

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



**September 15, 2026 at 9:00 AM
Town Hall - Meeting Chambers**

COMMISSIONERS

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

ADMINISTRATION

Town Manager Michelle Heiser
Town Attorney Christy Goddeau
Town Clerk Kelly Avery
Building Official Mike Crisafulle
Town Planner Corey O'Gorman
Town Engineer Orlando Rubio
Town Zoning Official Manual Palacios

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

1. Adopt Minutes of the July 21, 2026, Regular Meeting

DISCUSSION / ACTION ITEMS

2. Quasi-judicial Hearing: Development Plan Review - 30 Oceanview Dr.
3. Discussion Regarding Ordinance on Accessory Structures
4. Proposed Ordinance Regarding Changes to Duration of Construction Due to State Mandate on Single-Family Dwelling Permits

COMMISSIONER COMMENTS

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

ADJOURNMENT

**THE NEXT MEETING OF THE PLANNING & ZONING BOARD WILL BE HELD
ON TUESDAY, OCTOBER 20, 2026, AT 9:00 AM AT TOWN HALL.**

The Town of Ocean Ridge is holding all meetings in-person, with an additional option of listening to the audio live. Any person wishing to view the meeting online, go to:
<https://www.youtube.com/@oceanridge9274>

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

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

PLANNING & ZONING COMMISSION MEETING MINUTES
JULY 21, 2026

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, July 21, 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

Assistant to the Town Manager Danielle Buzzetta led the roll call, which was answered by the following:

Chair Shields Ferber	Present
Vice Chair Kenneth Kaleel	Present
Member de Baptiste	Absent
Member Fady Khairallah	Present
Member Neal Sigety	Absent
Member Jason Sutherland	Present

Members de Baptiste and Sigety were absent with notice.

PLEDGE OF ALLEGIANCE

Chair Ferber led the Pledge of Allegiance.

ADDITIONS, DELETIONS, MODIFICATIONS, AND APPROVAL OF AGENDA

Chair Ferber noted two additions. Town Attorney Christy Goddeau announced that the 30 Oceanview application, previously noticed, would not be heard at this meeting. It is to be possibly rescheduled to a special meeting tentatively set for Wednesday, August 19, 2026, as August 18 is Election Day. Chair Ferber also recognized long-time resident Betty Bingham on her birthday and acknowledged her years of service and support to the Town.

PUBLIC COMMENT

Chair Ferber opened the floor for public comment.

The following spoke: Terry Brown

Chair Ferber closed the floor for public comment.

Town Clerk Kelly Avery clarified that the public comment period at the opening of the meeting is reserved for items not on the agenda; public comment on agenda items would be taken at the time each item is heard.

APPROVAL OF MINUTES

1. Adopt Minutes of June 16, 2026, Regular Meeting.

Chair Ferber announced the quasi-judicial hearing and called for exparte communications disclosures, and there were none. Town Clerk Kelly Avery administered the oath to all those wishing to testify.

PLANNING & ZONING COMMISSION MEETING MINUTES
JULY 21, 2026

DISCUSSION/ACTION ITEMS

2. Quasi-judicial Hearing: Development Plan Review – 5920 N Ocean Blvd

Town Planner Corey O'Gorman reported that the revised plans address all previously identified code deficiencies. He stated that staff recommended approval, subject to the board's determination regarding the decorative balustrade and the condition that the nonconforming front setback wall be brought into compliance.

Town Engineer Orlando Rubio reported that the applicant's new civil engineer modified the drainage approach from a dry retention area to an exfiltration trench system, which continues to meet town code. He recommended approval with all previously stated engineering conditions.

Property owner Joseph Asir addressed the board, stating that project delays were beyond the applicant's control and requesting approval without conditions. He also stated that the non-conforming wall was constructed under a valid permit and inspected by the town during construction.

Architect Marcello Penso addressed the board, explaining that the proposed balustrade is a common architectural feature in classical design and was intended to complement the existing second-floor balustrades.

Vice Chair Kaleel questioned whether the non-conforming wall was an issue properly within the purview of the Planning and Zoning Commission or whether it was a separate code enforcement matter.

Chair Ferber and Town Attorney Goddeau agreed that while the prior 2024 approval had included a condition requiring the wall to be reconstructed in compliance with code, the underlying enforcement issue fell within the jurisdiction of code enforcement staff and not the Planning and Zoning Commission. The board agreed that enforcement of the wall falls under staff jurisdiction rather than the Planning and Zoning Commission and determined that no condition related to the wall should be included with the approval.

Vice Chair Kaleel moved to approve the Development Plan Review for 5920 North Ocean Blvd, without the staff-recommended condition regarding the non-conforming front wall; seconded by Member Khairallah. Motion carried 4-0.

3. Discussion on Revisions to Town's Regulations on Accessory Uses, Buildings, and Structures

Town Attorney Goddeau explained that the Town Commission referred the matter to the Planning and Zoning Commission to review setback requirements for accessory structures. She noted that the current code requires pergolas, gazebos, and similar structures to comply with all required setbacks, often requiring a variance on waterfront properties.

Chair Ferber opened the floor for public comment.

PLANNING & ZONING COMMISSION MEETING MINUTES
JULY 21, 2026

The following spoke: Terry Brown, Christine de Haseth, Betty Bingham, Cindy Martel, and Brett Devitt

Chair Ferber closed the floor for public comment.

Vice Chair Kaleel acknowledged public concerns and noted that the variance process is often impractical for pergolas due to the difficulty of demonstrating hardship. He supported exploring clear standards for modest, open accessory structures within the rear setback while maintaining existing side setback requirements.

Member Khairallah agreed that a distinction should be made between open and enclosed structures, noting that covered structures create greater visual and physical impacts than open-frame pergolas.

Chair Ferber expressed concern that Ocean Ridge's smaller lot sizes already result in substantial development and stated he was hesitant to allow accessory structures within the required rear setback, while acknowledging the board's interest in further review.

The Board deferred the matter to the September 15, 2026, meeting, with a request for staff to prepare aerials illustrating the 25-foot setback as it currently exists and potential variations showing different levels of encroachment, as well as a review of the approach taken by comparable municipalities such as North Palm Beach.

4. Discussion on Revisions to Town's Duration of Construction due to State Mandate on Permit Duration for Single-Family Dwellings

Town Attorney Goddeau explained that recent Florida legislation, effective July 1, 2026, preempts local regulations by establishing a minimum one-year duration for single-family residential building permits, with a potential maximum duration of up to three years depending on the adoption of the next Florida Building Code. She noted that the Town Commission referred the matter to the Planning and Zoning Commission to consider amendments to the Town's construction duration provisions, considering the state law.

Vice Chair Kaleel expressed concern that the legislation should not permit prolonged construction activity that negatively impacts surrounding neighborhoods and questioned whether the Town could still terminate permits for inactivity despite the statutory permit duration.

Town Attorney Goddeau advised that the legislation does not appear to preserve that authority but stated she would conduct additional legal research, including the possibility of seeking an Attorney General opinion.

Member Khairallah agreed that extended construction periods create significant neighborhood impacts.

The Board concurred that any code amendments should be carefully considered and deferred further discussion pending additional legal guidance.

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

PLANNING & ZONING COMMISSION MEETING MINUTES
JULY 21, 2026

COMMISSIONER COMMENTS

There were none.

ADJOURNMENT

ADJOURNMENT

Meeting adjourned at 9:59 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on September 15, 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:	September 15, 2026
Subject:	30 Oceanview – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: SPJA Construction, LLC

OWNER: Immo Francois Marcil, Inc.

ADDRESS: 30 Oceanview, Ocean Ridge, Florida 33435

ZONING DISTRICT: RMM / Ocean View Special Area

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 64-2, RMM, Medium Density Multiple-Family Residential and Section 64-3, Ocean View Special Area.

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 30 Oceanview Drive. The proposed development includes three (3) bedrooms, two and one-half (2.5) bathrooms, a one-car garage, and a swimming pool. The application was submitted on February 5, 2026 and the applicant responded to several rounds of Town Staff comments to address compliance with applicable code requirements. Town Staff is recommending approval subject to conditions, and review by the Planning and Zoning Board for compliance with Section 63-56 for Development Plan Review and subject to consideration of the proposed architectural feature encroachment into the setback area.

The current architectural plans propose to extend a portion of the exterior wall into the setback area as an “architectural feature”. The areas are described on the plans as a decorative gable frame out, with one on each side of the building extending 1’ 4” into the setback area for a width of 15’ under the roof overhang and limited to a portion of the second-floor area. The Town Code allows architectural features to encroach into the setback provided that they do not measure more than 25 SF in the horizontal plane, and eaves which do not extend more than 3’ from the vertical wall, however the code does not include a definition for “architectural feature”.

Consequently, this report recommends approval subject to compliance with the 25 SF and 3' extension, and determination by the Planning & Zoning Board that this qualifies as an architectural feature.

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, review of the project in accordance with Section 63-56 as noted above, determination by the Planning & Zoning Board that the decorative gable end frame out qualifies as an architectural feature in compliance with Section 64-1(j)(2) including that it does not measure more than 25 square feet in the horizontal plane and does not extend more than 3' from the vertical wall.

PLAN REVIEW REPORT
30 Oceanview Drive
02/16/2026/~~Revision 03/25/26~~
~~Revision 05/12/26~~
~~Revision 6/25/26~~

This Plan Review Report is for the Development Plan Review to construct a new two-story home on a vacant lot at 30 Oceanview Drive. The proposed development includes three (3) bedrooms, two (2) full baths, one (1) half bath, a one-car garage, and a swimming pool. This review references site and architectural plans prepared by YRA Design Inc dated 03/04/26; civil plans prepared by Doug Winter Companies Inc dated 12/02/25; landscape plans prepared by Lynn Bender Landscape Architecture dated 11/18/25; and a survey prepared by Renner Burgess Land Surveying dated 10/25/25. ~~This revised report is based on revisions received on 06/12/26 and recommends approval subject to consideration of the proposed architectural feature encroachment into the setback by the Planning & Zoning Board in accordance with the Zoning Regulations and Development Plan Review requirements as noted below.~~

PCN: 46-43-45-34-05-001-0360
FLU: Multi-family
Zoning: RMM

The following review is based on the checklist for development plan review, requirements of the Town of Ocean Ridge RMM Zoning District, the Ocean View Special Area and Sections 64-1(b) through (j) in Chapter 64 as applicable.

- ~~For compliance with the LDAA Checklist, please update the survey to be abstracted to the title showing all easements and encumbrances of record, and please provide the total square footage. This comment is not addressed; the survey provided is not abstract to the title. Comment addressed.~~
- The site data shows the site area as 3,277 square feet, however the survey shows property dimensions of 50' x 65.32' which should be 3,266 square feet. Please correct this in the site data and adjust any calculations if needed. ~~This comment is partially addressed; the lot calculations on ASP-1 show 3266 but the data table shows 3277. Comment not addressed, 05/12/26 revision still shows 3266. Please revise the site data table and revise any other calculations if needed. Comment addressed.~~

Section 64-3(d) **Background:** This code section addresses the minimum setbacks including side setback for principal structures in the Ocean View Special Area. There are several exceptions to the minimum required setbacks including 64-1(h) for dormers and gabled ends, 64-1(j)(2) for exterior balconies, bay windows, exterior chimneys, or other architectural features which do not measure more than 25 SF in the horizontal plane, and eaves which do not extend more than 3' from the vertical wall, and

64-52 for height and yard exceptions allowing a roof overhang to project into the setback. The plans show an encroachment into the side setbacks on both the east and west elevations.

Comment: Please revise the plans to comply with the minimum side setback and/or specify what code section permits the proposed encroachment. ~~The response to this comment is that the encroachments which include interior living space are architectural features. Based on analysis of the Town Code in consultation with the Town Attorney these encroachments are not architectural features but are part of the principal structure as defined in Section 1-3 of the code and as such must comply with the minimum 10' setback in accordance with Section 64-3. Please revise the plans to delete these encroachments and comply with the 10' setback.~~

~~The 05/12/26 response refers to letter prepared by legal counsel which states that the encroachment is an architectural feature and it does not include habitable space.~~

~~This comment has not been addressed. The encroachment is part of the structure and must be redesigned to comply with the minimum 10' setback.~~

The architect's response: "The encroachments have been removed. To provide an architectural feature, the plans were revised. The architectural feature will be constructed under the roof overhang as a standard over frame having a stucco finish at the second floor only, providing our decorative gable end feature." In addition, the "architectural feature" is described as a "standard over frame having stucco finish at the second floor only" and is constructed "under the roof overhang".

The Town Code allows architectural features to encroach into the setback provided that they do not measure more than 25 SF in the horizontal plane, and eaves which do not extend more than 3' from the vertical wall, however the code does not include a definition for "architectural feature". Consequently, this report recommends approval subject to compliance with the 25 SF and 3' extension, and determination by the Planning & Zoning Board if this qualifies as an architectural feature.

Section 64-46(a)

Background: ~~This code section specifies that all single family homes provide one parking space per bedroom; that each single family home shall include a garage to accommodate two full size vehicles; for lots less~~

~~than 10,000 square feet in districts other than RSF and RSE, only one off-street parking space shall be required; and that interior garage spaces must be a minimum of 10' x 20', and each exterior space must be a minimum of 9' x 18'. The code does not specify if the parking space must be an interior or exterior space, and sheet A-2 shows the garage space dimensioned at less than the minimum for a garage space but does not dimension the exterior space.~~

~~**Comment:** Please revise the site plan sheet ASP-1 to show the exterior space with the 9' x 18' minimum dimensions to comply with the exterior space requirements and to comply with the requirement to provide one (1) parking space. **Comment addressed.**~~

~~Section 64-42 (b)~~

~~**Background:** This code section includes swimming pools setback allowing that if the swimming pool is located at or below finished grade, it is permitted in any front yard, interior and corner side yard and rear yard, provided that in no case shall it be closer than five feet from any side, rear or front property line, provided it is not enclosed and provided that it is not closer than five feet to the primary building. The Data tabulation indicates that the pool side setback is 10' and pool front is 5.2' however the dimensions are not shown on the plans.~~

~~**Comment:** Please dimension the swimming pool setbacks on ASP-1 to comply with this town code. **Comment addressed.**~~

~~Section 64-44~~

~~**Background:** This code section requires that 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 walls and fences located in the front yard setback shall not exceed four feet in height. 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 not exceed six feet in height from the lowest grade opposite such point of measurement. Sheet ASP-1 shows a proposed wall screening within the front side however no dimension was provided, and LP-1 shows a 4' height.~~

~~**Comment:** Please revise sheet ASP-1 to show the height of any and all proposed walls or fences. **Comment addressed.**~~

~~Section 64-45~~

~~**Background:** This code section requires a minimum setback for a driveway at the property line of 10'. The site plan shows the driveway at approximately 10' but it is not dimensioned.~~

Comment: Please revise sheet ASP-1 to show the setback for the driveway at the property line to comply with this code section. **Comment addressed.**

~~Sec. 64-60~~

Background: This code section allows decks, patios, driveways, parking areas, steps, stoops, and terraces (unenclosed and uncovered), and terraces to be setback at least five feet from any property line or right-of-way line, whichever is closer. The site plan shows several hardscape areas but does not provide dimensions.

Comment: Please provide the dimensions for the proposed driveway, unenclosed and uncovered decks, parking areas, steps, and stoops to ensure compliance with this town code. **Comment addressed.**

~~Section 66-142(c)~~

Background: This code section allows artificial turf in the side and rear yard areas not to exceed 25 percent of the lot area calculated as the side or rear yard minus the area of the primary structure of the rear and side yards, and allows artificial turf in front yard between paver blocks where the area for the artificial turf does not exceed 4" in width. The data tabulation on sheet ASP-1 indicates that no artificial turf is proposed. However, the landscape plan includes proposed artificial turf between precast concrete tiles on the front/side side, as well in the rear setback; however, no dimension for the turf area is provided.

Comment: Please dimension the distance between the paver blocks to ensure that the total does not exceed a maximum of 4 inches. **Comment addressed.**



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

MEMORANDUM

To: Kelly Avery, CMC
Town Clerk

From: Orlando A. Rubio, PE
VP - Engineering

Date: June 24, 2026

Subject: Site Plan Review Comments
30 Oceanview Drove (DPR)
CAS Project No. 08-26-008

Cc: File



CAS has reviewed the civil engineering responses to the request for additional information and has deemed the responses satisfactory and recommend moving forward with the project with conditions.

1. Utility approval for the proposed potable water improvements will be required upon final design as well as approval from the Health Department for the proposed septic system.
2. Suggested is a storm water pollution prevention plan (SWPPP) as a guidance to the contractor for sediment and erosion control measures. Contractor to address sediment and erosion control during the construction.
3. Additional comments may follow to the responses to these review comments as necessary.



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

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

1,700 max-

APPLICANT FILL OUT: PROPERTY ADDRESS: <u>30 OCEAN VIEW</u>		ZONING DISTRICT: <u>RMM</u>	
APPLICANT USE		ZONING OFFICIAL USE ONLY	
TOTAL SITE AREA	2,277 Sq. Ft.	3268	Sq. Ft.
BASE FLOOD ELEVATION (NAVD) (SOURCE: THE FLOOD INSURANCE STUDY)	8.0 NAVD	8 FT. NAVD	
FINISHED FLOOR ELEVATION (NAVD)	9.0 NAVD	9 FT. NAVD	
APPLICANT USE		ZONING REVIEW	
PROPOSED		PROPOSED	
	Sq. Ft.		%
FLOOR AREA RATIO (MAXIMUM 52.5%)	1697	1660	50.5
LOT COVERAGE (MAXIMUM 52.5%)	1065	1090	32.1
APPLICANT USE		ZONING REVIEW	
PROPOSED		PROPOSED	
	Sq. Ft.		%
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.		%
FIRST FLOOR UNDER A/C ()	521	574	20.7
SECOND FLOOR UNDER A/C ()	813	939	28.7
TOTAL UNDER A/C ()	1334	1513	35.5
TOTAL FLOOR AREA ()	859	2235	62.4
TOTAL UNDER ROOF ()	797	2213	67.7
FLAT ROOF ()	96		
TOTAL ROOF ()	893	840	25.8
GARAGE ()	303	280	28.6
COVERED PATIO ()	0		
COVERED ENTRY ()	201	100	00.5
COVERED BALCONY (REAR) ()	0		
COVERED BALCONY (FRONT) ()	0		
OPEN BALCONY ()	216	175	05.4
BUILDING FOOTPRINT ()	1065	1048	32.1
SEPTIC TANK & DRAINFIELD ()	419.8	420	12.9
PAVED AREA ()	1106.5	1025	31.7
SYNTHETIC TURF ()	0		
TOTAL IMPERVIOUS ()	1964.5	1841	56.3
(INCLUDES SYNTHETIC TURF)			
TOTAL PERVIOUS ()	1312	1427	43.7
APPLICANT USE		ZONING REVIEW	
FEET		FEET	
BUILDING HEIGHT ()	31' 7"	31' 7"	
BUILDING SETBACKS:			
FRONT ()	20' 1"	20'	
REAR ()	10' 3"	10'	
SIDE INTERIOR ()	10' 1"	10'	
SIDE CORNER ()	NA		
WATERWAY ()	NA		
DRIVEWAY ()	5' 5"	10'	

Prepared By: MAUNY

Date: 7/20/20

Property Detail**Parcel Control Number :** 46-43-45-34-05-001-0360**Owners :** IMMO FRANCIOS MARCIL INC**Mailing Address :** 301 CH BENOIT SAINT SAUVEUR QC J0R 1R7 CANADA**Location Address :** 30 OCEANVIEW DR**Book/Page :** 33387 / 728**Sale Date :** 03/15/2022**Legal Description :** PALM BEACH SHORE ACRES BLKS A, B & Z NLY 65.32 FT OF E 50 FT OF WLY 450 FT OF LT 18 BLK A A/K/A LT 6 BLUE OCEAN SUB UNREC**Property Use Code :** 0000—VACANT**Zoning :** RMM—MEDIUM DENSITY MULTI-FAMILY (46-OCEAN RIDGE)**Total Square Feet :** 0**Acres :** .07**Building Details****Subarea and Square Footage for Building 1**

Description	square Footage	Sketch for Building 1
No data found		

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

No Image Found

Structural Element for Building 1

Tax Year		2025		
Improvement Value		\$0		
Land Value		\$625,077	AD VALOREM	\$11,381
Total Market Value		\$625,077	NON AD VALOREM	\$0
Assessed Value		\$625,077	TOTAL TAX	\$11,381
Exemption Amount		\$0		
Taxable Value		\$625,077		

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



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:

30 Oceanview 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): IMMO FRANCIOS MARCIL INC	Name: SPJA CONSTRUCTION LLC
Address: 301 CH BENOIT SAINT SAUVEUR QC J0R 1R7 CANADA	Address: 216 MOORINGS DR LANTANA, FL 33462
Phone: 514-949-2638	Phone: 561-352-6512
Email: DONCLOUTIER@ICLOUD.COM	Email: INFO@SPJAFL.COM

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



TOWN OF OCEAN RIDGE BUILDING DEPARTMENT

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

General Data

Project Name: 30 OCEANVIEW DR

Project Location Address: 30 OCEANVIEW DR

Exact Legal Description of Property: : PALM BEACH SHORE ACRES BLKS A, B & Z NLY 65.32 FT OF E 50 FT OF WLY 450 FT OF LT 18 BLK A A/K/A LT 6 BLUE OCEAN SUB UNREC

Property Control No: 46-43-45- 34-05-001-0360

Existing Zoning: Rmm

Proposed Zoning (if applicable to application): No change

Existing Land Use: _____

Proposed Land Use: No change

First Floor Living Elevation (For CCCL Application): 9.0' NAVD

Total Site Area: _____ Sq. Ft.: 3,277 S.F. Acres: 0.752

Flood Zone Category: AE

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/Vacant lot Proposed Bedrooms: 3

Existing Bathrooms: 0/Vacant lot Proposed Bathrooms: 2.5

Residential: Total Number of Dwelling Units: 1 Density (Units per acre): 1

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



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.)

The proposed construction of a 2 story single family residence with a total square footage of 1,697 (1,394 under A/C). Consisting of 3 bedrooms, 2.5 baths and a 1 car garage and a pool

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 will serve to revitalize the neighborhood by creating an aesthetically appealing new construction

While creating comfort with the private pool and garage and keeping within the norm of bedrooms and baths as to not create overcrowding. As well as staying with the allowable square footage.

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: Unknown



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:	SEBASTIEN PARADIS
Company Name:	SPJA CONSTRUCTION LLC
Address: 216 MOORINGS DR LANTANA, FL 33462	
Phone: 561-352-6512	Email: INFO@SPJAFL.COM
Developer:	
Name:	J. DAVID BRANDON
Company Name:	SPJA CONSTRUCTION LLC
Address: 216 MOORINGS DR, LANTANA, FL 33462	
Phone: 561-352-6512	Email: INFO@SPJAFL.COM
Planner:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name: DAYISTAMBURIN	Florida Registration No.: AR 97338
Company Name: YRA DESIGN INC.	
Address: 5707 S. DIXIE HWY SUITE B	
Phone: 561-493-1500	Email: DTAMBURIN@YRAINCO.COM
Landscape Architect	
Name: LYNN BENDER	Florida Registration No.: FL-LA6666715
Company Name: LYNN BENDER LANDSCAPE ARCHITECTURE	
Address: 5610 Adair Way, Lake Worth, FL 33467	
Phone: 561-644-3237	Email: LBENDERLARCH@GMAIL.COM
Engineer	
Name: HUE Q. VO	Florida Registration No.: PE 100658
Company Name: DOUG WINTER COMPANIES INC	
Address: 4047 Okeechobee Blvd., Suite 222, WEST PALM BEACH, FL 33409	
Phone: 561-471-9863	Email: DWDAKOTA@BELLSOUTH.NET



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.

J. David Brandon
Applicant Signature

J. DAVID BRANDON
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 13th day of JANUARY, 2026 who is personally known to me or has produced FL D.L. as identification and who did (or did not) take an oath.

J. David Brandon
Notary Signature (for Applicant)

July 6 2028
Commission Expiration

Seal/Stamp



JADDREY DE ARMAS
Commission # HH 500914
Expires July 6, 2028



TOWN OF OCEAN RIDGE BUILDING DEPARTMENT

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

	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	3277 Sq. Ft.	Sq. Ft.	
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	8.0' NAVD		
FINISHED FLOOR ELEVATION (NAVD)	9.0' NAVD		
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
	PROPOSED	PROPOSED	
	Sq. Ft.		%
FLOOR AREA RATIO (MAXIMUM %)	1697	52	
LOT COVERAGE (MAXIMUM %)	1085	52	
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
*PERCENTAGE FROM TOTAL SITE AREA	Sq. Ft.		%
FIRST FLOOR UNDER A/C ()	581	17.7%	
SECOND FLOOR UNDER A/C ()	813	24.8%	
TOTAL UNDER A/C ()	1394	42.5%	
TOTAL FLOOR AREA ()	859	26.2%	
TOTAL UNDER ROOF ()	797	24.3%	
FLAT ROOF ()	96	2.9%	
TOTAL ROOF ()	893	27.3%	
GARAGE ()	303	9.2%	
COVERED PATIO ()	0	0	
COVERED ENTRY ()	201	6.1%	
COVERED BALCONY (REAR) ()	0	0	
COVERED BALCONY (FRONT) ()	0	0	
OPEN BALCONY ()	216	6.5%	
BUILDING FOOTPRINT ()	1085	33.1%	
SEPTIC TANK & DRAINFIELD ()	419.8	13%	



TOWN OF OCEAN RIDGE BUILDING DEPARTMENT

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

PAVED AREA ()	1105sf	33.7%	
SYNTHETIC TURF ()	0	0	
TOTAL IMPERVIOUS () (INCLUDES SYNTHETIC TURF)	1964sf	59.9%	
TOTAL PERVIOUS ()	1313	40.1%	
ZONING OFFICIAL USE ONLY	APPLICANT USE	ZONING REVIEW	
	FEET	FEET	
BUILDING HEIGHT ()	31'-7"		
BUILDING SETBACKS:			
FRONT ()	20'-1"		
REAR ()	10'-3"		
SIDE INTERIOR ()	10'-1"		
SIDE CORNER ()	NA		
WATERWAY ()	NA		
DRIVEWAY ()	5'-5"		

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!!



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

- He/She is fee simple owner of the following described property, to wit: (Provide Property Address and Legal Description)
30 Oceanview Dr, Ocean Ridge, FL 33435 / PALM BEACH SHORE ACRES BLKS A, B & Z NLY 65.32 FT OF E 50 FT OF WLY 450 FTOF LT 18 BLK A A/K/A LT 6 BLUE OCEAN SUB UNREC
- He/She desires to submit a Land development application application to the Town of Ocean Ridge, Florida.
- He/She has appointed SPJA CONSTRUCTION LLC-J. David Brandon CGC1529869 to act as agent in his/her behalf to accomplish the above. SPJA CONSTRUCTION/Sebastien Paradis
- 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 13th of

JANUARY, 2024.

Annie Marcil
Signature of Property Owner

Annie Marcil
Property Owner Printed Name

FOR IMMO FRANÇOIS MARCIL INC.

Jaddrey de Armas
Notary Public Signature

Jaddrey de Armas
Notary Printed Name



JADDREY DE ARMAS
Commission # HH 500914
Expires July 6, 2028

My Commission Expires _____

(SEAL)

Personally Known: _____ or ID: CA D.L. (Type of Identification Provided)



Electronically Certified Official Record

DOCUMENT INFORMATION

Agency Name:	Clerk of the Circuit Court & Comptroller, Palm Beach County
Clerk of the Circuit Court:	The Honorable Michael A. Caruso
Date Issued:	2/5/2026 11:21:00 AM
Unique Reference Number:	BAA-BAA-BCAJJ-CACCABBDJFD-GDDIHH-E
Instrument Number:	20220113953
Requesting Party Code:	100
Requesting Party Reference:	17868568

CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable Michael A. Caruso, Clerk of the Circuit Court & Comptroller, Palm Beach County, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Clerk of the Circuit Court & Comptroller, Palm Beach County. The document may have redactions as required by law.

HOW TO VERIFY THIS DOCUMENT

This electronically certified document contains a unique electronic reference number for identification printed on each page. This document is delivered in PDF format and contains a digital signature identifying the certifier and tamper-evident seal validating this document as a true and accurate copy of the original recorded. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. Instructions for verifying this instrument are available [for customers in the USA and Canada](#) and [for customers in other countries](#).

**The web address shown above contains an embedded link to the verification page for this particular document.





CFN 20220113953

OR BK 33387 PG 0728
 RECORDED 03/15/2022 15:56:34
 AMT 1,100,000.00
 Doc Stamp 7,700.00
 Palm Beach County, Florida
 Joseph Abruzzo, Clerk
 Pgs 0728 - 729; (2pgs)

Prepared by and return to:

Kenneth M. Kaleel, PA
 54 NE 4th Ave
 Delray Beach, FL 33483
 561-279-4201
 File Number: Marcil.Riera 22

Parcel Identification No. 46-43-45-34-05-001-0350 and
 46-43-45-34-05-001-0360

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this **15th** day of **March**, 2022 between **Christian G. Riera and Maria M. Viglianchino, husband and wife** whose post office address is **17 Sailfish Lane, Ocean Ridge, FL 33435** of the County of **Palm Beach**, State of **Florida**, grantor*, and **IMMO FRANCOIS MARCIL INC, a Canadian Corporation**, whose post office address is **301 CH BENOIT, SAINT SAUVEUR, QC J0R 1R7, Canada, Quebec**, grantee*,

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

A tract of land in Fractional Section 34, Township 45 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at a point in the North line of Lot 18, Block A, PALM BEACH SHORE ACRES (Ocean Boulevard Estates), according to the Plat thereof, Blocks A, B and Z of said Palm Beach Shore Acres, recorded in Plat Book 7, Page 15, of the Public Records of Palm Beach County, Florida, said Point of Beginning being 350 feet Easterly, measured along the North line of said Lot 18, from the Northwest corner thereof; thence Easterly along the North line of said Lot 18, 100 feet to a point; thence Southerly, making an angle with the North line of said Lot 18, measured from West to South of 90 degrees 2 minutes 65.32 feet to a point; thence Westerly at right angles to the preceding course, 100 feet to a point; thence Northerly at right angles to the preceding course, 65.38 feet to the Point of Beginning.

Meaning and intending hereby to convey Lots 6 and 7 of Blue Ocean Subdivision according to a Plat thereof, prepared by George S. Brockway.

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

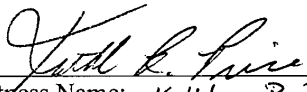
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

DoubleTime®

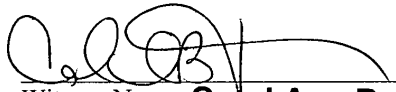


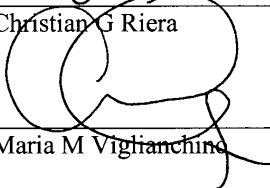
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Kathleen R. Price


Christian G Riera (Seal)


Witness Name: **Carol Ann Bernstein**

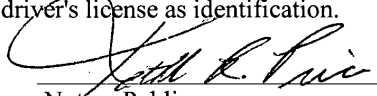

Maria M Viglianchino (Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of March, 2022 by Christian Riera and Maria M Viglianchino, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission
Expires: _____

Architectural Style Narrative

30 Oceanview Drive, Lot 6 — Town of Ocean Ridge, Florida | Job No. 25-0933

The proposed residence is designed in a Contemporary Coastal architectural style, blending the timeless proportions of traditional coastal homes with clean, modern detailing. The design emphasizes simplicity, balanced proportions, and a restrained material palette while responding to South Florida's climate, lifestyle, and architectural character.

The residence incorporates traditional gable, and hip roof forms clad in concrete roof tile, paired with contemporary elements including smooth white stucco, black aluminum windows and doors, decorative metal railings, and standing seam metal roof accents. Large expanses of glazing maximize natural light and strengthen the visual connection between the interior and exterior living spaces, while covered porches and balconies enhance outdoor living.

Architectural detailing is intentionally minimal, with crisp rooflines, limited ornamentation, and carefully proportioned architectural elements that create a refined and cohesive composition. Tropical landscaping and durable exterior materials further reinforce the home's coastal identity and complement the surrounding neighborhood.

Overall, the proposed residence reflects the principles of Contemporary Coastal architecture by combining modern simplicity with the warmth, elegance, and livability characteristic of South Florida's coastal residential tradition. The design is compatible with the established neighborhood character while providing a high-quality architectural expression that enhances the streetscape.

Town of Ocean Ridge Development Code Comparative Narrative.

Sec. 63-56 – Development Review Criteria

A. Relationship with Building to Site

The proposed residence has been carefully sited to provide an appropriate transition between the public streetscape and the private residential environment. The building maintains a balanced composition with generous landscape areas, pedestrian-scaled entry features, and a well-proportioned relationship between the structure, driveway, and open space.

The overall height, mass, and scale are compatible with the site and surrounding residential development. The overall building height of 31'-7" falls well within the Town's 36'-0" maximum, and all required setbacks are met or exceeded. The two-story design is articulated through varied roof forms, recessed elements, balconies, and covered porches that reduce the perceived building mass while maintaining appropriate residential proportions.

B. Relationship with Building and Site to Adjoining Properties

The proposed Contemporary Coastal residence is designed to enhance the surrounding neighborhood while respecting its established residential character.

The architectural design incorporates traditional residential roof forms combined with contemporary detailing, resulting in a home that reflects the evolving architectural character of the area while remaining compatible with neighboring properties.

Harmony is achieved through the use of:

- Smooth white stucco exterior walls
- Black aluminum windows and doors
- Decorative metal railings
- Concrete roof tile
- Standing seam metal roof accents
- A restrained neutral color palette
- Tropical landscaping appropriate to South Florida

The landscaping complements both the architecture and surrounding neighborhood using native and tropical plant materials, foundation planting, canopy trees, and hedges that soften the building and enhance the streetscape.

The proposed height and scale are consistent with surrounding residential development and comply with the Town's zoning regulations.

C. Building Design

The proposed residence has been designed with careful attention to proportion, architectural composition, and material consistency.

The Contemporary Coastal architectural style utilizes clean lines, simple massing, and restrained detailing while maintaining traditional residential roof forms that are compatible with the surrounding neighborhood.

Architectural components—including roofs, windows, doors, balconies, railings, columns, and covered entries—have been proportioned to create a balanced and cohesive composition. This is reinforced through detailed elements such as wood knee brackets, decorative gable end frame-outs, stucco/foam crown molding, and recessed decorative metal louvers, all of which break down the building's mass and add residential-scaled detail consistent with the neighborhood character.

The selected exterior materials and colors reinforce the architectural style through a limited palette consisting primarily of:

- Smooth white stucco
- Black aluminum glazing systems
- Standing seam metal roof accents
- Concrete roof tile
- Decorative metal railings

Mechanical equipment will be screened from public view in accordance with Town requirements.

The overall building mass has been broken into smaller architectural elements through roof variations, recessed wall planes, covered porches, balconies, and material transitions, creating a residential scale that is harmonious with the surrounding neighborhood.

The project is consistent with the Town's Land Development Regulations and supports the goals of maintaining high-quality residential architecture while contributing positively to the established character of the community.

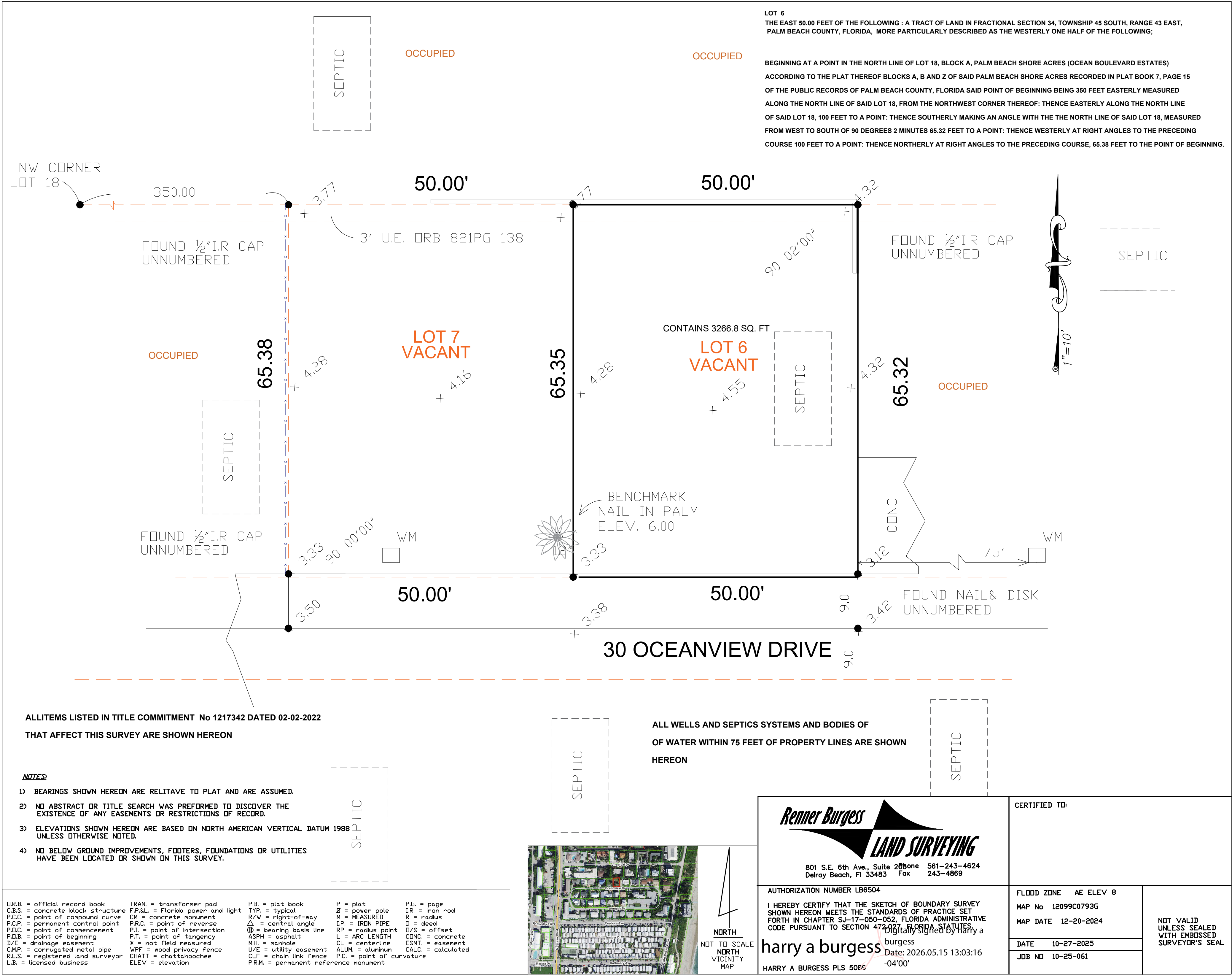


YRA DESIGN INC.

ARCHITECTURE • PLANNING • INTERIORS

Overall Statement

The proposed residence has been designed to satisfy the Development Plan Review criteria of Section 63-56 by providing a high-quality Contemporary Coastal architectural design that is compatible with the surrounding neighborhood in terms of scale, massing, architectural character, materials, landscaping, and overall site planning. The project enhances the streetscape while respecting the established residential context and complies with the Town's applicable zoning and development regulations.



GENERAL NOTES		
1. CONSTRUCTION SHALL FOLLOW THE RESIDENTIAL "FLORIDA BUILDING CODE" (2023, 8TH EDITION W/ APPLICABLE SUPPLEMENTS) AS ADOPTED BY THE GOVERNING BLDG. DEPT.	15. PROVIDE GROUTED CELL AT BEARING POINT OF EACH GIRDER TRUSS.	28. STRUCTURAL WOOD AND TIMBER FRAMING SHALL CONFORM TO THE "TIMBER CONSTRUCTION MANUAL" AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
2. BUILDER SHALL COORDINATE ALL THE WORK OF ALL THE TRADES.	16. ALL INTERIOR LOAD BEARING PARTITIONS SHALL BE CONSTRUCTED WITH BEARING CLIPS, TOP AND BOTTOM EACH STUD, AS PER CODE.	29. ALL WOOD IN CONTACT WITH MASONRY, CONCRETE, OR STEEL SHALL BE AN APPROVED PRESSURE TREATED WOOD, OR PROVIDE AN APPROVED MOISTURE VAPOR BARRIER BETWEEN THE CONCRETE OR OTHER CEMENTITIOUS MATERIALS AND THE WOOD AS REQUIRED PER APPLICABLE CODE.
3. BUILDER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT JOBSITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN JOBSITE PRIOR TO STARTING ANY WORK AND NOTIFY ARCHITECT IN WRITING IMMEDIATELY OR THE BUILDER SHALL ACCEPT FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. DO NOT SCALE THE DRAWINGS.	17. CONCRETE SHALL CONFORM TO ASTM C94-83. ALL CONCRETE WORK SHALL BE IN ACCORD WITH ACI 318-11 AND ACI 301-84. ALL CONCRETE MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530-92 AND ACI 530.1-92.	30. BUILDER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE BRACING AND BRIDGING USED DURING ERECTION OF THE TRUSSES TO PREVENT COLLAPSE OR DAMAGE TO SAME.
4. SUBMIT MINIMUM THREE (3) COPIES OF SHOP DRAWINGS AS REQUIRED BELOW.	18. MINIMUM CONCRETE COVER OVER REINFORCING SHALL BE: SLABS ON VAPOR BARRIER- 3/4" BEAMS AND COLUMNS- 1 1/2" FORMED CONCRETE BELOW GRADE- 2" UNFORMED CONCRETE BELOW GRADE- 3"	31. HEADERS FOR FRAMED OPENINGS REFER TO ENGINEERED AND STAMPED DRAWINGS (UNLESS NOTED OTHERWISE).
5. THESE PLANS, AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA BUILDING CODE. ENERGY CONSERVATION 2023. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY NOT BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.	19. REINFORCING STEEL: GRADE 60 (FY= 60,000). ASTM A615-82 S1.	32. ALL HEADERS OVER DOORS AND WINDOWS TO BE 2 OR 3 - 2 X12'S (FOR WOOD FRAME CONSTRUCTION DEPENDING ON WALL THICKNESS) EXCEPT WHERE NOTED.
6. THE PROJECT OWNER RESERVES THE RIGHT TO SUBSTITUTE ITEMS WHICH THEY BELIEVE TO BE EQUAL OR BETTER THAN ITEMS SPECIFIED ON THESE DRAWINGS WITHOUT ANY PRIOR NOTICE. ITEMS WHICH WHEN SUBSTITUTED REQUIRE APPROVAL OF THE BUILDING OFFICIAL, WILL BE SUBMITTED TO THE BUILDING OFFICIAL.	20. PLACING DRAWING AND BAR LISTS SHALL CONFORM TO A.C.I.'S "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES". (A.C.I. 315-99)	33. DIMENSION LUMBER FOR HEADERS AND COLUMNS SHALL BE SOUTHERN PINE, NO. 2 OR BETTER OR SHALL PROVIDE ALLOWABLE STRESS VALUES OF 1200 PSI IN BENDING FOR SINGLE MEMBER USES. 90 PSI IN HORIZONTAL SHEAR AND SHALL HAVE A MODULUS OF ELASTICITY OF 1800 KSI OR BETTER AS DETERMINED BY AN APPROVED LUMBER GRADING AGENCY.
7. BUILDER IS RESPONSIBLE FOR ADEQUATE BRACING OF STRUCTURAL OR NON-STRUCTURAL MEMBERS DURING CONSTRUCTION.	21. DETAILS OF CONCRETE REINFORCEMENT SHALL BE IN ACCORD WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION", AS PUBLISHED BY THE CONCRETE REINFORCING STEEL INSTITUTE UNLESS OTHERWISE INDICATED.	34. STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" 1989 EDITION. MATERIALS SHALL CONFORM TO THE APPLICABLE ASTM SPECIFICATION AS
8. CABINET SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.	22. ADEQUATE VERTICAL AND HORIZONTAL SHORING SHALL BE PROVIDED TO SAFELY SUPPORT ALL LOADS DURING CONSTRUCTION. SAFETY ON SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.	FOLLOWS: SHAPES, PLATES, ANCHOR BOLTS - A 367-81 A MACHINE BOLTS - A 325-83 C TUBULAR STEEL - 500-82 A GRADE B (46 KSI)
9. WINDOW AND DOOR SUPPLIER TO PROVIDE SHOP DRAWINGS TO THE BUILDER.	23. CONCRETE BEAM SIZES MAY BE INCREASED (8" MAXIMUM) AS REQUIRED FOR ARCHITECTURAL DETAILS OR TO FIT BLOCK COURSING. DROP BOTTOM OF THE BEAMS AS REQUIRED AT WINDOW AND DOOR BEAMS (28" MAXIMUM) AND ADD 2-#5 BOTTOM IF DROP EXCEEDS 8".	35. WELDED CONSTRUCTION SHALL CONFORM TO THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE". ELECTRODES FOR FIELD AND SHOP WELDS SHALL BE A.W.S. A5.1 E70XX.
10. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS SHOWING COMPLIANCE WITH FBC-RESIDENTIAL SECTION R308.1 FENESTRATION PRODUCT RATING.	24. DOWEL COLUMN AND WALL REINFORCING TO FOOTING WITH SAME SIZE AND NUMBER OF DOWELS AS VERTICAL BARS ABOVE.	36. SEE FOUNDATION NOTES AND FRAMING NOTES FOR MORE INFORMATION ON THESE ITEMS.
11. ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH THE LOCAL GOVERNING BUILDING SECURITY CODE ORDINANCE AS LAST AMENDED.	25. VERTICAL CELLS FOR MASONRY TO BE GROUTED HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAR, UNOBSTRUCTED CONTINUOUS CELL.	37. TOPICAL CURING FOR ALL SLABS AND FLATWORK, PER STRUCTURAL DRAWINGS & SPECS.
12. SEE STRUCTURAL DRAWINGS FOR WIND LOADING DESIGN.	26. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF GROUTED CELLS AT EACH LIFT OVER 4'-0" HIGH. CLEANOUTS SHALL BE SEALED AFTER CLEANING AND INSPECTION, AND BEFORE GROUTING.	38. CONTRACTOR SHALL PROVIDE DRAINAGE PER DEVELOPMENT DESIGN GUIDELINES.
13. TRUSS MANUFACTURER SHALL SUBMIT FOUR (4) COPIES OF SHOP DRAWINGS AND ENGINEERED CALCULATIONS, SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER, OF THEIR ROOF TRUSS DESIGN FOR APPROVAL AND SHOP STAMPED AS REVIEWED BY THE GENERAL CONTRACTOR.	27. REINFORCING STEEL SHALL BE LAPPED 48 BAR DIAMETERS MINIMUM WHERE SPICED, AND SHALL BE WIRED TOGETHER. PROVIDE CORNER BARS SAME SIZE AND NUMBER AS HORIZ. BEAM REINFORCING AT EACH FACE. LAP 48 BAR DIAMETERS MIN.	
14. TRUSSES TO BE DESIGNED TO CARRY LOADS OF ATTIC AHU'S AND MISCELLANEOUS EQUIPMENT. COORDINATE LOCATIONS WITH BUILDER PRIOR TO FABRICATION AND INDICATE ON TRUSS DRAWINGS.		

CIVIL ENGINEER

FLORIDA SOIL AND WATER

6401 E ROGERS CIRCLE, SUITE 5
BOCA RATON, FLORIDA 33487
PH: (561) 212-1994

LANDSCAPE ARCHITECT

LYNN BENDER
LANDSCAPE ARCHITECTURE

5610 ADAIR WAY
LAKE WORTH, FLORIDA 33467
PH: (561) 644-3237

OCCUPANCY & CONSTRUCTION TYPE

OCCUPANCY USE/ TYPE = SINGLE FAMILY RESIDENCE, GROUP R3 (PER SECTION 310)
TYPE VB CONSTRUCTION (PER SECTION 602)

ABBREVIATIONS			
A.F.F.	ABOVE FINISHED FLOOR	MECH.	MECHANICAL
ALUM.	ALUMINUM	M.C.	MEDICINE CABINET
ANOD.	ANODIZED	MIN.	MINIMUM
A.T.S.	AUTO. TRANSFER SWITCH	MISC.	MISCELLANEOUS
BD.	BOARD	M.LD.	MOLDING
B.O.B.	BOTTOM OF BEAM	M.O.	MASONRY OPENING
CAB.	CABINET	M.T.	METAL THRESHOLD
CLG.	CEILING	M.TD.	MOUNTED
CLOS.	CLOSET	MUL.	MULLION
CLR.	CLEAR	NIC.	NOT IN CONTRACT
CMU.	CONCRETE MASONRY UNIT	NTS.	NOT TO SCALE
CNTR.	COUNTER	N.I.S.	NOT IN SET
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	OPNG.	OPENING
CONT.	CONTINUOUS	OPT.	OPTIONAL
CT.	CERAMIC TILE	PL.	PLATE
DB.	DRESSING BAR	PLAM.	PLASTIC LAMINATE
DBL.	DOUBLE	PLYWD.	PLYWOOD
DN.	DOWN	PNL.	PANEL
DR.	DOOR	P.O.S.	POINT OF SALE
DTL.	DETAIL	FR.	FAIR
DWG.	DRAWING	PREP.	PREPARATION
DWR.	DRAWER	PTD.	PAINTED
EA.	EACH	QT.	QUARRY TILE
EL.	ELEVATION	RA.	RETURN AIR
ELEC.	ELECTRICAL	RAD.	RADIUS
ELEV.	ELEVATION	RE.	REFERENCE
EQ.	EQUAL	RECEPT.	RECEPTACLE
EQUIP.	EQUIPMENT	REINF.	REINFORCED
EXIST.	EXISTING	REQD.	REQUIRED
EXT.	EXTERIOR	RM.	ROOM
FBD.	FIBER BOARD	R.O.	ROUGH OPENING
FD.	FLOOR DRAIN	S.C.	SOLID CORE
FE.	FIRE EXTINGUISHER	SCHED.	SCHEDULE
FIN.	FINISH	SIM.	SIMILAR
FLR.	FLOOR	SH.	SHELVING
FRP.	FIBERGLASS REINF. PLASTIC	STD.	STANDARD
F.V.	FIELD VERIFY	STL.	STEEL
GA.	GAGE	STRUCT.	STRUCTURAL
GALV.	GALVANIZED	SUSP.	SUSPENDED
GC.	GENERAL CONTRACTOR	TEMP	TEMPERED
GL.	GLASS	TYP.	TYPICAL
GYP. BD.	GYPSUM BOARD	U.N.O.	UNLESS NOTED OTHERWISE
I.D.	INTERIOR DESIGNER	U.O.N.	UNLESS OTHERWISE NOTED
I.M.	ICE MAKER	VCT.	VINYL COMPOSITION TILE
INT.	INTERIOR	VERT.	VERTICAL
HC.	HANDICAP ACCESSIBLE	V.L.O.J.	VERIFY LOCATION ON JOB
H.M.	HOLLOW METAL	W.	WITH
HT.	HEIGHT	W/O	WITHOUT
JST.	JOIST	W.C.	WATER CLOSET
LAM.	LAMINATED	WD.	WOOD
LAV.	LAVATORY	W.H.	WATER HEATER
LOC.	LOCATION	WDO.	WINDOW
LT.	LAUNDRY TUB	WSCOT.	WAINSCOT
MANUF.	MANUFACTURED	WT.	WEIGHT
MAX.	MAXIMUM	WWF.	WELDED WIRE FABRIC
MECH.	MECHANICAL		

INDEX TO DRAWINGS	
ARCHITECTURAL	
CS	COVER SHEET
BM-1	BUILDING MATERIALS & COLOR SAMPLES AND ARCHITECTURAL STYLE NARRATIVE
ASP-1	ARCHITECTURAL SITE PLAN & RADIUS LOCATION MAP
ASP-2	GREEN SPACE DIAGRAM
ASP-3	STREETSCAPE VIEWS & VICINITY MAP
A-1	OVERALL GROUND & SECOND FLOOR PLANS
A-2	GROUND & SECOND FLOOR PLANS
A-3	FRONT, REAR, LEFT SIDE, & RIGHT SIDE ELEVATIONS
A-3.1	ELEVATION ARTICULATION DIAGRAMS
A-4	ELEVATION DETAILS
A-5	BUILDING SECTIONS
A-6	TYP. WALL SECTION AND DOOR & WINDOW SCHEDULES
A-6.1	ROOF DETAILS
A-6.2	GENERAL DETAILS
A-7	ROOF PLAN
RC-1	GROUND & SECOND FLOOR REFLECTED CEILING PLANS
E-1	GROUND & SECOND FLOOR ELECTRICAL PLANS
N.I.S.	
CIVIL	
C-1	SITE GRADING & DRAINAGE PLAN
C-2	DRAINAGE DETAILS
C-3	CROSS-SECTIONS
SS-1	SEPTIC PLAN
SS-2	SEPTIC SPECIFICATIONS
LANDSCAPE	
HS-1	HARDSCAPE MATERIALS PLAN
LP-1	PROPOSED LANDSCAPE PLAN
LP-2	LANDSCAPE DETAILS & SPECIFICATIONS



YRA
DESIGN
INC.

ARCHITECTURE • PLANNING • INTERIORS

AA-0002536

5707 SOUTH DIXIE HIGHWAY, SUITE 8
WEST PALM BEACH, FL. 33408
TEL: 561-493-1500 FAX: 561-493-1560
WEBSITE: www.yrainc.com
EMAIL: yra@yrainc.com

Building A Better Tomorrow.

TCBA

TREASURE COAST BUILDERS ASSOCIATION
MARTIN • ST. LUCIE • INDIAN RIVER • OKEECHOBEE

MEMBER:

DATE: SEPTEMBER 16, 2025
APPROVED: D.F.T./D.A.R.
JOB NO: 25-0933
REVISIONS:
 PLANNING COMMENTS 3-4-2026
 PLANNING COMMENTS 3-7-2026
 PLANNING COMMENTS 5-22-2026

A CUSTOM HOME FOR:
30 OCEANVIEW DRIVE
LOT 6
TOWN OF OCEAN RIDGE
FLORIDA

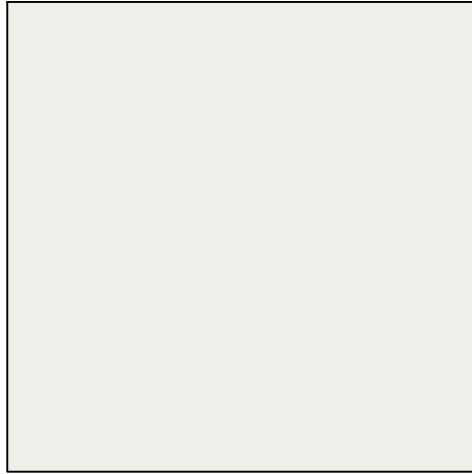
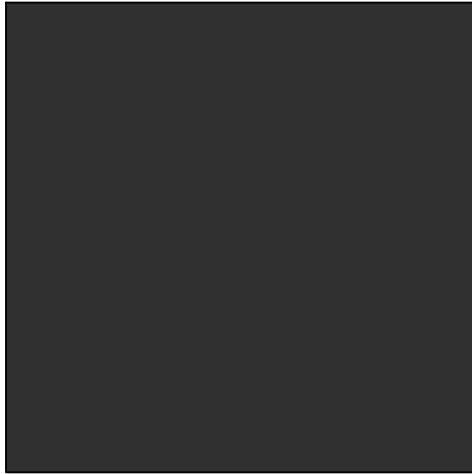
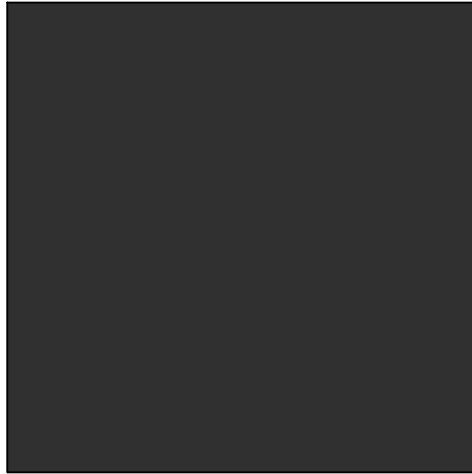
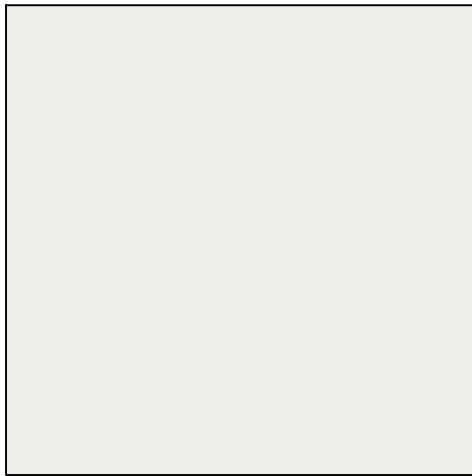
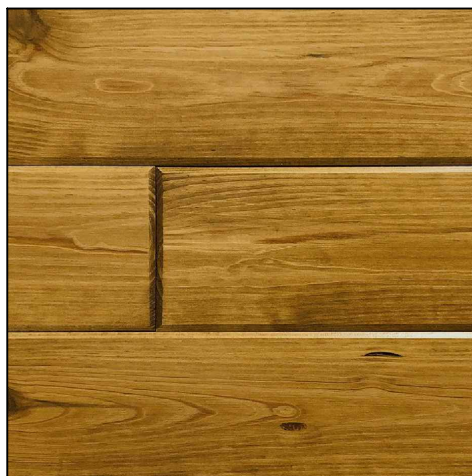
DEV. PLAN
REVIEW SET
STEP 2
7-6-2026

SEAL

SHEET NO.

CS

OF 16 SHTS
Copyright © 2026 YRA Design, Inc.

BUILDING MATERIALS AND COLOR SAMPLE FORM			
TILE ROOF		TRIM/OTHER	
	EAGLE ROOFING BEL AIR 4679 LIGHT GRAY RANGE		SHERWIN-WILLIAMS EXTRA WHITE SW 7006
METAL ROOF		SHUTTERS/AWNINGS	
	MCELROY METAL MEDALLION-LOK MATTE BLACK		SHERWIN-WILLIAMS TRICORN BLACK SW 6258
FASCIA		WINDOWS/DOORS	
	SHERWIN-WILLIAMS EXTRA WHITE SW 7006		ES WINDOWS PRESTIGE BLACK
RAILINGS		GARAGE DOOR	
	SHERWIN-WILLIAMS TRICORN BLACK SW 6258		CLOPAY BLACK
WALLS/COLUMNS		T&G CEILINGS	
	SHERWIN-WILLIAMS EXTRA WHITE SW 7006		SYNERGY WOOD SOUTHERN PINE HONEY

Architectural Style Narrative

30 Oceanview Drive, Lot 6 — Town of Ocean Ridge, Florida | Job No. 25-0933

The proposed residence is designed in a Contemporary Coastal architectural style, blending the timeless proportions of traditional coastal homes with clean, modern detailing. The design emphasizes simplicity, balanced proportions, and a restrained material palette while responding to South Florida's climate, lifestyle, and architectural character.

The residence incorporates traditional gable, and hip roof forms clad in concrete roof tile, paired with contemporary elements including smooth white stucco, black aluminum windows and doors, decorative metal railings, and standing seam metal roof accents. Large expanses of glazing maximize natural light and strengthen the visual connection between the interior and exterior living spaces, while covered porches and balconies enhance outdoor living.

Architectural detailing is intentionally minimal, with crisp rooflines, limited ornamentation, and carefully proportioned architectural elements that create a refined and cohesive composition. Tropical landscaping and durable exterior materials further reinforce the home's coastal identity and complement the surrounding neighborhood.

Overall, the proposed residence reflects the principles of Contemporary Coastal architecture by combining modern simplicity with the warmth, elegance, and livability characteristic of South Florida's coastal residential tradition. The design is compatible with the established neighborhood character while providing a high-quality architectural expression that enhances the streetscape.



YRA
DESIGN
INC.

ARCHITECTURE • PLANNING • INTERIORS

AA-0002536

5707 SOUTH DIXIE HIGHWAY, SUITE 8
WEST PALM BEACH, FL. 33405

TEL: 561-493-1500 FAX: 561-493-1560

WEBSITE: www.yrainc.com

EMAIL: yra@yrainc.com

Building A Better Tomorrow.



TREASURE COAST BUILDERS ASSOCIATION

MARTIN • ST. LUCIE • INDIAN RIVER • OKEECHOBEE

MEMBER:

DATE: SEPTEMBER 16, 2025

APPROVED: D.F.T./D.A.R.

JOB NO: 25-0933

REVISIONS:

 PLANNING COMMENTS

3-4-2026

 PLANNING COMMENTS

3-7-2026

 PLANNING COMMENTS

5-22-2026

A CUSTOM HOME FOR:

30 OCEANVIEW DRIVE

LOT 6

TOWN OF OCEAN RIDGE

FLORIDA

DEV. PLAN

REVIEW SET

STEP 2

7-6-2026

SEAL

SHEET NO.

BM-1

OF 16 SHTS

Copyright © 2026 YRA Design, Inc.

SITE DATA TABLE	
TOTAL SITE AREA = 3,267 SF	
ZONING:	RMM (MEDIUM DENSITY MULTIFAMILY) OCEAN VIEW SPECIAL AREA
PROPOSED BUILDING USE:	RESIDENTIAL (SINGLE-FAMILY)
FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION (NAVD)	8.0'
FINISHED FLOOR ELEVATION (NAVD)	9.0'
* BASED ON SURVEY BY RENNEER BURGESS, INC. LAND SURVEYING COMPLETED ON 2/24/2022 AND 2019 PRELIMINARY FIRM MAP	

	REQUIRED		PROPOSED	
	SQ. FT.	%	SQ. FT.	%
FLOOR AREA RATIO (FAR) MAXIMUM	1,698 S.F.	52%	1,640 S.F.	50.21%
LOT COVERAGE MAXIMUM	1,311 S.F.	40%	1,060 S.F.	32.46%

	REQUIRED	PROPOSED
FIRST FLOOR A/C	N/A	566 S.F.
SECOND FLOOR A/C	795 S.F. (75% OF 1ST FLOOR MAX.)	781 S.F.
TOTAL HOUSE A/C	N/A	1,347 S.F.
GARAGE	N/A	293 S.F.
COVERED ENTRY LANAI	N/A	201 S.F.
TOTAL FIRST FLR. AREA (FOOTPRINT)	N/A	859 S.F.
TOTAL UNDER ROOF	N/A	843 S.F.
SUNDECK	N/A	175 S.F.
FRONT BALCONY	N/A	42 S.F.
TOTAL HOUSE FLOOR AREA	52% MAX. (1,698 S.F.)	52% (1,640 S.F.)

	REQUIRED	PROPOSED
PAVED AREA	N/A	1,105 S.F.
SYNTHETIC TURF	N/A	23 S.F.
TOTAL IMPERVIOUS	N/A	1,964 S.F.
TOTAL PERVIOUS	N/A	1,313 S.F.

	REQUIRED	PROPOSED
BUILDING HEIGHT	36'-0" MAX.	31'-7"
ROOF PITCH	4:12 MIN., 10:12 MAX.	5:12 / 8:12
TIE BEAM HEIGHT (TWO STORY)	24'-0" MAX.	22'-0"

	REQUIRED	PROPOSED
OFF STREET PARKING	1	1

BUILDING SETBACKS		
	REQUIRED	PROPOSED
FRONT	20'-0"	20'-1"
SIDE (INTERIOR)	10'-0"	10'-1"
REAR	10'-0"	10'-1"
DRIVEWAY	5'-0"	5'-5"
POOL FRONT	5'-0"	5'-3"
POOL SIDE (INTERIOR)	5'-0"	10'-0"
MECHANICAL EQUIPMENT (SIDE & REAR)	10'-0"	N/A

SURVEY INFORMATION

SURVEYOR:
RENNEER BURGESS LAND SURVEYING
801 SE 6TH AVENUE, SUITE 205
DELRAY BEACH, FLORIDA 33483
(561) 243-4624

SURVEY DATE: 3/9/2023

FLOOD ZONE: X

NOTE: ARCHITECTURAL SITE PLAN IS BASED ON PROVIDED SURVEY DATA. YRA DESIGN INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY DATA.

EQUIPMENT PADS:

FOR LOTS LOCATED IN THE FLOOD ZONE, EQUIPMENT PADS SHALL BE SET ABOVE FEMA'S BASE FLOOD ELEVATION .

GRADING AND DRAINAGE NOTE:

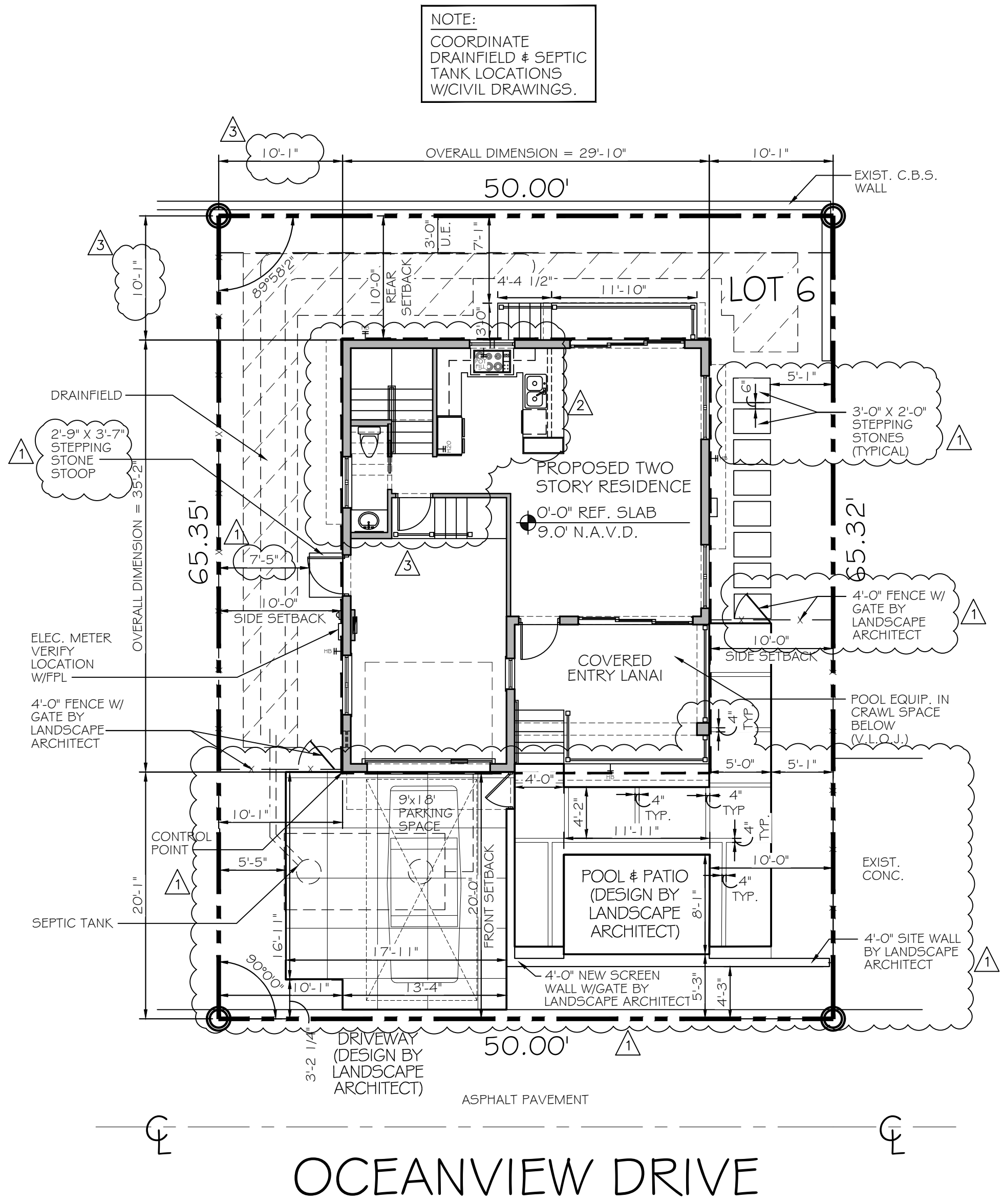
GRADING AND DRAINAGE TO BE PROVIDED BY THE LANDSCAPE/ HARDSCAPE/ CIVIL DESIGNER.

AREA CALCULATIONS

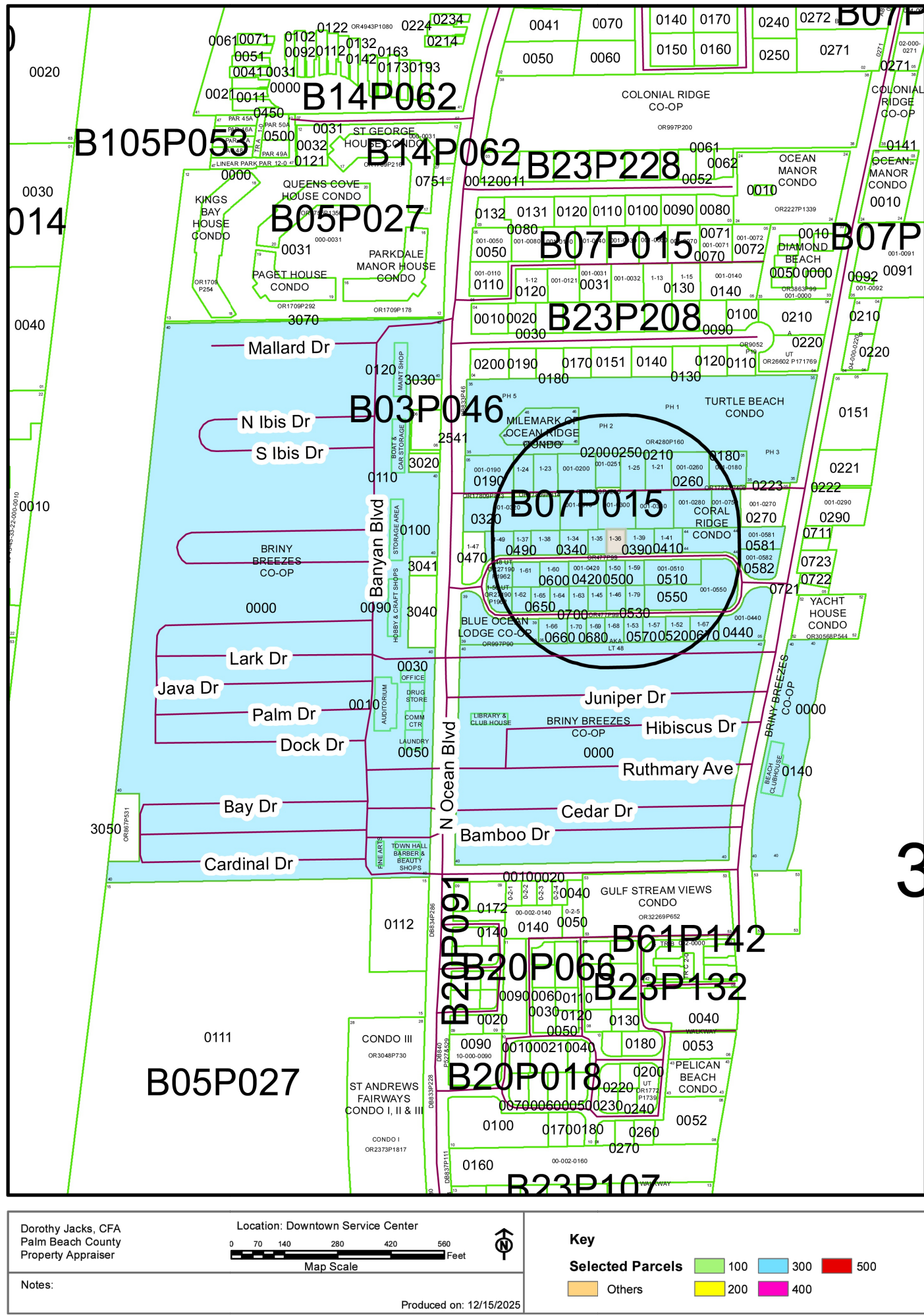
GROUND FLR U/A ----- 566 S.F.
SECOND FLOOR U/A ----- 781 S.F.
TOTAL U/A ----- 1,347 S.F.
1 CAR GARAGE ----- 293 S.F.
COVERED ENTRY LANAI ----- 201 S.F.
TOTAL COVERED AREA ----- 1,841 S.F.
OPEN BALCONIES:
SUN DECK ----- 175 S.F.
FRONT BALCONY ----- 42 S.F.
OVERALL TOTAL AREA ----- 2,058 S.F.

LOT CALCULATIONS

AREA OF LOT: 3,267 S.F.
% OF BLDG. COV. TO TOTAL LOT: (1,060 S.F.): 32.45 %
NOTE: POOL & POOL PATIO AND DRIVEWAY DESIGN BY OTHERS LANDSCAPE ARCHITECT.



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



300' RADIUS LOCATION MAP
N.T.S.

YRA DESIGN INC.
ARCHITECTURE • PLANNING • INTERIORS
AA-0002536
5707 SOUTH DIXIE HIGHWAY, SUITE 8
WEST PALM BEACH, FL. 33408
TEL: 561-493-1500 FAX: 561-493-1560
WEBSITE: www.yrainc.com
EMAIL: yra@yrainc.com

Building A Better Tomorrow.

TCBA
TREASURE COAST BUILDERS ASSOCIATION
MARTIN • ST. LUCIE • INDIAN RIVER • OKEECHOBEE

MEMBER:

DATE: SEPTEMBER 16, 2025
APPROVED: D.F.T./D.A.R.
JOB NO: 25-0933

REVISIONS:
PLANNING COMMENTS
3-4-2026
PLANNING COMMENTS
3-7-2026

PLANNING COMMENTS
5-22-2026

A CUSTOM HOME FOR:
30 OCEANVIEW DRIVE
LOT 6
TOWN OF OCEAN RIDGE
FLORIDA

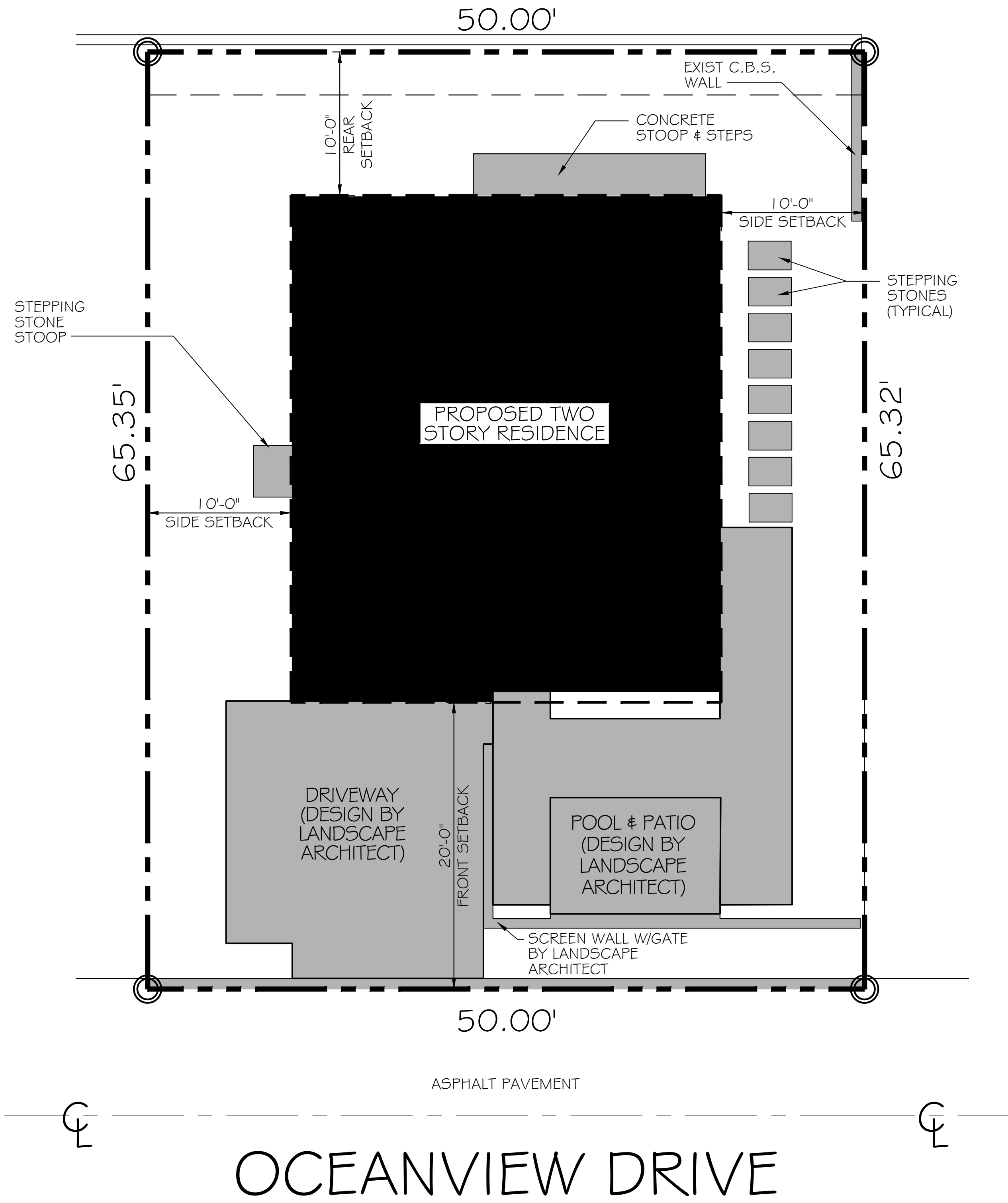
DEV. PLAN
REVIEW SET
STEP 2
7-6-2026

SEAL

SHEET NO.

ASP-1

OF 16 SHTS
Copyright © 2026 YRA Design, Inc.



LEGEND	
ROOFED STRUCTURE	
GREEN SPACE	
HARDSCAPE AREAS	

SITE COVERAGE TABLE		
	AREA (S.F.)	% TOTAL
TOTAL SITE AREA	3,267 S.F.	100 %
RESIDENCE	1,060 S.F.	32.4 %
DRIVEWAY, POOL, DECK, PADS, STAIRS, ETC.	851 S.F.	26.1 %
PERVIOUS (GREEN SPACE)	1,356 S.F.	41.5 %

GREEN SPACE DIAGRAM

SCALE : 3/16" = 1'-0"



40 OCEANVIEW DRIVE
(RESIDENCE TO LEFT)



36 OCEANVIEW DRIVE
(RESIDENCE TO LEFT)



32 OCEANVIEW DRIVE
(VACANT LOT TO LEFT)



30 OCEANVIEW DRIVE
(SUBJECT RESIDENCE)



26 OCEANVIEW DRIVE
(RESIDENCE TO RIGHT)



YRA
DESIGN
INC.

ARCHITECTURE • PLANNING • INTERIORS

AA-0002536

5707 SOUTH DIXIE HIGHWAY, SUITE 8
WEST PALM BEACH, FL. 33405

TEL: 561-493-1500 FAX: 561-493-1560

WEBSITE: www.yrainc.com

EMAIL: yra@yrainc.com

Building A Better Tomorrow.

TCBA

TREASURE COAST BUILDERS ASSOCIATION

MARTIN • ST. LUCIE • INDIAN RIVER • OKEECHOBEE

MEMBER:



40 OCEANVIEW DRIVE
(RESIDENCE TO LEFT)



36 OCEANVIEW DRIVE
(RESIDENCE TO LEFT)



32 OCEANVIEW DRIVE
(VACANT LOT TO LEFT)



30 OCEANVIEW DRIVE
(SUBJECT RESIDENCE)



26 OCEANVIEW DRIVE
(RESIDENCE TO RIGHT)

DATE: SEPTEMBER 16, 2025

APPROVED: D.F.T./D.A.R.

JOB NO: 25-0933

REVISIONS:

PLANNING COMMENTS

3-4-2026

PLANNING COMMENTS

3-7-2026

PLANNING COMMENTS

5-22-2026

A CUSTOM HOME FOR:

30 OCEANVIEW DRIVE

LOT 6

TOWN OF OCEAN RIDGE

FLORIDA

DEV. PLAN

REVIEW SET

STEP 2

7-6-2026



43 OCEANVIEW DRIVE
(RESIDENCE TO LEFT
ACROSS THE STREET)



35 OCEANVIEW DRIVE
(RESIDENCE TO LEFT
ACROSS THE STREET)



27 OCEANVIEW DRIVE
(RESIDENCE DIRECTLY
ACROSS THE STREET)



25 OCEANVIEW DRIVE
(RESIDENCE TO RIGHT
ACROSS THE STREET)

EXISTING STREETSCAPE
(SOUTH SIDE)



VICINITY MAP
N.T.S.

EXISTING STREETSCAPE
(SOUTH SIDE)

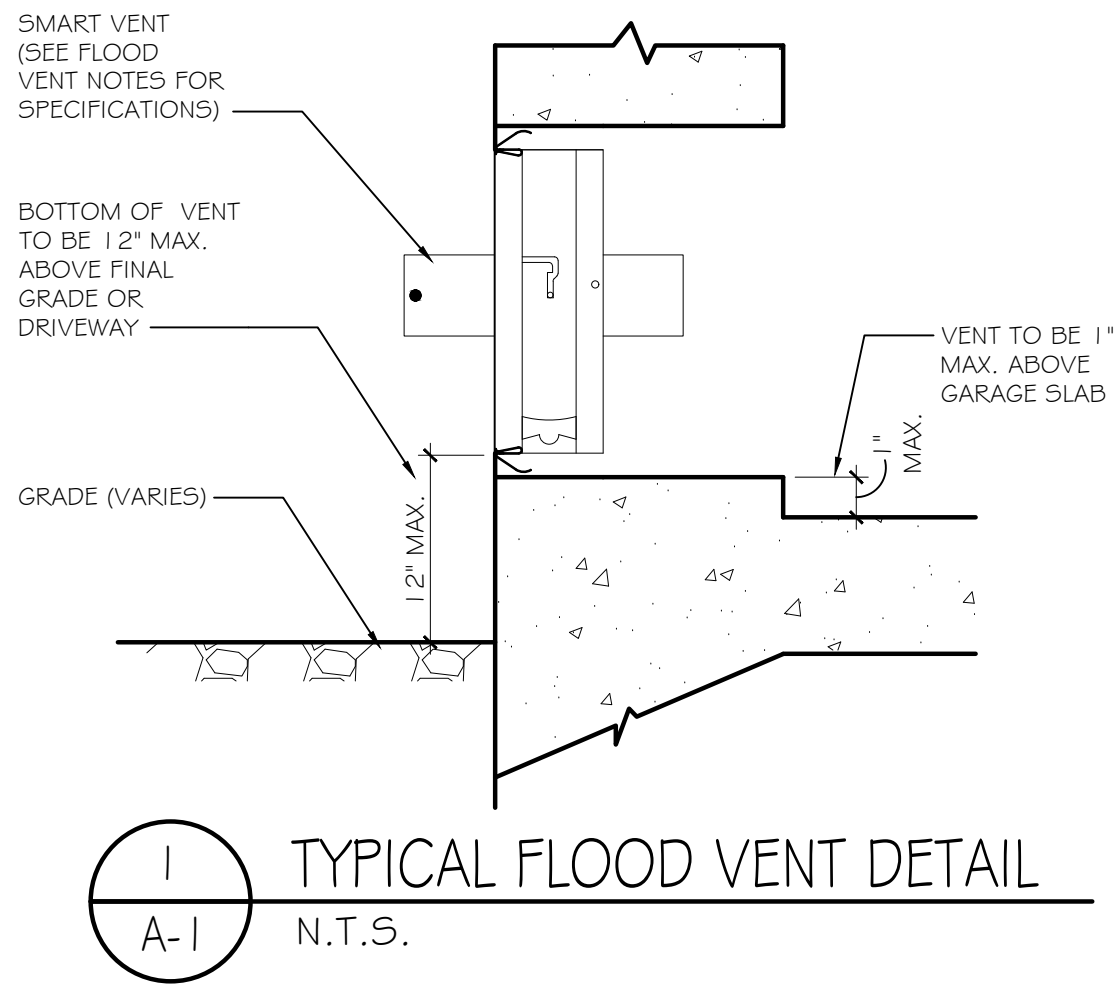
SEAL

SHEET NO.

ASP-3

OF 16 SHTS

Copyright © 2026 YRA Design, Inc.

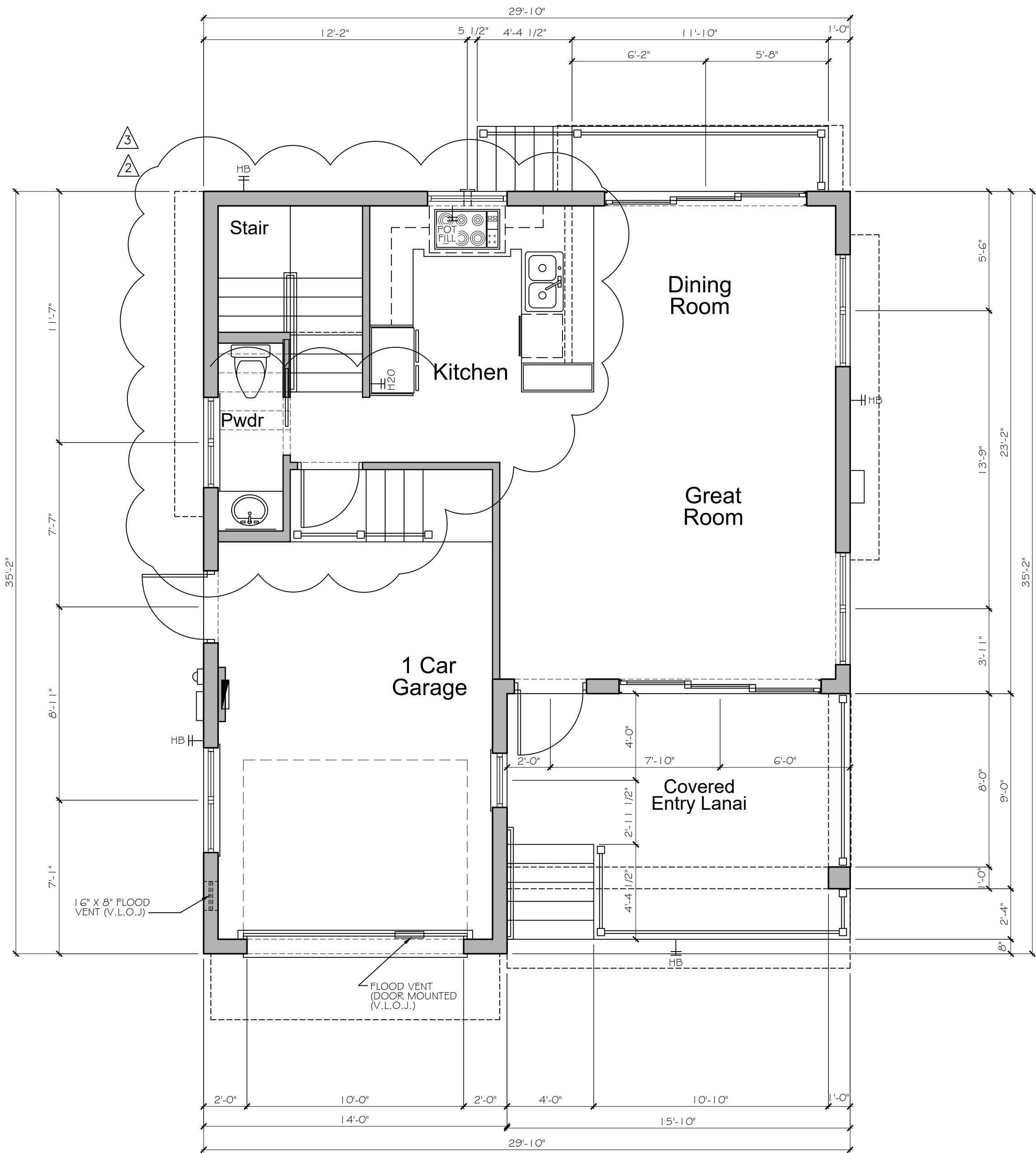


FLOOD VENT NOTE:

1 CAR GARAGE: 232 S.F.
232 S.F. / 200 S.F. = 1.16 : (2) VENTS REQUIRED
PROVIDE (1) SMART VENT MODEL #1540-510 (WALL) & (1) SMART VENT MODEL #1540-514 (DOOR) FLOOD VENTS WITH 200 S.F. COVERAGE EACH (15 3/4\"/>

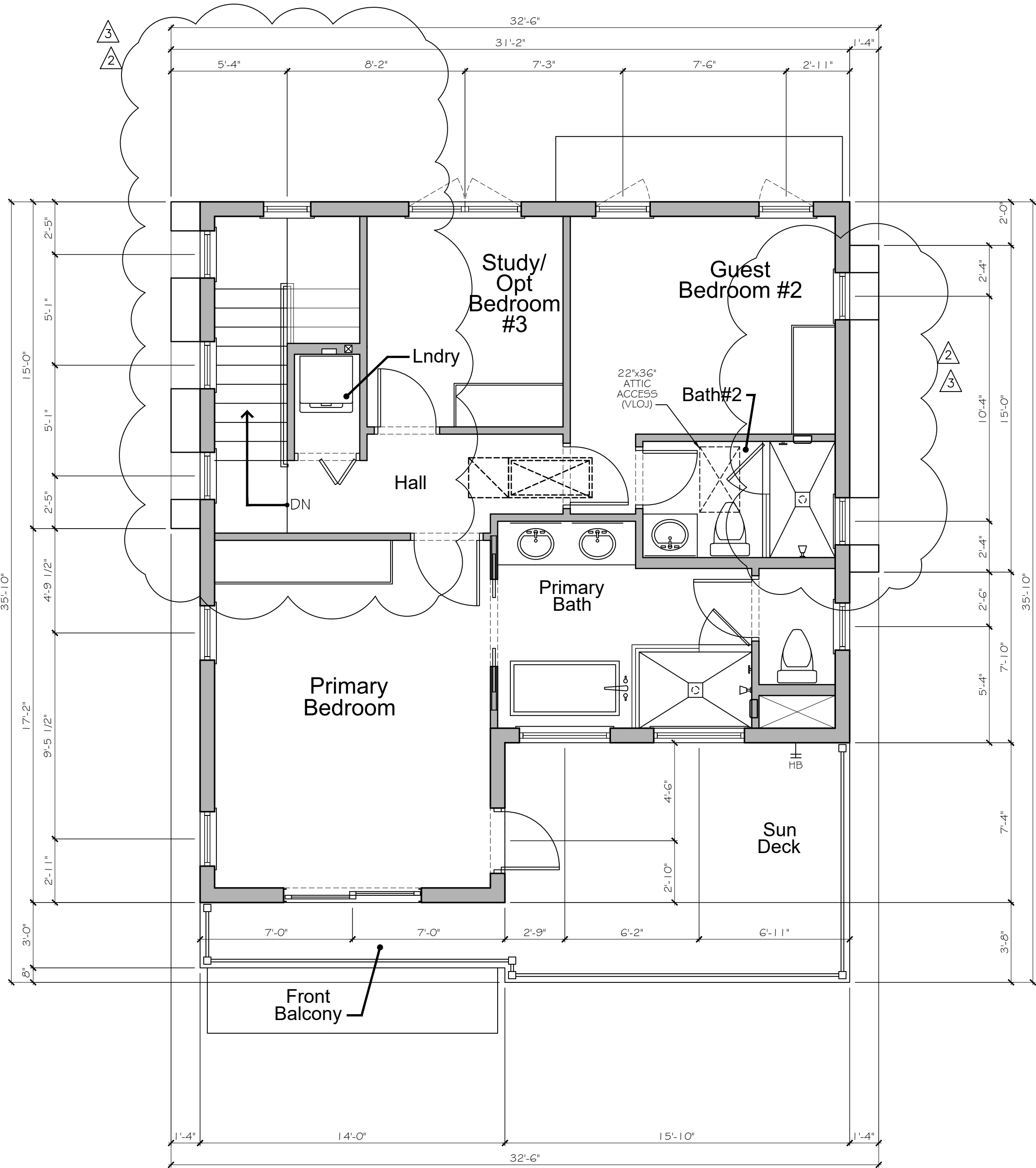
MOUNT WALL VENTS AT NO MORE THAN 1\"/>

WINDOW & DOOR COVERAGE		
	REQUIRED	PROPOSED
FRONT	15.0%	32.2%
WALL TOTAL AREA		879 S.F.
FENESTRATION AREA		283 S.F.
REAR	15.0%	19.1%
WALL TOTAL AREA		834 S.F.
FENESTRATION AREA		159 S.F.
RIGHT SIDE	15.0%	15.3%
WALL TOTAL AREA		932 S.F.
FENESTRATION AREA		143 S.F.
LEFT SIDE	15.0%	15.2%
WALL TOTAL AREA		932 S.F.
FENESTRATION AREA		142 S.F.



OVERALL GROUND FLOOR PLAN

SCALE : 1/4" = 1'-0"



OVERALL SECOND FLOOR PLAN

SCALE : 1/4" = 1'-0"

YRA
DESIGN
INC.

ARCHITECTURE • PLANNING • INTERIORS

AA-0002536

5707 SOUTH DIXIE HIGHWAY, SUITE 8
WEST PALM BEACH, FL. 33408
TEL: 561-493-1500 FAX: 561-493-1560
WEBSITE: www.yrainc.com
EMAIL: yra@yrainc.com

Building A Better Tomorrow.

TCBA

TREASURE COAST BUILDERS ASSOCIATION

MARTIN • ST. LUCIE • INDIAN RIVER • OKEECHOBEE

MEMBER:

DATE: SEPTEMBER 16, 2025
APPROVED: D.F.T./D.A.R.
JOB NO: 25-0933
REVISIONS:
3-4-2026 PLANNING COMMENTS
3-7-2026 PLANNING COMMENTS
5-22-2026 PLANNING COMMENTS

A CUSTOM HOME FOR:

30 OCEANVIEW DRIVE

LOT 6

TOWN OF OCEAN RIDGE

FLORIDA

DEV. PLAN
REVIEW SET
STEP 2
7-6-2026

SEAL

SHEET NO.

A-1

OF 16 SHTS
Copyright © 2026 YRA Design, Inc.

FLOOR PLAN NOTES

2023 FLORIDA BUILDING CODE RESIDENTIAL, 8TH EDITION

1. REFER TO GENERAL NOTES ON SHEET GS AND NOTES ON STRUCTURAL SHEETS FOR FURTHER INFO.

2. REFER TO SHT A-G & RC SHEETS FOR FURTHER CLG INFO.

3. REFER TO STRUCTURAL DWGS FOR RAISED SLAB INFO.

4. REFER TO STRUCTURAL DWGS FOR TIE/BOND BEAM INFO.

5. ALL VERTICAL ELEVATION DATUM FOLLOWED BY "A.F.F." IS REFERENCED FROM THE FINISHED FLOOR. IF NOT FOLLOWED BY "A.F.F.", THE VERTICAL ELEVATION IS REFERENCED FROM THAT ROOM'S FLOOR ELEVATION.

6. 0'-0" REFERENCE IS TOP OF SLAB AS NOTED ON PLAN. FLOOR TRANSITIONS AS SHOWN ARE FROM FINISHED FLOOR TO FINISHED FLOOR. ALL CEILING HEIGHTS ARE MEASURED FROM 0'-0" OR TOP OF FLOOR STRUCTURE. EXTERIOR PATIO STEP-DOWN REQUIRES COORDINATION BY CONTRACTOR AND IS DETERMINED UPON SELECTION OF FINISH (0" TO 7'-3/4" DROP VARIATION.)

8. PROVIDE 1/2" CDX PLYWOOD AT ALL INTERIOR AREAS TO RECEIVE CABINETRY OR CAST STONE.

9. PROVIDE MOISTURE RESISTANT G.W.B. OR CEMENT BOARD AT ALL WET & VAPOUR PRONE AREAS.

10. PROVIDE ANTI-SCALD VALVES AT ALL SHOWER AND TUB LOCATIONS.

11. ALL WINDOWS AND GLASS ENCLOSURES WITH SILLS LESS THAN 60" ABOVE FLOOR AT TUBS AND SHOWERS SHALL BE TEMPERED.

12. MECHANICAL CONTRACTOR TO PROVIDE MAKE-UP AIR TO SPACE AS REQUIRED.

13. ARCHED OPENINGS: SPRING LINE IS 12" BELOW TOP OF ARCH. U.N.O.

14. ALL NICHE SIZES SHALL BE VERIFIED ON JOB. U.N.O.

15. ALL SOAP NICHES TO FINISH 14" X 12" AT ALL BATHS (VERIFY HEIGHT W/ PROJECT SUPERVISOR.)

16. ALL WDO'S, SHALL HAVE SEALANT PLACED BETWEEN WINDOW FLANGE & BUCK AT TIME OF WDO. PLACEMENT. AFTER AFFIXING WDO, APPLY CONTIN. SEALANT TO JOINT BETWEEN BUCK AND EDGE OF WDO. FLANGE.

17. ALL EXT. DOOR & WDO. MAS. OPGS. SHALL RECEIVE TREMCO VULKEM WET FLASHING FULL WIDTH OF OPG. @ HD., JAMB, SILL & CONTINUE PAST FRONT OPG. FACE 2". WET FLASHING OUTBOARD OF BUCKS SHALL BE SANDED W/ SILICA SAND TO REFLECTION. AFTER BUCK INSTALLATION, WATERPROOF FULL PERIMETER OF BUCK JOINT WITH MAS. OPG.

18. ALL PLUMBING STACKS TO SECOND FLOOR SHALL BE WRAPPED WITH SOUND INSULATION AT TOP OF STACKS.

19. EXTERIOR 2ND FLOOR BALCONIES/ SUN DECKS W/ TILE OR STONE SHALL RECEIVE TREMCO VULKEM UNDER-TILE-WATERPROOFING SYSTEM.

20. GENERAL CONTRACTOR SHALL PROVIDE THE SPECIFICATIONS AND CUT SHEETS FOR ALL EQUIPMENT. PREFAB GAS FIREPLACES & APPLIANCES INCLUDING INFORMATION ON "OUTSIDE COMBUSTION AIR".

21. PROVIDE 6" DUCT FOR MAKE-UP AIR TO ALL INTERIOR VENTLESS GAS FIREPLACES AND APPLIANCES. CONTRACTOR SHALL VERIFY ACTUAL DUCT SIZING PER MANUFACTURER SPECS.

WALL LEGEND

MASONRY CONSTRUCTION

BATT INSULATION (SEE FLOOR PLAN)

R-11 SOUND BATTS (SEE FLOOR PLAN)

CLOSED CELL FOAM INSULATION (SEE FLOOR PLAN)

NON-BEARING FRAMED CONSTRUCTION

NON-BEARING FRAMED PARTITION OR HIDDEN OBJECT ABOVE/BELOW

CANTILEVERED AREA

BEARING FRAME CONSTRUCTION W/ BATT INSULATION (SEE FLOOR PLAN)

SEPARATION FROM GARAGE - SECTION R302.5

2023 FLORIDA BUILDING CODE RESIDENTIAL, 8TH EDITION

1. COMPLY W/ SECTIONS R302.5.1, R302.5.2, R302.5.3, & R302.6 FOR OPENING PROTECTION, DUCT PENETRATION AND SEPARATION OF GARAGE FROM THE RESIDENCE AND ITS ATTIC AREA ARE REQUIRED AS SHOWN:

2. DOORS INTO THE LIVING SPACE SHALL BE SOLID OR HONEYCOMB CORE STEEL AND NOT LESS THAN 1-3/8", 20 MINUTE RATED WITH SELF CLOSER.

3. DUCT PENETRATION WALLS OR CEILINGS SHALL BE 26 GAUGE (MIN) SHEET METAL OR APPROVED EQUAL & HAVE NO OPENINGS INTO THE GARAGE.

4. THE GARAGE ATTIC SHALL BE SEPARATED WITH 1/2" MIN. GYPSUM WALL BOARD AND/OR 5/8" MIN. TYPE X GYPSUM WALL BOARD WHEN HABITABLE SPACES ARE ABOVE THE GARAGE.

5. APPLICATION: ONE LAYER OF 1/2" OR 5/8" TYPE X GYPSUM WALL BD. APPLIED AT RIGHT ANGLES OR PARALLEL TO EACH SIDE OF 3 5/8" METAL STUDS OR TRUSS BOTTOM CHORDS @ 24" O.C. W/ 1" TYPE S DRYWALL SCREWS @ 8" O.C. TO VERT. JOINTS, 12" O.C. AT FLOOR & CEILING RUNNERS AND INTERMEDIATE STUDS. STAGGER G.W.B. JOINTS 24" MIN. OPPOSITE SIDE OF PARTITION, 1 HOUR ASSEMBLY (GAB#: WP 1070)

6. REFER TO SECTIONS R302.4.2 MEMBRANE PENETRATION AND R302.5 DWELLING/GARAGE OPENING/PENETRATION PROTECTION FOR FURTHER INFO.

7. GARAGE TO BE INSULATED USING ICYNENE (SEE ENERGY CALCS FOR R-VALUES) TO BE APPLIED TO UNDERSIDE OF THE ROOF DECK IN CONTINUOUS ACTIONS (TYPICAL).

TYPICAL STAIR NOTES - SECTION R311.7

2023 FLORIDA BUILDING CODE RESIDENTIAL, 8TH EDITION

1. R311.7.1 STAIRWAY WIDTH IS 36" MIN. CLEAR ABOVE THE HANDRAIL. HANDRAILS AND BELOW SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE OF THE STAIRWAY. THE MIN. CLEAR WIDTH OF THE STAIRWAY WHERE ONLY ONE HANDRAIL IS INSTALLED AND BELOW, INCLUDING TREADS AND LANDINGS, SHALL BE 31.5" MIN. AND 27" WHERE A HANDRAIL IS INSTALLED ON BOTH SIDES.

2. R311.7.2 HEADROOM IN STAIRWAYS SHALL BE 6'-8" MINIMUM.

3. R311.7.3 VERTICAL RISE SHALL BE 12" MAX. BETWEEN FLOORS OR LANDINGS.

4. R311.7.5.1 MAX RISER HEIGHT SHALL NOT EXCEED 7-3/4". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". RISERS SHALL BE VERTICAL OR SLOPED AT AN ANGLE NOT MORE THAN 30° FROM THE RISER. OPEN RISERS ARE PERMITTED BETWEEN TREADS PROVIDED THAT THE OPENING DOES NOT PERMIT THE PASSAGE OF A 4" Ø SPHERE.

5. R311.7.5.2 THE MINIMUM TREAD DEPTH SHALL BE 10", THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

6. R311.7.5.3 NOSING ON STAIRWAYS WITH SOLID RISERS SHALL EXTEND MIN. 3/4" TO 1-1/4" MAX BEYOND SOLID RISER. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". BEVELING OF NOSING SHALL NOT EXCEED 1/2". EXCEPTION: NOSING NOT REQ'D AT TREADS 1" DEEP OR GREATER.

7. R311.7.6 LANDINGS AT STAIRWAYS SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE MIN WIDTH PERPENDICULAR TO THE DIRECTION OF TRAVEL SHALL BE NO LESS THAN THE WIDTH OF THE FLIGHT SERVED. WHERE THE STAIRWAY HAS A STRAIGHT RUN, THE MIN DEPTH IN THE DIRECTION OF TRAVEL SHALL BE NOT LESS THAN 36".

TYPICAL RAILING NOTES

2023 FLORIDA BUILDING CODE RESIDENTIAL, 8TH EDITION

1. R312 GUARDRAILS: PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. PORCHES AND DECKS WHICH ARE ENCLOSED WITH INSECT SCREENING SHALL BE PROVIDED WITH GUARDS WHERE THE WALKING SURFACE IS MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. SHOP DWGS SHALL BE SUBMITTED BY THE BUILDER AS REQ'D BY THE BLDG DEPT.

2. R312.1.3 OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM WALKING SURFACE TO REQUIRED GUARD HT. WHICH ALLOW PASSAGE OF A 4 IN. DIA. SPHERE. EXCEPTIONS: 1. TRIANGULAR OPENINGS AT OPEN SIDE OF STAIR FORMED BY THE RISER, TREAD & BOT. RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A 6 IN. DIA. SPHERE. 2. GUARDS ON OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A 4-3/8 IN. DIA. SPHERE.

3. R312.2.1 WINDOW SILLS: IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 34" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 IN. DIA. SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.

EXCEPTION #1) WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" Ø SPHERE TO PASS THROUGH WHEN WINDOW IS IN ITS MAXIMUM OPENED POSITION.

EXCEPTION #2) OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.

EXCEPTION #3) WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

4. R311.7.7.3 HANDRAIL GRIP-SIZING: REQUIRED HANDRAILS SHALL BE ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT ABILITY TO GRASP:
A) TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1-1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6-1/4" WITH A MAXIMUM CROSS SECTION DIMENSION OF 2-1/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01".
B) TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6-1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" WITHIN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8" TO A LEVEL THAT IS NOT LESS THAN 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1-1/4" TO A MAXIMUM OF 2-3/4". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01".

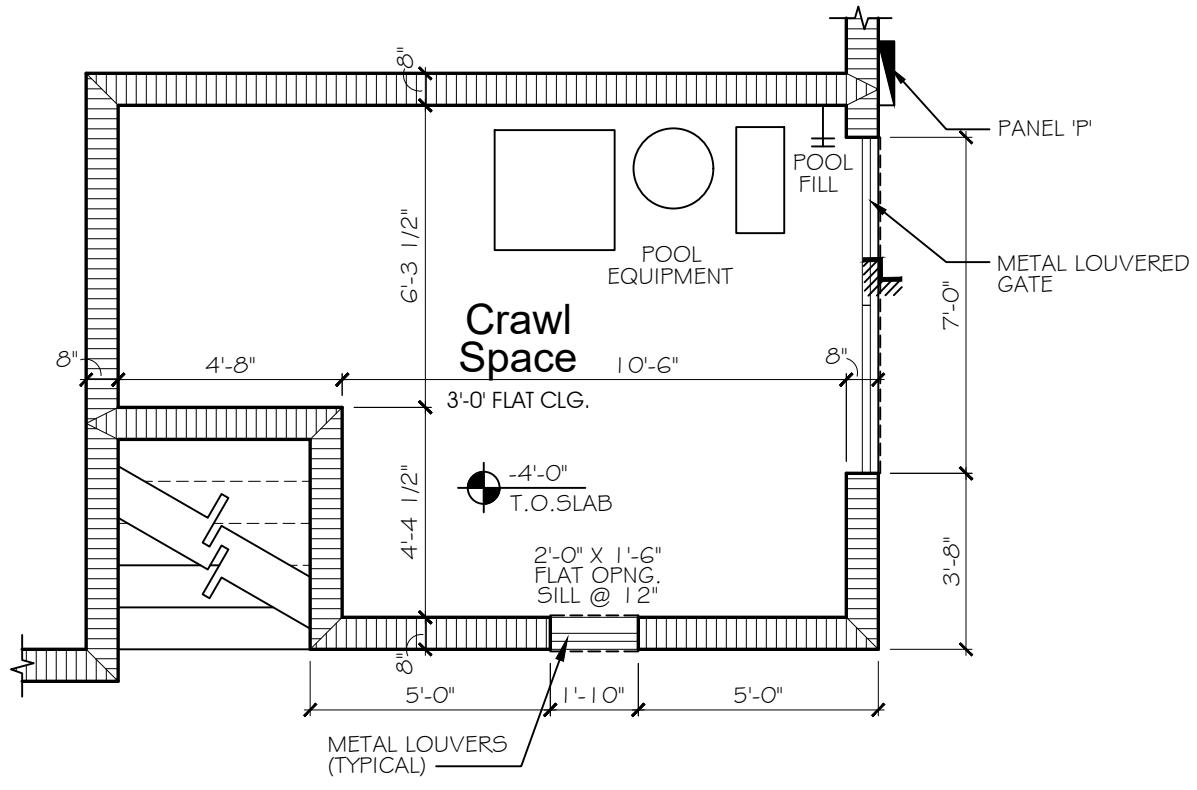
5. R311.7.8.2 CONTINUITY: HANDRAILS FOR STAIRWAYS SHALL BE CONTIN. FOR FULL LENGTH OF FLIGHT, FROM POINT DIRECTLY ABOVE TOP RISER OF FLIGHT TO A POINT DIRECTLY ABOVE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN WALL & THE HANDRAILS.

6. R301.5 MIN. UNIFORMLY DISTRIBUTED LIVE LOADS AS FOLLOWS:
**GUARDRAILS & HANDRAILS: 260 LBS (FBC 2000LB5) (SEE SUB-NOTE 1)
**GUARDRAILS IN-FILL COMPONENTS: 50 LBS

*A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

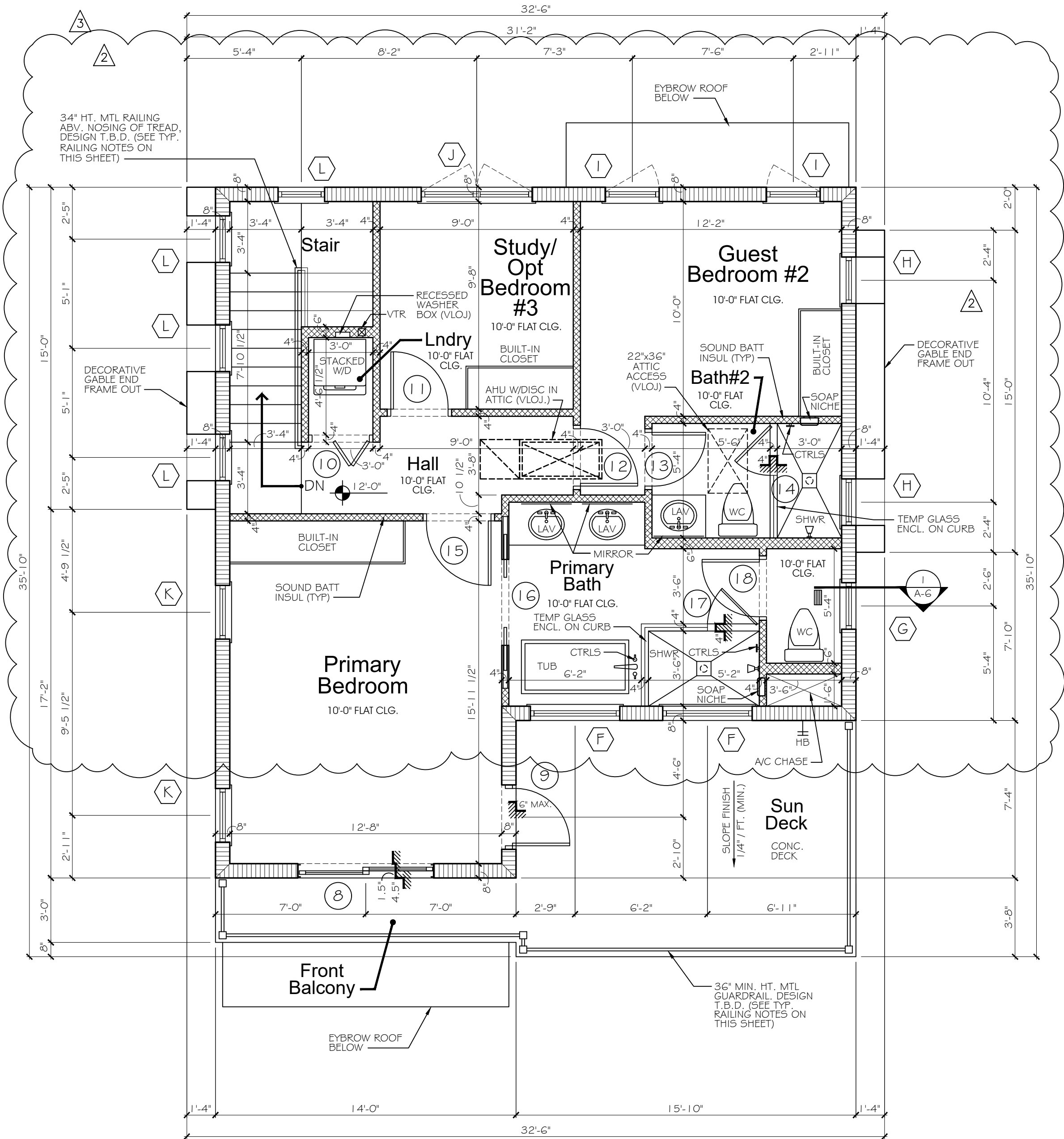
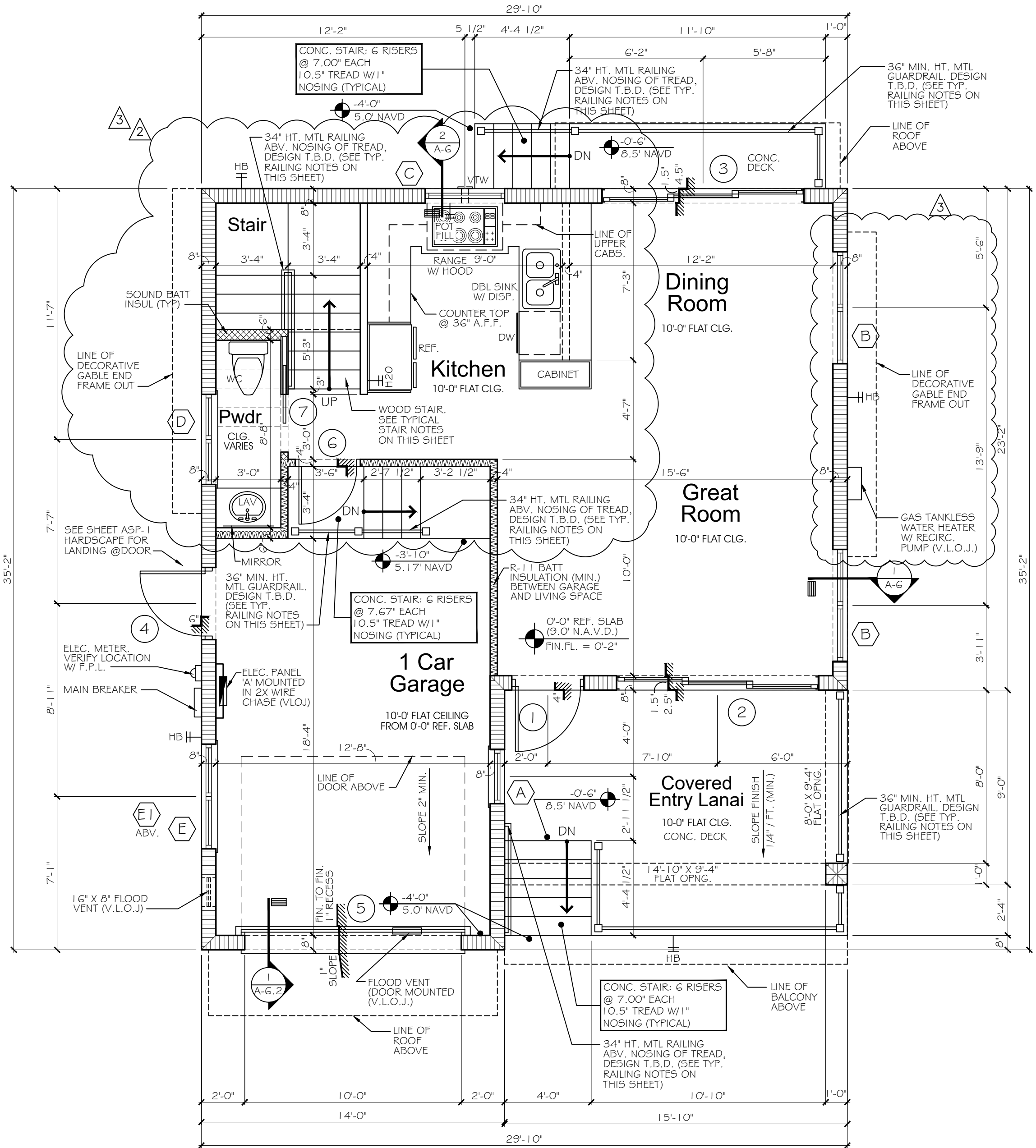
*GUARD IN-FILL COMPONENTS (ALL EXCEPT THE HANDRAIL, BALUSTERS AND PANEL FILLS) SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 S.F. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH ANY OTHER LIVE LOAD REQUIREMENT.

SUB-NOTE 1: IN ADDITION TO CONFORMANCE W/ FBC-RES. REQUIREMENTS, ALL GUARDS SHALL CONFORM TO DEFLECTION LIMITS AS FOLLOWS:
MAX 1/8" IN 1'-0" WITH 260 LB. SINGLE POINT LOADING AT TOP OF GUARDRAIL IN A HORIZONTAL MANNER NORMAL TO THE FACE OF THE GUARDRAIL



CRAWL SPACE FLOOR PLAN

SCALE : 1/4" = 1'-0"



YRA DESIGN INC.

ARCHITECTURE • PLANNING • INTERIORS

AA-0002536

5707 SOUTH DIXIE HIGHWAY, SUITE 8

WEST PALM BEACH, FL. 33408

TEL: 561-493-1500 FAX: 561-493-1560

WEBSITE: www.yrainc.com

EMAIL: yra@yrainc.com

Building A Better Tomorrow.

TCBA

TREASURE COAST BUILDERS ASSOCIATION

MARTIN • ST. LUCIE • INDIAN RIVER • OKEECHOBEE

MEMBER:

DATE: SEPTEMBER 16, 2025

APPROVED: D.F.T./D.A.R.

JOB NO: 25-0933

REVISIONS:

PLANNING COMMENTS 3-4-2026

PLANNING COMMENTS 3-7-2026

PLANNING COMMENTS 5-22-2026

A CUSTOM HOME FOR:

30 OCEANVIEW DRIVE

LOT 6

TOWN OF OCEAN RIDGE

FLORIDA

DEV. PLAN REVIEW SET

STEP 2

7-6-2026

SEAL

SHEET NO.

A-2

OF 16 SHTS

Copyright © 2026 YRA Design, Inc.



FRONT ELEVATION
SCALE : 1/4" = 1'-0"



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



REAR ELEVATION
SCALE : 1/4" = 1'-0"



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



YRA
DESIGN
INC.

ARCHITECTURE • PLANNING • INTERIORS

AA-0002536

5707 SOUTH DIXIE HIGHWAY, SUITE 8
WEST PALM BEACH, FL. 33405
TEL: 561-493-1500 FAX: 561-493-1560
WEBSITE: www.yrainc.com
EMAIL: yra@yrainc.com

Building A Better Tomorrow.

TCBA

TREASURE COAST BUILDERS ASSOCIATION
MARTIN • ST. LUCIE • INDIAN RIVER • OKEECHOBEE

MEMBER:

DATE: SEPTEMBER 16, 2025
APPROVED: D.F.T./D.A.R.
JOB NO: 25-0933
REVISIONS:
3-4-2026 PLANNING COMMENTS
3-7-2026 PLANNING COMMENTS
5-22-2026 PLANNING COMMENTS

A CUSTOM HOME FOR:
30 OCEANVIEW DRIVE
LOT 6
TOWN OF OCEAN RIDGE
FLORIDA

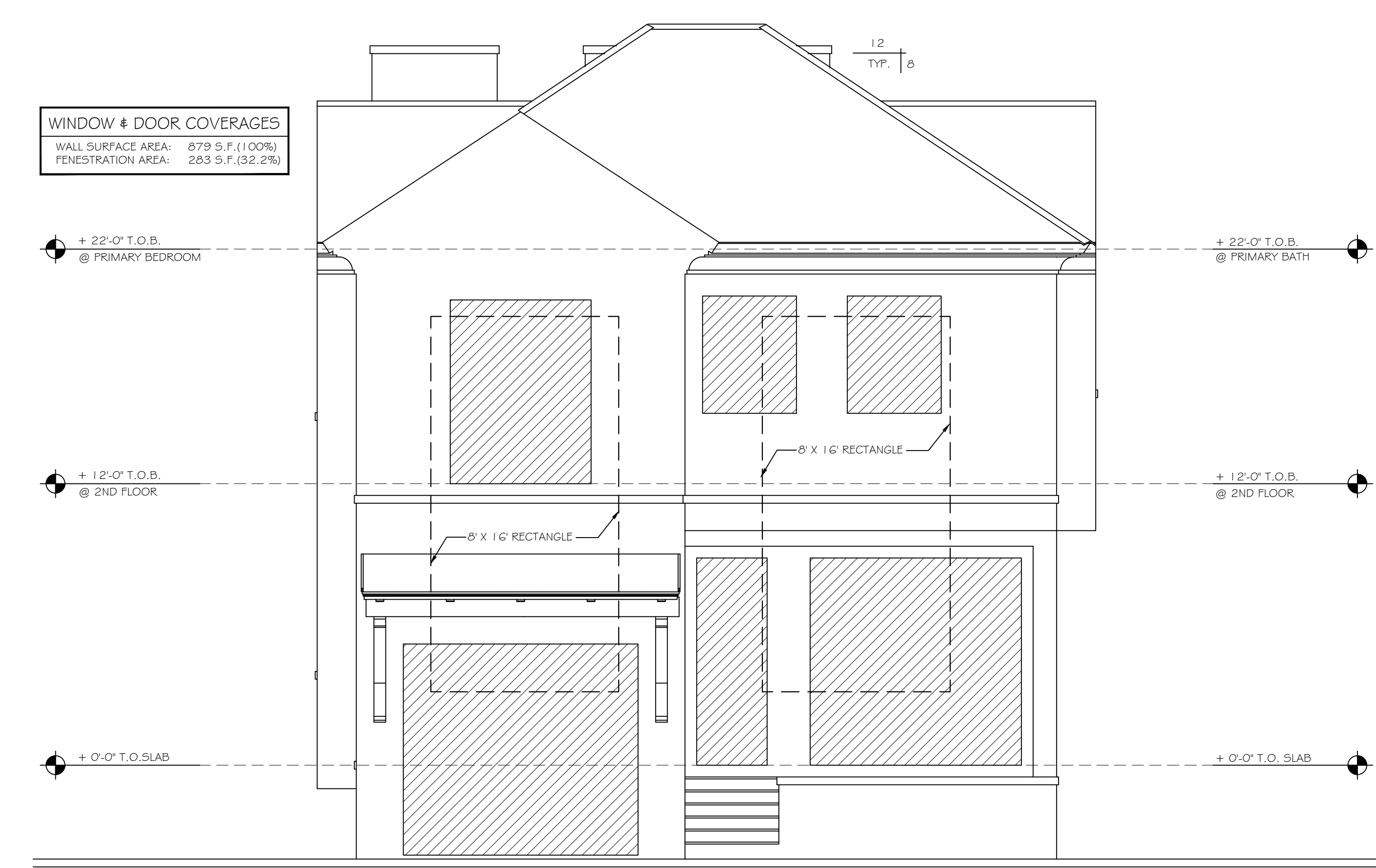
DEV. PLAN
REVIEW SET
STEP 2
7-6-2026

SEAL

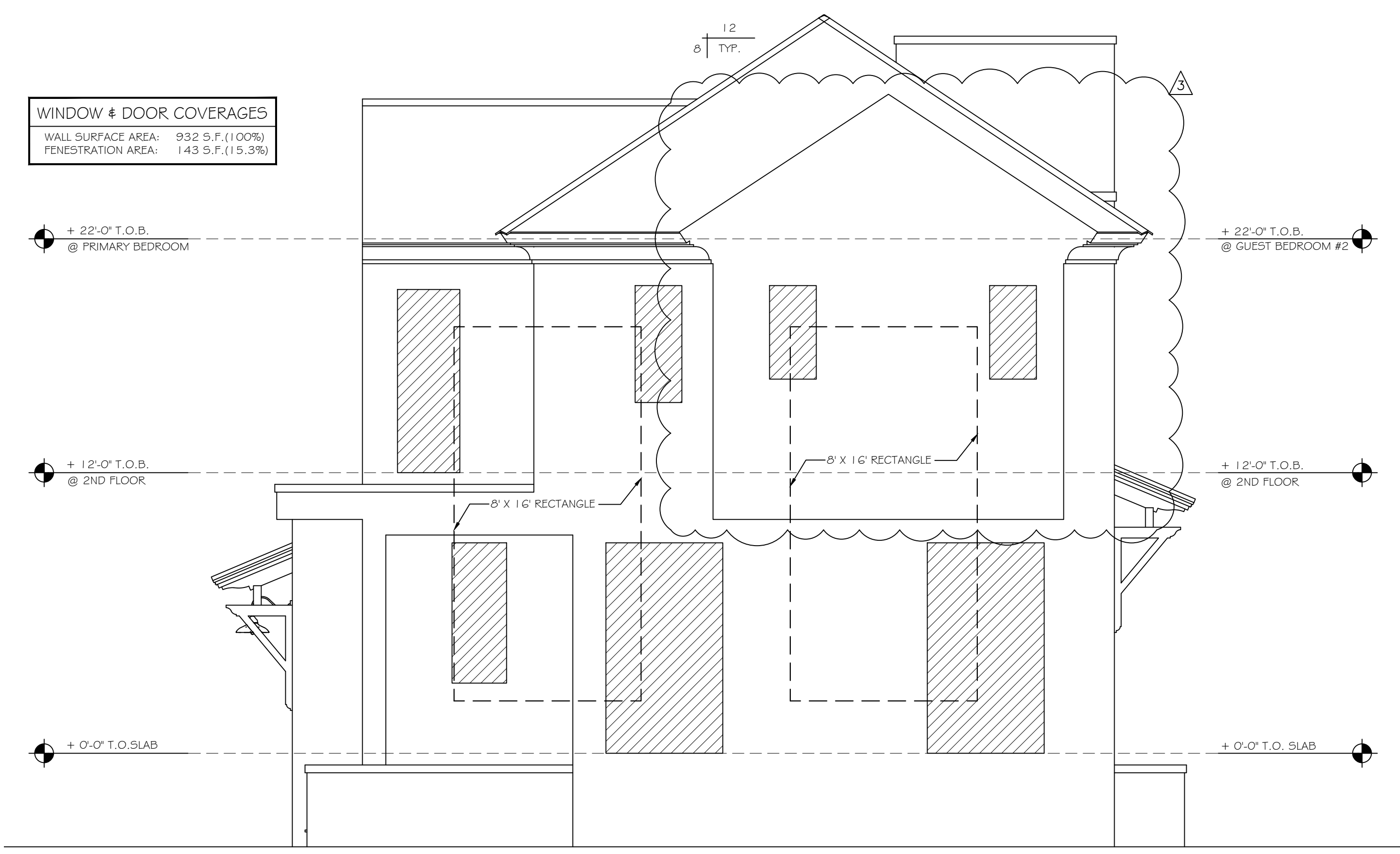
SHEET NO.

A-3

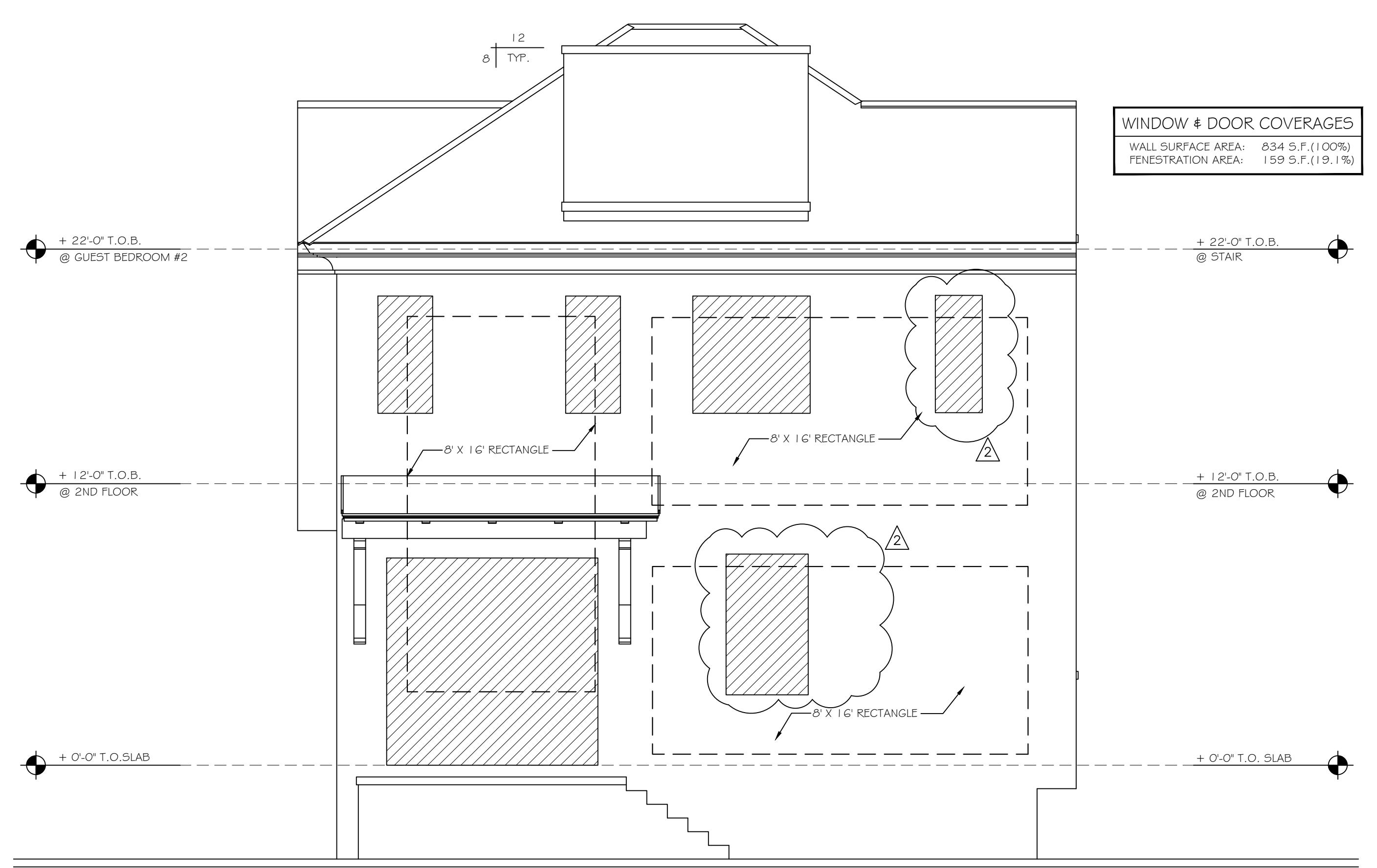
OF 16 SHTS
Copyright © 2026 YRA Design, Inc.



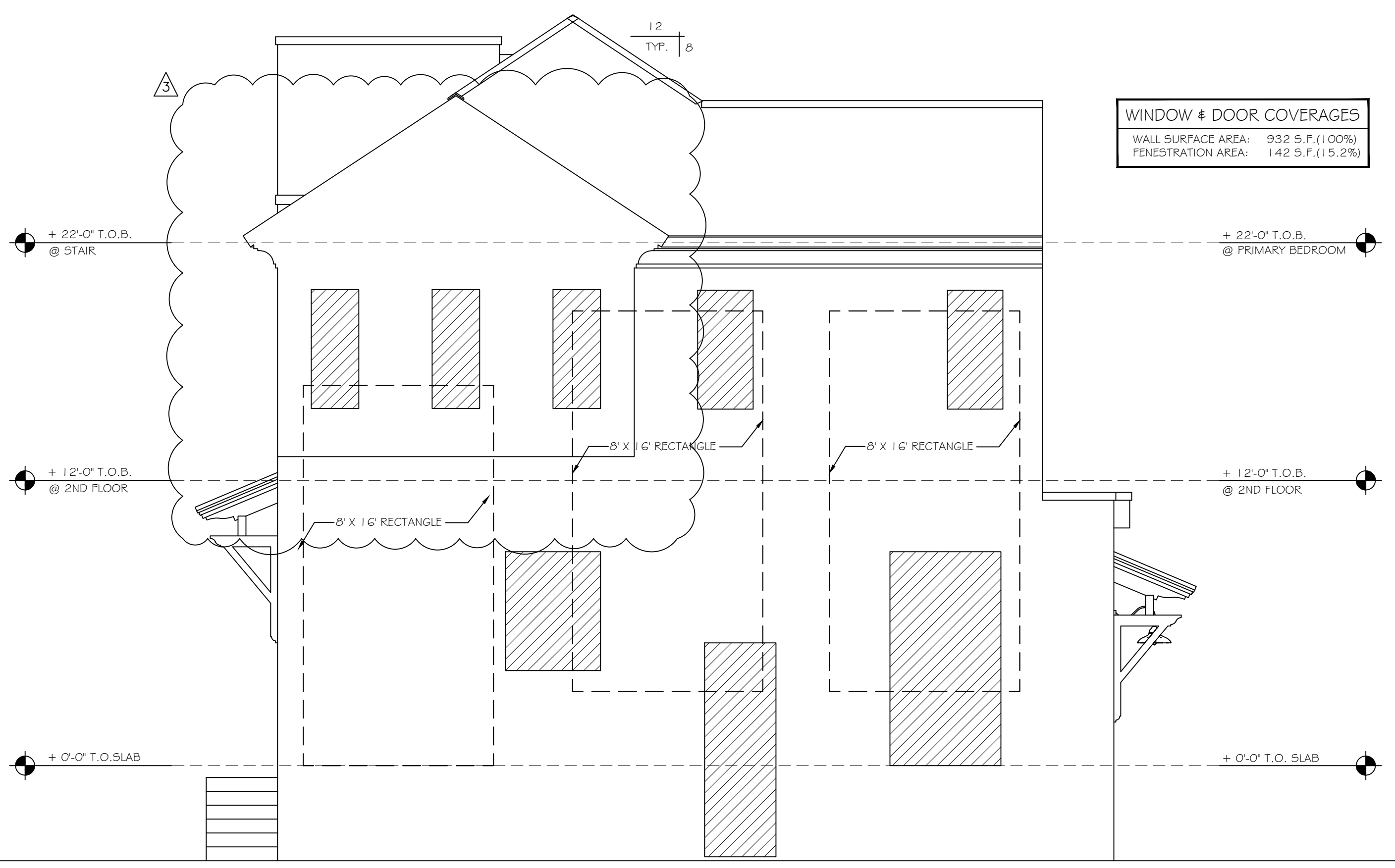
FRONT ELEVATION ARTICULATION DIAGRAM
SCALE : 1/4" = 1'-0"



RIGHT SIDE ELEVATION ARTICULATION DIAGRAM
SCALE : 1/4" = 1'-0"



REAR ELEVATION ARTICULATION DIAGRAM
SCALE : 1/4" = 1'-0"



LEFT SIDE ELEVATION ARTICULATION DIAGRAM
SCALE : 1/4" = 1'-0"

YRA DESIGN INC.
ARCHITECTURE • PLANNING • INTERIORS
AA-0002536
5707 SOUTH DIXIE HIGHWAY, SUITE 8
WEST PALM BEACH, FL. 33405
TEL: 561-493-1500 FAX: 561-493-1560
WEBSITE: www.yrainc.com
EMAIL: yrai@yrainc.com

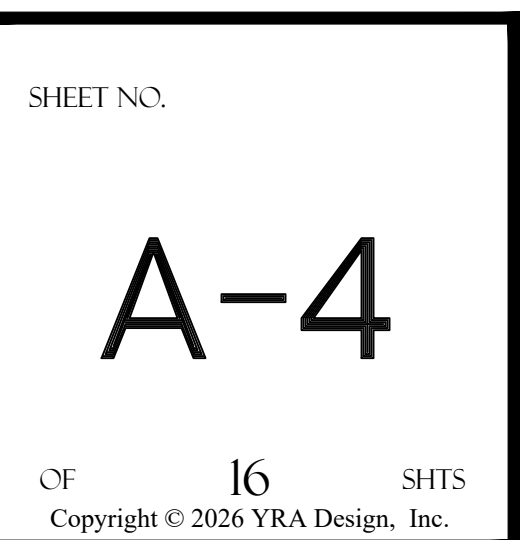
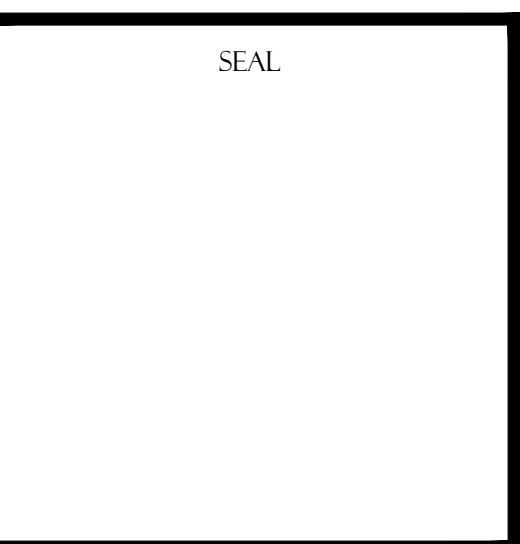
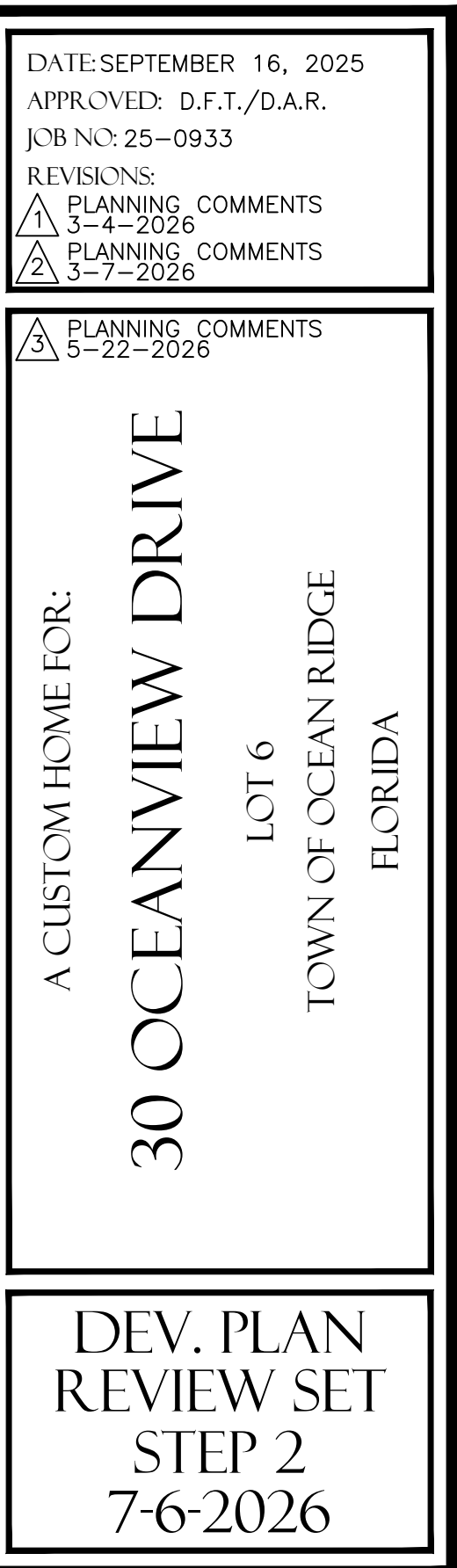
Building A Better Tomorrow.
TCBA
TREASURE COAST BUILDERS ASSOCIATION
MARTIN • ST. LUCIE • INDIAN RIVER • OKEECHOBEE
MEMBER:

DATE: SEPTEMBER 16, 2025
APPROVED: D.F.T./D.A.R.
JOB NO: 25-0933
REVISIONS:
PLANNING COMMENTS
3-4-2026
PLANNING COMMENTS
3-7-2026
PLANNING COMMENTS
5-22-2026
A CUSTOM HOME FOR:
30 OCEANVIEW DRIVE
LOT 6
TOWN OF OCEAN RIDGE
FLORIDA
DEV. PLAN
REVIEW SET
STEP 2
7-6-2026

SEAL

SHEET NO.
A-3.1
OF 16 SHTS
Copyright © 2026 YRA Design, Inc.

SUBMIT SHOP DRAWINGS OF ALL THE BANDING, MOLDING,
 & OTHER EXTERIOR DETAIL WORK FOR APPROVAL PRIOR
 TO FABRICATION.



DOOR SCHEDULE			
NO.	SIZE	TYPE	REMARKS
1	3'-0" X 9'-0" X 1 3/4" ENTRY	SWING FRENCH DOOR	METAL - 8 LITE
2	9'-0" X 9'-0"	SLIDING GLASS DOOR	METAL - 3 PANEL (8 LITE)
3	9'-0" X 9'-0"	SLIDING GLASS DOOR	METAL - 3 PANEL (8 LITE)
4	3'-0" X 9'-0" X 1 3/4"	SWING MINERAL CORE	FIBERGLASS - RAISED PANEL
5	10'-0" X 9'-0"	OVERHEAD GARAGE DOOR	4 PANEL MTL DR W/ APPLIED COMP. PANEL & GLAZING (INSUL.)
6	2'-8" X 8'-0" X 1 3/4"	SWING	WD. - 15C 20 MIN. (FIRE RATED W/ APPLIED MOLD, BOTH SIDES, SELF CLOSING)
7 *	2'-8" X 8'-0" X 1 3/8"	POCKET DOOR	WOOD
8	6'-0" X 8'-0"	SLIDING GLASS DOOR	METAL - 2 PANEL (8 LITE)
9	2'-8" X 9'-0" X 1 3/4"	SWING FRENCH DOOR	METAL - 8 LITE
10	2'-8" X 8'-0" X 1 3/4"	BI-FOLD	WOOD
11	2'-8" X 8'-0" X 1 3/4"	SWING	WOOD
12	2'-8" X 8'-0" X 1 3/4"	SWING	WOOD
13	2'-4" X 8'-0" X 1 3/4"	SWING	WOOD
14	2'-4" X VERIFY	TEMP GL SHWR DR ENCLOSURE	FRAMELESS
15	3'-0" X 8'-0" X 1 3/4"	SWING	WOOD
16	(2) 2'-0" X 8'-0" X 1 3/8"	PAIR POCKET DOOR	WOOD
17	2'-4" X VERIFY	TEMP GL SHWR DR ENCLOSURE	FRAMELESS
18	2'-8" X 8'-0" X 1 3/4"	SWING	WOOD

* DENOTES ACCESSIBLE DOOR

DOOR NOTES:

1. ALL GLASS, WINDOWS & FRENCH EXTERIOR DOORS TO BE TINTED EXCEPT UNDER COVERED PORCH TO BE CLEAR (VERIFY).
2. ALL INTERIOR DOOR (SWING) TO BE 1 3/4" SOLID CORE WITH APPLIED TRIM.
3. ALL EXTERIOR DOORS, S.G.D., WINDOWS, & FIXED GLASS WINDOWS SHALL BE IMPACT RESISTANT.
4. DOOR SELECTION BY OWNER. VERIFY & COORDINATE ACTUAL UNIT & MASONRY OPENINGS PRIOR TO CONSTRUCTION. COORDINATE WITH ARCHITECT.
5. ALL METAL EXTERIOR DOORS FINISH TO MATCH WINDOWS U.N.O.
6. EXTERIOR SWING DOOR SELECTION T.B.D. OWNER APPROVAL REQUIRED FOR DOOR SELECTION.
7. OVERHEAD GARAGE DOOR SELECTION TO BE APPROVED BY OWNER.
8. REFER TO ENERGY CALCULATIONS FOR GLAZING U-FACTOR AND SHGC#.

WINDOW SCHEDULE				
TAG	SIZE (W X H)	TYPE	HD HEIGHT	REMARKS
A	2'-4" X 6'-0"	FIXED GLASS W/ MUNTINS	9'-2"	VERIFY OPENING FOR SIZE & SEE ELEV.
B	(2) 2'-6" X 9'-0"	PAIR FIXED GLASS W/ MUNTINS	9'-2"	VERIFY OPENING FOR SIZE & SEE ELEV.
C	3'-6" X 6'-0"	FIXED GLASS W/ MUNTINS	9'-2"	VERIFY OPENING FOR SIZE & SEE ELEV.
D	(2) 2'-0" X 5'-0"	PAIR FIXED GLASS W/ MUNTINS	9'-2"	VERIFY OPENING FOR SIZE & SEE ELEV.
E	(2) 2'-4" X 5'-0"	PAIR FIXED GLASS	5'-2"	VERIFY OPENING FOR SIZE & SEE ELEV.
E1	(2) 2'-4" X 3'-1 0"	PAIR FIXED GLASS TRANSOM W/ MUNTINS	9'-2"	VERIFY OPENING FOR SIZE & SEE ELEV.
F	4'-0" X 5'-0"	FIXED GLASS W/ MUNTINS	8'-2"	VERIFY OPENING FOR SIZE & SEE ELEV.
G	2'-0" X 5'-0"	FIXED GLASS W/ MUNTINS	8'-2"	VERIFY OPENING FOR SIZE & SEE ELEV.
H	2'-0" X 4'-0"	FIXED GLASS W/ MUNTINS	8'-2"	VERIFY OPENING FOR SIZE & SEE ELEV.
I	2'-4" X 5'-0"	CASEMENT W/ MUNTINS	8'-2"	VERIFY OPENING FOR SIZE & SEE ELEV.
J	(2) 2'-6" X 5'-0"	PAIR CASEMENT W/ MUNTINS	8'-2"	VERIFY OPENING FOR SIZE & SEE ELEV.
K	2'-4" X 5'-0"	FIXED GLASS W/ MUNTINS	8'-2"	VERIFY OPENING FOR SIZE & SEE ELEV.
L	2'-0" X 5'-0"	FIXED GLASS W/ MUNTINS	20'-2"	VERIFY OPENING FOR SIZE & SEE ELEV.

* DENOTES EGRESS WINDOWS

** HEIGHT TAKEN FROM 0'-0" REFERENCE SLAB

WINDOW NOTES:

1. HEAD HEIGHT TAKEN FROM LIVING TOP OF SLAB OR WD DECK ELEVATION U.N.O.
2. TEMPERED GLAZING. BUILDER & WINDOW MANUF. TO VERIFY OTHER LOCATIONS REQUIRING TEMPERED GLAZING PER FBC 2023.
3. ALL WINDOWS TO BE IMPACT RESISTANT.
4. SUBMIT SHOP DRAWINGS FOR ALL VERTICAL, HORIZONTAL & FIELD APPLIED MULLIONS TO BUILDING DEPARTMENT.
5. ALL WINDOW FINISHES TO BE SELECTED BY OWNER. VERIFY & COORDINATE ACTUAL UNIT & MASONRY OPENINGS PRIOR TO CONSTRUCTION. COORDINATE WITH ARCHITECT.
6. WINDOW SELECTION T.B.D. OWNER APPROVAL REQUIRED FOR WINDOW SELECTION.
7. REFER TO ENERGY CALCULATIONS FOR GLAZING U-FACTOR AND SHGC#.

POOL SAFETY FEATURES NOTE

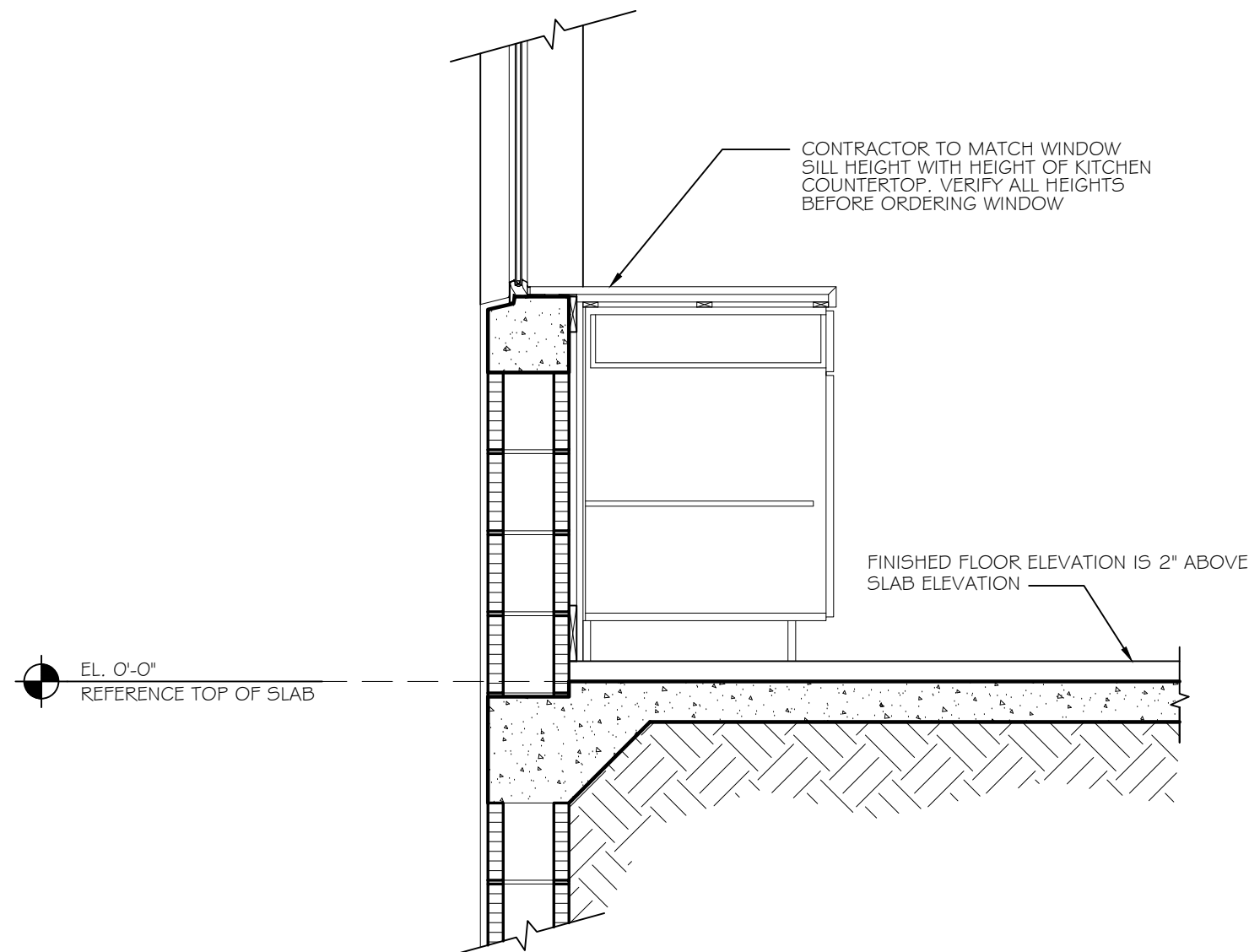
1. THE POOL MUST BE ISOLATED FROM ACCESS FROM THE HOME BY AN ENCLOSURE THAT MEETS THE POOL BARRIER REQUIREMENTS OF SEC. 515.29, F.5.
2. THE POOL MUST BE EQUIPPED WITH AN APPROVED SAFETY POOL COVER.
3. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DB A AT 10 FEET OR
4. ALL DOORS PROVIDING DIRECT ACCE55 FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR.

VAPOR BARRIER NOTE

FOR STUCCO APPLICATION OVER WOOD FRAME WALLS PROVIDE A DOUBLE VAPOR BARRIER. (PAPER BACKED METAL LATH OVER TYVEK HOMEWRAP).

SOFFIT/CEILING STUCCO NOTE

STUCCO APPLIED TO HI-RIBBED METAL LATH (HORIZONTAL APPLICATION) SHALL HAVE THE LATH INSTALLED IN ACCORDANCE WITH R703.6 (ASTM C 1063) WITH A 1-3/4" MIN. EMBEDMENT OF ITS FASTENERS.



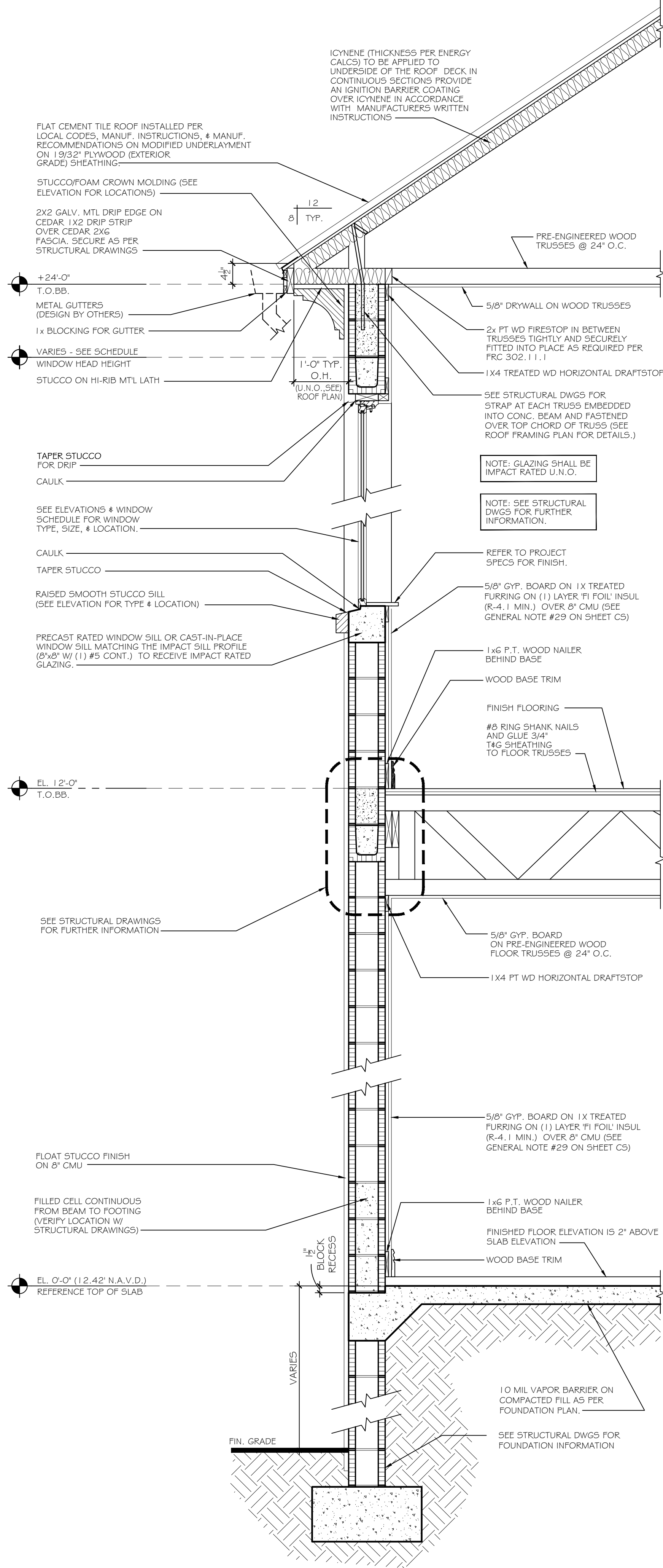
2

A-6

KITCHEN WINDOW SILL DETAIL

SCALE:

3/4"=1'-0"



1

A-6

TYPICAL 2 STORY WALL SECTION

SCALE:

3/4"=1'-0"



**YRA
DESIGN
INC.**

ARCHITECTURE • PLANNING • INTERIORS

AA-0002536

5707 SOUTH DIXIE HIGHWAY, SUITE 8
WEST PALM BEACH, FL. 33408

TEL: 561-493-1500 FAX: 561-493-1560

WEBSITE: www.yrainc.com
EMAIL: yra@yrainc.com

Building A Better Tomorrow.



TCBA

TREASURE COAST BUILDERS ASSOCIATION

MARTIN • ST. LUCIE • INDIAN RIVER • OKEECHOBEE

MEMBER:

DATE: SEPTEMBER 16, 2025

APPROVED: D.F.T./D.A.R.

JOB NO: 25-0933

REVISIONS:

PLANNING COMMENTS

3-4-2026

PLANNING COMMENTS

3-7-2026

PLANNING COMMENTS

5-22-2026

A CUSTOM HOME FOR:
30 OCEANVIEW DRIVE

LOT 6
TOWN OF OCEAN RIDGE
FLORIDA

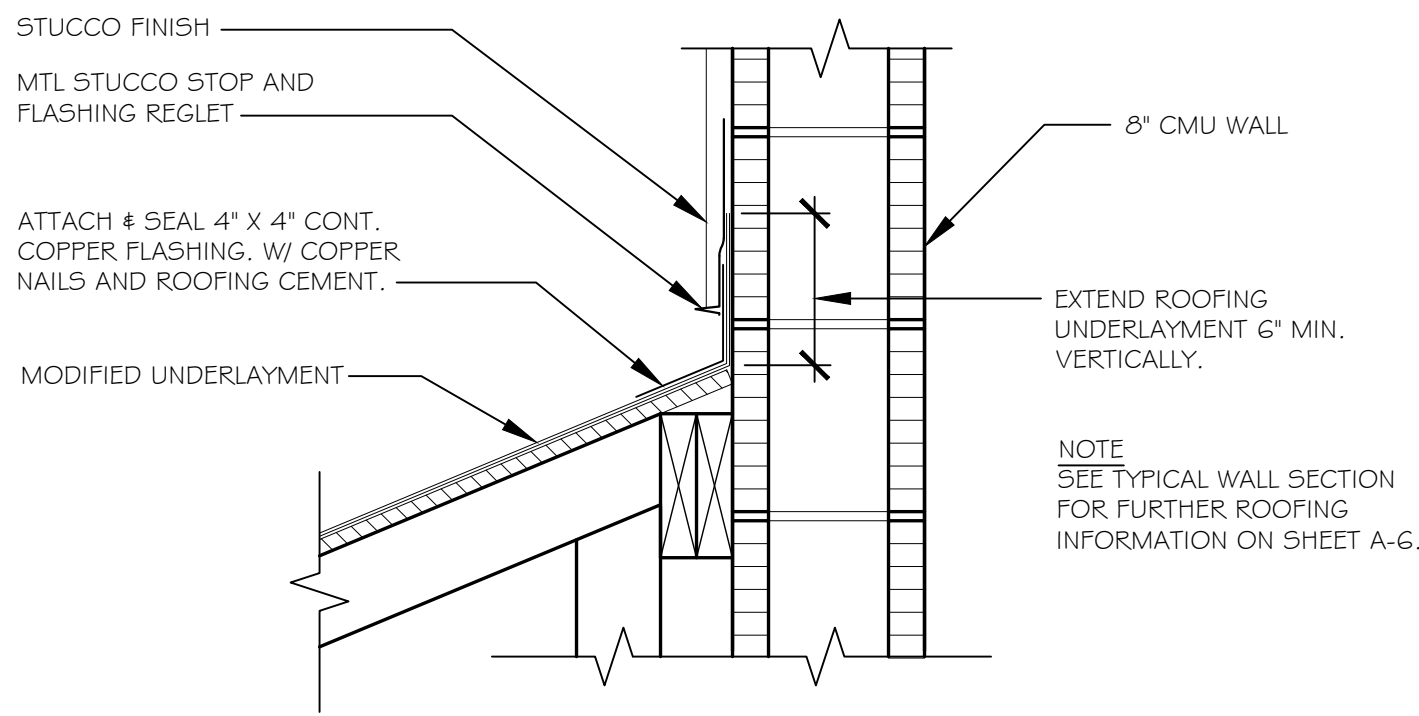
DEV. PLAN
REVIEW SET
STEP 2
7-6-2026

SEAL

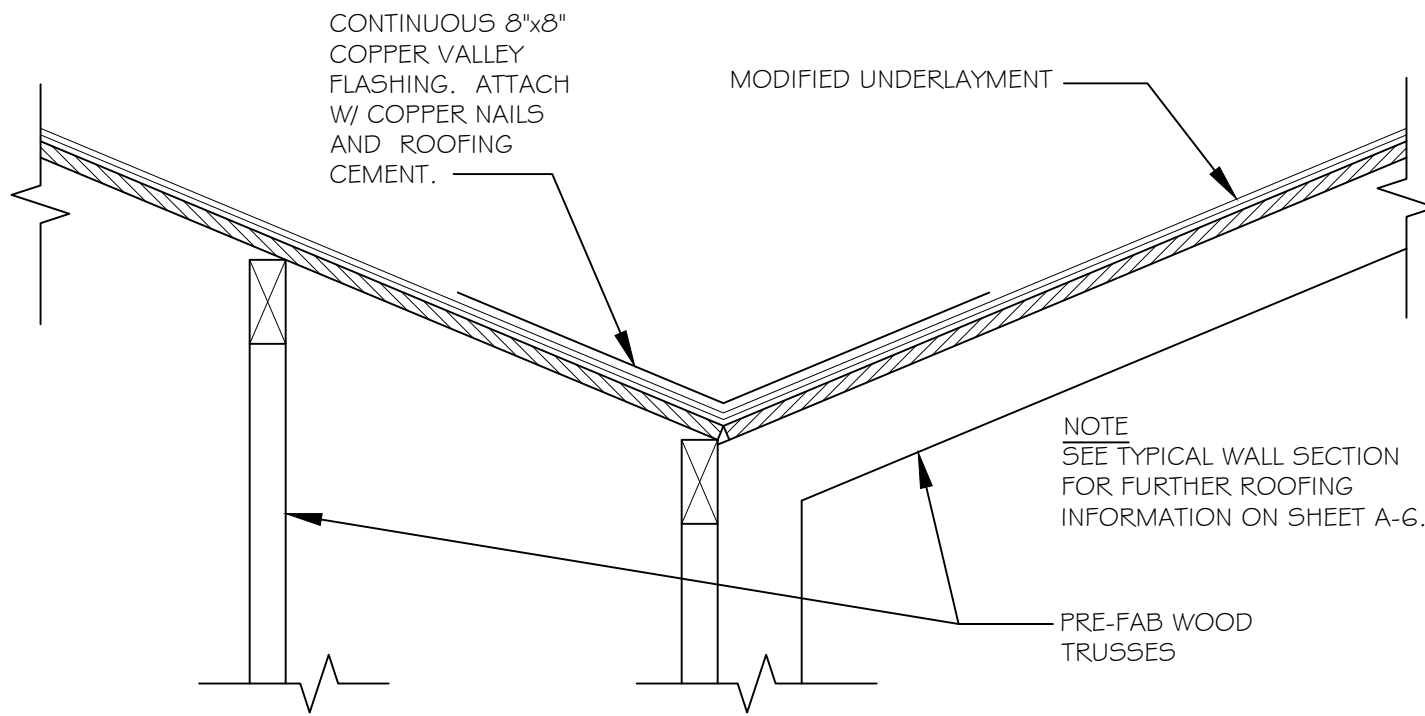
SHEET NO.

A-6

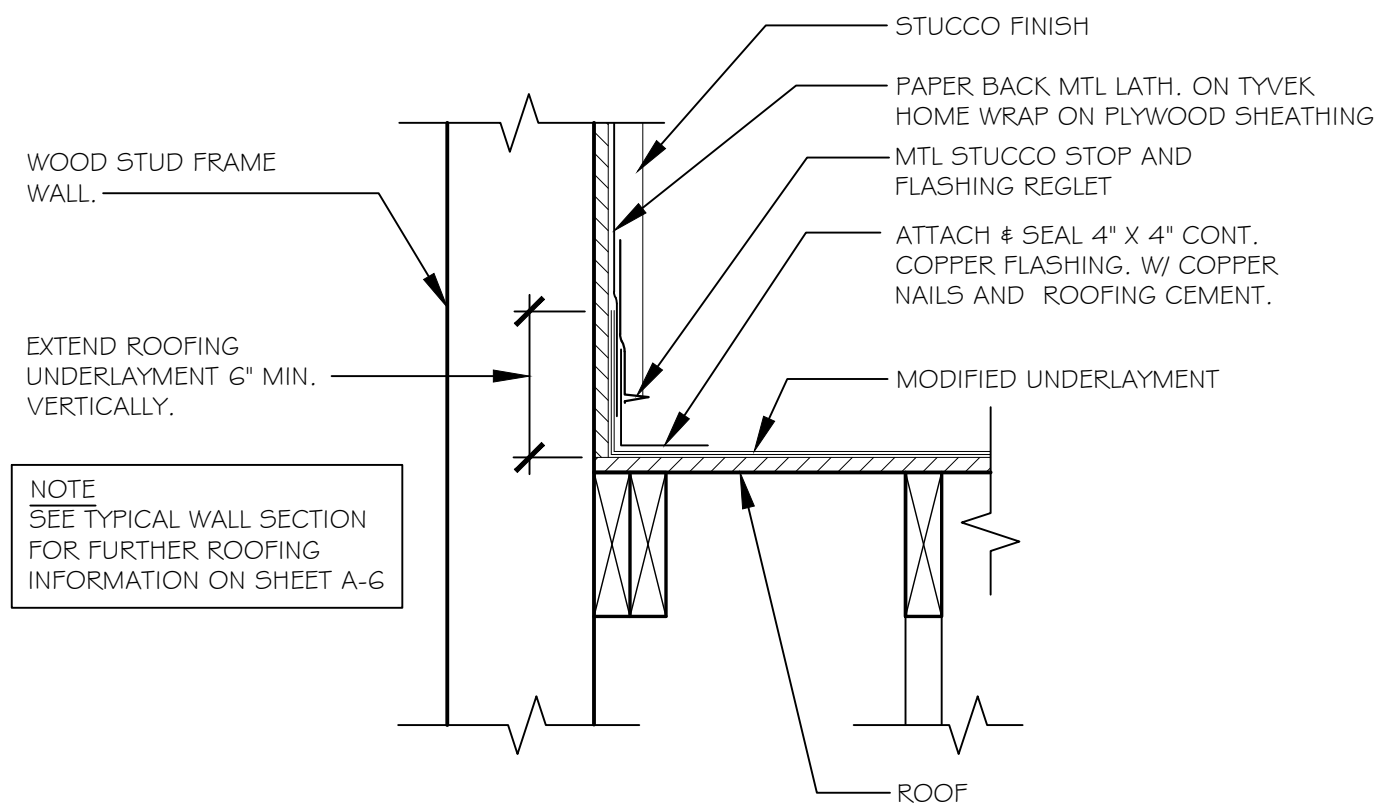
OF 16 SHTS
Copyright © 2026 YRA Design, Inc.



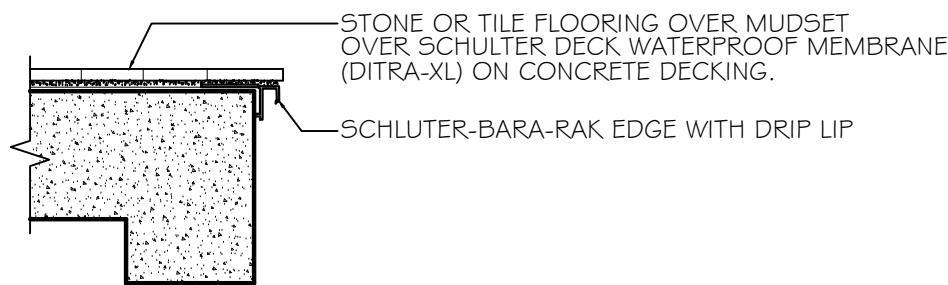
1 FLASHING DETAIL - WOOD TO MASONRY
A-6.1 1'-1/2"=1'-0"



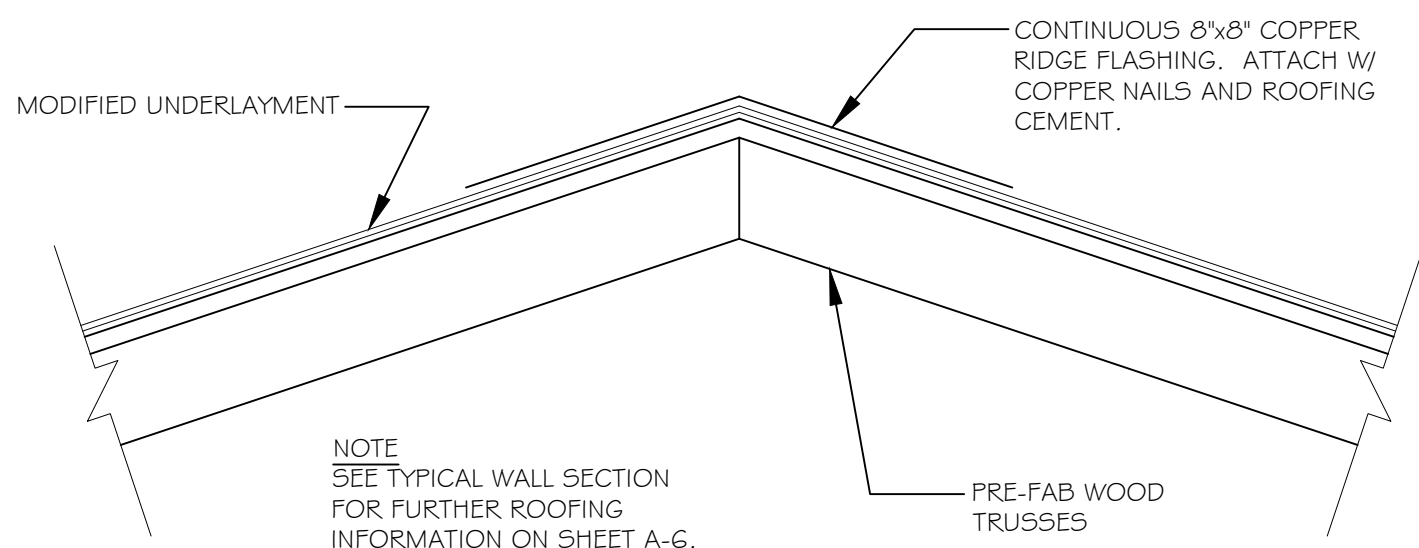
2 CRICKET & VALLEY FLASHING DETAIL
A-6.1 1'-1/2"=1'-0"



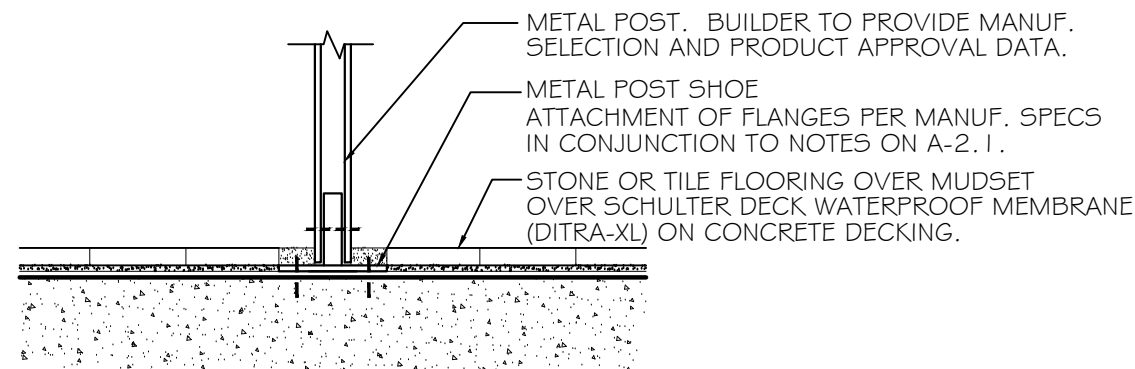
3 ROOF TO WALL FLASHING DETAIL #1
A-6.1 1'-1/2"=1'-0"



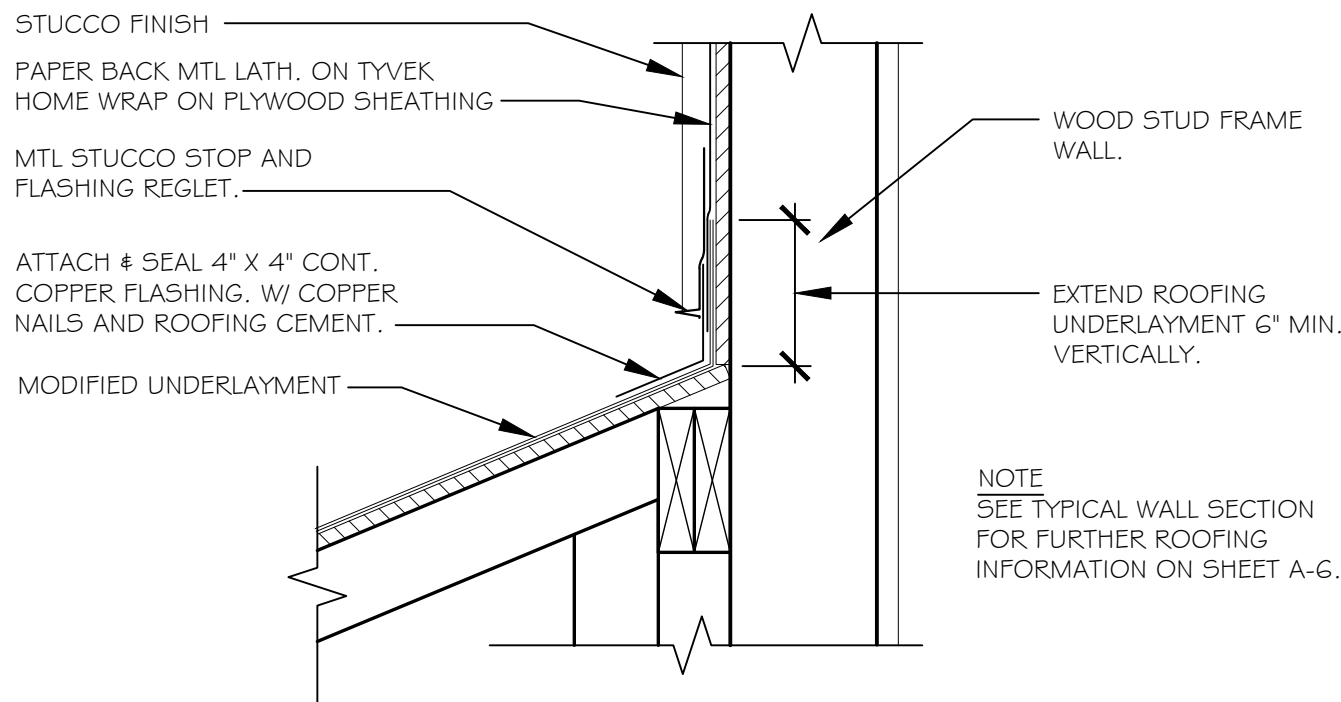
5 DRIP EDGE AT CONCRETE DECK
A-6.1 1"=1'-0"



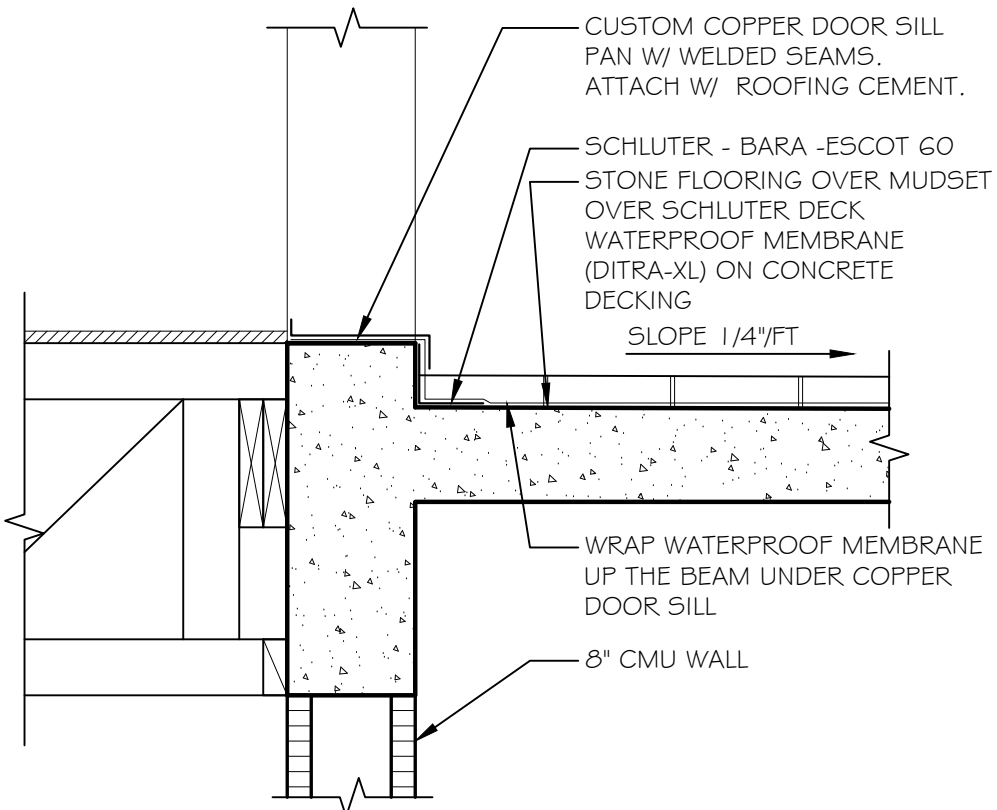
4 RIDGE FLASHING DETAIL
A-6.1 1'-1/2"=1'-0"



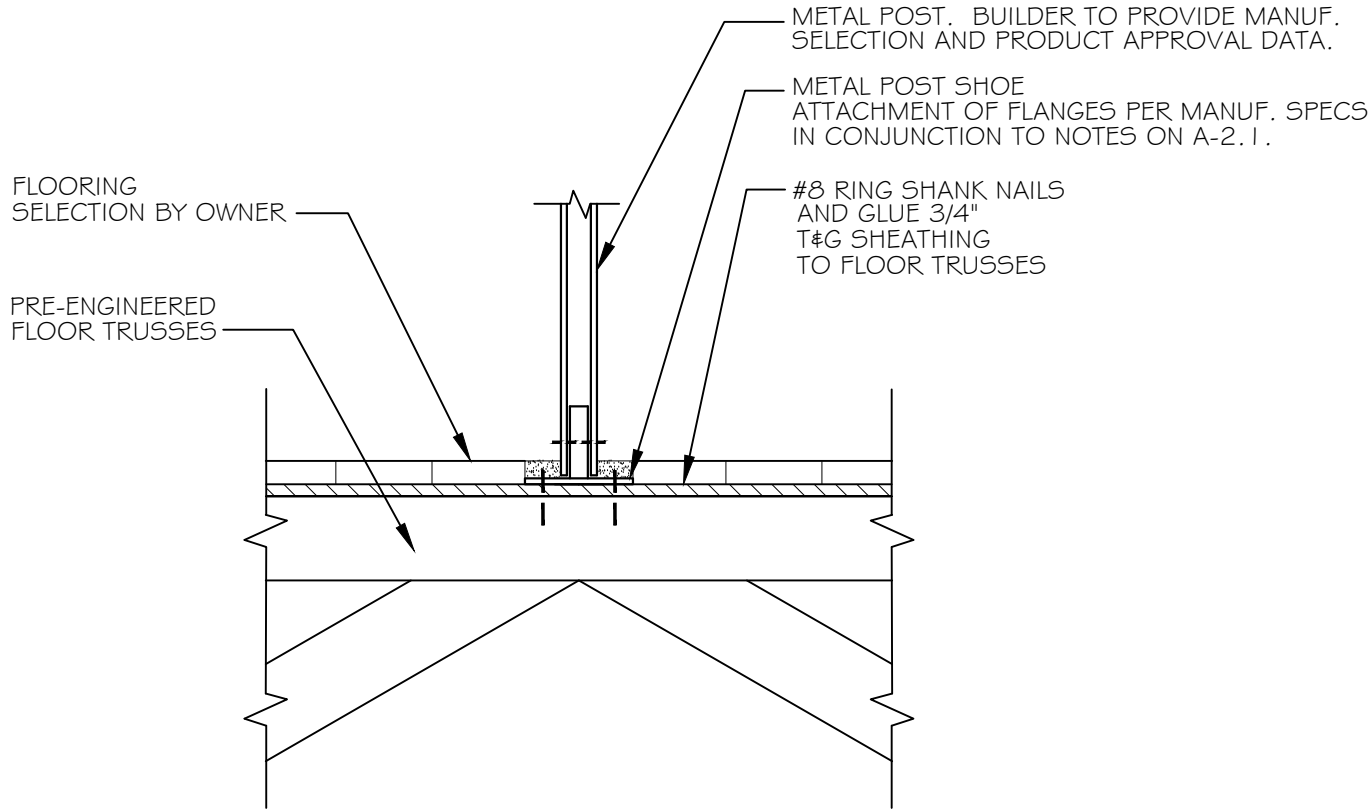
6 RAILING TO CONCRETE DECK DETAIL
A-6.1 1'-1/2"=1'-0"



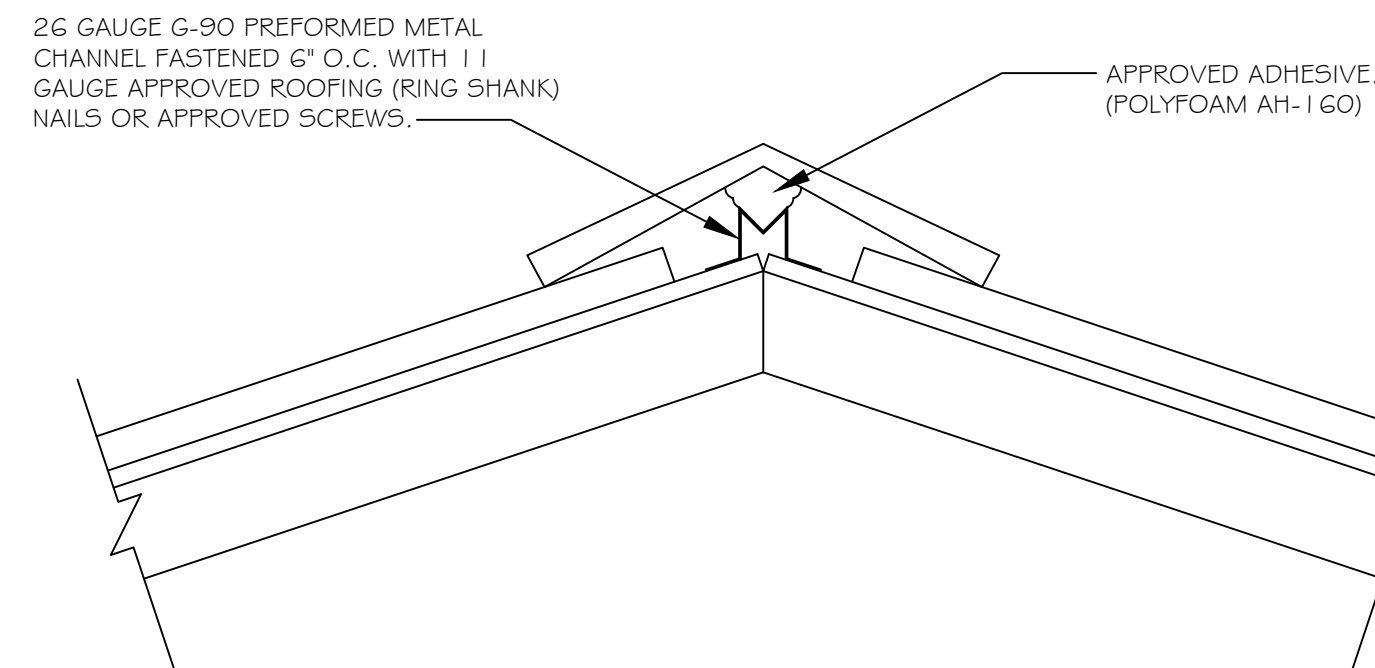
7 ROOF TO WALL FLASHING DETAIL #2
A-6.1 1'-1/2"=1'-0"



8 DOOR SILL FLASHING DETAIL
A-6.1 1"=1'-0"



9 RAILING TO WOOD DECK DETAIL
A-6.1 1'-1/2"=1'-0"



10 FLAT ROOF RIDGE ATTACHMENT DETAIL
A-6.1 1'-1/2"=1'-0"

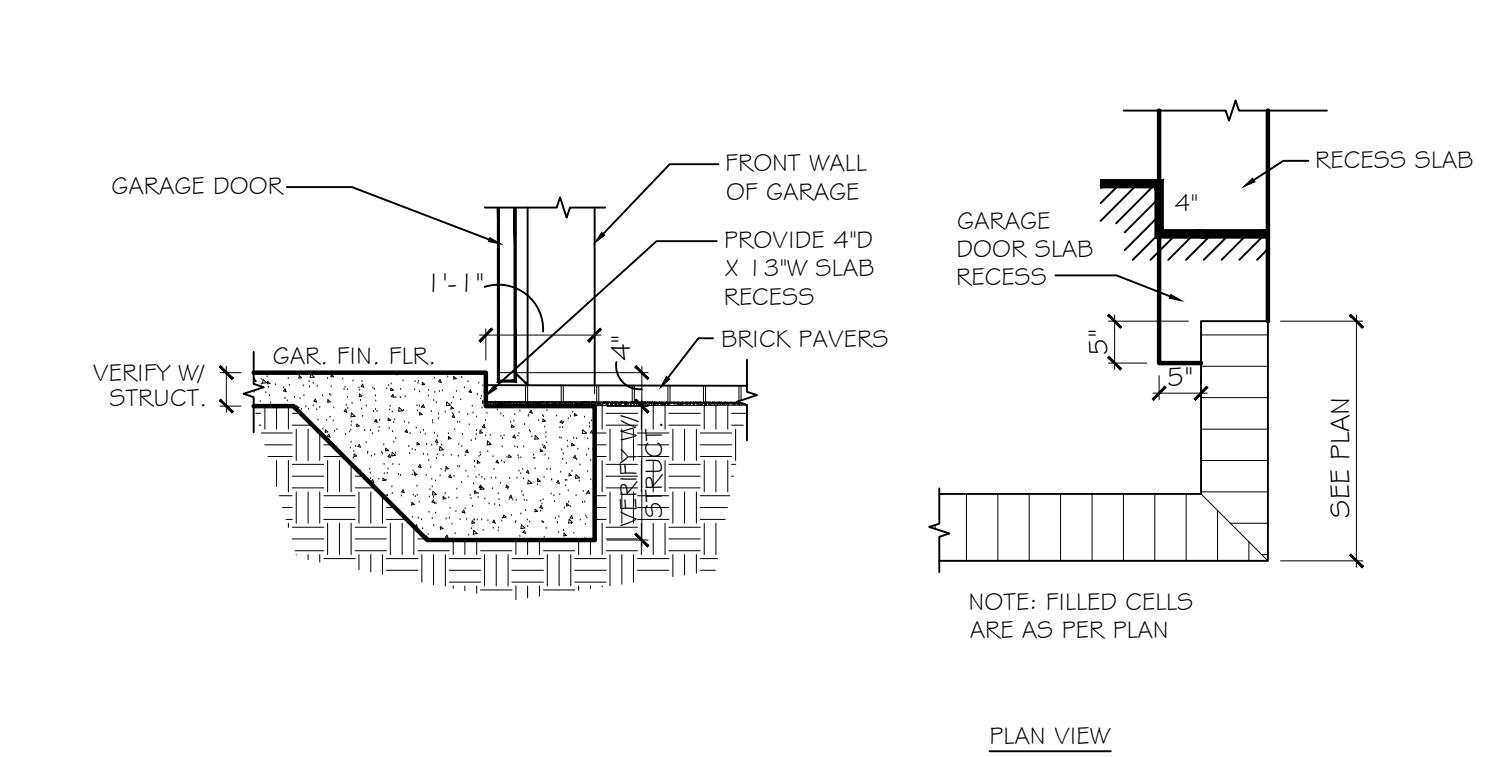
YRA DESIGN INC.
ARCHITECTURE • PLANNING • INTERIORS
AA-0002536
5707 SOUTH DIXIE HIGHWAY, SUITE 8
WEST PALM BEACH, FL. 33408
TEL.: 561-493-1500 FAX: 561-493-1560
WEBSITE: www.yrainc.com
EMAIL: yra@yrainc.com

Building A Better Tomorrow.
TCBA
TREASURE COAST BUILDERS ASSOCIATION
MARTIN • ST. LUCIE • INDIAN RIVER • OKEECHOBEE
MEMBER:

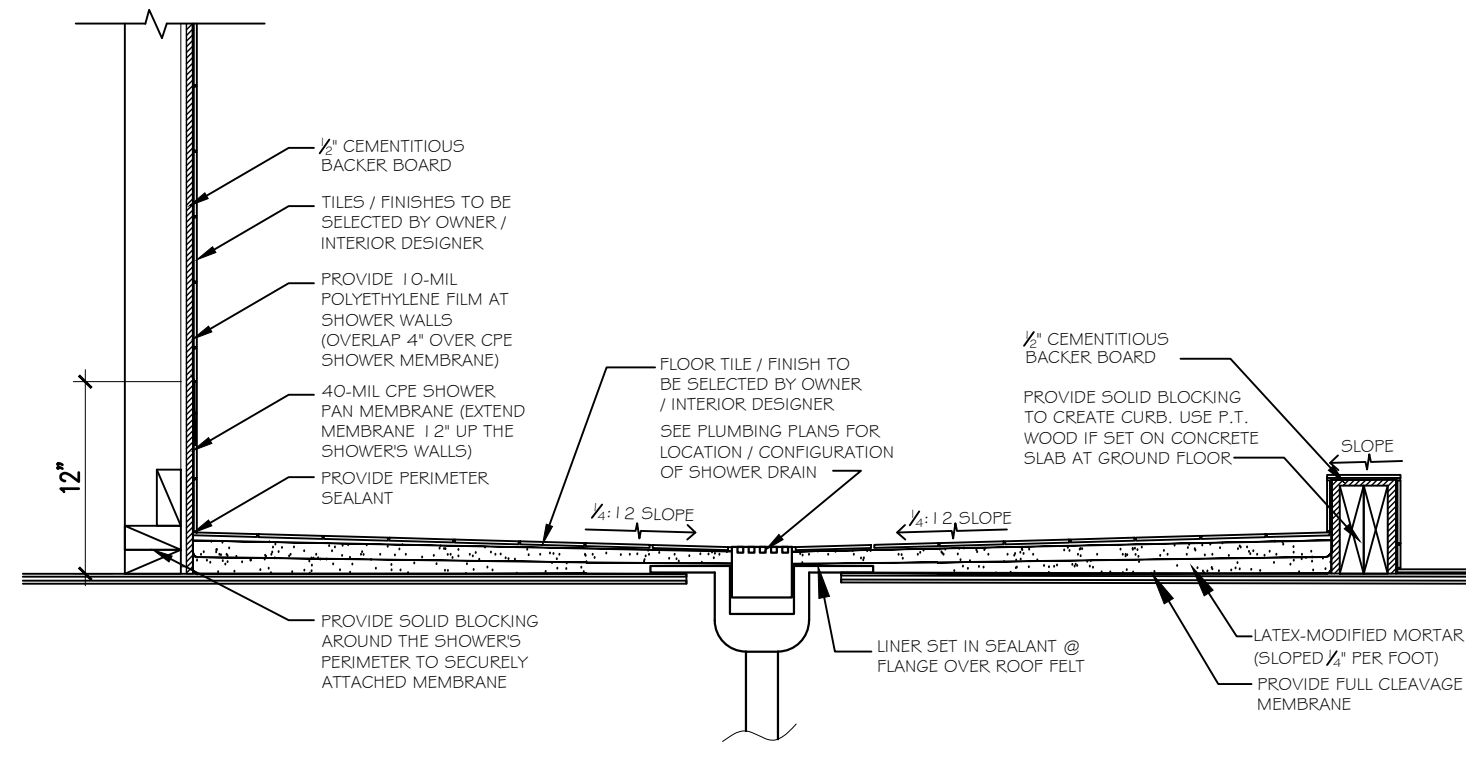
DATE: SEPTEMBER 16, 2025
APPROVED: D.F.T./D.A.R.
JOB NO: 25-0933
REVISIONS:
3-4-2026 PLANNING COMMENTS
3-7-2026 PLANNING COMMENTS
5-22-2026 PLANNING COMMENTS
A CUSTOM HOME FOR:
30 OCEANVIEW DRIVE
LOT 6
TOWN OF OCEAN RIDGE
FLORIDA
DEV. PLAN
REVIEW SET
STEP 2
7-6-2026

SEAL

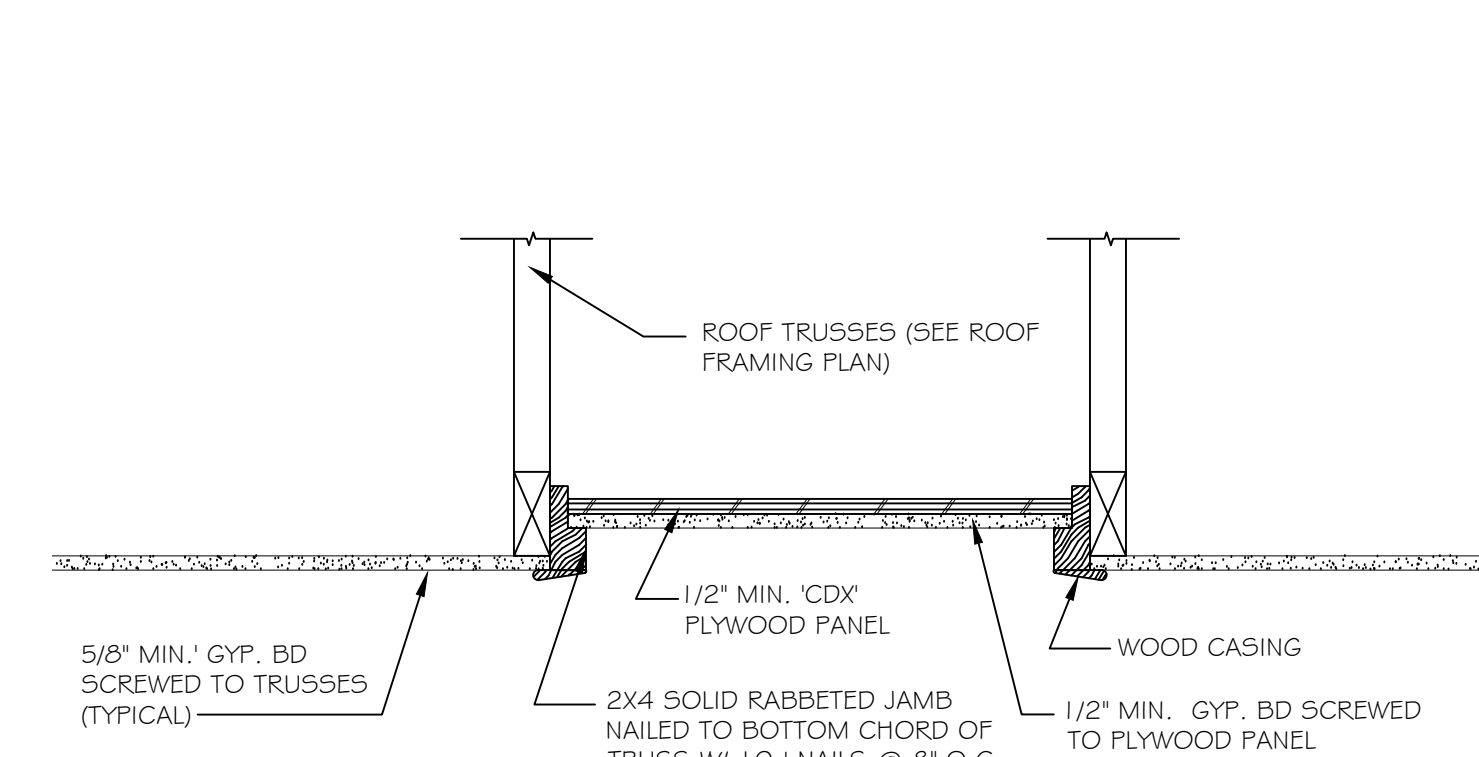
SHEET NO.
A-6.1
OF 16 SHTS
Copyright © 2026 YRA Design, Inc.



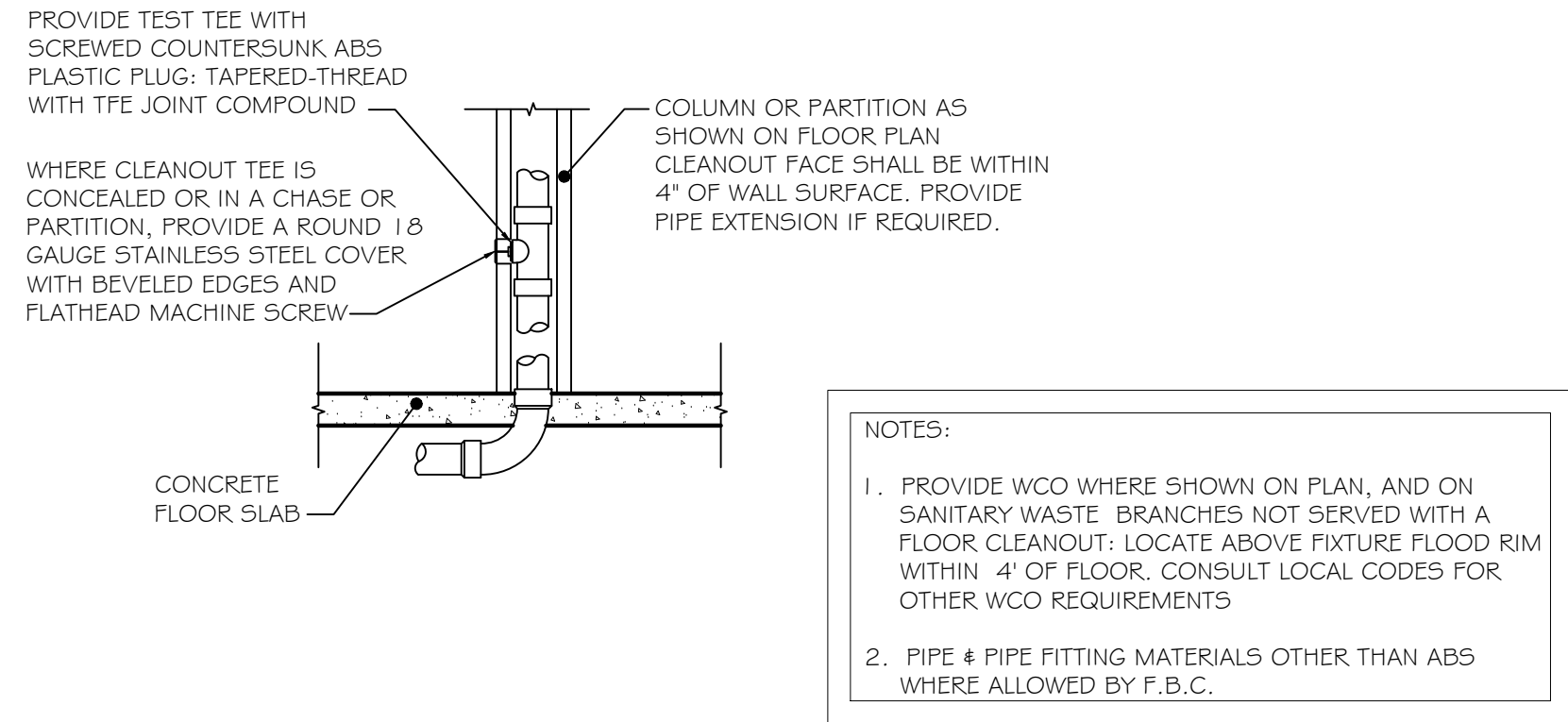
1 GARAGE DOOR RECESS
A-6.2 N.T.S.



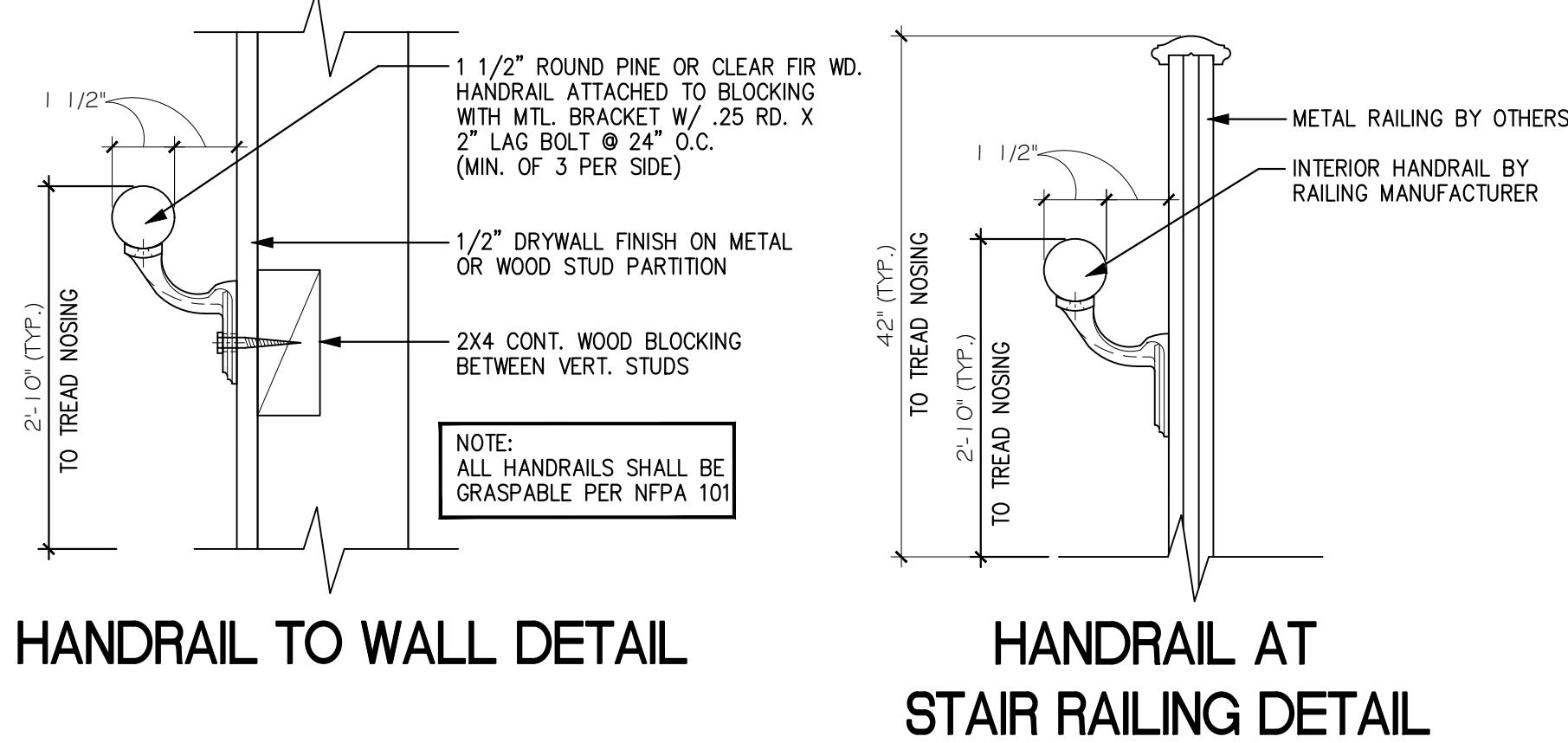
2 SHOWER AND CURB DETAIL
A-6.2 N.T.S.



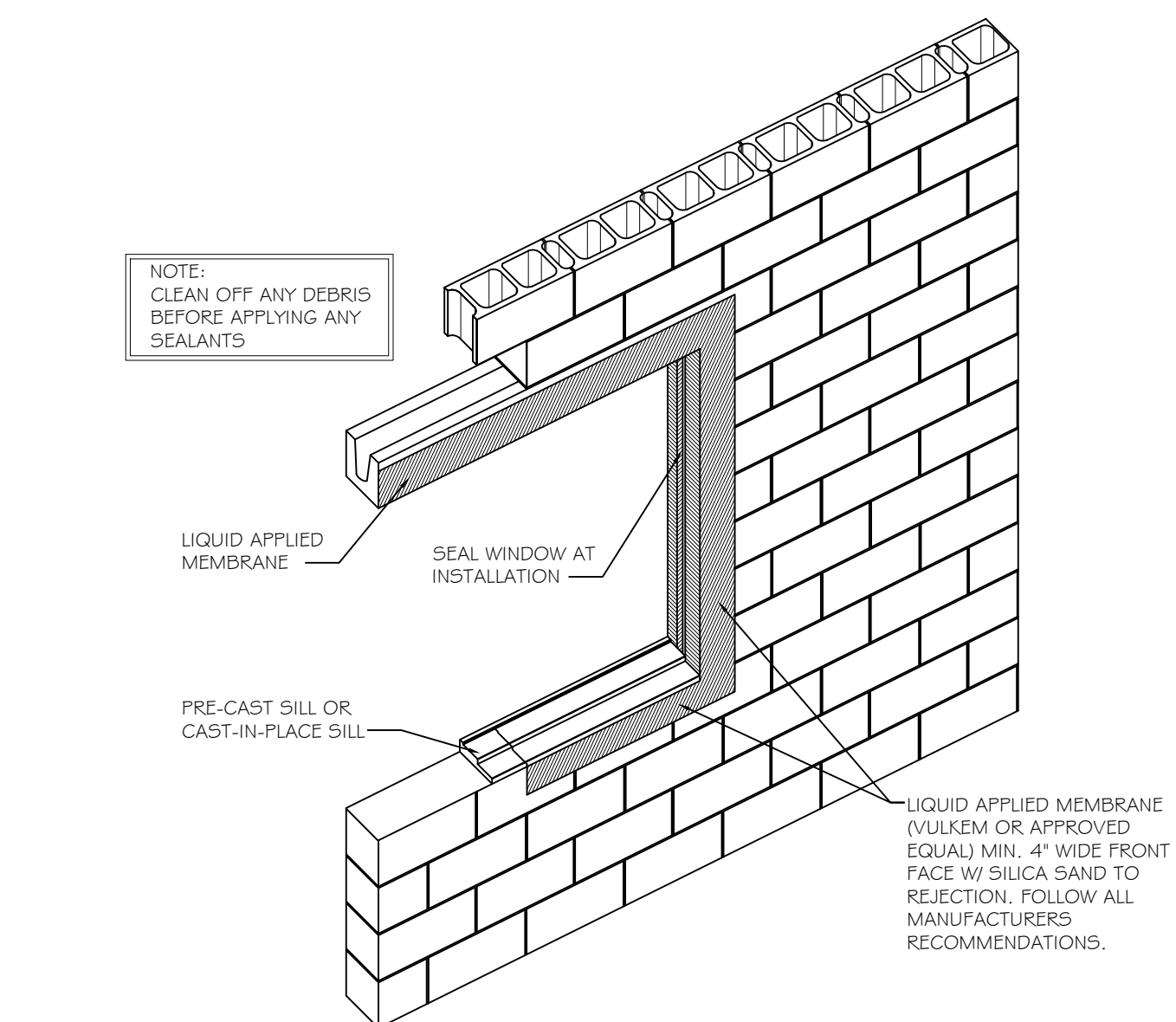
3 TYPICAL ATTIC ACCESS DETAIL
A-6.2 1'-1/2"=1'-0"



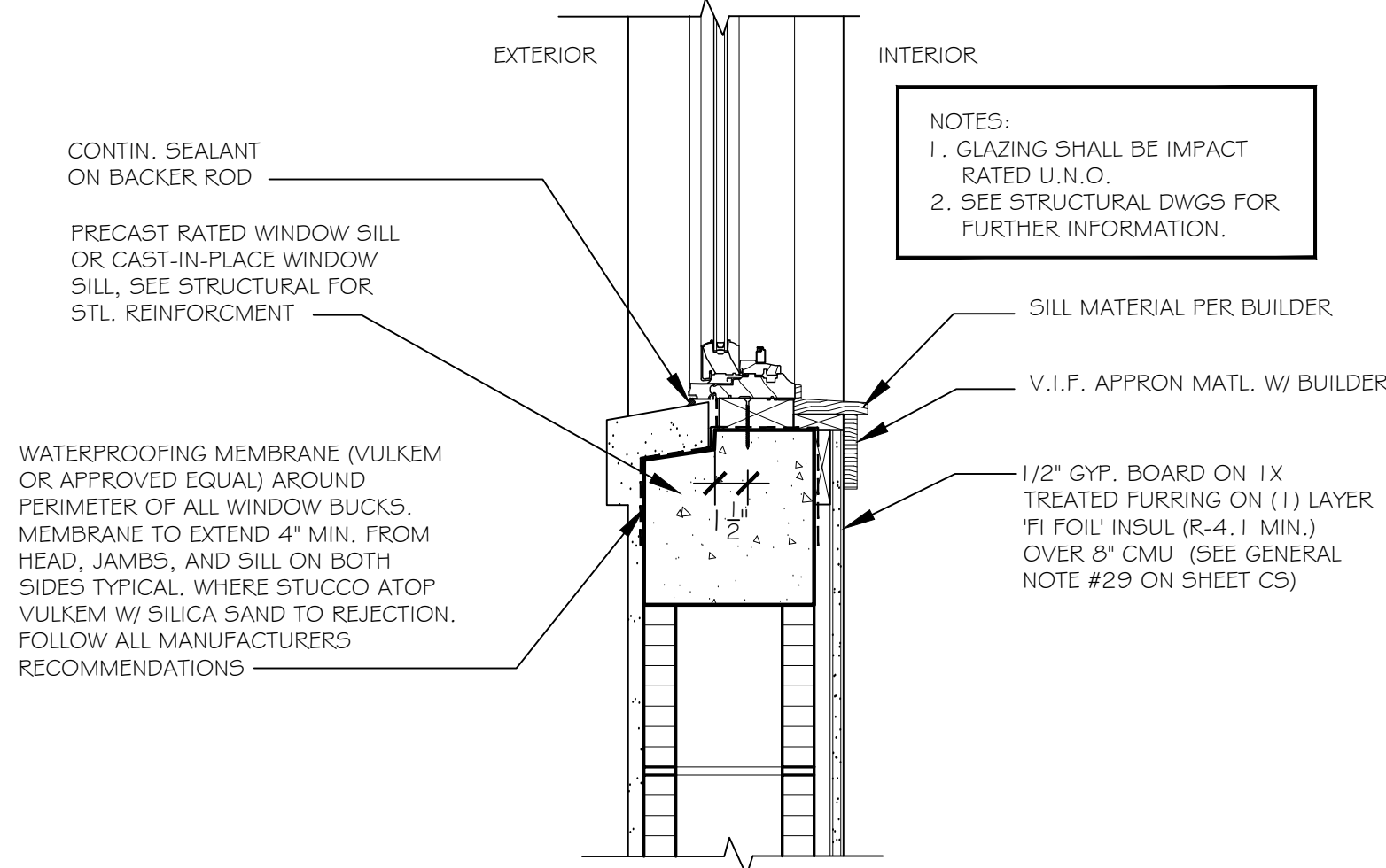
4 WALL CLEANOUT
A-6.2 N.T.S.



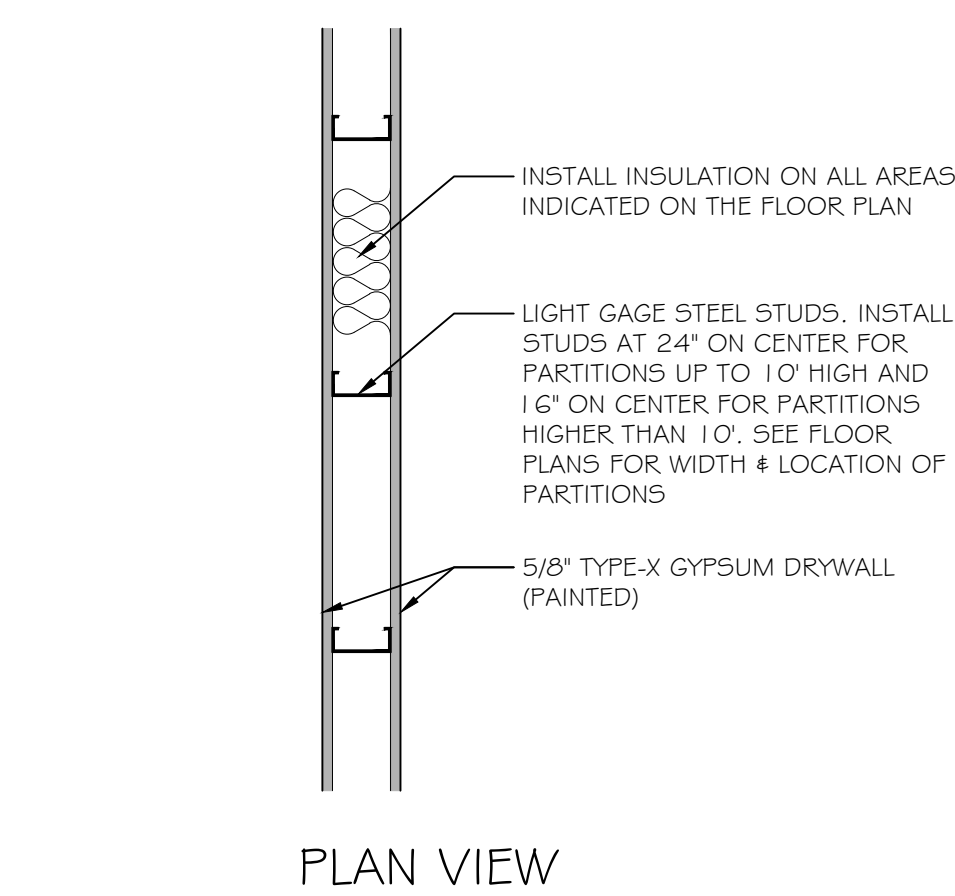
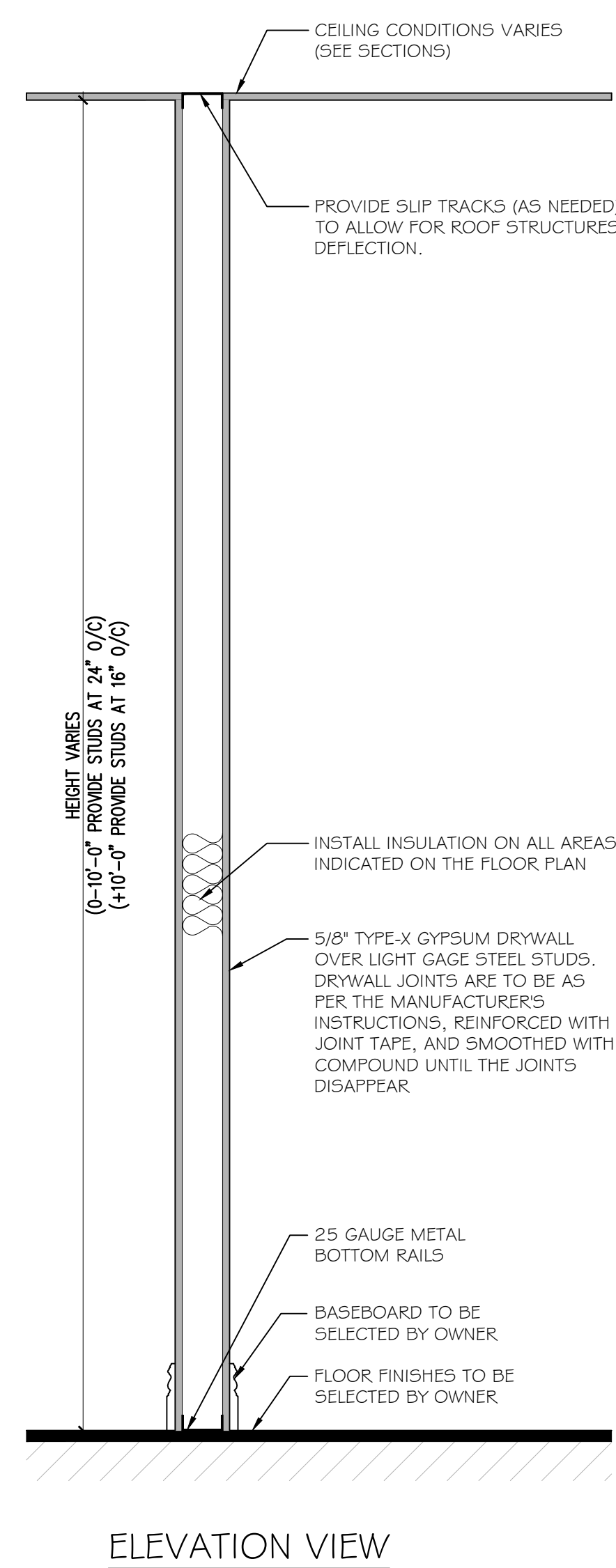
5 TYPICAL HANDRAIL DETAILS
A-6.2 N.T.S.



6 TYPICAL CMU WINDOW FLASHING DETAIL
A-6.2 N.T.S.



7 TYPICAL WINDOW, JAMB SILL
A-6.2 1'-1/2"=1'-0"

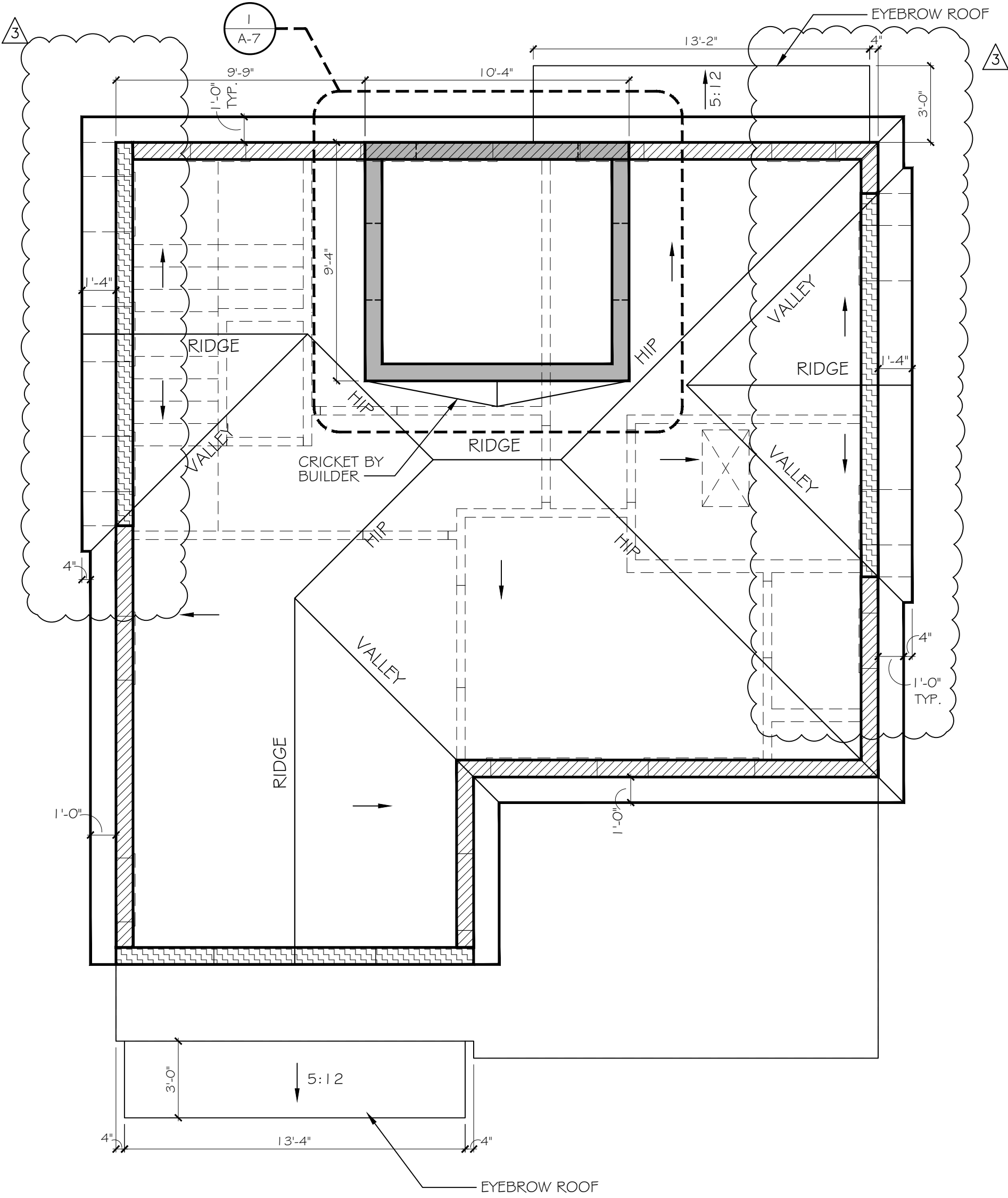
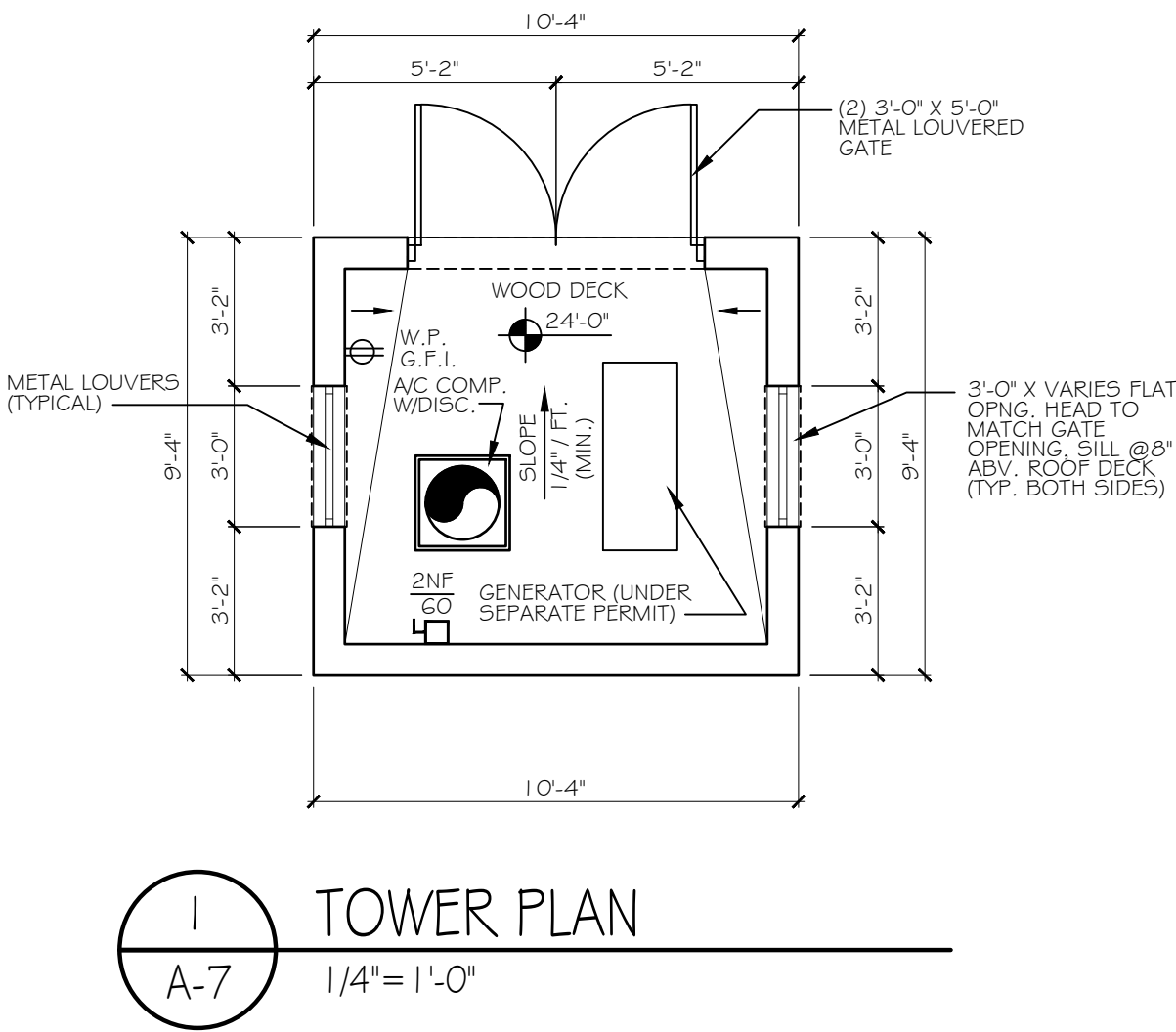


8 TYPICAL NON LOAD BEARING PARTITION
A-6.2 SCALE: 1"=1'-0"

TOP OF CONCRETE BEAM BEARING LEGEND	
ELEV.	SYMBOL
+ 22'-0"	
RAKED	

TOP OF PLATE LEGEND	
ELEV.	SYMBOL
+ 30'-8"	

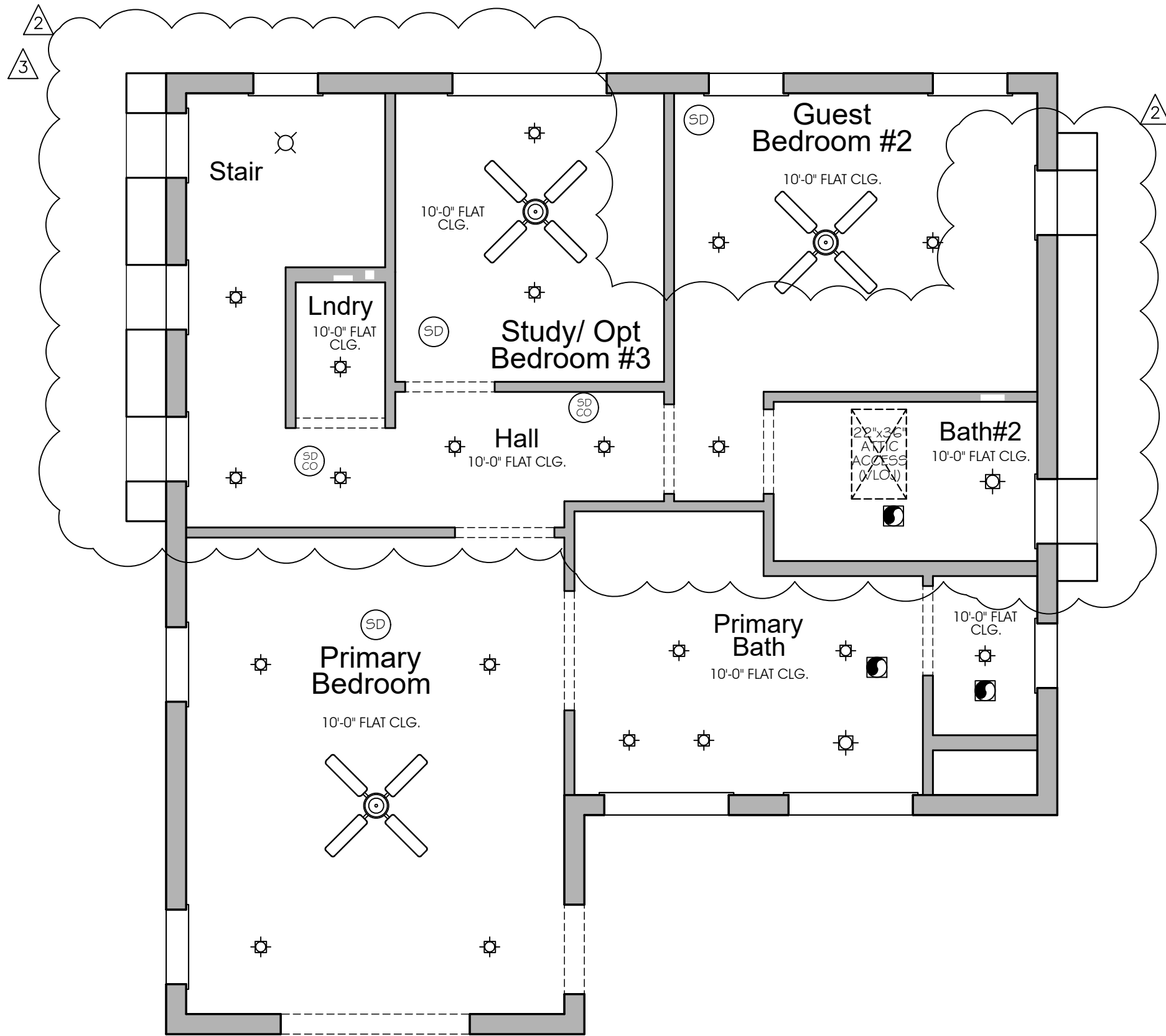
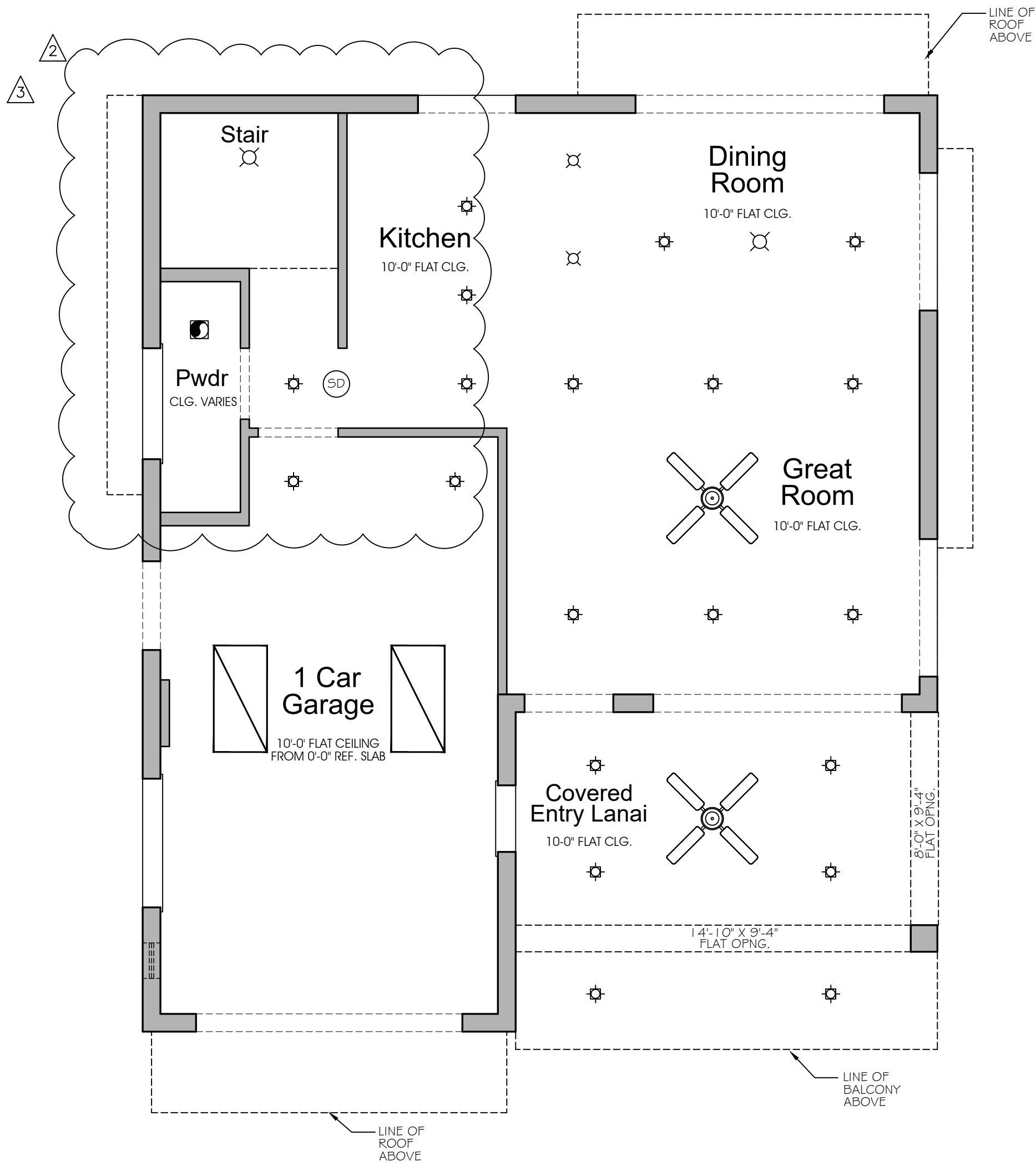
SLOPE = 8:12 (U.N.O.)



ROOF PLAN

SCALE : 1/4" = 1'-0"

ELECTRICAL SYMBOLS					
	LED HI-HAT CLG. MOUNTED		INCANDESCENT LIGHT CLG. MOUNTED		LED HI-HAT VAPOR PROOF
	LED MINI EYEBALL LIGHT		SMOKE DETECTOR		LED HI-HAT DIRECTIONAL SPOT
	SPEAKER (V.L.O.J.)		PADDLE FAN W/ OR W/O LIGHT		RECTANGULAR LED LIGHT FIXTURE
	JUNCTION BOX		AIR RETURN GRILLE		AIR SUPPLY GRILLE
	EXHAUST FAN		SMOKE/CARBON MONOXIDE DETECTOR COMBO UNIT W/ BATTERY BACK-UP CEILING MOUNTED		LINEAR DIFFUSER
	SECURITY LIGHTS				



YRA
DESIGN
INC.

ARCHITECTURE • PLANNING • INTERIORS

AA-0002536

5707 SOUTH DIXIE HIGHWAY, SUITE 8
WEST PALM BEACH, FL. 33405
TEL: 561-493-1500 FAX: 561-493-1560
WEBSITE: www.yrainc.com
EMAIL: yra@yrainc.com

Building A Better Tomorrow.

TCBA

TREASURE COAST BUILDERS ASSOCIATION

MARTIN • ST. LUCIE • INDIAN RIVER • OKEECHOBEE

MEMBER:

DATE: SEPTEMBER 16, 2025
APPROVED: D.F.T./D.A.R.
JOB NO: 25-0933
REVISIONS:
3-4-2026
3-7-2026
5-22-2026

A CUSTOM HOME FOR:
30 OCEANVIEW DRIVE
LOT 6
TOWN OF OCEAN RIDGE
FLORIDA

DEV. PLAN
REVIEW SET
STEP 2
7-6-2026

SEAL

SHEET NO.

RC-1

OF 16 SHTS
Copyright © 2026 YRA Design, Inc.

ELECTRICAL NOTES

1. PROVIDE GFI CIRCUITS FOR ALL BATHROOM, GARAGE, EXTERIOR OUTLETS AND AS SHOWN ON PLANS. ALL WIRE SHALL BE THWN COPPER, UNLESS NOTED OTHERWISE. - VERIFY WITH BUILDER.
2. PROVIDE DISCONNECT SWITCH OF SIZE AS REQUIRED BY LOAD AND LIMITS.
3. PROVIDE PRE-WIRED T.V. OUTLETS (FOR CABLE OR ANTENNA IN ATTIC) AS SHOWN PER CONTRACT.
4. ELECTRIC FIXTURES AND APPLIANCES SHALL BE U.L. APPROVED AS PER CONTRACT.
5. PROVIDE NON-FUSIBLE GENERAL DUTY SAFETY SWITCHES AT A/C EQUIPMENT, AND AT PUMPS NOT VISIBLE FROM CIRCUIT BREAKER. AND AS PER MANUFACTURERS RECOMMENDATIONS.
6. MATERIALS AND INSTALLATION, AS A MINIMUM, ARE TO CONFORM WITH THE 2020 NATIONAL ELECTRICAL CODE (N.F.P.A. 70), 2019 N.F.P.A. 72, 2021 N.F.P.A. 101, 2023 FLORIDA FIRE PREVENTION CODE, 2023 FLORIDA BLDG CODE (8TH EDITION), LOCAL CODES AND ORDINANCES, INCLUDING ALL AMENDMENTS TO THE N.E.C.
7. EQUIPMENT, WHERE APPLICABLE, WILL BE LISTED WITH THE UNDERWRITERS LABORATORIES, INC. QUALITY AND WORKMANSHIP ESTABLISHED BY DRAWINGS AND SPECIFICATIONS ARE NOT TO BE REDUCED BY THE ABOVE MENTIONED CODES.
8. DISCONNECT SWITCHES SHALL BE H.P. RATED, GENERAL DUTY, QUICK-MAKE, QUICK-BREAK TYPE. ENCLOSURES SHALL BE AS REQUIRED BY N.E.C. AND LOCATION (WEATHERPROOF OUTDOOR, NEMA 1 INDOOR). ENGRAVED LAMINATED PLASTIC IDENTIFICATION PLATES SHALL BE FURNISHED AND INSTALLED ON ALL DISCONNECT SWITCHES, CONTACTORS AND STARTERS.
9. ROMEX IS ACCEPTABLE FOR BRANCH CIRCUIT WIRING INDOORS. PROVIDE THINWALL COPPER WIRE U.N.O.
10. ALL 120V, 15 AND 20 AMP CIRCUITS FEEDING BEDROOMS, SMOKE DETECTORS, & LIVING AREAS MUST HAVE ARC FAULT PROTECTION. FULLY COMPLY W/ NEC ARTICLE 210.12(A).
11. OUTDOOR LANDSCAPE LIGHTING AND JUNCTION BOXES TO BE COORDINATED WITH LANDSCAPE CONSULTANT/COMPANY.
12. STEREO PRE-WIRE, SPEAKERS, UNIT, ETC. TO BE COORDINATED WITH AUDIO/VISUAL CONSULTANT/COMPANY.
13. ALL THERMOSTAT LOCATIONS TO BE COORDINATED AND APPROVED BY CONTRACTOR PRIOR TO CONSTRUCTION. COMPLY ALSO W/ NOTE #25.
14. ALL CENTRAL VACUUM INLET PORT LOCATIONS TO BE COORDINATED AND APPROVED BY CONTRACTOR PRIOR TO INSTALLATION.
15. INCOMING ELECTRICAL SERVICE LOCATIONS TO BE COORDINATED WITH F.P.I.L. TRANSFORMER LOCATION.
16. FIELD VERIFY LOCATION OF F.P.I.L. ELECTRIC METER AND DISCONNECTS. COORDINATE LOCATIONS OF WP/GFI OUTLETS, HOSE BIBS, SHOWERS, A/C CONDENSING UNITS, ETC. WITH ACTUAL ELECTRIC SERVICE LOCATIONS.
17. MAXIMUM NUMBER OF RECEPTACLES PER CIRCUIT SHALL BE PER APPLICABLE CODES.
18. ALL RECEPTACLES WITHIN 6'-0" OF SINK SHALL BE G.F.I. OUTLETS.
19. ALL CLOSET LIGHTING SHALL COMPLY WITH NEC 410.16
20. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE SELF CONTAINED BATTERY BACK-UP. DETECTORS SHALL BE TANDEM WIRED SO ALL DETECTORS SOUND SIMULTANEOUSLY.
21. SMOKE DETECTORS SHALL BE INSTALL AT LEAST 3 FEET FROM BATHROOM DOORS, CEILING FANS, & MECHANICAL DUCTS.
22. ALL RECESSED HI-HAT LIGHTING FIXTURES TO BE TYPE IC RATED WITH NO MORE THAN 2" WITH AIR MOVEMENT INDICATING PROGRESS OF WORK. THIS SET OF CONTRACT DRAWINGS IS TO BE SEPARATE FROM AND IN ADDITION TO CONTRACTOR'S CONSTRUCTION SET. EVERY UNIT OF EQUIPMENT, DEVICE, CONDUIT AND WIRE IS TO BE MARKED WHEN INSTALLED. USE GREEN TO INDICATE INSTALLATION AS SHOWN ON DRAWINGS AND USE RED TO INDICATE FIELD CHANGES. UPON COMPLETION OF WORK, THIS SET OF CONTRACT DRAWINGS IS TO BE TURNED OVER TO, AND BECOME PROPERTY OF THE ARCHITECT.
23. FIELD VERIFY HEIGHT OF ALL WALL MOUNTED LIGHT FIXTURES.
24. IF THE HOME HAS GAS APPLIANCES OR AN ATTACHED GARAGE, THEN CARBON MONOXIDE DETECTORS SHALL BE PLACED WITHIN 10 FEET OF SLEEPING ROOMS. DETECTORS SHALL BE HARD WIRED AND HAVE SELF CONTAINED BATTERY BACK-UP.
25. PROVIDE TAMPER RESISTANT RECEPTACLES IN ACCORDANCE WITH NEC 406.12 & 210.52.
26. COORDINATE ALL THERMOSTAT LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
27. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONTRACT DRAWINGS AT JOB SITE WITH COLORED MARKERS INDICATING PROGRESS OF WORK. THIS SET OF CONTRACT DRAWINGS IS TO BE SEPARATE FROM AND IN ADDITION TO CONTRACTOR'S CONSTRUCTION SET. EVERY UNIT OF EQUIPMENT, DEVICE, CONDUIT AND WIRE IS TO BE MARKED WHEN INSTALLED. USE GREEN TO INDICATE INSTALLATION AS SHOWN ON DRAWINGS AND USE RED TO INDICATE FIELD CHANGES. UPON COMPLETION OF WORK, THIS SET OF CONTRACT DRAWINGS IS TO BE TURNED OVER TO, AND BECOME PROPERTY OF THE ARCHITECT.
28. IF ELECTRICAL CONTRACTOR HAS QUESTIONS, OR IN HIS OPINION FINDS OMISSIONS OR ERRORS ON ELECTRICAL DOCUMENTS, IT IS HIS RESPONSIBILITY TO BRING THIS TO THE ATTENTION OF THE ELECTRICAL ENGINEER IMMEDIATELY. IF ELECTRICAL CONTRACTOR PROCEEDS WITH ANY CHANGES TO THE CONTRACT DOCUMENTS, WITHOUT WRITTEN PRIOR APPROVAL FROM THE ARCHITECT, CONTRACTOR WILL NOT BE COMPENSATED.
29. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DRAWINGS AND EQUIPMENT OPERATION MANUALS TO THE BUILDING OWNER PRIOR TO FINAL ACCEPTANCE OR CLOSEOUT IN ACCORDANCE WITH F.B.C. ENERGY CONSERVATION, 2020 EDITION. SEE AND COMPLY ALSO WITH "ELECTRICAL AS-BUILT CAUTION" IN THESE PLANS.
30. ALL PERMANENTLY INSTALLED LUMINAIRES (EXCLUDING THOSE IN KITCHEN APPL.) 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 PER FBC ENERGY CONSERVATION CODE 2023, SECTION C405.1, R404.1.

MECHANICAL NOTES

1. COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, REGISTERS IN THE FIELD. WITH ELECTRICAL, LIGHTING, AND ARCHITECTURAL ELEMENTS.
2. COORDINATE LOCATION OF A/C UNITS AND FANS WITH BUILDING STRUCTURE SO THAT NO INTERFERENCES OCCUR.
3. BUILDER TO COORDINATE ALL DUCT LOCATIONS WITH ALL TRADES SO THAT NO INTERFERENCE OCCUR.
4. FURNISH AND INSTALL DISCONNECTED SWITCHES, WIRING, AND CONNECTIONS ON AIR CONDITIONING AS REQUIRED.
5. SEAL ALL DUCTS IN AN APPROVED MANNER AND INSURE AGAINST LEAKAGE.
6. PROVIDE AND INSTALL FLEXIBLE CONNECTIONS OF APPROVED TYPE AT ALL A/C UNIT SUPPLY AND RETURN DUCT CONNECTIONS AND AT ALL FAN CONNECTIONS (AT THE INDIVIDUAL PIECES OF EQUIPMENT), WHERE APPLICABLE.
7. THERMOSTAT LOCATION SHALL BE APPROVED BY THE BUILDER AND/OR OWNER BEFORE INSTALLATION.
8. ALL EXHAUST FANS SHALL BE A MINIMUM OF 10'-0" FROM ALL A/C UNIT FRESH AIR INTAKES.
9. SWITCH TOILET EXHAUST FAN SEPARATELY FROM BATHROOM LIGHT FIXTURES (UNLESS OTHERWISE NOTED).
10. AIR CONDITIONING CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL EQUIPMENT AND DUCT WORK. A/C CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A/C EQUIPMENT SPECIFIED ON THE ENERGY CALCULATIONS.



18. ALL RECEPTACLES WITHIN 6'-0" OF SINK SHALL BE G.F.I.'S, OUTLETS.
19. ALL CLOSET LIGHTING SHALL COMPLY WITH NEC 410.16
20. SMOKE DETECTORS SHALL BE HARD WIRED AND HAVE SELF CONTAINED BATTERY BACK-UP. DETECTORS SHALL BE TANDEM WIRED SO ALL DETECTORS SOUND SIMULTANEOUSLY.
21. SMOKE DETECTORS SHALL BE INSTALL AT LEAST 3 FEET FROM BATHROOM DOORS, CEILING FANS, & MECHANICAL DUCTS.
22. ALL RECESSED HI-HAT LIGHTING FIXTURES TO BE TYPE IC RATED WITH NO MORE THAN 2.0 CFM AIR MOVEMENT FROM THE CONDITIONED SPACE TO ATTIC AS PER ASTM E263-91. TESTED AT 75 PA AND LABELED.
23. FIELD VERIFY HEIGHT OF ALL WALL MOUNTED LIGHT FIXTURES.
24. IF THE HOME HAS GAS APPLIANCES OR AN ATTACHED GARAGE, THEN CARBON MONOXIDE DETECTORS SHALL BE PLACED WITHIN 10 FEET OF SLEEPING ROOMS. DETECTORS SHALL BE HARD WIRED AND HAVE SELF CONTAINED BATTERY BACK-UP.
25. PROVIDE TAMPER RESISTANT RECEPTACLES IN ACCORDANCE WITH NEC 406.12 & 210.52.
26. COORDINATE ALL THERMOSTAT LOCATIONS WITH OWNER PRIOR TO INSTALLATION
27. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONTRACT DRAWINGS AT JOB SITE WITH COLORED MARKINGS INDICATING PROGRESS OF WORK. THIS SET OF CONTRACT DRAWINGS IS TO BE SEPARATE FROM AND IN ADDITION TO CONTRACTORS CONSTRUCTION SET. EVERY UNIT OF EQUIPMENT, DEVICE, CONDUIT AND WIRE IS TO BE MARKED WHEN INSTALLED. USE GREEN TO INDICATE INSTALLATION AS SHOWN ON DRAWINGS AND USE RED TO INDICATE FIELD CHANGES. UPON COMPLETION OF WORK, THIS SET OF CONTRACT DRAWINGS IS TO BE TURNED OVER TO, AND BECOME PROPERTY OF THE ARCHITECT.
28. IF ELECTRICAL CONTRACTOR HAS QUESTIONS, OR IN HIS OPINION FINDS OMISSIONS OR ERRORS ON ELECTRICAL DOCUMENTS, IT IS HIS RESPONSIBILITY TO BRING THIS TO THE ATTENTION OF THE ELECTRICAL ENGINEER IMMEDIATELY. IF ELECTRICAL CONTRACTOR PROCEEDS WITH ANY CHANGES TO THE CONTRACT DOCUMENTS, WITHOUT WRITTEN PRIOR APPROVAL FROM THE ARCHITECT, CONTRACTOR WILL NOT BE COMPENSATED.
29. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DRAWINGS AND EQUIPMENT OPERATING MANUALS TO THE BUILDING OWNER PRIOR TO FINAL ACCEPTANCE OR CLOSEOUT IN ACCORDANCE WITH F.B.C. ENERGY CONSERVATION, 2020 EDITION, SEE AND COMPLY ALSO WITH "ELECTRICAL AS-BUILT CAUTION" IN THESE PLANS.
30. ALL PERMANENTLY INSTALLED LUMINAIRES (EXCLUDING THOSE IN KITCHEN APPL.) SHALL BE TYPE IC RATED WITH NO MORE THAN 2.0 CFM AIR MOVEMENT PER WATT PER FBC ENERGY CONSERVATION CODE 2023, SECTION C405.1, R404.1.

TV WALL NOTE
PROVIDE PLYWOOD BACKING & WOOD STUD WALL AT ALL INTERIOR WALL MOUNTED TV LOCATIONS.

HI-HAT NOTE

ALL HI-HATS LIGHTS TO BE 4" MINIS (U.N.O.).

ELECTRICAL AS-BUILT CAUTION

1. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DRAWINGS AND EQUIPMENT OPERATION MANUALS TO THE BUILDING OWNER PRIOR TO FINAL ACCEPTANCE OR CLOSEOUT IN ACCORDANCE WITH F.B.C. ENERGY CONSERVATION, 2020 EDITION.
2. CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF CONTRACT DRAWINGS AT JOB SITE WITH COLORED MARKINGS INDICATING PROGRESS OF WORK. THIS SET OF CONTRACT DRAWINGS IS TO BE SEPARATE FROM AND IN ADDITION TO CONTRACTOR'S CONSTRUCTION SET. EVERY UNIT OF EQUIPMENT, DEVICE, CONDUIT AND WIRE IS TO BE MARKED WHEN INSTALLED. USE GREEN TO INDICATE INSTALLATION AS SHOWN ON DRAWINGS AND USE RED TO INDICATE FIELD CHANGES. UPON COMPLETION OF WORK, THIS SET OF CONTRACT DRAWINGS IS TO BE TURNED OVER TO, AND BECOME PROPERTY OF THE ARCHITECT.
3. CONTRACTOR SHALL PROVIDE ACCURATE REDLINE AS-BUILT MARKUPS TO THE ELECTRICAL PANEL SCHEDULES INCLUDING BREAKER NUMBER, BREAKER SIZE, AND CIRCUIT LOAD.
4. SEE ALSO AND COMPLY WITH ALL PROVISIONS OF "ELECTRICAL NOTES."
5. SHOULD ELECT. CONTRACTOR INSTALL RISER/FEEDERS/ CONFIGURATION DIFFERENT THAN THAT SHOWN, DIAGRAM / SKETCH NEW RISER & PROVIDE NEW SERVICE CALCS.



ELECTRICAL SYMBOLS					
	DUPLEX RECEPTACLE (SEE ELECTRICAL NOTE #2G)		SECURITY KEY PAD		INCANDESCENT LIGHT CLG.. MOUNTED
	DUPLEX RECEPTACLE AT BASEBOARD		JUNCTION BOX		INCANDESCENT LIGHT WALL MOUNTED
	DUPLEX RECEPTACLE AT 3" ABV. COUNTER		TELEVISION JACK, PRE-WIRED		LED HI-HAT CLG.. MOUNTED
	DUPLEX RECEPTACLE FLUSH IN FLOOR		TELEVISION JACK, PRE-WIRED WITH ETHERNET PORT		LED HI-HAT VAPOR PROOF
	DUPLEX RECEPTACLE GROUND FAULT		220 V. RECEPTACLE AT 12" A.F.F.		LED HI-HAT DIRECTIONAL SPOT
	DUPLEX RECEPTACLE TOP REG. SWITCHED		HEAT SENSOR		LED MINI EYEBALL LIGHT
	DUPLEX RECEPTACLE WEATHERPROOF		TELEPHONE OUTLET AT 12" A.F.F.		F.P.L. METER & DISC.
	DUPLEX RECEPTACLE UNDER COUNTER		SWITCH FOR GARAGE DOOR OPERNER		BREAKER PANEL
	DUPLEX RECEPTACLE W/ USB CHARGING PORT		SPEAKER (V.I.O.J.)		EXHAUST FAN
	SWITCH SINGLE POLE		SECURITY LIGHTS		RECTANGULAR LED LIGHT FIXTURE
	SWITCH THREE WAY		SMOKE DETECTOR		LED UNDER CAB LIGHT
	SWITCH FOUR WAY		SWITCH DISCONNECT		LED ABOVE CAB LIGHT
	SWITCH WEATHERPROOF		PADDLE FAN W/ OR W/O LIGHT		DOORBELL
	SWITCH RHEOSTAT		SMOKE/CARBON MONOXIDE DETECTOR COMBO UNIT W/ BATTERY BACK-UP CEILING MOUNTED		HVAC THERMOSTAT
	SWITCH DIMMER		AIR RETURN GRILLE		AIR SUPPLY GRILLE
	SWITCH KEYED				

1ST 9 S.F.: (1) RECPT. REQ'D
(1) REQ'D EVERY ADDITIONAL 18 S.F.:
KITCHEN PENINSULA AREA: 24.2 S.F.
24.2 S.F.-9 S.F.=15.2 S.F.
15.2 S.F./18=0.8
1+1=2 REQ'D RECPTS
(2) RECPTS PROVIDED



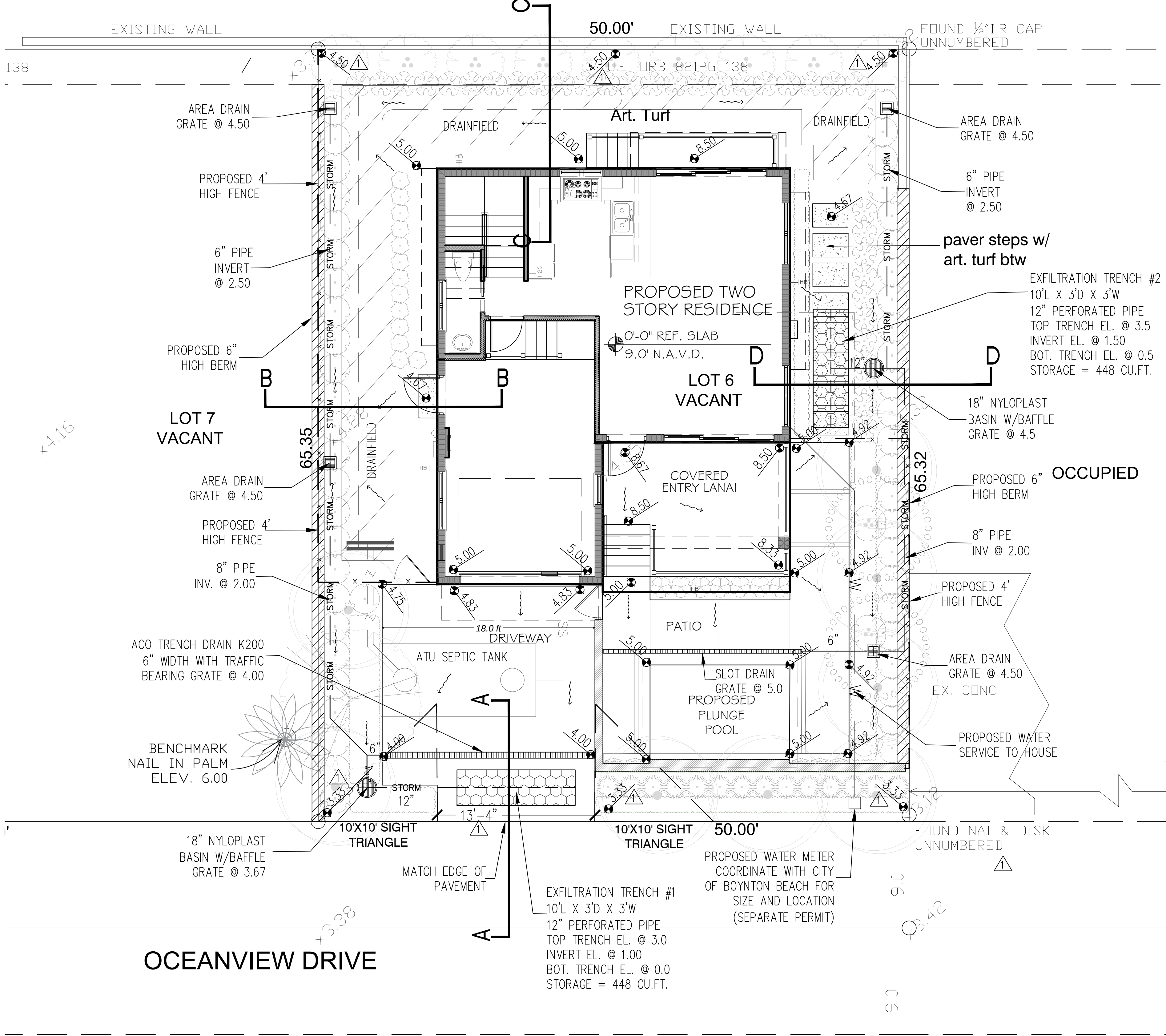
SECOND FLOOR ELECTRICAL PLAN

SCALE : 1/4" = 1'-0'



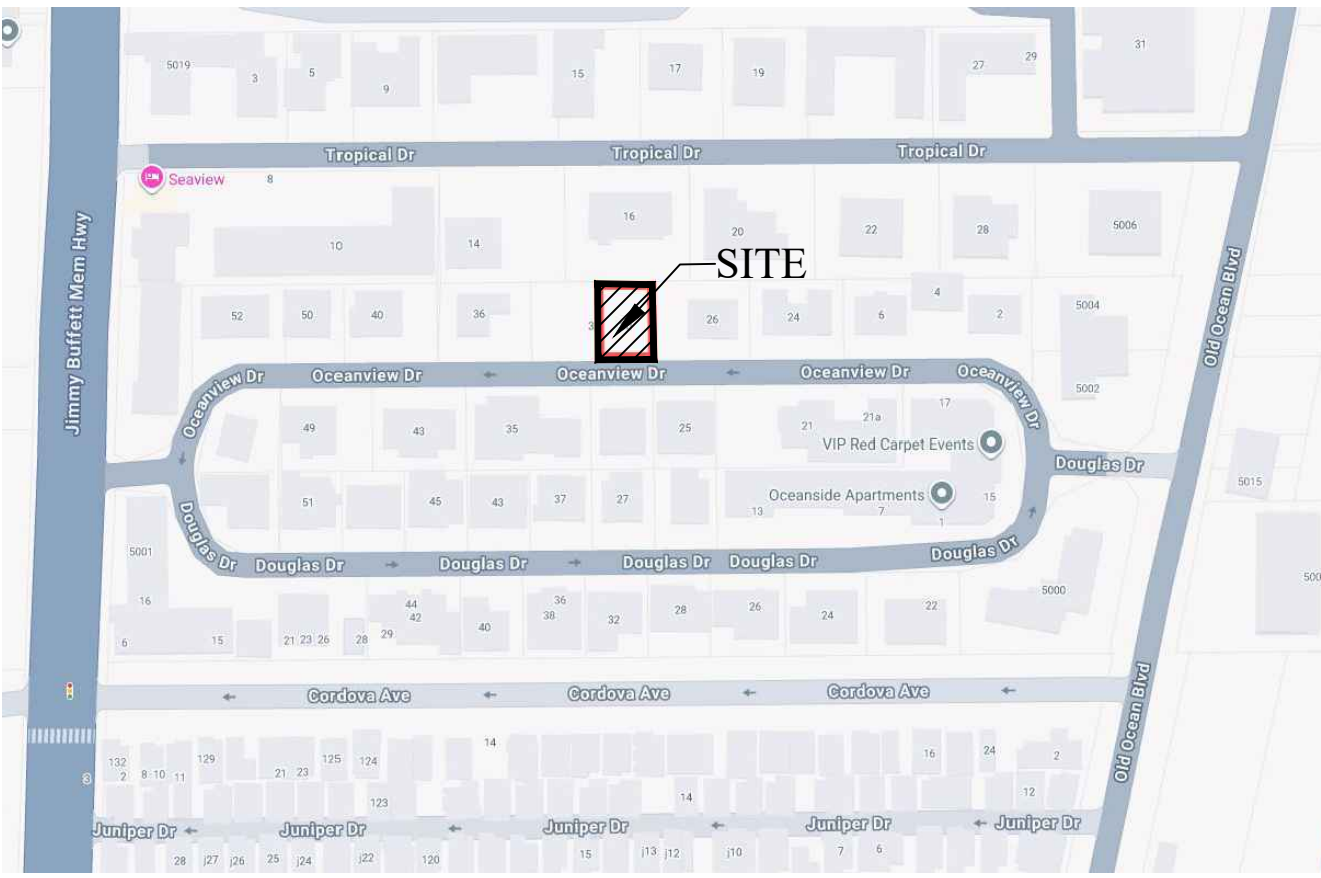
OCCUPIED

OCCUPIED



48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE
ONE CALL OF FLORIDA, INC.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL
EXISTING UTILITIES FOR FIELD LOCATION OF UNDERGROUND
UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.



LOCATION MAP
N.T.S.

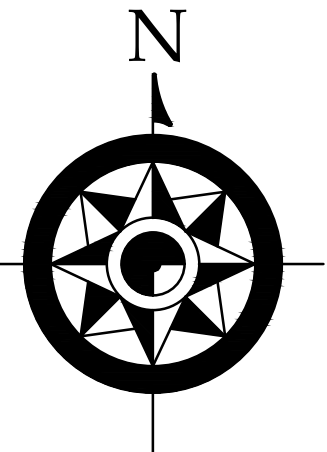
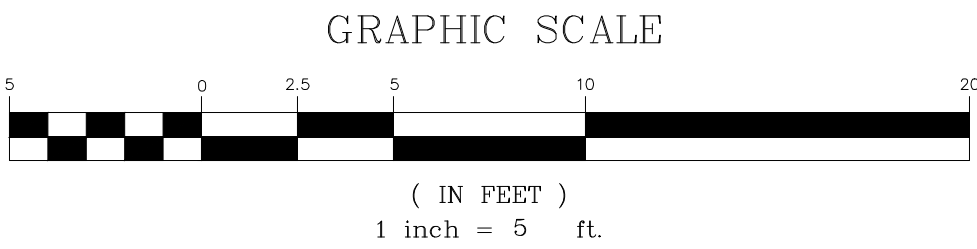
LEGEND

- EXISTING ELEVATION PER PINNELL SURVEY, INC (NAVD)
- PROPOSED ELEVATION (NAVD)
- FLOW ARROWS
- PROPOSED HDPE STORM PIPE OR APPROVED EQUAL
- EXFILTRATION TRENCH
- AREA DRAIN
- NYLOPLAST BASIN
- MIN. 6" HIGH BERM BERM
- CROSS-SECTION

NOTE: ALL ELEVATION SHOWN IN NAVD

EXISTING UTILITY SYSTEM NOTE:

THE CIVIL DESIGN DOCUMENTS DO NOT REFLECT ALL THE EXISTING UTILITY AND/OR IRRIGATION SYSTEM CONDITIONS; IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO INVESTIGATE THE CONDITIONS AND COORDINATE ANY IMPACTS AS MAY BE DETERMINED. ANY DAMAGE TO THE EXISTING UTILITY SYSTEMS SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AND DOCUMENTED AS TO THE LOCATION AND REPAIR REQUIREMENTS. DIGITAL PHOTOS OF THE DAMAGE AND THE REPAIR SHALL BE PROVIDED TO THE ARCHITECT/ENGINEER OF RECORD FOR ANY/ALL IMPACTS TO THE EXISTING SYSTEMS.



6/5/26 REVISION TO PLAN PER TOWN OF OCEAN RIDGE REVIEW COMMENTS

FLORIDA SOIL
AND WATER
Civil Engineering | Environmental
Services

FLORIDA SOIL AND WATER
6401 E. ROGERS CIR.
SUITE 5
BOCA RATON, FL 33487
CONTACT:
(561) 212-1994
floridasoilandwater@gmail.com

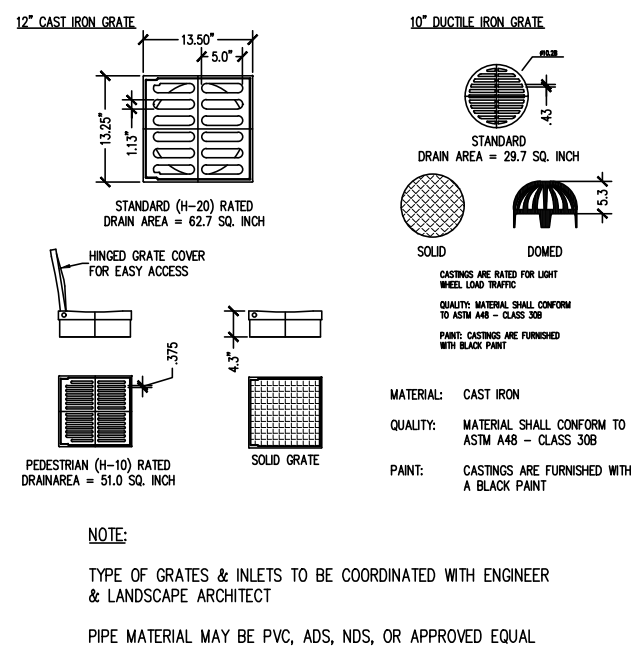
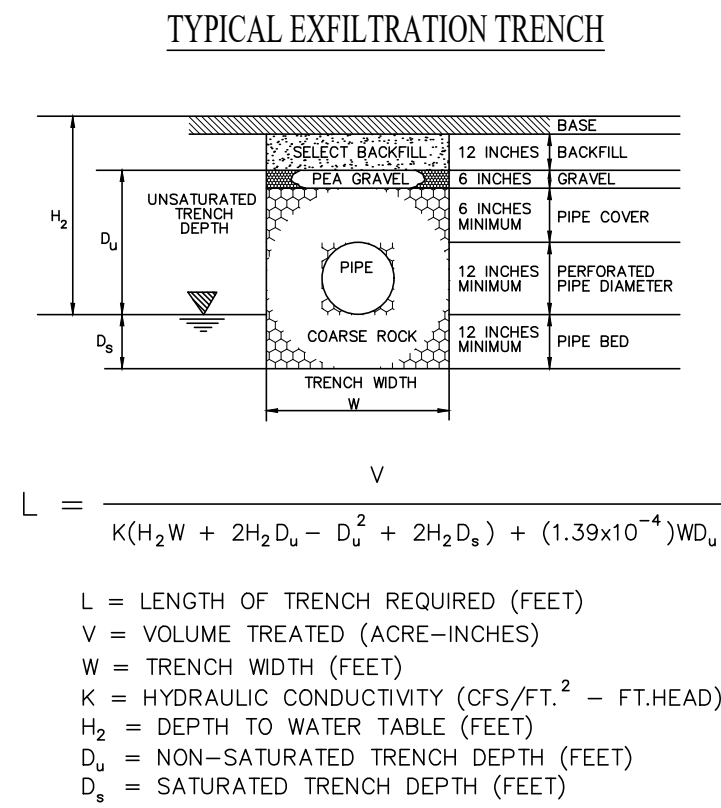
PROPOSED RESIDENCE
30 OCEANVIEW DRIVE
OCEAN RIDGE, FL 33435
SITE GRADING & DRAINAGE PLAN

Hieu Q. Vo, P.E.
Florida License #100658

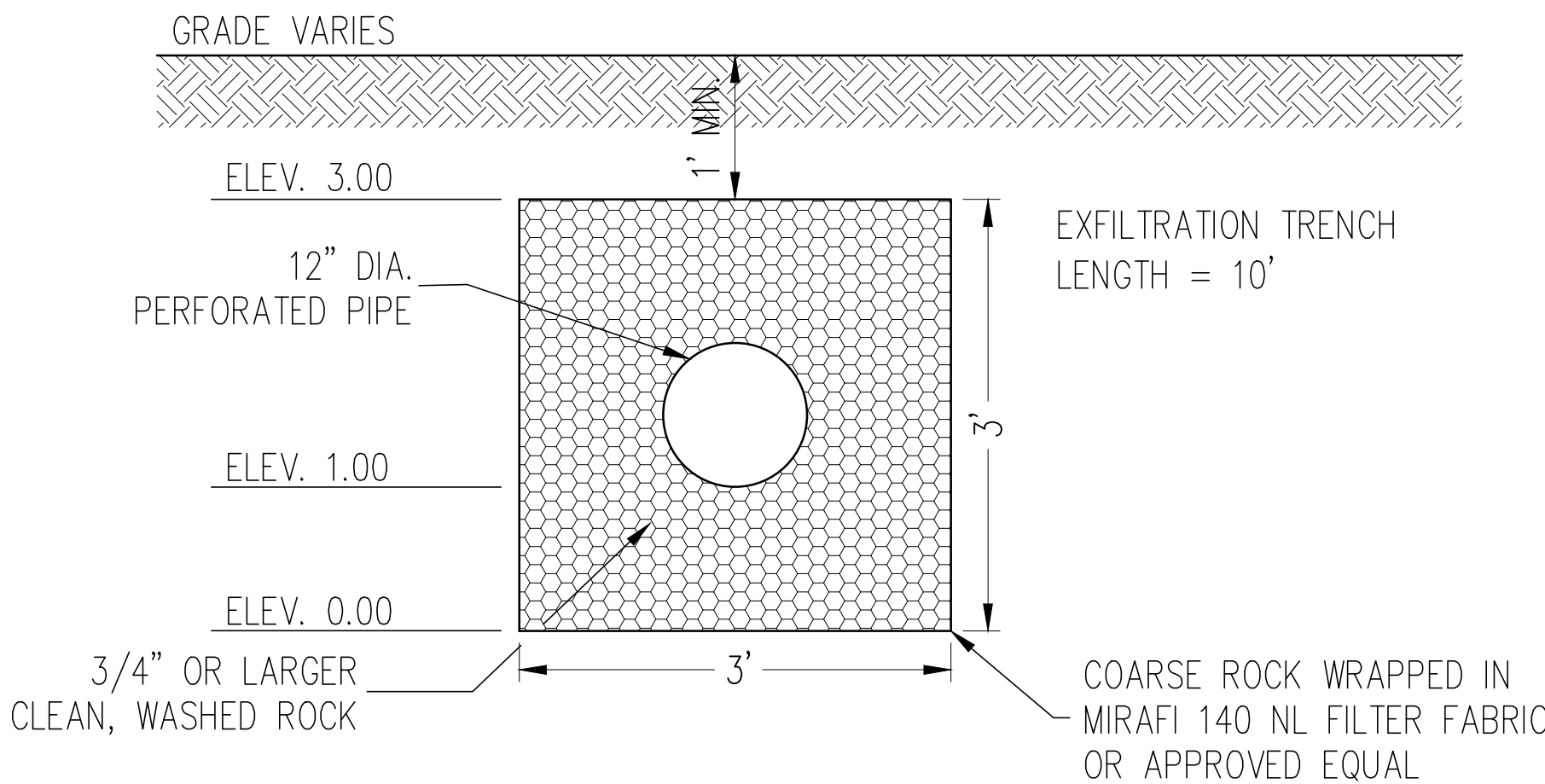
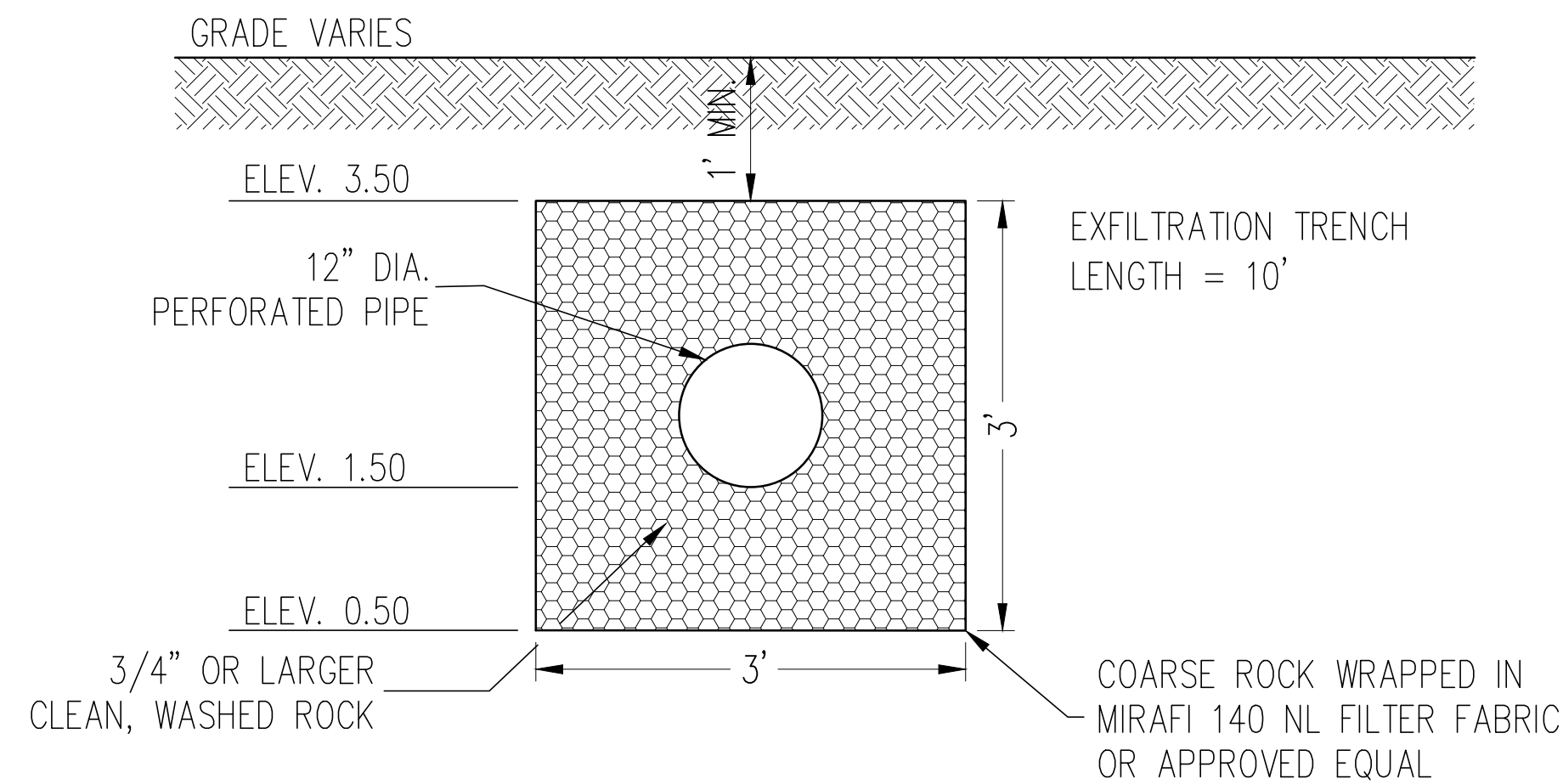
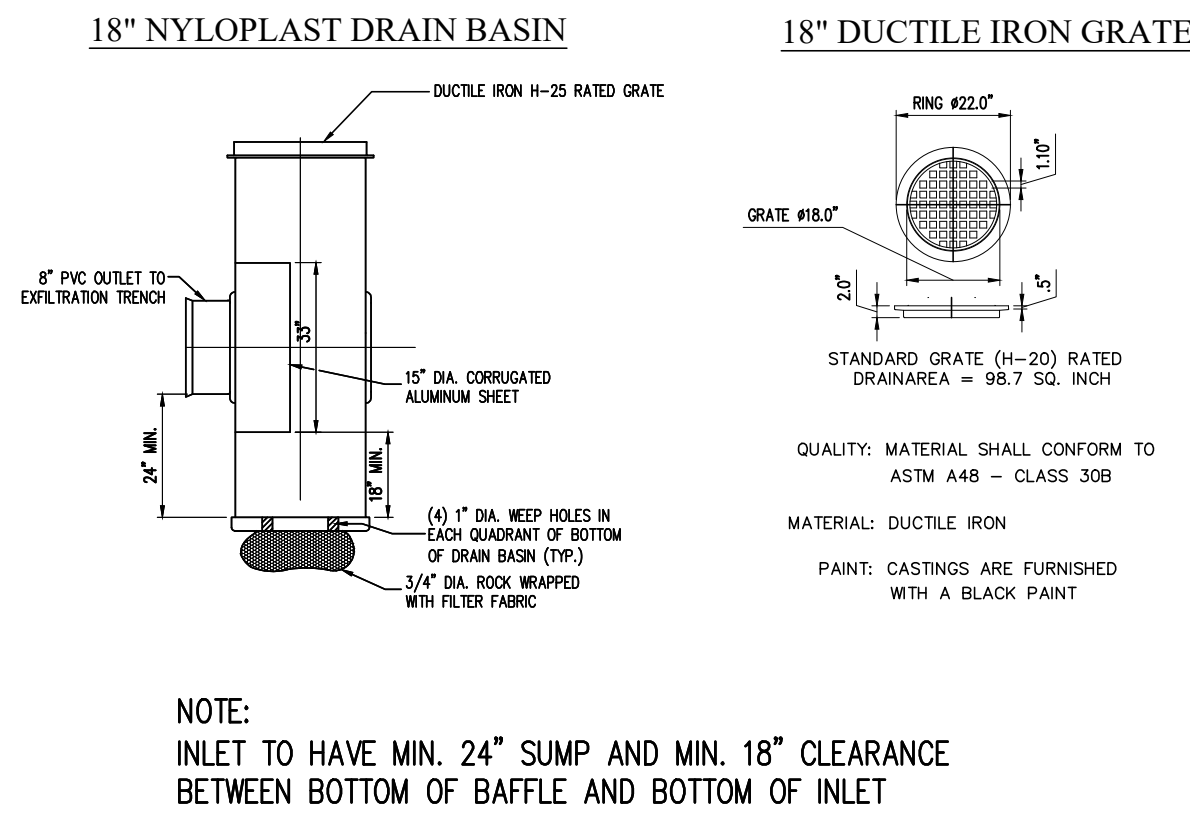
DESIGN PANEL
DATE: 06/10/2026
SCALE: AS SHOWN
DRAWN BY: HV
CHECK BY: HV

REV	REVISION PANEL		APPROVED	
	DATE	DRN	DETAILS	

SHEET NO.
C-1



AREA DRAIN
DETAIL



30 OCEANVIEW DRIVE
OCEAN RIDGE, FLORIDA

STORMWATER MANAGEMENT CALCULATIONS

Total Lot Area = 3,277 sq.ft.

Impervious Area
(bldg, pool deck, driveway, walks) = 1,902 sq.ft. 58.0% of site

Pervious Area = 1,375 sq.ft. 42.0% of site

TOWN OF OCEAN RIDGE ONSITE DETENTION CRITERIA

1" over entire site = 1" x 3,277 sq.ft. x 1ft./12in. = 273.1 cu.ft.

Total Water Quality Volume Required = 273.1 cu.ft.

EXFILTRATION TRENCHES #1 & #2

L = Total Length of Trench Provided = 10 ft
W = Trench Width = 3 ft
K = Hydraulic Conductivity = 0.000334 cfs/sq.ft. per ft. of head
H₂ = Depth to Water Table = 4.00 ft
D_U = Non-Saturated Trench Depth = 3.00 ft
D_S = Saturated Trench Depth = 0.00 ft

V = Volume Treated = 373 cu.ft. EACH

TOTAL VOLUME TREATED = 746 SQ.FT.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE
ONE CALL OF FLORIDA, INC.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL EXISTING UTILITIES FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

FLORIDA SOIL AND WATER
Civil Engineering | Environmental Services

FLORIDA SOIL AND WATER
6401 E. ROGERS CIR. -
SUITE 5
BOCA RATON, FL 33487

CONTACT:
(561) 212-1994
floridasoilandwater@gmail.com

PROPOSED RESIDENCE
30 OCEANVIEW DRIVE
OCEAN RIDGE, FL 33435

DRAINAGE DETAILS

Hieu Q. Vo, P.E.
Florida License #100658

DESIGN PANEL		REVISION PANEL		APPROVED	
DATE:	01/16/2026	DRN	DETAILS	DATE	
SCALE:	AS SHOWN	DATE		DATE	
DRAWN BY:	HV	DATE		DATE	
CHECK BY:		DATE		DATE	

SHEET NO.
C-2

30 Oceanview Dr

LEGEND
APPROX. TEST LOCATION

MAP Construction Management
Proposed Residence
30 Oceanview Drive
Ocean Ridge, Florida

PROJECT NO. 21433.1

APPROXIMATE TEST LOCATION PLAN

GEOTECHNICAL EXPLORATION
Not to Scale

FIG. 1

Nutting Engineers
Geotechnical & Construction Materials
Engineering, Testing, & Inspection
Environmental Services
Offices throughout the state of Florida
www.nuttingengineers.com info@nuttingengineers.com

Report of Exfiltration Test

Client: MAP Construction Management
Project: Proposed Residence
Location: 30 Oceanview Drive
Ocean Ridge, Florida

Order No. 21433.1
Report No. 1
Date: 12/18/25

Test: Usual Open Hole Exfiltration Test

Surface Elevation: Approx. 1.5' above Road Crown
Water table from ground surface: 4.25'

Casing Diameter: 6"
Tube Depth: 6"

Hydraulic Conductivity (K) = 3.34 x 10⁻⁴ cfs/ft²/ft.head

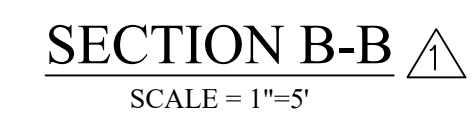
EXFIL NO. 1	One Minute Increment	Pump Rate in Gal/Min
	1	4.0
	2	4.0
	3	4.0
	4	4.0
	5	4.0
	6	4.0
	7	4.0
	8	4.0
	9	4.0
	10	4.0

Sample Location: Approx. as located on Test Location Plan.

Material: 0-10" Gray fine SAND
10"-3.1' Lt. brown coarse SAND (beach sand)
3.1'-3.6' Dk. brown fine SAND, trace root
3.6'-6' Brown coarse SAND

1310 NEPTUNE DRIVE • BOYNTON BEACH, FLORIDA 33426 • 561-736-4900 • FAX 561-737-9975
Treasure Coast 772-408-1050 • Broward 954-941-8700 • Miami Dade 305-824-0060

6/5/26
ADD PERCOLATION TEST RESULT AND UPDATE EXFILTRATION TRENCH CALCULATIONS PER TOWN OF OCEAN RIDGE REVIEW COMMENT



3

Page 52 of 86

DRIP IRRIGATION CALCULATIONS

Design Table				
Design Flowrate Information				
Average Daily Design Flow		300		gpd
Peak Daily Design Flow		300		gpd
Subsurface Drip Irrigation Design Parameters				
Hydraulic Loading		0.80		gpd/sft
Drip Field Area		240		sft
Drip Line Length		1200		ft
Drip Line Spacing		2.0		ft
Drip Emitters Spacing		1.0		ft
Drip Emitters Flowrate		0.90		gph
Required Dosing Time (h)		6.0		min
Required Base Dosing Time (h)		53.1		min
Subsurface Drip Irrigation Pressure Distribution Piping Summary				
Piping Section	Nominal Size (in)	Flow (gpm)	Friction Head (ft)	SDI Flushing Friction Head (ft)
Dosing Force Main	1.25	1.8	0.2	0.3
Dosing Header	1.25	N/A	0.0	0.1
Drip Line	0.50	1.8	9.0	51.4
Flushing Header	1.25	N/A	N/A	0.0
Flushing Force Main	1.25	N/A	N/A	0.0
Subsurface Drip Irrigation Headloss Summary				
Headloss Component	SDI Dosing Losses (feet)		SDI Flushing Losses (feet)	
Friction Head	9.4		51.7	
Static Head	5.0		5.0	
Minor Head	62.4		16.2	
Total Dynamic Head	76.7		73.1	
Subsurface Drip Irrigation Pumps				
Number of Treatment Units	1.0		each	
Total SDI Dosing Flowrate	1.8		gpm	
SDI Dosing Flowrate per Unit	1.8		gpm	
Min. SDI Dosing TDEH	76.7		ft	
Total SDI Flushing Flowrate	2.1		gpm	
SDI Flushing Flowrate per Unit	2.1		gpm	
Min. SDI Flushing TDEH	73.1		ft	

PROPOSED RESIDENCE
30 OCEANVIEW DRIVE
OCEAN RIDGE, FLORIDA

SEWAGE DISPOSAL CALCULATIONS
REGULATORY REQUIREMENTS

SEPTIC SYSTEM CALCULATIONS:

Total Air-Conditioned Space: 1,394 sq.ft. (3 actual bedrooms)

Assume SANDY SOIL
WSWT > 2.0'
LOADING RATE = 0.8 gpd/sq.ft. (trench system)

Proposed 1,394 sq.ft. A/C Space 3 bedrooms equivalent = 300 gpd
(3 actual bedrooms) Total Estimated Sewage Flow = 300 gpd

**Drainfield and unobstructed area has been reduced by 40% through the use of a HOOT ATU System.

PROPOSED DRIP FIELD SYSTEM

225 sq.ft. Drainfield
338 sq.ft. Unobstructed Area
One HOOT 600AN aerobic treatment unit
Min. 113 lf of 0.9 gph subsurface drip irrigation line

System to be permitted with Palm Beach County Health Dept. office.

*Contractor may install minimum required per above calculations. Drawing shows more due to configuration of lines and unobstructed area shape.

Design re-circulation rate for the system is 100% at 2.1 gpm.

NOTE:

PETCOCK, CHECK VALVES, AND VACUUM BREAKERS ARE INSIDE OF HOOT TREATMENT TANK IN PUMP COMPARTMENT. PLEASE SEE DETAIL ON SHEET SS2 FOR LOCATIONS.

WATER AND SEWER SEPARATION STATEMENT:

- STORM AND SANITARY SEWER LINES CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THE MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS AND BOTH PIPES SHALL BE D.I.P. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM SEPARATION BETWEEN LINES AND JOINTS IN THE ABOVE, SHALL BE REQUIRED AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
- MAINTAIN A TEN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND SEWER LINE AS A MINIMUM.
- FORCE MAIN CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND THE OUTSIDE OF THE WATER MAIN WITH WATER MAIN CROSSING OVER FORCE MAIN.

NOTE:

CONSTRUCTION OF ALL SEWER FACILITIES (I.E. SEPTIC TANK, DOSING SYSTEM, DRAINFIELD, ETC.) SHALL CONFORM TO STATE OF FLORIDA DEPARTMENT OF HEALTH, CHAPTER 64E-6, FLORIDA ADMINISTRATIVE CODE STANDARDS FOR ON-SITE SEWAGE DISPOSAL SYSTEM EFFECTIVE JULY 16, 2013.

AREAS SHOWN ON PLANS AS FUTURE DRAINFIELDS SHALL HAVE ALL FILL CONFORM TO STATE OF FLORIDA DEPARTMENT OF HEALTH, CHAPTER 64E-6, FLORIDA ADMINISTRATIVE CODE STANDARDS ON-SITE SEWAGE DISPOSAL SYSTEM EFFECTIVE JULY 16, 2013.

SODDING NOTE: AREA TO BE SODDED CONCURRENTLY WITH CONSTRUCTION OF DRAINFIELD/SEPTIC TANK.

NOTE:

NO OBSTRUCTIONS (I.E. WITHIN 50' OF IRRIGATION WELLS, 75' OF POTABLE WELLS), FOR PROPOSED SEPTIC SYSTEMS, FROM ADJACENT PROPERTIES.

UPIED

SOIL BORING
LOCATION #2
ELEV. = TBD

OCCUPIED

DRIP IRRIGATION DRAINFIELD
WITH 120 LF OF DRIP LINE
AND 240 SQ.FT. OF
EFFECTIVE DRAINFIELD AREA
UNOBSTRUCTED AREA
PROVIDED = 343 SQ.FT.

SOIL BORING
LOCATION #1
ELEV. = TBD

LOT 7
VACANT

1 1/4" PVC SCH. 40
FLUSHING FORCEMAIN
(SEE NOTE)

BENCHMARK
NAIL IN PALM
ELEV. 6.00

PROPOSED HOOT 600
AEROBIC TREATMENT UNIT
W/ TRAFFIC BEARING LIDS
GRATE @ 4.50'

OCEANVIEW DRIVE

NOTE:

- NO WELL WITHIN 75' OF PROPERTY LINES
- SEE SURVEY FOR ALL NEIGHBORS SEPTIC SYSTEM LOCATIONS

6/5/26 REVISION TO PLAN PER TOWN OF OCEAN RIDGE REVIEW COMMENT

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE
ONE CALL OF FLORIDA, INC.

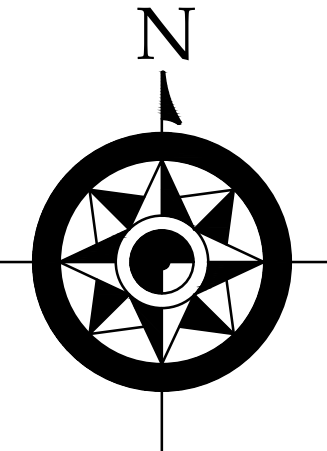
IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL
EXISTING UTILITIES FOR FIELD LOCATION OF UNDERGROUND
UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.



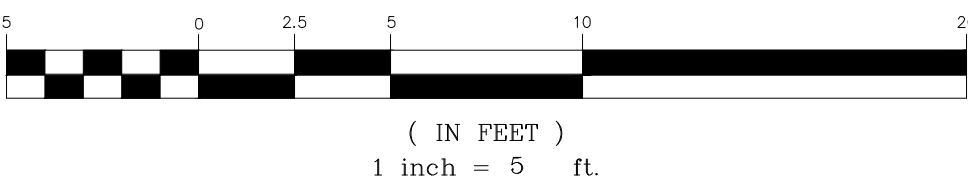
LOCATION MAP
N.T.S.

LEGEND

- EXISTING ELEVATION PER RENNER
BURGESS LAND SURVEYING (NAVD)
- UNOBSTRUCTED AREA FOR SEPTIC
- SS GRAVITY SEWER AT MIN. 1/8"/FT.
- SEPTIC DRIP IRRIGATION LINE
- 1 1/4" PVC FORCE/FLUSHING MAINS
- W WATER SERVICE LOCATION
- SOIL BORING LOCATION



GRAPHIC SCALE



FLORIDA SOIL
AND WATER
Civil Engineering | Environmental
Services

FLORIDA SOIL AND WATER
6401 E. ROGERS CIR. -
SUITE 5
BOCA RATON, FL 33487

CONTACT:
(561) 212 -1994
floridasoilandwate@gmail.com

PROPOSED RESIDENCE
30 OCEANVIEW DRIVE
OCEAN RIDGE, FL 33435

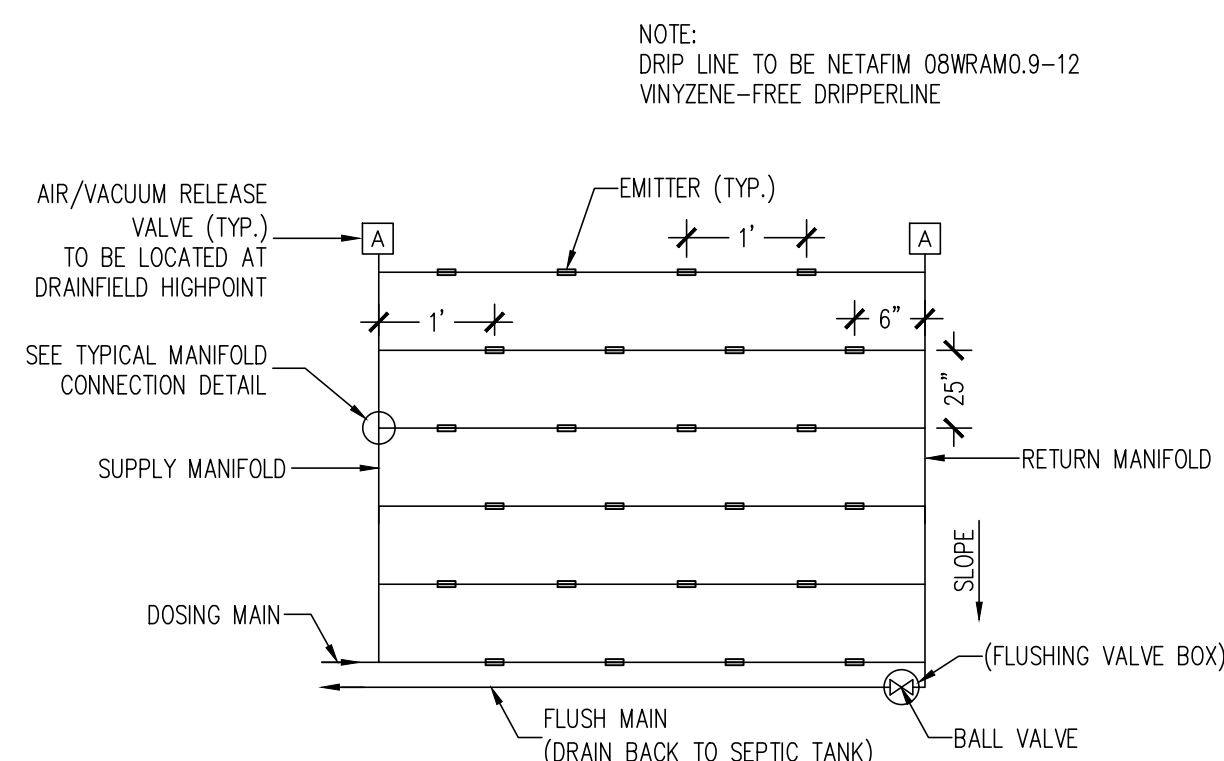
SEPTIC PLAN

Hieu Q. Vo, P.E.
Florida License #100658

DESIGN PANEL		REVISION PANEL	
DATE:	06/10/2026	DRN	
SCALE:	AS SHOWN	DETAILS	
DRAWN BY:	HV		
CHECK BY:	HV		
REV	DATE		

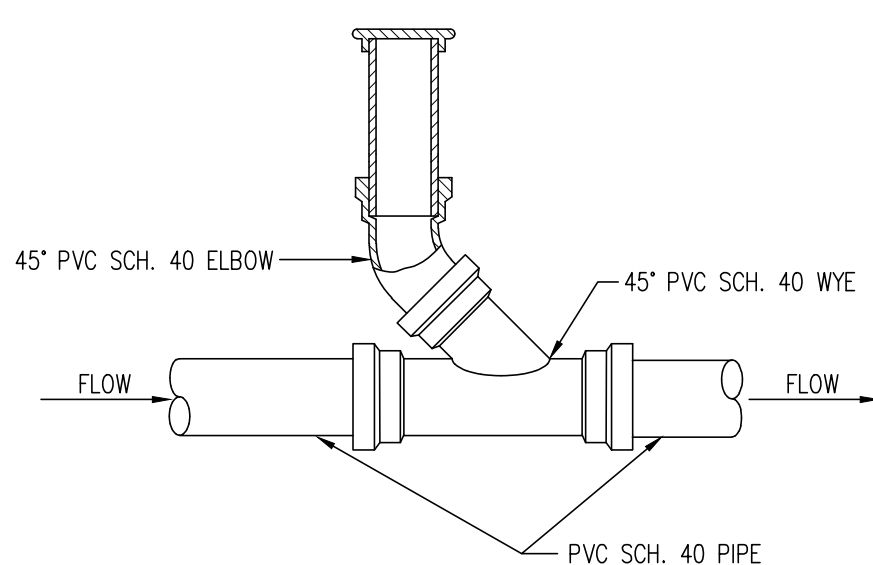
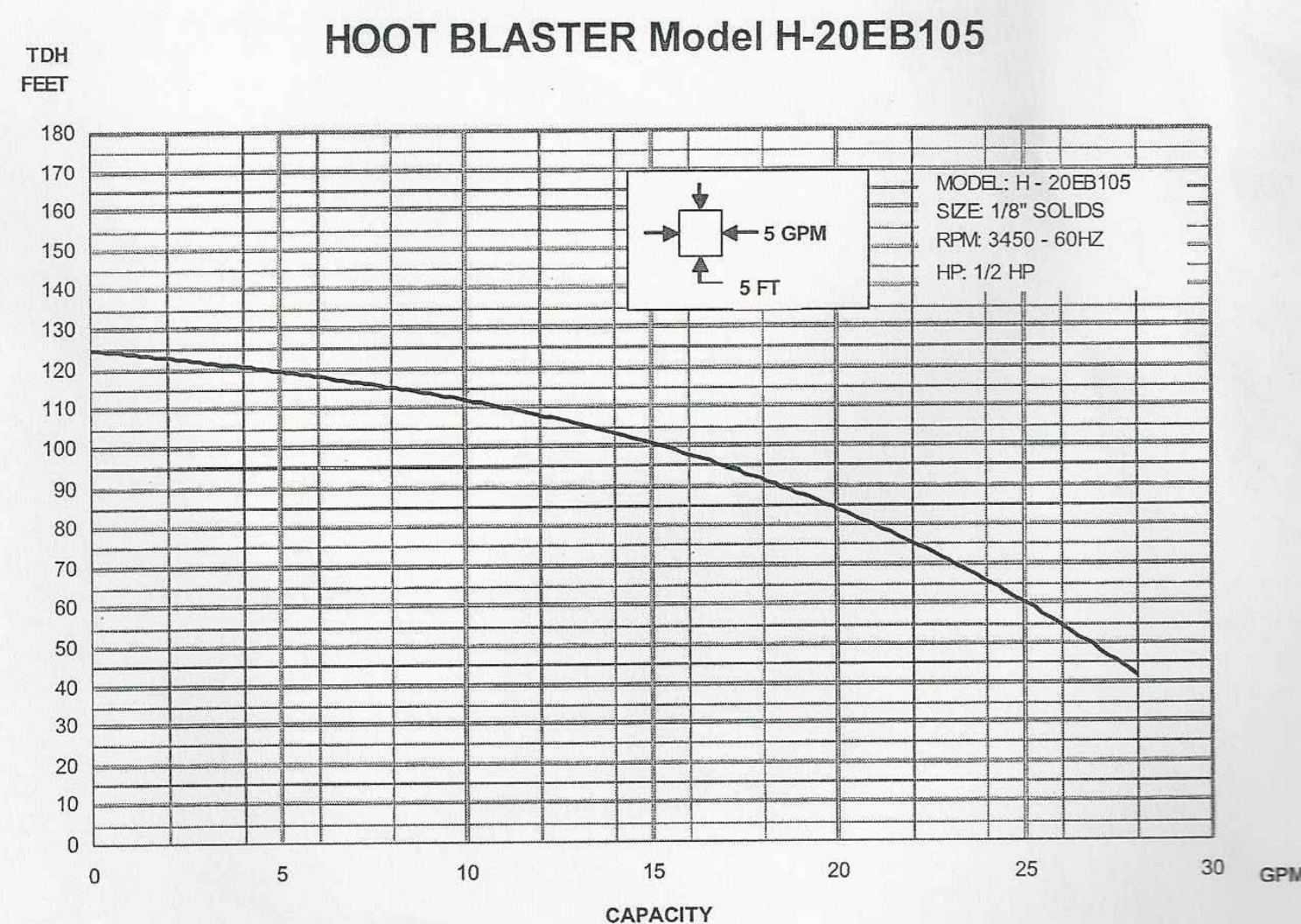
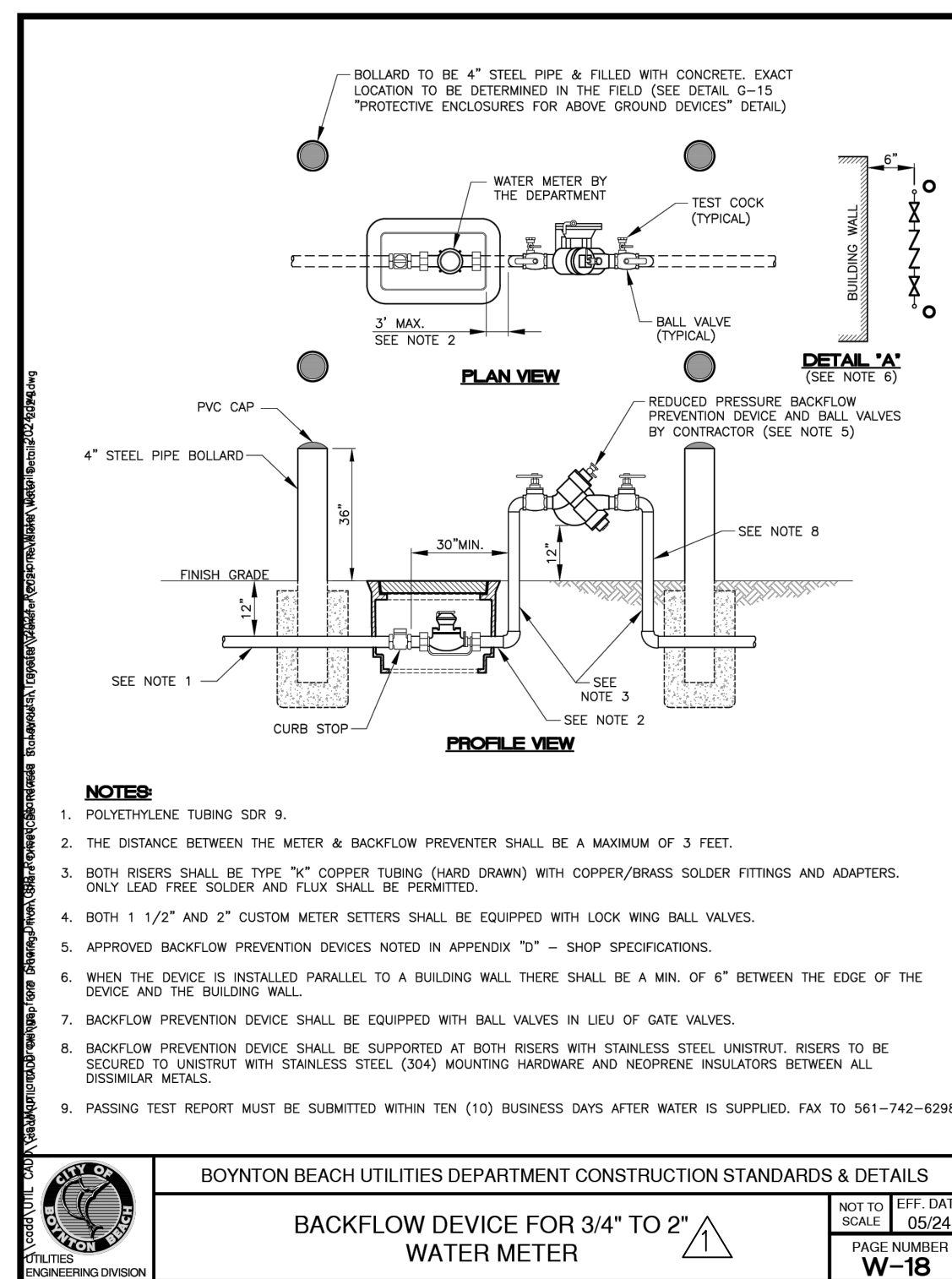
SHEET NO.

SS1



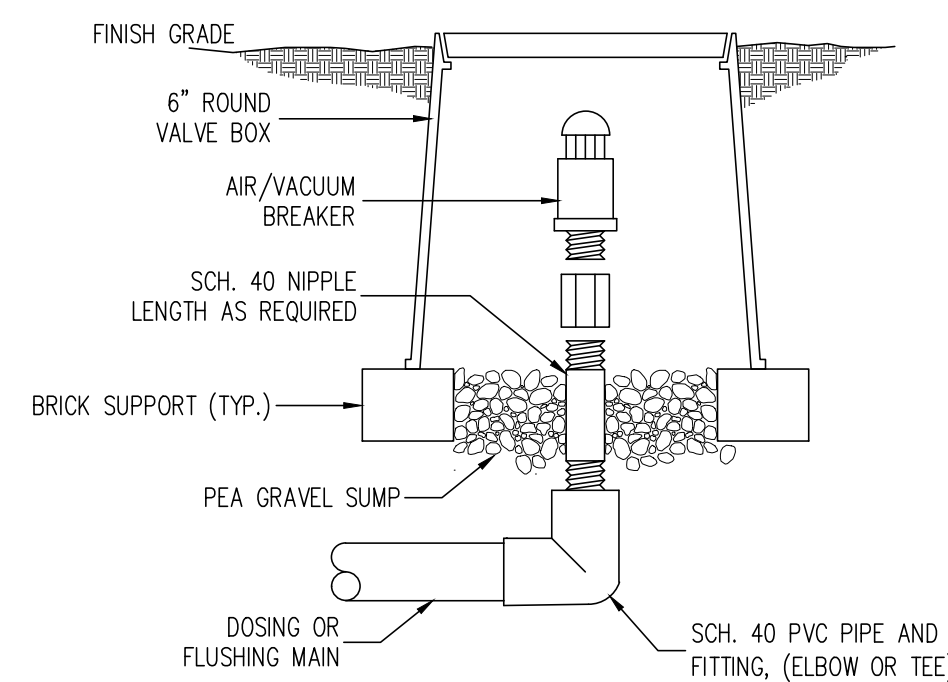
DRIP IRRIGATION FIELD CROSS-SECTION

N.T.S.



TYPICAL CLEAN-OUT DETAIL

N.T.S.



AIR/VACUUM RELEASE VALVE
N.T.S.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL EXISTING UTILITIES FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.

PROPOSED RESIDENCE
30 OCEANVIEW DRIVE
OCEAN RIDGE, FL 33435

SEPTIC SPECIFICATIONS

Hieu Q. Vo, P.E.
Florida License #100658

REVISION PANEL				DESIGN PANEL
REV	DATE	DRN	DETAILS	DATE: 06/05/2026
				SCALE: AS SHOWN
				DRAWN BY: HV
				CHECK BY:

SHEET NO.

SS2



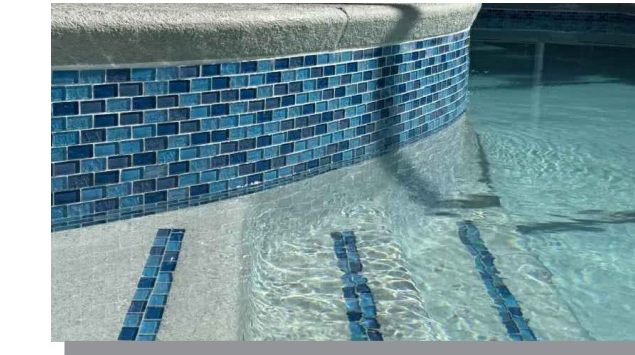
Lynn Bender
Landscape
Architecture
5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
DERLARCH@GMAIL.COM

PROJECT ARCHITECT:
RA Design Inc.
SOUTH DIXIE HWY, SUITE 8
PALM BEACH, FLORIDA 33405
561-493-1500

30 OCEANVIEW DRIVE
LOT 6 - TOWN OF OCEAN RIDGE, FLORIDA 33435
HARDSCAPE MATERIALS PLAN



WALKWAY: using pool tiles to create path set on sand with crushed shell stone between



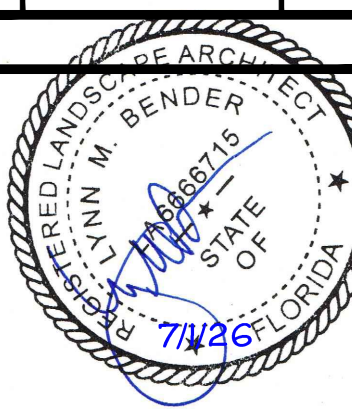
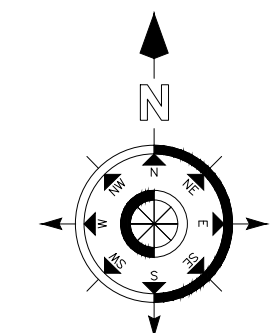
Pool Finish & Tile: Pebbletec with
glass mosaic 1x2 tiles



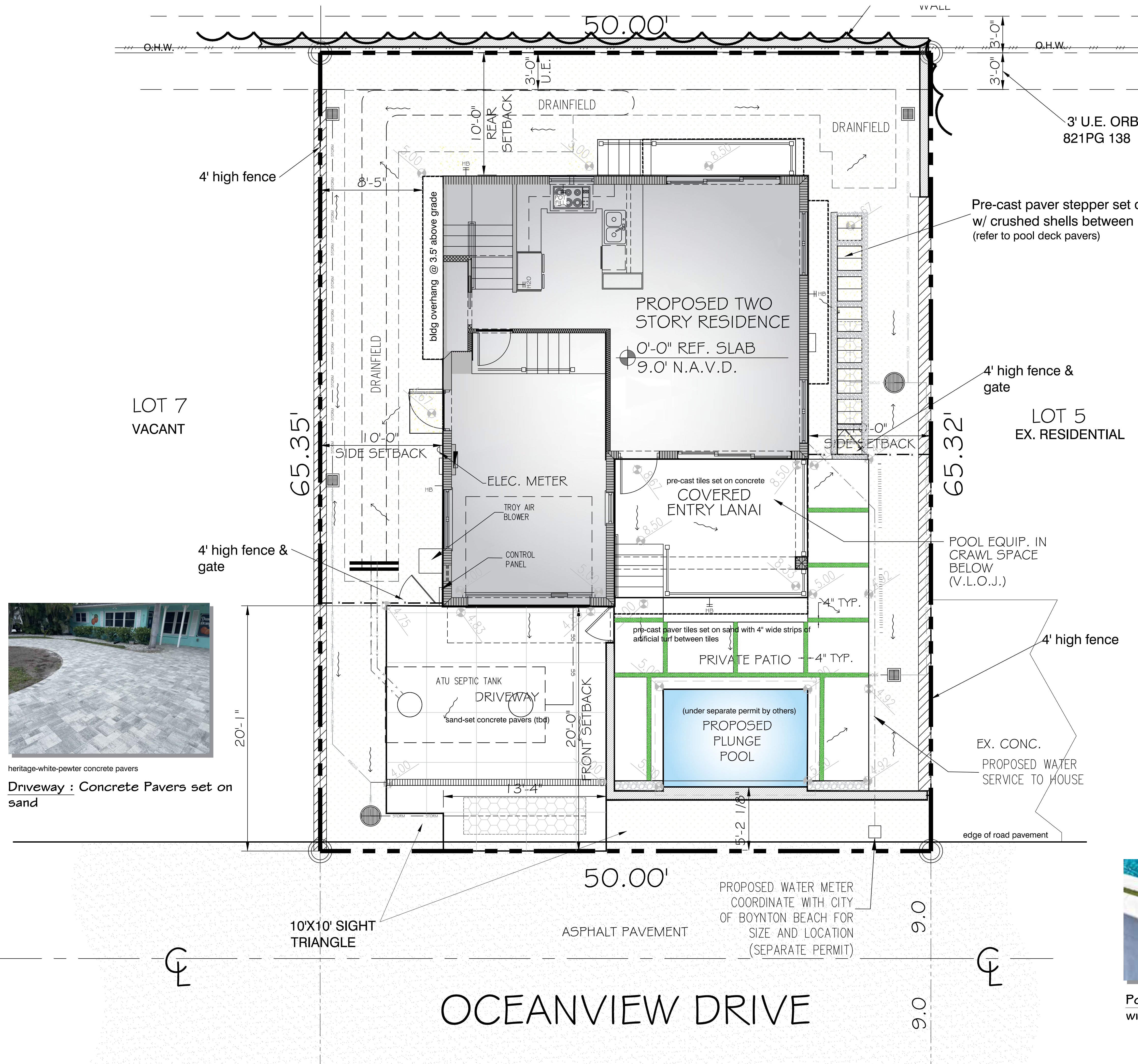
12" x 24" Porcelain pre-cast paver tiles with 4" wide strips of artificial turf joints between tiles



Pool Deck : Paver Tiles set on sand
with Artificial Turf joints



Project 25-066	Sheet
Date 6/27/2026	HS-1 OF 1
Scale 1/4" = 1'-0"	



heritage-white-pewter concrete pavers

Driveway : Concrete Pavers set on sand

OCEANVIEW DRIVE

GRAPHIC SCALE

(IN FEET)
1/4 inch = 1'-0"

LANDSCAPE REQUIREMENTS

ZONING RMM (MEDIUM DENSITY MULTIFAMILY)
OCEAN VIEW SPECIAL AREA

TOTAL LOT AREA 3,266.8 SQ.FT. 2

IMPERVIOUS AREA
Total ground floor (Not Including covered entry areas) 861.0 SQ.FT. (26.36 %) 2

Paved Areas
Driveway, walks, steps, pool, pool deck, patios, equip pads, etc. 1,049.8 SQ.FT. (32.14 %) 2

ARTIFICIAL TURF (**1.152 sf x .25 = 288 sf max) 288 SQ. FT. max

Section 66-142(c) Locations allowed. Artificial turf/synthetic grass shall be allowed in rear and side yards, but not to exceed 25 percent of the total lot area (this area is defined as the total parcel area defined as a side or rear yard minus the area of the primary structure) of the rear and side yards. Artificial turf/synthetic grass shall not be allowed in any front yard areas or in any area visible from the public right-of-way (regardless of whether it is in the rear or side yard), unless it is placed in between paver blocks or similar items in a manner where the area for the artificial turf does not exceed four inches in width, provided that the synthetic turf area does not exceed 50 percent of the total area using the paver blocks. Screening, as approved by the building official, may be used in order to comply with the visibility requirement. Further any turf/synthetic grass placed in between paver blocks shall not count toward the 25 percent maximum amount allowed. No artificial turf shall be installed in the public right-of-way. 23 sf (N/A) 1

*Note: Artificial Turf is used as a 4" strip for decorative banding purposes placed between patio paver paver tiles & not visible from row

TOTAL IMPERVIOUS 1,910.8 SQ.FT. (58.49 %) 2

TOTAL PERVIOUS (landscape - green area) 1,356.0 SQ.FT. (41.51 %) 2

SITE TREES (3,277 / 2500 SF of total lot size = 1.3) 2 TREES 3 TREES
8 PALMS

SITE SHRUBS (3,277 / 2500 SF of total lot size = 1.3; 2 X 6 = 12) 12 SHRUBS 117 SHRUBS
(nic groundcovers)

STREET TREE (1 of the Required shall be 15' from front property line) 1 TREE 1 TREE

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.

NATIVE PLANT MATERIAL (209 plants provided x .5 = 104.5) 50% min. of Provided 1 tree and 116 shrubs/groundcover
105 native minimum

General Notes

All Plants shall be Florida No.1 or better.

All invasive exotics shall be removed and eradicated from site

Landscape Contractor shall review plans and indicate any availability problems at time of bid.

Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.

Contractor shall be familiar w/ the Town landscape code and shall comply with all of its applicable requirements.

All contractors working on the project shall be licensed and fully insured as required.

Mulch all plant beds as specified in details using hardwood, non-cypress to 3" depth.

All new planting areas shall be free from shell rock, debris, weeds, etc.

Tree and palm staking shall be removed between 6 and 12 months after planting.

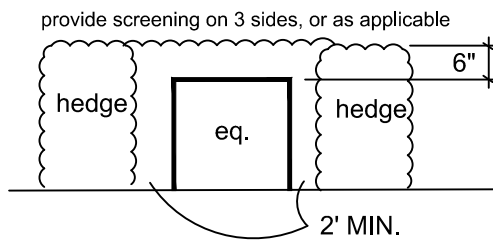
IRRIGATION NOTE: (source: city meter)

An automatic property functioning underground irrigation system with a rain sensing cutoff device shall be designed and installed in compliance with the SFWMD, Florida Building Code and Broward Co. Building Code requirements. The rain sensing cutoff device shall be located and installed in such a manner that the building eaves, balconies and similar overhangs do not interfere with the operation of the device. The irrigation system shall be properly maintained in good working order and provide a minimum coverage of 100% with 100% overlap.

MECHANICAL & SERVICE EQUIPMENT SCREENING DETAIL

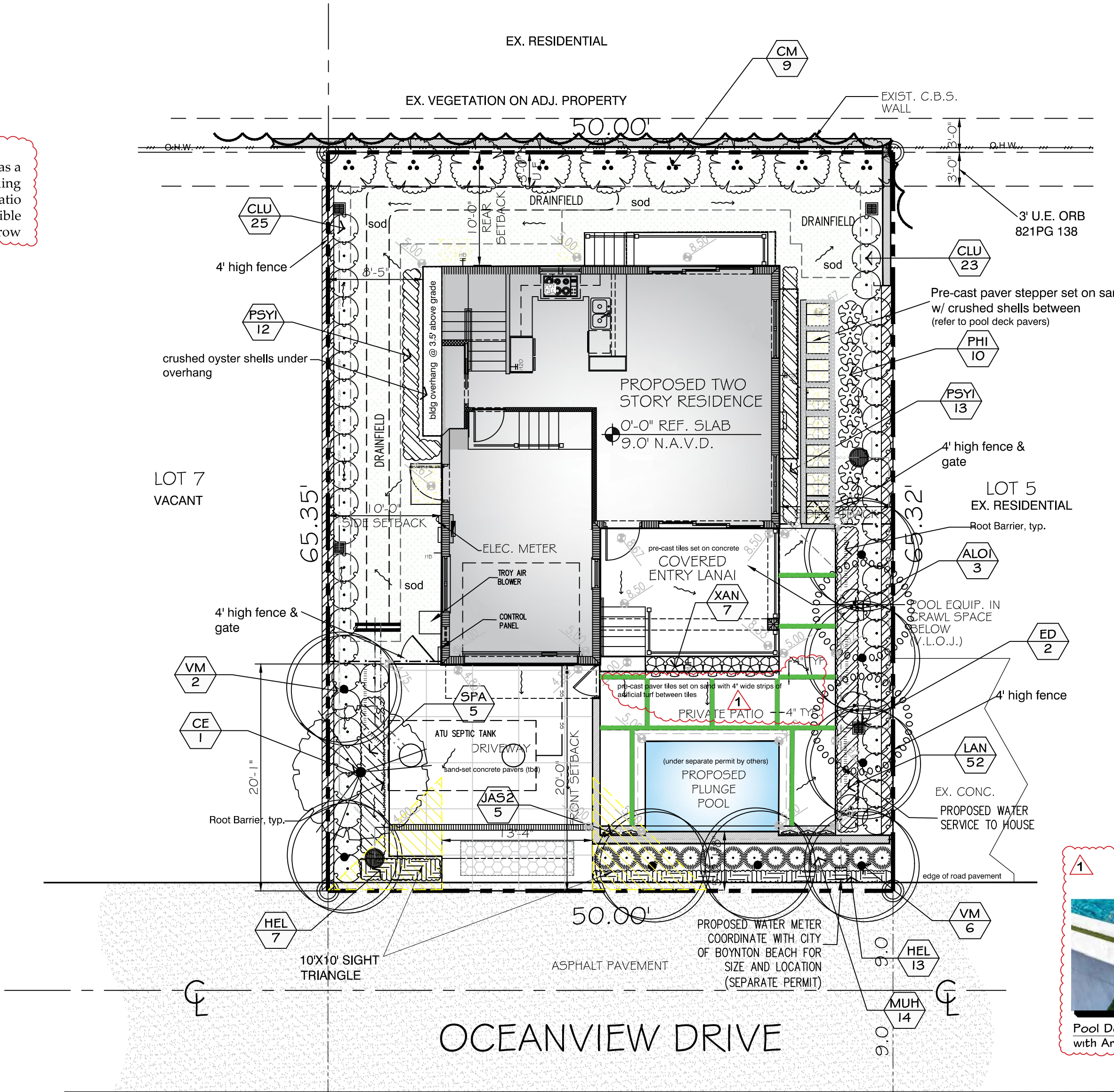
All equipment shall be screened with hedges to match height of equipment at time of installation

All air conditioners, pool eq., pumps, transformers, etc. and other site utilities shall be screened from street view and neighbors views by hedges (8'or fence if applicable) All hedges shall be maintained 6" above equipment.



PLANT SCHEDULE LP-1

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	CT	DROUGHT TOLERANCE	NATIVE	SPECIFICATION
TREES									
CE	1	Conocarpus erectus	Green Buttonwood	12' HT X 5' SPR	2"	5' ct	High	Native	Full Canopy
ED	2	Elaeocarpus decipiens TM	Japanese Blueberry Tree	12' ht min	3"	5' ct	High	Non Native	STANDARD, FULL
SUBTOTAL:									
PALM TREES									
CM	9	Caryota mitis	Clumping Fishtail Palm	12'-14' ht. x.5' spr.	mult	FULL TO BASE	High	Non Native	Full, FL Fancy
VM	8	Veitchia montgomeryana	Montgomery Palm	16'-20'		8' CT Min.	High	Non Native	Single Trunk
SUBTOTAL:									
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.
SHRUBS									
ALO1	3	Alocasia x 'Portora'	Portora Alocasia	4' ht @ install	fully rooted pot to meet size	AS SHOWN	MEDIUM	Non Native	FULL, SPECIMEN
CLU	48	Clusia guttifera	Small Leaf Clusia	5' Ht.	fully rooted pot to meet size	plant solid	High	Non Native	Full to base
JAS2	5	Jasminum simplicifolium	Jasmine Vine	4' ht @ install	7 Gallon	AS SHOWN	Medium	Non Native	Attach to wall with wire
MUH	14	Muhlenbergia capillaris	Pink Muhly	16"X16"	3 gal. min.	tip to tip	High	Native	Full
PHI	10	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	18"x18"	3 gal. min.	24" oc	MEDIUM	Non Native	FULLY ROOTED POT
XAN	7	Thaumatococcus xanadu	Xanadu Philodendron	24" X 24"	pot to meet size	tip to tip	High	Non Native	Fully rooted
SUBTOTAL:									
SHRUB AREAS									
PSY1	25	Psychotria nervosa 'Little Psycho'	Little Psycho Wild Coffee	16"X16"	fully rooted pot to meet size	tip to tip	High	Native	FULLY ROOTED POT
SPA	5	Spartina bakeri	Sand Cord Grass	24" ht	3 gal. min.	30"	High	Native	Full
SUBTOTAL:									
GROUND COVERS									
HEL	20	Helianthus debilis	Dune Sunflower	6" FULL	1 gal	18" oc	High	Native	Fully rooted
LAN	52	Lantana depressa	Depressed Shrubverbena	12"	3 gallon			Native	
SUBTOTAL:									
TURF									
SOD	498 sf	Stenotaphrum secundatum 'Floritam'	Floritam St. Augustine Sod	sod					Laid tight solid
SUBTOTAL:									



PLANT LEGEND - KEY ONLY

SYMBOL CODE BOTANICAL / COMMON NAME

TREES

CE	Conocarpus erectus Green Buttonwood
ED	Elaeocarpus decipiens TM Japanese Blueberry Tree

PALM TREES

CM	Caryota mitis Clumping Fishtail Palm
VM	Veitchia montgomeryana Montgomery Palm

SHRUBS

ALO1	Alocasia x 'Portora' Portora Alocasia
CLU	Clusia guttifera Small Leaf Clusia
JAS2	Jasminum simplicifolium Jasmine Vine
MUH	Muhlenbergia capillaris Pink Muhly
PHI	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
XAN	Thaumatococcus xanadu Xanadu Philodendron

SHRUB AREAS

PSY1	Psychotria nervosa 'Little Psycho' Little Psycho Wild Coffee
SPA	Spartina bakeri Sand Cord Grass

GROUND COVERS

HEL	Helianthus debilis Dune Sunflower
LAN	Lantana depressa Depressed Shrubverbena

TURF

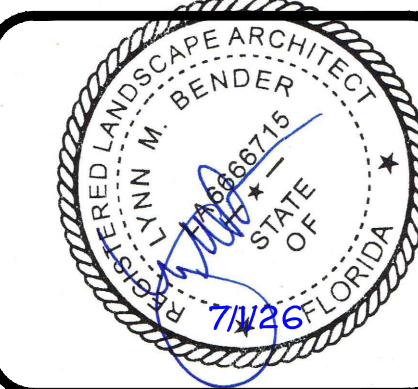
SOD	Stenotaphrum secundatum 'Floritam' Floritam St. Augustine Sod
-----	--

Lynn Bender Landscape Architecture
5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
LBENDERLARCH@GMAIL.COM

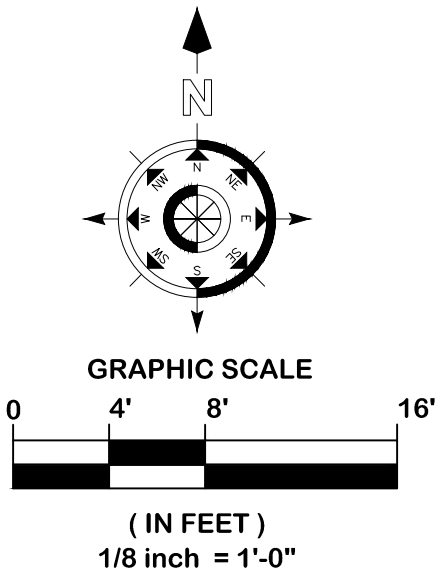
PROJECT ARCHITECT:
YRA Design Inc.
5707 SOUTH DIXIE HWY, SUITE 8
WEST PALM BEACH, FLORIDA 33405
561-493-1500

A CUSTOM HOME FOR:
30 OCEANVIEW DRIVE
LOT 6 - TOWN OF OCEAN RIDGE, FLORIDA 33435
PROPOSED LANDSCAPE PLAN

2	street name, survey sf & pervious sf	7/1/26
1	building comments	3/2/26



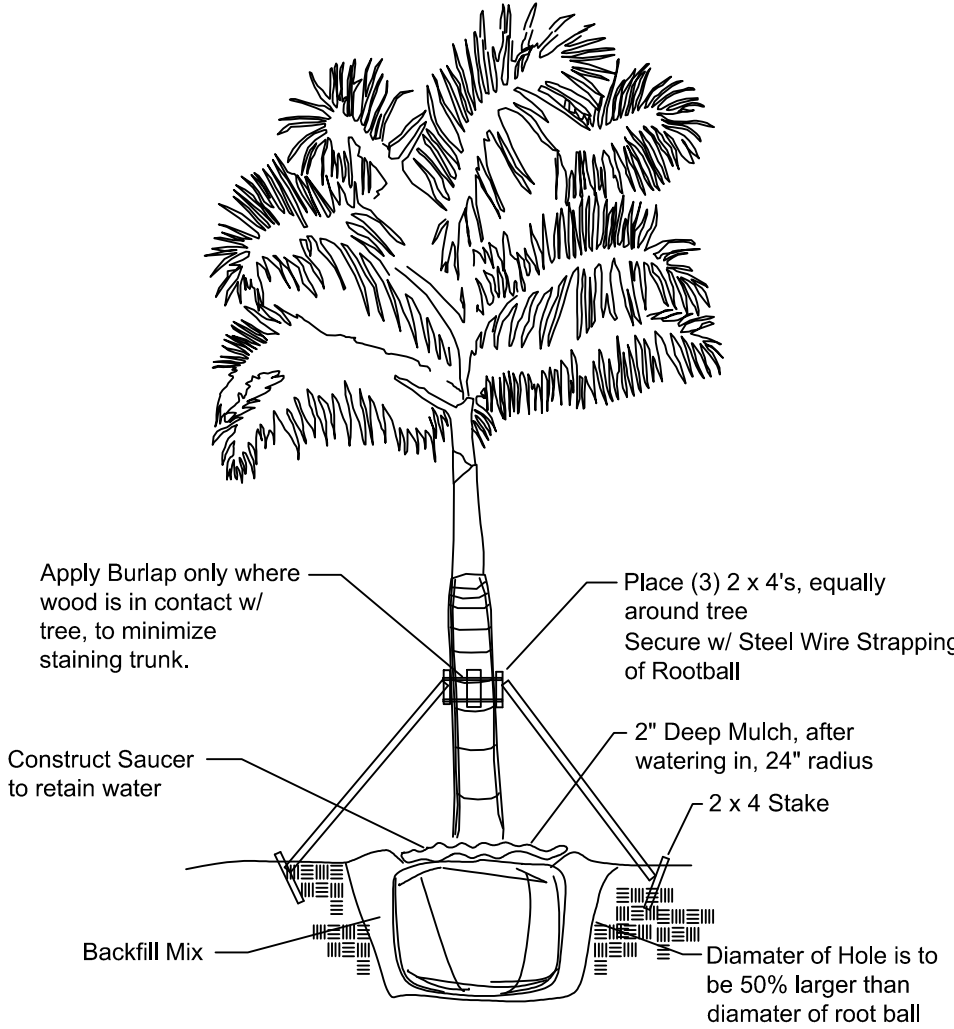
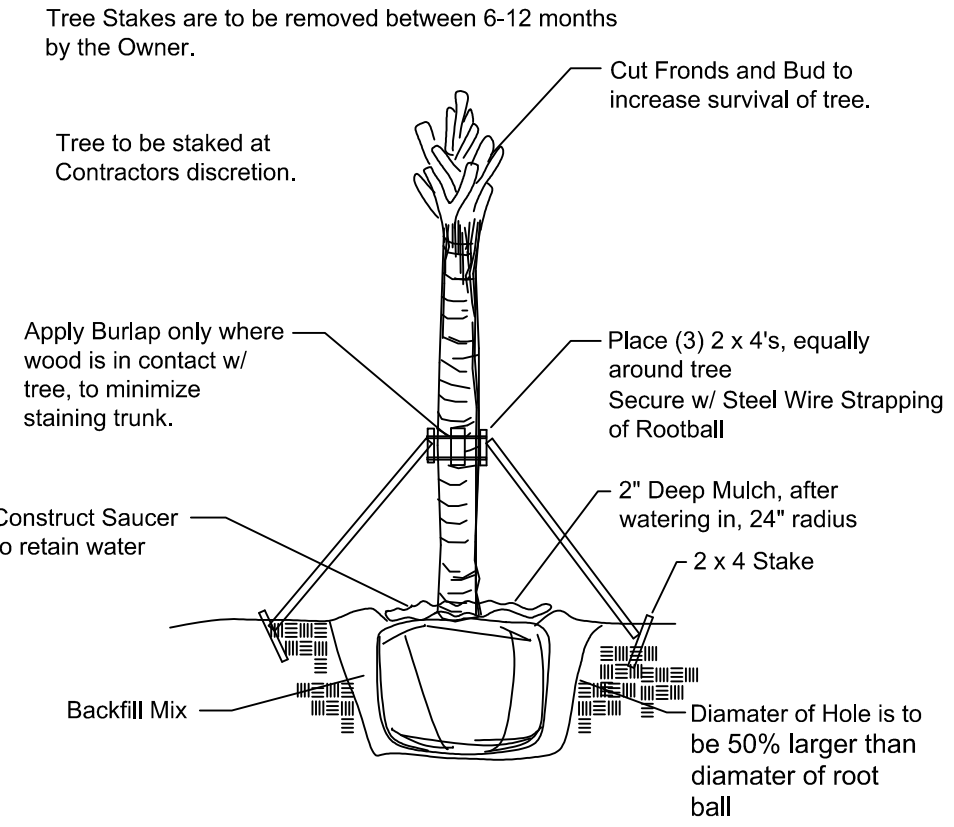
Project 25-066	Sheet LP-1
Date 11-18-25	Scale 1/8" = 1'-0"
	OF 2



Call 48 hours before you dig in Florida
It's the Law!
1-800-432-4770
FPA&L (305) 347-3900
Sunshine State One Call of Florida, Inc.

NOTE:
ALL INVASIVE EXOTIC SPECIES
ARE TO BE REMOVED FROM SITE.

Palm Tree Staking Detail



Planting Specifications

QUALITY: All plants shall be Florida No.1 or better as given in Grades & Standards for Nursery Plants, Parts I and II, latest edition published by the Florida Department of Consumer Services.

RESEARCH : Contractor shall research plans and site to determine present location of utilities and obstructions before commencing work. Contractor shall ensure that before he commences work that all necessary permits have been obtained.

The contractor shall personally examine the project site and fully acquaint himself with all of the existing conditions in order that no misunderstanding may occur.

No Additional compensation will be granted, after bid has been let for any hardships the contractor may encounter in the performance of his duty. Any discrepancies or errors not addressed at the time of bid.

DRAWINGS : Drawings are part of this contract. Any discrepancies between the drawings and specifications shall be brought to the attention of the owner at time of bid.

SCOPE : Under this contract, the work consists of furnishing all labor, material, equipment, transportation, etc., to complete all landscaping work as shown on the Drawings, as included in the Plant List and as herein specified. Work shall include all construction and maintenance/watering of all planting areas of this Contract until accepted by the Owner.

The contractor shall be responsible for all planting/ maintenance of plants until acceptance by Owner. Contractor shall protect all existing structure, plants etc., from damage during the construction process.

All damage shall be repaired at the contractors expense

WARRANTY: All trees shall be warranted for a period of 1 year. All shrubs and groundcovers shall be warranted for a period of 90 days, and sod shall be warranted for a period of 30 days. Warranty begins at time of acceptance. All warranties shall be provided to the owner.

REPLACEMENT: All plant replacements shall be done with the same size and species of plant that was specified.

SAMPLES: Samples of any landscape material may be required for approval on the site or as otherwise determined by the Owner. Upon approval of samples (i.e. mulch, planting soil, plant varieties, etc.) by the Owner, delivery of material may begin. Approved samples shall be stored on the site and protected until furnishing of materials is completed. Plant samples be planted in permanent positions, but labeled as samples.

SUBSTITUTIONS : Any substitutions made for any reason must be approved by the owner.

WATER : It is the contractors responsibility to obtain and adequately water the plants during the duration of the installation phase. All plants shall be freshly dug, healthy and be well branched, free from disease and insects.

CONTAINER GROWN MATERIAL : All container grown materials shall be healthy vigorous, well rooted plants, and established in the container so that the root mass will retain its shape and hold together when removed from the container.

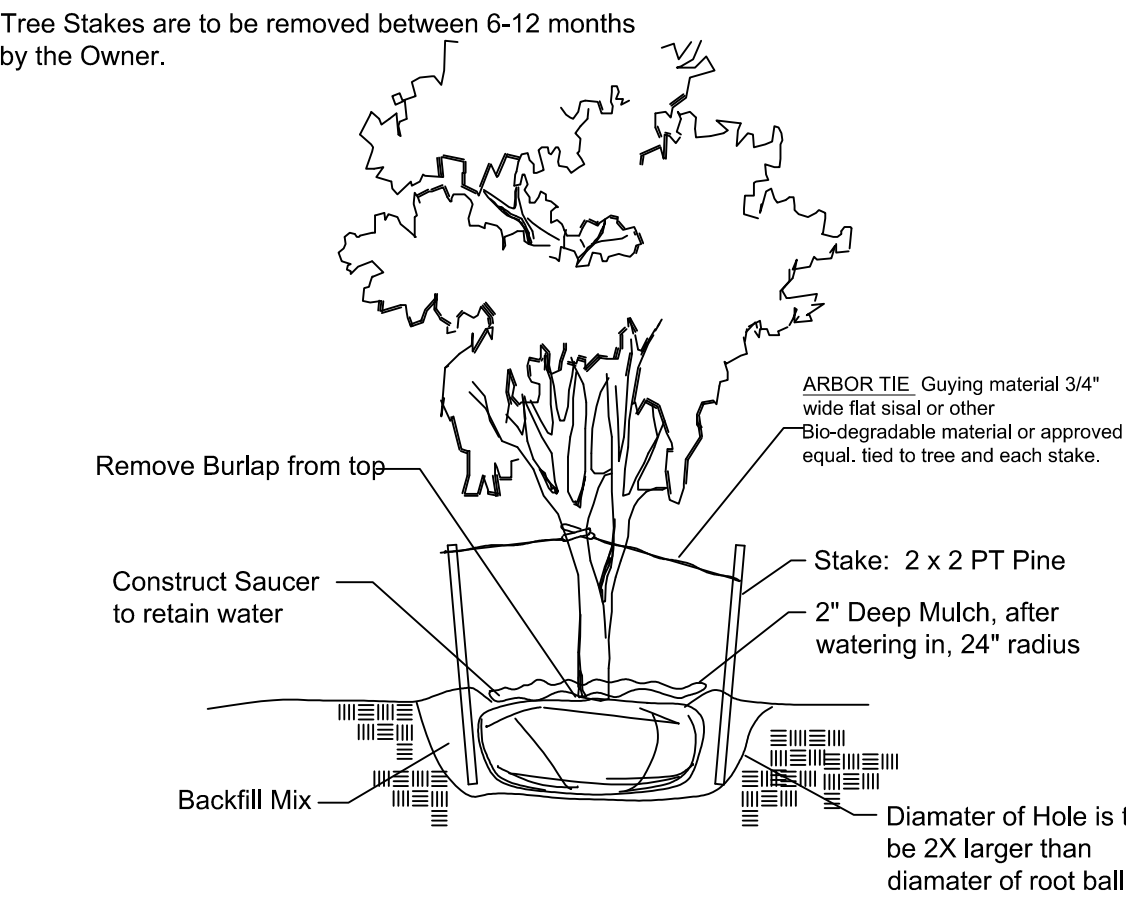
PALMS : Only a minimum number of fronds shall be removed from the crown of palm trees to facilitate moving and handling. Cabbage palm heads shall be tied with a burlap strip per the following procedure: The first (inside) row of fronds contiguous to bud shall be removed. The next 3-4 rows shall be tied to bud for support. The remaining (lower) fronds shall be removed. Tied fronds and bud tip shall not be clipped. Burlap strip shall be left in place until the tree is well established.

PALMS : Clear trunk (c.t.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature green portion of the tree. Caliper shall be measured at breast height. Overall height (OA) shall be measured from the ground at the time of installation to a point one-quarter the length of the unopened bud below the bud tip.

SHADE TREES : Height shall be measured from the ground to the avg. height of canopy. Spread shall be measured to the average outer edge. Single trunk trees shall be free from low-crotches.

SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops. Spread shall be measured to the end of branching equally across the shrub mass. Measurements are not to include any terminal growth.

Tree Staking Detail



Landscape notes:

FDOT Type D or F curb shall be provided along the perimeter of all landscaped, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.

Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.

Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.

Landscape shall not be placed around structures in a manner so as to impede accessibility for fire rescue operations.

All new landscape areas shall be provided with 100 % automatic irrigation coverage.

A Functioning rain sensor/shut-off device shall be required on all irrigation systems.

Mulch all plant beds as specified in details using hardwood, non-cypress to 3" depth.

The soil utilized within the parking island areas MUST be a minimum of 36" in depth of natural soil NOT consisting of road rock, imported fill or other miscellaneous debris..

FOR ALL TREE PLANTINGS :

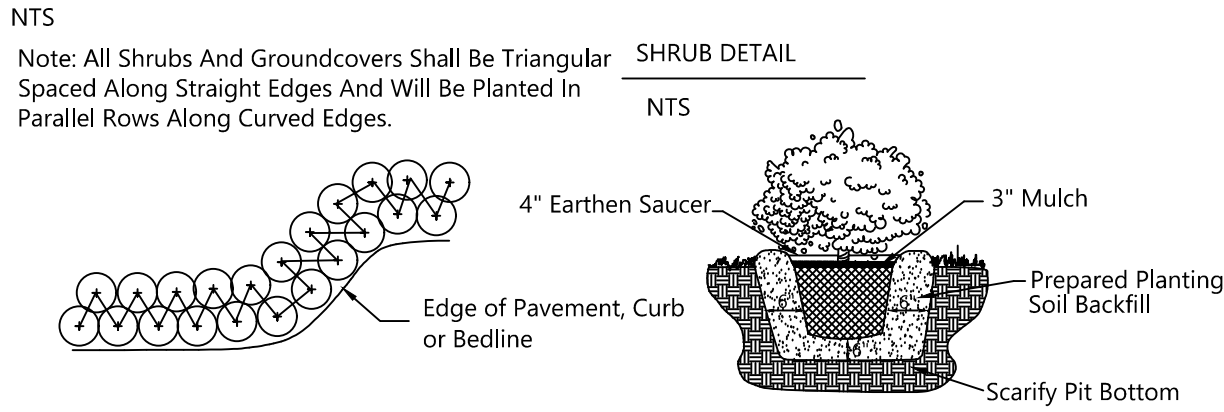
Synthetic burlap ball covering materials shall be completely removed.

Wire baskets shall be cut off to a depth of 1/2 (half) the depth of the root ball.

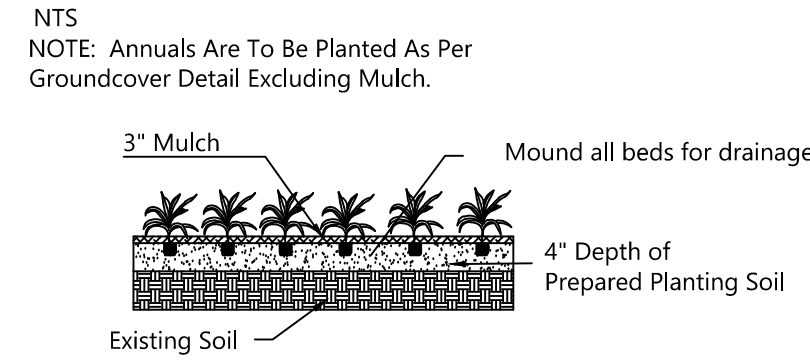
Burlap coverings shall be removed to a depth of 1/3 (third) of the root ball.

Any tree support materials shall be removed from each tree once it is established.

Shrub & Groundcover Planting Detail



Groundcover & Annual Detail



All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.

12 MONTH TREE & PALM IRRIGATION SCHEDULE

All trees and Palms shall have one bubbler each, placed 1/2 way between edge of trunk and root ball.

All trees and Palms shall receive adequate water until established. Recommended watering schedule as below:

For First 30 days = 7 days per week apply 5 gallons per minute for 10 minutes for each plant.

For next 60 days = 3 times per week apply 5 gallons per minute for 10 minutes for each plant.

For remaining 9 months = 2 times per week apply 5 gallons per minute for 10 minutes for each plant.

Contractor shall monitor & adjust accordingly dependant on outside factors (ie extended dry or wet periods).

IRRIGATION SYSTEM NOTE:

PROVIDE NEW COMPLETE IRRIGATION SYSTEM.

IF CONNECTING TO CITY METER, LOCATION & SIZE SHALL BE CONFIRMED BY CONTRACTOR.

IF A NEW WELL/PUMP IS PREFERRED FOR SYSTEM THEN ALL RULES PER S.F.W.M.D. & CITY CODES SHALL BE FOLLOWED.

AN AUTOMATIC PROPERLY FUNCTIONING UNDERGROUND IRRIGATION SYSTEM WITH A RAIN SENSING CUTOFF DEVICE SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH THE SFWMD, FLORIDA BUILDING CODE AND CITY BUILDING CODE REQUIREMENTS.

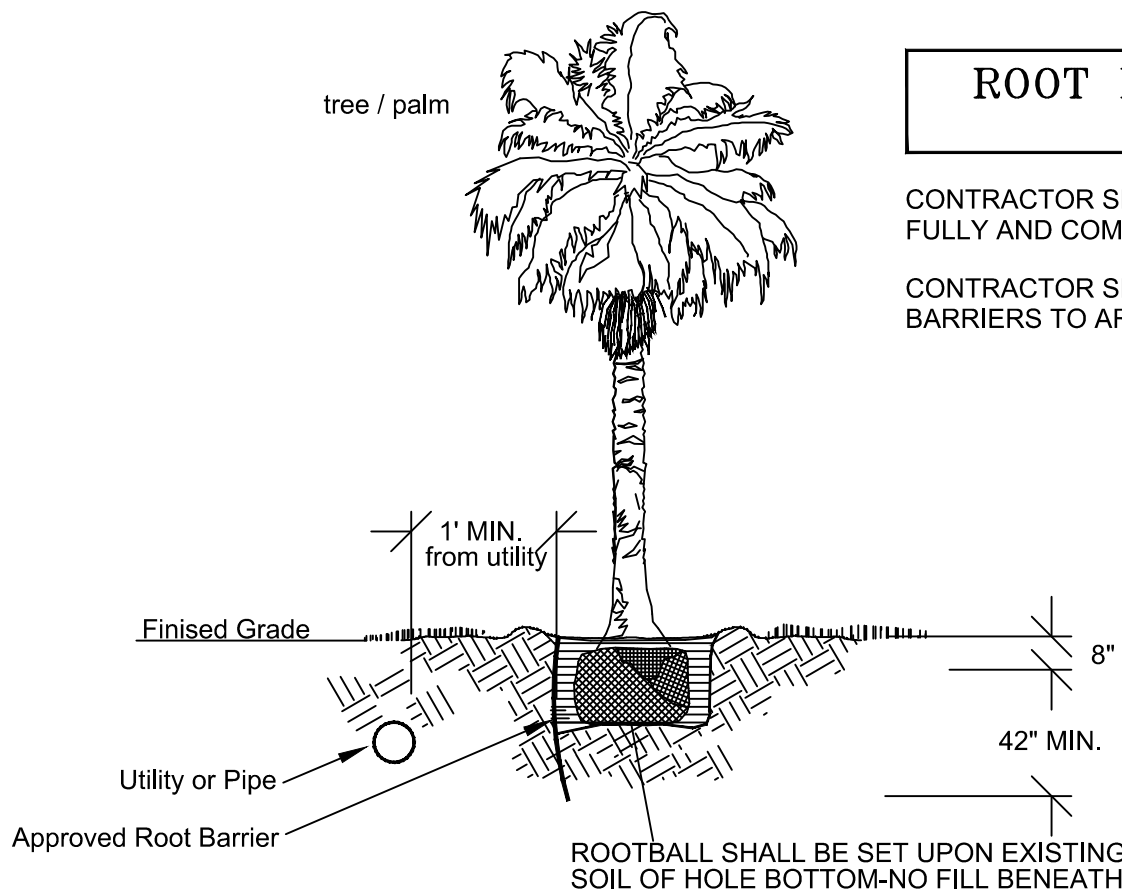
THE RAIN SENSING CUTOFF DEVICE SHALL BE LOCATED AND INSTALLED IN SUCH A MANNER THAT THE BUILDING EAVES, BALCONIES AND SIMILAR OVERHANGS DO NOT INTERFERE WITH THE OPERATION OF THE DEVICE.

THE IRRIGATION SYSTEM SHALL BE PROPERLY MAINTAINED IN GOOD WORKING ORDER AND PROVIDE A MINIMUM COVERAGE OF 100% WITH 100% OVERLAP.

ROOT BARRIER DETAIL
NO SCALE

CONTRACTOR SHALL FOLLOW MANUFACTURERS DIRECTIONS FULLY AND COMPLETELY FOR INSTALLATION.

CONTRACTOR SHALL PROVIDE "CUT SHEET" INFORMATION ON ROOT BARRIERS TO ARCHITECT/PLANNERS PRIOR TO INSTALLATION



ROOT BARRIER NOTE:

A ROOT BARRIER SYSTEM TO BE INSTALLED IN SITUATIONS WHERE A TREE OR PALM IS PLANTED WITHIN 1'0" OF UNDERGROUND UTILITIES / INFRASTRUCTURE.

Minimum Root Barrier Requirements:

- 1) Panel 0.085 thick polypropylene
- 2) Zipper join system
- 3) Rounded edges
- 4) 24" depth
- 5) Anti-lift pads

a. Root barriers should extend no less than 1/2 the canopy width of a mature tree or 20' in length, whichever is greater.)

SOD: Sod shall be measured on the basis of square footage. Contractor shall be responsible for coverage of the square footage shown on the plans.

SOD: Time delivery so that sod will be placed within 24 hours after.

MULCH: Apply 3" NON-CYPRESS mulch to all planting areas. Keep mulch from piling up along the base of the tree and shrubs. Mulch to be measured after compaction.

FINE GRADING

The landscape contractor shall be responsible for fine grading of the site. This means that the site shall be brought within 1" of final grade so that the landscape contractor will be able to perform final grading. All landscape areas, sod areas, are to be fine graded.

PLANT LAYOUT: All bed areas shall have planting laid out prior to planting.

The Landscape Architect shall review all layout prior to planting. If the bed and shrub layout is not inspected prior to planting, the Landscape Architect reserves the right to relocate the plants.

SOIL

Planting beds shall contain good soil, complete with organic sand mix. There shall be no construction debris, rock larger than 1" within bed areas. Soil shall be dark grey-brown in organic color and shall have good drainage characteristics.

Soil within planting beds shall not be compacted.

All compacted sub-base/ shell is to be removed from all landscape areas.

BACKFILL/SOIL MIX	ANNUALS
50% decomposed organic matter (muck)	100% Potting Soil
50% existing soil	
pH: 5.5 - 7.0	

FERTILIZER : Two fertilizers shall be used in all types of plantings except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be 6-6-6 Nitrogen-Phosphorus-Potassium. Tablet Fertilizer (Agriform or equal) in 21 gr size, shall meet the following requirements: 20% Nitrogen, 10% Phosphorus, 10% Potassium. The two fertilizers will be applied at the following rates:

1. PLANT SIZE	6-6-6 "AGRIFORM" TABLET (21 GRAM)
1 gal.	1/4 lb.
3 gal.	1/3 lb.
7-15 gal.	1/2 lb.
1"-6" caliper	2 lbs./1" cal.
6" and larger	3 lbs./1" cal.

2. Magnesium sulfate or "Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper.

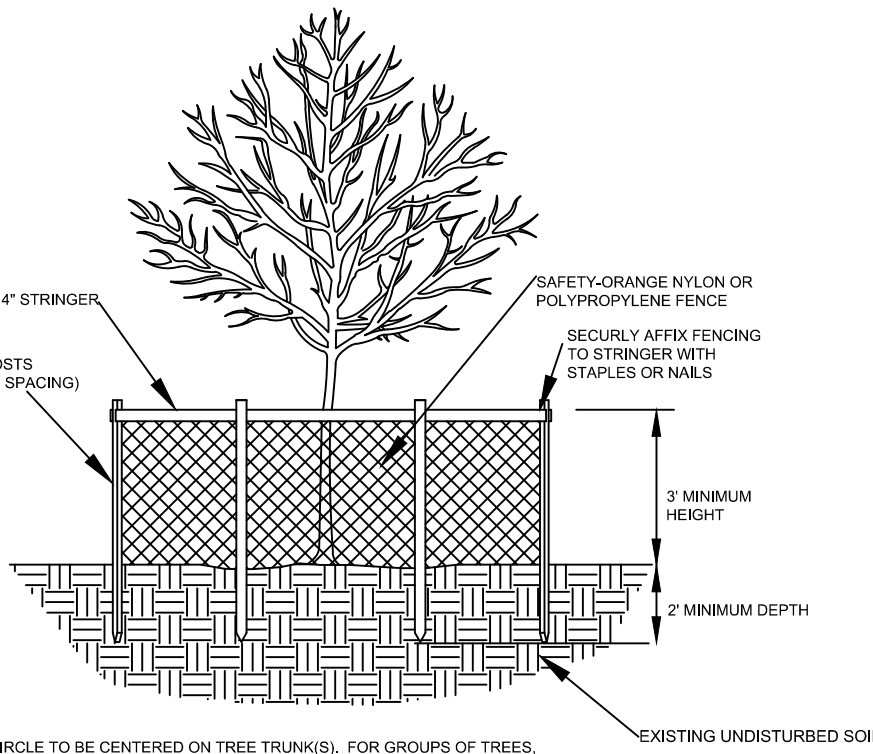
PRUNING: Each plant shall be pruned to complement the natural character of the tree. All dead and brown fronds, leaves, branches shall be removed.

TREE GUYING AND BRACING : Firmly stake or guy all trees in accordance with the plans and planting details immediately after planting to prevent wind damage.

WEED CONTROL: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds.

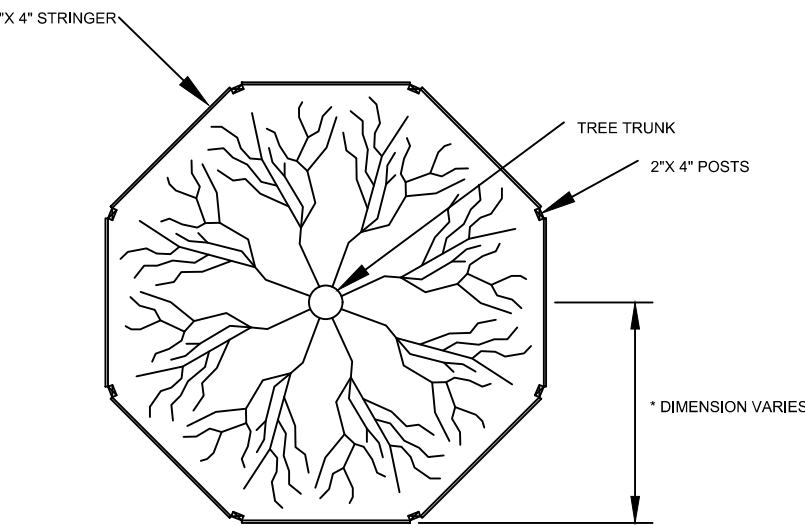
PLANT MAINTENANCE: Contractor shall maintain all plants until final acceptance by owner.

CLEAN-UP: Contractor shall clean site area every day. The site shall be devoid of all rubbish, landscape debris, containers.



NOTE: BARRICADE ORICLE TO BE CENTERED ON TREE TRUNKS. FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

* TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.



NOTE: FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

TREE PROTECTION BARRICADE DETAIL
IF APPLICABLE



Notes to contractor

Contractor Shall be familiar w/ the Landscape code and shall comply with all of its applicable requirements.

Contractor shall verify all quantities indicated at time of bid.

Contractor shall provide unit prices at time of bid.

All contractors working on the project shall be licensed and fully insured as required.

Tree and palm staking shall be removed between 6 and 12 months after planting.



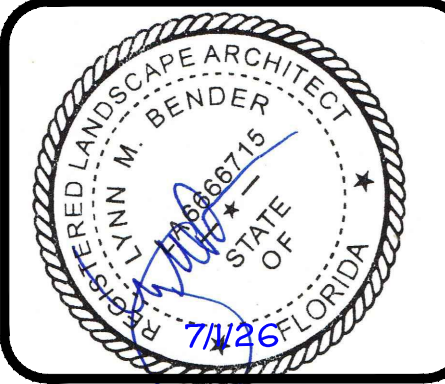
Lynn Bender
Landscape
Architecture
5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
LBENDERLARCH@GMAIL.COM

PROJECT ARCHITECT:

YRA Design Inc.
5707 SOUTH OAKIE HWY, SUITE 8
WEST PALM BEACH, FLORIDA 33405
561-493-1500

A CUSTOM HOME FOR:
30 OCEANVIEW DRIVE
LOT 6 - TOWN OF OCEAN RIDGE, FLORIDA 33435
LANDSCAPE DETAILS & SPECIFICATIONS

	street name	7/1/26
1	building comments no changes this sheet	3/2/26



Project 25-066	Sheet
Date 11-18-25	LP-2
Scale	OF 2



Landscape & Hardscape shown for graphic representation only. Refer to Landscape & Hardscape drawings for exact pathways, driveways, species, and sizes.



Landscape & Hardscape shown for graphic representation only. Refer to Landscape & Hardscape drawings for exact pathways, driveways, species, and sizes.



Landscape & Hardscape shown for graphic representation only. Refer to Landscape & Hardscape drawings for exact pathways, driveways, species, and sizes.



Landscape & Hardscape shown for graphic representation only. Refer to Landscape & Hardscape drawings for exact pathways, driveways, species, and sizes.



Landscape & Hardscape shown for graphic representation only. Refer to Landscape & Hardscape drawings for exact pathways, driveways, species, and sizes.



Landscape & Hardscape shown for graphic representation only. Refer to Landscape & Hardscape drawings for exact pathways, driveways, species, and sizes.



Landscape & Hardscape shown for graphic representation only. Refer to Landscape & Hardscape drawings for exact pathways, driveways, species, and sizes.



Landscape & Hardscape shown for graphic representation only. Refer to Landscape & Hardscape drawings for exact pathways, driveways, species, and sizes.



Landscape & Hardscape shown for graphic representation only. Refer to Landscape & Hardscape drawings for exact pathways, driveways, species, and sizes.



Landscape & Hardscape shown for graphic representation only. Refer to Landscape & Hardscape drawings for exact pathways, driveways, species, and sizes.



Landscape & Hardscape shown for graphic representation only. Refer to Landscape & Hardscape drawings for exact pathways, driveways, species, and sizes.



Landscape & Hardscape shown for graphic representation only. Refer to Landscape & Hardscape drawings for exact pathways, driveways, species, and sizes.

Town of Ocean Ridge, Florida

Planning & Zoning Commission Agenda Memorandum

Christy Goddeau, Town Attorney

Subject: Discussion Regarding Ordinance on Accessory Structures

At the July 21, 2026 Planning and Zoning Commission meeting, the Commission discussed the Town's regulations with regards to accessory structures and consider potential revisions to allow for pergolas, gazebos, and/or similar structures to encroach into the existing setbacks. Section 64-41 of the Town's Land Development Code sets forth the Town's regulations on accessory structures. For the Town's Residential Single-Family districts, the side setbacks are generally 15 feet and the rear setbacks are 15 feet or 25 feet if adjacent to a waterway. There are exceptions in the Code to the setback requirements, which include pools, decks, patios, steps, stoops or terraces (unenclosed and uncovered), fences, residential equipment, utility shed/storage building, private dune crossover, and grandfathered accessory structures.

The Planning and Zoning Commission sought additional research on options for the Town and the following information is provided in that regard:

On July 1, 2026, HB 929 (attached) became effective which prohibits municipalities from "enacting" an ordinance, policy, or regulation that prevents the installation of a *chickee in a side yard if it is at least 10 feet from the property line and/or at least 10 feet from any other structure*. See section 166.04845, Florida Statutes (2026). Currently, like all accessory structures chickees must comply with the Town's required setbacks and this remains enforceable, which appears to remain enforceable after the passage of HB 929.

Under the Town's current code, screen enclosures have the same setback as other accessory uses.

The Town of Gulf Stream has special exception options for some of its side setbacks. The special exceptions set forth criteria for approval including, but not limited, neighbor consent.

Boynton Beach has a special rear yard setback reduction for a single-story building (up to 50%) unless restricted by plat.

Attached is a sample 10 X 12 pergola showing dimensions and a sample chickee hut with 10 X 10 dimensions.

Potential options. Utilizing North Palm Beach's ordinance, here are some provisions for consideration:

“Open-air pavilion” means a detached ancillary structure, open on all sides, with a partial to full roof covering of some type used for recreation, entertainment, contemplation, or meditation purposes. This definition shall include all types of pergolas and other pavilion-type structures. Retractable screens on the sides are permitted and screens must be secured and stored in an upright position when the open-air pavilion is not in use. Open-air pavilions are exempt from the open space requirements. Chickees as defined in section 553.73, Florida Statutes, are authorized as open-air pavilions and subject to this section.

Accessory structures. Open air pavilions shall be subject to the following additional conditions and restrictions:

1. *Permitting.*

(a) All open-air pavilions must be permitted in accordance with the Florida Building Code and Town Code requirements for permanent installation. Chickees shall be exempt from the Florida Building Code to the extent applicable under section 553.73, Florida Statutes.

(b) In addition to the standard building permit application requirements, an application to install an open-air pavilion shall require the submittal of the following information:

(1) A survey that includes scaled dimensions of the proposed structure, including setbacks, landscaping, fencing and other features;

(2) Drawings of the proposed structure depicting, at a minimum, the overall design, dimensions, roof materials, and height; and,

(3) Pictures showing compatibility with primary structure's architectural theme or style and complementary in color.

2. *Dimensions.* Open-air pavilions shall not exceed one hundred fifty (150) square feet in floor area. The floor area shall be measured from outside the support post(s). If there is any roof overhang, the floor area shall be measured from outside the roof overhang.

3. *Height.* Open-air pavilions shall not exceed twelve (12) feet in height from finished grade of the support post(s).

4. *Location and Setbacks.*

(a) No open-air pavilion may be erected within ten (10) feet of the side property line.

(b) No open-air pavilion may be erected within ten (10) feet of the rear property line.

(c) No open-air pavilion or any portion thereof may be erected between the front line of the principal building and the front property lot line, within a utility or drainage easement, or within a required landscape buffer.

(e) The open-air pavilion shall not be attached to any structure including any accessory structure. If the open-air pavilion is a chickee, it must be at least ten (10) feet from any other structure.

5. Use restrictions.

(a) An open-air pavilion shall be used only for private recreational activities as an accessory use to the principal residential use and shall not be used for habitation, for a tool room, storage room or workshop, or for any commercial purpose whatsoever.

(b) Open-air pavilions shall not be used for storage of items of personal property, including, but not limited to, the following:

(1) Operable or inoperable vehicles, boats, boat trailers, utility trailers or similar items of personal property;

(2) Building materials, lawn equipment, tools or similar items; and

(3) Ice boxes, refrigerators and other types of food storage facilities with the exception of under-counter units.

6. *Maintenance.* Open-air pavilions shall be maintained in good repair and in sound structural condition. Painted or stained surfaces shall be free of peeling paint, mold and mildew and void of any evidence of deterioration.

7. Design.

(a) Except for chickees, open-air pavilions shall to the greatest extent possible be consistent with the architectural theme or style of the primary structure and complementary in color.

(b) At the request of a property owner, the administrative official may approve the use of alternate architectural themes or styles when such materials, themes, styles or color are complementary to the primary structure.

(c) Should the administrative official deny the request for alternate architectural themes, styles, or colors, a property owner may appeal this decision to the planning and zoning commission by submitting a written request for a hearing to the administrative official within thirty (30) calendar days of the date of the determination. The appeal shall be placed on the next available agenda and the decision of the planning and zoning board shall be final, subject only to judicial review by writ of certiorari.

Other consideration:

1. Written consent required of neighbors if rear setback is adjacent to waterway.
2. If open-air pavilion is located in setback adjacent to waterway, must not unreasonably restrict view of waterway.
3. Open-air pavilions shall be screened from the nearest side property line with hedge or other landscaping. For example, if open-air pavilion is twelve (12) feet in height, nearest property line shall have a hedge that is at least twelve (12) feet in height.
4. Use of all open-air pavilions shall comply with the Town's regulations for noise levels.

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

Suggested Motion:

Respectfully,
Christy Goddeau, Town Attorney

CHAPTER 2026-55

House Bill No. 929

An act relating to local government regulation of chickees; creating ss. 125.489 and 166.04845, F.S.; prohibiting counties and municipalities, respectively, from enacting an ordinance, regulation, or policy that prevents a chickee from being constructed by certain persons in specified locations; prohibiting counties and municipalities from enacting an ordinance, regulation, or policy concerning chickees that is more restrictive than certain federal regulations; amending s. 553.73, F.S.; revising the definition of the term “chickee”; providing a penalty for certain persons who construct chickees in an attempt to assert an exemption from the Florida Building Code; amending s. 633.202, F.S.; defining the term “chickee”; exempting certain chickees from the Florida Fire Prevention Code; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Section 125.489, Florida Statutes, is created to read:

125.489 Ordinances, regulations, and policies concerning chickees.—

(1) A county may not enact an ordinance, regulation, or policy that prevents or has the effect of preventing a person who is a member of the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida from constructing a chickee, as defined in s. 553.73(10)(i):

(a) In a side yard if the chickee is at least 10 feet from the property line.

(b) Near another structure if the chickee is at least 10 feet from any other structure.

(2) A county may not enact an ordinance, regulation, or policy concerning chickees that is more restrictive than federal floodplain management regulations.

Section 2. Section 166.04845, Florida Statutes, is created to read:

166.04845 Ordinances, regulations, and policies concerning chickees.—

(1) A municipality may not enact an ordinance, regulation, or policy that prevents or has the effect of preventing a person who is a member of the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida from constructing a chickee, as defined in s. 553.73(10)(i):

(a) In a side yard if the chickee is at least 10 feet from the property line.

(b) Near another structure if the chickee is at least 10 feet from any other structure.

(2) A municipality may not enact an ordinance, regulation, or policy concerning chickees that is more restrictive than federal floodplain management regulations.

Section 3. Paragraph (i) of subsection (10) of section 553.73, Florida Statutes, is amended to read:

553.73 Florida Building Code.—

(10) The following buildings, structures, and facilities are exempt from the Florida Building Code as provided by law, and any further exemptions shall be as determined by the Legislature and provided by law:

(i) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term “chickee” means an open-sided wooden hut that has a thatched roof of palm, or palmetto, or other traditional materials; that may have a wooden deck; and that does not incorporate any electrical, plumbing, or other nonwood features, except that a chickee may:

1. Incorporate nonwood fasteners, including, but not limited to, nails, screws, bolts, nuts, washers, staples, and hurricane straps.

2. Incorporate electrical or plumbing features in accordance with a building permit for the incorporation of such features.

A person who is not a member of the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida and who constructs a chickee in an attempt to assert an exemption from the Florida Building Code commits a misdemeanor of the first degree, punishable as provided in s. 775.082 or s. 775.083.

With the exception of paragraphs (a), (b), (c), and (f), in order to preserve the health, safety, and welfare of the public, the Florida Building Commission may, by rule adopted pursuant to chapter 120, provide for exceptions to the broad categories of buildings exempted in this section, including exceptions for application of specific sections of the code or standards adopted therein. The Department of Agriculture and Consumer Services shall have exclusive authority to adopt by rule, pursuant to chapter 120, exceptions to nonresidential farm buildings exempted in paragraph (c) when reasonably necessary to preserve public health, safety, and welfare. The exceptions must be based upon specific criteria, such as under-roof floor area, aggregate electrical service capacity, HVAC system capacity, or other building requirements. Further, the commission may recommend to the Legislature additional categories of buildings, structures, or facilities which should be exempted from the Florida Building Code, to be provided by law. The Florida Building Code does not apply to temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

Section 4. Subsection (22) is added to section 633.202, Florida Statutes, to read:

633.202 Florida Fire Prevention Code.—

(22)(a) As used in this subsection, the term “chickee” has the same meaning as in s. 553.73(10)(i).

(b) Notwithstanding any other provision of law, a chickee is exempt from the Florida Fire Prevention Code, including the national fire codes and other national codes incorporated by reference, if:

1. The chickee is at least 20 feet from another structure subject to the Florida Building Code; or

2. The chickee otherwise implements fire-proofing measures approved by a certified fire protection system contractor.

Section 5. This act shall take effect July 1, 2026.

Approved by the Governor April 29, 2026.

Filed in Office Secretary of State April 29, 2026.



Town of Ocean Ridge, Florida

Planning & Zoning Commission Agenda Memorandum

**Subject: Proposed Ordinance Regarding Changes to Duration of
Construction Due to State Mandate on Single-Family Dwelling
Permits**

At the July 2026 meeting, the Planning and Zoning Commission the Town's current ordinance on duration of construction, section 67-52, and discussed House Bill 803 (HB 803) (2026), *effective July 1 2026*, in which the Florida Legislature revised subsection 553.79(1)(c), Florida Statutes, to state:

(c) A local government that issues building permits may send a written notice of expiration, by e-mail or United States Postal Service, to the owner of the property and the contractor listed on the permit, no less than 30 days before a building permit is set to expire. The written notice must identify the permit that is set to expire and the date the permit will expire. A building permit issued by a local government for a single-family dwelling expires 1 year after the issuance of the permit or on the effective date of the next edition of the Florida Building Code, whichever is later. However, this paragraph does not prevent a local government from extending a building permit beyond the expiration date.

The Planning and Zoning Commission directed the Town Attorney to research if the Town could still maintain its duration of construction or another means for ensuring all construction is timely prosecuted to completion.

While there is no authority yet issued on HB 803, generally, the Town can maintain its own duration of construction provisions as long as such provisions are not preempted by or directly conflict HB 803. Since HB 803 did not preempt local ordinances from enacting or enforcing specific duration requirements for single-family dwelling permits, arguably, if violated a shorter time for duration of construction, such permits could be revoked. However, conservatively, allowing such a permit to remain "unexpired" in lieu of revoking the same for a construction duration violation may be a sounder approach.

In enforcement of section 67-52 in the past, Town staff has had issues with determining the date of commencement and how the duration of construction is enforced. There also seems to be a

need for the duration of construction to be enforceable through the finding of an abandonment of construction.

Accordingly, changes are recommended to address the maximum duration of construction, single-family dwelling permits, and Town enforcement issues.

Staff recommends...

Suggested Motion: I move to...

Respectfully,

ORDINANCE NO. _____

**AN ORDINANCE OF THE TOWN OF OCEAN RIDGE, FLORIDA,
AMENDING ITS CODE OF ORDINANCES AT CHAPTER 67, ARTICLE
III, DIVISION 2, SECTION 67-52 ENTITLED, “COMMENCEMENT AND
DURATION OF CONSTRUCTION,” TO AMEND THE MAXIMUM TIME
FOR CONSTRUCTION, CLARIFY REQUESTS FOR EXTENSIONS OF
TIME, ADDRESS CONSTRUCTION ABANDONMENT VIOLATIONS
AND FOR OTHER PURPOSES; PROVIDING FOR REPEAL OF
CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE
DATE**

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

WHEREAS, the Florida Building Code (“FBC”) provides a six (6) month duration of construction under a valid building permit from the commencement of construction, which is extended at six (6) month intervals after the passing of a substantive inspection of the work; and

WHEREAS, neither the Florida Statutes nor the FBC set a maximum timeframe for construction under a valid building permit; and

WHEREAS, the Florida legislature has mandated that building permits issued for single-family dwellings expire one (1) year after issuance or after the adoption of the next edition of the FBC, whichever is a longer period of time; and

WHEREAS, the Town has broad home-rule authority to enact local ordinances that impose stricter or more specific permit conditions so long as such conditions do not conflict with state law; and

WHEREAS, Town’s Land Development Code in section 67-52 currently sets forth a local maximum duration for construction of two (2) years for the single family residential estates zoning district and one (1) year for construction of all other buildings and structures; and

WHEREAS, under the current section 67-52 of the Code, a request for a one-time six month extension may be granted by the administrative official (Building Official) and additional extensions may be granted by the Town Commission to increase the maximum duration of construction; and

WHEREAS, in recognition of the mandated expiration date for single-family dwelling building permits and other issues experienced under the current version of section 67-52 of the Town’s code, revisions to section 67-52 are desired to promote continuous construction in a safe and efficient manner and to protect the health, safety, and welfare of the Town’s residents; and

WHEREAS, the Town Commission has determined that the revisions proposed in this

Ordinance to section 67-52 are reasonable and made for a proper municipal purpose which are in the best interests of the health, safety and welfare of the residents of the Town.

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

SECTION 1 – Findings of Fact: The **WHEREAS** clauses set forth above are adopted herein as true findings of fact of the Town Commission and incorporated herein as operative provisions of this Ordinance.

SECTION 2 – Amendment: Chapter 67, entitled “Buildings and Building Regulations,” Article III, entitled “Technical Codes and Other Construction Standards,” Division 2, “Administration and Enforcement,” Section 67-52, entitled “Commencement and Duration of Construction,” is hereby amended to read as follows (underline denotes additions; ~~stricken through~~ denotes deletions):

Chapter 67 – Buildings and Building Regulations

Article III. – Technical Codes and Other Construction Standards.

Division 2. – Administration and Enforcement.

Sec. 67-52. Commencement, continuation, and maximum time duration of for construction, and construction abandonment.

- (a) Definitions: For purposes of this section, the following definitions shall apply:
1. Approved inspection means an inspection by the town or a registered private provider which establishes that substantive work under the applicable building permit(s) has been correctly accomplished or achieved.
 2. Date of commencement means the date on which the first permit is issued for any work on a property.
 3. Major construction means a permitted construction project involving improvements to real property with a valuation of \$250,000.00 or more. Permitted construction with a valuation less than \$250,000.00 becomes major construction when additional permits are issued which cause the total construction value of the project to equal or exceed \$250,000.00. In that event, the date of commencement becomes the date of issuance of the initial permit of the project.
- (b) Approved inspection: All construction work under a town issued building permit(s) must receive an approved inspection within 180 days of the date of commencement or within 180 days of the previous approved inspection. Failure to timely obtain such approved inspection(s) shall be prima facie evidence that the construction has been abandoned. Such prima facie evidence shall be in addition to any other evidence that construction under the permit has been abandoned under the permit. The administrative official may revoke any permit that fails to have an approved inspection.
- (c) Permit expiration: All authorized construction shall be completed prior to the expiration of

the building permit. Failure to timely complete construction prior to the expiration of the building permit shall be prima facie evidence that the construction has been abandoned. Such prima facie evidence shall be in addition to any other evidence that construction under the permit has been abandoned under the permit. If a permit expires, all authorized work under the permit shall expire and a new permit will be required consistent with the current federal, state, and local laws and regulations.

(d) Agreed maximum time for completion of construction: The maximum time for completion of an authorized construction project is as follows:

1. Except for major construction, all permitted construction projects shall be completed within one (1) year from the date of commencement.
2. For major construction, all permitted construction projects shall be completed within the schedule shown in Table 1 herein from the date of commencement.

TABLE 1. MAJOR CONSTRUCTION SCHEDULE

	<u>Square Footage Under Roof</u>	<u>New Construction* Maximum Time Permitted</u>	<u>Remodel/Accessory Construction Maximum Time Permitted</u>
<u>I.</u>	<u>Projects 3,999 sq. ft. or less</u>	<u>16 months</u>	<u>16 months</u>
<u>II.</u>	<u>Projects 4,000 sq. ft. to 5,999 sq. ft.</u>	<u>20 months</u>	<u>24 months</u>
<u>III.</u>	<u>Projects 6,000 sq. ft. to 9,999 sq. ft.</u>	<u>24 months</u>	<u>30 months</u>
<u>IV.</u>	<u>Projects 10,000 sq. ft. to 19,999 sq. ft.</u>	<u>30 months</u>	<u>36 months</u>
<u>V.</u>	<u>Projects 20,000 sq. ft. to 39,999 sq. ft.</u>	<u>36 months</u>	<u>42 months</u>
<u>VI.</u>	<u>Projects 40,000 sq. ft. or more</u>	<u>To be determined by the building official prior to permit issuance</u>	<u>To be determined by the building official prior to permit issuance</u>

* Principal structure

3. Said maximum time for construction is a condition of all applicable permits and permit applicant, contractor, and owner accept such condition upon acceptance of a building permit(s).
4. Failure of the applicant, contractor, and/or owner to complete construction under the permit(s) in accordance with the maximum time herein shall be prima facie evidence that the construction has been abandoned. Such prima facie evidence shall be in addition to any other evidence that construction under the permit has been abandoned under the permit. **The building official may issue a stop work order for any single-family dwelling permitted construction which has exceeded the maximum time set forth herein and may revoke any other permit which has exceed the maximum time set forth herein.**

(e) Requests for extension:

1. A written request for an extension from the maximum time for construction will be considered by the town commission for all major construction and by the administrative official for all other construction. Approval may be granted for good cause shown as determined in the sole discretion of the administrative official or town commission. Said request for extension shall be filed through the online building permit portal by the permit applicant, contractor, and/or the owner no later than 30 calendar days, prior to the maximum construction deadline date. The request for extension shall include reasons/or the necessity of granting an extension, a revised construction schedule, and proposed nuisance mitigation measures. For major construction, the request for extension shall include a statement that first class mailed notice to neighbors within 300 feet will be provided at least 25 days prior to the town commission meeting at which the extension is to be considered, and a USPS Certificate of Mailing as proof of the mailed notice. Failure to provide proof of such mailed notice shall result in the request being denied.
 2. In the event the town commission or administrative official determines that good cause is not shown for granting the extension, the commission or administrative official may deny the extension. In the event the town commission or administrative official grants an extension, it may impose conditions on the extension which may include the implementation of mitigation measures deemed appropriate by the commission or administrative official.
 3. In the event no request is made (or not timely made) for extension of time from the above referenced schedule, if a stop work order has not already been issued, all work shall cease and desist at the project site. In order to resume work, the permit applicant, contractor, and/or the owner must apply for and receive administrative official approval for an extension of time.
 4. Failure of the permit holder and/or the property owner to complete the construction within the time extension granted by the administrative official and/or the town commission (if any) constitutes prima facie evidence that the construction project has been abandoned. Such prima facie evidence shall be in addition to any other evidence that construction under the permit has been abandoned under the permit.
 5. If conditions are attached to any extension granted hereunder, said conditions shall be incorporated into the permit and the applicant, contractor, and owner accept such conditions upon continuation of the construction.
 6. If requested in writing prior to the maximum construction time deadline, the administrative official may grant one (1) administrative extension, not to exceed six (6) months for the permit applicant, contractor, and/or owner to seek an extension of time from the town commission or complete the project. All requests for an administrative extension of time shall include the payment of a non-refundable fee equal to one (1) percent of the original permit fee.
 7. Except for an administrative extension of time, all requests for extensive of time shall include the payment of a non-refundable fee equal to ten (10) percent of the original building permit fee.
- (f) Abandonment. Any and all authorized construction work shall be deemed abandoned if one or more of the following conditions exist:

1. The applicable building permit(s) has expired;
 2. Approve inspections as required in herein have not been timely obtained;
 3. After any approved extensions, the maximum time schedule for completion of construction herein has expired.
- (g) Violation. It shall be a violation of this code for any building permit applicant, permit holder, contractor, or property owner to abandon construction.
- (h) Major construction violation. Because of the negative impact abandoned major construction has on adjacent and nearby property owners and the overall aesthetics, health, safety, and welfare of the community, abandoned major construction is hereby declared an irreparable and irreversible violation of this code for any building permit applicant, permit holder, contractor, or property owner to abandon major construction. All major construction deemed abandoned shall be subject to community standards proceedings set forth in chapter 16 of this code and subject to a fine of up to \$5,000 per day for each day the violation is found to have existed. Each day in which the violation continues shall be deemed a new and separate violation for purposes of a fine of up to \$5,000 per day until the abandoned major construction violation is brought into compliance.
- (i) Upon the finding of abandoned construction or abandoned major construction by the special magistrate, all town approvals for the construction or major construction including, but not limited to, Planning and Zoning Commission approval and building permit approvals, shall be deemed revoked and null and void by the applicable approval authorities. **Notwithstanding the foregoing, an unexpired single-family dwelling permit shall not be revoked for a violation of the maximum time for construction.**
- (j) Compliance of the violation shall require:
1. The restoration of the construction site to its preconstruction conditions, including removal of all structural improvements and placement of sod on all disrupted portions of the site; or,
 2. **Except for an unexpired permit for a single-family dwelling,** a new application(s) for all town approvals necessary for the construction project including, but not limited to, planning and zoning commission approval and building permit approval and payment of all applicable fees. Such application(s) shall be subject to any and all current and applicable federal, state, and local laws and regulations.
 3. **For an unexpired permit for a single-family dwelling,** a new building permit shall not be required unless the timeframe to re-obtain planning and zoning commission approval and complete the project exceeds the original permit duration as set by Florida Statute.
 4. During the application process to obtain new approval(s), the construction site shall be maintained to the highest standards under the Town's regulations for construction sites which shall include but not limited to:
 1. All owned property fully screened from view including from all public rights-of-way and waterways;
 2. All adjacent swales and rights-of-way maintained in a neat and orderly appearance;

3. All dumpsters, trash, debris, and weeds removed; and,
4. A point of contact name and address in the event of an emergency.

~~Construction shall commence within six months from the date of issuance of a building permit. If construction has not commenced within six months, the building permit shall expire. Following commencement of construction pursuant to a building permit, all construction shall be completed within two years unless extended for no more than one, six-month period by the administrative official, upon a showing of good cause. Subsequent to the granting of one administrative extension, any additional extensions may be granted by the town commission upon a showing of good cause. If construction is not completed within the two year timeframes prescribed in this section and as further extended by the administrative official, a financial penalty equal to the cost of the original building permit fee shall be imposed. The two year timeframe prescribed in this section shall stand repealed on December 31, 2025 unless reviewed and saved from repeal through reenactment by the town commission. Upon repeal, the timeframe for completing construction pursuant to a building permit shall be two years following commencement of construction for single family residential estates, or one year for all other buildings or structures, unless extended for no more than one, six-month period by the administrative official, upon a showing of good cause.~~

***** End of Amendment *****

SECTION 3 - Codification: This Ordinance shall be codified in the Code of Ordinances of the Town of Ocean Ridge, Florida.

SECTION 4 - Repeal of Conflicting Ordinances: All ordinances, resolutions or parts of ordinances and resolutions in conflict herewith are hereby repealed.

SECTION 5 - Severability: If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

SECTION 6 - Effective Date: This Ordinance shall become effective immediately upon adoption.

FIRST READING this ____ day of _____, 2026.

SECOND AND FINAL READING this ____ day of _____, 2026.

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

	AYE	NAY
GEOFF PUGH, Mayor	_____	_____
STEVE COZ, Vice Mayor	_____	_____
CAROLYN CASSIDY, Commissioner	_____	_____

AINAR AIJALA JR., Commissioner
LANETTE GUSTAFSON, Commissioner

The Mayor thereupon declared this Ordinance approved and adopted by the Town Commission of the Town of Ocean Ridge, Florida, on this _____ day of _____, 2026.

TOWN OF OCEAN RIDGE, FLORIDA

BY: _____
GEOFF PUGH, MAYOR

ATTEST:

BY: _____
KELLY AVERY, TOWN CLERK