: JPP
PROJECT NO: 25 199 11

SHEET TITLE:
PLUMBING PLAN

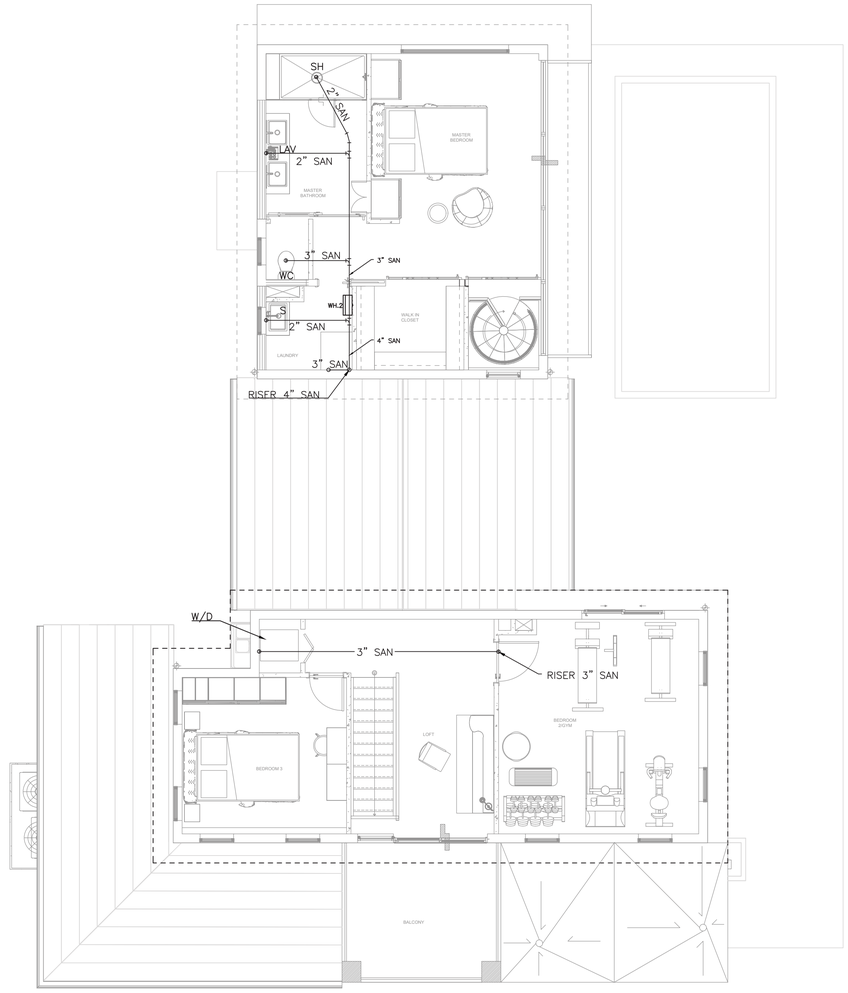
SHEET NUMBER:
P-100

FIXTURE LEGEND & CONNECTION SIZE (INCH)						
LEGEND	FIXTURE TYPE	QTY	SAN	MIN.TRAP SIZE	DFU	TOTAL (DFU)
	BATHROOM GROUP	3	3		5	15
SH	SHOW ER HEAD	1	2		2	2
LAV	LAVATORY	2	2	1 1/4	1	2
S	KITCHEN SINK	3	2	1 1/2	2	6
W	AUTOMATIC CLOTHES WASHERS	2	3	2	2	4
DW	DISHWASHING MACHINE	1	2	1 1/2	2	2
LT	LAUNDRY TUB	1	2	1 1/2	2	2
VTR	VENT THROUGH ROOF					
AAV	AIR ADMITTANCE VALVE					
						33

* TOTAL DFU REQUIRES DRAINAGE PIPE DIAMETER 4" AND 1/8" SLOPE PER TABLE 710.1



SANITARY SEWER PLAN 1ST FLOOR
3/16" = 1'-0"



SANITARY SEWER PLAN 2ND FLOOR
3/16" = 1'-0"

Digitally signed by Richard E Walker
Date: 2026.04.06 13:07:33-04'00'

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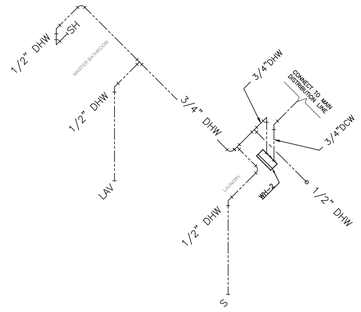
4161 TAMIAMI TRAIL UNIT 101,
PORT CHARLOTTE, FL 33980
PH 941-391-5980
FAX 941-979-8195

PROJECT NAME & ADDRESS:

AGOGLIA
7 HARBOUR DR N, OCEAN RIDGE FL
CONSTRUCTONIK LLC

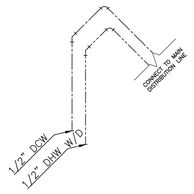
No.	Description	Date
1	DESIGN REVIEW	02-19-2026
2	DESIGN REVIEW	03-31-2026
3		
4		
5		

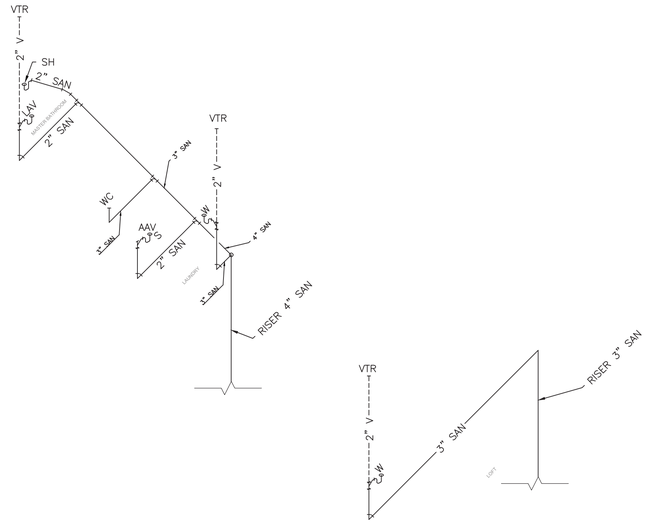
DRAWN BY: CMFL
REVISED BY: JPP
PROJECT NO: 25 199 11
SHEET TITLE:
PLUMBING PLAN
SHEET NUMBER:
P-101



DOMESTIC WATER ISOMETRIC VIEW 2 ND FLOOR

N.T.S





SANITARY SEWER ISOMETRIC VIEW 2ND FLOOR

N.T.S

PLUMBING LEGEND	
DCW–DOMESTIC COLD WATER	
DHW–DOMESTIC HOT WATER	
DHC–DOMESTIC HOT WATER RECIRCULATION	
WATER VALVE	
RECIRCULATION PUMP	

Water Supply Fixture Units

Predominant Supply Systems: Flush Tank; Flushometer Valve

Input Cells

Tag	Pipe Size[1]	Fixture Type	Occupancy	Type of Supply Control	Number of Fixtures		Load Value		WSFU
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			Private	Flushometer Valve		x	8.00	=	
	2	Half-bath Group	Private	Flush Tank		X	2.60	=	
B	1/2	Bathtub (w ith/ w ithout show er head)	Private	Faucet		x	1.40	=	
Bl	1/2	Bidet	Private	Faucet		x	2.00	=	
HB	1/2	Hose Bib	Private	Faucet	3	x	1.40	=	4.20
DW	1/2	Dishw ashing machine	Private	Automatic	1	x	1.40	=	1.40
S	1/2	Kitchen sink	Private	Faucet	3	x	1.40	=	4.20
LT	1/2	Laundry tub	Private	Faucet	1	x	1.40	=	1.40
LAV	1/2	Lavatory sink	Private	Faucet	2	x	0.70	=	1.40
SH	1/2	Show er head	Private	Mixing Valve	1	x	1.40	=	1.40
W	1/2	Washing machine (8 lb)	Private	Automatic	2	x	1.40	=	2.80
WC	1/2	Water closet	Private	Flush Tank		x	2.20	=	
	3/4		Private	Flushometer Valve		x	6.00	=	
	1/2		Private	Flushometer Tank		x	2.00	=	
		Other				x	5.00	=	
					Total WSFU:				27.60
					Domestic Demand [1]:				22.44 GPM

NOTES
1- PIPE SIZE (INCH)
2- PIPE SIZE AS NOTED

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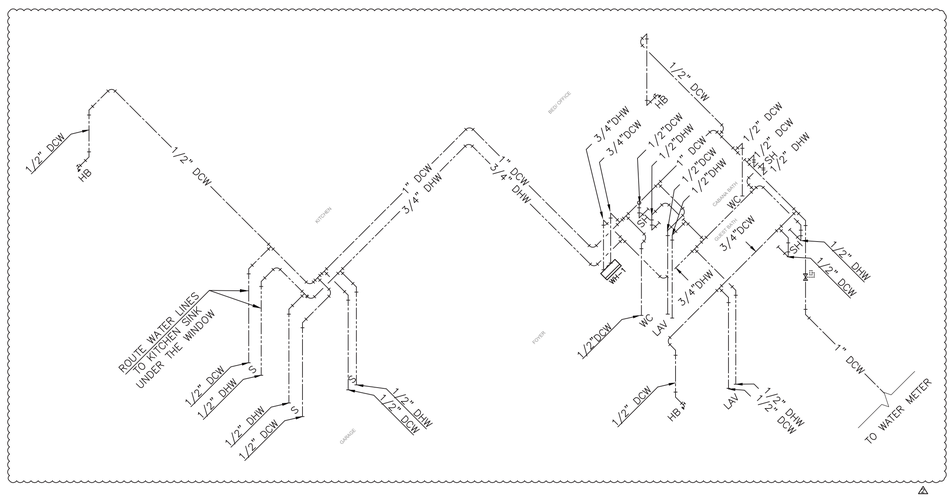
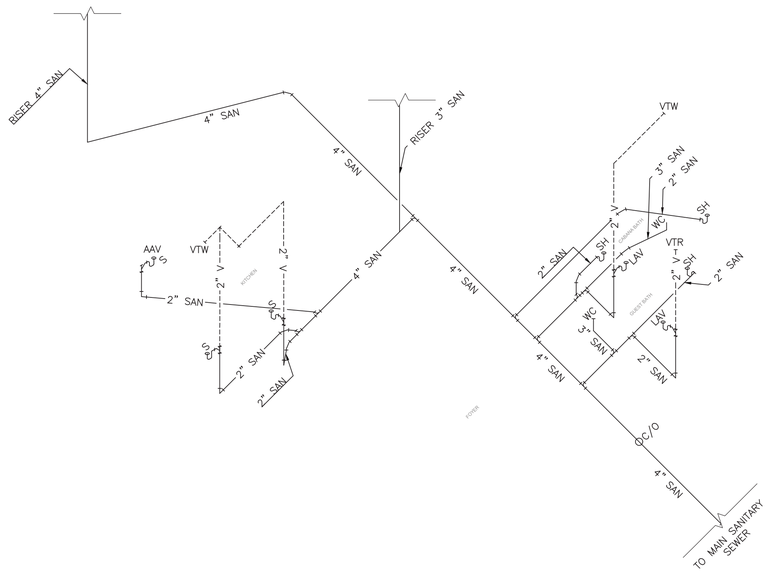


DOMESTIC WATER ISOMETRIC VIEW 1 ST FLOOR

N.T.S



SANITARY SEWER ISOMETRIC VIEW 1ST FLOOR

N.T.S

FIXTURE LEGEND & CONNECTION SIZE (INCH)

LEGEND	FIXTURE TYPE	QTY	SAN	MIN.TRAP SIZE	DFU	TOTAL (DFU)
	BATHROOM GROUP	3	3		5	15
SH	SHOW ER HEAD	1	2		2	2
LAV	LAVATORY	2	2	1 1/4	1	2
S	KITCHEN SINK	3	2	1 1/2	2	6
W	AUTOMATIC CLOTHES WASHERS	2	3	2	2	4
DW	DISHWASHING MACHINE	1	2	1 1/2	2	2
LT	LAUNDRY TUB	1	2	1 1/2	2	2
VTR	VENT THROUGH ROOF					
AAV	AIR ADMITTANCE VALVE					
						33

* TOTAL DFU REQUIRES DRAINAGE PIPE DIAMETER 4" AND 1/8" SLOPE PER TABLE 710.1

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4161 TAMIAMI TRAIL UNIT 101,
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FAX: 941-979-8195

FLORIDA ENGINEERING

PROJECT NAME & ADDRESS:

AGOGLIA
7 HARBOUR DR N, OCEAN RIDGE FL
CONSTRUCTONIK LLC

No.	Description	Date
1	DESIGN REVIEW	02-19-2026
2	DESIGN REVIEW	03-31-2026
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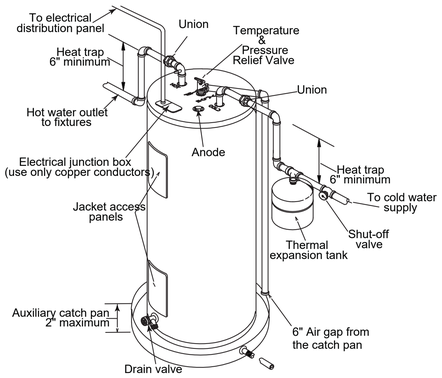
DRAWN BY: CMFL
REVISED BY: JPP
PROJECT NO: 25 199 11

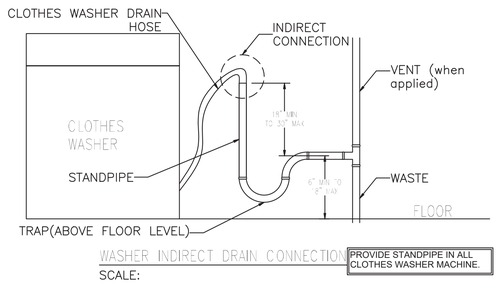
SHEET TITLE:
PLUMBING PLAN

SHEET NUMBER:
P-102



TYPICAL WATER HEATER DETAIL

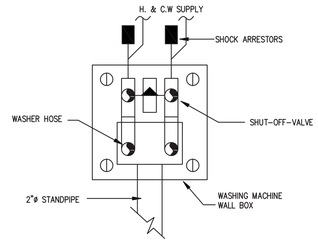
SCALE: NTS



WASHER INDIRECT DRAIN CONNECTION

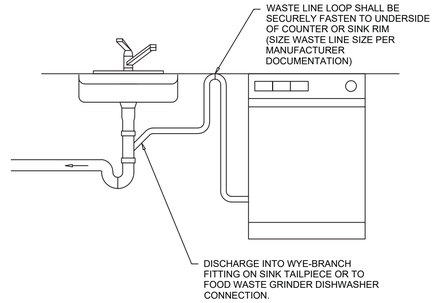
PROVIDE STANDPIPE IN ALL CLOTHES WASHER MACHINE.

SCALE:
N.T.S



WASHER MACHINE BOX DETAIL

SCALE: NTS



RESIDENTIAL DISHWASHER WASTE CONNECTION

N.T.S.

REFER TO PLANS FOR VTR PIPE SIZES AND LOCATIONS. LOCATE VENT THRU ROOF MINIMUM TEN FEET HORIZONTAL OR THREE FEET VERTICAL ABOVE ANY BUILDING OPENING OR FRESH AIR INTAKE, AND ONE FOOT FROM ANY VERTICAL SURFACE. PROVIDE 1" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET ON VENT PIPE INSIDE BUILDING WITHIN SIX FEET OF VENT THRU ROOF LOCATION. VERIFY FLASHING AND COUNTER FLASH WITH ROOFING CONTRACTOR.

VENT THRU ROOF (VTR) DETAIL

REFER TO PLANS FOR VTR PIPE SIZES AND LOCATIONS. LOCATE VENT THRU ROOF MINIMUM TEN FEET HORIZONTAL OR THREE FEET VERTICAL ABOVE ANY BUILDING OPENING OR FRESH AIR INTAKE, AND ONE FOOT FROM ANY VERTICAL SURFACE. PROVIDE 1" FIBERGLASS INSULATION WITH ALL-SERVICE JACKET ON VENT PIPE INSIDE BUILDING WITHIN SIX FEET OF VENT THRU ROOF LOCATION. VERIFY FLASHING AND COUNTER FLASH WITH ROOFING CONTRACTOR.

VENT THRU ROOF (VTR) DETAIL

OPTION #1 WHEN THE VALVE IS LOCATED IN A WALL RECESS BOX, A REMOVABLE LOUVER SHALL BE INSTALLED FOR VENTILATION, ACCESS AND INSPECTION

OPTION #2 THE VALVE MAY BE LOCATED ON A DOUBLE SHORT VERTICAL OFFSET BELOW THE FLOOD LEVEL RIM OF THE FIXTURE BEING SERVED

OPTION #3 THE VALVE MAY BE LOCATED ON THE HORIZONTAL FIXTURE DRAIN ARM A MINIMUM OF FOUR INCHES ABOVE THE FIXTURE TRAP

AIR ADMITTANCE VALVE (AAV) DETAIL

NOTES:
1. APPLY SOLID BEAD OF ROOF MASTIC JUST ABOVE THE ROOF JACK.
2. SLIDE STORM COLLAR DOWN MAKING SURE THE COLLAR IS COMPLETELY SEATED IN MASTIC & THERE ARE NO VOIDS.
3. WHEN COLLAR IS IN FINAL POSITION APPLY FINAL BEAD OF MASTIC AROUND TOP OF STORM COLLAR

VENT PIPE PENETRATION

SCALE: N.T.S.

FLOOR DRAIN DETAIL

NOTE: PIPE AND FITTING SHALL BE OF THE SAME MATERIAL AS SEWER IT SERVES.

EXTERIOR TWO-WAY CLEANOUT

NOT TO SCALE

V.O.W. CONSTRUCTION STANDARDS & DETAILS

METER AND METER BOX INSTALLATION

FIXTURE SHUT-OFF VALVE

NOT TO SCALE

Digitally signed by Richard E Walker
Date: 2026.04.06 13:07:34-04'00'

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I HEREBY CERTIFY AS THE BUILDING DESIGN ENGINEER OF RECORD, THAT THE BUILDING DESIGN AS SHOWN ON THESE PLAN AND AS ACCOMPANIED BY DESIGN & SUPPORT CONSTRUCTION DOCUMENTS, COMPLIES WITH THE FLORIDA BUILDING CODE. THIS CERTIFICATION DOES NOT INCLUDE ROOF TRUSS COMPONENTS OF WHICH THE TRUSS DESIGN ENGINEER IS THE EMPLOYER OF RECORD. THE DESIGN IS PREPARED IN COMPLIANCE WITH THE 2023 8TH EDITION FLORIDA BUILDING CODE WITH SUPPLEMENTS.

4161 TAMIAMI TRAIL UNIT 101
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941-979-3195
FAX 941-979-8195

FLORIDA ENGINEERING

AGOGLIA

7 HARBOUR DR N, OCEAN RIDGE FL

CONSTRUCTONIK LLC

PROJECT NAME & ADDRESS:

No.	Description	Date
1	DESIGN REVIEW	02-19-2026
2	DESIGN REVIEW	03-31-2026
3		
4		
5		
6		

DRAWN BY: CMFL

REVISED BY: JPP

PROJECT NO: 25 199 11

SHEET TITLE:

PLUMBING DETAILS

SHEET NUMBER:

PD-100

PLUMBING PROVISIONS

SECTION 15400 – PLUMBING

1. SCOPE OF WORK

Provide all labor, materials, tools, transportation, and services necessary to complete the plumbing system installation as described in these specifications, as illustrated on the drawings, or as directed by the Architect.
Install all hot- and cold-water systems, including complete connections from the water meter to all plumbing fixtures and any equipment requiring water connections. These systems shall include controls, valves, equipment, devices, and insulation.

Furnish and install all soil, waste, and vent systems, both inside and outside of the building, with sewer connections to the municipal system as indicated on the drawings.

Provide and set all plumbing fixtures, including all required trim, supports, and accessories.

Perform trenching, pipe bedding, backfilling, compaction, and soil treatment as required.

Complete all rough-in and final connections for equipment, fixtures, and service areas as indicated on the drawings, including necessary traps and miscellaneous items. Coordinate all work with the Owner.
Provide all final plumbing connections to heating and air-conditioning equipment, including condensate drains, indirect waste, and gas piping as required.

Meters and Utility Connections:

Water: Coordinate all work with the local water utility. Furnish any labor and materials not provided by the utility and required to connect to the existing line or meter. Install all permanent water supply lines from the point of connection in accordance with local utility requirements. Tap fees are paid by the Owner (if required).
Sewer: Coordinate all work with the local utility. Perform all work and furnish all materials in strict accordance with local requirements. Tap fees are paid by the Owner (if required).

Gas: Coordinate with the local gas utility and provide all labor and materials (not provided by the utility) required to supply a working system for the Owner, including meter and/or regulator. Furnish a complete system from the tapping point to and within the building as shown on the drawings. Tap fees are paid by the Owner.

2. SHOP DRAWINGS

Submit a complete sets of shop drawings in accordance with Section 01300 to the building department at the time of plan review. These drawings shall include all plumbing fixtures, trim, drains, cleanouts, piping, valves, insulation, hangers, supports, equipment, and devices proposed for use.

3. PRODUCT HANDLING

In the event of damage, make all necessary repairs or replacements immediately, to the satisfaction of the Owner.

4. EXAMINATION OF THE SITE

All contractors submitting proposals for this work shall examine the site and note all conditions, including applicable local regulations. Proposals shall reflect all conditions affecting the work under this contract.

5. GUARANTEE

All work performed under this section shall be guaranteed free from defective materials and workmanship.
Upon notification by the Owner or Architect, of any failure in guaranteed equipment within the warranty period, the Contractor shall promptly replace any defective part(s).

6. MATERIALS

A- Soil, Waste, and Vent Piping

Below Floor to 5'-0" Outside Building and Yard Piping: Use A.B.S. or P.V.C. Schedule 40 pipe and fittings if approved by the local authority, or standard-weight coated cast-iron soil pipe with cast-iron/neoprene gasket fittings in compliance with one of the standards listed in Table 702.2 of the Florida Plumbing Code (FBCP). Where piping is installed under driveways or parking areas with superimposed loads, service-weight cast-iron soil pipe with cast-iron/neoprene gasket fittings shall be used.
Above Floor: Use A.B.S. or P.V.C. Schedule 40 (if approved by local authority), or standard-weight coated cast-iron pipe with neoprene rubber gaskets, or hubless cast-iron pipe with neoprene rubber gaskets and stainless-steel clamps (Clamp-All or equal) in compliance with the standards in Table 702.1 of the FBCP.
B- Hot and Cold Water Piping

Above Floor or Underground: Use Corzan CPVC Schedule 80 conforming to Tables 605.3 and 605.4 of the FBCP, based on intended service. All hot-water distribution pipe and tubing shall have a minimum pressure rating of 100 psi at 180°F. All fittings and connections shall conform to NSF 61 and one of the standards in Table 605.5 of the FBCP.

Coordinate with the manufacturer and install expansion loops per their standards. Approved manufacturers include +GF+, IPEX, NIBCO, CEPEX, FIP Durman, Vycom, and Asung.

C- Condensate Drain Piping

Condensate drain piping shall be Corzan CPVC Schedule 80 from HVAC units and other equipment unless otherwise noted.

D- Indirect Waste Piping

Unless otherwise indicated, provide Schedule 40 piping. Slope drainage pipe in accordance with FBCP Table 704.1:

2-1/2" or smaller: 1/4" per foot

3" to 6": 1/8" per foot

8" or larger: 1/16" per foot

E. Natural Gas Piping

Provide gas piping, including tap and service. Coordinate meter location with the local authority.

Underground gas piping shall be Schedule 40 black steel pipe with long-radius steel welding fittings, protected with Trantex wrapping tape (or equivalent) per manufacturer's recommendations.
Gas piping above ground shall be Schedule 40 black steel with 125 lb. black malleable iron screwed fittings, supported at intervals not exceeding 8'-0" and at each change in direction.

Gas pipe joint compound shall comply with NFPA 54 and local codes, suitable for natural gas service.
Provide moisture traps on each drop to the water heater and any kitchen equipment.

Support piping in accordance with Sections 407 and 415 of the Florida Building Code – Fuel Gas (FBCFG).
F. Storm Drain Leaders

Storm drain piping shall be the same materials as for soil, waste, and vent piping, per above paragraphs.
G. Insulation

Insulate all water pipes, rain leaders, etc., to prevent heat loss and condensation (when applicable).
Piping in unconditioned spaces shall be protected against freezing (when applicable).

Use minimum 1" thick foam insulation with a conductivity not exceeding 0.28 BTU per inch/hr/ft²/°F (per FBCEC , Section C404.4 and FBCP, Section 607.5).

Insulation shall be Armaflex by Armstrong or approved equal.

Seal all butt ends and longitudinal joints with rubber-based adhesive.

PLUMBING PROVISIONS CONTINUE

7. FIXTURES

A. Refer to drawings for fixture specifications.

8. FLASHINGS

A. Provide watertight flashing for all piping and vents passing through the roof, using six-pound-per-square-foot lead sleeves. The sleeve base shall extend at least 12 inches in each direction beyond the outside diameter of the pipe.
B. Turn the sleeve down a minimum of 1-1/2 inches into the top of the vent pipe, fitting the lead snugly inside the pipe.
C. Gas vent caps shall be vandal-proof and flashed similarly.
D. Confirm approved flashing materials and methods with the Roofing Contractor.

9. CLEANOUTS

A. Refer to drawings for cleanouts specifications.

10. EQUIPMENT

A. Water Heater

Furnish and install the water heater(s) as indicated on the drawings (gas or electric).

Provide all temperature and safety controls, including ASME- and ANSI Z21.22-rated temperature and pressure relief valve, gas pressure regulator (if required), drain valve, and expansion tank, as applicable.
Provide water, gas, and relief line connections with shutoff valves and dielectric unions in water and gas lines.

B. Valves, Cocks, and Faucets

Unless noted otherwise, all valves shall be rated for a minimum of 160 psi working pressure and shall comply with FBCP Section 606. Valves shall be compatible with the piping material and have rising stems with back seats for repacking under pressure (where applicable). All materials shall conform to lead content standards of Section 605.7, FBCP. Acceptable manufacturers include Stockham, Walworth, Lunkenheimer, Scott, Hammond, Crane, or Watts (or similar approved manufacture).

Gate valves shall be compatible with the piping system, and any supplying drinking water must meet NSF 61.
Provide chrome-plated angle stop valves with soft annealed chrome-plated copper supply tubes and escutcheons for lavatories, tank-type water closets, sinks, and water coolers.

Gas cocks: See drawings for all equipment requiring gas shutoff cocks.

Exterior hose bibbs/valves shall be non-freeze type, with supply shutoff valves if noted.

C. Bathtub

Temperature limiting devices shall be provided for bathtub as per P2713.3

11. EXECUTION

A. Piping

Conceal all piping unless otherwise shown on the drawings.

Install valves, traps, cleanouts, and other apparatus in easily accessible locations.

Slope soil and waste lines in accordance with FBCP Table 704.1: 1/4" per foot for pipes 2-1/2" and under; 1/8" per foot for pipes 3" to 6", unless otherwise indicated or required by local codes.

Separate hot and cold water lines by at least 6" when run in parallel.

Run all water lines overhead and down partition walls unless no wall is available. In such cases, run lines under the slab to the point of termination.

B. Hangers and Supports

Support gas piping at intervals not exceeding 8'-0" and at each change of direction with steel pipe hangers (e.g., Grinnell or Fee & Mason). Attachment to structure shall comply with FBCFG Sections 407 and 415.
Hanger rods shall be standard steel bolt stock, 3/8" minimum diameter.

All underground piping shall be firmly bedded, with bell holes provided at each bell. Install piping in a graded trench, and excavate/backfill per the requirements in these specifications.

Indoor Finishes

Hangers and clamps supporting bare copper piping shall be coated with copper-colored epoxy paint (B-Line Dura-Copper®). Where necessary, add an additional PVC coating.

Hangers for other pipe types shall be zinc-plated (ASTM B633) or have an electro-deposited green epoxy finish (B-Line Dura-Green®).

Strut channels shall be pre-galvanized (ASTM A653 SS Grade 33 G90) or have an electro-deposited green epoxy finish (B-Line Dura-Green®).
Outdoor/Corrosive Environments

Hangers and strut for outdoor applications shall be hot-dip galvanized post-fabrication (ASTM A123). All associated hardware shall be hot-dip galvanized or stainless steel; zinc plating is not acceptable outdoors or in corrosive areas.
In corrosive areas, hangers and strut shall be Type 304 [316] stainless steel with stainless hardware.

C. Plumbing Fixtures

Furnish and install all plumbing fixtures complete with necessary fittings, trim, and accessories.

D. Tests

The permit holder shall conduct all applicable tests prescribed in Sections 312.2 through 312.10 of the FBCP to confirm code compliance.

All plumbing system piping shall be tested with water or (for non-plastic piping) by air.

E. Cleaning and Protection

Remove all debris and leftover materials for which this Contractor is responsible. Clean all fixtures and equipment, and repair any blemishes to the finish. Replace any fixtures damaged due to improper protection during installation.
Flush out new piping with chlorine or HTH solution to remove foreign matter and sanitize, as required by local authorities and FBCP Section 610.

F. Maintenance

Clean drain lines prior to project turnover.

GENERAL NOTES

1. It is the responsibility of the Plumbing Contractor to review both the plans and written specifications to understand the full scope of work. Coordinate with the Owner's representative for any requirements not specified herein but considered part of the contract. Visit the site to assess existing conditions.
2. Equipment in the kitchen requiring filtered, purified, or distilled water shall be identified by the Owner. Filters or R.O. system specifications shall be provided by the Owner. The contractor shall review these specifications and coordinate with the Owner to understand all system requirements and any additional locations needing service.
3. Lack of thorough understanding of existing conditions shall not excuse errors or omissions nor justify additional costs.
4. The Contractor shall field-measure and verify all dimensions and conditions before starting work.
5. All plumbing and gas installations shall conform to the latest editions of the following:

   Florida Building Code – Residential (8th Edition, 2023)

   Florida Building Code – Building (8th Edition, 2023)

   Florida Building Code – Existing Building (8th Edition, 2023)

   Florida Building Code – Mechanical (8th Edition, 2023)

   Florida Building Code – Plumbing (8th Edition, 2023)

   Florida Building Code – Energy Conservation (8th Edition, 2023)

   Florida Building Code – Fuel Gas (8th Edition, 2023)

   Florida Fire Prevention Code (8th Edition)

   NFPA (latest applicable editions)

   ASHRAE Standard 62.1

6. Piping layouts on the drawings are diagrammatic, showing general arrangement, size, and capacity only. All offsets are not necessarily shown. The Contractor shall furnish offsets, valves, vents, and fittings to avoid conflicts with other trades and structural/architectural elements as needed.
7. The Plumbing Contractor's scope includes all work indicated on these drawings.
8. Coordinate all piping routes with other trades before installation.
9. Verify invert elevations and the exact locations of existing sewers before installing new sewer connections.
10. Install isolation valves at each domestic water branch takeoff and unions at each equipment, fixture, or appliance service point per FBCP Sections 606.1 and 606.2.
11. Maintain proper separation between sewer pipe and water service lines in accordance with FBCP requirements and referenced tables.
12. Provide a drain pan with a proper drainage system under piping/ductwork located above any electrical panel.
13. Contractor to provide recirculation line if distance from water heater to furthest plumbing fixture exceeds 50'.

Richard Edward Walker LICENSE No. 61246 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Richard E Walker
Date: 2026.04.06 13:07:34-04'00'

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FLORIDA ENGINEERING
4161 TAMIAMI TRAIL UNIT 101
PORT CHARLOTTE, FL 33980
PH. 941-979-3195
FAX 941-979-3195

PROJECT NAME & ADDRESS:

AGOGLIA
7 HARBOUR DR N, OCEAN RIDGE FL
CONSTRUCTONIK LLC

No.	Description	Date
1	DESIGN REVIEW	02-19-2026
2	DESIGN REVIEW	03-31-2026
3		
4		
5		
6		

DRAWN BY: CMFL

REVISED BY: JPP

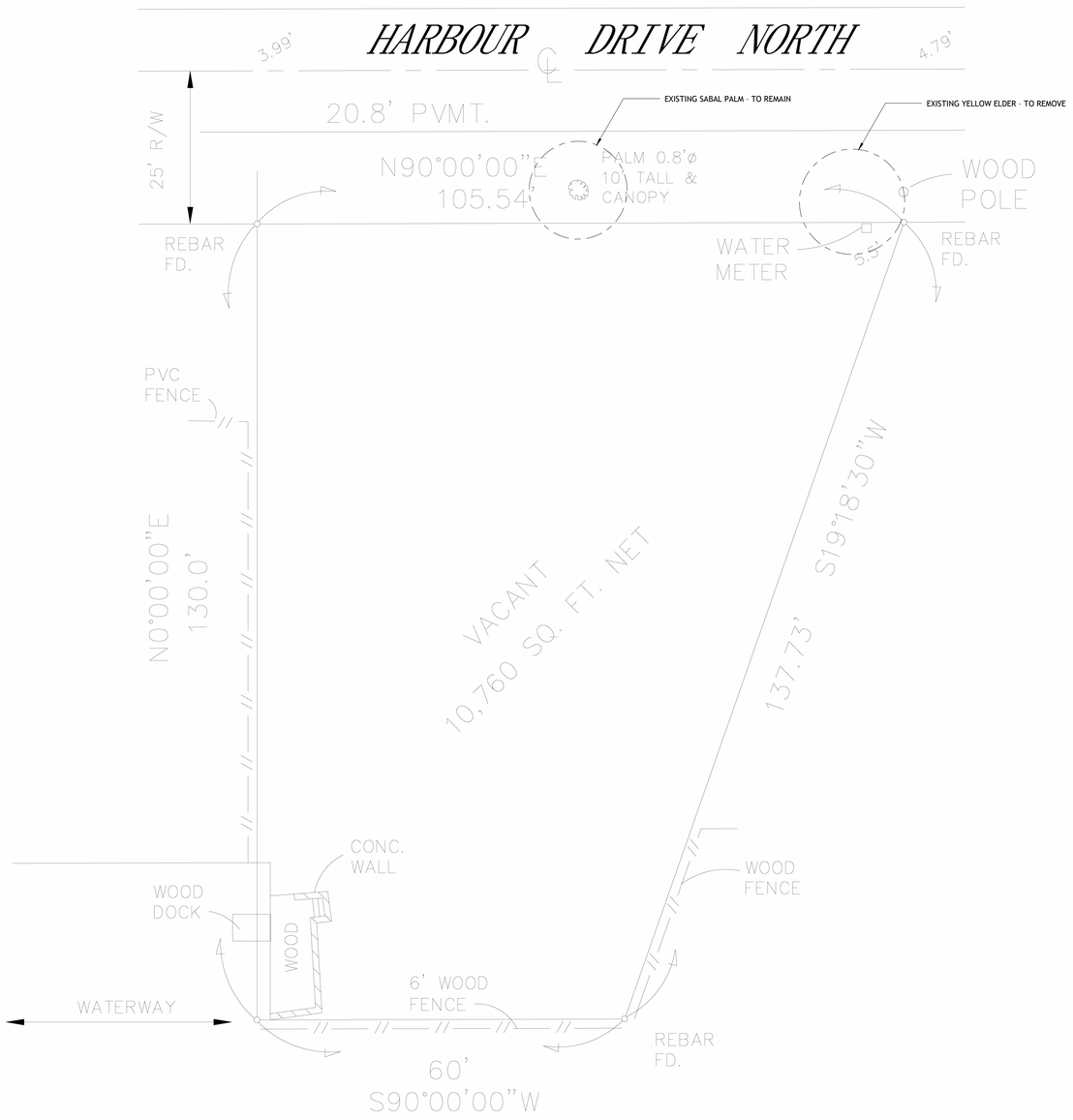
PROJECT NO: 25 199 11

SHEET TITLE:

PLUMBING DETAILS

SHEET NUMBER:

PD-101



1 Existing Site Plan
1" = 10'-0"

BLDGSOL LLC
Suit 314C, 1942 Broadway Street,
Boulder Colorado 80302

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STAMP:

WILLIAMS ANDREW ROBERT
LICENSE
No. 91745
STATE OF FLORIDA
PROFESSIONAL ENGINEER

7 HABOUR DRIVE NORTH OCEAN RIDGE, 33435

Reversion	Date	Remarks
REV. 1	13.12.2025	-
REV. 2	05.01.2026	-

PROJECT NUMBER: 001000

OWNER:
JHON & PAULETTE AGOGLIA

TREE DISPOSITION PLAN

Drawn By GB

Sheet No. L-101

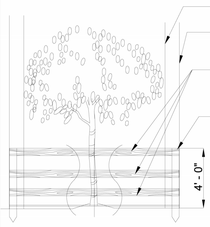
Sheet Size: ARCH-D

Date
16th Feb. 2026

TREE REMOVAL DISPOSITION SCHEDULE	REQUIRED SF.	PROVIDED SF.
EXISTING TREE CANOPY MITIGATION 1. Sabal Palm – front center near street = 250 SF	1 canopy tree per 1,000 sq. ft.	1,600
PROPOSED TREE PLANTINGS 1. Coconut Palm (Cocos Nucifera) - 12' HT x 8' SPR., 2.5" CAL., Canopy Area = 150SF each x 7 = 1050 SF		

NOTES:

1. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PINES FROM SITE.
2. SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANT LIST, SPECIFICATIONS, DETAILS ETC.
3. THE CONTRACTOR SHALL INCLUDE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES. TREE, PINE AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
4. LOCATIONS SHOWN FOR THE EXISTING TREES AND PINES ARE APPROXIMATE, EXACT LOCATIONS ARE TO BE FIELD CERTIFIED BY A REGISTERED LAND SURVEYOR (RSL) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES, OR PINES TO REMAIN.
5. ALL INCISIVE EXOTIC VEGETATION AND ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.



DRIP LINE

FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE OR MORE WHERE POSSIBLE.

THREE ROWS OF RAIL FENCING (2"x4") SPACED EQUALLY TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN

WOODEN STAKES (2"x4"x5' MIN) ON 5' CENTERS - TO SUPPORT RAIL FENCING.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION

TREE PROTECTION DETAIL

N.T.S

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM LOCAL AUTHORITIES PRIOR TO REMOVAL OF ANY TREE OR PINES FROM THE SITE

SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANT LIST, DETAILS, NOTES, SPECIFICATIONS, ETC.

TREE DISPOSITION NOTES

BLDGSOL LLC
Suit 314C, 1942 Broadway Street,
Boulder Colorado 80302

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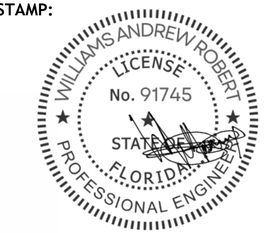


7 HABOUR
DRIVE NORTH
OCEAN RIDGE,
33435

Reversion	Date	Remarks
REV. 1	13.12.2025	-

PROJECT NUMBER: 001000

OWNER:
JHON & PAULETTE AGOGLIA

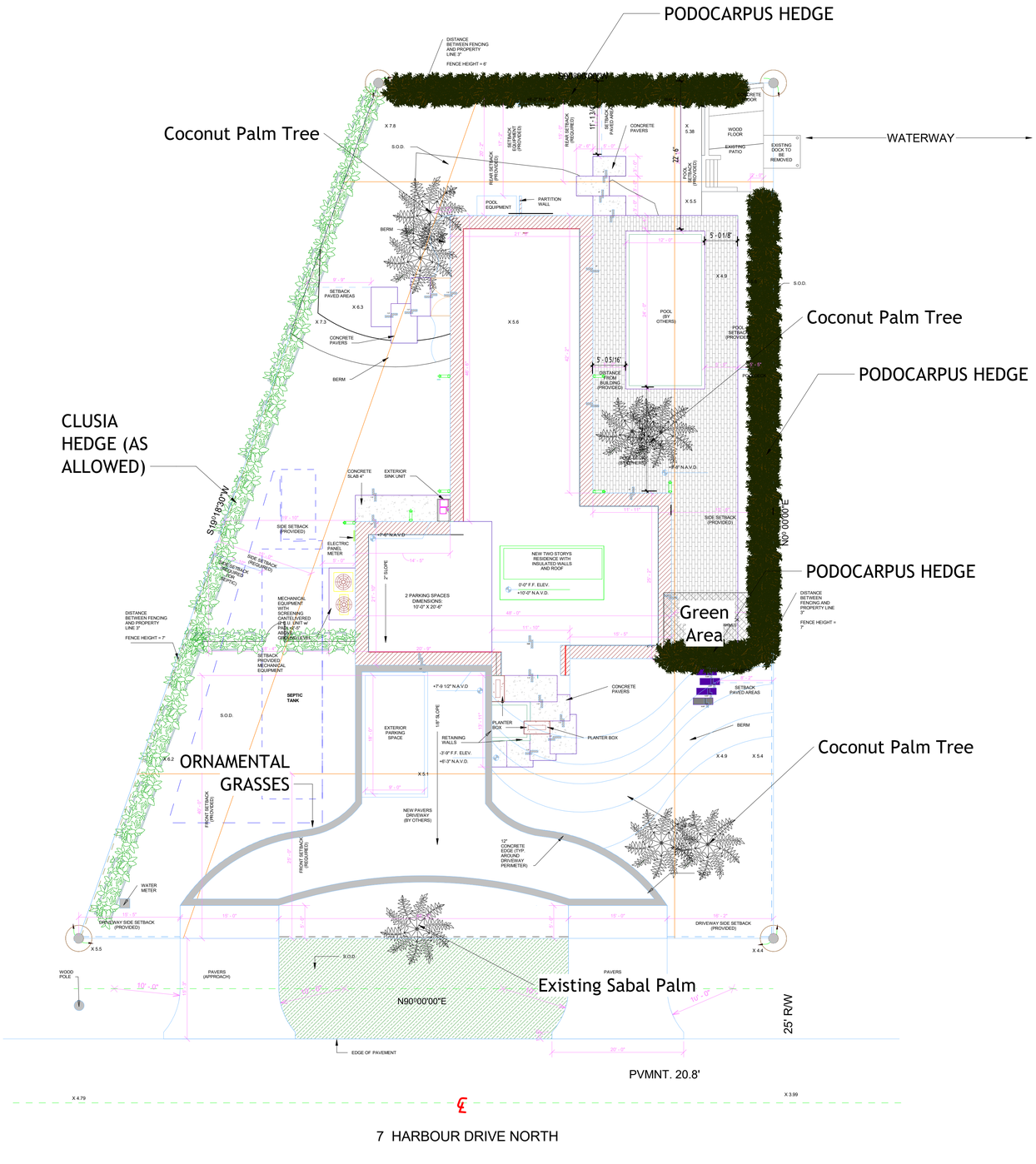
TREE DISPOSITION NOTES

Drawn By GB

Sheet No. L-102

Sheet Size: ARCH-D

Date
16th Feb. 2026



1 New Site
1/8" = 1'-0"

BldgSOL
THE BUILDING SOLUTIONS

BLDGSOL LLC
Suit 314C, 1942 Broadway Street,
Boulder Colorado 80302

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PROFESSIONAL ENGINEER

7 HABOUR DRIVE NORTH OCEAN RIDGE, 33435

Reversion	Date	Remarks
REV. 1	13.12.2025	-

PROJECT NUMBER: 001000

OWNER:
JHON & PAULETTE AGOGLIA

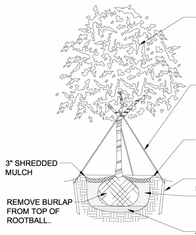
LANDSCAPE PLAN

Drawn By: GB

Sheet No.: L-103

Sheet Size: ARCH-D

Date: 16th Feb. 2026

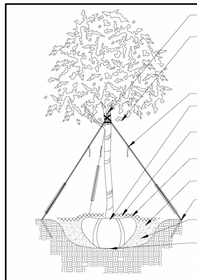


TREE PLANTING DETAIL

UP TO 6" CALIPER N.T.S

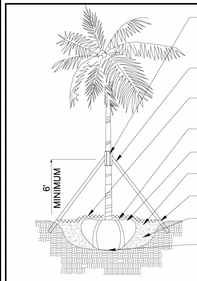
PLANT LIST

SYM.	NATIVE		NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES					
CO NU	Y	6	COCONUT PALM	BURSERA COCOS NUCIFERA	12' HT X 8' SPR., 2.5" CAL
SHRUB HEDGES					
PO MA	N		PODOCARPUS HEDGE	PODOCARPUS MACROPHYLLUS	3 GAL, 2' O.C, 84" HT MIN
CL RO	N		CLUSIA HEDGE	CLUSIA ROSEA	3 GAL, 2' O.C, 84" HT MIN
GROUND COVERS / TURF					
HE DE	Y	6	BEACH SUNFLOWER	HELIANTHUS DEBILIS	1 GAL, 18" O.C
TR AS	N	7	ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL, 18" O.C
SF	N	8	"FLORATAM ST. AUGSTINE	STENOTAPHRUM SECUNDATUM	2' HT X 3 GAL, 2' O.C
FI GI	N	8	GREEN ISLAND FICUS	FICUS MICROCARPA	
TOPSOIL			TOPSOIL: SAND MIX		
		20 C.Y	TREES, PALMS, SHRUBS AND GROUNDCOVERS		3" DEPTH, SPREAD IN PLACE
		40 C.Y	AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL SPREAD IN PLACE		SOLID SOD, PRICE PER SF
MULCHING					
		25 C.Y.+/-	"PINE BARK" MULCH		
					50:50 TOP SOIL:SAND MIX
		- - -	TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR		
			TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS		
			UPON FINAL INSPECTION AND APPROVAL		
					PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION



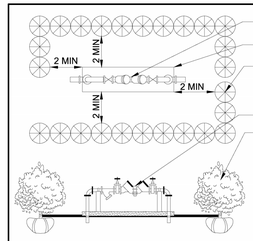
TREE PLANTING DETAIL

N.T.S



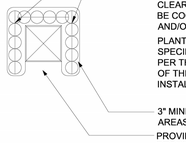
PALM PLANTING DETAIL

N.T.S

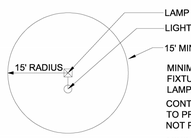


TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

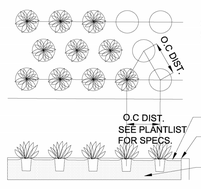
N.T.S



TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

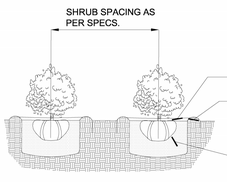


MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES



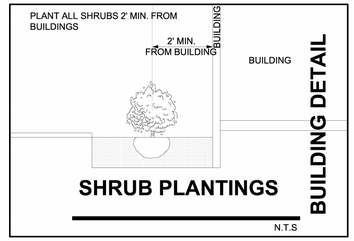
GROUNDCOVER DETAIL

N.T.S



SHRUB PLANTING DETAIL

N.T.S



SHRUB PLANTINGS

N.T.S

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID ALL UNDERGROUND UTILITIES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BED AND OTHER LANDSCAPE AREAS.
   - SODDED-LAWN AREAS 2" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
   - GROUND COVER AND ANNUALS 6" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
   - SHRUBS 12" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
   - TREES (24" SPECIMEN MIN. MATERIAL) 24" DEPTH PLANTING SOIL SPREAD IN PLACE OR TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
   - LANDSCAPE INSTALLATION FOUNDATIONS: EXCAVATE AND REMOVE ALL STUMPS, ROCKS, DEBRIS, ETC. TO A MINIMUM DEPTH OF 12" BELOW FINISHED GRADE. REMOVE ALL FOREIGN MATERIALS FROM SITE TO A WIDTH OF 3'.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL/SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AND SOD. IN THE EVENT THE SITE CONTRACTOR THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE CONTRACTOR GRADES AND FINAL GRADES OF THE LANDSCAPE CONTRACTOR, THE PROJECT SUPERINTENDENT IS TO ADD 1/2" DEPTH. THIS ITEM SHALL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THE 2" TOPSOIL/SAND APPLICATION OR DISCREPANCY.
   OTHER PLANTING SOIL MIXES TO BE ADDED, I.E., FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS, GROUNDCOVERS, SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE IN THE LANDSCAPE BID.
7. THE LANDSCAPE SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL INCLUDING UNDERGROUND UTILITY LINE LOCATIONS AND SLEEVES.
8. ALL SODDED AREAS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED MULCH. THE MULCH SHALL BE PLACED AFTER THE SOD IS LAID AND THE IRRIGATION LINES ARE SECURED. THE MULCH SHALL BE COCOA BROWN IN COLOR TO MATCH THE MULCH IN THE EXISTING COMMON AREAS. MULCH SHALL BE CLEAN AND FREE OF DEBRIS.
9. THE GROUND COVER SHALL BE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL ENSURE, WHERE APPLICABLE, THAT THE GROUND COVER SHALL BE PLACED IN AREAS INDICATED ON THE PLAN OR AS DIRECTED. PARTIAL AREAS AND INCONSISTENCIES WITH THE PLAN SHALL BE DIRECTED. THE CONTRACTOR SHALL VERIFY THE TOTAL AREA TO BE SODDED PRIOR TO INSTALLATION.
10. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.
11. ALL TREES, PALMS, SHRUBS, AND GROUNDCOVER SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE CITY, STATE, GOVERNING AGENCY. CONTRACTOR SHALL INFORM THAT THE FINAL DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLETE AND IN FULL OPERATION ON THE PLANS PRIOR TO SCHEDULING THE FINAL INSPECTION.
13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING, AND QUANTITIES SHOWN THEREIN. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
14. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE WITH A 100% OVERLAPPING COVERAGE. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE REQUIREMENTS & IRRIGATION INDUSTRY STANDARDS. CONTRACTOR SHALL OBTAIN PERMITS FROM THE CITY, STATE, GOVERNING AGENCY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR POST-INSTALLATION INSPECTION BY THE CITY, STATE, GOVERNING AGENCY.
15. EXISTING IRRIGATION SYSTEM (IF ANY EXISTS) SHALL BE RETROFITTED TO COMPLY WITH THE SPECIFICATIONS AS OUTLINED ABOVE.
16. THE CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO PROVIDE ADEQUATE WATER FOR THE PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR ALL MAINTENANCE OF PLANT MATERIAL UNTIL FINAL ACCEPTANCE BY THE CITY, STATE, GOVERNING AGENCY.
17. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY STOCK, 1998 EDITION, REVISED JAN-2002 BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AN ACCEPTED APPROACH.
18. ALL EXISTING TREES AND PALMS SHALL BE LIFTED AND THINNED TO PROVIDE A MINIMUM 14' HEIGHT CLEARANCE FOR VEHICLES, AND PROVIDE WALL WASH AND 8' MINIMUM CLEARANCE FOR SIDEWALKS, DRIVEWAYS, AND PEDESTRIAN AREAS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A JURISDICTION TREE REMOVAL PERMIT AND TREE PROTECTION PLAN PRIOR TO TREE REMOVAL AND/OR RELOCATION.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TREES, SWALES, FILL, DEBRIS, MULCH, ETC. TO ACCOMMODATE THE NEW UTILITY AND LANDSCAPE INSTALLATION. CONTRACTOR SHALL MAINTAIN THE NEW LANDSCAPE INSTALLATION FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

BldgSOL
THE BUILDING SOLUTIONS
BLDGSOL LLC
Suit 314C, 1942 Broadway Street,
Boulder Colorado 80302

Please be advised that the information contained in this package has not been verified,and no express representation or warranty is made nor is any to be implied as to the accuracy there of, and it is submitted subject to errors, omittions ans other conditions.

STAMP:



7 HABOUR DRIVE NORTH OCEAN RIDGE, 33435

Reversion	Date	Remarks
REV. 1	13.12.2025	-

PROJECT NUMBER: 001000

OWNER:
JHON & PAULETTE AGOGLIA

LANDSCAPE NOTES

Drawn By GB

Sheet No. L-104

Sheet Size: ARCH-D

Date 16th Feb. 2026



1 Irrigation Plan
1/8" = 1'-0"

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THE BUILDING SOLUTIONS

BLDGSOL LLC
Suit 314C, 1942 Broadway Street,
Boulder Colorado 80302

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STAMP:

WILLIAMS ANDREW ROBERT
LICENSE
No. 91745
STATE OF FLORIDA
PROFESSIONAL ENGINEER

7 HABOUR DRIVE NORTH OCEAN RIDGE, 33435

Reversion	Date	Remarks
REV. 1	13.12.2025	-

PROJECT NUMBER: 001000

OWNER:
JHON & PAULETTE AGOGLIA

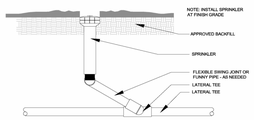
IRRIGATION PLAN

Drawn By: GB

Sheet No.: L-105

Sheet Size: ARCH-D

Date: 16th Feb. 2026



POP-UP SPRAY - ROTOR DETAIL

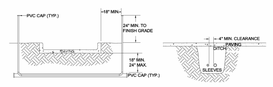
N.T.S



NOTE:
MOUNT RAIN SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN THE PATH OF SPRINKLER SPRAY.

RAIN SENSOR DETAIL

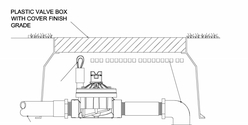
N.T.S



NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

SLEEVING AND TRENCH DETAIL

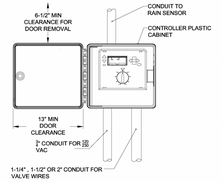
N.T.S



NOTE:
GROUP MULTIPLE VALVES IN A MANIFOLD WHEN POSSIBLE.

VALVE DETAIL

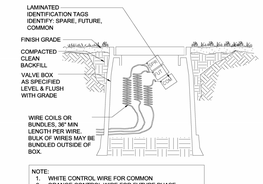
N.T.S



NOTE:
1. OWNER TO VERIFY CONTROLLER LOCATIONS
2. OWNER TO PROVIDE ELECTRICAL SERVICES.

CONTROLLER DETAIL

N.T.S



NOTE:
1. WHITE CONTROL WIRE FOR COMMON
2. ORANGE CONTROL WIRE FOR FUTURE PHASE ADDITIONS
3. BLUE CONTROL WIRE FOR SPARES.
4. REFER TO PLAN & SPECS FOR QUANTITIES & WIRE TYPE PER BOX.

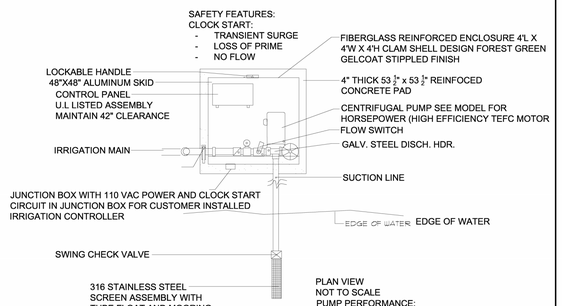
SPARE WIRE DETAIL

N.T.S

NOTE: SUCTION PIPES AND FITTINGS SHALL BE HDPE HEAT FUSED. CHECK VALVE 3" AND LARGER SHALL BE SWING TYPE, 2" AND SMALLER SHALL BE POPPET STYLE. ALL EXPOSED SUCTION & DISCHARGE PIPE ADJACENT TO THE PUMP SYSTEM SHALL BE GALVANIZED STEEL.

PROVIDE MINIMUM OF 4' CLEARANCE ON ALL SIDES OF PUMP SYSTEMS

* FEATURES ARE INCLUDED IF MARKED WITH AN "X"
____ VARIABLE FREQUENCY DRIVE
____ IRRIGATION CONTROLLER STATION AND RAIN SENSOR ON 8' POLE.
____ PRESSURE TANK FOR PRESSURE DEMAND SYSTEMS



ELECTRIC SERVICE TO BE, IN ORDER OF PREFERENCE:
460V 3-PHASE, 230V CLOSED-DELTA 3-PHASE, 208 WYE 3-PHASE,
230 OPEN-DELTA 3-PHASE, 230 1-PHASE, 208V 1-PHASE.

HOOVER PUMPING MODEL: HCF-3CS-230/3-LZ
Pompano Beach, Florida. Tel: 954-971-1350

FLORIDIA CITY GAS CORPORATE OFFICES
CENTRIFUGAL PUMP SYSTEM DETAIL
FIBERGLASS ENCLOSED SINGLE LAKE SUCTION
CLOCK START

GENERAL IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE & FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) REQUIREMENTS.
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER & THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
3. CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY OR BUBBLER AND SHALL BE SO INSTALLED TO NOT CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AND AS PER THE MANUFACTURER'S SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POP-UPS FOR SODDED AREAS, 6" FOR GROUNDCOVER PLANTINGS AND 12" POP-UPS FOR ALL PLANTING AND SHRUB BEDS. SPRAY HEADS ON RISERS SHALL ONLY BE PERMITTED PER THE LAND. ARCH.
4. ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHERE POSSIBLE.
5. CONTRACTOR SHALL CONSTRUCT CONCRETE THRUST BLOCKS, 12" X 12" X12" AT ALL "T" INTERSECTIONS OR BENDS 45 DEGREES OR GREATER ON THE MAIN LINE.
6. MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.
7. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL U.N.C.L.E. 1(800) 432-8770, 48 HOURS PRIOR TO COMMENCENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
8. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING AND PROCEDURE.
9. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEEMED NECESSARY TO PERFORM THE WORK. ENTIRE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES.
11. ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER FL BLDG CODE, APPENDIX "F". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW WALKWAYS AND SHALL BE SCHEDULE 40 PVC. ALL SLEEVING SHALL BE SCHEDULE 40 PVC PIPE & SHALL BE 2 TIMES THE MAIN OR LATERAL PIPE SIZE.
12. THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) & ALL ELECTRIC VALVES TO THE CONTROLLER & PROVIDE PROPER SYNCHRONIZATION.
13. ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS TO BE PLACED IN A SEPARATE 1" SLEEVE. CONTRACTOR SHALL PROVIDE A MINIMUM OF 2 EXTRA WIRES FOR EMERGENCY POST-INSTALLATION WIRING.
14. ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENCHING AND LOCATION OF SPRAY HEADS IN THE FIELD FOR EXISTING CONDITIONS, WALKS, UTILITIES, STRUCTURES & PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.
15. CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.
16. THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION, & PROVIDE AN AS-BUILT DRAWING TO THE OWNER'S REPRESENTATIVE UPON COMPLETION AND ACCEPTANCE OF THE WORK.
17. THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNER'S REPRESENTATIVE IN THE COMPLETE OPERATION & MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL FURNISH TWO (2) COPIES OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL PREPARED BY THE MANUFACTURER & THE SYSTEM INSTALLER.
18. THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD, FROM THE DATE OF FINAL ACCEPTANCE.
19. ANY IRRIGATION PIPING WITHIN THE CONFINES OF ANY BUILDING SHALL BE CLEARLY MARKED "NON POTABLE WATER".
20. TREE AND PALM PLANTINGS IN RIGHTS OF WAYS SHALL HAVE ONE FLOOD BUBBLER PER TREE OR PALM. COORDINATE PIPING AND SEEVING AS NEEDED.

PLANTING SOIL:

NOTE: ALL LANDSCAPED AREAS INCLUDING LANDSCAPE ISLANDS, SHALL BE EXCAVATED TO A DEPTH OF 2.0 FEET FOR REMOVAL OF ALL COMPACTED MATERIAL, LIME ROCK ETC. AND BACKFILLED WITH A CLEAN, APPROVED BACKFILLED. 50:50 TOPSOIL SHALL BE APPLIED TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND A 2' DEPTH FOR ALL SOD AREAS. THE CONTRACTOR SHALL CALCULATE AND PROVIDE A UNIT AND AN EXTENDED PRICE FOR THIS ITEM.

FERTILIZATION:

ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZER SHALL BE PER ATLANTIC-AFEC FERTILIZER & CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOW: TREES: 12-06-08 (AFEC 5231) RATE 1.5 LBS./INCH OF DIA. @ DBH PALMS: 12=6-12 (AFEC 7216) RATE: 1.5 LBS / INCH OF DIA @ DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC 5231) RATE: 1.5 OZ./ FT. OF HEIGHT

FLORIDA BUILDING CODE- APPENDIX F PART V- A-6

WATER PIPE SIZE	SLEEVE SIZE
3/4"	1 1/2"
1"	2"
1 1/4"	2 1/2"
1 1/2"	3"
2"	4"
3"	6"
4"	8"

SLEEVES TO EXTEND A MIN. 3' BEYOND ALL PAVED AREAS, BACKFILL AND COMPACTION PER APPENDIX F.

FLORIDA BUILDING CODE- APPENDIX F PIPE INSTALLATION-DEPTH OF COVER

VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30 TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

IRRIGATION LEGEND

- PUMP STATION - 3 HP HOOVER OR APPROVED EQUAL W/ SUCTION LANE INTO CANAL
- GV — ISOLATION GATE VALVE
- 1" PVC MAIN SUPPLY LINE - SCH 40
- C — RAINBIRD WSP-LX MODULAR SERIES W/ RAINBIRD RAIN SENSOR
- RS — RAINBIRD RSD SERIES RAIN SENSOR ATTACHED TO CONTROLLER
- JB — JUNCTION BOX W/ WATERPROOF CONNECTORS
- BRANCH LINE (SCH. 60)
- PIPE IN SLEEVE (SEE SIZING CHART)
- PIPE CONNECTION
- PIPE CROSSING
- 1 1/2" ELECTRIC VALVES-RAINBIRD PEB SERIES OR APPROVED EQUAL, IN 1" DIA VALVE BOX
- ZONE 4 26 GPM — ZONE DESIGNATION
- RAINBIRD ROTARY NOZZLES, MODEL 1800 13'-24' SPACING AS SHOWN, PART OR FULL CIRCLES AS NEEDED, 2.5 GPM
- 15' radius / 12' radius / 10' radius — RAINBIRD 1800 - U SERIES - PRS 4", 6", 12" POP-UP-HALF QUARTER, FULL 10', 12', 15' RADIUS AS SHOWN
- RAINBIRD 1800 SERIES STRIP - TYPE 15EST (END STRIP), 15 CST (CENTER STRIP) RAINBIRD - 5 SERIES, MPR STREAM BUBBLER NOZZLES, 5' RADIUS, 1.5 GPM

SPECIAL NOTES:

A ROUGH INSPECTION IS REQUIRED BY LOCAL AUTHORITY PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF THE IRRIGATION WORK.

PUMP STATION TO BE 3 HP, 1 PHASE, 230 VOLTS, 18 AMPS/ PUMP PANEL AND PROTECTIONS INCLUDING FLOW SWITCH, HOT STOP, MAG START W/ OVERLOAD NEMA 4 ENCLOSURE

RAINBIRD TIMER W/ STATION ENCLOSURE.

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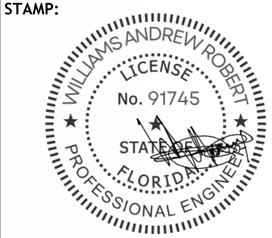
THE BUILDING SOLUTIONS
BLDGSOL LLC
Suit 314C, 1942 Broadway Street,
Boulder Colorado 80302

Please be advised that the information contained in this package has not been verified,and no express representation or warranty is made nor is any to be implied as to the accuracy there of, and it is submitted subject to errors, omittions ans other conditions.

STAMP:



7 HABOUR DRIVE NORTH OCEAN RIDGE, 33435

Reversion	Date	Remarks
REV. 1	13.12.2025	-

PROJECT NUMBER: 001000

OWNER:
JHON & PAULETTE AGOGLIA

IRRIGATION NOTES

Drawn By: GB

Sheet No.: L-106

Sheet Size: ARCH-D

Date: 16th Feb. 2026

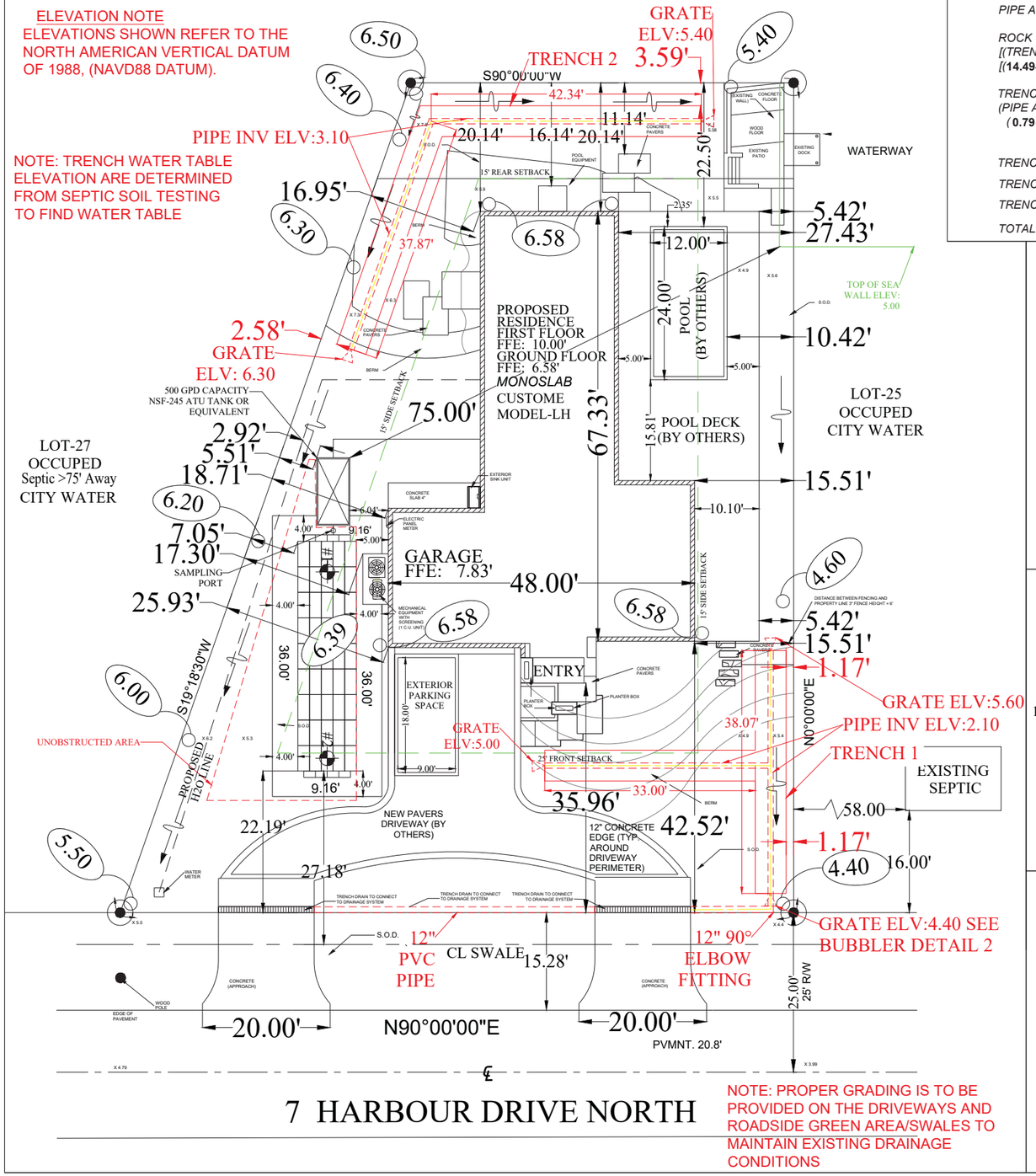
NOTE: GARAGE FFE SHOWN IS AT THE HIGHEST SLAB ELEVATION. SLAB TO BE SLOPED AS PER CODE.

NOTE: NO OTHER PERTINENT FEATURES WERE FOUND WITHIN REQUIRED SETBACK OTHER THAN THE ONES SHOWN WITHIN 75 FEET OF THE APPLICANT LOT.

ELEVATION NOTE
ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD88 DATUM).

Systems shall not be located within 10 feet of water storage tanks in contact with the ground or potable water lines unless such lines are sealed with a water proof sealant within a sleeve of similar material pipe to a distance of at least 10 feet from the nearest portion of the system or the water lines themselves consist of schedule 40 PCV or stronger. In no case shall the water line be located within 24 inches of the onsite sewage treatment and disposal system. Potable water lines within 5 feet of the drainfield shall not be located at an elevation lower than the drainfield absorption surface. Non-potable water lines shall not be located within 24 inches of the system without backflow devices per Sections 381.0065(2)(l)1. and 2., F.S., being installed on the water line to preclude contamination of the water system.

NOTE: TRENCH WATER TABLE ELEVATION ARE DETERMINED FROM SEPTIC SOIL TESTING TO FIND WATER TABLE



7 HARBOUR DRIVE NORTH

NOTE: PROPER GRADING IS TO BE PROVIDED ON THE DRIVEWAYS AND ROADSIDE GREEN AREA/SWALES TO MAINTAIN EXISTING DRAINAGE CONDITIONS

RETENTION CALCULATIONS

PARCEL AREA = 10760 *SF (0.247 AC)*

RETENTION AREA REQUIRED FOR 1" RAINFALL :

PARCEL AREA 10760 *SF X 0.08 FT = 860.80 CF REQUIRED*

TRENCH AREA = **14.49** *SF*

PIPE AREA = **0.79** *SF*

ROCK VOID AREA = **5.48** *SF*
*[(TRENCH AREA - PIPE AREA) * 40 %]*
*[(***14.49***SF - ***0.79***SF) * ***40*** %] =****5.48*** *SF*

TRENCH VOLUME PER FOOT = **6.27** *SF*
(PIPE AREA + ROCK VOID AREA)
*(***0.79***SF + ***5.48*** SF) = **6.27** SF*

TRENCH RETENTION

TRENCH 1:	**6.27** *SF*	*X*	**71.07** *LF*	= **445.61**	*CF*
TRENCH 2:	**6.27** *SF*	*X*	**80.21** *LF*	= **502.92**	*CF*
TOTAL:				**948.53**	*CF*

TRENCH SIZES

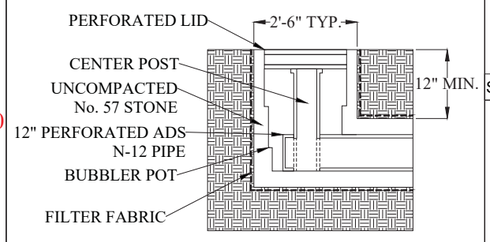
PIPE SIZE 12 "

TRENCH 1

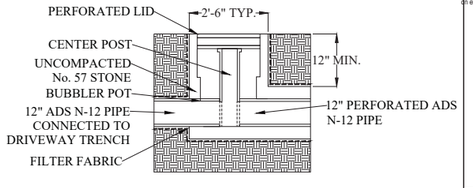
3.00	4.83	71.07
TRENCH DEPTH IN FEET	*TRENCH WIDTH IN FEET*	*TOTAL TRENCH LENGTH IN FEET*

TRENCH 2

3.00	4.83	80.21
TRENCH DEPTH IN FEET	*TRENCH WIDTH IN FEET*	*TOTAL TRENCH LENGTH IN FEET*

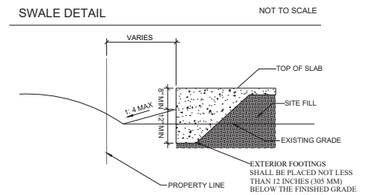


BUBBLER DETAIL



BUBBLER DETAIL 2

SWALE DETAIL — NOT TO SCALE



FOOTING DEPTH WILL VARY BASED ON FINISHED GRADE. HOWEVER, LIVING FFE MUST ALWAYS BE MIN. 8" ABOVE GRADE AND BOTTOM OF FOOTING MUST ALWAYS BE MIN. 12" BELOW GRADE.

*REFER TO FOUNDATION PLAN FOR FOOTER DESIGN

ATU SEPTIC SYSTEM SIZING 45 QUICK4 EQ36 LP CHAMBERS**
500 GPD. SEPTIC TANK
500 SQFT OF DRAINFIELD
756 SQFT OF UNOBSTRUCTED AREA PROVIDED

SEPTIC SYSTEM NOTES

1.)THE O HORIZON MUST BE REMOVED FROM DRAINFIELD SHOULDER & SLOPE AREA PER CH. 62-6.0009 FAC.

2.)SEPTIC TANK SHALL NOT BE INSTALLED CLOSER THAN 18" TO THE DRAINFIELD.

3.)AT TIME OF INSTALLATION, ANY UNSATISFACTORY SOILS FOUND IN AREA OF DRAINBED SHALL BE REMOVED AND REPLACED WITH SATISFACTORY SOILS TO REQUIRED DEPTH BELOW DRAINBED IN ACCORDANCE W/ 62-6 FAC.

4.)IF WATER LINE FALLS WITHIN 10' OF SYSTEM IT MUST BE ENCASED WITHIN A SLEEVE OF SIMILAR MATERIAL PIPE AND SEALED AT BOTH ENDS WITH A WATERPROOF SEALANT. AT NO TIME SHALL THE WATER LINE BE WITHIN 2.0' OF THE SYSTEM OR BELOW THE BOTTOM OF THE BED.

5.)FINISHED FLOOR ELEVATION SHOWN IS MINUMUM TO ALLOW SEPTIC SYSTEM TO SLOPE PROPERLY AND ACHIEVE GRAVITY FLOW. CONTRACTOR TO VERIFY AND COORDINATE ELEVATIONS WITH PLUMBING AND SEPTIC CONTRACTOR PRIOR TO CONSTRUCTION.

6.)THERE ARE NO EXISTING WELLS, SEPTIC SYSTEMS, OR SURFACE WATER BOUNDARIES WITHIN 75' OF THE PROPERTY LINES UNLESS OTHERWISE NOTED.

7.)ENGINEER OF RECORD APPROVES THE USE OF THIS ALTERNATIVE DRAINFIELD PRODUCT OR ITS EQUIVALENT

SITE PLAN NOTES

1.) CONTRACTOR TO VERIFY HOUSE PLANS WITH SITE PLAN. CONTRACTOR TO VERIFY EXISTING CONDITIONS, DIMENSIONS, SETBACKS, AND ELEVATIONS PRIOR TO PERMITTING & CONSTRUCTION AND NOTIFY FL ENGINEERING IF ANY DISCREPANCIES ARE FOUND.

2.) CONTRACTOR TO INSTALL REQUIRED EROSION CONTROL BARRIERS, TREE PROTECTION, ETC. PRIOR TO CONSTRUCTION PER CODE OF THE APPLICABLE JURISDICTION.

3.) SLOPE REQUIREMENTS: 40:1 MINIMUM OVER ENTIRE PROPERTY, 4:1 FROM STRUCTURE TO PROPERTY LINE UNLESS OTHERWISE NOTED. LOTS SHALL BE GRADED TO DIRECT SURFACE WATER AWAY FROM FOUNDATION, MINIMUM 6" OF FALL WITHIN THE FIRST 10 FEET.

4.) FOUNDATION TYPE SHOWN REQUIRED PER SITE PLAN. REFER TO HOUSE FOUNDATION PLAN FOR FOUNDATION DETAILS.

5.) FBC R403.1.4 EXTERIOR FOOTINGS SHALL BE PLACED NOT LESS THAN 12 INCHES BELOW THE FINISHED GRADE OF GROUND SURFACE

6.) DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR THE LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE CODE.

7.) GUTTERS SHALL BE REQUIRED WHEN THE SIDE LOT LINE DRAINAGE EASEMENT WIDTH IS LESS THAN FIVE (5) FEET. WHEN A STRUCTURE IS LESS THAN TEN FEET TO A LOT LINE, THE EAVE WILL BE REQUIRED TO INCLUDE A GUTTER AND DOWNSPOUT. DOWNSPOUT TO DIRECT FLOW WITH THE DRAINAGE PLAN AND NOT TOWARD ADJACENT LOT(S).

8.) FLOOD ZONE AND BASE FLOOD ELEVATION PROVIDED BY OTHERS.

9.) FINISHED FLOOR ELEVATION DOES NOT ACCOUNT FOR RECESSED SHOWERS.

10.) UPON SUBMITTAL OF DRAWINGS &/OR LETTER TO LOCAL GOVERNMENT AGENCY, THE OWNER &/OR CONTRACTOR AGREES THEY HAVE REVIEWED THE WORK PREPARED BY FLORIDA ENGINEERING, LLC. AND ARE IN AGREEMENT WITH THE WORK. ANY CHANGES AFTER SUBMITTAL OF PLANS, REGARDLESS OF REASON, MAY RESULT IN ADDITIONAL CHARGES WHICH WILL BE DETERMINED BY FLORIDA ENGINEERING, LLC

STUBOUT INVERT-6.22 ALL ELEVATIONS: REFERENCE TO B.M ELEV.: 3.99 NAVD

RICHARD EDWARD WALKER LICENSE No. 61240 STATE OF FLORIDA PROFESSIONAL ENGINEER

RICHARD E. WALKER State of Florida, Professional Engineer, License No. 61240. This item has been digitally signed and sealed by Richard E. Walker, P.E. on the date adjacent to the seal using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Digitally signed by Richard E Walker
Date: 2026.03.20 14:31:37-04'00'

Richard Edward Walker, P.E. #61240

DATE: 03/20/2026

-20 -10 0 10 20

IMPERVIOUS AREA CALCS.		
HOUSE SQ FT:	2110	SQ FT
DRIVEWAY:	1279	SQ FT
WALKWAY :	0	SQ FT
POOL AREA :	1178	SQ FT
PADS :	367	SQ FT
TOTAL:	4934	SQ FT
LOT SQ FT :	10760	SQ FT
IMPERV. AREA :	45.86%	

SYMBOL LEGEND

D.U.E. - DRAINAGE & UTILITY EASEMENT
##.## - ELEVATION PROPOSED
X ##.## - DENOTES EXISTING ELEVATION
- FLOW DIRECTION
W - EXISTING/PROPOSED WELL
- DENOTES SOIL BORING LOCATION.

LOT(S) : 26
BLOCK : N/A
SUBDIVISION : RIDGE HARBOUR ESTATES
PROPERTY ID / STRAP # : 46-43-45-27-09-000-0260
FLOOD ZONE: AE 8'

CONTRACTOR:
CONSTRUCTONIK

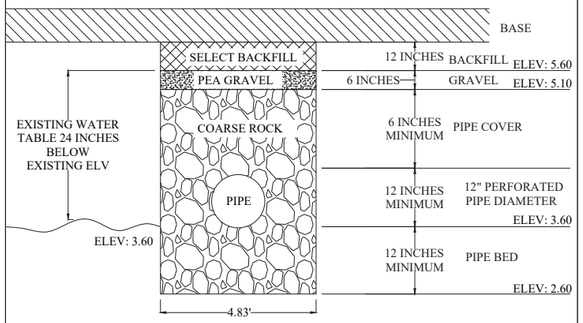
PROJECT ADDRESS:
AGOGLIA
7 HARBOUR DRIVE N
OCEAN RIDGE, FL, 33435.

DRAWN BY: SD/SK
DESIGN DATE: 11/01/2025
PAGE : 1

FLORIDA ENGINEERING LLC
4161 TAMIAMI TRAIL, SUITE 101
PORT CHARLOTTE, FLORIDA 33952
(941) 391-5980
www.flengineeringllc.com

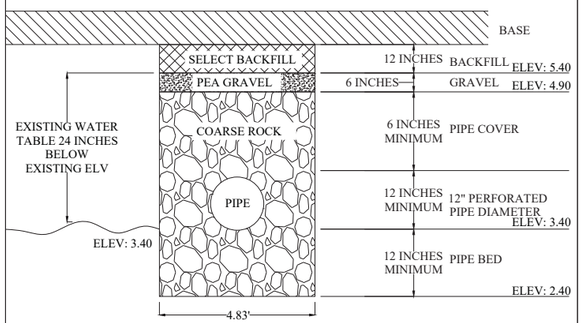
PROJECT NO.2519911-S2R

CA CERT. #30782



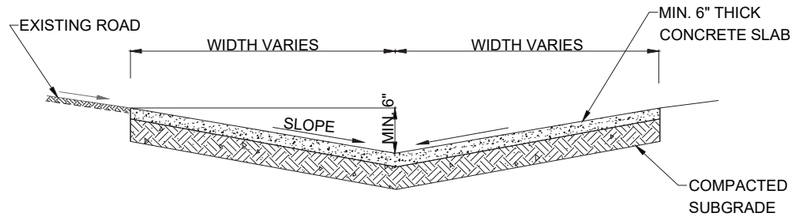
TRENCH 1 DETAIL

SCALE: NTS



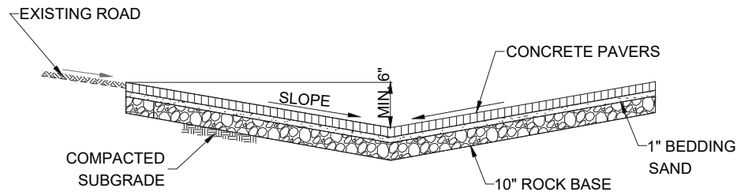
TRENCH 2 DETAIL

SCALE: NTS



CONCRETE NOTES

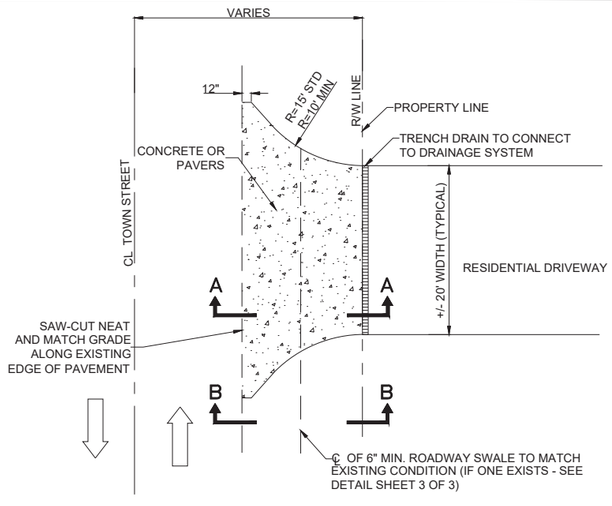
(1) SUBGRADE SHALL BE THOROUGHLY COMPACTED BY MECHANICAL TAMP TO AT LEAST 98% OF THE MAXIMUM DENSITY PER A.A.S.H.T.O. T-180.
(2) SEE PLAN FOR SLOPE AND WIDTH INFORMATION.
(3) SEE DRIVEWAY AND SWALE DETAILS, DETAIL SHEET 3 OF 3.
(4) INVERT OF SWALE MIN. 6" BELOW OF PAVEMENT



PAVER NOTES
(1) APPLICANT TO PROVIDE PAVER DESIGN AT TIME OF BUILDING PERMIT.
(2) PRIOR TO INSTALLATION- APPLICANT TO CHECK SUBSURFACE FOR ORGANICS WHICH COULD COMPRESS AFTER INSTALLATION.
(3) INVERT OF SWALE MIN. 6" BELOW EDGE OF PAVEMENT

SECTION A-A
DRIVEWAY CROSS SECTION

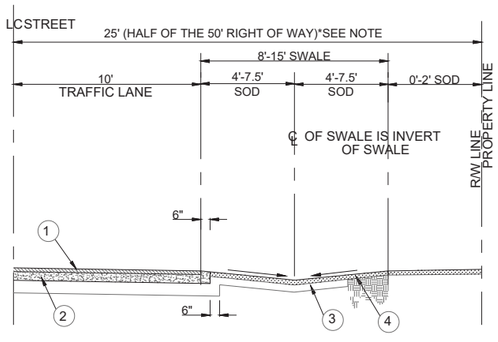
N.T.S.



NOTES
(1)DETAIL FOR TOWN RIGHT-OF-WAY ONLY
(2)TRENCH DRAIN SHALL FOLLOW CODE SEC. 67-33 (b)

RESIDENTIAL DRIVEWAY AND SWALE DETAILS
PLAN VIEW

N.T.S.



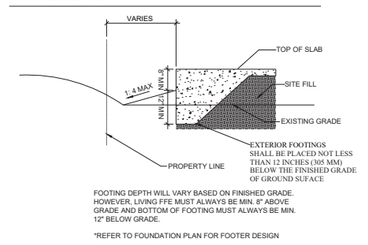
NOTES
(1) 1 1/2" THICK, TYPE S-I, ASPHALTIC CONCRETE SURFACE COURSE.
(2) BASE SHALL BE 8" MINIMUM THICKNESS. ALL NEW BASE MATERIAL SHALL BE 16" OF LIMEROCK OR 8" LIMEROCK BASE OVER 12" OF STABILIZED SUBGRADE.
(3) STABILIZED SHOULDER IS 8' WIDE AND 6" THICK. STABILIZE TO A FLORIDA BEARING VALUE OF AT LEAST 50 P.S.I. AND COMPACT TO AT LEAST 98% OF THE MAXIMUM DENSITY DETERMINED BY A.A.S.H.T.0. T-180.
(4) SWALE IS TO BE GRASSED WITH SOD.
(5) WHERE DRIVEWAYS INTERSECT SWALES, DRIVEWAYS SHALL CONFORM TO THE EXISTING SWALE SECTION.

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

SECTION B-B
TYPICAL SWALE AND STREET CROSS SECTION 50' ROW

N.T.S.

SWALE DETAIL NOT TO SCALE



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500 GPD. SEPTIC TANK
500 SQFT OF DRAINFIELD
756 SQFT OF UNOBSTRUCTED AREA PROVIDED

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STUBOUT INVERT-6.22 ALL ELEVATIONS: REFERENCE TO B.M ELEV.: 3.99 NAVD

RICHARD EDWARD WALKER LICENSE No. 61240 STATE OF FLORIDA PROFESSIONAL ENGINEER

RICHARD E. WALKER State of Florida, Professional Engineer, License No. 61240. This item has been digitally signed and sealed by Richard E. Walker, P.E. on the date adjacent to the seal using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

Digitally signed by Richard E Walker
Date: 2026.03.20 14:31:36-04'00'

Richard Edward Walker, P.E. #61240

DATE: 03/20/2026

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IMPERVIOUS AREA CALCS.

HOUSE SQ FT:	2110	SQ FT
DRIVEWAY:	1279	SQ FT
WALKWAY :	0	SQ FT
POOL AREA :	1178	SQ FT
PADS :	367	SQ FT
TOTAL:	4934	SQ FT
LOT SQ FT :	10760	SQ FT
IMPERV. AREA :	45.86%	

LOT(S) : 26
BLOCK : N/A
SUBDIVISION : RIDGE HARBOUR ESTATES
PROPERTY ID / STRAP # : 46-43-45-27-09-000-0260
FLOOD ZONE: AE 8'

SYMBOL LEGEND

D.U.E. - DRAINAGE & UTILITY EASEMENT
##.## - ELEVATION PROPOSED
X ##.## - DENOTES EXISTING ELEVATION
- FLOW DIRECTION
W - EXISTING/PROPOSED WELL
- DENOTES SOIL BORING LOCATION.

CONTRACTOR:
CONSTRUCTONIK

PROJECT ADDRESS:
AGOGLIA
7 HARBOUR DRIVE N
OCEAN RIDGE, FL, 33435.

DRAWN BY: SD/SK
DESIGN DATE: 11/01/2025
PAGE : 1

FLORIDA ENGINEERING LLC
4161 TAMIAMI TRAIL, SUITE 101
PORT CHARLOTTE, FLORIDA 33952
(941) 391-5980
www.flengineeringllc.com

PROJECT NO.2519911-S2R

CA CERT. #30782





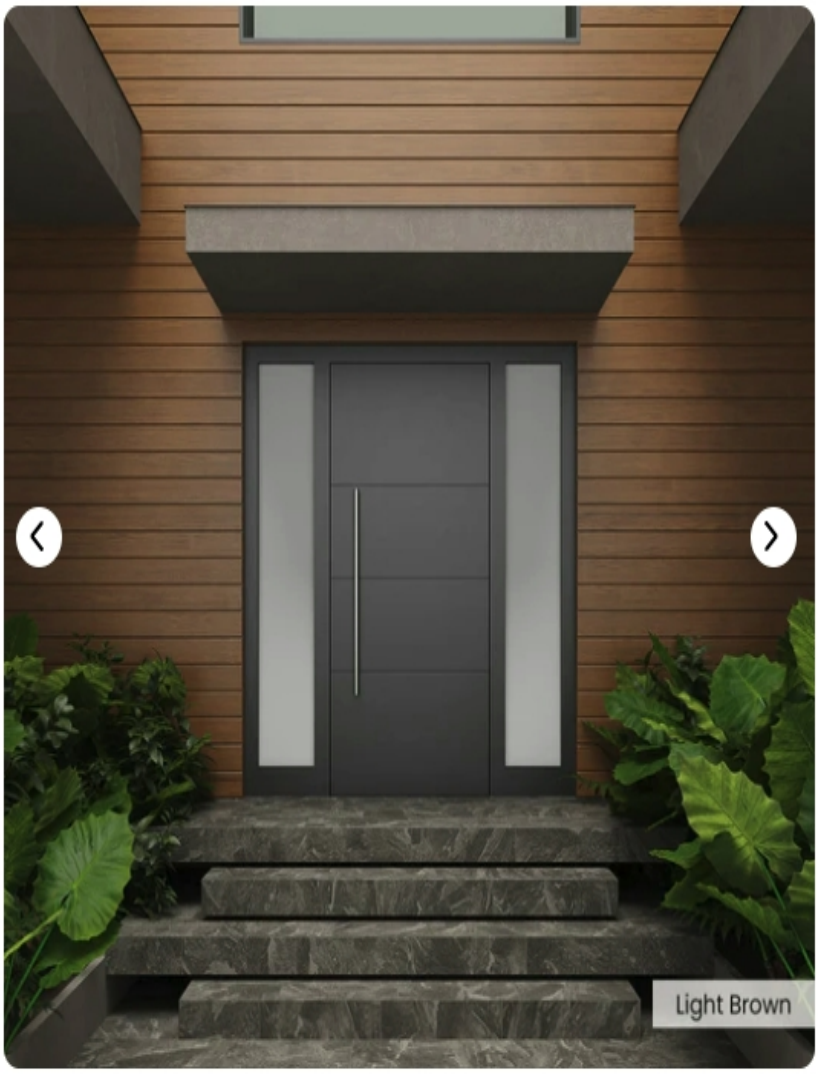




Roll over image to zoom in

Specifications:

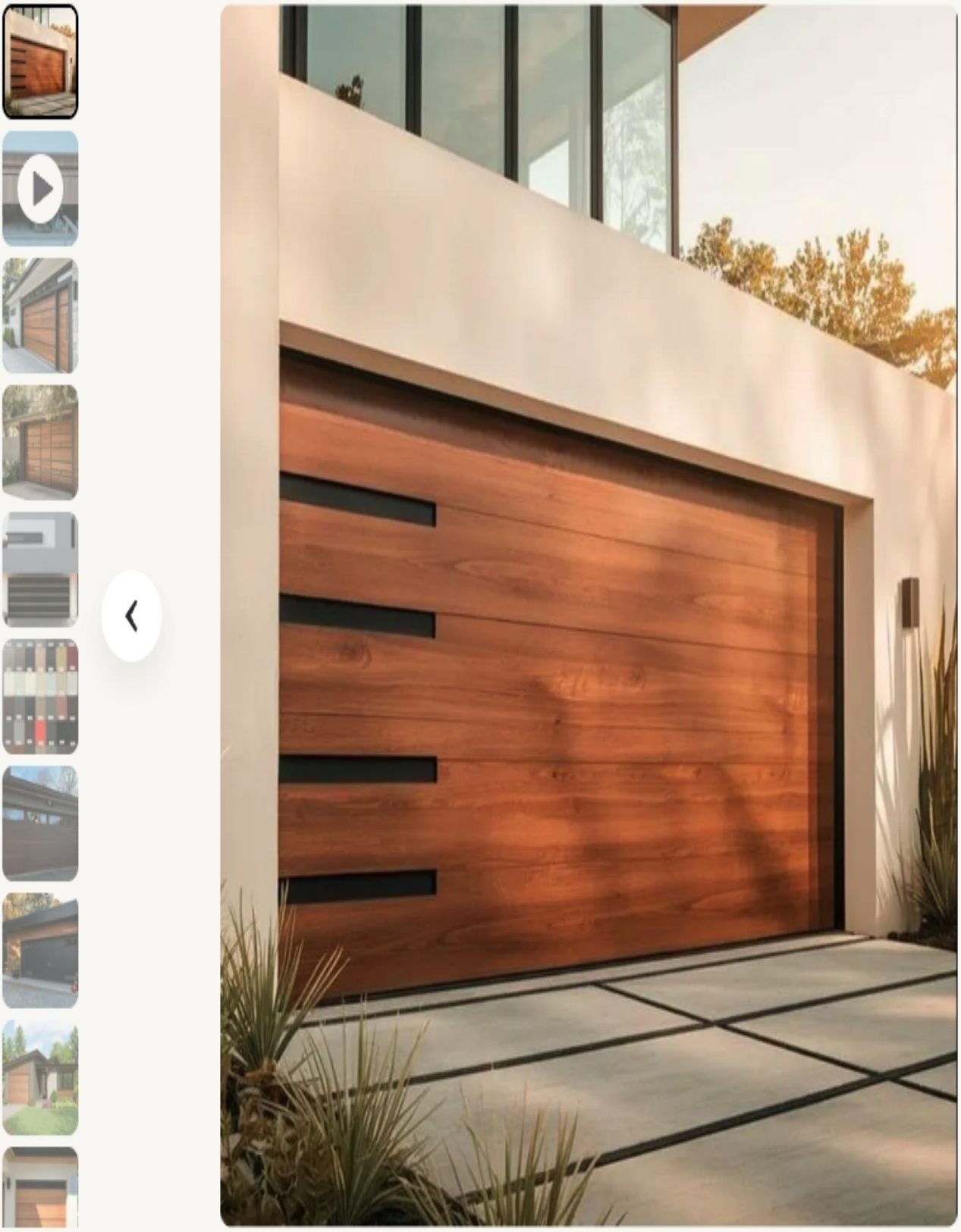
Barcode:	LPNLMWHIOAK618COR
PCs per Box:	6
Coverage Area:	4.5
UOM:	PC
Weight:	23.76 lb
Width:	6 inch
Length:	18 inch
Thickness:	31.75 mm





Specifications	
Thickness	1 inch
Length	16 feet
Width	5.3" Net Face
Coverage	28 SF Per Bundle (7 SF Per Board)
Weight	1.21 lbs / LF
Profile	Plank Shiplap





Report this item to E

ifCustomGarageDoor

Owned by Tan | United States







Town of Ocean Ridge, Florida

Planning & Zoning Board Agenda Memorandum

To: **Planning & Zoning Board Members**
From: **Corey O'Gorman, Town Planner**
Meeting Date: **April 21, 2026**
Subject: **5920 N Ocean Blvd – Development Plan Review**

---

1. PETITION DESCRIPTION

APPLICANT: Helen Asir

OWNER: Helen Asir

ADDRESS: 5920 N. Ocean Blvd, 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 second-floor addition with a two-car garage, and the first floor adhering to the existing footprint, grandfathered setbacks and a variance granted for an addition encroaching into the side setback.

The original application was submitted in 2023 for DPR and after staff review determined that a variance was needed for an addition in the side setback area, the applicant requested the variance which was subsequently approved by the Board of Adjustment (BOA) on April 17, 2024. The Planning and Zoning Board approved the Development Plan Review on September 17, 2024, but the approval expired because the applicant had not obtained a permit within 18 months as required in Section 63-55. This application requests approval of the plans that were approved on September 17, 2024, and Staff recommends approval with the same conditions.

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 that the Planning & Zoning Board approve the application subject to the conditions from the Town Staff and review of the project in accordance with Section 63-56 as noted above.

CRAIG A. SMITH AND ASSOCIATES
ENGINEERS•SURVEYORS•UTILITY LOCATORS•GRANT SPECIALISTS
1425 E. Newport Center Dr., Deerfield Beach, FL 33442
Office: 561.314.4445 Fax: 561.791.9818
E-Mail: orubio@craigasmith.com

MEMORANDUM

To: Kelly Avery, CMC
Town Clerk

From: Orlando A. Rubio, PE
VP - Engineering



Date: March 31, 2026

Subject: Site Plan Review Comments
5920 N. Ocean Blvd (DPR)
CAS Project No. 08-26-008

Enclosure: Engenuity Group Letter

Cc: File

This site was previously reviewed and conditionally approved by the Town's previous engineer (see attachment). As such, all comments needing addressing during the building permit phase still apply.

1. In addition to those comments, a bottom contour at elevation 6.5 ft-NAVD in the retention area is to be shown on the plans (including any other plans reflecting grades) and is to be accompanied with the volume calculations demonstrating compliance with the Town's stormwater retention requirements.

2. Type and size of drainage structures with rim and pipe invert elevations are to be called out on the plans with typical details provided.

3. Due to an exceedingly long pipe run, an additional structure (or clean-out) on southern perimeter is to be provided for maintenance purposes in lieu of a pipe bend.

Note: On 3.31.26, I spoke with the engineer from SRI Consultants and he indicated that there will be a new civil consultant for this site at the building permit phase.

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS SURVEYORS GIS MAPPERS

C. ANDRE RAYMAN, P.S.M.
KEITH B. JACKSON, P.E.
LISA A. TROPEPE, P.E.
ADAM SWANEY, P.E., LEED AP
JENNIFER MALIN, P.S.M.

July 10, 2024

To: Kelly Avery, Town Clerk

From: Tara Bamber, PE

Re: 5920 N Ocean Blvd
Developmental Plan Review
Engenuity Group Project No. 00020.10

We reviewed the following which were received through email on 7-3-24:

1. Architectural Plans, 10 sheets, revised 7-2-24, by SRI Consultants, Inc.
2. Data Calcs, 1 sheet, dated 7-3-24, by S.S. Rajpathak, P.E.
3. Comment Response Letter, 2 sheets, dated 7-2-24, by SRI Consultants, Inc.

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

1. It is my understanding septic drainfields shall be mounded, in other words a low point shall not be in the center of the drainfield. Please obtain approval from PBC Health Dept. prior to submitting for building permit. The drainage features including grading shall be on the approved stamped plan.
2. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing/proposed water service.
3. Additional comments will be asked at time of building permit.

If you should have any questions, please do not hesitate to give me a call.

Cc: Lisa Tropepe, PE
Lynne Ladner

1280 NORTH CONGRESS AVENUE, SUITE 101 WEST PALM BEACH, FL 33409 T 561.655.1151 F 561.832.9390 WWW.ENGENUITYGROUP.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

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@oceanridge.gov

This application is being submitted for the property located at:

5920 N Ocean Blvd, Ocean Ridge, FL 33435

Check Applicable Approval Being Requested

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

Property Owner(s)	Applicant (if different than Owner)
Name(s): Helen Asir	Name:
Address: 5920 N Ocean Blvd Ocean Ridge, FL 33435	Address:
Phone: 609-933-1274	Phone:
Email: helen@thecouturecollection.com	Email:

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

General Data

Project Name: 5920 NOB-2nd Floor Addition

Project Location Address: 5920 N Ocean Blvd, Ocean Ridge, FL 33435

Exact Legal Description of Property: AMENDED PL OF BOYNTONS SUB N 110 FT OF S 210 FT OF MUCK LT 45 LYG W OF SR A1A

Property Control No: 46-43-45-27-08-000-0453

Existing Zoning: RSF - SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

Proposed Zoning (if applicable to application): N/A

Existing Land Use: RESIDENTIAL-SINGLE STORY

Proposed Land Use: RESIDENTIAL 2 STORIES

First Floor Living Elevation (For CCCL Application):

Total Site Area: Sq. Ft.: 26,494 Acres: 0.6264

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: 5 Proposed Bedrooms: 5

Existing Bathrooms: 5 Proposed Bathrooms: 6

Residential: Total Number of Dwelling Units: 1 Density (Units per acre):

Commercial: Total Square Footage: Number of Buildings:

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

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 a Land Development Permit to permit the construction of a 2 story addition with 3 car garage.
The first floor of the structure will adhere to existing footprint, approved variance and grandfathered setbacks
The second floor of the structure will be consistent with required setbacks under the Building Code of the Township of Ocean Ridge
The structure and flat roof will be consistent with the latest additions and revisions to the Building Code of the Township of Ocean Ridge

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.

1) The proposed plan will conform to the Town's comprehensive plan and will align with future land use, housing, transportation, infrastructure and community services outlined in the plan ensuring sustained growth and development; 2) The proposed plan complies with the existing zoning ordinances which regulate land use, density, building height setbacks, parking requirements and other development standards; 3) The proposed plan has assessed the impact on public services and the development will not strain existing infrastructure and service. All steps will be taken to mitigate any impact; 4) The proposed plan has taken into account its environmental footprint including impacts on natural resources, bio-diversity, air and water quality, and energy consumption and is consistent with current practices

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: 09/27/2024

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

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

Authorized Agent (if different from Owner):	
Name: Joseph Asir	
Company Name:	
Address: 5920 N Ocean Blvd, Ocean Ridge, FL 33435	
Phone: 609-933-1275	Email: asirs@comcast.net
Developer:	
Name:	
Company Name:	
Address:	
Phone:	Email:
Planner:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name: Marcello Penso	Florida Registration No.: AR0016862
Company Name: M ARCHITECTUS, INCORPORATED	
Address: 2263 NW BOCA RATON BOULEVARD SUITE 102 BOCA RATON FL 33431	
Phone: (561) 347-1920	Email: mpenso@marchitectus.com
Landscape Architect	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Engineer	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:

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.

_____ HELEN ASIR
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.

_____ Seal/Stamp
Notary Signature (for Applicant)

_____
Commission Expiration

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

OFFICIAL USE ONLY – DO NOT WRITE BELOW THIS LINE

Accepted For Review

Town Official: _____Date: _____ Fee Paid:_____

Traffic concurrency letter included? ☐ Yes ☐ No

Is this a Development Plan Review resubmittal? ☐ Yes ☐ No

Approval, Conditional Approval, or Denial

☐ Zoning Review Date: _____

☐ Engineering Review Date: _____

☐ Building Review Date: _____

☐ Town Commission, Date: _____

☐ Planning & Zoning Commission, Date: _____

☐ Board of Adjustment, Date: _____

Conditions of Approval:

_____
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TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
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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.				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	

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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	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:			**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**	
	PROPOSED		PROPOSED	
	Sq. Ft.	%	Sq. Ft.	%
FLOOR AREA RATIO (MAXIMUM _____%)				
LOT COVERAGE (MAXIMUM _____%)				
ZONING OFFICIAL USE ONLY	**APPLICANT USE**		**ZONING REVIEW**	
*PERCENTAGE FROM TOTAL SITE AREA	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**	
	FEET		FEET	
BUILDING HEIGHT (_____)				
BUILDING SETBACKS:				
FRONT (_____)				
REAR (_____)				
SIDE INTERIOR (_____)				
SIDE CORNER (_____)				
WATERWAY (_____)				
DRIVEWAY (_____)				

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!!

Prepared by and return to:
Todd E. Surber, Esq.
President
Independence Title Insurance Agency, Inc.
830 S.E. 5th Avenue
Delray Beach, FL 33483
561-368-3337
File Number: **B21-766**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **28th** day of **December**, **2021** between **Mehul Jhaveri and Punita Jhaveri, husband and wife** whose post office address is **363 E. Conference Drive, Boca Raton, FL 33486**, grantor, and **Helen Asir, a married woman** whose post office address is 5920 North Ocean Blvd, Ocean Ridge FL 33435 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

That part of the North 110 feet of the South 210 feet of Tract 45 lying West of the Right-of-Way of State Road AlA, of the Amended Plat of part of Boynton's Subdivision, according to the Plat recorded in Plat Book 12, Page 45, Public Records of Palm Beach County, Florida

Parcel Identification Number: 46-43-45-27-08-000-0453

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

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: _____

Witness Name: _____

_____ (Seal)
Mehul Jhaveri

_____ (Seal)
Punita Jhaveri

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 22nd day of December, 2021 by Mehul Jhaveri and Punita Jhaveri, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

TODD SURBER
Notary Public - State of Florida
Commission # GG 252388
My Comm. Expires Sep 27, 2022
Bonded through National Notary Assn.

_____
Notary Public

Printed Name: _____

My Commission Expires: 9/27/22

Property Detail

Location Address : 5920 N OCEAN BLVD
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-27-08-000-0453
Subdivision : BOYNTON SUB AMNDED PL
Official Records Book/Page : 33187 / 1638
Sale Date : 12/22/2021
Legal Description : AMENDED PL OF BOYNTONS SUB N 110 FT OF S 210 FT OF MUCK LT 45 LYG W OF SR A1A

Owner Information

Owner(s)	Mailing Address
ASIR HELEN	5920 N OCEAN BLVD BOYNTON BEACH FL 33435 5244

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/22/2021	$2,275,000	33187 / 01638	WARRANTY DEED	ASIR HELEN
09/07/2012	$800,000	25519 / 01776	WARRANTY DEED	JHAVERI MEHUL &
12/15/2005	$745,000	19706 / 00975	QUIT CLAIM	PIAZZA MATTHEW R
06/24/2005	$1,099,000	18839 / 01964	WARRANTY DEED	MRP LLC
11/26/2002	$765,000	14463 / 01468	WARRANTY DEED	PEPITONE JASON
10/01/1999	$420,000	11430 / 00815	WARRANTY DEED	HOOD HUGH
12/01/1988	$293,000	05913 / 00797	WARRANTY DEED	
01/01/1978	$111,000	02892 / 01217		

Exemption Information

Applicant/Owner(s)	Year	Detail
ASIR HELEN	2026	HOMESTEAD
ASIR HELEN	2026	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 3456
Acres : .63
Property Use Code : 0100—SINGLE FAMILY
Zoning : RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

Building Details

Structural Details

Structural Element for Building 1

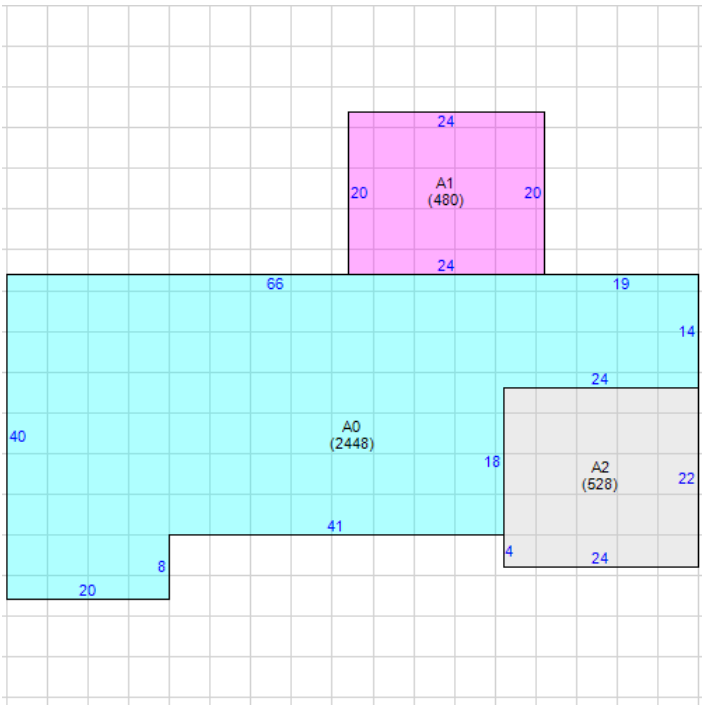
Bldg Type	SFR
Exterior Wall 1	MSY: CB STUCCO
Year Built	1960
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	5
Full Baths	5
Half Baths	
Exterior Wall 2	NONE
Roof Structure	WOOD TRUSS
Roof Cover	BUILT-UP TAR/GRAVEL

Sketch for Building 1

Interior Wall 1	N/A
Interior Wall 2	N/A
Floor Type 1	MARBLE
Floor Type 2	N/A
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
FGR Finished Garage	528
BAS Base Area	2448
SFB Semi Finished Base Area	480
Total Square Footage	3456
Area Under Air	2928



Property Extra Feature

Description	Year Built	Units
Pool - In-Ground	1960	1

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RSF	0.6264

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$559,652	$633,970	$709,785	$559,221	$291,524
Land Value	$1,450,626	$1,547,335	$1,726,936	$1,255,954	$795,015
Total Market Value	$2,010,278	$2,181,305	$2,436,721	$1,815,175	$1,086,539

Assessed and Taxable Values

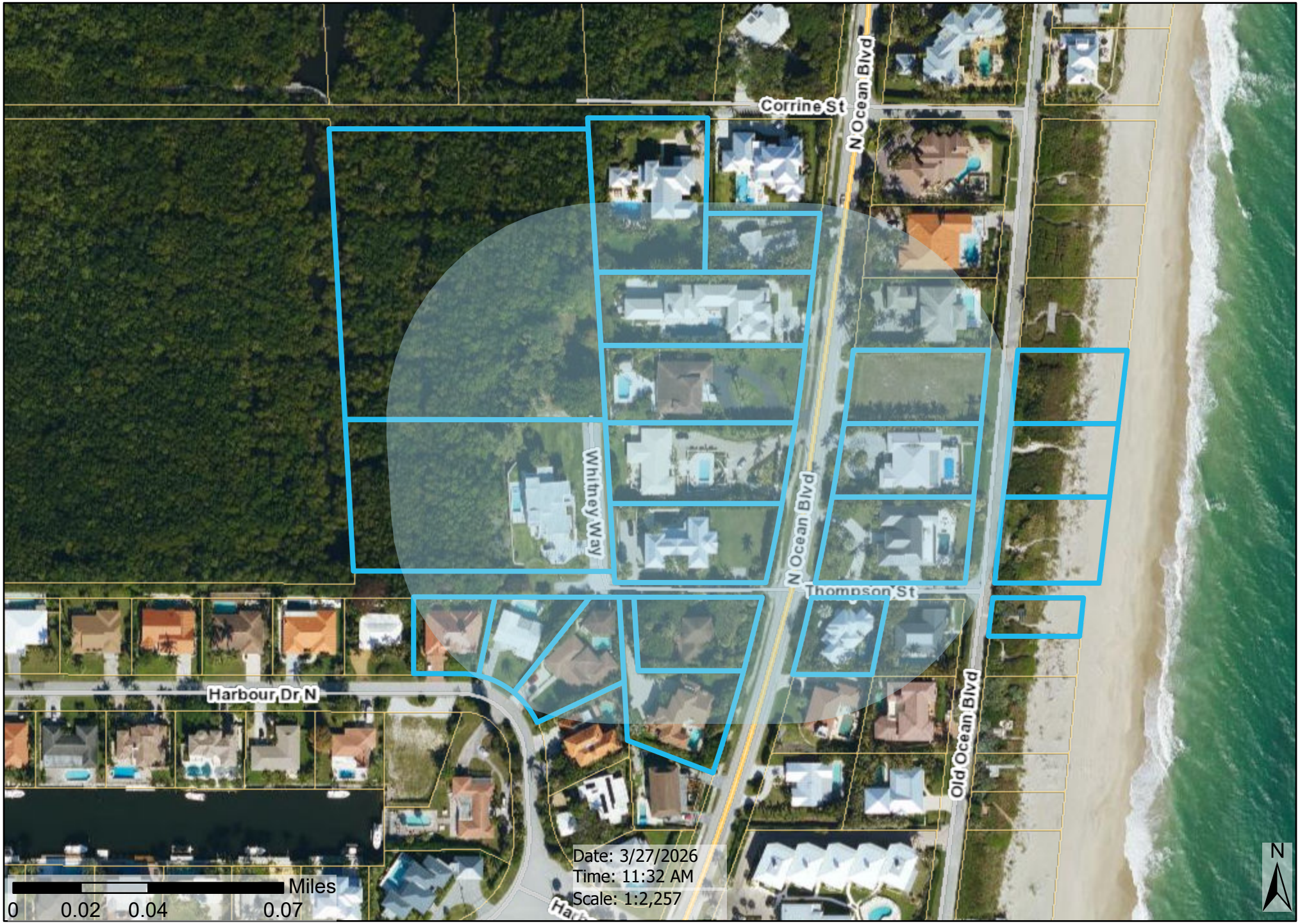
Tax Year	2025	2024	2023	2022	2021
Assessed Value	$1,632,648	$1,586,636	$1,540,423	$1,495,556	$1,086,539
Exemption Amount	$50,722	$50,000	$50,000	$50,000	$0
Taxable Value	$1,581,926	$1,536,636	$1,490,423	$1,445,556	$1,086,539

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$28,965	$28,153	$27,528	$27,455	$21,091
NON AD VALOREM	$205	$194	$188	$184	$178
TOTAL TAX	$29,170	$28,347	$27,716	$27,639	$21,269

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

DOROTHY JACKS
CFA, AAS
Palm Beach County Property Appraiser



DATA CALCULATIONS FOR AN ADDITION

(EXPANDING EXISTING FOOTPRINT OF A STRUCTURE)

APPLICANT FILL OUT: PROPERTY ADDRESS: 5920 N Ocean Blvd					**ZONING DISTRICT: _____**			
	APPLICANT USE				**ZONING OFFICIAL USE ONLY**			
*TOTAL SITE AREA	26535 Sq. Ft.						Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	N/A (FLOOD ZONE X)							
FINISHED FLOOR ELEVATION (NAVD)	20.00							
ZONING OFFICIAL USE ONLY	**APPLICANT USE**				**ZONING REVIEW**			
	EXISTING		PROPOSED					
	Sq. Ft.	%	Sq. Ft.	%				
FLOOR AREA RATIO (MAXIMUM____%)	3,666	13.82	8,423	31.74				
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 (_____)	3,666	13.82	4,177	15.74				
SECOND FLOOR UNDER A/C (_____)	0	0	3,523	13.28				
TOTAL UNDER A/C (_____)	3,666	13.82	7,700	29.02				
TOTAL FLOOR AREA (_____)	3,666	13.82	8,423	31.74				
TOTAL UNDER ROOF (_____)	3,666	13.82	8,423	31.74				
FLAT ROOF (_____)	0	0	3,813	14.37				
TOTAL ROOF (_____)	0	0	3,813	14.37				
GARAGE (_____)	723	2.72	723	2.72				
COVERED PATIO (_____)	0	0	0	0				
COVERED ENTRY (_____)	0	0	256	0.96				
COVERED BALCONY (REAR) (_____)	0	0	0	0				
COVERED BALCONY (FRONT) (_____)	0	0	0	0				
OPEN BALCONY (_____)	0	0	828	3.12				
BUILDING FOOTPRINT (_____)	3,666	13.82	5,156	19.43				
SEPTIC TANK & DRAINFIELD (_____)	Unknown		983	3.70				
PAVED AREA (with Pool & Pool Deck)	9,145	34.46	10,206	38.46				
SYNTHETIC TURF (_____)	0	0	0	0				
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)	10,886	41.03	17,292	65.34				
TOTAL PERVIOUS (_____)	15,649	58.97	9,198	34.66				
ZONING OFFICIAL USE ONLY	**APPLICANT USE**				**ZONING REVIEW**			
	EXISTING		PROPOSED		EXISTING		PROPOSED	
	FEET		FEET		FEET		FEET	
BUILDING HEIGHT (_____)			24					
BUILDING SETBACKS:								
FRONT (_____)	25		25					
REAR (_____)	15		15					
SIDE INTERIOR (_____)	15		15					
SIDE CORNER (_____)								
WATERWAY (_____)								
DRIVEWAY (_____)	5		5					

Prepared By: S. S. Rajpathak, P.E. Date: 8/30/2024



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Narrative that identifies the architectural stye of the proposed structure and how it meets each of the elements of Town Code Section 63-56

The architectural style of the proposed structure can be described as Neoclassical. This architectural style is characterized by its grandeur of scale, simplicity of geometric forms and detail, dramatic use of columns, and a preference for blank walls. As the front elevation of the structure in the cover sheet of the plans reflect, you can see the prominent columns and pilasters, the symmetric window placement, and the elaborate door surrounded by decorative moldings, which are all hallmarks of Neoclassical design. The building also showcases a balanced and symmetrical facade, further emphasizing the Neoclassical influence. characterized by its symmetrical shape, grand entrance with Corinthian columns, decorative moldings, and an overall dignified and elegant appearance.

Origin of Neoclassical Design: Developed in the mid-18th century as a reaction against the ornate Rococo style and the grandeur of the Baroque. It sought to revive the simplicity and symmetry of ancient Greek and Roman architecture. Neoclassical architecture often embodies ideals of democracy, philosophy, and rationality, reflecting qualities of the Enlightenment

Characteristics:

- **Simplicity and Symmetry**: Buildings are characterized by simple, clean lines, uncluttered geometric forms, and precise symmetry.
- **Grandeur**: Though simpler than Baroque, Neoclassical architecture still conveys a sense of grandeur and permanence.
- **Columns and Pilasters**: Commonly uses columns that are straight and feature iconic capitals, such as Doric, Ionic, or Corinthian.
- **Restrained Decoration**: Decorative elements are subdued and tend to focus on doors, windows, and roofs, often using decorative motifs from antiquity.

There are numerous examples of this style starting in Palm Beach and all along A1A to Miami, not to mention the most prominent building in Ocean Ridge, 6301 N. Ocean Blvd., at the intersection of AIA and Ocean Avenue.

This style can be analyzed in the context of Town Code Section 63-56:

1. **Relationship of Building to Site:**

- **Transition with the Streetscape**: The neoclassical design of the building, with its balanced proportions and symmetrically aligned windows and doors, provides a seamless transition with the streetscape, contributing to a cohesive and visually appealing environment.

- **Height and Scale Compatibility**: The building's scale and height appear to be well-suited for its site, maintaining a grand yet not overpowering presence within its environment, which is likely consistent with the neighboring buildings in the vicinity.

2. **Relationship of Building and Site to Adjoining Area(s):**

- **Enhancement of Surrounding Neighborhood**: The architectural elegance of the neoclassical style typically enhances its surroundings, contributing to the aesthetic and commercial value of the neighborhood.

- **Harmony in Architectural Style and Materials**: The use of traditional materials like stone, concrete and stucco and classical architectural elements such as columns and pediments helps achieve harmony in style, texture, mass, and line.

- **Consistency with Neighborhood Character**: Given the formal and refined character of the neoclassical style, the building likely aligns well with an established neighborhood of similar 2 story homes.

3. **Building Design:**

- **Quality of Design and Relationship to Surroundings**: The neoclassical style often represents high-quality craftsmanship and detailed architectural planning, ensuring that the building relates harmoniously with its surroundings through its formality and symmetry.

- **Balanced Proportions of Components**: Features like the flat roof, windows, doors, and eaves are proportionately balanced, enhancing the building’s overall aesthetic coherence.

- **Harmonious Colors**: The use of neutral colors enhances the timeless quality of neoclassical architecture, fitting well within the character of similarly styled neighborhoods.

- **Screening of Mechanical Equipment**: Care has been taken to integrate architectural strategies to conceal mechanical equipment, maintaining the clean lines and formal appearance of the façade.

- **Size in Harmony with Permanent Neighboring Development**: The building's size appears appropriate, respecting the scale of permanent developments in the area, consistent with neoclassical design principles which emphasize grandeur without overshadowing neighboring structures. The overall height of the proposed structure is 26’8”. The neighboring building to the south, 5910 N. Ocean Blvd is 32’7”, the building to the north, 5930 N. Ocean Blvd is approximately 24’, the building to the east, 5929 N. Ocean Blvd is approximately 22’ and the building to the west, 2 Whitney Way is approximately 25’.

In conclusion, the building adheres to the town code by enhancing its site and surroundings through architectural harmony, balanced proportions, and careful attention to detail, all characteristic of the neoclassical style.

SRI CONSULTANTS, INC.

1880 N. Congress Ave., Suite 221
Boynton Beach, FL 33426
Phone: (561) 372-1290, Fax: (561) 877-4590
e-mail: office@sriconsultants.net

August 30, 2024

To: Kelly Avery, Town Clerk

From: S. S. Rajpathak, P.E.

RE: 5920 N. Ocean Blvd., Material Selection for the proposed Residence

Building Structure:

a.	Columns, Slabs and Beams:	Reinforced concrete
b.	Walls:	Concrete Masonry Units
c.	2nd Floor & Roof:	Steel Joist with Metal Pan and Concrete
d.	Parapet Wall:	Solid Concrete and Concrete Balustrades

Windows and Doors

a.	Windows:	Wood Frame with Clear Glass.
b.	Doors:	Wood Frame with Solid panels
c.	Entry Door:	Ornamental Metal door with glass
d.	Moldings:	Fypon

Wall Coverings:

a. Lath and Stucco over waterproofed Walls and concrete elements.
b. Articulation: Concrete or wood moldings around windows, doors, and Floor borders
c. Northside 1st floor wall: Textured stucco on wall, and around windows and doors.

Building Paint:

Paint Manufacturer:	Sherwin Williams
Paint Color:	Pure White
Paint Number:	SW 7005

ASIR RESIDENCE

5920 N. Ocean Boulevard · Ocean Ridge, FL 33435

RESUBMISSION

Presented by: Homeowner

Original Approval: September 17, 2024

Submission Deadline: April 10, 2025

Hearing Date: April 21, 2025

Architect of Record: Marcello Penso

PURPOSE OF RESUBMISSION

Single Architectural Modification to East Elevation

Background & Request

This resubmission requests approval of one design refinement only

ORIGINAL APPROVAL

- Application approved by the Planning & Zoning Commission on **September 17, 2024**
- Two-story neoclassical residential structure at 5920 N. Ocean Blvd
- All zoning, setback, FAR and height requirements were met and approved
- Building permit application deadline subsequently missed by applicant

THIS RESUBMISSION

- Applicant requests re-approval of the previously approved design
- **One single change** to the east (ocean-facing) elevation only
- The flat entablature above the four central Corinthian columns is replaced by a **classical triangular pediment**
- All other elevations, dimensions, site data, and compliance figures remain **entirely unchanged**

Summary: This is a resubmission of the previously approved project with one aesthetic refinement to the east elevation — the addition of a triangular pediment — which strengthens the neoclassical character of the design.

ZONING & COMPLIANCE

All Parameters Remain Identical to Previously Approved Application

No Changes to Site Data or Zoning Compliance

Every figure below is identical to the September 2024 approved submission

PARAMETER	CODE REQUIREMENT	PROPOSED	STATUS
Zoning	RSF (Residential Single-Family)	RSF	UNCHANGED
Lot Area	—	26,535 SF	UNCHANGED
Building Footprint	Max 32% lot coverage	5,156 SF (19.5%)	COMPLIANT
Floor Area Ratio (FAR)	Max 32%	31.74%	COMPLIANT
Front Setback	25'	25'	COMPLIANT
Side & Rear Setbacks	15'	15' (variance granted for north)	COMPLIANT
Maximum Height (to parapet)	Town Code	26' 8"	COMPLIANT
Parapet Wall Height	—	32'	UNCHANGED
First Floor Area	—	4,900 SF	UNCHANGED
Second Floor Area	—	3,523 SF (71.89% of 1st floor)	UNCHANGED
Parking	3 required	2 covered + 3 open	COMPLIANT
East Elevation — Entablature	—	Replaced by triangular pediment	REVISED

ARCHITECTURAL JUSTIFICATION

The Pediment Enhances Neoclassical Authenticity

DESIGN RATIONALE

- The triangular pediment is the definitive crown of classical Greek and Roman temple architecture — its use above a columned portico is historically correct and architecturally expected
- The previously approved flat entablature, while acceptable, does not fully realize the neoclassical ambition of the design
- The pediment creates a stronger visual hierarchy, clearly identifying the main entrance and central axis of the building
- It is consistent with the reference architecture presented to the Commission in September 2024
- The change adds no bulk, no square footage, and no structural complexity

PRECEDENT & NEIGHBORHOOD CONTEXT

- Triangular pediments on residential porticos are a well-established form in South Florida luxury residential architecture
- The Ocean Ridge / Palm Beach corridor has numerous examples of neoclassical residential buildings with similar pediment features
- The change harmonizes with and elevates the architectural character of the neighborhood
- Neoclassical design principles — symmetry, grandeur, columnar order — are enhanced, not compromised, by this modification

> The pediment does not increase building height beyond the approved parapet wall at 32' or the overall structure height of 26'8".

ELEVATIONS SUMMARY

Only the East Elevation is Modified

ELEVATION	DESCRIPTION	CHANGE FROM PREVIOUSLY APPROVED?
East (Ocean-facing)	4-column Corinthian portico, arched ground floor windows, rectangular upper windows, full roofline balustrade	REVISED — PEDIMENT ADDED
West (Intra-Coastal facing)	Central arched entry, flanking arched windows, balustrades, flat parapet	NO CHANGE
North	Side elevation, rectangular windows, balcony balustrades, column visible	NO CHANGE
South	Side elevation, garage door, single window, column visible	NO CHANGE

MATERIALS — EAST ELEVATION (UNCHANGED)

Structure

Reinforced concrete columns, slabs & beams · CMU walls · Steel joist with metal pan and concrete · Solid concrete parapet and balustrades

Finishes

Lath and stucco over waterproofed walls · Fypon moldings around windows and doors · Paint: Sherwin Williams Pure White SW 7005

Openings

Wood frame windows with clear glass · Ornamental metal entry door with glass · Wood frame doors with solid panels

SUMMARY & REQUEST FOR APPROVAL

April 21, 2025 — Planning & Zoning Commission

WHAT WE ARE ASKING

The applicant respectfully requests that the Planning and Zoning Commission re-approve the ASIR Residence at 5920 N. Ocean Boulevard, Ocean Ridge, previously approved on September 17, 2024, with one design revision:

The flat entablature above the four central Corinthian columns on the east (ocean-facing) elevation is replaced by a classical triangular pediment.

All other aspects of the project — site plan, floor plans, all other elevations, materials, dimensions, setbacks, height, FAR, parking, and landscaping — remain identical to the approved application. The project remains fully compliant with all applicable Town of Ocean Ridge zoning and building codes.

KEY POINTS FOR THE COMMISSION

- **Single change only** — east elevation entablature → triangular pediment
- **No dimensional changes** — height, setbacks, FAR all unchanged
- **No site changes** — footprint, landscaping, driveway, pool all unchanged
- **Architecturally stronger** — the pediment fulfills the neoclassical intent
- **Neighborhood compatible** — height and scale remain consistent with surrounding properties
- **Fully compliant** — all Town Code requirements met as previously demonstrated

Request: Approve the resubmitted design for the ASIR Residence at 5920 N. Ocean Boulevard as presented.

5920 N. Ocean Blvd, Ocean Ridge, FL 33435 Architect of Record: Marcello Penso

general notes

general contractor to submit list of sub-contractors to owner for owner's review, approval or rejection.

general contractor and sub-contractors to have all licenses and insurances required by the state of Florida and the pertinent county and city where the work shall be done.

contractor to obtain all required permits, unless otherwise determined with owner.

these drawings and all work performed by contractor(s) to comply with all building codes, life safety codes and applicable local codes.

construction work and materials to be new and guaranteed against workmanship and materials. any work that develops defects in materials or workmanship within one year of final acceptance of the project shall be repaired or replaced by contractor(s) at their expense.

contractor(s) to visit site to become familiar with all pertinent site conditions related to proposed works, including site characteristics, utilities, existing construction, existing products and finishes. contractor(s) to correlate site conditions with work proposed in ALL of these drawings in order to provide a complete and accurate bid.

contractor(s) to familiarize themselves with all the drawings in this set and to report any discrepancies found to the architect for verification, including discrepancies with or between consultant drawings. subcontractors shall consultant ALL architectural and consultant drawings.

contractor(s) to verify measurements, dimensions and field conditions in field before starting construction and shall immediately notify architect if any discrepancies. discrepancies include any potential conflicts with MEP and structural elements, or with required clearances. architect retains right to make minor adjustments to design to accommodate discrepancies with further compensation to contractor(s).

the discovery of hazardous materials remains the sole responsibility of the contractor(s). if hazardous materials are found, contractor(s) to notify architect and owner before proceeding with pertinent works.

contractor(s) to provide required barriers and opening/enclosure protection per applicable safety rules, for both safety and protection of existing construction.

contractor(s) to coordinate sequence and time of works with owner, particularly in occupied areas. if required, contractor(s) to provide temporary dust partitions and doors.

contractor(s) to repair any damage to existing construction at their expense. contractor(s) to notify architect of damage to building site or adjacent structures. architect to judge quality of repaired construction.

contractor(s) to store materials safely, in compliance with applicable regulations.

contractor(s) to maintain a clean and orderly work site. required means of egress to be kept free of obstacles at all times.

contractor(s) to coordinate garbage disposal means with owner.

where required, contractor(s) to submit 3 copies of shop drawings for architect review. contractor(s) to submit shop drawings sufficiently in advance to allow adequate review by architect and processing to avoid time delays.

a typical detail shown in these drawings applies to all similar conditions in the project, unless noted otherwise.

areas where work is not being performed have not been inspected for code deficiencies.

contractor(s) to present a clean jobsite for punchlist review and owner's acceptance. all glass to be cleaned, floor swept, carpets vacuumed, fixtures washed, labels removed, patches, dings and marks on walls and ceilings to be repaired and properly painted.

code information:

local code:	Florida Building Code 2023
handicap code:	Florida Accessibility Code 2023
mechanical code:	Florida Mechanical Code 2023
plumbing code:	Florida Plumbing Code 2023
electrical code:	National Electric Code (2020)
fire & life safety code:	Florida Fire Prevention Code 2023

building information

construction type:	type VB
occupancy:	R-3
alteration level:	3 + addition
existing ground floor A/C area:	2,947 sf
existing garage:	557 sf
existing total enclosed area:	3,504 sf
new ground floor A/C area:	4,900 sf
new second floor A/C area:	3,570 sf
2nd floor grand hall not walkable space:	776 sf
total A/C walkable area:	7,694 sf
new total enclosed area:	8,470 sf
covered front porch:	165 sf
total roof area:	4,439 sf
total balcony area:	728 sf

scope of work:

demolish most of existing house as shown

provide new additions to existing slab as shown

provide new ground floor and second floor structure and roof, with new windows and exterior doors

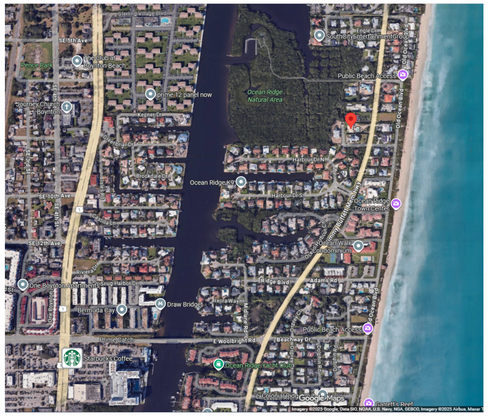
provide new partitions and interior doors as shown

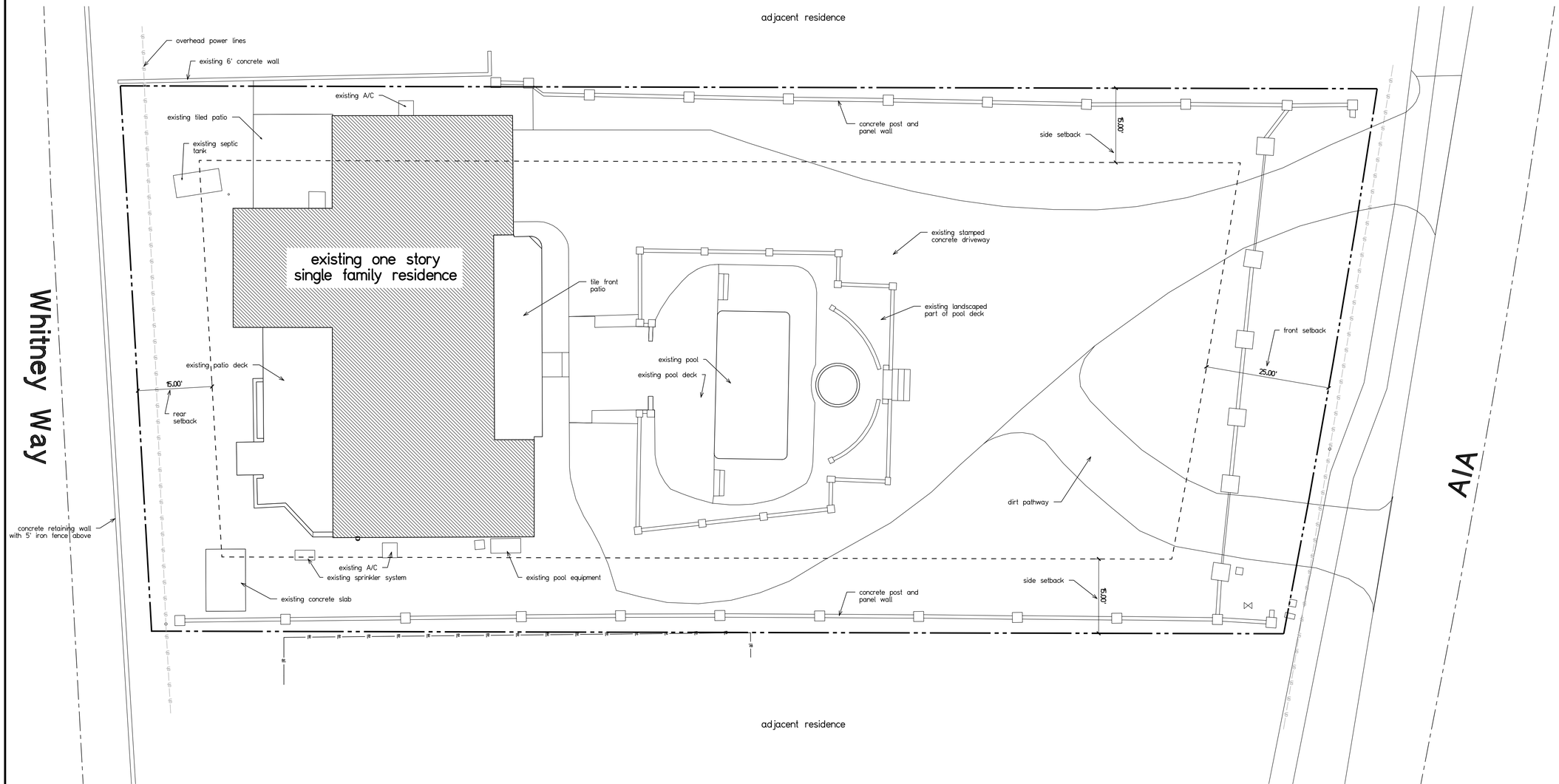
provide new stair as shown

provide new kitchen, bathrooms and fixtures as shown

see also structural, electrical, mechanical, plumbing and gas plans

8 A01 **general notes**
scale: n.t.s.


Ocean Ridge Natural Area
Ocean Ridge Park
Ocean Ridge Hall
Public Beach Access
Draw Bridge
Ocean Ridge Inn
Ocean Ridge Office
Ocean Ridge Marina
Ocean Ridge Boat Ramp
Ocean Ridge Natural Area Trail
Ocean Ridge Natural Area Boardwalk
Ocean Ridge Natural Area Parking
Ocean Ridge Natural Area Restrooms
Ocean Ridge Natural Area Dune Walkover
Ocean Ridge Natural Area Observation Deck
Ocean Ridge Natural Area Picnic Area
Ocean Ridge Natural Area Playground
Ocean Ridge Natural Area Volleyball Court
Ocean Ridge Natural Area Basketball Court
Ocean Ridge Natural Area Tennis Court
Ocean Ridge Natural Area Pickleball Court
Ocean Ridge Natural Area Soccer Field
Ocean Ridge Natural Area Baseball Field
Ocean Ridge Natural Area Softball Field
Ocean Ridge Natural Area Football Field
Ocean Ridge Natural Area Track
Ocean Ridge Natural Area Fitness Trail
Ocean Ridge Natural Area Nature Trail
Ocean Ridge Natural Area Bird Watching Platform
Ocean Ridge Natural Area Fishing Pier
Ocean Ridge Natural Area Kayak Launch
Ocean Ridge Natural Area Canoe Launch
Ocean Ridge Natural Area Paddleboard Launch
Ocean Ridge Natural Area Swimming Beach
Ocean Ridge Natural Area Lifeguard Stand
Ocean Ridge Natural Area Restrooms
Ocean Ridge Natural Area Showers
Ocean Ridge Natural Area Drinking Fountains
Ocean Ridge Natural Area Trash Cans
Ocean Ridge Natural Area Recycling Bins
Ocean Ridge Natural Area Dog Waste Stations
Ocean Ridge Natural Area Parking Lot
Ocean Ridge Natural Area Entrance
Ocean Ridge Natural Area Exit
Ocean Ridge Natural Area Boundary
Ocean Ridge Natural Area Trailhead
Ocean Ridge Natural Area Interpretive Signs
Ocean Ridge Natural Area Educational Kiosks
Ocean Ridge Natural Area Visitor Center
Ocean Ridge Natural Area Gift Shop
Ocean Ridge Natural Area Concession Stand
Ocean Ridge Natural Area Picnic Tables
Ocean Ridge Natural Area Grills
Ocean Ridge Natural Area Shade Structures
Ocean Ridge Natural Area Benches
Ocean Ridge Natural Area Bike Racks
Ocean Ridge Natural Area Scooter Parking
Ocean Ridge Natural Area Electric Vehicle Charging Stations
Ocean Ridge Natural Area Solar Panels
Ocean Ridge Natural Area Wind Turbines
Ocean Ridge Natural Area Rainwater Harvesting System
Ocean Ridge Natural Area Greywater System
Ocean Ridge Natural Area Composting Toilets
Ocean Ridge Natural Area Green Roof
Ocean Ridge Natural Area Living Shoreline
Ocean Ridge Natural Area Coral Reef Restoration
Ocean Ridge Natural Area Seagrass Restoration
Ocean Ridge Natural Area Mangrove Restoration
Ocean Ridge Natural Area Oyster Reef Restoration
Ocean Ridge Natural Area Artificial Reef
Ocean Ridge Natural Area Fish Habitat
Ocean Ridge Natural Area Wildlife Habitat
Ocean Ridge Natural Area Bird Habitat
Ocean Ridge Natural Area Sea Turtle Nesting Habitat
Ocean Ridge Natural Area Shorebird Habitat
Ocean Ridge Natural Area Migratory Bird Habitat
Ocean Ridge Natural Area Endangered Species Habitat
Ocean Ridge Natural Area Threatened Species Habitat
Ocean Ridge Natural Area Species of Special Concern Habitat
Ocean Ridge Natural Area Invasive Species Control
Ocean Ridge Natural Area Native Species Planting
Ocean Ridge Natural Area Habitat Restoration
Ocean Ridge Natural Area Habitat Enhancement
Ocean Ridge Natural Area Habitat Creation
Ocean Ridge Natural Area Habitat Monitoring
Ocean Ridge Natural Area Habitat Management
Ocean Ridge Natural Area Habitat Protection
Ocean Ridge Natural Area Habitat Conservation
Ocean Ridge Natural Area Habitat Preservation
Ocean Ridge Natural Area Habitat Buffer
Ocean Ridge Natural Area Habitat Corridor
Ocean Ridge Natural Area Habitat Connectivity
Ocean Ridge Natural Area Habitat Fragmentation
Ocean Ridge Natural Area Habitat Loss
Ocean Ridge Natural Area Habitat Degradation



9
A02
existing site plan
scale: 3/32" = 1'-0"

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Architecture
Planning
Design
M architectus

STATE OF FLORIDA
MARCELLO FENSO
AR0016862
REGISTERED ARCHITECT
Marcello Fenso AR0016862

Marcello Penso

client: Joseph & Helen Asir

project: residential renovation

address: 5920 N Ocean Blvd
Ocean Ridge, FL 33435

no.	revision	date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Phase: for permit

Sheet: existing site plan

Scale:	as shown	Prj:	25-041
Drawn:	MP/DS	Chk:	MP

A02
sheet X of X

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7/9/25

walltype 1: 8" exterior masonry wall with R4.1 insulation on inside between 1.5" p.t. furring spaced 24" oc max and 1/2" or thicker drywall, laid horizontally and screwed 8" oc. on exterior, provide two layers of stucco +/- 3/4" thickness

walltype 2: 8" interior masonry wall with no insulation and 3/4" p.t. furring spaced 24" oc max and 1/2" or thicker drywall, laid horizontally and screwed 8" oc., both sides

walltype 3: metal stud partition: see detail 9/A-10

future generator

electrical and gas stub up for future gas grille

ahu

provide electrical and gas stub up for future fireplace

rear porch

provide electrical and water stub up for future fountain

garage

powder

study

ahu

utility

gym

leg press

treadmill

electric dryer

gas dryer

laundry

gym bath

-1'-0" top of finished floor

7'-2.71" top of landing

bar

wine room with Whisprerkool unit

wine

ahu in attic

family

0'-0" top of finished floor

formal dining

stairs with 27r @ 6.67" and 26t @ 12"

interior masonry wall wall type 2: typical

interior partition wall type 3: typical

0'-0" top of finished floor 20.00' MSL NAVD 1988

concrete columns: see structural drawings

provide electrical and gas stub up for future fireplace

great hall

kitchen island

warming drawer

ice/cooler

microwave

freezer

refrigerator

dbl oven

60" range

gas range (cooktop & oven)

kitchen

gas ovens

sun room

dish

trash

dish

exterior masonry wall wall type 1: typical

see detail 12/A04 for front porch layout

property line

9/A05 ground floor plan
scale: 1/4" = 1'-0"

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no.	revision	date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Phase: for permit

Sheet: ground floor plan

Scale: as shown | Proj: 25-041

Drawn: MP/DS | Chk: MP

A05
sheet X of X

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7/9/25

walltype 1: 8" exterior masonry wall with R4.1 insulation on inside between 1.5" p.l. furring spaced 24" oc max and 1/2" or thicker drywall, laid horizontally and screwed 8" oc. on exterior, provide two layers of stucco +/- 3/4" thickness

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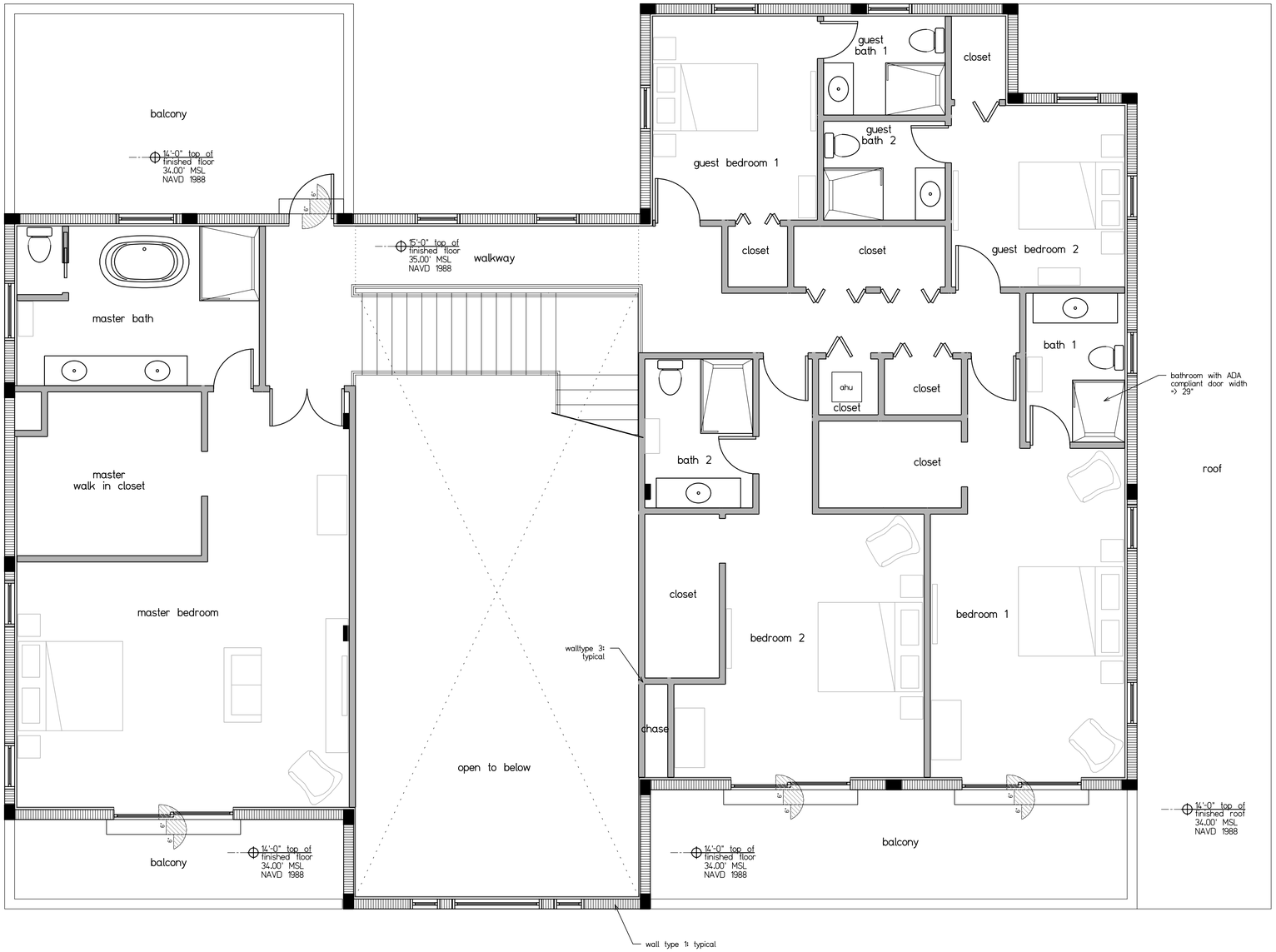
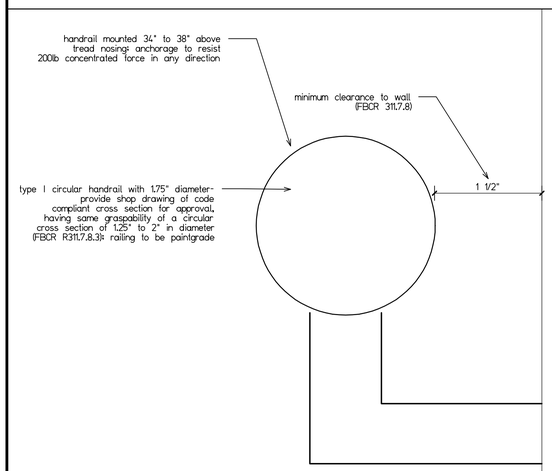
walltype 3: metal stud partition: see detail 9/A-10



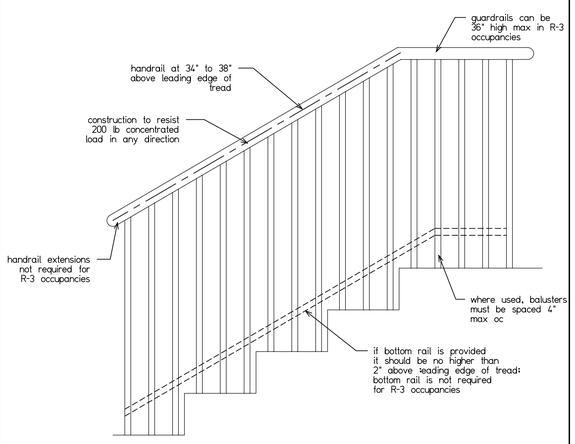
10 A06 second floor plan

scale: 1/4" = 1'-0"



5 A06 stair handrail detail

scale: 1" = 1"



9 A06 typical railing detail

scale: 1" = 1'-0"

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Architecture Planning Design
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STATE OF FLORIDA MARCELLO FENSO AR0016862 REGISTERED ARCHITECT

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Ocean Ridge, FL 33435

no.	revision	date
-	-	-
-	-	-
-	-	-
-	-	-

Phase: for permit

Sheet: second floor plan

Scale: as shown | Proj: 25-041

Drawn: MP/DS | Chkr: MP

A06

sheet X of X

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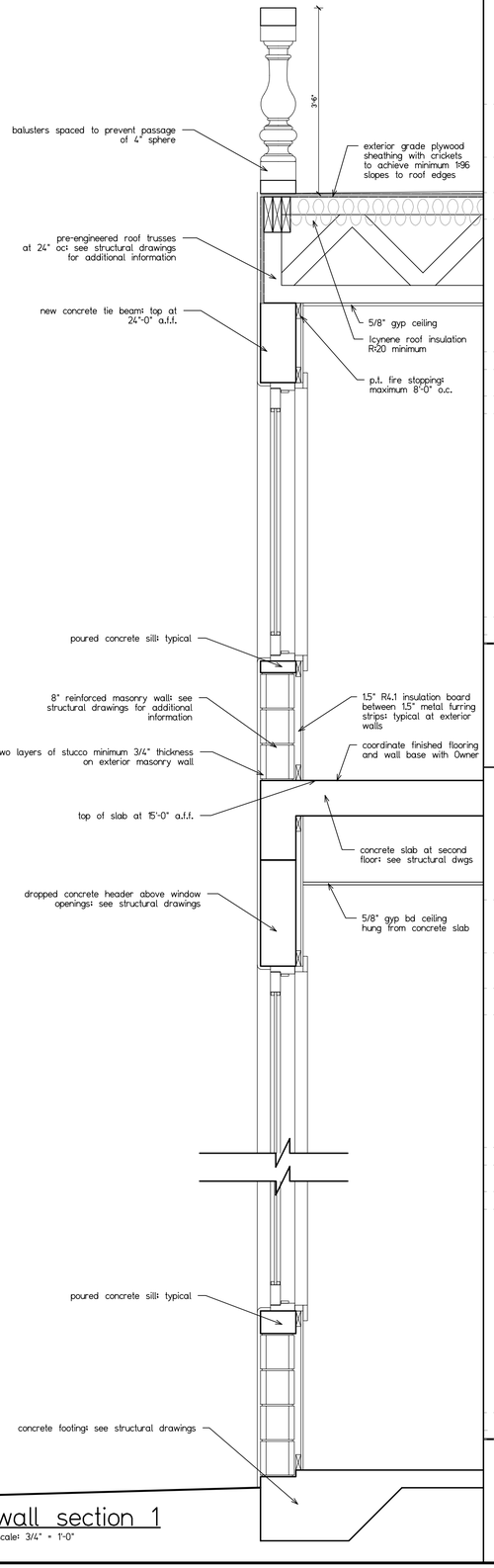
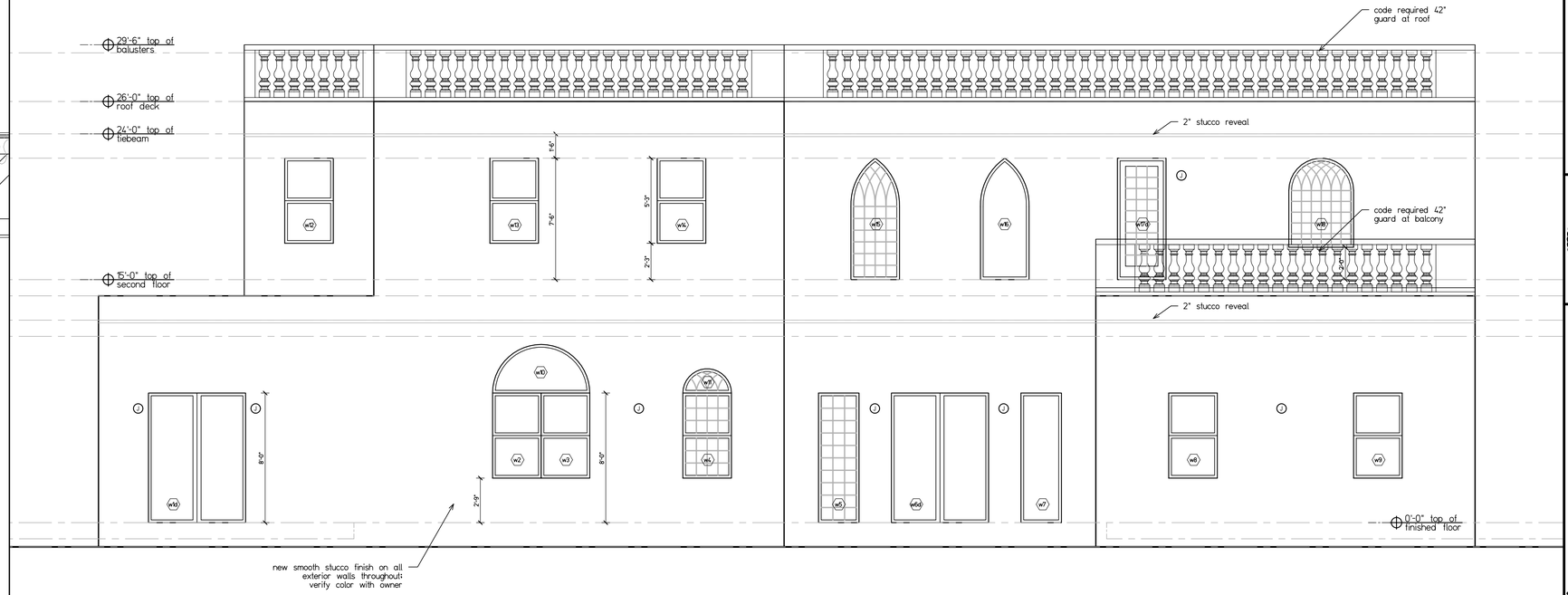
7/9/25



9 / A11 wall section 1
scale: 3/4" = 1'-0"



2 / A11 west elevation
scale: 1/4" = 1'-0"

opening to surface ratio:
363 sf/2230 sf = 16%



10 / A11 east elevation
scale: 1/4" = 1'-0"

window/door opening to facade ratios:
ground floor: 382.42 sf (openings) to 1317.50 sf (facade) = 29.03%
second floor: 240.00 sf (openings) to 912.00 sf (facade) = 26.32%
total: 622.42 sf (windows/doors) to 2230.50 sf (facade) = 27.90%

www.marchitectus.com
2363 NW Boca Raton Blvd.
Suite 102
Boca Raton, FL 33431
Tel: (561) 347 1920
Fax: (561) 347 1969
AA26000728
Architecture Planning Design
marchitectus

STATE OF FLORIDA
MARCELLO PENSO
AR0016862
REGISTERED ARCHITECT
Marcello AR0016862
Marcello Penso

client: Joseph & Helen Asir
project: residential renovation
address: 5920 N Ocean Blvd
Ocean Ridge, FL 33435

no.	revision	date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Phase: for permit

Sheet: east and west elevations

Scale: as shown | Proj: 25-041
Drawn: MP/DS | Chk: MP

A11
sheet X of X

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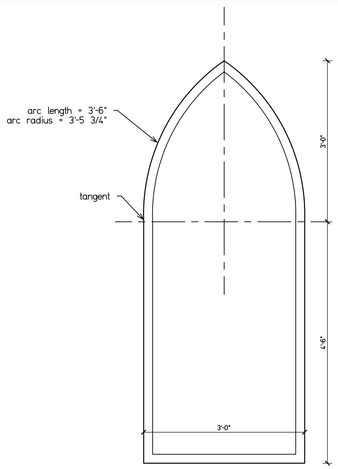
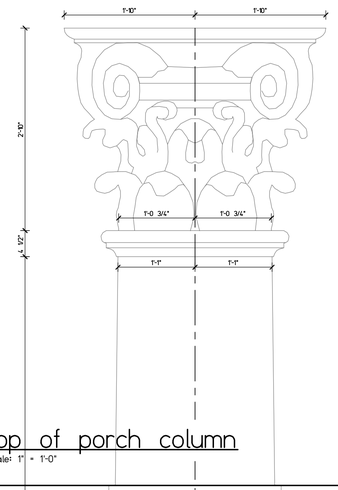
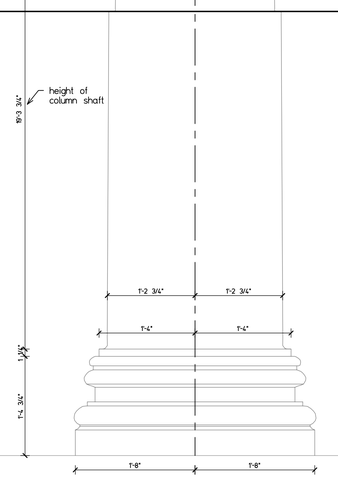
7/9/25



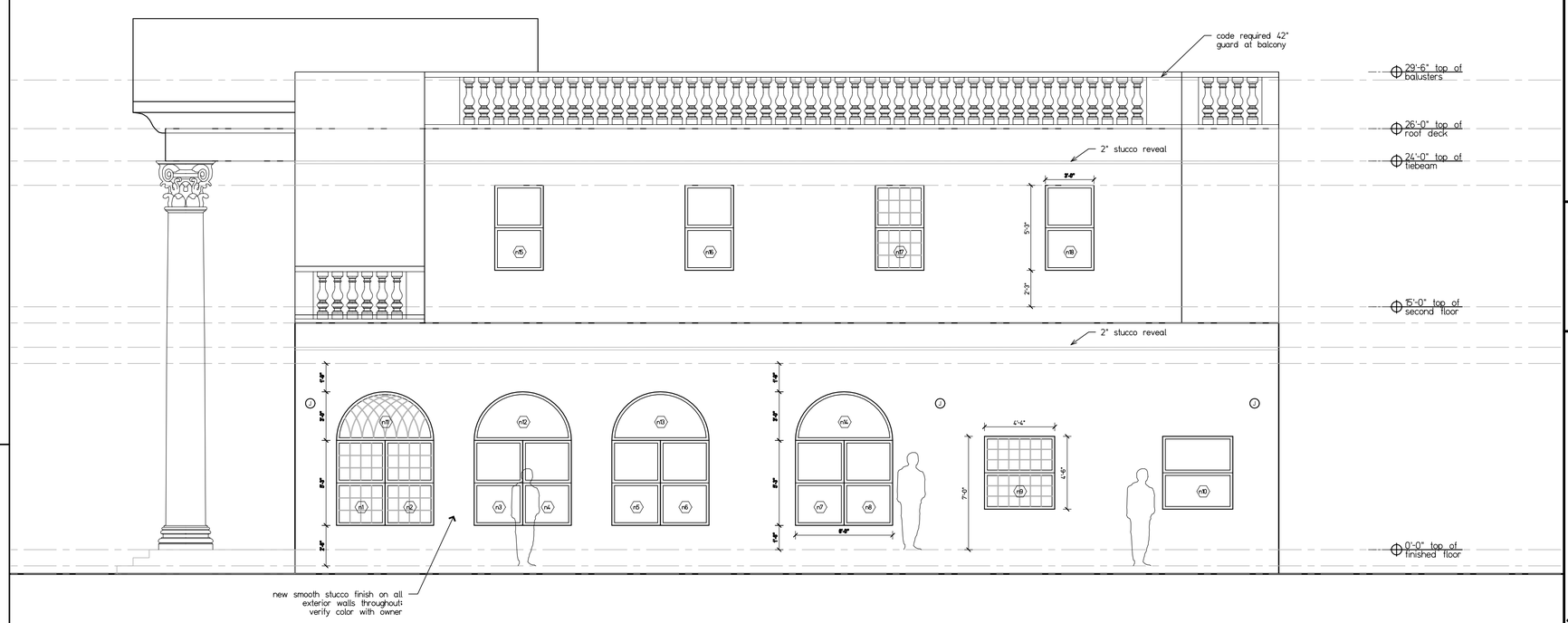
1 / A12 rear gothic window (w15 & w16)
scale: 3/4" = 1'-0"



5 / A12 top of porch column
scale: 1" = 1'-0"

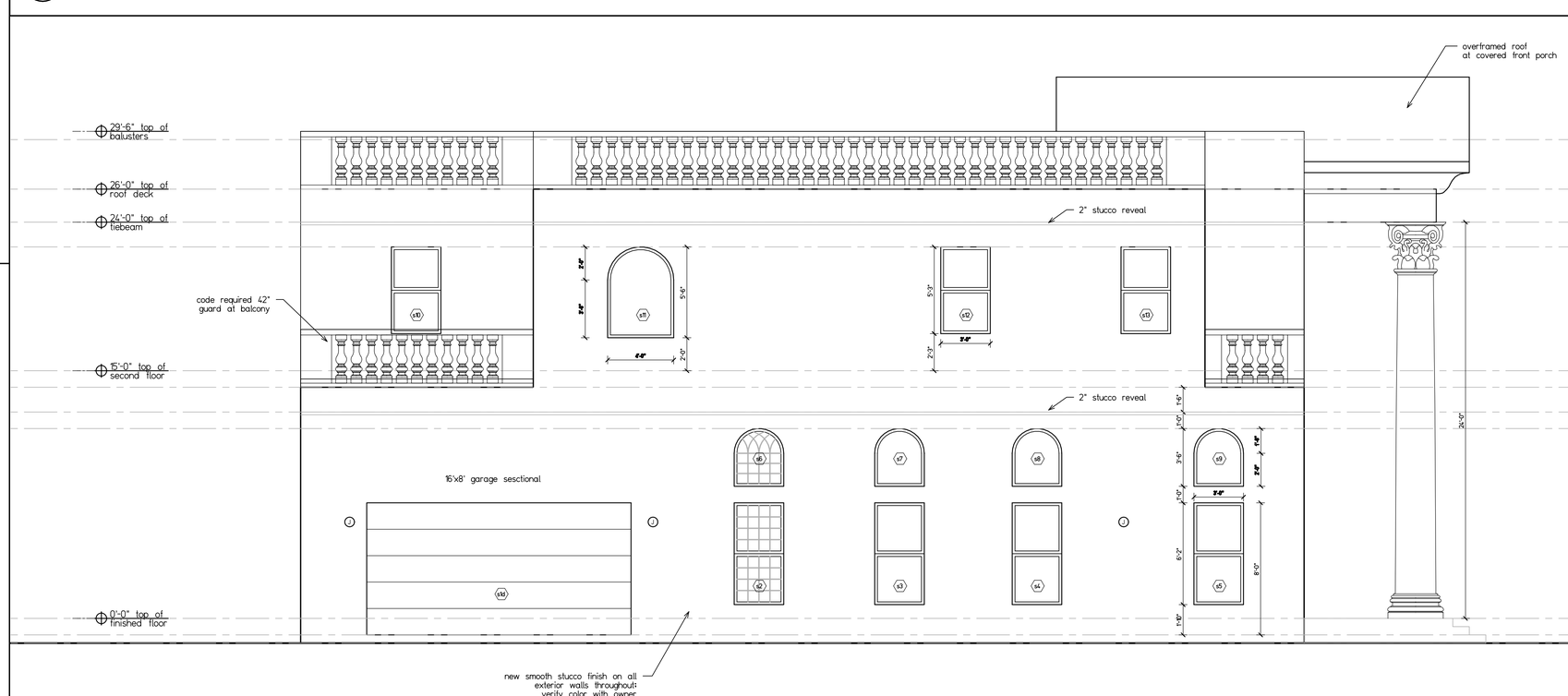


9 / A12 bottom of porch column
scale: 1" = 1'-0"



2 / A12 north elevation
scale: 1/4" = 1'-0"

opening to surface ratio:
285 sf/1671 sf = 17%



10 / A12 south elevation
scale: 1/4" = 1'-0"

opening to surface ratio:
307 sf/1671 sf = 18%

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AA26000728
Architecture Planning Design
M architectus

STATE OF FLORIDA
MARCELLO FENSO
AR0016862
REGISTERED ARCHITECT
Marcello Fenso AR0016862

Marcello Penso

client: Joseph & Helen Asir
project: residential renovation
address: 5920 N Ocean Blvd
Ocean Ridge, FL 33435

no.	revision	date
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

Phase: for permit

Sheet: north and south elevations

Scale: as shown | Prj: 25-041
Drawn: MP/DS | Chk: MP

A12
sheet X of X

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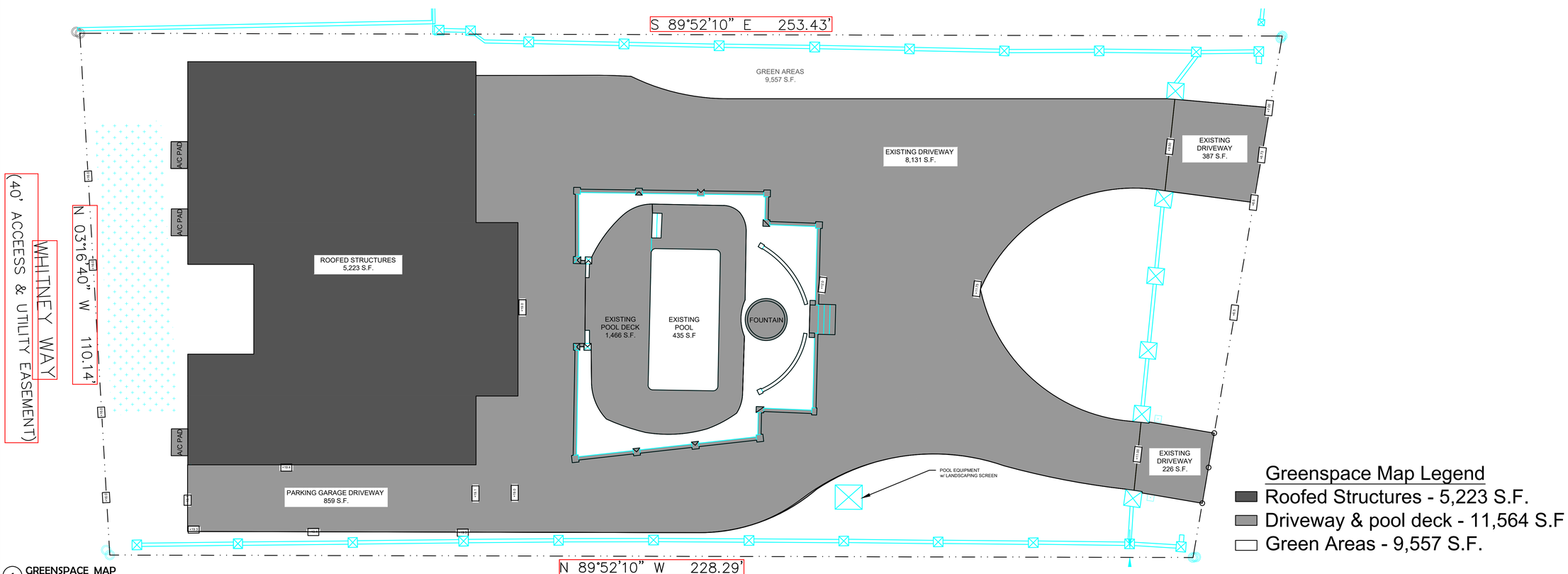
7/9/25



1 GREENSPACE MAP
3/32" = 1'-0"

Greenspace Map Legend

- Roofed Structures - 5,223 S.F.
- Driveway & pool deck - 11,564 S.F
- Green Areas - 9,557 S.F.

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SUITE 221
BOYNTON BEACH, FL 33426
PH:(561)372-1290, FAX(561)877-4590
E.B.C.A. # 6996

SHIRISH S. RAJPATHAK ★ LICENSE ★ No. 42702 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

Shirish S Rajpathak

Digitally signed by Shirish S Rajpathak
Date: 2024.08.30 16:03:01 -04'00'

SEAL:

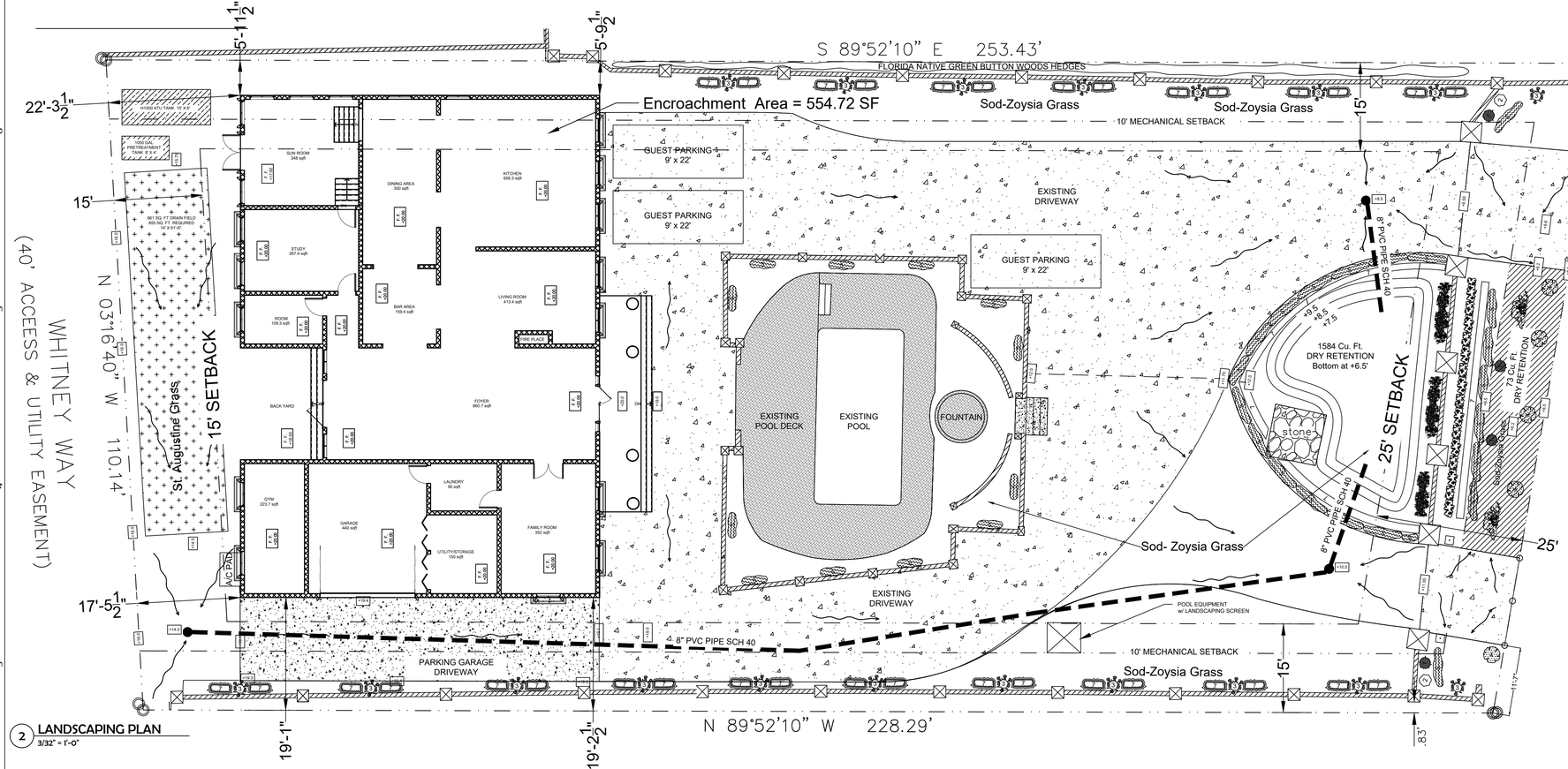
REVISIONS:	BY / DATE

PROJECT TITLE:
ASIR RESIDENCE
5920 N. OCEAN BOULEVARD
OCEAN RIDGE, FL 33435

SHEET TITLE:
GREENSPACE MAP

DATE: AUGUST 29, 2024
JOB NO: 2023-06
DRAWN BY:NBS
CHECKED BY: SSR

SHEET NUMBER
G-1.0



2 LANDSCAPING PLAN
3/32" = 1'-0"

Landscape Legend

1. Garcinia
2. Japanese Blueberry Tree
3. Brugmansia Angle's Tumpet's
4. Callophylums
5. Japanese Boxwoods
6. White Mussaendas
7. Green Island Ficus
8. Large Benjamina Ficus
9. Barbara Karst Bougainvillea

Existing Landscape information was provided by the owner.

Second floor is complyng with the code mandated setbacks.

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SUITE 221
BOYNTON BEACH, FL 33426
PH:(561)372-1290, FAX(561)877-4590
E.B.C.A. # 6996

SHIRISH S. RAJPATHAK ★ ENGINEER ★ PROFESSIONAL
LICENSE No. 42702 ★ STATE OF FLORIDA

Shirish S Rajpathak
Digitally signed by Shirish S Rajpathak
Date: 2024.08.30 16:26:15 -04'00'
SEAL:

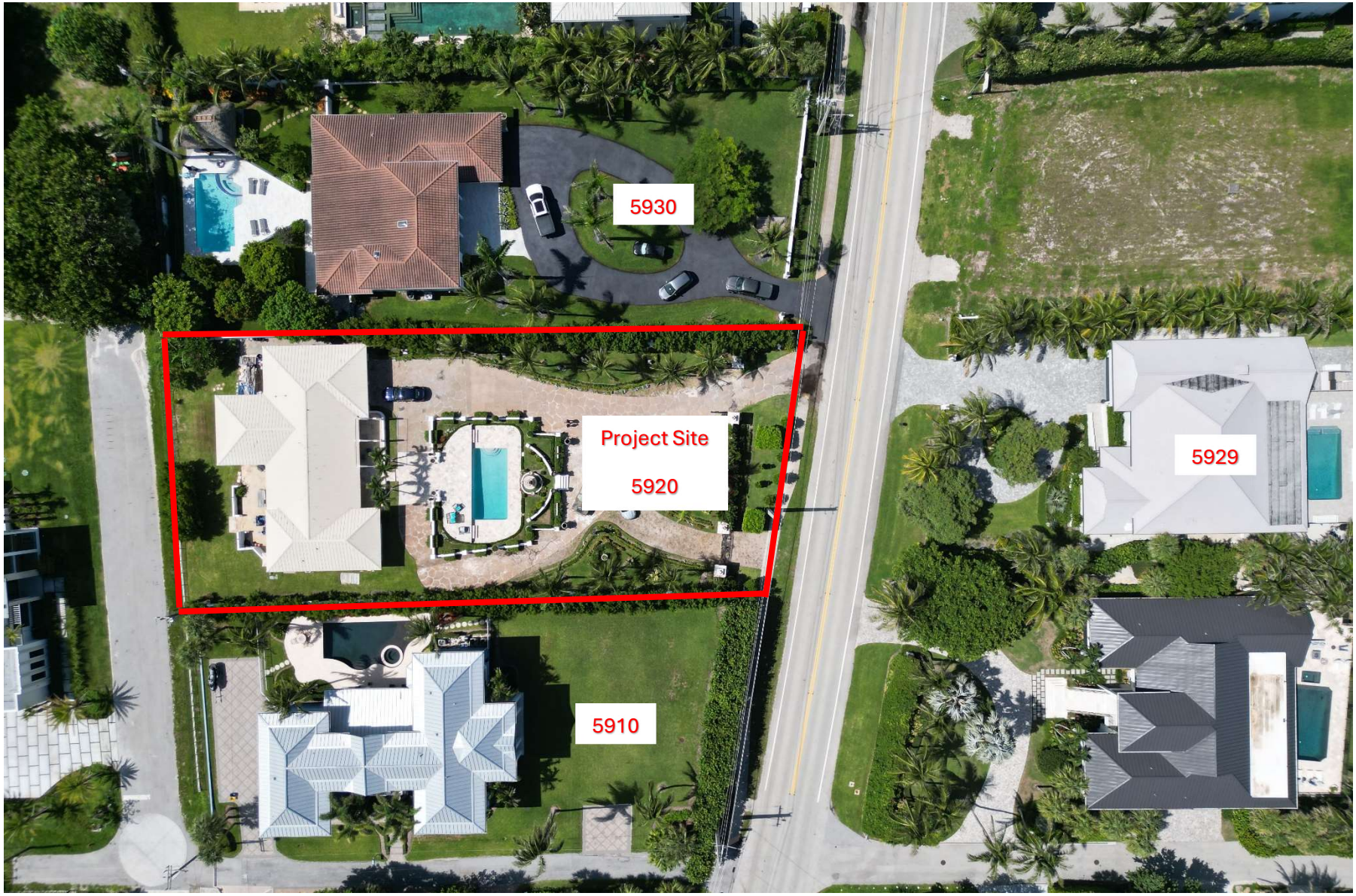
REVISIONS:	BY / DATE
1. Revised Setbacks	12/05/2023
2. Revised Site Plan	01/02/2024
3. Added Lanscaping	01/17/2024
4. Revised retention Area	06/13/2024

PROJECT TITLE:
ASIR RESIDENCE
5920 N. OCEAN BOULEVARD
OCEAN RIDGE, FL 33435

SHEET TITLE:
LANDSCAPING

DATE: JULY 02, 2024
JOB NO: 2023-06
DRAWN BY:NBS
CHECKED BY: SSR

SHEET NUMBER
A-0.2



PHOTOGRAPHS 1



5930

Height: 24 ft



5910

Height: 32.5 ft



5929

Height: 22 ft

PHOTOGRAPHS 4

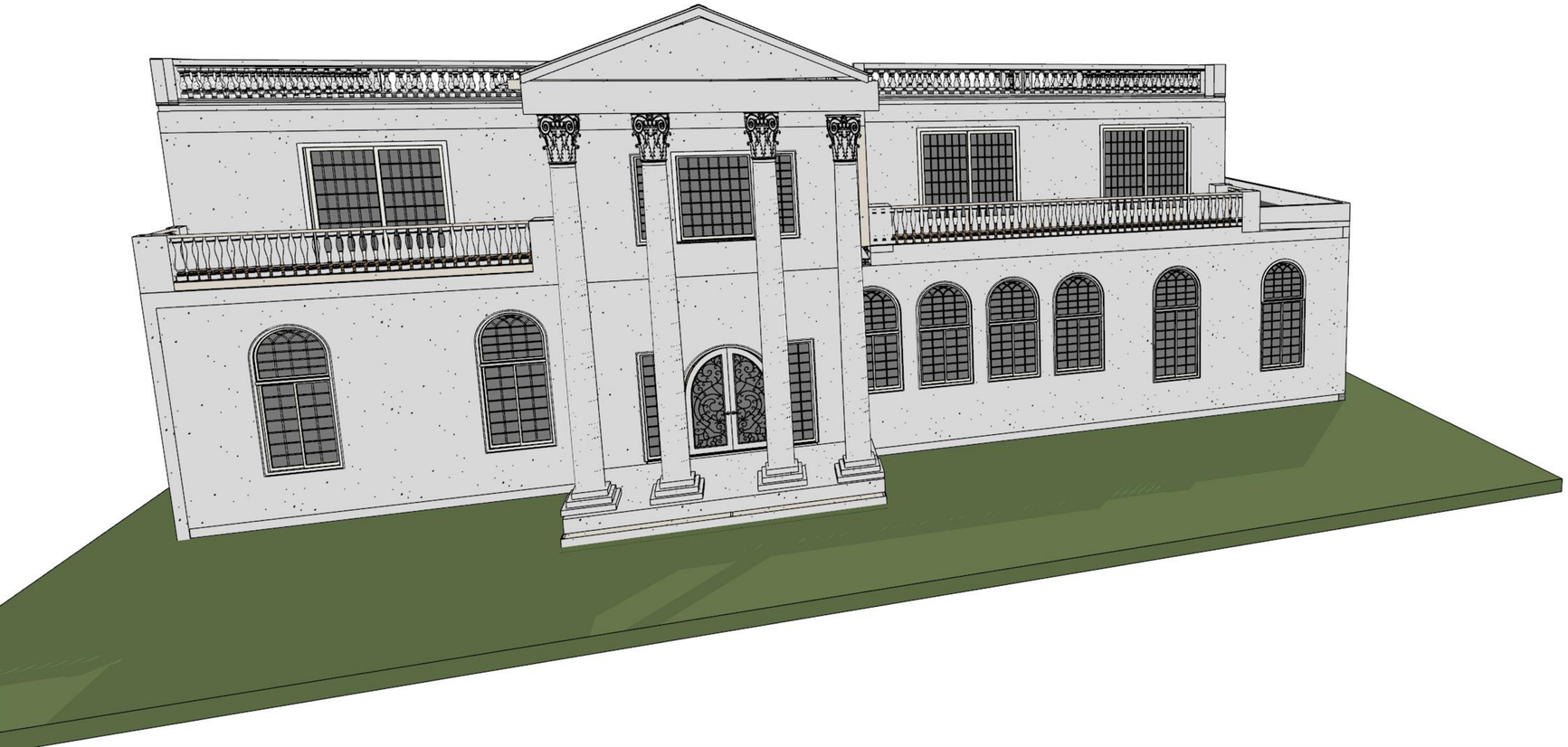

5920
PROPOSED HEIGHT 26.6'









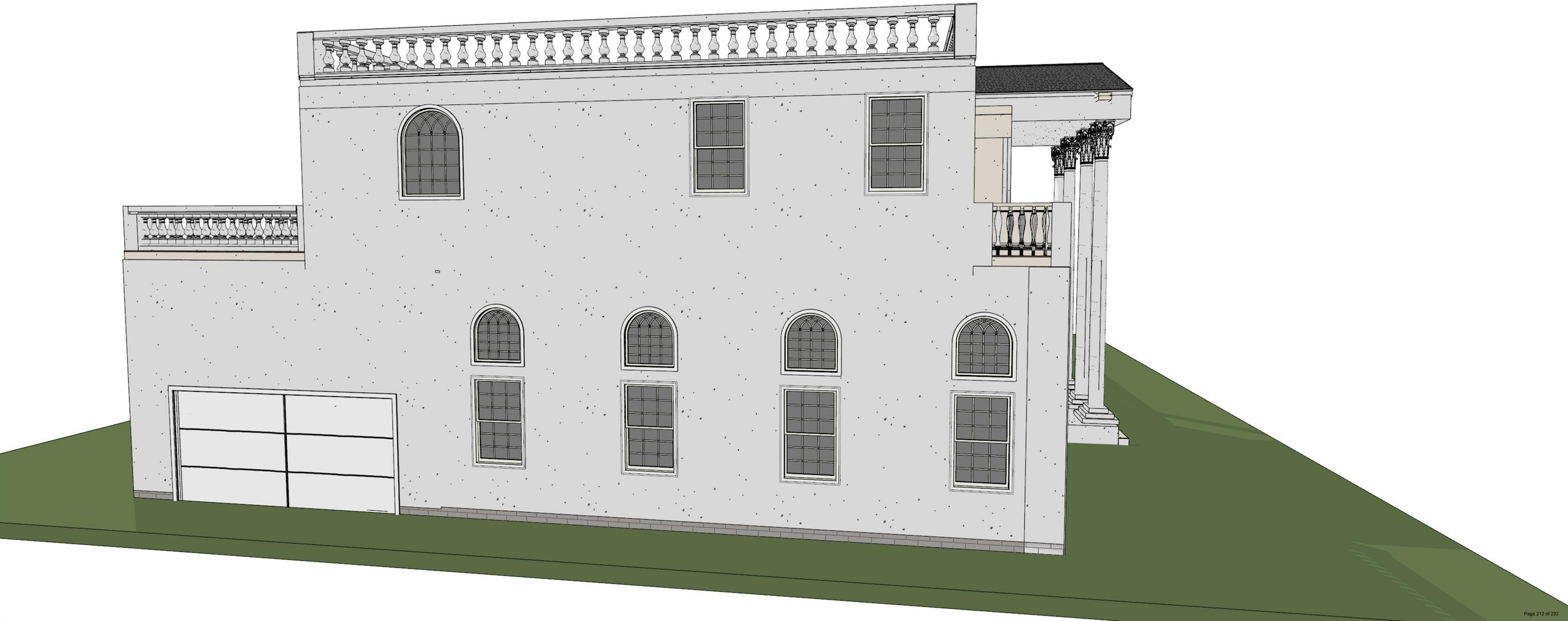




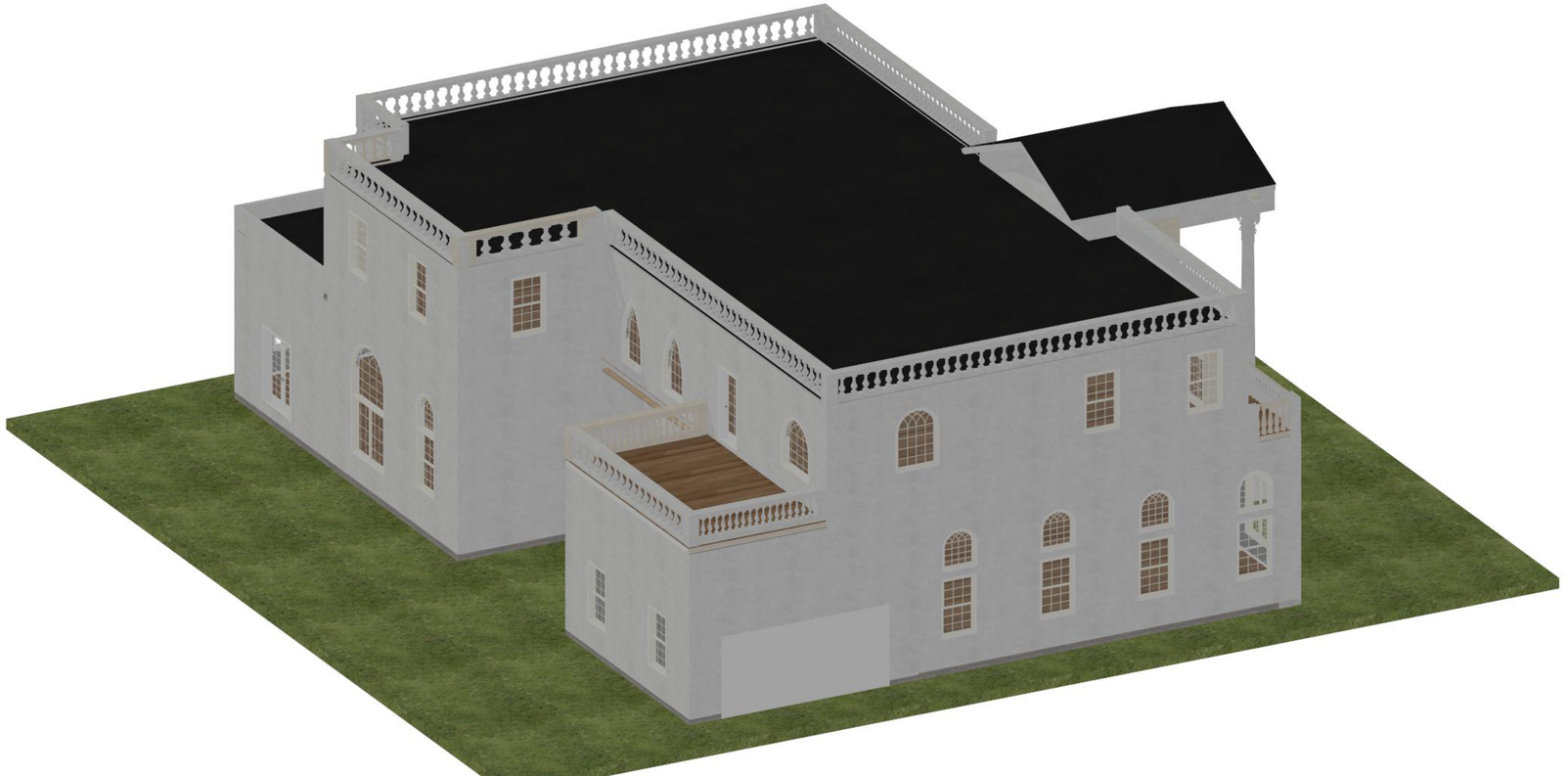
Northwest View



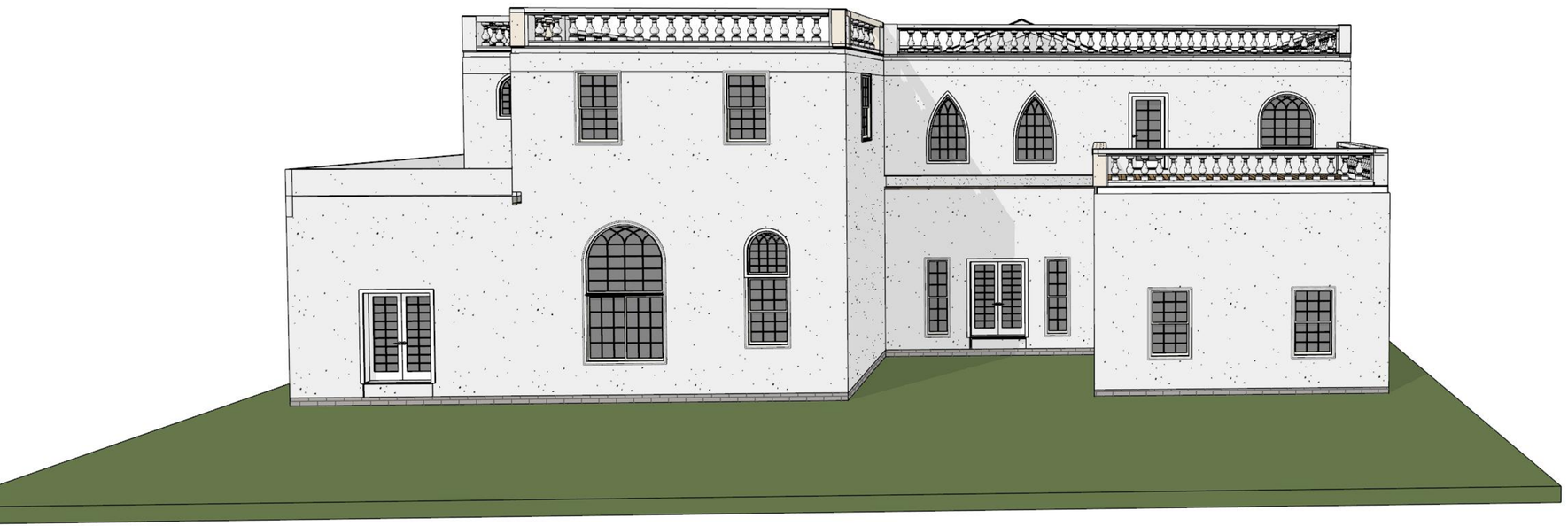
SOUTH VIEW



SOUTH WEST VIEW



WEST ELEVATION



Town of Ocean Ridge, Florida

Planning & Zoning Board Agenda Memorandum

To: **Planning & Zoning Board Members**
From: **Corey O'Gorman, Town Planner**
Meeting Date: **April 21, 2026**
Subject: **113 Island Dr S – Development Plan Review**

---

1. PETITION DESCRIPTION

APPLICANT: Steve Petrucci, 3 Hudson Ave, LLC

OWNER: Charlie & Lisa Dahlem, CLK Investments LLC

ADDRESS: 113 Island Drive S., 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 approval for elevation revisions. On October 16, 2024, the Planning and Zoning Board approved the Development Plan Review (DPR) for the proposed new home which includes five (5) bedrooms, an office, six (6) full bathrooms and one (1) half bath, a one (1) car and a two (2) car garage, a pool, spa and covered loggia. The elevation revisions include proposed parapets, decorative balconies, shutters, revisions to the garage doors, addition of a privacy wall and removal of stone veneer and finish with smooth stucco. The proposed balconies are not dimensioned on the site plan so it is not clear if they extend into the setback and if so, per 64-1(j)(2) they may not extend more than 3' from the vertical wall and measure no more than 25 square feet, and Staff recommends approval with this as a condition and subject to review by the Planning and Zoning Board in accordance with Section 63-56.

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 that the Planning & Zoning Board approve the application subject to the conditions from the Town Staff and review of the project in accordance with Section 63-56 as noted above.

CRAIG A. SMITH AND ASSOCIATES
ENGINEERS•SURVEYORS•UTILITY LOCATORS•GRANT SPECIALISTS
1425 E. Newport Center Dr., Deerfield Beach, FL 33442
Office: 561.314.4445 Fax: 561.791.9818
E-Mail: orubio@craigasmith.com

MEMORANDUM

To: Kelly Avery, CMC
Town Clerk

From: Orlando A. Rubio, PE
VP - Engineering

Date: April 7, 2026

Subject: Site Plan Review Comments
113 Island Dr
CAS Project No. 08-26-008

Enclosure: Engenuity Group, Inc - Engineer's Letter 9.30.24

Cc: File

According to the plan review from staff, the revision includes modifications to the front and rear elevations, the addition of two balconies to the front façade and the installation of a privacy wall on the north side. As such, this does not affect the prior civil plans and therefore the comments from Engenuity's letter of 9.30.24 remain unchanged with conditional items to be addressed during Building Permit phase.

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS SURVEYORS GIS MAPPERS

C. ANDRE RAYMAN, P.S.M.
KEITH B. JACKSON, P.E.
LISA A. TROPEPE, P.E.
ADAM SWANEY, P.E., LEED AP
JENNIFER MALIN, P.S.M.

September 30, 2024

To: Kelly Avery, Town Clerk

From: Tara Bamber, PE

Re: 113 Island Drive South
Developmental Plan Review
Engenuity Group Project No. 00020.10

We reviewed the following which were received on 9-27-24:

1. Civil Plans, 5 sheets, revised 9-27-24, by EnviroDesign.
2. Site Plan, 1 sheet, dated 8-15-24, by Opus Homes.
3. Landscape & Irrigation Plans, 2 sheets, revised 9-27-24, by Carter & Associates.
4. SWM Calcs, 4 sheets, dated September 2024, by EnviroDesign.
5. Comment Response Letter, 1 sheet, dated 9-26-24, by EnviroDesign.
6. Comment Response Letter, 1 sheet, dated 9-27-24, by Carter & Associates.

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

1. The Landscape plan does not match the Site and Civil plans. I suggest scheduling a meeting to resolve discrepancies.
2. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing and proposed water service.
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. The Town is in the beginning processes of evaluating a requirement to upgrade seawalls for new construction/additions, which may be in effect by the time of this project's building permit application.
5. Additional comments may be asked at time of building permit.

If you should have any questions, please do not hesitate to give me a call.

Cc: Lisa Tropepe, PE
Lynne Ladner

Property Detail

Location Address : 113 ISLAND DR S
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-22-10-000-1130
Subdivision : MC CORMICK MILE ADD 1 IN
Official Records Book/Page : 34912 / 32
Sale Date : MAR-2024
Legal Description : MC CORMICK MILE ADD 1 LT 113

Owner Information

Owner(s)	Mailing Address
CLK INVESTMENTS LLC	1531 ORMSBY STATION CT LOUISVILLE KY 40223 4019

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
MAR-2024	$2,695,000	34912 / 00032	WARRANTY DEED	CLK INVESTMENTS LLC
JAN-2020	$825,000	31183 / 00226	DEED OF TRUST	113 ISLAND DR LLC
JUL-2015	$10	27769 / 01011	WARRANTY DEED	ZUBAK JON

Exemption Information

No Exemption Information Available.

Property Information

Number of Units : 0
***Total Square Feet :** 0
Acres : 0.3078
Property Use Code : 0000—VACANT
Zoning : RSF—SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

Appraisals

Tax Year	2023	2022	2021	2020	2019
Improvement Value	$0	$34,748	$150,776	$166,582	$169,285
Land Value	$1,293,200	$963,600	$600,000	$510,000	$498,000
Total Market Value	$1,293,200	$998,348	$750,776	$676,582	$667,285

Assessed and Taxable Values

Tax Year	2023	2022	2021	2020	2019
Assessed Value	$876,821	$825,854	$750,776	$676,582	$667,285
Exemption Amount	$0	$0	$0	$50,000	$50,000
Taxable Value	$876,821	$825,854	$750,776	$626,582	$617,285

Taxes

Tax Year	2023	2022	2021	2020	2019
AD VALOREM	$18,788	$16,717	$14,573	$12,350	$12,306
NON AD VALOREM	$188	$184	$178	$173	$175
TOTAL TAX	$18,976	$16,901	$14,751	$12,523	$12,481

CFN 20240102856
OR BK 34912 PG 32
RECORDED 3/26/2024 2:50 PM
AMT: $2,695,000.00
DEED DOC $18,865.00
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 32 - 33; (2pgs)

Prepared by and return to:
Janitza Rodriguez
Firm Title Corporation
14201 West Sunrise Boulevard, Suite 203
Sunrise, FL 33323
(954) 686-7344
File Number: **2023-908**

NOT A CERTIFIED COPY

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **13th day of March, 2024** between **113 Island Dr, LLC, a Florida limited liability company,** whose post office address is **2001 West Cypress Creek Road, Suite 102B, Fort Lauderdale, FL 33309**, grantor, and **CLK Investments LLC, a Nevada limited liability company** whose post office address is **1531 Ormsby Station Court, Louisville, Kentucky, 40223**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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 113, Addition No. 1, McCormick Mile, according to the plat thereof as recorded in Plat Book 25, Page 181, Public Records of Palm Beach County, Florida.

Parcel Number: 46-43-45-22-10-000-1130

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2023**.

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
Printed Name: Janitza Rodriguez
P.O. Address: 14201 W Sunrise Blvd #203
Sunrise, Florida 33323

113 Island Dr, LLC, a Florida limited liability company

By Bella Homes LLC, a Florida limited liability company, its Manager

By: _____
Stephen Petrucci, Manager and Sole Member

Witness
Printed Name: Craig Parker
P.O. Address: 14201 W Sunrise Blvd #203
Sunrise, Florida 33323

NOT A CERTIFIED COPY

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence, this 12th day of March, 2024 by Stephen Petrucci, as Manager and Sole Member of Bella Homes LLC, a Florida limited liability company, the Manager of 113 Island Dr, LLC, a Florida limited liability company, who has produced drivers' licenses as identification.

[Seal]

JANITZA RODRIGUEZ
Commission # HH 003586
Expires June 7, 2024
Bonded Thru Budget Notary Services

Notary Public Janitza Rodriguez
Print Name: _____
My Commission Expires: 6/7/2024

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

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@oceanridge.gov

This application is being submitted for the property located at:

113 Island Dr

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): Charlie & Lisa Dahlem CLK Investments LLC	Name: Steve Petrucci 3 Hudson Ave, LLC
Address: 300 Natchez Lane Luiville, KY 40206	Address: 2001 W Cypress Creek Rd, Suite 102B Fort Lauderdale, Fl 33309
Phone: (502) 648-1072	Phone: (954) 709-0106
Email: charlie@dahlem.com	Email: steve@bellahomes.us

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

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

General Data

Project Name: Dahlem Residence

Project Location Address: 113 Island Dr

Exact Legal Description of Property: MC CORMICK MILE ADD 1 LT 113

Property Control No: 46-43-45-22-10-000-1130

Existing Zoning: RSF (Single Family Residence)

Proposed Zoning (if applicable to application): N/A

Existing Land Use: Single Family Residence

Proposed Land Use: Single Family Residence

First Floor Living Elevation (For CCCL Application): N/A

Total Site Area: 13,408 Sq. Ft.: 0.3078 Acres: _____

Flood Zone Category: AE EL.=6.00' NAVD (AE el.9.00' NAVD)

Existing Comprehensive Plan Designation (if applicable to application):

N/A

Proposed Comprehensive Plan Designation (if applicable to application):

N/A

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

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

Existing Bedrooms: 0 Proposed Bedrooms: 5

Existing Bathrooms: 0 Proposed Bathrooms: 6 & 1 Half baths

Residential: Total Number of Dwelling Units: 1 Density (Units per acre): _____

Commercial: Total Square Footage: N/A Number of Buildings: N/A

TOWN OF OCEAN RIDGE_BUILDING DEPARTMENT
6450 N. Ocean Blvd., Ocean Ridge, FL 33435 ♦ 561.732.2635 Main ♦ permit@oceanridge.gov ♦
www.oceanridge.gov

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 approval for elevation revisions.
Revisions to the proposed parapets.
Adding two decorative balconies to the front of the building.
Adding decorative aluminum shutters to front elevation.
Changing color of approved garage doors. Color will match proposed shutters.
Adding a privacy wall at the north side of the property.
Remove stone veneer and finish with smooth stucco.

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.

This request is fully compliant with the Florida Building Code 2023 (8th Edition) and
the Town of Ocean Ridge's Comprehensive Plan.
The proposed structure does not alter the land use, occupancy, or traffic patterns.
The design of the proposed structure conforms to all RSF zoning design guidelines

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: 10/15/2024

TOWN OF OCEAN RIDGE

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

Authorized Agent (if different from Owner):	
Name: Steve Petrucci	
Company Name: Bella Homes	
Address: 901 George Bush Blvd Delray Beach Fl 33483	
Phone: (954) 709-0106	Email: steve@bellahomes.us
Developer:	
Name:	
Company Name:	
Address:	
Phone:	Email:
Planner:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect: Designer	
Name: Richard Brummer	Florida Registration No.:
Company Name: Opus Homes D+E LLC	
Address: 455 NE 5th Avenue D-332, Delray Beach Fl 33483	
Phone: (561) 577-8786	Email: Richard@opushomes.net
Landscape Architect	
Name: Dan Carter	Florida Registration No.: LA 831
Company Name: Carter & Associates Landscape Architects Inc	
Address: 74 NE 5th Avenue, Delray Beach Fl 33843	
Phone: (561) 272-9621	Email: dhclainc@bellsouth.net
Engineer	
Name: Brian Beckers	Florida Registration No.: 42696
Company Name: Enviro Design Associates Inc	
Address: 1855 SW 2nd Street Delray Beach Fl 33445	
Phone: (561) 274-6500	Email: brian@envdesign.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 — STEPHEN PETRUCCI (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 14 day of AUGUST, 2024 who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.

Notary Signature (for Applicant)

02/07/26
Commission Expiration

Seal/Stamp

NOTARY PUBLIC STATE OF FLORIDA
Alicia C Bedoya
Commission # HH 211271
Commission Expires 02-07-2026
Bonded Through - Cynanotary
Florida - Notary Public

REV. 5/24

OFFICIAL USE ONLY – DO NOT WRITE BELOW THIS LINE

Accepted For Review

Town Official: _____Date: _____ Fee Paid:_____

Traffic concurrency letter included? ☐ Yes ☐ No

Is this a Development Plan Review resubmittal? ☐ Yes ☐ No

Approval, Conditional Approval, or Denial

☐ Zoning Review Date: _____

☐ Engineering Review Date: _____

☐ Building Review Date: _____

☐ Town Commission, Date: _____

☐ Planning & Zoning Commission, Date: _____

☐ Board of Adjustment, Date: _____

Conditions of Approval:

_____

_____

_____

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_____

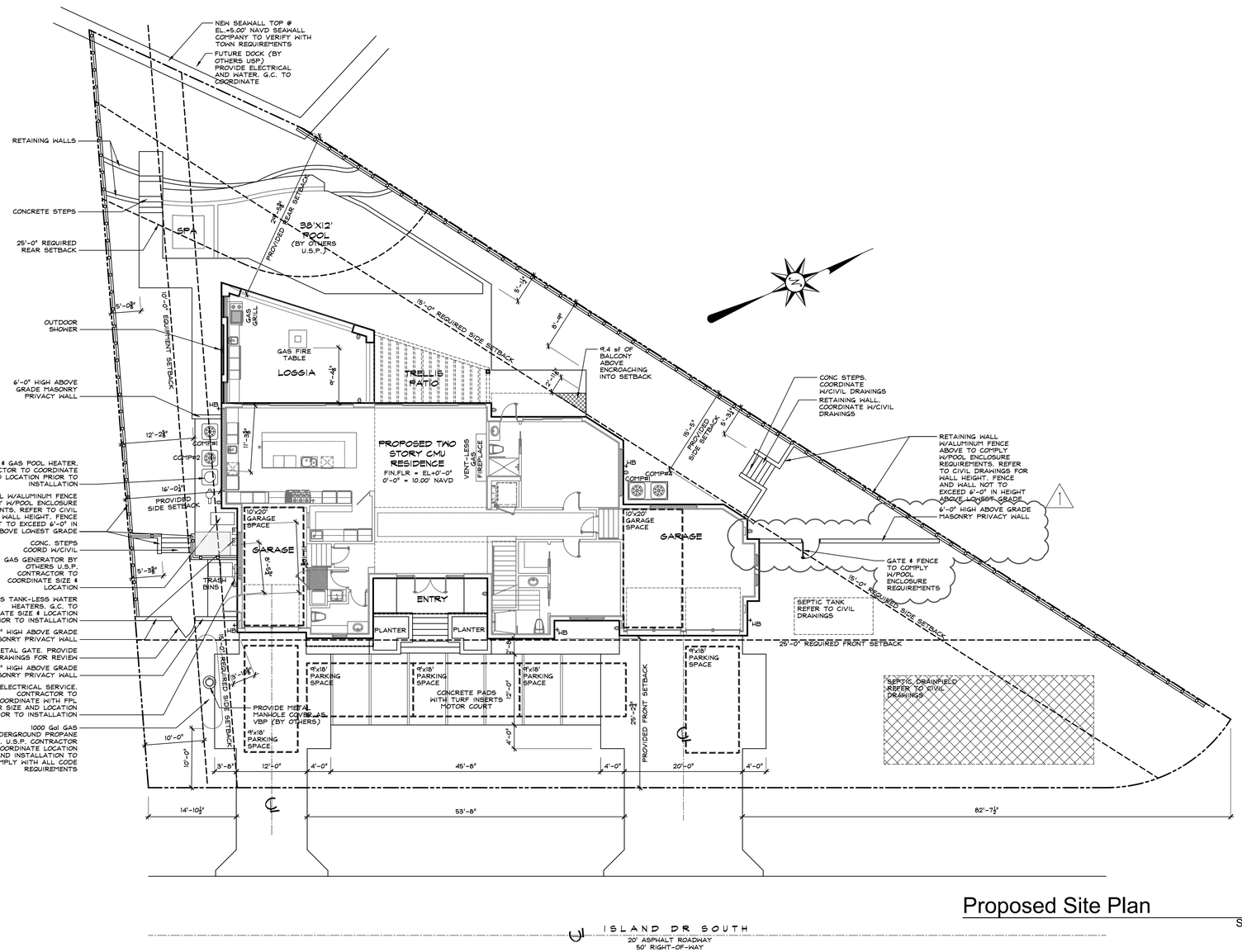
TOWN OF OCEAN RIDGE

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.)

SITE DATA CALCULATIONS FOR PROPERTY AT: 113 Island Dr			COLUMN FOR ZONING OFFICIAL USE ONLY	
*TOTAL SITE AREA	13,295 Sq. Ft.		Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	9.00' NAVD			
FINISHED FLOOR ELEVATION (NAVD)	10.00' NAVD			
			ZONING REVIEW	
	PROPOSED		PROPOSED	
	Sq. Ft.	%	Sq. Ft.	%
FLOOR AREA RATIO	4,784	35.9%		
LOT COVERAGE	3,370	25.3%		
			ZONING REVIEW	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.	%	Sq. Ft.	%
FIRST FLOOR A/C	2,056	15.4%		
SECOND FLOOR A/C	1,965	14.8%		
TOTAL A/C	4,021	30.2%		
GARAGE	763	5.7%		
COVERED PATIO	422	3.1%		
COVERED ENTRY	129	0.9%		
COVERED BALCONY (REAR)	0	0%		
COVERED BALCONY (FRONT)	0	0%		
TOTAL UNDER ROOF	5,335	40.1%		
OPEN BALCONY	304	2.3%		
TOTAL FLOOR AREA	5,639	42.4%		
BUILDING FOOTPRINT	3,370	25.3%		
SEPTIC TANK & DRAINFIELD	615	4.6%		
PAVED AREA	4,127	31.0%		
TOTAL IMPERVIOUS	7,504	56.5%		
TOTAL PERVIOUS	5,791	43.5%		
			ZONING REVIEW	
	FEET		FEET	
BUILDING HEIGHT	30'-11 5/16"			
BUILDING SETBACKS:				
FRONT	25'-2 3/4"			
REAR	26'-5 3/8"			
SIDE INTERIOR	15'-5" (NORTH) - 16'-0 1/4" (SOUTH)			
SIDE CORNER	N/A			
WATERWAY	N/A			
DRIVEWAY	N/A			
PREPARED BY & DATE: Richard Brummer - 08.10.24				



Proposed Site Plan

Scale: 1"=10'-0"

ISLAND DR SOUTH
20' ASPHALT ROADWAY
50' RIGHT-OF-WAY

TOWN OF OCEAN RIDGE

DATA CALCULATIONS FOR NEW STRUCTURES

SITE DATA CALCULATIONS

ZONING DISTRICT	RSF
FUTURE LAND USE DESIGNATION	SF
TOTAL SITE AREA	13,295 S.F.
BASE FLOOD ELEVATION (FEMA)	AE 6.00' NAVD (CURRENT FEMA ELEV.)
BASE FLOOD ELEVATION (FEMA 2019)	AE 9.00' NAVD (FUTURE FEMA ELEV.)
FINISHED FLOOR ELEVATION	10.00' NAVD
PROPOSED ONE STORY BEAM HT	ELEV.+13'-0"
PROPOSED TWO STORY BEAM HT	ELEV.+24'-0"
PROPOSED ON SITE PARKING	3 ENCLOSED PARKING 5 OPEN PARKING 8 TOTAL PROVIDED PARKING

	PROPOSED	
	SQUARE FEET	PERCENTAGE
FLOOR AREA RATIO (MAXIMUM 36%)	4,784 S.F.	35.9 %
LOT COVERAGE (MAXIMUM 35%)	3,370 S.F.	25.3 %
AREAS INCLUDED FOR LOT COVERAGE:		
1st FLOOR A/C AREA		
GARAGE (2)		
COVERED PATIO		
COVERED ENTRY		

	SQUARE FEET	PERCENTAGE
FIRST FLOOR A/C	2056 S.F.	15.4 %
SECOND FLOOR A/C	1918 S.F.	14.4 %
TWO STORY AREA OVER 16' (MINUS 300 S.F.)	47 S.F.	0.4 %
TOTAL A/C	4021 S.F.	30.2 %
GARAGE (2 GARAGES)	763 S.F.	5.7 %
COVERED PATIO	422 S.F.	3.1 %
COVERED MASTER PORCH	N/A	0 %
COVERED ENTRY	129 S.F.	0.9 %
COVERED BALCONY (REAR)	N/A	0 %
TOTAL UNDER ROOF	5335 S.F.	40.1 %
OPEN BALCONY	304 S.F.	2.3 %
TOTAL FLOOR AREA	5639 S.F.	42.4 %
BUILDING FOOTPRINT	3370 S.F.	25.3 %
SEPTIC TANK & DRAINFIELD	615 S.F.	4.6 %
PAVED AREA/POOL	4127 S.F.	31.0 %
TOTAL IMPERVIOUS AREA	7504 S.F.	56.5 %
TOTAL PERVIOUS AREA	5791 S.F.	43.5 %

BUILDING HEIGHT (ONE STORY)	18'-6 11/16" A.F.F.
BUILDING HEIGHT (TWO STORY)	32'-8 3/4" A.F.F.

BUILDING SETBACKS

	REQUIRED	PROPOSED
FRONT YARD SETBACK (EAST)	25'-0"	25'-2 3/4"
REAR YARD SETBACK (WEST)	25'-0"	29'-5 3/8"
SIDE YARD SETBACK (NORTH)	15'-0"	15'-5"
SIDE YARD SETBACK (SOUTH)	15'-0"	16'-0 1/4"

LEGAL DESCRIPTION

LOT 113, ADDITION NO. ONE OF MCCORMICK MILE, AS RECORDED IN PLAT BOOK 25, PAGE(S) 181, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA
PROPERTY ADDRESS: 113 ISLAND DR, OCEAN RIDGE, FL 33435

SECOND FLOOR TO FIRST FLOOR RATIO

	SQUARE FEET	PERCENTAGE
FIRST TO SECOND FLOOR AREA RATIO	1918/3370x100 S.F.	56.9%
AREAS INCLUDED IN 1ST FLOOR:		
1st FLOOR A/C AREA		
GARAGE (2)		
COVERED PATIO		
COVERED ENTRY		
AREAS INCLUDED IN 2ND FLOOR:		
2nd FLOOR A/C AREA		
COVERED BALCONIES		

FLAT ROOF AREA

	SQUARE FEET	PERCENTAGE
MAX ALLOWABLE FLAT ROOF RATIO	N/A	N/A

SITE NOTES:

- ALL LANDSCAPE TO BE COORDINATE BETWEEN OWNER AND G.C. REFER TO LANDSCAPE DRAWINGS.
- COORDINATE LANDSCAPE FOR EQUIPMENT BUFFER. REFER TO LANDSCAPE DRAWINGS
- FENCE/GATE AT PROPERTY LINE TO COMPLY WITH POOL BARRIER CODE REQUIREMENTS.
- G.C. TO COORDINATE ALL EQUIPMENT PADS TO BE 1' ABOVE FEMA BASE FLOOD ELEVATION + 1 FOOT.
- SEPTIC SYSTEM DESIGN BY OTHERS, G.C. TO COORDINATE LOCATION WITH DRIVEWAY AND LANDSCAPE. REFER TO CIVIL DRAWINGS.

OPUS HOMES
design + engineering
Richard@OpusHomes.net
Ph.: 561-577-8766

SPECIALTY ENGINEERING AND DESIGN, LLC

SPECIALTY ENGINEERING AND DESIGN, LLC.
1599 SW 30th AVE.
SUITE #1
BOYNTON BEACH, FL 33426
FL. CA. #009217
561 - 752 - 5440

GARY McDOUGLE, PE FL #56214
D. MARK LeBLANC, PE FL #35683
D. ADAM LeBLANC, PE FL #77012

113 ISLAND DR

113 ISLAND DRIVE
TOWN OF OCEAN RIDGE, FLORIDA

REVISIONS:
1. OWNER REVISIONS: 03.16.26

SUBMITTALS:
ISSUED FOR PERMIT: 03.23.25

PROJECT #:	24-1135
DESIGNER:	RB
DRAWN BY:	KR/RB
PLAN REVIEW:	RB

SITE PLAN

SP-1

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ELEVATION NOTES	
A	SMOOTH STUCCO FINISH
B	INSULATED GARAGE DOOR BRONZE FINISH. PROVIDE NOA FOR REVIEW
C	LIGHT FIXTURE (TO BE SELECTED BY OWNER)
D	STANDING SEAM METAL ROOF, PROVIDE SAMPLE AND NOA FOR REVIEW
E	IMPACT RESISTANT WINDOW AND DOOR PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL. BRONZE FRME
F	39" HIGH GLASS RAILING (TO REJECT 4" SPHERE). PROVIDE SHOP DWGS. FOR APPROVAL .. BRONZE FINISH
G	HIGH DENSITY FOAM WITH HARD COAT OUTRIGGER
H	14"x24" WITH A 4" RECESS. WITH BRONZE LOUVER INSERT.
J	STONE VENEER. PROVIDE SAMPLE FOR REVIEW
K	8'x16' ELEVATION DIAGRAM REQUIREMENT
L	ALUMINUM TRELLIS SYSTEM WITH BRONZE FINISH. BY OTHERS. PROVIDE SHOP DRAWINGS FOR REVIEW
M	ALUMINUM CANOPY WITH BRONZE FINISH. BY OTHERS. PROVIDE SHOP DRAWINGS FOR REVIEW
N	ALUMINUM GATE WITH LOUVER PANEL AND BRONZE FINISH. BY OTHERS. PROVIDE SHOP DRAWINGS FOR REVIEW
P	DASHED LINE DEPICTS ROOF LINE BEYOND PARAPET WALL. REFER TO ROOF PLAN AND STRUCTURAL DRAWINGS
Q	1" STUCCO SCORE LINE



Proposed West Elevation

Scale: 3/16"=1'-0"



Proposed East Elevation

Scale: 3/16"=1'-0"

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PLAN REVIEW: RB

PROPOSED EAST & SOUTH ELEVATIONS

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