

**TOWN OF OCEAN RIDGE, FLORIDA
PLANNING & ZONING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 20, 2024
9:00 A.M.
TOWN HALL * MEETING CHAMBERS**

COMMISSION

Chair Ric Carey

Member Ferenc Stephen Varga

Member Sydney M. Ray

Alt Member Marc de Baptiste

Vice Chair P. Shields Ferber

Alt. Member Roger Brinner

ADMINISTRATION

Town Manager Lynne Ladner

Town Attorney Christy Goddeau

Town Planner Corey O’Gorman

Town Zoning Official Manual Palacios

Town Clerk Kelly Avery

Town Engineer Tara Bamber

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

APPROVAL OF MINUTES

1. Approval of the Meeting Minutes of the December 19, 2023, Regular Meeting

DISCUSSION / ACTION ITEMS

2. Quasi-Judicial Hearing: Development Plan Review for 67 Spanish River Dr.
3. Approval of the Changing of a Meeting Date

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 COMMISSION WILL BE
HELD ON TUESDAY, MARCH __, 2024, AT 9:00 AM AT TOWN HALL.**

THE TOWN OF OCEAN RIDGE IS HOLDING ALL MEETINGS IN-PERSON, WITH AN ADDITIONAL OPTION OF LISTENING TO THE AUDIO LIVE. ANY PERSON WISHING TO LISTEN TO THE AUDIO LIVE CAN ACCESS THE FEED ON THE DATE AND TIME OF THE MEETING BY DIALING +1 (571) 317-3122 AND USING 471-955-997 AS THE ACCESS CODE. PERSONS THAT ARE UNABLE TO ATTEND THE MEETING IN PERSON MAY SUBMIT PUBLIC COMMENTS TO BE READ INTO THE RECORD BY EMAILING THE TOWN CLERK A MINIMUM OF ONE BUSINESS DAY PRIOR TO THE MEETING AT KAVERY@OCEANRIDGEFLORIDA.COM OR CALLING TOWN HALL DURING BUSINESS HOURS BEFORE THE MEETING DATE AND TIME AND PROVIDING YOUR COMMENT TO THE TOWN CLERK.

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
DECEMBER 19, 2023

Meeting Minutes of the Planning and Zoning Commission of the Town of Ocean Ridge held on Tuesday, December 19, 2023, in the Town Hall Meeting Chambers.

CALL TO ORDER

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

ROLL CALL

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

Chair Ric Carey	Present
Vice Chair David Hutchins	Present
Member P. Shield Ferber	Present
Member Sydney Ray	Absent
Member Ferenc Stephen Varga	Present
Alternate Member Marc de Baptiste	Present
Alternate Member Roger Brinner	Absent

Member Ray and Alternate Member Brinner were absent with notice.

PLEDGE OF ALLEGIANCE

Chair Carey led the Pledge of Allegiance.

Vice Chair Hutchins announced that he was appointed to serve for the temporary Town Commission position, and he gave his resignation as Vice Chair from the Planning and Zoning Commission.

Chair Carey requested to select a new Vice Chair as item #2.

There was consensus to add selecting a new Vice Chair as item #2.

PUBLIC COMMENT

Chair Carey opened the floor for public comment.

Terry Brown – emphasized his concerns regarding the duplex located at 5015 Old Ocean

Chair Carey closed the floor for public comment.

APPROVAL OF MINUTES

1. Approval of the Meeting Minutes of the October 17, 2023, Regular Meeting

Member Feber moved to adopt the minutes of October 17, 2023; seconded by Member Varga. Motion carried 5-0.

2. Selection of a new Vice Chair (Added to Agenda)

PLANNING & ZONING COMMISSION MEETING MINUTES
DECEMBER 19, 2023

Town Clerk Avery explained the selection process. The ballots were passed out to the board and voting commenced.

The result of the votes was that P. Shield Feber became the Vice Chair.

DISCUSSION/ ACTION ITEMS

3. Quasi-Judicial Hearing: Development Plan Review for 27 Sailfish Lane.

Chair Carey explained that this was a quasi-judicial hearing and asked if any of the board members had any ex-parte communications with the applicant, owner, or builder. All Planning and Zoning Commissioners informed that they had none. Town Clerk Avery swore-in those that wished to give testimony.

Town Planner O’Gorman gave his report and recommended approval of the project subject to the Board review and the Commission attached notes.

Chair Carey asked for clarification of the RMM code requirements and Town Planner O’Gorman provided him with the code requirements.

Building Official Crisafulle did not have a report to present. Zoning Official Palacios stated the plans met the Town requirements. Town Clerk Avery read Town Engineer Bamber’s report stating that she had no concerns about the project, only what she reflected in her report regarding the drainage.

Architect Carlos Bonilla presented a slide presentation of the project. He summarized what they propose to do and identified the site plans, pool, landscape, elevations, the style of the home, materials, and septic.

The board asked questions regarding the landscape, the retaining wall, garage, window, pitch of the roof and Mr. Bonilla answered all their questions.

Chair Carey asked a question about the number of off-street vehicles allowed on site and fire access and Town Planner O’Gorman answered his questions.

Chair Carey opened the floor for public comment.

Terry Brown – spoke about the pool in the front yard and conditions of the road.

Town Clerk Avery - read a letter from Carmel Brantley expressing her concern about the project and Zoning Official Palacios commented on Mrs. Brantley concern.

Chair Carey closed the floor for public comment.

Vice Chair Ferber moved to approve the Development Plan Review for 27 Sailfish Lane with the condition that they addresses all staff conditions; seconded by Member Hutchins. Motion carried 5-0.

PLANNING & ZONING COMMISSION MEETING MINUTES
DECEMBER 19, 2023

4. Quasi-Judicial Hearing: Development Plan Review for 6073 Old Ocean

Chair Carey explained that this was a quasi-judicial hearing and asked if any of the board members had any ex-parte communications with the applicant, owner, or builder. Member Ferber stated that he reached out to the owner for historical information on the project and the owner provided her with historical information.

Town Clerk Avery swore-in those that wished to give testimony.

Town Planner O’Gorman provided details of the proposed project. He recommended the project for approval with conditions that applicant provides a revised plan showing the north and south elevations.

Chair Carey asked Town Planner O’Gorman a question about the yard setbacks and Town Planner O’Gorman answered his question. Zoning Official Palacios had no comments on the project. Town Clerk Avery read Town Engineer Bamber report stating that she recommended approval with conditions that more detail is provided for the landscape and drainage.

Architect Randall Stofft, representative of the owner, presented and provided details of the proposed project.

The board asked questions about the project elevations, setbacks and street parking and Mr. Stofft answered their questions.

Chair Carey opened the floor for public comment.

Terry Brown – spoke about street parking and drainage.

Chair Carey closed the floor for public comment.

Member de Baptiste moved to approve the Development Plan Review for 27 Sailfish Lane with staff conditions; seconded by Vice Chair Ferber. Motion carried 5-0.

5. Approval of the 2024 Meeting Dates

Chair Carey asked Town Clerk Avery to read the meeting dates and Town Clerk Avery read the dates into the record.

The board discussed their availability for the meeting dates.

There was a consensus to approve the 2024 meeting dates.

6. Discussion of Proposed Code Amendments for Permit Fees

Town Attorney Goddeau provided an explanation on the item.

PLANNING & ZONING COMMISSION MEETING MINUTES
DECEMBER 19, 2023

The board had concerns about reimbursement of permits fees once staff spent time processing their application. Town Clerk Avery explained the refund process.

There was a consensus to have staff reach out to other municipalities for their refund policy and bring the item back at the next scheduled meeting.

7. Discussion of Roof Heights

Town Planner O’Gorman provided an explanation of the item.

The board asked Town Planner O’Gorman questions regarding building height requirements and roof pitch, and he answered their questions. Town Attorney Goddeau explained what the code allowed previously. There was more discussion about the code criteria for a special exception.

Chair Carey moved to approve the amendment to section 64-1F as proposed; seconded by Member Hutchins. Motion carried 5-0

COMMISSIONER COMMENTS

Vice Chair Ferber spoke about the length of construction and parking design. He requested that the board are provided with a full-scale site plan, elevation, and landscaping plans.

Chair Carey mentioned that there is a workshop scheduled next month with the Town Commission. He suggested that there is a discussion about parking requirements and the duration of construction. Town Attorney Goddeau explained the Town ordinance concerning the duration of construction for a property.

Carolyn Cassidy - spoke about 113 Island Drive.

Member Hutchins thanked the Board for allowing him to serve and gave his official resignation of being on the Board.

ADJOURNMENT

Meeting adjourned at 10:44 a.m.

Minutes prepared by Deputy Town Clerk Pinder and adopted by the Planning & Zoning Commission on February 20, 2024.

Ric Carey, Chair

Attest:

Kelly Avery, Town Clerk

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

To: Planning & Zoning Board Members
From: Corey O’Gorman, Town Planner
Meeting Date: February 20, 2024
Subject: 67 Spanish River Drive – Development Plan Review

1. PETITION DESCRIPTION

APPLICANT: Richard Bremer, Jr.
OWNER: Nicholas and Katherine Malinosky
ADDRESS: 67 Spanish River Drive, Ocean Ridge, Florida 33434

ZONING DISTRICT: RSF

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

2. BACKGROUND

The applicant submitted a Land Development Action Application, plans and supporting documents to the Town on November 3, 2023. Town staff reviewed the application documents and provided comments which were addressed in revisions submitted to the Town on December 1, 2023. The revised plans comply with Town Codes subject to conditions outlined in the attached staff memoranda and subject to review by the Planning & Zoning Board for compliance with Section 63-56 for Development Plan Review.

3. BOARD ACTION.

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

- (1) *The planning and zoning commission shall use the review criteria as set forth herein when reviewing site plans.*
 - a. *Relationship of building to site:*

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

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

4. STAFF RECOMMENDATION

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

January 8, 2024

To: Kelly Avery, Town Clerk

From: Tara Bamber, PE 

**Re: 67 Spanish River Dr
Developmental Plan Review
Engenuity Group Project No. 00020.10**

We reviewed the following which were received through email on 1-5-23:

1. Civil Engineering Plans, 5 sheets, revised 1-4-23, by EnviroDesign & Associates, Inc.
2. Surface Water Management Calcs, 4 sheets, revised January 2024, by EnviroDesign & Associates, Inc.

The following comments will need to be addressed prior to Development Plan Review approval:

1. Engineering and Landscape Plans shall match. Provide Landscape Plan with revised drainage design.

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

1. Pre-Construction approval shall be provided from the City of Boynton Beach for the existing/proposed water service.
2. Approval from Palm Beach County Health Department will be required at time of building permit.
3. Additional comments will be asked at time of building permit.

If you should have any questions, please do not hesitate to give me a call.

**Cc: Lisa Tropepe, PE
Lynne Ladner**

PLAN REVIEW REPORT
67 Spanish River
November 10, 2023
REV 12-4-23

This Plan Review Report is for the Development Plan Review of an addition to an existing home at 67 Spanish River. As noted in the application, the application is for approval of a 2,207 SF one-story addition to the existing home, with the existing 540 SF one-story residence to be demolished. The addition is proposed to be connected to the existing home by a breezeway and is proposed to include a guest room/office, club/common lounge, and covered lanai with a summer kitchen and two-car garage. This review references site and architectural plans prepared by RWB/Linares Architecture dated 10/10/23, survey prepared by Bob Buggee, Inc. field work date 09/29/20, civil plans prepared Envirosdesign Associates Inc. dated 08/04/23, and landscape plans prepared by Majestic Views Landscape Architects, Inc dated 08/16/23. **This Plan Review Report is based on revised plans received by the Town on 12/1/23 and recommends approval subject to the condition below.**

PCN: 46-43-45-22-11-000-0661
FLU: Single-Family Residential
Zoning: RSF

The following review is based on the checklist for development plan review, requirements of the Town of Ocean Ridge Land Development Code Section 64-2 for the RSF Zoning District, and Sections 64-1(b) through (i) regarding single-family development as applicable.

- ~~Please revise the Land Development Action Application to include the address of the property and the Property Owner on page 1.~~
- ~~The survey field work was completed in 2020 and the title work completed in 2017. Please have the survey updated with current title work to show all easements and encumbrances of record, for the field work to be updated, and please show the total square footage of the parcel on the survey.~~

Section 64-1(e) ~~Background: This code section requires a minimum percentage of windows and doors to overall wall area and building articulation, and was amended via Ordinance 2022-009 to address all four elevations of the structure not just the front façade.~~

~~Comment: Although sheet WD includes the articulation and window/door calculation for the front façade, the plans do not include the other three elevations. Please provide the articulation and window/door calculation for all four (4) facades.~~ **All elevations are provided however the south elevation must be revised to comply with**

the articulation requirements prior to approval by the Planning & Zoning Commission.

- Section 64-42 ~~Background: This code section requires a minimum distance of 5' from the pool to the primary building.~~
- ~~Comment: Please revise the site plans to show a minimum 5' distance between the pool and the proposed addition.~~
- Section 64-44(e) ~~Background: This code section prohibits the use of chain link fencing in or across any yard within the town which abuts an improved street or waterway.~~
- ~~Comment: Please confirm that all existing chain link fencing in the yards abutting Spanish River Drive and the waterway are removed as part of this renovation.~~
- Section 64-45(4) ~~Background: This code section requires a minimum setback of 10' from the driveway to the adjacent lot line.~~
- ~~Comment: Please revise the site plans to be consistent with this code section.~~
- Section 64-46 ~~Background: This code section requires that parking be provided based on one (1) parking space per bedroom or room that would qualify as a bedroom, with a minimum of two (2) required interior garage spaces and for every two (2) bedrooms above four (4) bedrooms an additional garage space is required. The floor plans show three (3) existing bedrooms and the proposed addition of one (1) bedroom which would require a total of four (4) parking spaces, however the Site Data Tabulation on Sheet A1.0 indicates that five (5) spaces are required.~~
- ~~Comment: Please clarify the parking calculation or revise the site data tabulation to show four (4) parking spaces required.~~
- Section 64-60 ~~Background: This code section requires a minimum setback of 5' for any decks, patios, driveways, parking areas, steps, stoops, and terraces (except abutting a seawall). The site plans appear to show steps within 5' of the south property line although there is no dimension. Also, the labeling is not clear what paver areas are to remain and what paver areas are proposed.~~

Comment: ~~Please clarify what paver areas are to remain and what are proposed. Please also provide setback dimensions for all new paver areas to ensure compliance with this code section.~~



1600 South Dixie Hwy.
Suite 400
Boca Raton, Florida 33432
P (561) 391-0081 F (561) 391-0085
mail@rwb-arch.com

December 5, 2023

Town of Ocean Ridge
6450 N Ocean Blvd
Ocean Ridge, FL 33435

RE: Project Narrative
67 Spanish River Drive

Dear Building Official,

The following is a narrative identifying the architectural style of the proposed structure and how each of the elements under town code section 63-56 have been met as applicable.

At the property located at 67 Spanish River Drive the existing house structure will remain but an addition of a connecting breezeway, to a new 2 car garage, guest bedroom/office, bath, common lounge area and covered lanai to the east on the water view. The rear hardscape and landscape near the new addition area will be modified and reconfigured the existing pool will remain. There will be a new landscape to the front of the addition along with new hardscape of a new driveway/walk for the new 2 car garage. Overall the style of the addition is to match the existing architectural theme of the existing house.

(1) a. Relationship of Building to Site. The new addition area is placed on the site meeting or exceeding setback requirements. The addition is located on the south side of the lot creating privacy to the existing pool area, better views to the water but maintaining the existing landscape and views to the water from the main house. The new hardscape, driveway, walks, with the existing pool, and pool deck combine with the nicely designed and appointed landscaping captures the feel of the architecture and improves the streetscape and surrounding existing residential homes. The overall height and scale of the addition structure compliments the existing house and is compatible with the site and its surroundings.

b. Relationship of Building and Site to Adjoining Areas. The new addition areas have been designed to follow the existing architectural style and should have very little impact but will keep and create simplicity the existing architecture. The addition is consistent with the existing architectural style and keeps the architectural context of the existing area and keeps character of the existing residential structures. The height and scale to the new addition areas stay within the FEMA height requirements and keeps the human scale approach and feel from the street to be compatible to the surrounding neighbors.

c. Building Design. The new addition areas along with the new hardscape and landscape has created a complimentary feel to the existing architecture and will enhance the existing streetscape of the neighborhood. The roof components, window placement, size and scale of doors and windows and keeping with the existing architectural details keep a balance with the existing structure.

The colors and materials used will be consistent to the existing and blend in with the existing architectural style.

All mechanical equipment and pads were placed and screened with landscape to create less noticeability from the street, waterway, and neighboring properties.

The size and massing of the addition structure area stay in harmony with its existing style and as a permanent neighbor development.

(2) Notice of Development Plan Review. All information has been issued to the town for this section.

(3) All information has been submitted to the town for this section.

Sincerely,

Richard Bremer, Jr.
RWB / Linares Architecture, Inc.



TOWN OF OCEAN RIDGE

6450 North Ocean Boulevard, Ocean Ridge, Florida 33435

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

oceanridgeflorida.com ♦ permit@oceanridgeflorida.com

Land Development Action Application

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

This application is being submitted for the property located at:

Check Applicable Approval Being Requested

- | | |
|--|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> PRD Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Plat or Re-Plat |
| <input type="checkbox"/> Construction East of the CCCL | <input type="checkbox"/> Re-Zoning |
| <input checked="" type="checkbox"/> Development Plan Review | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Planned Residential Development (PRD) | <input type="checkbox"/> Special Exception |

Property Owner(s)	Applicant (if different than Owner)
Name(s): Nicholas Malinosky Katherine Malinosky	Name: Richard Bremer, Jr.
Address: 67 Spanish Rive Drive Ocean Ridge, Fl. 33435	Address: RWB/Linares Architecture, Inc 1600 S Dixie Hwy, #400, Boca Raton, FL 33432
Phone:	Phone: 561-391-0081
Email:	Email: rbremer@rwb-arch.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 encourage to invite to the meeting those associated in this proposed development.

General Data

Project Name: Malinosky Residence Addition

Project Location Address: 67 Spanish Road

Exact Legal Description of Property: Inlet Cay Lot 68

Property Control No: 46-43-45-22-11-000-0661

Existing Zoning: RSF

Proposed Zoning (if applicable to application): N/A

Existing Land Use: single family residential

Proposed Land Use: single family residential

First Floor Living Elevation (For CCCL Application): +10.01' NAVD (MAIN LIVING ELEV.)

Total Site Area: _____ Sq. Ft.: 21,700 Acres: _____

Flood Zone Category: AE 9'+1'

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: 3 Proposed Bedrooms: 4 TOTAL

Existing Bathrooms: 3 Proposed Bathrooms: 4 TOTAL

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

Commercial: Total Square Footage: N/A Number of Buildings: N/A

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.)

Development Plan application for approval of a 2207 Sq.Ft. one story addition next to the south side of the existing dwelling. The existing 540 Sq.Ft. one story free-standing structure at the location of the proposed addition will be demolished.

The new addition will include a Guest Room/Office with a bath, Club/Common Lounge, covered lanai with a summer kitchen and a two car garage with new driveway and walkway.

A new 5'-6" wide covered breezeway will connect the new addition from the existing master bedroom.

The finish floor of the new living space will be at +10.01 NAVD with the new two car garage FFE at +6.00 NAVD.

The north side yard setback is unchanged and meets the city min. requirements. The new house addition will have set backs of 15'-1" at the south side, 29'-5" front, and 25'-1" rear to meet city min. requirements.

A new septic system that meets code requirements will replace the existing at the front of the house.

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

The application for the proposed new residential structure addition is well within the Town of Ocean

Ridge planning and zoning/code requirements set forth, meets and exceeds all minimum requirements

and by no means will be contrary to the Towns Comprehensive plan. It will not be detrimental to the

public appearance, comfort, convenience, general welfare, good order, health, moral, prosperity and

safety to the town and residents. The addition will be complimented with additional lush landscape, we

believe, will make this residence a great addition to the Town of Ocean Ridge.

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: _____

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: Richard Bremer, Jr.	
Company Name: RWB/Linares Architecture, Inc	
Address: 1600 S Dixie Hwy, #400, Boca Raton, FL 33432	
Phone: 561.391.0081	Email: rbremer@rwb-arch.com
Developer:	
Name:	
Company Name:	
Address:	
Phone:	Email:
Planner:	
Name:	Florida Registration No.:
Company Name:	
Address:	
Phone:	Email:
Architect:	
Name: Richard Bremer, Jr.	Florida Registration No.: AA26000640
Company Name: RWB/Linares Architecture, Inc	
Address: 1600 S Dixie Hwy, #400, Boca Raton, FL 33432	
Phone: 561.391.0081	Email: rbremer@rwb-arch.com
Landscape Architect	
Name: Louis Vlahos	Florida Registration No.:
Company Name: Majestic Views Landscape Architects, Inc	
Address: 4711 Cypress Drive South, Boynton Beach, FL 33436	
Phone: 561.752.9835	Email: majesticscapes@aol.com
Engineer	
Name: Joseph Pike	Florida Registration No.: 42696
Company Name: Envirosdesign Associates Inc	
Address: 298 NE 2nd Ave, Delray Beach, FL 33444	
Phone: 561.274.6500	Email: jpike@envdesign.com

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.

Richard Bremer

Applicant Signature

Richard Bremer

Printed Name of Applicant

Applicant is: ☐ Owner ☐ Lessee ☒ Agent

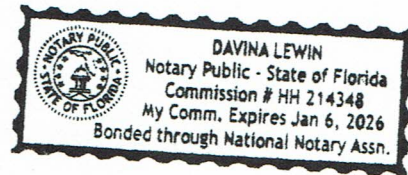
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 16 day of October, 2023 who is personally known to me or has produced _____ as identification and who did (or did not) take an oath.

[Signature]

Notary Signature (for Applicant)

Seal/Stamp

1-6-26
Commission Expiration



Accepted For Review

Town Official: _____ Date: _____ Fee Paid: _____

Traffic concurrency letter included? ☐ Yes ☐ No

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

Approval, Conditional Approval, or Denial

☐ Zoning Review Date: _____

☐ Engineering Review Date: _____

☐ Building Review Date: _____

☐ Town Commission, Date: _____

☐ Planning & Zoning Commission, Date: _____

☐ Board of Adjustment, Date: _____

Conditions of Approval:

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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

APPLICANT FILL OUT: PROPERTY ADDRESS:					ZONING DISTRICT: _____			
APPLICANT USE					ZONING OFFICIAL USE ONLY			
*TOTAL SITE AREA	21,700		Sq. Ft.		Sq. Ft.			
BASE FLOOD ELEVATION (NAVD) (SOURCE THE FLOOD INSURANCE STUDY)	"AE"-9'+(1')=10' NAVD BY FEMA F.Z. Map							
FINISHED FLOOR ELEVATION (NAVD)								
ZONING OFFICIAL USE ONLY		APPLICANT USE				ZONING REVIEW		
		EXISTING		PROPOSED				
		Sq. Ft.	%	Sq. Ft.	%			
FLOOR AREA RATIO (MAXIMUM ³² %)		3949	18.2	5508	24.8			
LOT COVERAGE (MAXIMUM ³⁵ %)		3949	18.2	6156	28.0			
ZONING OFFICIAL USE ONLY		APPLICANT USE				ZONING REVIEW		
		EXISTING		PROPOSED		EXISTING		PROPOSED
		Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.	%	Sq. Ft.
*PERCENTAGE FROM TOTAL SITE AREA								
FIRST FLOOR UNDER A/C (_____)		3229	14.9	4044	18.6			
SECOND FLOOR UNDER A/C (_____)		N/A		N/A				
TOTAL UNDER A/C (_____)		3229	14.9	4044	18.6			
TOTAL FLOOR AREA (LOT COVERAGE)		4470	20.1	6156	28.0			
TOTAL UNDER ROOF (FAR)		4470	20.1	5508	25.4			
FLAT ROOF (_____)		0	0	0	0			
TOTAL ROOF (_____)		4,712	21.7	7442	34.3			
GARAGE (_____)		535	2.5	1279	5.9			
COVERED PATIO (_____)		N/A	N/A	427	2.0			
COVERED ENTRY (_____)		N/A	N/A	N/A	N/A			
COVERED BALCONY (REAR) (_____)		N/A	N/A	N/A	N/A			
COVERED BALCONY (FRONT) (_____)		N/A	N/A	N/A	N/A			
OPEN BALCONY (_____)		N/A	N/A	N/A	N/A			
BUILDING FOOTPRINT (MAIN HOUSE)		4471	20.0	6156	28.0			
SEPTIC TANK & DRAINFIELD (_____)				818	3.8			
PAVED AREA (_____)		4738	21.8	6208	28.6			
SYNTHETIC TURF (_____)		N/A	N/A	N/A	N/A			
TOTAL IMPERVIOUS (_____) (INCLUDES SYNTHETIC TURF)		12,492	58.0	12,364	57.0			
TOTAL PERVIOUS (_____)		9,208	42.0	9,336	43.0			
ZONING OFFICIAL USE ONLY		APPLICANT USE				ZONING REVIEW		
		EXISTING		PROPOSED		EXISTING		PROPOSED
		FEET		FEET		FEET		FEET
BUILDING HEIGHT (_____)		14'-5"		19'-8"				
BUILDING SETBACKS:								
FRONT (_____)		25'-7"		29'-5"				
REAR (_____)		40'-10"		25'-1"				
SIDE INTERIOR (NORTH/SOUTH)		11'-1" / 19'-9"		11'-1" / 15'-1"				
SIDE CORNER (_____)		N/A		N/A				
WATERWAY (_____)		N/A		N/A				
DRIVEWAY (_____)		N/A		N/A				

Prepared By: RWB LINARES ARCHITECTURE Date: 10/10/2023



TOWN OF OCEAN RIDGE

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

Affidavit to Appoint Agent

Please check one of the following:

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Plat or Re-Plat |
| <input checked="" type="checkbox"/> Building Permit (Revisions, etc.) | <input type="checkbox"/> Re-Zoning |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Site Plan Review |
| <input checked="" type="checkbox"/> Concept Plan Review | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Construction East of the CCCL | <input type="checkbox"/> Variance |
| <input type="checkbox"/> PRD Amendment | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Planned Residential Development (PRD) | |

1. He/She is fee simple owner of the following described property, to wit: (Provide Property Address and Legal Description) 67 SPANISH RIVER DRIVE
THE SOUTH 10 FEET OF LOT 66, ALL OF LOT 67 AND THE
NORTH 71 FEET OF LOT 66, INLET CAY, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 222
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
2. He/She desires to submit a LAND DEVELOPMENT application to the Town of Ocean Ridge, Florida.
3. He/She has appointed RICHARD BREMER to act as agent in his/her behalf to accomplish the above.
4. He/She affirms and certifies that he/she understands and agrees to comply with the Town of Ocean Ridge Land Development Code. He/She further certifies that the statements, plans and all information submitted as a part of this application are true and correct to the best of his/her knowledge. Further, he/she understand that this application and attachments become part of the Official Records of the Town of Ocean Ridge, Florida and are not returnable.

State of Florida
County of Palm Beach

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this day 7 of September, 2023.

Nicholas Malnosky
Signature of Property Owner

Nicholas Malnosky
Property Owner Printed Name

Kathryn S Anderson
Notary Public Signature

Kathryn S Anderson
Notary Printed Name

My Commission Expires 2/5/2027

(SEAL)



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



CFN 20180389479

OR BK 30179 PG 1312

RECORDED 10/12/2018 11:23:09

AMT 10.00

Doc Stamp 0.70

Palm Beach County, Florida

Sharon R. Bock, CLERK & COMPTROLLER

Pgs 1312 - 1314; (3pgs)

This instrument was prepared by
and return to:
Joshua R. Landsman, Esquire
Hinman, Howard & Kattell, LLP
4600 N. Ocean Boulevard, Suite 206
Boynton Beach, Florida 33435

QUIT-CLAIM DEED

THIS QUIT CLAIM DEED executed this 41 day of October, 2018, of NICHOLAS P. MALINOSKY and KATHERINE T. MALINOSKY, (formerly known as KATHERINE E. TOLMAN), tenants in common, whose post office address is 67 Spanish River Drive, Ocean Ridge, FL 33435, Grantor, to NICHOLAS P. MALINOSKY and KATHERINE T. MALINOSKY, husband and wife, whose post office address is 67 Spanish River Drive, Ocean Ridge, FL 33435, Grantee.

(Grantor and Grantee denotes singular and plural wherever the context requires.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to wit:

The South 10 feet of Lot 66; Lot 67; and the North Half of Lot 68; and the North 21 feet of the South Half of Lot 68 of Plat of Inlet Cay, according to the plat thereof as recorded in Plat Book 24, Page 222, Public Records of Palm Beach County, Florida.

a/k/a

The South 10 feet of Lot 66, all of Lot 67, and the North 71 feet of Lot 68, Inlet Cay, according to the plat thereof as recorded in Plat Book 24, Page 222, Public Records of Palm Beach County, Florida.

Subject to comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common in the subdivision (without serving to reimpose same); unplatted public utility easements of record; and ad valorem and non-ad valorem taxes and assessments for the year 2018 and subsequent years.

Parcel Control Number 46-43-45-22-11-000-0661

This deed was prepared at Grantor's request without examination or opinion of title.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behold the said Grantee forever.

IN WITNESS WHEREOF, Grantor hereunto sets their hands and seal the day and year first above written.

Signed, sealed and delivered
in presence of:

Witness
Print name: Joshua R. Landon

NICHOLAS P. MALINOSKY

Witness
Print name: Lerisill

STATE OF State of FL
COUNTY OF Palm Beach

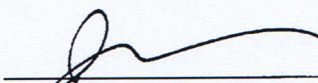
The foregoing document was acknowledged before me this 4th day of October, by NICHOLAS P. MALINOSKY, who is personally known to me or who produced FL D.L. as identification and who did not take an oath.

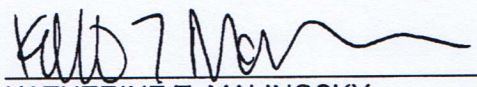
Diane Morosini
Notary Public
Print name: Diane Morosini

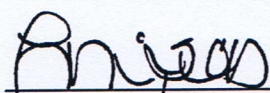


IN WITNESS WHEREOF, Grantor hereunto sets their hands and seal the day and year first above written.

Signed, sealed and delivered
in presence of:

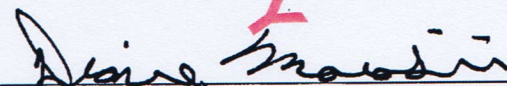

Witness
Print name: Joshua P. Lindgren


KATHERINE T. MALINOSKY


Witness
Print name: Lori Jills

STATE OF Florida
COUNTY OF Palm Beach

The foregoing document was acknowledged before me this 4th day of Oct, by KATHERINE T. MALINOSKY, who is personally known to me or who produced FL D.L. as identification and who did not take an oath.


Notary Public
Print name: Diane Morosini



Property Detail

Location Address 67 SPANISH RIVER DR
 Municipality OCEAN RIDGE
 Parcel Control Number 46-43-45-22-11-000-0661
 Subdivision INLET CAY IN
 Official Records Book 30179 Page 1312
 Sale Date OCT-2018
 Legal Description INLET CAY S 10 FT OF LT 66, LT 67 & NLY 71 FT OF LT 68

Owner Information**Owners**

MALINOSKY NICHOLAS P &
 TOLMAN KATHERINE T

Mailing address

67 SPANISH RIVER DR
 BOYNTON BEACH FL 33435 3322

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2018	\$10	30179 / 01312	QUIT CLAIM	MALINOSKY NICHOLAS P &
APR-2017	\$1,800,000	29002 / 00231	REP DEED	MALINOSKY NICHOLAS P &
JAN-1993	\$430,000	07550 / 01989	TAX DEED	CALLAWAY PHYLLIS A
JAN-1993	\$100	07550 / 01987	QUIT CLAIM	
AUG-1988	\$100	05792 / 00099	WARRANTY DEED	
JAN-1978	\$162,500	02917 / 01779		

Exemption Information

Applicant/Owner	Year	Detail
MALINOSKY NICHOLAS P &	2023	HOMESTEAD
MALINOSKY NICHOLAS P &	2023	ADDITIONAL HOMESTEAD
TOLMAN KATHERINE T	2023	HOMESTEAD
TOLMAN KATHERINE T	2023	ADDITIONAL HOMESTEAD

Property Information

Number of Units 2
 *Total Square Feet 4531
 Acres 0.4987
 Use Code 0100 - SINGLE FAMILY
 Zoning RSF - SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)

Appraisals

Tax Year	2023 P	2022	2021
Improvement Value	\$939,055	\$744,972	\$552,646
Land Value	\$2,480,016	\$1,606,000	\$1,000,000
Total Market Value	\$3,419,071	\$2,350,972	\$1,552,646

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2023 P	2022	2021
Assessed Value	\$1,534,267	\$1,489,580	\$1,446,194
Exemption Amount	\$50,000	\$50,000	\$50,000
Taxable Value	\$1,484,267	\$1,439,580	\$1,396,194

Taxes

Tax Year	2023 P	2022	2021
Ad Valorem	\$27,643	\$27,342	\$27,273
Non Ad Valorem	\$380	\$368	\$356
Total tax	\$28,023	\$27,710	\$27,629

Parcel Control Number:	46-43-45-22-11-000-0661	Location Address:	67 SPANISH RIVER DR		
Owners:	TOLMAN KATHERINE T ,MALINOSKY NICHOLAS P				
Mailing Address:	67 SPANISH RIVER DR,BOYNTON BEACH FL 33435 3322				
Last Sale:	OCT-2018	Book/Page#:	30179 / 1312	Price:	\$10
Property Use Code:	0100 - SINGLE FAMILY	Zoning:	RSF - SINGLE FAMILY RESIDENTIAL (46-OCEAN RIDGE)		
Legal Description:	INLET CAY S 10 FT OF LT 66, LT 67 & NLY 71 FT OF LT 68	Total SF:	4531	Acres	0.4987

Improvement Value	\$939,055
Land Value	\$2,480,016
Total Market Value	\$3,419,071
Assessed Value	\$1,534,267
Exemption Amount	\$50,000
Taxable Value	\$1,484,267

Ad Valorem	\$27,643
Non Ad Valorem	\$380
Total Tax	\$28,023

MALINOSKY NICHOLAS P &
TOLMAN KATHERINE T[illegible]

Description	Area	Sq. Footage
FGR Finished Garage	552	
BAS Base Area	187	
BAS Base Area	510	
BAS Base Area	2750	
	Total Square Footage :	3999
	Total Area Under Air :	3447

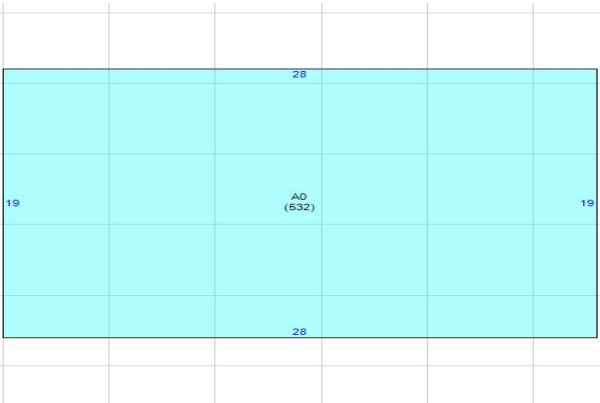
Description	Year Built	Unit
Pool - In-Ground	1959	1
Boat Dock	1959	210
Unit may represent the perimeter, square footage, linear footage, total number or other measurement.		

Description	
1. Exterior Wall 1	MSY: CB STUCCO
2. Year Built	1959
3. Air Condition Desc.	HTG & AC
4. Heat Type	FORCED AIR DUCT
5. Heat Fuel	ELECTRIC
6. Bed Rooms	3
7. Full Baths	4
8. Half Baths	1
9. Exterior Wall 2	NONE
10. Roof Structure	WOOD TRUSS
11. Roof Cover	CONCRETE TILE
12. Interior Wall 1	DRYWALL
13. Interior Wall 2	N/A
14. Floor Type 1	CARPETING
15. Floor Type 2	N/A
16. Stories	1

A map of a coastal area. A large blue body of water, likely a river or inlet, flows from the top right towards the bottom. A road, labeled 'River Dr', runs vertically along the right side of the water. Another road, labeled 'Inlet Cay Dr', runs horizontally across the bottom. A third road, labeled 'Eleuthera Dr', runs horizontally across the middle. A yellowish-tan land area is on the left. An orange polygon with a black border is highlighted on the land area, situated between Eleuthera Dr and Inlet Cay Dr, and to the left of the main water body.

Building Footprint (Building 2)

Owner Name: TOLMAN KATHERINE T ,MALINOSKY NICHOLAS P & ,
PCN: 46-43-45-22-11-000-0661

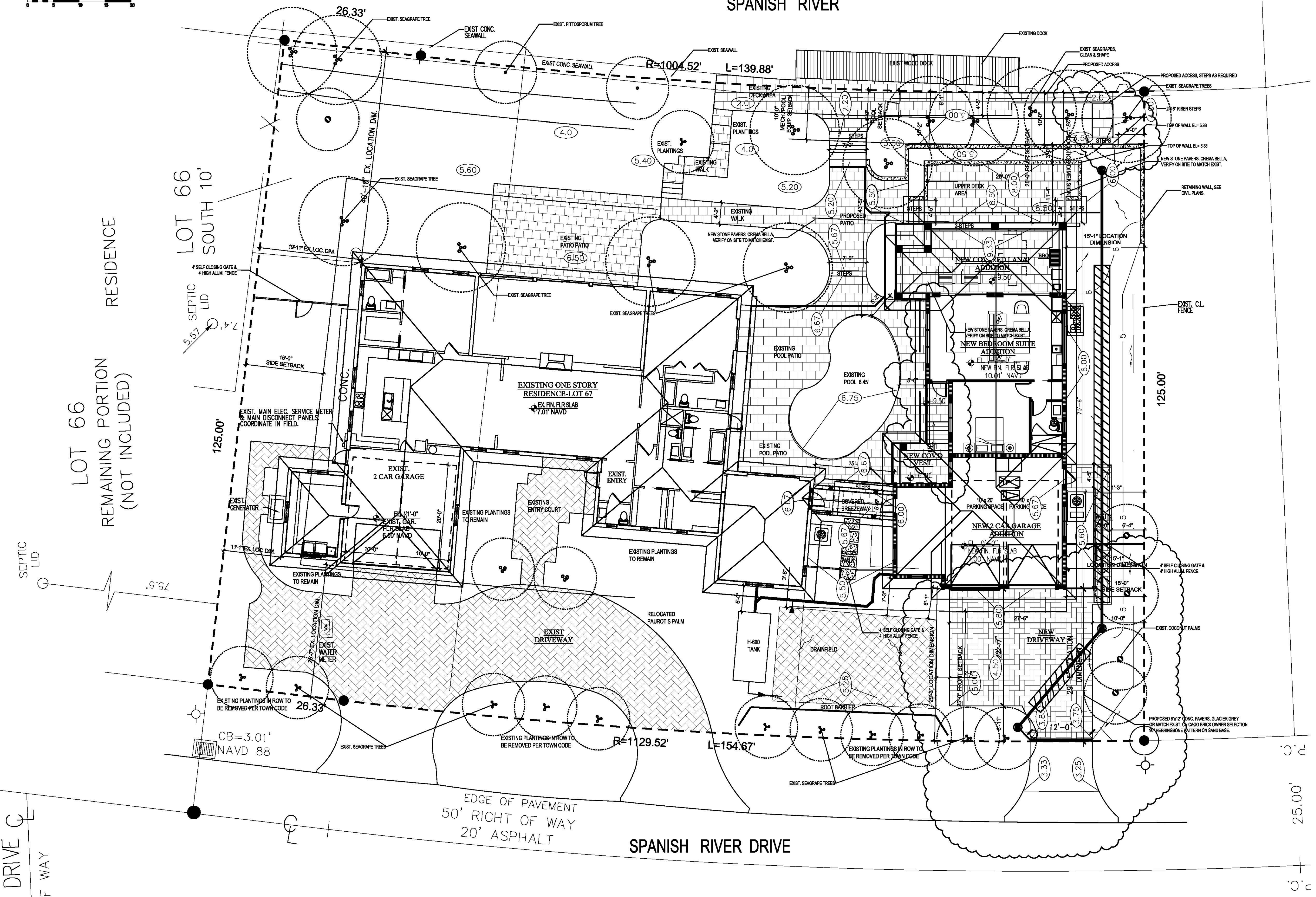
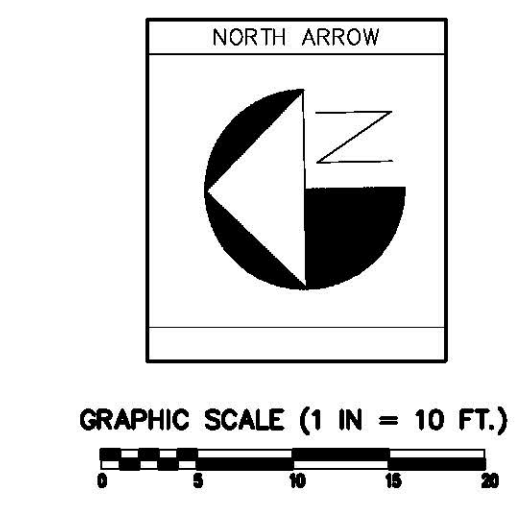


Structural Details (Building 2)

No	Description	
1.	Exterior Wall 1	MSY: CB STUCCO
2.	Year Built	2001
3.	Air Condition Desc.	HTG & AC
4.	Heat Type	FORCED AIR DUCT
5.	Heat Fuel	ELECTRIC
6.	Bed Rooms	1
7.	Full Baths	1
8.	Half Baths	
9.	Exterior Wall 2	NONE
10.	Roof Structure	WOOD TRUSS
11.	Roof Cover	CONCRETE TILE
12.	Interior Wall 1	DRYWALL
13.	Interior Wall 2	N/A
14.	Floor Type 1	CERAMIC/QUARRY TILE
15.	Floor Type 2	N/A
16.	Stories	1

Subarea and Square Footage (Building 2)

Description	Area	Sq. Footage
BAS BASE AREA	1	532
Total Square Footage:		532
Total Area Under Air:		532



ELEUTHERA DRIVE
50' RIGHT OF WAY

SITE HARDSCAPE PLAN

VARIABLE WIDTH RIGHT OF WAY
(WATERWAY)
MEAN HIGH WATER
ELEVATION = 0.34' NAVD 88
POINT ID #55
TIDAL EPOCH - 1983-2001
SOURCE: LABINS

SPANISH RIVER

SITE DATA DATA	
BASE FLOOD ELEVATION	ZONE "AE" - 9' (1) N.A.V.D. (BY FEMA FLOOD ZONE MAP)
COMMUNITY (FIRM) PANEL NO.:	12099C 0791F
FINISHED FLOOR ELEVATION (AT NEW MAIN LIVING AREA)	10.01 N.A.V.D.
AVERAGE CROWN OF ROAD	3.76 N.A.V.D.

SITE DATA TABULATION	
DESCRIPTION	
ZONING DISTRICT	RSF - SINGLE FAMILY RESIDENTIAL STATE
FUTURE LAND USE DESIGNATION	SF - SINGLE FAMILY RESIDENTIAL
TOTAL LOT AREA ON THE SURVEY	21,700 S.F.
BASE FLOOD ELEVATION	ZONE "AE" - 9' (1) N.A.V.D. (BY FEMA FLOOD ZONE MAP)
REQUIRED FINISH FLOOR ELEVATION	10.0' N.A.V.D.
PROPOSED FINISH FLR ELEVATION	EXIST. = 7.01' N.A.V.D. NEW = 10.01' N.A.V.D.
REQUIRED MINIMUM LOT AREA AND DIMENSIONS	10,000 S.F. 80' WIDTH / 100' DEPTH
PROPOSED MINIMUM LOT AREA AND DIMENSIONS	21,700 S.F. 165.83' WIDTH / 125.00' DEPTH
SETBACKS-PRINCIPAL STRUCTURE	REQUIRED PROPOSED
FRONT	25'-0" 25'-7" EXIST. 29'-3" NEW
REAR	25'-0" 25'-1"
SIDE NORTH/LEFT	10'-0" 11'-1" EXIST. 125'-8" NEW
SIDE SOUTH/RIGHT	15'-0" 15'-1"
SWIMMING POOL SETBACKS	9'-0" FROM PROPERTY LINE 43'-5" EXIST
POOL EQUIPMENT SETBACKS	10'-0" 13'-11"
MECHANICAL EQUIP. SETBACKS	10'-0" 11'-3"
GENERATOR SETBACKS	5'-0" 8'-0" EXIST.
HEIGHT OF 1-STORY TO THE BEAM	12'-0" 12'-0"
HEIGHT OF 1-STORY TO TOP OF ROOF	24'-0" 19'-8"
LOT COVERAGE	MAXIMUM 35% = 7,595 S.F. 28.0% 6,131.00 S.F.
FLOOR AREA RATIO (FAR) (DOES NOT INCLUDE COVD LANA, ENTRY AND BREEZEWAY)	MAXIMUM 32% = 6,944 S.F. 24.8% 5,483.00 S.F.
PERCENTAGE OF 2ND FLOOR AREA TO 1ST FLOOR AREA REQUIRED	N/A N/A
OFF STREET PARKING REQUIRED	4 SPACES 4 GARAGE SPACES 10' x 20'
DRIVEWAY SET BACK	10'-0" 10'-0"

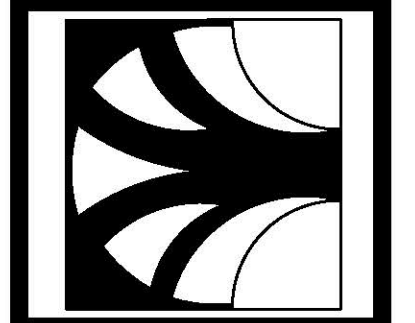
SITE AREA BREAKDOWN	
FIRST FLOOR BUILDING FOOTPRINT	5,107 S.F.
INCLUDES: FIRST FLOOR LIVING A/C (4,022 S.F.) + EXIST. 2 CAR GARAGE (535 S.F.) + EX. UTILITY (185 S.F.) + NEW 2 CAR GARAGE (741 S.F.) + NEW COVERED ENTRY (135 S.F.) + NEW COVD LANA (427 S.F.) + NEW COVD BREEZEWAY (86) = 6,131 S.F.	
DRIVEWAY & FRONT WALKWAYS	2,980 S.F.
NEW ENTRY WALK	42 S.F.
REAR PATIO & WALKWAYS	1,410 S.F.
POOL & POOL DECK	1,223 S.F.
UPPER DECK AND STAIR	360 S.F.
PLANTER WALLS	80 S.F.
CONCRETE MECHANICAL PADS	70 S.F.
TOTAL IMPERVIOUS AREA:	12,319 S.F.

AREA CALCULATIONS	
EXIST. MAIN LIVING A/C =	3229.00 SF
EXIST. 2 CAR GARAGE =	535.00 SF
EXIST. UTILITY RM. =	185.00 SF
EXIST. MAIN HOUSE UNDER ROOF =	3,949.00 SF
NEW LIVING A/C =	793.00 SF
NEW 2 CAR GARAGE =	741.00 SF
NEW COVERED ENTRY =	135.00 SF
NEW COVERED LANA =	427.00 SF
NEW COVERED BREEZEWAY =	86.00 SF
NEW ADDED UNDER ROOF =	2,185.00 SF
TOTAL LIVING A/C =	4022.00 SF
TOTAL UNDER ROOF = (LOT COVERAGE)	6,131.00 SF
LOT SIZE =	21,700.00 SF
ALLOWABLE LOT COVERAGE 35% =	7,617.00 SF
TOTAL FLR AREA = 28%	6,131.00 SF

MALINOSKY RESIDENCE
67 SPANISH RIVER DRIVE, LOT 67-68, OCEAN RIDGE, FL.
VARGAS HOMES INC

SITE HARDSCAPE PLAN

MAJESTIC VIEWS
Landscape Architects, Inc.
Landscape Architecture - Construction Management
4711 Cypress Drive South, Boynton Beach, FL 33436
Phone (561) 752-9835 Fax (561) 752-4110
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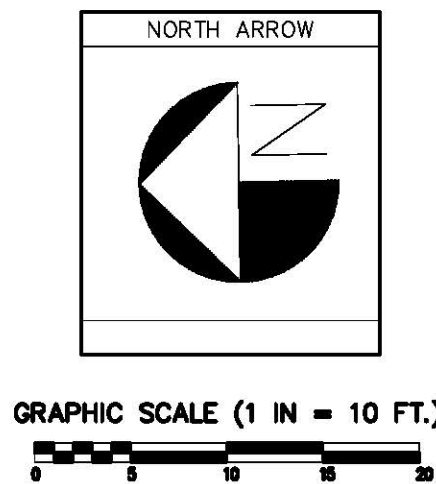
LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666677
LC #28000319

REV. NO.	DATE
REV. #1.	11.27.23
REV. #2.	01.16.24

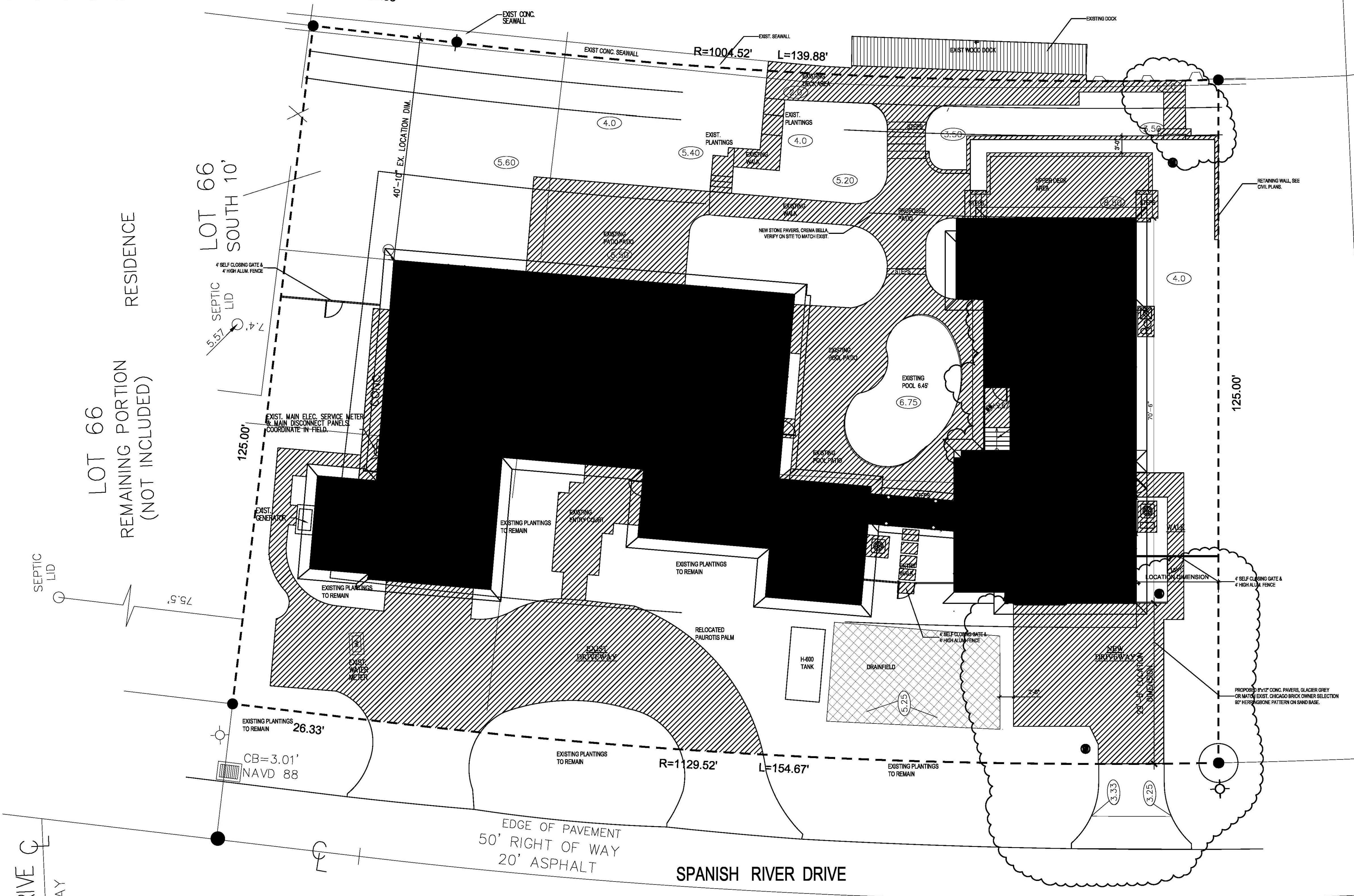
JOB NO:
DRAWN BY: LIV
DATE: 08.16.23
SCALE: 1" = 10'-0"

SHEET NO.
SP-1



VARIABLE WIDTH RIGHT OF WAY
(WATERWAY)
MEAN HIGH WATER
ELEVATION = 0.34' NAVD 88
POINT ID #55
TIDAL EPOCH - 1983-2001
SOURCE: LABINS

SPANISH RIVER



AREA CALCULATIONS	
EXIST. MAIN LIVING A/C =	3229.00 SF
EXIST. 2 CAR GARAGE =	535.00 SF
EXIST. UTILITY RM. =	185.00 SF
EXIST. MAIN HOUSE UNDER ROOF =	3,949.00 SF
NEW LIVING A/C =	793.00 SF
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NEW COVERED ENTRY =	135.00 SF
NEW COVERED LANAI =	427.00 SF
NEW COVERED BREEZEWAY =	86.00 SF
NEW ADDED UNDER ROOF =	2,185.00 SF
TOTAL LIVING A/C =	4022.00 SF
TOTAL UNDER ROOF =	6,131.00 SF
(LOT COVERAGE)	
LOT SIZE =	21,700.00 SF
ALLOWABLE LOT COVERAGE 35% =	7,617.00 SF
TOTAL FLR AREA = 28%	6,131.00 SF

SITE AREA BREAKDOWN	
FIRST FLOOR BUILDING FOOTPRINT	5,107 S.F.
INCLUDES: FIRST FLOOR LIVING A/C (4,022 S.F.) + EXIST 2 CAR GARAGE (535 S.F.) + EX. UTILITY (185 S.F.) + NEW 2 CAR GARAGE (741 S.F.) + NEW COVERED ENTRY (135 S.F.) + NEW COVERED LANAI (427 S.F.) + NEW COVERED BREEZEWAY (86) = 6,131 S.F.	
DRIVEWAY & FRONT WALKWAYS	2,980 S.F.
NEW ENTRY WALK	42 S.F.
REAR PATIO & WALKWAYS	1,410 S.F.
POOL & POOL DECK	1,223 S.F.
UPPER DECK AND STAIR	360 S.F.
PLANTER WALLS	80 S.F.
CONCRETE MECHANICAL PADS	70 S.F.
TOTAL IMPERVIOUS AREA:	12,319 S.F.

ELEUTHERA DRIVE CL
50' RIGHT OF WAY

GREEN MAP PLAN

MAJESTIC VIEWS

Landscaping Architects, Inc.

4711 Cypress Drive South, Boynton Beach, FL 33436

Phone: (561) 732-9835 Fax: (561) 732-4110

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LOUIS ILIAS VLAHOS

LANDSCAPE ARCHITECT

LA #6666677

LC #26000319

REV. NO.	DATE
REV. #1.	11.27.23
REV. #2.	01.16.24

JOB NO:

DRAWN BY: LIV

DATE: 08.16.23

SCALE: 1" = 10'-0"

SHEET NO.

SP-2

MALINOSKY RESIDENCE

67 SPANISH RIVER DRIVE, LOT 67-68, OCEAN RIDGE, FL.

VARGAS HOMES INC

GREEN MAP PLAN

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	21,700 S.F.
TREES REQUIRED (21700 SF/ 2500 SF)	9 TREES
TREES PROVIDED (5 TREES & 9 PALMS=3 TREES)	8 TREES
SHRUBS REQUIRED FOUNDATION (244 LF x .50/2 LF)	61 SHRUBS
SHRUBS PROVIDED FOUNDATION	380+ SHRUBS
60% OF REQUIRED TREES AND 100% OF REQUIRED SHRUBS ARE NATIVE SPECIES	

PLANT LIST

TREES AND PALMS

Exist.	25	Coccoloba Uvifera/Seagrape	16-25'OA, 6'CT, multi, full
Exist.	2	Pittosporum Tobira/Gm Pittosporum	8'-10', std, full.
Exist.	2	Adonia Merrillii/Adonia Palm	16'OA, DBL, match, full
Exist.	1	Wodyetia Bifurcata/Foxtail Palm	16'CT, TRPL, full
Exist.	6	Cocos Nucifera/Coconut Palm	16'WD,
PAU	1	Acrolophos Wrightii/ Purotis Palm	16'OA, multi full. relocate.
AD1	2	Adonia Merrillii/Adonia Palm	12'OA, SGL, match, full
BOS	1	Bougainvillea Fuschea	5'OA, STD, full.

ACCENTS, SHRUBS, AND GROUNDCOVERS

TOB	5	Ilex Spp. topiary/Holly Topiary Ball	30"OA, 10GAL, full
ARS	29	Alocasia Regal Shield/ Regal Shield Alocasia	3 GAL, 18" OA, 2' OC, full
BRO	24	Bromeliad Odorata/Odorata Bromeliad	3 GAL, 18"OA, 24"OC, full
PO4	191	Podocarpus Maki/Yew Podocarpus	7 GAL, 4'OA, 20"OC, full
PP	13	Podocarpus Pringles/Dwarf Pringles Podocarpus	3 GAL, 20"OA, 20"OC, full
FGI	136	Ficus Green Island/Green Island Ficus	3 GAL, 12"OA, 18"OC, full
NEO	72	Neo Fireball/Fireball red Neo sun grown	1 GAL, 8"OA, 12"OC, full
JM	144	Trachysperma Jasm. Minima/Minima Jasmine	1 GAL, 8" OA, 10"OC, full

SOD As Req'd St Augustine Palmetto Sod

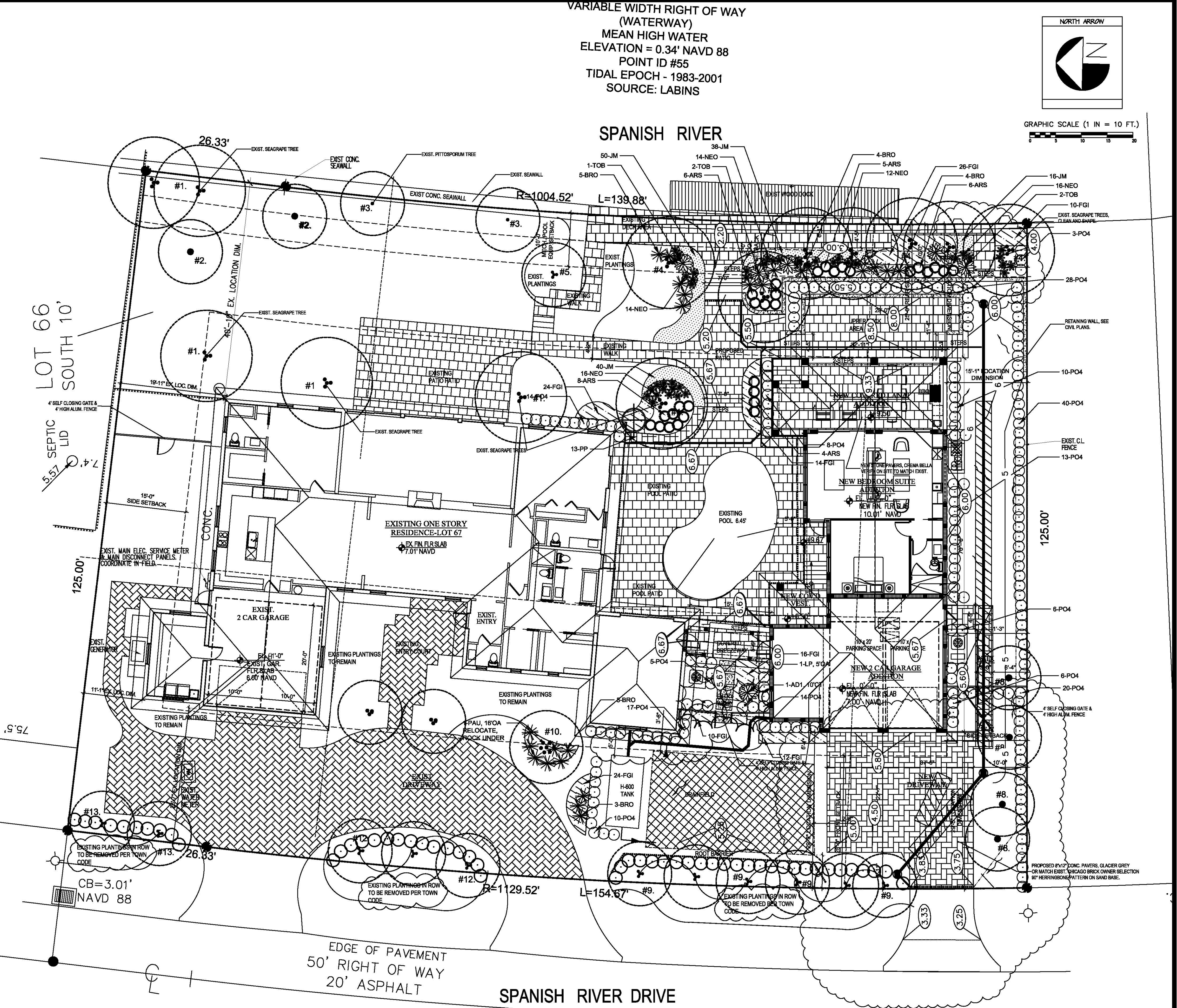
SQ. FT.

NOTES

* Indicates native plant species.

GENERAL PLANTING NOTES

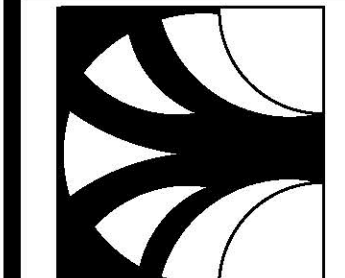
- All planting notes to be Florida #1 grade or better as stated in "grades and standards for nursery plants" part I and part II (2012), State of Florida, Department of Agriculture, Tallahassee.
- All prohibited plant species shall be eradicated from the site.
- All plant material to be handled and planted in accordance with standard nursery practices.
- All plant material to be guaranteed for a period of ninety (90) days from date of installation.
- All planting beds to receive three (3) inches of maleluca, recycled bark or other mulch, type "B", or better. (no cypress mulch)
- All planting areas must be irrigated to provide (100% coverage & 50% overlap) by an automatic irrigation w/water sensor system installed by certified irrigation contractor.
- Sod and irrigation will be provided within all the unpaved areas including the R.O.W.
- All mechanical equipment must be screened on three sides w/a hedge, solid fence or wall to a height minimum 6" above the item.
- All underground utilities should be located 48 hours prior to commencement of landscape construction. The Landscape and/or Irrigation contractor is responsible to call toll free 1.800.432.4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.
- The general contractor is responsible for rough grade within two-three (2-3) inches of final grade.
- In case of discrepancies, the landscape plan takes precedence over the plant list.
- All existing trees to remain will be trimmed, pruned and protected with an appropriate construction barrier.
- A minimum distance of 15 ft. separates all trees from pole lights and overhead utility lines.
- Within all site triangles there shall be unobstructed visibility within 2.5' and 6' above pavement level.
- No generator is proposed, any future proposal shall comply with buffer, setback and locational code requirements at time of permitting.



SITE LANDSCAPE PLAN

MALINOSKY RESIDENCE
67 SPANISH RIVER DRIVE, LOT 67-88, OCEAN RIDGE, FL.
VARGAS HOMES INC

MAJESTIC VIEWS
Landscape Architects, Inc.
Landscape Architecture - Construction Management
4711 Cypress Drive South, Boynton Beach, FL 33436
Phone (561) 752-9835 Fax (561) 752-4110
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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666677
LC #26000319

REV. NO.	DATE
REV. #1.	11.27.23
REV. #2.	01.16.24

JOB NO:
DRAWN BY: LIV
DATE: 08.16.23
SCALE: 1" = 10'-0"

SHEET NO.
LP-1

EXISTING TREE LEGEND

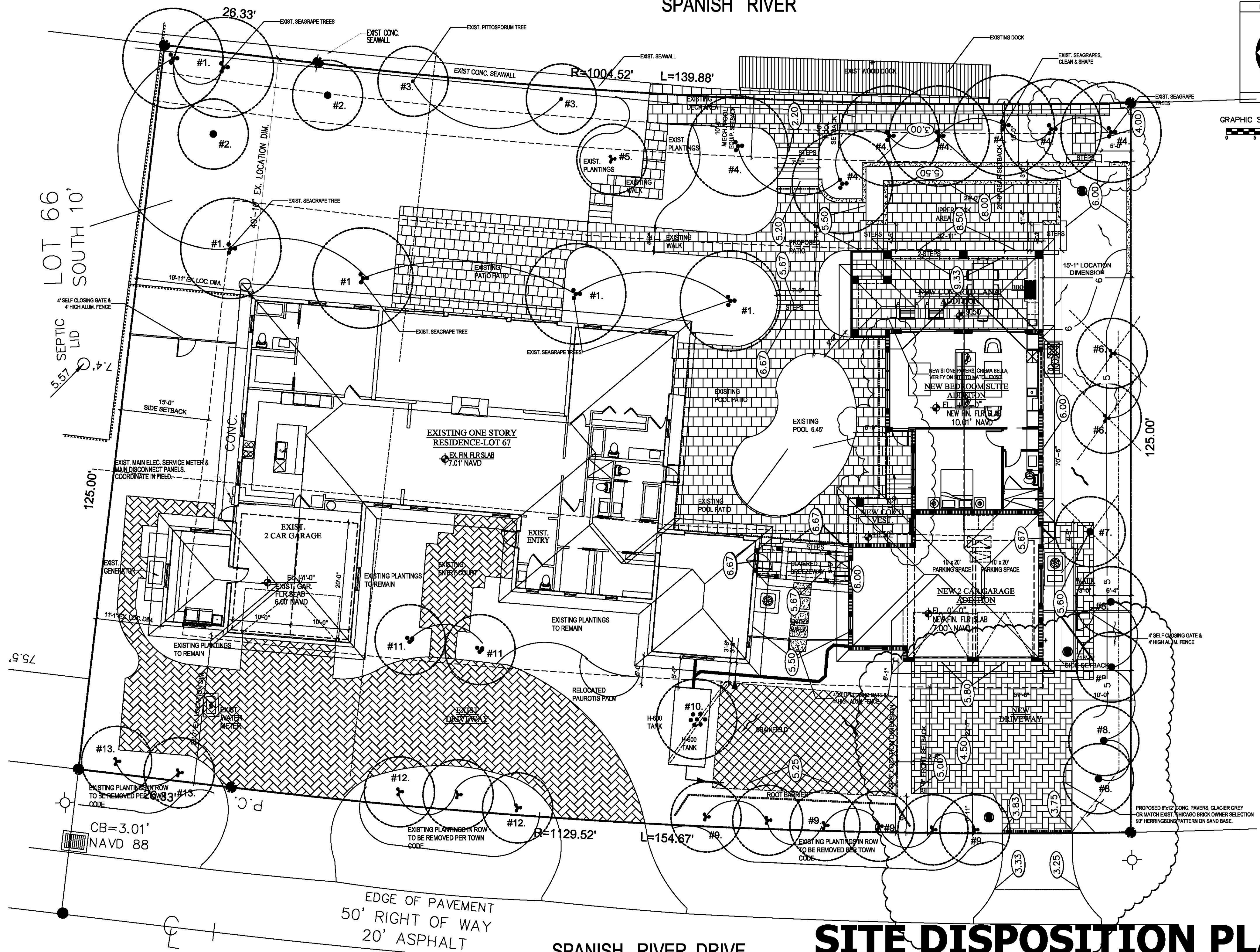
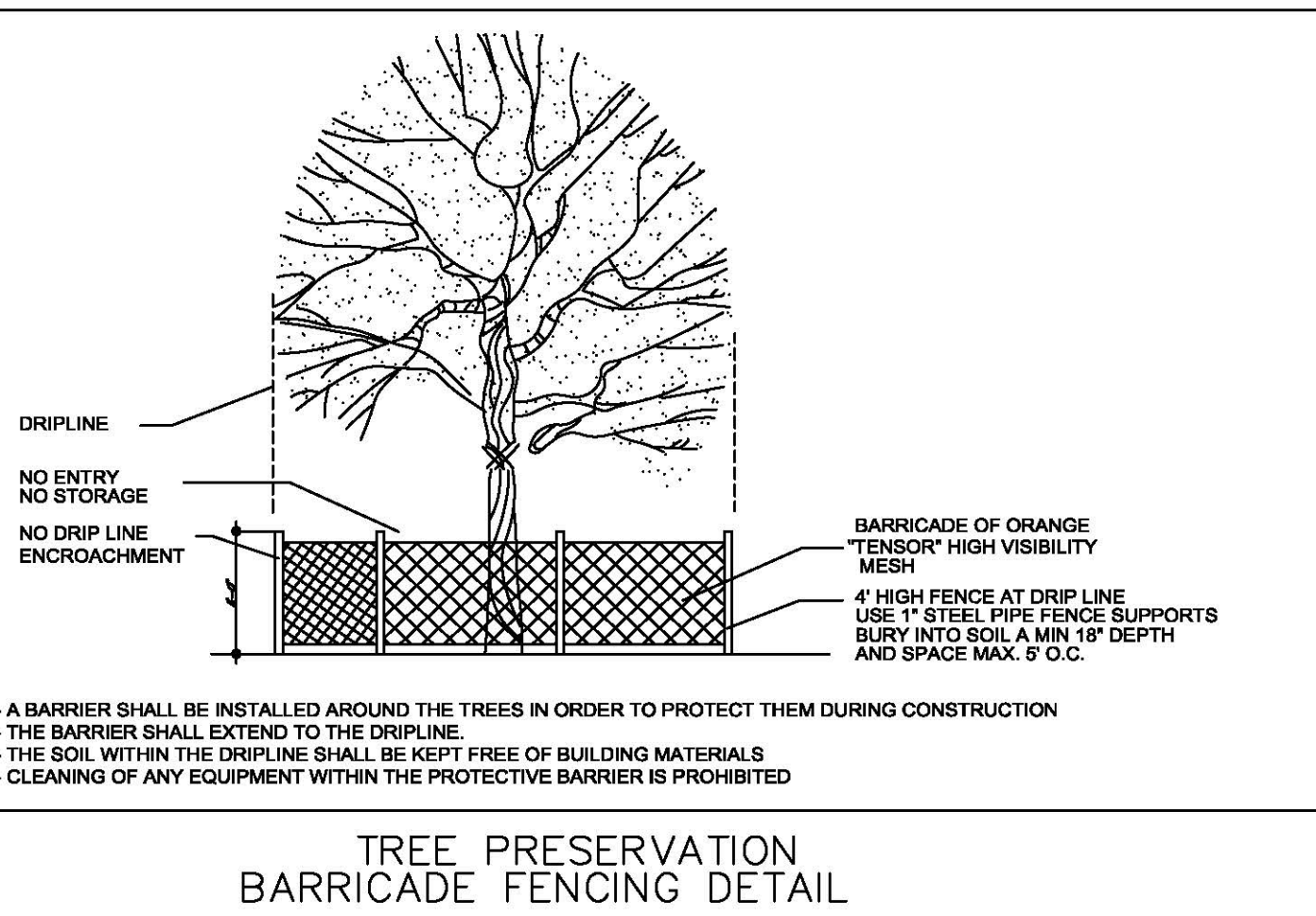
- #1 EXISTING SPECIMEN TREES TO REMAIN/ PRESERVE
- #3 EXISTING TREES TO BE RELOCATED/APPAISED
- #6 EXISTING TREES TO BE REMOVED/APPAISED

All existing trees to be appraised by licensed arborist per ANSI standards.

All existing trees/ palms to remain or relocate must be protected by approved tree barrier. See tree barrier detail.

All trees/ palms to remain or relocated must be trimmed by licensed arborist per ANSI standards.

All trees/ palms to remain or relocate must be fertilized w/ an all purpose time release fertilizer.



TREE SURVEY DATA AND MITIGATION CALCS

Item#	Species Common Name	Species Scientific Name	Qty	Height	Spread	DBH	Condition	Notes	Disposition	Replacement
#1	Seagrape	Coccoloba Uvifera	6	16-25'oa	16-24'	14-24"	85%	clean, shape and fertilize	remain	6-tree credit
#2	Coconut Palm	Cocos nucifera	2	16'wd	14'	10"	75%	clean and fertilize	remain	2-palm credit
#3	Pittosporum tree	Pittosporum tobira	2	10'oa	8'	6"	80%	clean, shape and fertilize	remain	2-tree credit
#4	Seagrape	Coccoloba Uvifera	7	16-20'oa	20'	14-24"	75%	clean, shape and fertilize	remain	8-tree credit
#5	Foxtail Palm	Wodyetia Bifurcata	1	16'ct	14'	3x8"	80%	Clean and fertilize	remain	1-palm credit
#6	Ligustrum Trees	Ligustrum Lucidum	2	24'ct	20'	46"	65%	In way of new construction/ elevation increase	remove	2-tree replacement
#7	Coconut Palm	Cocos nucifera	1	16'wd	14'	10"	70%	In way of new construction/ elevation increase	remove	1-palm replacement
#8	Coconut Palm	Cocos nucifera	4	16-18'wd	14'	10"	70%	Clean, shape and fertilize	remain	4-palm credit
#9	Seagrape	Coccoloba Uvifera	6	14-16'oa	18'	14-20"	75%	Clean, shape and fertilize.	remain	6-tree credit
#10	Paurotis Palm	Acoelornhaphe wrightii	1	10-12'ct	16'	10x6"	75%	In way of new septic tank	relocate	1-palm credit
#11	Adonidia Palm	Veitchia merillii	2	12'ct	14'	2x4"	80%	Clean and fertilize	remain	2-palm credit
#12	Seagrape	Coccoloba Uvifera	3	14-16'oa	18'	14-20"	75%	Clean, shape and fertilize.	remain	3-tree credit
#13	Seagrape	Coccoloba Uvifera	2	14-16'oa	18'	14-20"	75%	Clean, shape and fertilize.	remain	2-tree credit

Remain & relocate (27) Trees & (10) Palms
Remove (2) Trees & (1) Palm / replace w/ (2) Exist. Trees & (1) Exist. Palm of equal value

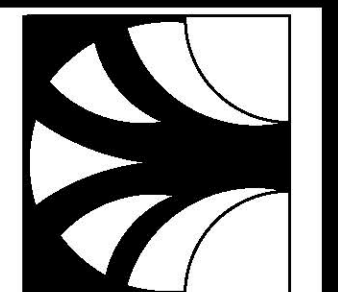
Total credit after mitigation:
(25)- Exist. Trees & (9) Palms

SITE DISPOSITION PLAN

MALINOSKY RESIDENCE
67 SPANISH RIVER DRIVE, LOT 67-68, OCEAN RIDGE, FL.
VARGAS HOMES INC

SITE DISPOSITION PLAN

MAJESTIC VIEWS
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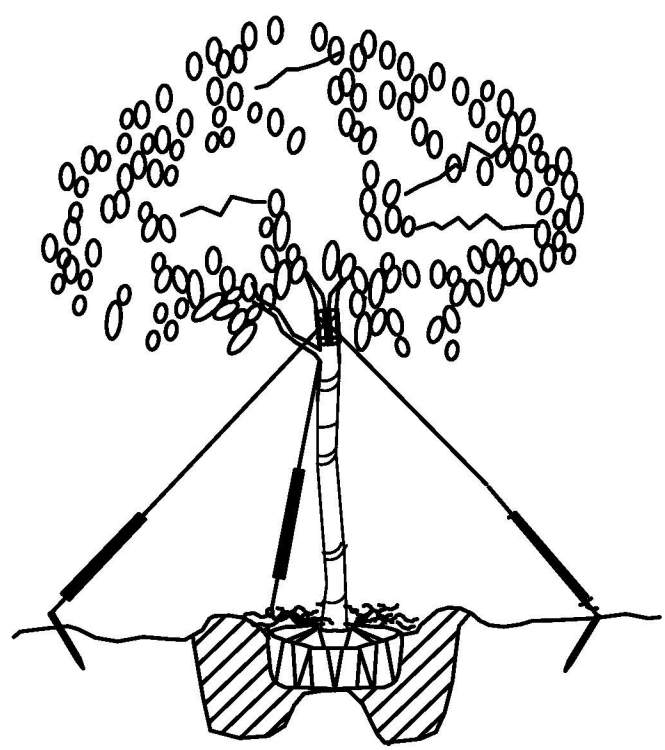
LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666677
LC #26000319

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REV. #1.	11.27.23
REV. #2.	01.16.24

JOB NO:
DRAWN BY: LIV
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SCALE: 1" = 10'-0"

SHEET NO.
LP-2



DO NOT CUT LEADER
PRUNE DAMAGED OR DEAD
WOOD IMMEDIATELY PRIOR
TO PLANTING AS DIRECTED
BY THE LANDSCAPE ARCHITECT

DOUBLE STRAND #12 GAUGE WIRE
WITH 3/4"Ø RUBBER HOSE
3 PER TREE AT EQUAL SPACING,

MULCH, 3" DEEP

3" BASIN FOR WATERING.

1/2"x2" FLUORESCENT
ORANGE MARKER

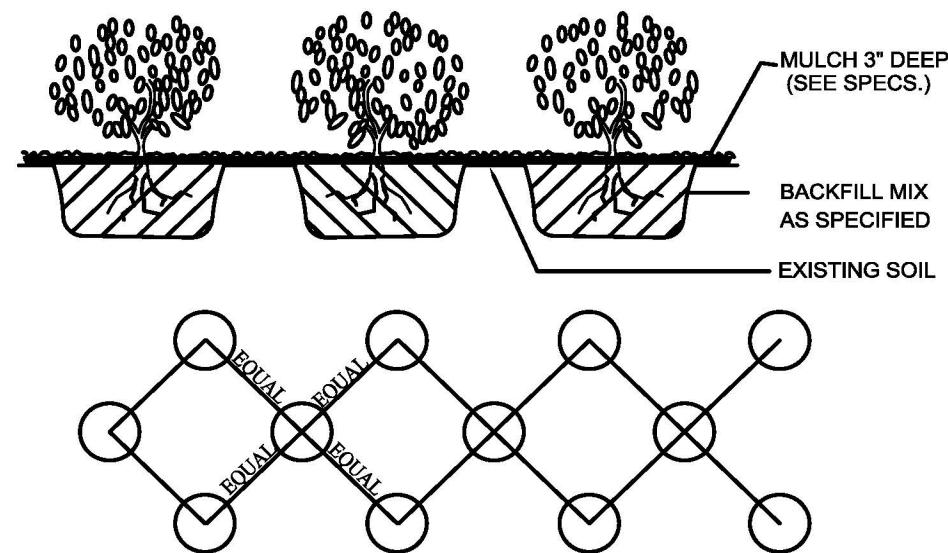
*SET TRUNK FLAIR OR TOP ROOT 0'-2"
ABOVE SURROUNDING FINISH GRADE.
UNTIE BURLAP 1/3 FROM BASE OF TRUNK/BALL
TRIM 1/3 FROM CROWN, WIRE BASKETS REMOVE
1/2 FROM TOP OF BALL AND ALL SYNTHETIC BURLAP
TO BE REMOVED COMPLETELY

2"x2"x2" STAKE. TOP TO BE
2" MIN BELOW FINISH GRADE

BACKFILL WITH PLANTING SOIL.

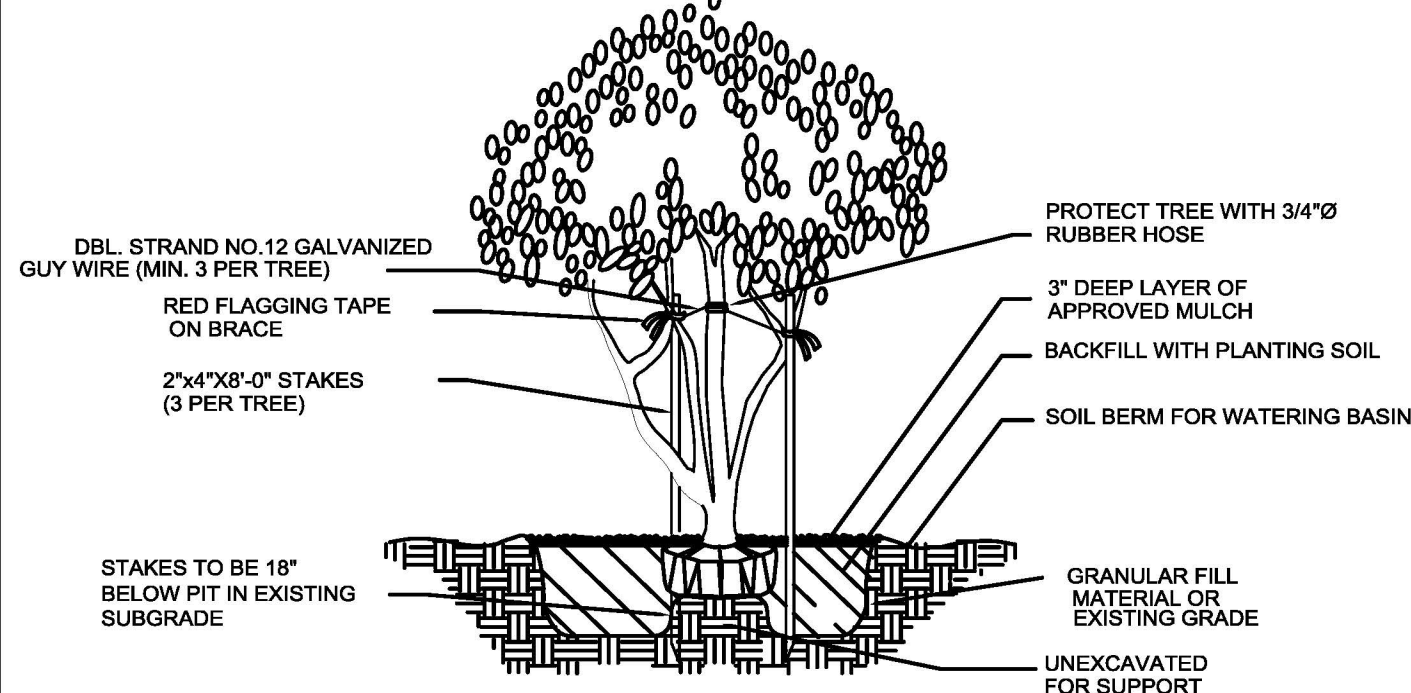
SET ROOTBALL ON UNDISTURBED SOIL.

*TREE SUPPORTS TO BE REMOVED IN 6 MONTHS FOR
TREES AND 12 MONTHS FOR PALMS



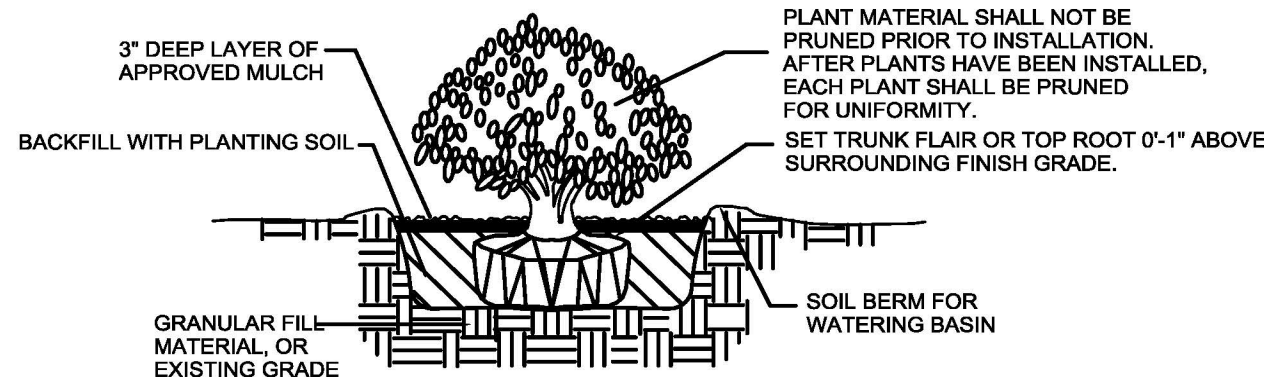
NOTE:
DISTANCE BETWEEN PLANTS SHOULD BE FAR ENOUGH TO ALLOW PLANTS TO REACH NATURE SIZE
WITHOUT INTERFERING WITH GROWTH OF ADJACENT PLANT MATERIALS DISTANCE TO CENTERLINE
WILL VARY ACCORDING TO SPECIES AND HABITAT OF GROWTH SO THAT NATURE PLANTS WILL NOT
OVER LAP ONTO SIDE SIDEWALK STRUCTURES, PAVED AREAS, ETC.

LARGE TREE (2" cal. and over) PLANTING DETAIL

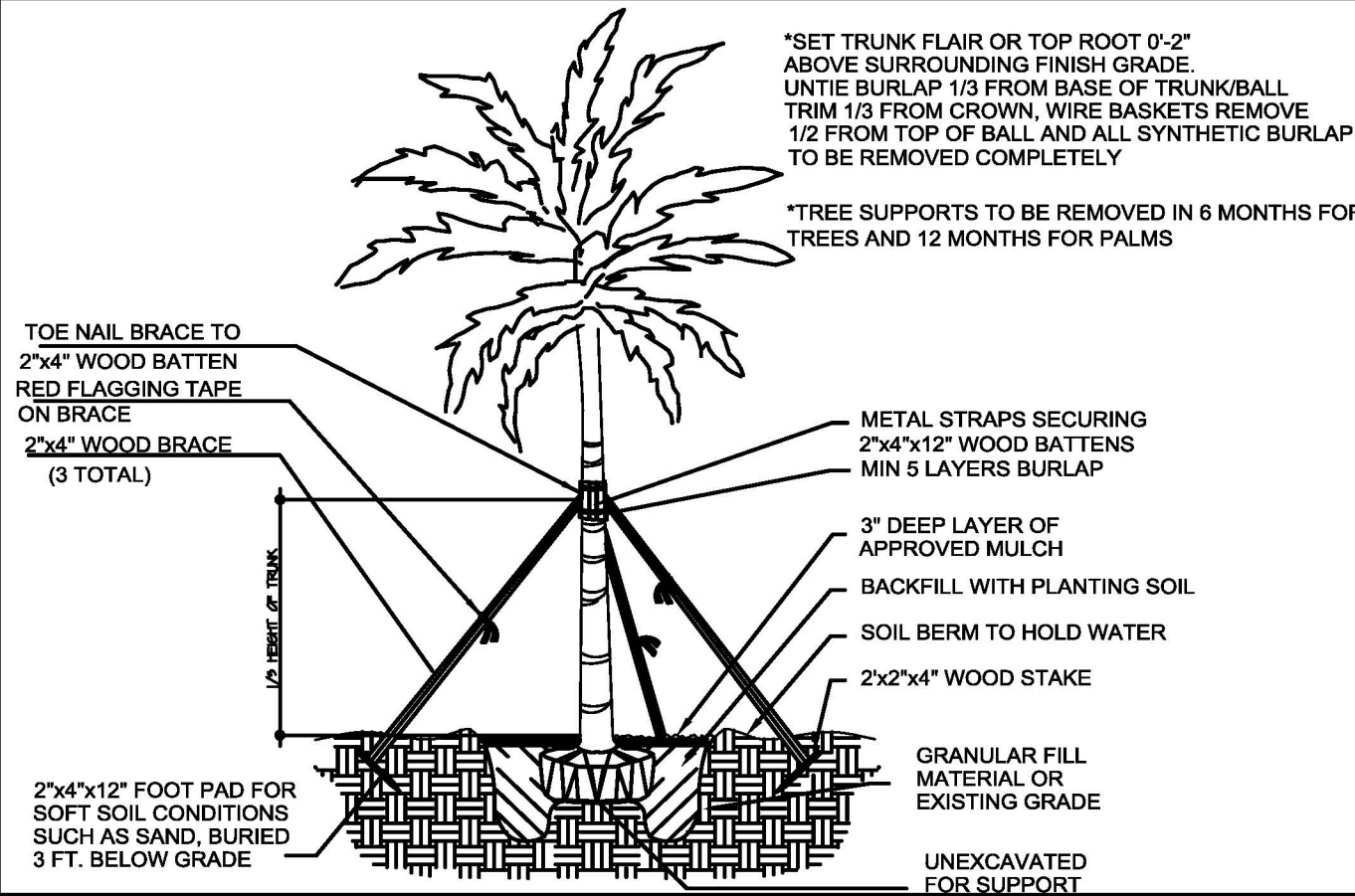


*TREE SUPPORTS TO BE REMOVED IN 6 MONTHS FOR
TREES AND 12 MONTHS FOR PALMS

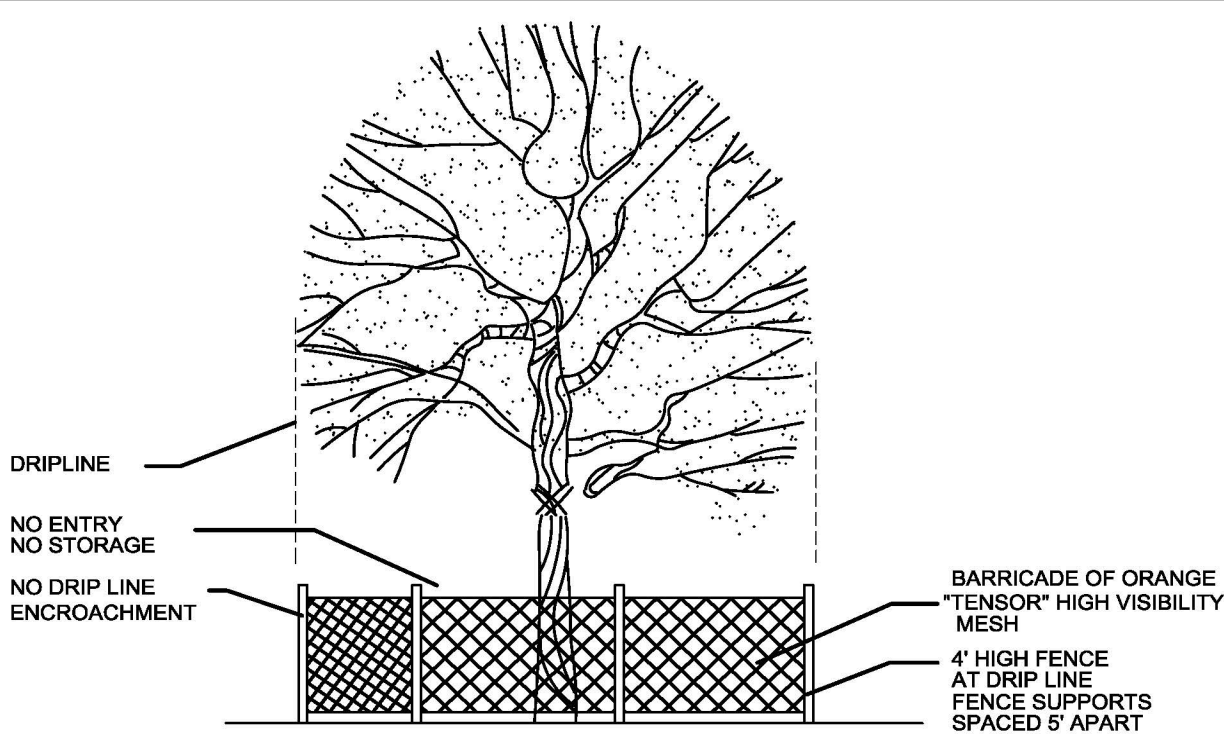
SHRUB/ GROUNDCOVER SPACING DETAIL



MULTI- TRUNK AND SMALL TREE (2" cal. and under) PLANTING DETAIL

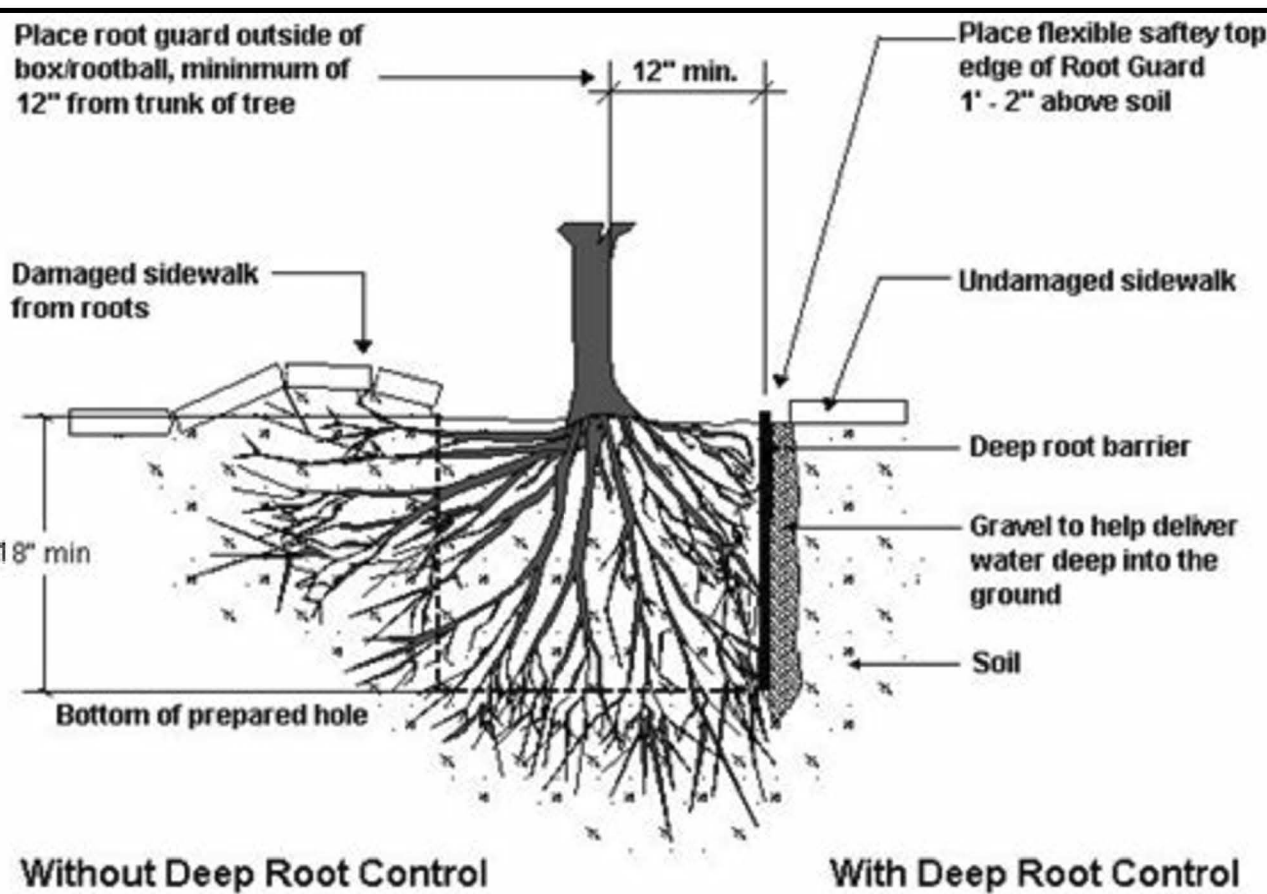


SHRUB PLANTING DETAIL

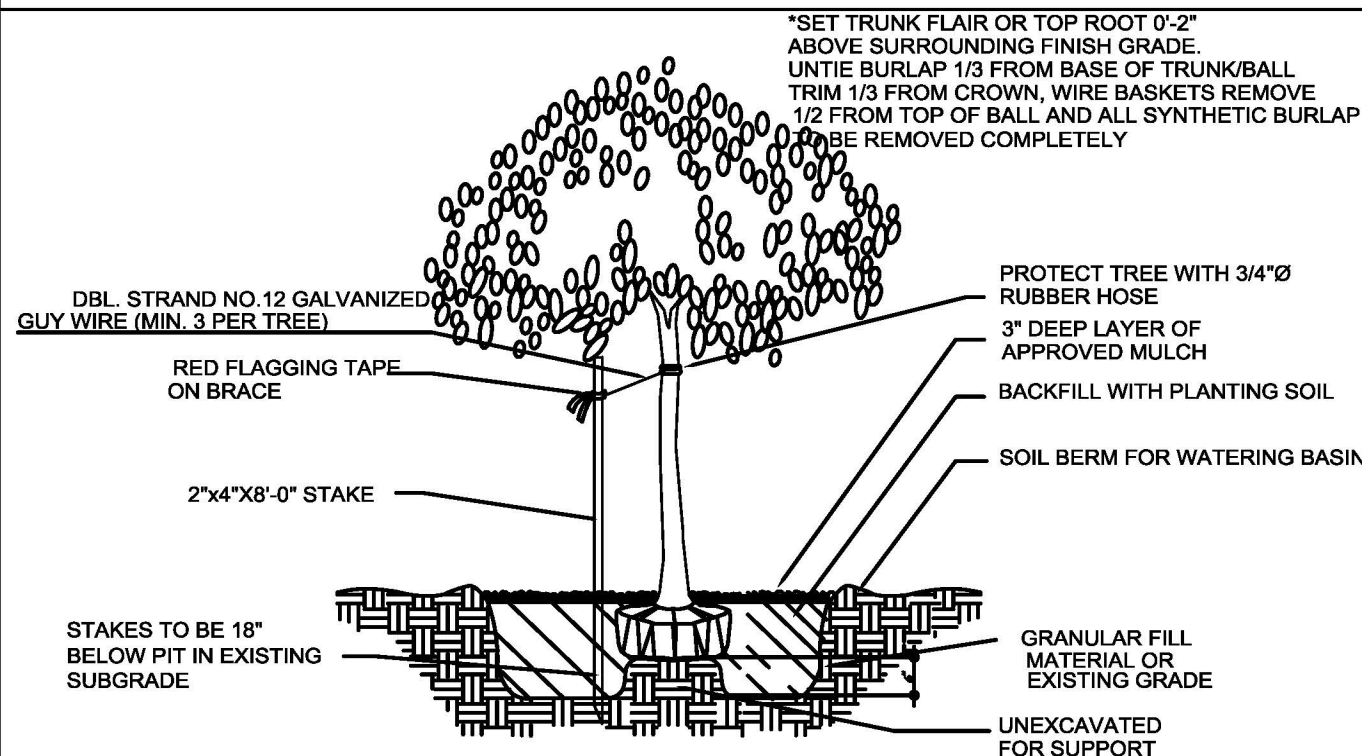


- A BARRIER SHALL BE INSTALLED AROUND THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION
- THE BARRIER SHALL EXTEND TO THE DRIPLINE
- THE SOIL WITHIN THE DRIPLINE SHALL BE KEPT FREE OF BUILDING MATERIALS
- CLEANING OF ANY EQUIPMENT WITHIN THE PROTECTIVE BARRIER IS PROHIBITED

TREE PRESERVATION BARRICADE FENCING DETAIL



SMALL TREE (2" cal. and under) PLANTING DETAIL



*TREE SUPPORTS TO BE REMOVED IN 6 MONTHS FOR
TREES AND 12 MONTHS FOR PALMS

ROOT BARRIER DETAIL

GENERAL NOTES:

REQUIRED NOTES FOR LANDSCAPE PLANS

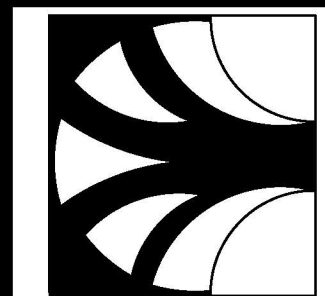
- All the plant material shall be Florida #1 or better, as set forth by the current edition of the Florida Department of Agriculture grades and standards for nursery plants.
- All plantings shall be done in accordance with municipal codes and use sound horticultural practices, as provided by the International Society of Arboriculture (ISA). All plants shall be installed so that the top of the root ball remains even with the soil grade. All trees and palms are to be holed in with water at the time of installation to eliminate any air pockets. Trees and palms shall be properly braced and/or staked at the time of planting as per detail. Stakes and braces are to remain for a minimum of 12 months. The Contractor is responsible for the maintenance and removal of stakes and braces after a 12-month period. When applicable, existing trees to be saved should be barricaded prior to the construction as per detail. Protected areas shall remain clear of construction debris, vehicles, storage of materials and chemicals, etc., and barricades are to remain until final job acceptance. The Contractor is responsible for the maintenance and removal of the barricades.
- The project's Landscape Contractor shall contact the Town of Ocean Ridge Landscape Inspector to schedule a Pre-Construction Meeting prior to the landscape installation. Landscape and Irrigation permits are required prior to the issuance of any commercial (i.e., non-residential) building permits. For residential projects, landscape and irrigation permits must be issued prior to the commencement of any landscaping installation and the work must be approved through a Final Landscape Field Inspection, prior to the issuance of a Final Certificate of Occupancy (CO) for the entire project. Tree Relocation/Removal permits, if necessary, are required prior to the issuance of any building permits.
- Planting soil shall be a weed-free and debris-free 60/40 mix, to be mixed with existing soil, free from rocks and debris, and backfilled into planting pits by washing in.
 - Shrubs shall receive 6" of planting soil around the root ball.
 - Trees shall receive 12" of planting soil around the root ball.
 - Sodded areas shall receive 2" of planting soil beneath the sod.
 - All arid palms are to be backfilled with sand.
- All landscape islands in parking lots and around buildings shall be excavated to a depth of 3' and backfilled with weed- and debris-free 60/40 planting soil, to the top of the curb.
- All trees and palms in sodded areas shall have a minimum of 36" in diameter ring, covered with a 3" layer of mulch over the surface of the root ball and pulled back as to avoid touching the crown of the trunk. Cover the entire hedge and shrub beds with a 3" layer of mulch. Avoid piling around the trunk areas. Pine trees shall have pine needle mulch covering all trees in groupings. Where planting areas include a catch basin, install erosion control matting (as per manufacturer specs) 25' from the inlet slit fabric to install shrubs and apply 3" layer of mulch. Mulch shall be Grade A, weed-free, *Eucalyptus* or *Melaleuca*.
- All landscape material shall maintain clearance around all fire hydrants, check valves, backflow preventors, Fire Department Equipment, etc., of at least 7' in the front and on the sides and 4' in the rear.
- All shade trees shall be planted a minimum of 15' clearance from light poles; and may be 7'-6" away for small trees and palms only.
- Site preparation shall include the eradication and removal of any exotic nuisance vegetation, weeds, grass; and the clean-up of any dead material, debris and rubbish.
- All synthetic burlap, synthetic string/cords or wire baskets shall be removed before any trees are planted. All synthetic tape (i.e. *tagging tape*, *nursery tape*) shall be removed from the trunks, branches, etc. before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole, before the trees are backfilled.
- All ground cover requires 75% coverage at the time of planting and 100% within 3 months of installation.
- All trees installed within 6' of curbs shall be installed with root barriers.
- Substitutions of plant material shall be permitted only after written approval of the Landscape Architect and the Town of Ocean Ridge Landscape Inspector.
- All owners of the land or their agents shall be responsible for the maintenance of all landscaping.
- All plant material shall be guaranteed for a period of 12 months after final inspection by the Town of Ocean Ridge Landscape Inspector and the owner's acceptance.
- All landscaped areas will be provided with a 100% irrigation coverage, 50% overlap, from a fully automatic irrigation system with a rain sensor shut-off, and pump and rust control and rust inhibitor devices. Adjust the system to avoid overspray onto structures or paving. Preserved ecological communities shall not be irrigated. All watering procedures shall conform to restrictions and regulations of the South Florida Water Management District and local watering restrictions. Xeriscape Landscape principles shall be applied to all sites as specified in the South Florida Water Management District's *Xeriscape Plant Guide II*, updated as required.
- The Contractor is required to submit certified as-builts of the landscape berm to the Engineering Services Department for review and approval. Prior to placing the sod and installing the trees, the as-builts must include the design elevations and as-built elevations, taken at least every 50' of the berm. The right-of-way lines, property lines and landscape buffer, etc., must be labeled on the as-built plan. Cross-sections must be provided at least every 50' of the berm and must indicate the scope, width and height of the berm and also label the right-of-way line, buffer width and property lines. No sod or trees/palms shall be placed on the berm until the Engineering Services Department approves the as-built.
- The Landscape Contractor shall be aware of the location of all easements and utilities above and below the ground and shall call for Utility Statement forty-eight (48) hours before any digging operations begin. All plant pits located in the easements shall be hand dug. The Landscape Contractor shall repair all the damage to the underground utilities caused by digging, at no cost to the owner.
- All trees will be located a minimum of 4' from underground utility lines.
- The Landscape Contractor shall verify estimated quantities of the material shown on the drawing prior to submitting his bid. The City-approved Planting Plan shall take precedence over the Plant List.
- All plant material symbols shown on the Landscape Plan shall be considered diagrammatic and should be adjusted in the field by the Contractor to avoid all utilities and any other obstructions.
- All areas disturbed during the construction shall be sodded with *St. Augustine "Floratan"*, unless otherwise noted, i.e., sodded, paved.
- All sizes shown for the plant material on the plan are to be considered minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance. All the trees shall be single-trunk, unless otherwise noted on the plans. All Royal Palms must be *Florida Fancy*.
- The scope of work includes all plants, materials, equipment and labor necessary to fulfill these plans and specifications. All costs associated with staking, guying, barricades, fertilizations, excavations, top-soil layer, mulch, water saucer, watering, pruning, removal of excess excavation material and work-site clean-up, are to be included in the price. Unless otherwise indicated, any other requirements necessary for complete acceptance of the job shall be considered incidental to the work involved. Pruning of all trees shall meet standards set forth by the *National Arborist Association, Inc.*
- All mechanical equipment, air conditioning units, generators, irrigation pumps, FPL transformers, pool pumps, etc., must be screened on three (3) sides with landscaping; if a fence or wall is also required, then the landscaping shall be installed on the outside of the fence/wall. Plant material shall be to the height of each above ground element, with branches touching each other.
- Trees and shrubs shall be fertilized with a general purpose fertilizer with a 1:1:1 ratio of Nitrogen, Phosphorous, and Potassium Fertilizer. Application rates are to be according to manufacturer recommendations for installation of newly-established plant material. Palms shall be fertilized with a palm special fertilizer that is 100% Organic, a 2:1:1 ratio, containing Nitrogen, Phosphorous, and Potassium as major elements and containing minor elements, including Iron, Manganese, Magnesium, and Zinc. Application shall be according to the manufacturer specifications for newly-established plant material. Areas to be sodded shall be fertilized with a 100% Organic General Purpose Fertilizer at a ratio of 1:1:1, containing Nitrogen, Phosphorous, and Potassium analysis with Iron, Magnesium and Manganese as minor elements. Applications shall be at the rate of 1 pound of actual Nitrogen per one thousand square feet and shall be fully incorporated into the top two inches of soil. There will be no fertilization during the winter months of December, January, and February.
- The Landscape Contractor shall be responsible for the maintenance of the landscaped area until the final job has been issued. The owner or his agent shall do watering to keep the plant root masses and planting soil uniformly moist to maintain a healthy growing condition until final job acceptance. The plant beds shall be free of debris and mowed. Sod shall be maintained between 3" and 5".
- Final acceptance of this planting plan will not be given until:
 - A final walk-through by the Landscape Architect is performed (for commercial properties only).
 - Completion of all punch list items.
 - Submission of a written guarantee has been obtained and reviewed.



MALINOSKY RESIDENCE
67 SPANISH RIVER DRIVE, LOT 67-88, OCEAN RIDGE, FL.
VARGAS HOMES INC

LANDSCAPE SPECIFICATIONS

MAJESTIC VIEWS
Landscape Architects, Inc.
Landscape Architecture - Construction Management
4711 Cypress Drive South, Boynton Beach, FL 33436
Phone (561) 752-9835 Fax (561) 752-4110
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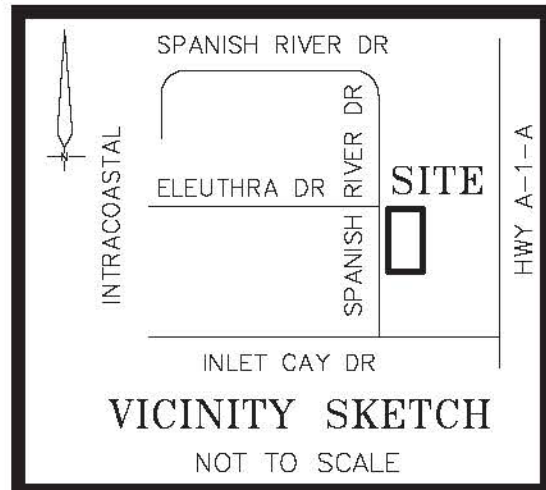
LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666677
LC #26000319

REV. NO.	DATE

JOB NO:
DRAWN BY: LIV
DATE: 08.16.23
SCALE: NO SCALE

SHEET NO.
LP-3



TITLE EXCEPTIONS

OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT
PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AGENT FILE No.: MALINOSKY
POLICY No.: 23109630
DATED: APRIL 7, 2017 TO SEPTEMBER 21, 2023@8:00 A.M.
TAX I.D. No.: 46-43-45-22-11-000-0661
ADDRESS: 67 SPANISH RIVER DRIVE, OCEAN RIDGE, FL 33435

- 1.) TAXES = NOT PLOTTABLE.
- 2.) RIGHTS OR CLAIMS = NOT PLOTTABLE.
- 3.) ENCROACHMENT, ENCUMBRANCE, VIOLATION = NONE.
- 4.) UNRECORDED EASEMENTS = NONE PROVIDED.
- 5.) LIEN FOR SERVICES, LABOR, MATERIAL = NOT PLOTTABLE.
- 6.) ADVERSE OWNERSHIP = NOT PLOTTABLE.
- 7.) EXCEPTIONS 1 THROUGH 6 = DELETED.
- 8.) TAXES = NOT PLOTTABLE.
- 9.) PLATTED INFORMATION = AS SHOWN ON SURVEY.
- 10.) RIPARIAN & LITTORAL RIGHTS = NONE PROVIDED.
- 11.) WATERWARD PORTION FROM MHWL = NOT PLOTTABLE.
- 12.) NEXGEN SURVEY DATED 02/16/2017 = AS SHOWN ON SURVEY.
- 13.) MORTGAGE = NOT PLOTTABLE.

LEGAL DESCRIPTION

THE SOUTH 10 FEET OF LOT 66, ALL OF LOT 67 AND THE NORTH 71 FEET OF LOT 68, INLET CAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 222 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 21,700.4 SQ FT, 0.50 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.

ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

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

ELEVATIONS SHOWN HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION HIGH ACCURACY NETWORK NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.

CERTIFIED TO:

STEVE VARGA

VARGA HOMES, INC.

CERTIFICATION

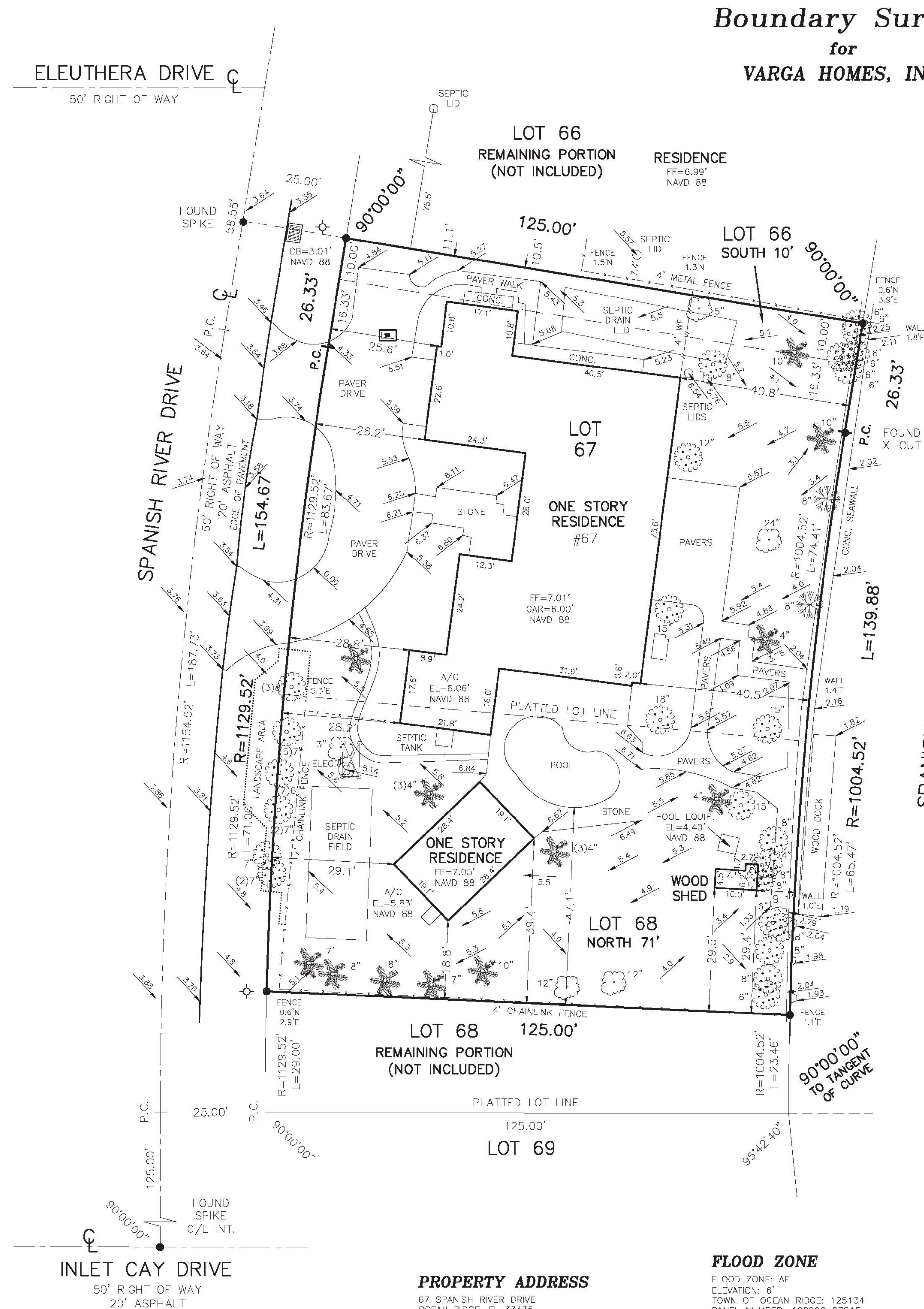
I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY:
ROBERT A. BUGGEE, FLORIDA LAND SURVEYOR #3302
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA

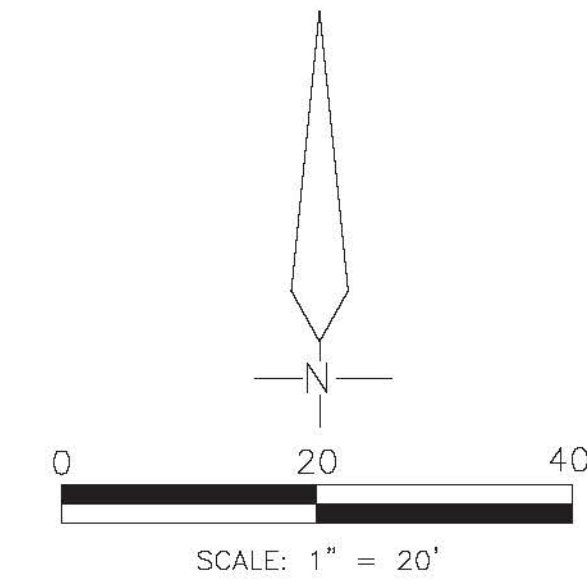
DATE OF FIELD SURVEY: 09/29/20

DWG # 0906920A

Robert A. Buggee JR
Digitally signed by Robert A. Buggee, Jr.
Date: 2023.11.21
153747-48907



Boundary Survey for VARGA HOMES, INC.



LEGEND:

- = IRON ROD AS NOTED
- CONC. = CONCRETE
- ASPH. = ASPHALT
- (P) = PLAT
- (D) = DEED
- (M) = MEASURED
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- WF = WOOD FENCE
- = WATER METER
- = FIRE HYDRANT
- = GATE VALVE
- = WELL
- = WOOD UTILITY POLE
- = OVERHEAD WIRES
- = CATCH BASIN
- = ELECTRIC UTILITY
- = SEWER MANHOLE
- = SPOT ELEVATION
- = CONCRETE UTILITY POLE
- = LIGHT POLE
- = CABLE TV UTILITY
- = SEAGRAPE TREE
- = OAK TREE
- = PALM TREE
- = UNKNOWN SPECIES TREE

SPANISH RIVER
VARIABLE WIDTH RIGHT OF WAY
(WATERWAY)
MEAN HIGH WATER
ELEVATION = 0.34'
POINT ID #55
TIDAL EPOCH - 1983-2001
SOURCE: LABINS

FLOOD ZONE

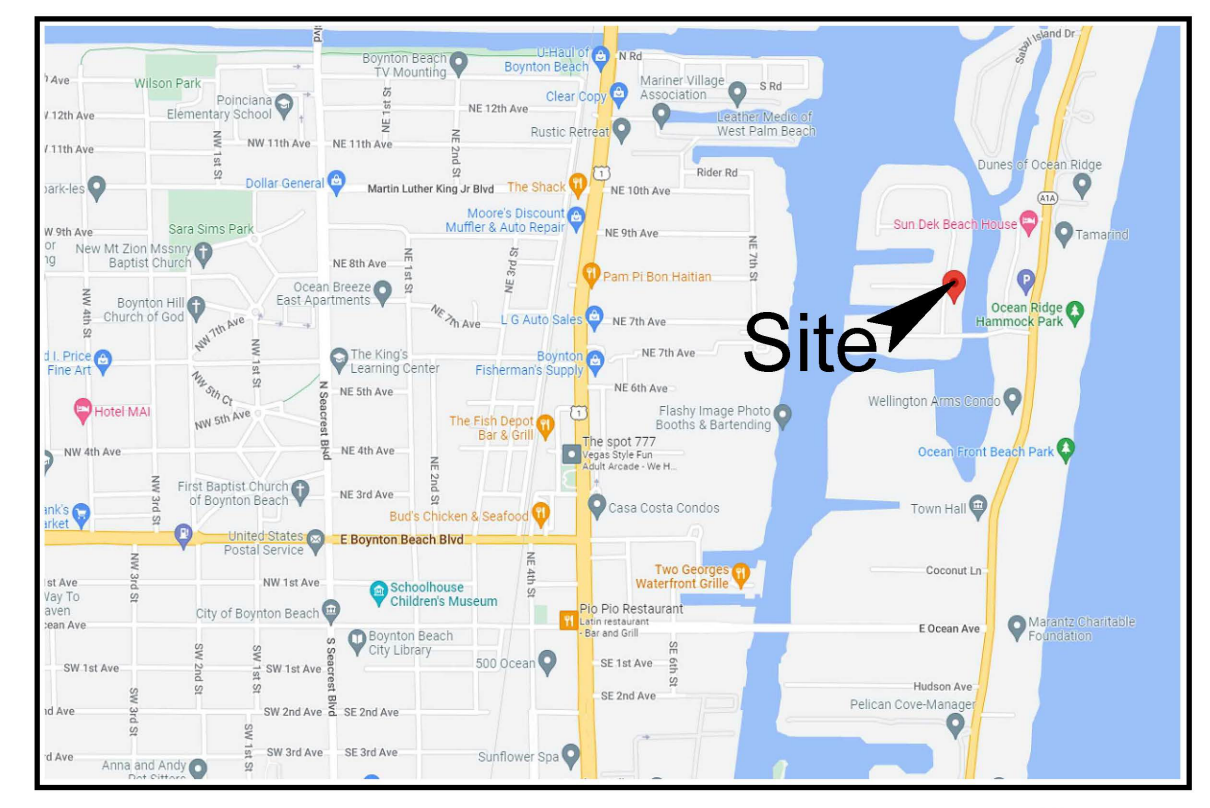
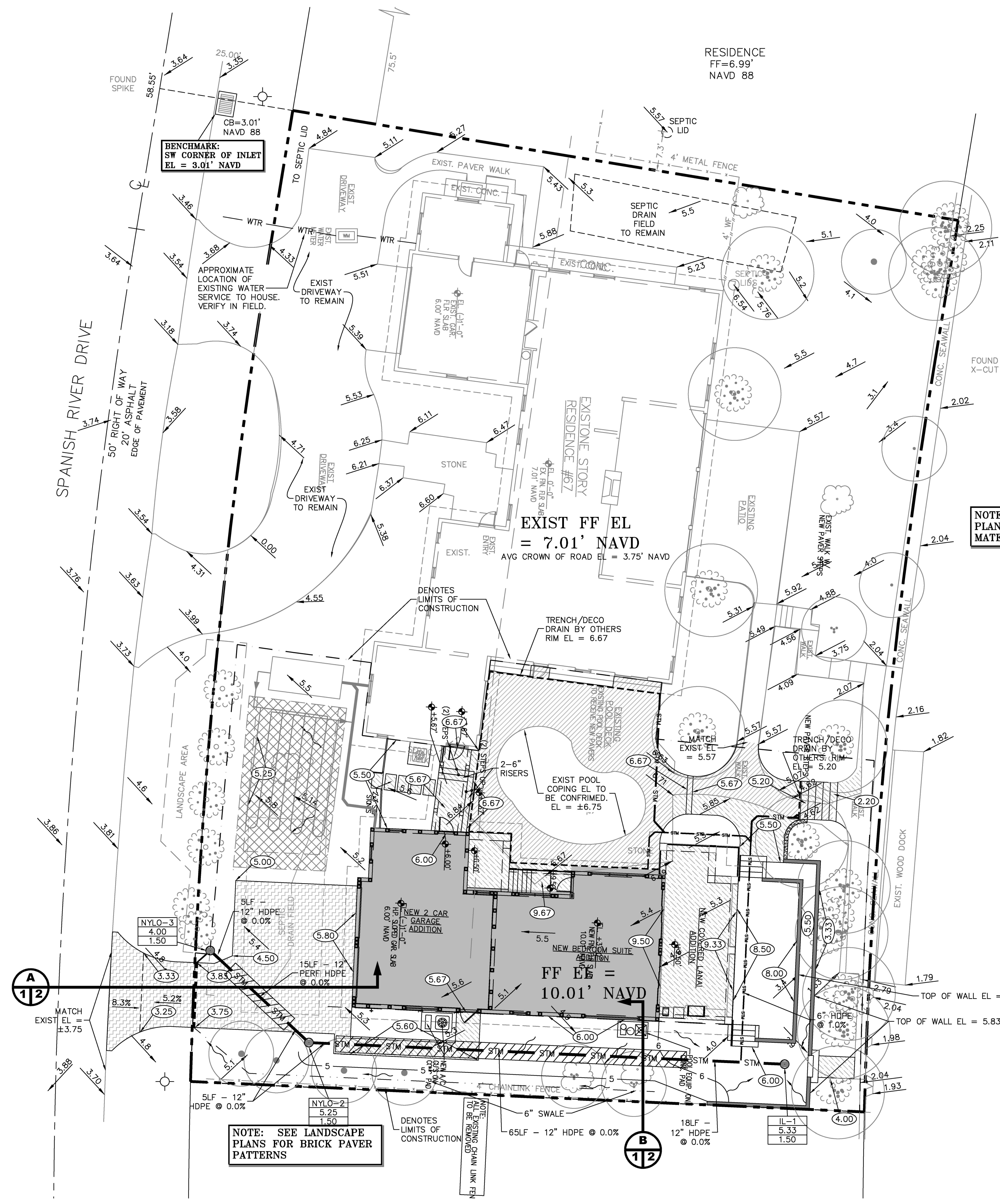
FLOOD ZONE: AE
ELEVATION: 8'
TOWN OF OCEAN RIDGE: 125134
PANEL NUMBER: 12099C 0791F
EFFECTIVE DATE: 10-05-17

- REVISIONS:
- | | |
|------------------|----------|
| 1.) ADD TREES | 10-12-20 |
| 2.) UPDATE | 01-25-23 |
| 3.) TITLE REVIEW | 10-31-23 |
| 4.) REVISION | 11-21-23 |

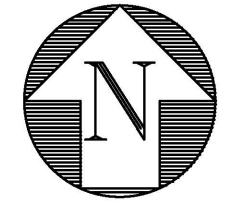
PREPARED BY:

Bob Buggee, Inc.
the "SURVEYOR"

P.O. BOX 3887
BOYNTON BEACH, FLORIDA, 33426
SURVEY & MAPPING BUSINESS #7890
561-732-7877



LOCATION MAP
N.T.S.



LEGEND:

- PROPERTY LINE
- SECTION IDENTIFIER
PLAN PAGE DETAIL PAGE
- PROPOSED ELEVATION
- DIRECTION OF FLOW
- EXISTING ELEVATION
- DENOTES AREA OF EXISTING HARDSCAPE TO BE REGRADED
- DENOTES AREA OF PROPOSED BRICK PAVERS SEE DETAIL SHEET 2 - SEE LANDSCAPE PLANS FOR PATTERN
- DENOTES AREA OF PROPOSED HARDSCAPE BY OTHERS - SEE LANDSCAPE PLANS FOR DETAILS
- DENOTES AREA OF SEPTIC SYSTEM UNOBSTRUCTED AREA
- PROPOSED CATCH BASIN
- DENOTES 12" PERF HDPE PIPE IN 3' WIDE X 3' DEEP ROCK TRENCH (BOTTOM EL= 0.5' NAVD)
- STRUCTURE TYPE-NUMBER
RIM ELEVATION
INVERT ELEVATION
- NYLO NYLOPLAST YARD DRAIN OR APPROVED EQUAL
- IL INLINE YARD DRAIN
- HDPE HIGH-DENSITY POLYETHYLENE PIPE
- T.O.W. TOP OF WALL
- TBD TO BE DETERMINED

NOTE: SEE LANDSCAPE PLANS FOR HARDSCAPE MATERIALS & SPECIFICATIONS

SPANISH RIVER
VARIABLE WIDTH RIGHT OF WAY
(WATERWAY)
MEAN HIGH WATER
ELEVATION = 0.34' NAVD 88
POINT ID #55
TIDAL EPOCH - 1983-2001
SOURCE: LABINS

NOTE: WRAP ALL HDPE FITTINGS WITH MIRAFI FABRIC OR APPROVED EQUAL.

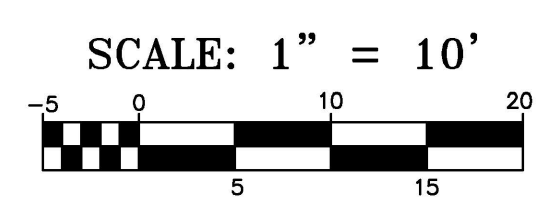
NOTE: CONTRACTOR TO FIELD VERIFY EXACT LOCATION, SIZE, AND ELEVATION OF ALL IMPROVEMENTS AT TIME OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO ENVIRODESIGN ASSOCIATES, INC.

NOTE: RETAINING WALLS SHOWN HEREIN DEPICT LOCATION AND ELEVATION REQUIREMENTS ONLY. STRUCTURAL DESIGN PER MANUFACTURER SPECIFICATIONS OR TO BE PROVIDED BY OTHERS.

NOTE: SEE LANDSCAPE PLANS FOR BRICK PAVEMENT PATTERNS



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CIVIL SITE IMPROVEMENTS PLAN FOR:
SINGLE FAMILY RESIDENCE
67 SPANISH RIVER DRIVE
OCEAN RIDGE, FLORIDA

EnviroDesign Associates, Inc.
www.envirodesign.com

ENGINEERS • ENVIRONMENTAL CONSULTANTS
FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
1855 Dr. Andres Way, Delray Beach, Florida 33445
Phone: (561) 274-6500 Fax: (561) 274-8558

DRAWN:
B.A.B.

CHECKED:
J.A.P.

DATE:
01/04/24

JOB NO.
22144-ENG

SHEET NO.
1 OF 5

BY: BAB

DATE: 11/17/23

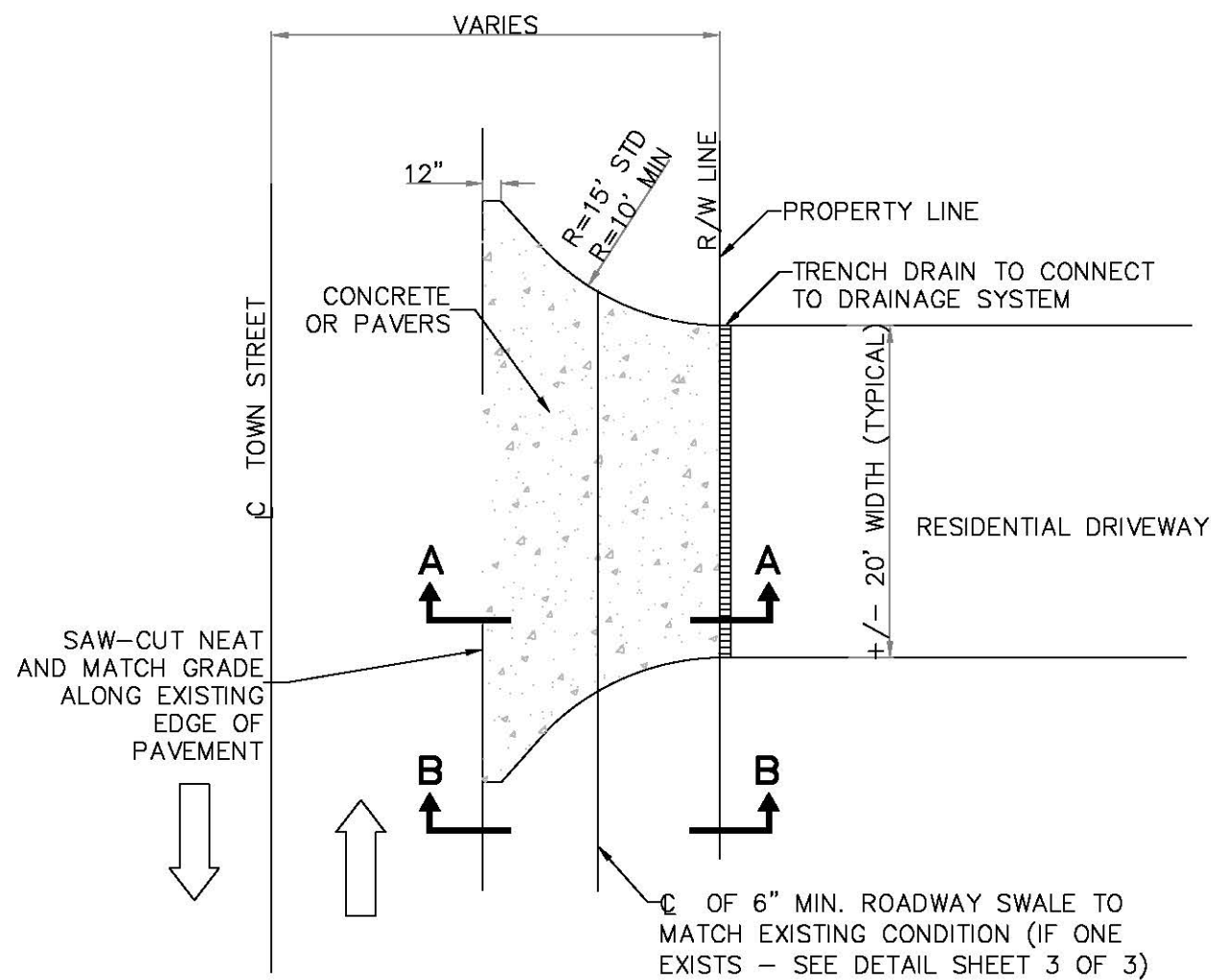
NO. 1

REVISIONS:
UPDATE TO MATCH SITE PLAN REVISIONS
REVISE DRAINAGE PER 1" REQUIREMENT

1/4/24

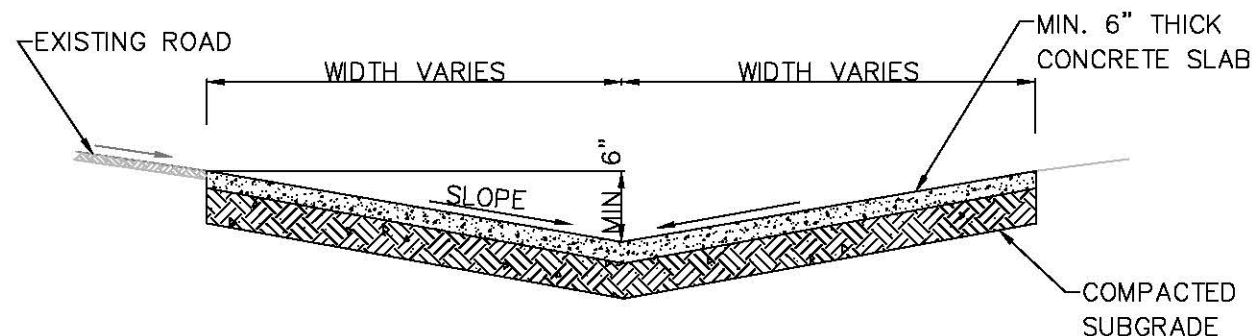
NOT VALID WITHOUT ENGINEER'S SEAL

JOSEPH A. PIKE, P.E.
FL REG # 42696

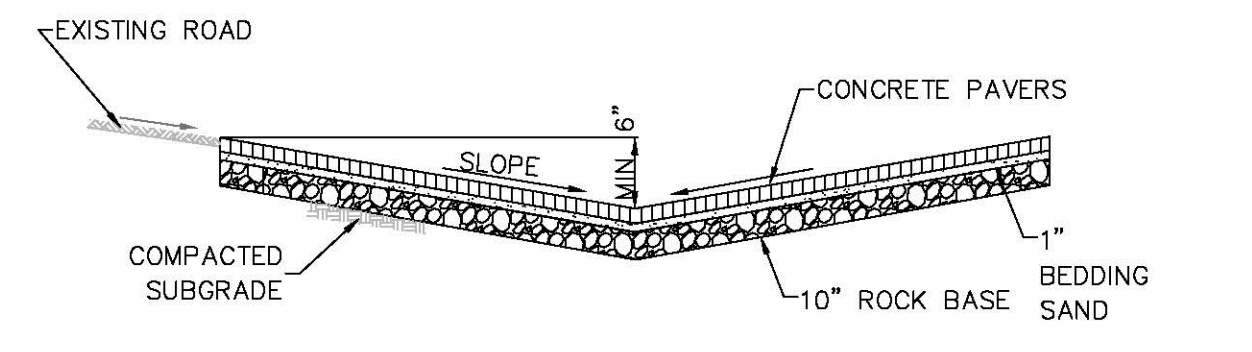


- NOTES**
- (1) DETAIL FOR TOWN RIGHT-OF-WAY ONLY
 - (2) TRENCH DRAIN SHALL FOLLOW CODE SEC. 67-33 (b)

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

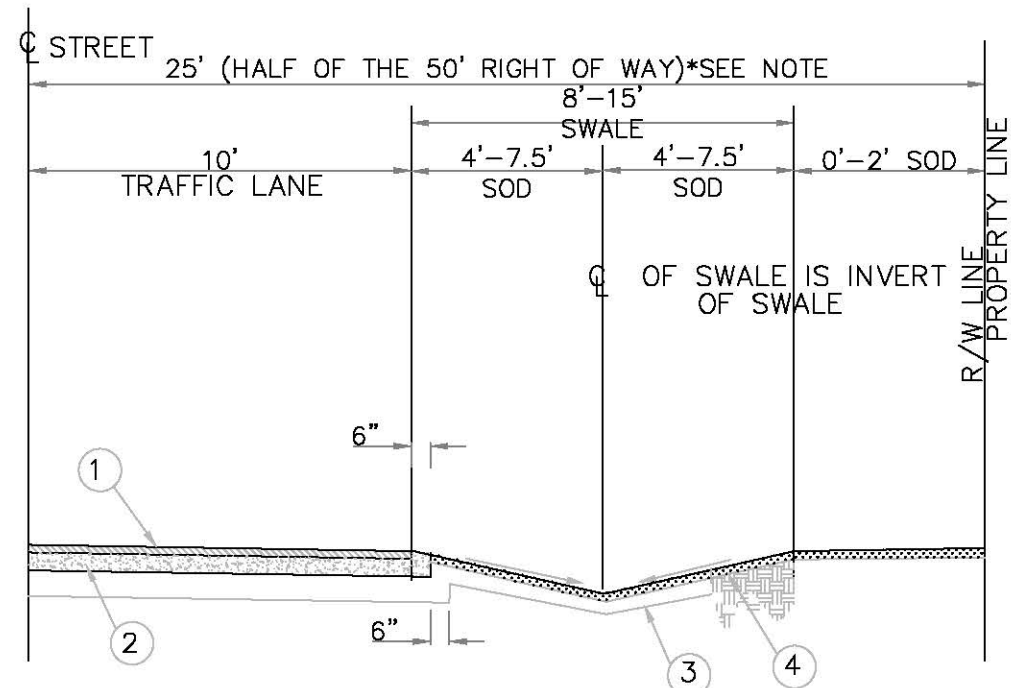


- CONCRETE NOTES**
- (1) SUBGRADE SHALL BE THOROUGHLY COMPACTED BY MECHANICAL TAMP TO AT LEAST 98% OF THE MAXIMUM DENSITY PER A.A.S.H.T.O. T-180.
 - (2) SEE PLAN FOR SLOPE AND WIDTH INFORMATION.
 - (3) SEE DRIVEWAY AND SWALE DETAILS, DETAIL SHEET 3 OF 3.
 - (4) INVERT OF SWALE MIN. 6" BELOW OF PAVEMENT



- PAVER NOTES**
- (1) APPLICANT TO PROVIDE PAVER DESIGN AT TIME OF BUILDING PERMIT.
 - (2) PRIOR TO INSTALLATION- APPLICANT TO CHECK SUBSURFACE FOR ORGANICS WHICH COULD COMPRESS AFTER INSTALLATION.
 - (3) INVERT OF SWALE MIN. 6" BELOW EDGE OF PAVEMENT

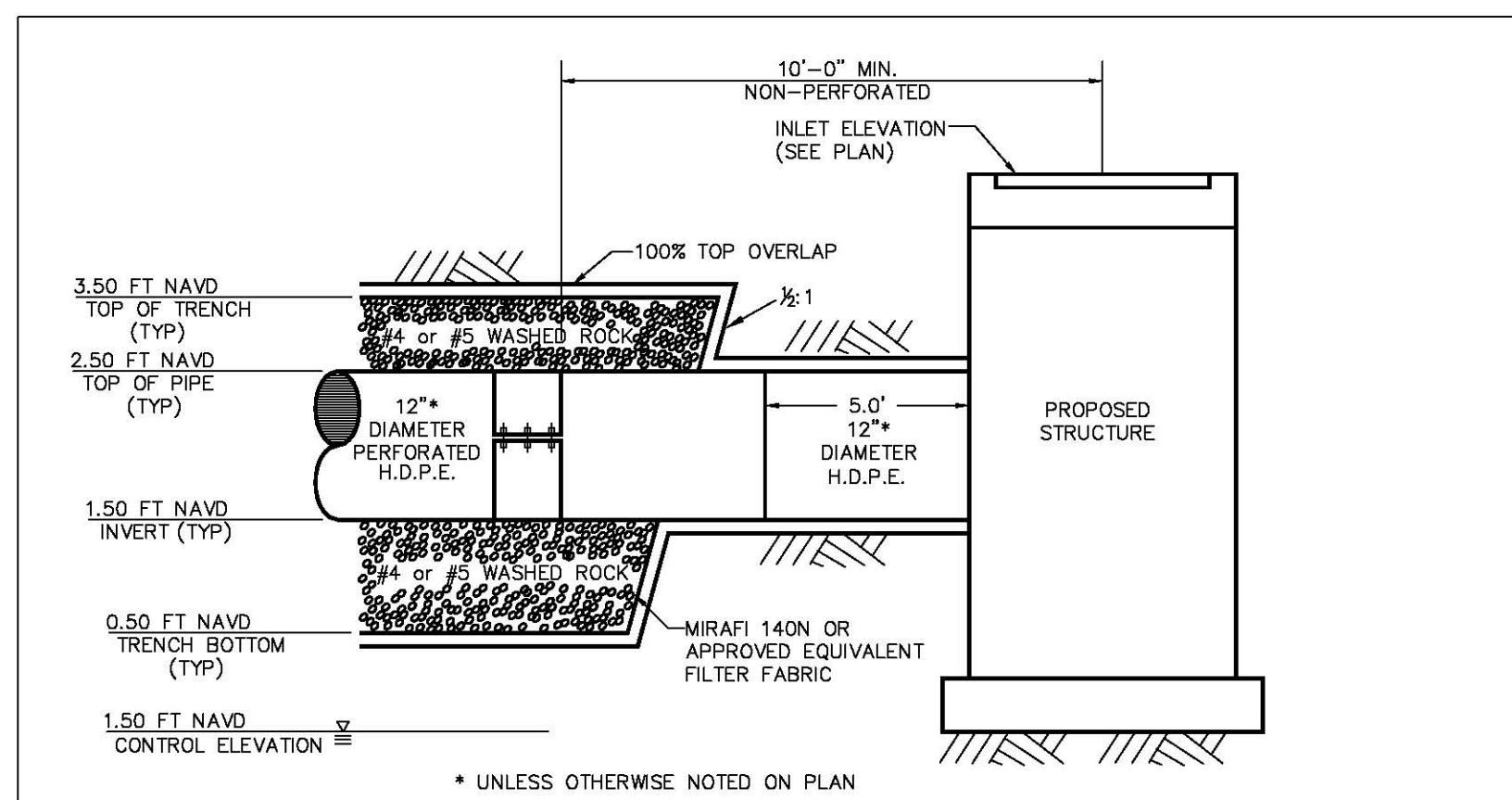
SECTION A-A
DRIVEWAY CROSS SECTION
N.T.S.



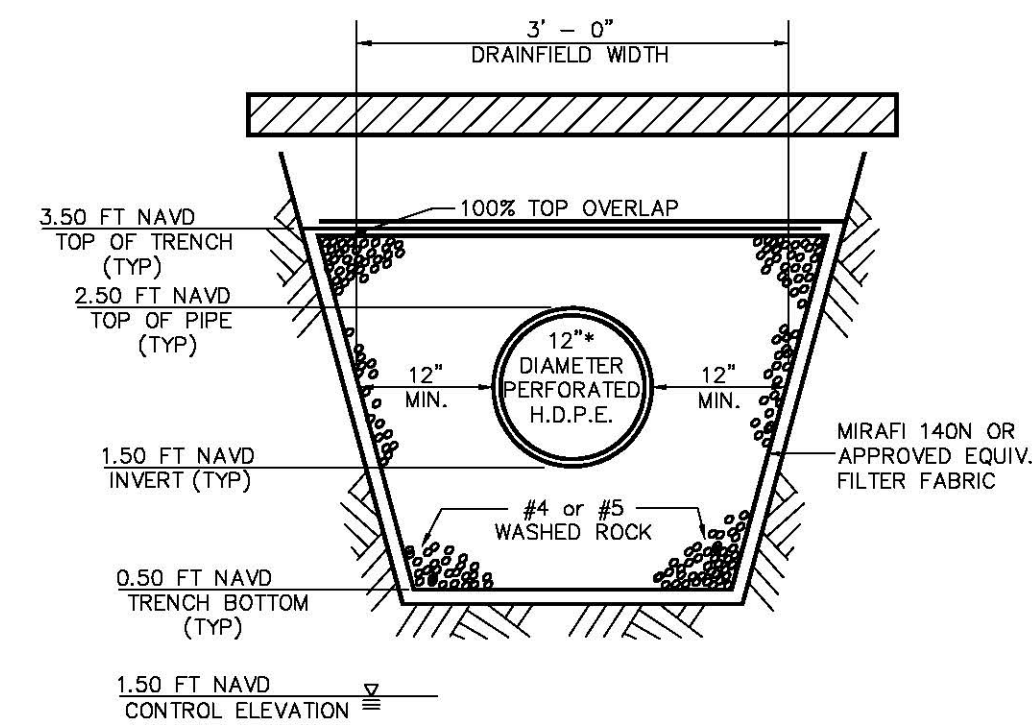
- NOTES**
- (1) 1 1/2" THICK, TYPE S-I, ASPHALTIC CONCRETE SURFACE COURSE
 - (2) BASE SHALL BE 8" MINIMUM THICKNESS. ALL NEW BASE MATERIAL SHALL BE 16" OF LIMEROCK OR 8" LIMEROCK BASE OVER 12" OF STABILIZED SUBGRADE.
 - (3) STABILIZED SHOULDER IS 8' WIDE AND 6" THICK. STABILIZE TO A FLORIDA BEARING VALUE OF AT LEAST 50 P.S.I. AND COMPACT TO AT LEAST 98% OF THE MAXIMUM DENSITY DETERMINED BY A.A.S.H.T.O. T-180.
 - (4) SWALE IS TO BE GRASSED WITH SOD.
 - (5) WHERE DRIVEWAYS INTERSECT SWALES, DRIVEWAYS SHALL CONFORM TO THE EXISTING SWALE SECTION.

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

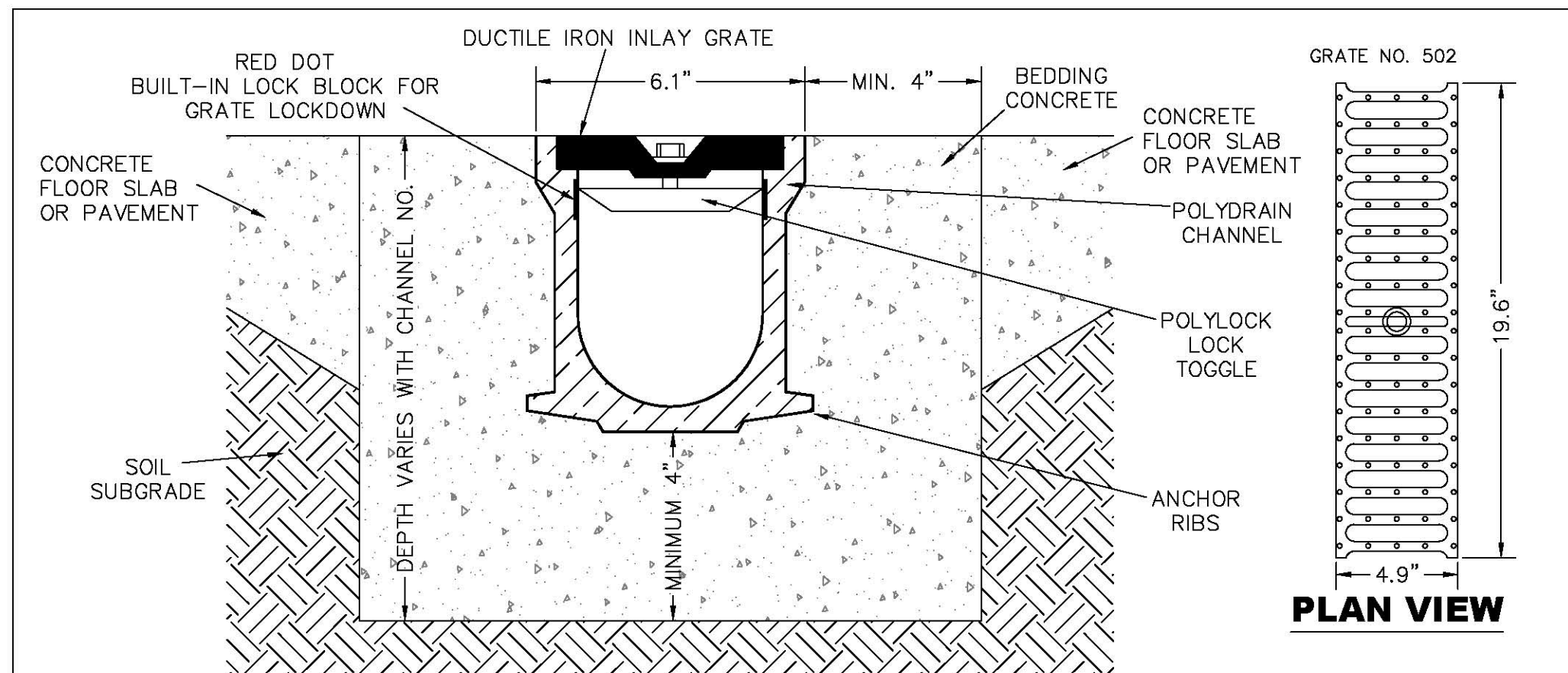
SECTION B-B
TYPICAL SWALE AND STREET CROSS SECTION 50' ROW
N.T.S.



PERFORATED PIPE TRENCH
N.T.S.



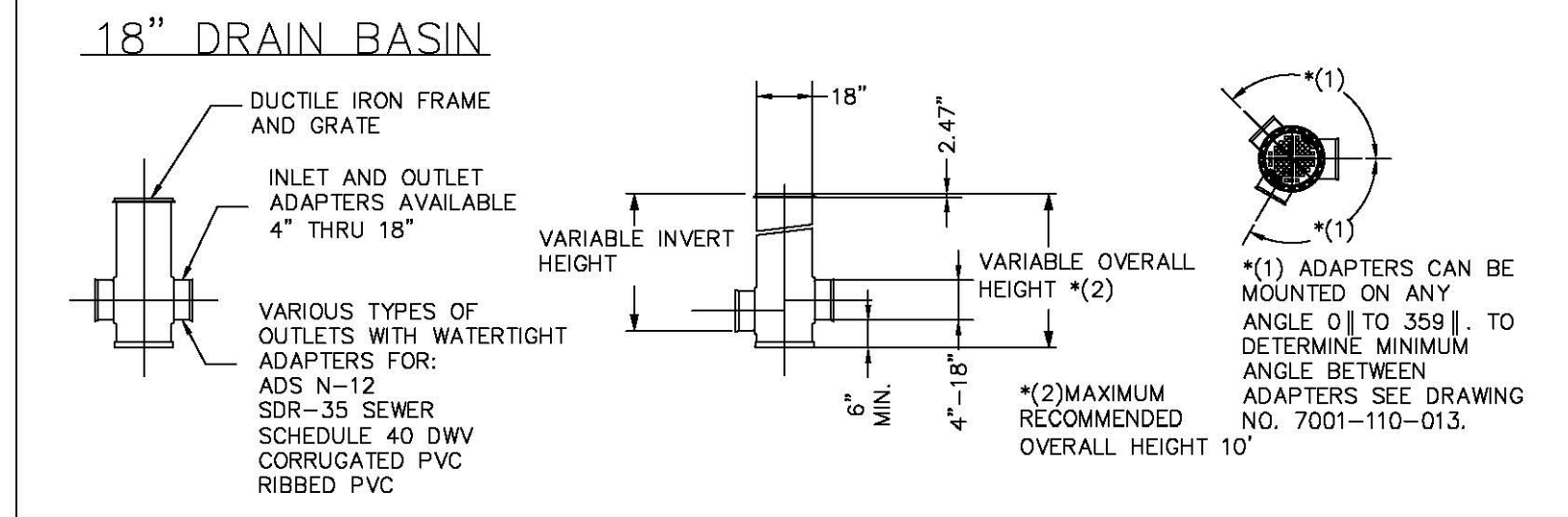
PERFORATED PIPE TRENCH
N.T.S.



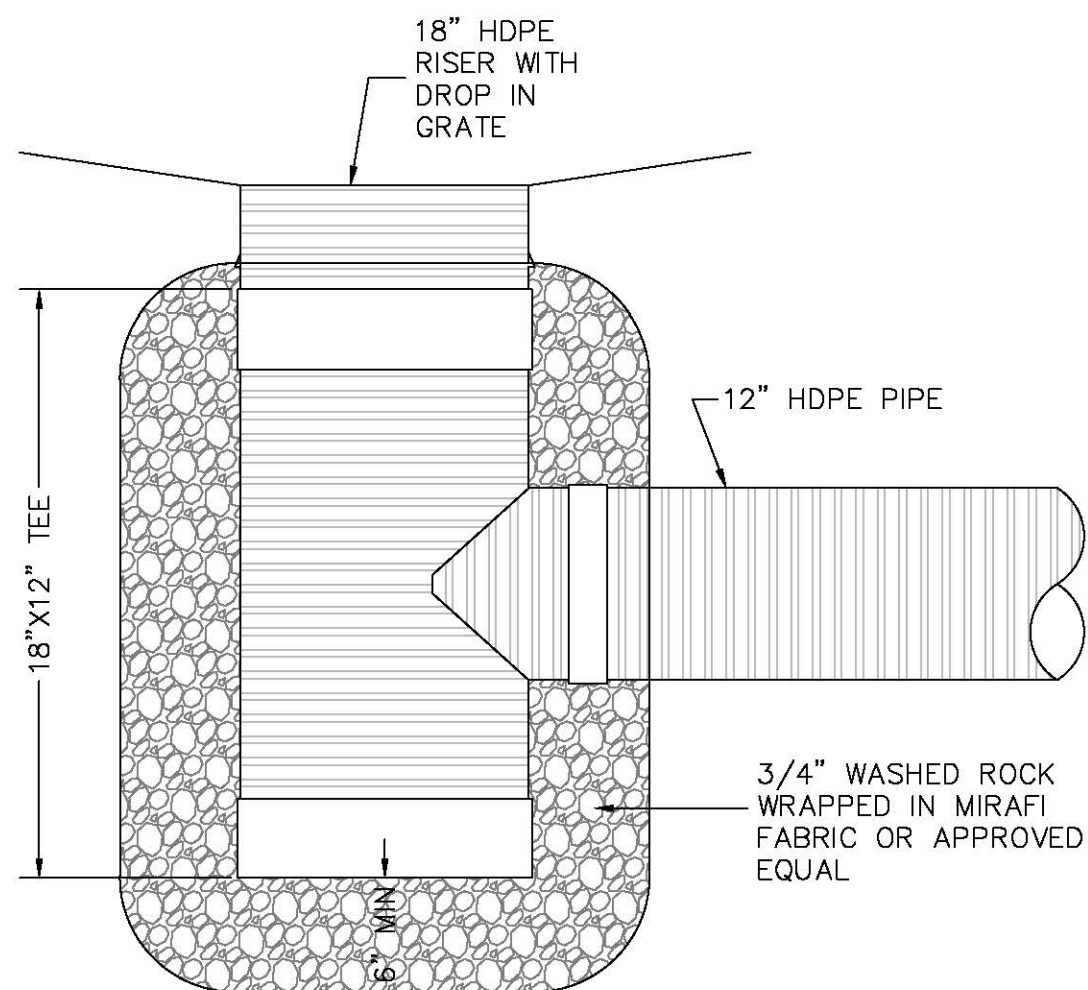
CROSS SECTIONAL VIEW
TRENCH DRAIN
NTS

ABT, INC. P.O. Box 837/259 Murdock Road/Trautman, N.C. 28166
800-438-6057 (U.S., Canada and Mexico) or (704) 528-9806
Fax: (704) 528-5478

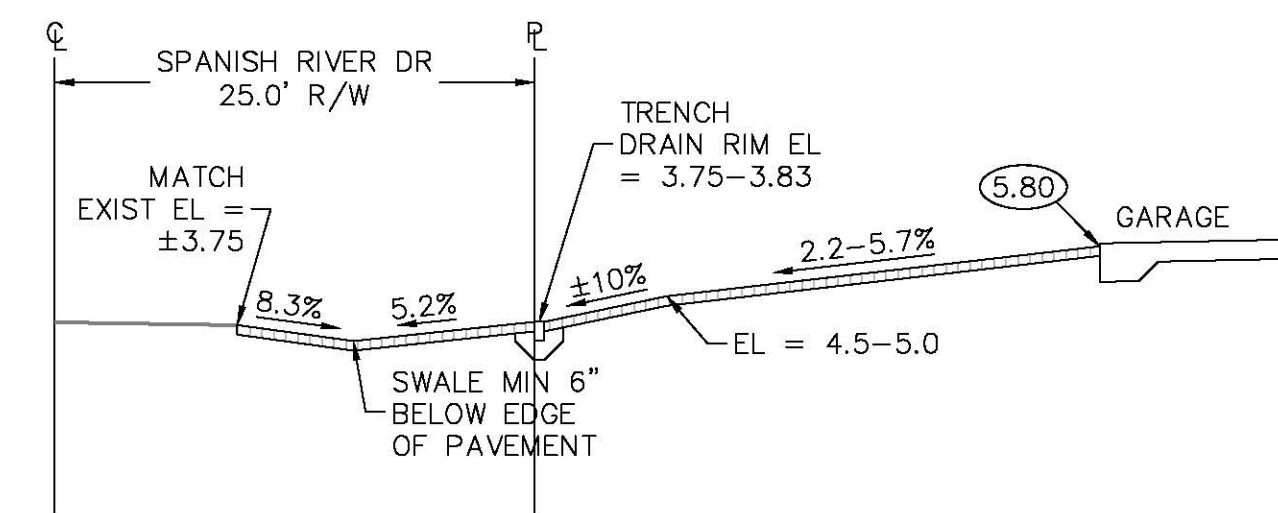
OR APPROVED EQUAL



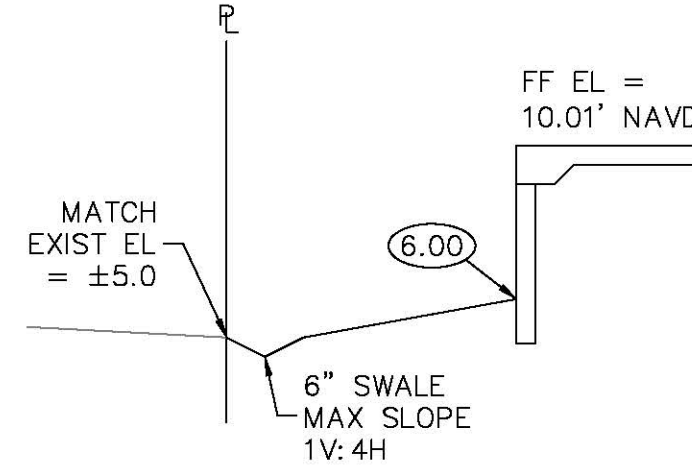
18" DRAIN BASIN
N.T.S.



18" INLINE DRAIN DETAIL
NOT-TO-SCALE



A
12
DRIVEWAY SECTION
NOT-TO-SCALE



B
12
SOUTH SECTION
NOT-TO-SCALE

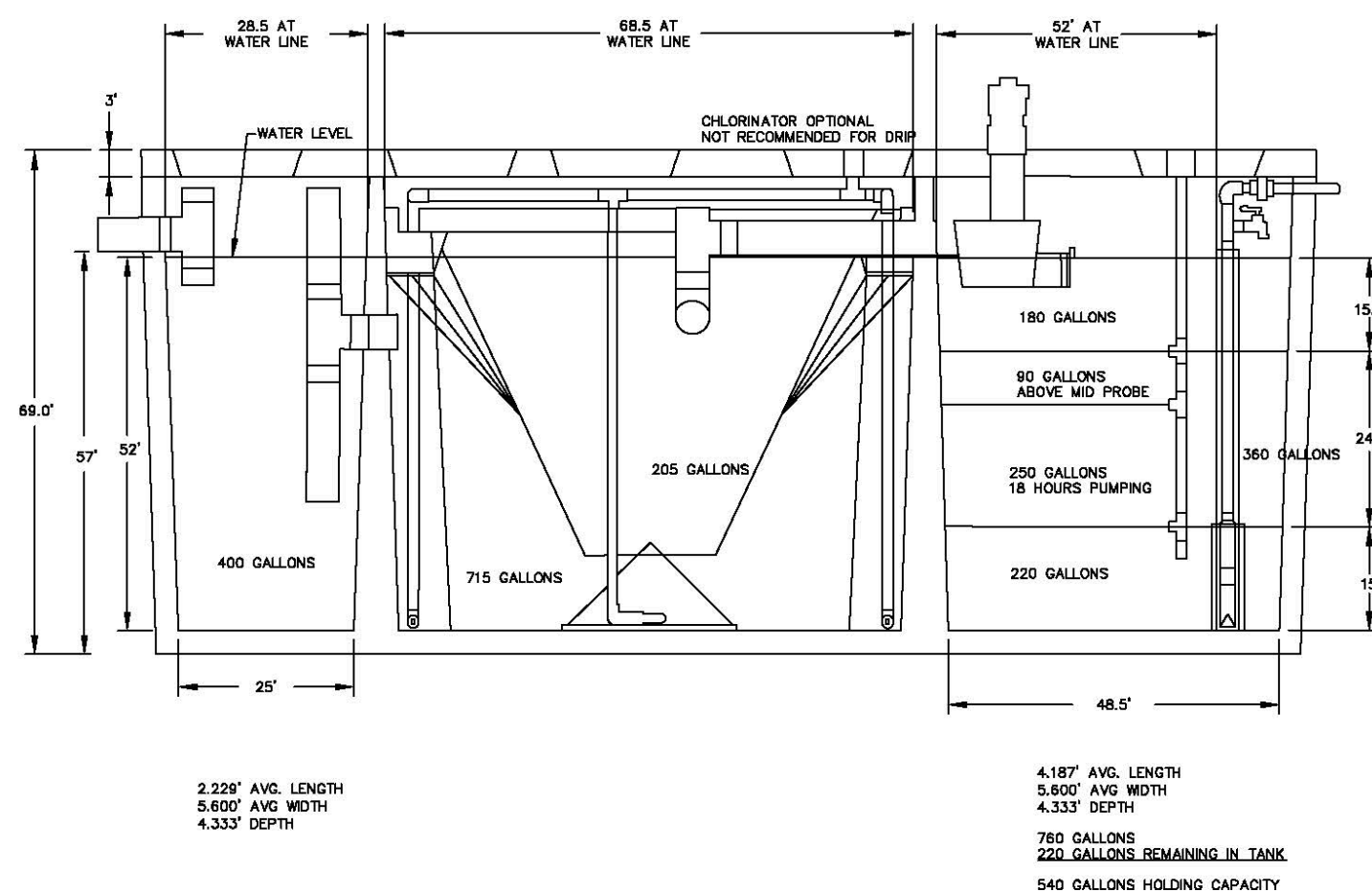


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BY:	REVISIONS:	DATE:	NO.	NO. W/OUT ENGINEER'S SEAL	NO.
BAB	NO CHANGE	11/17/23	1		
BAB	UPDATE TOWN SWALE DETAIL	1/4/24	2		
BAB					
PAVING & DRAINAGE DETAILS FOR: SINGLE FAMILY RESIDENCE 67 SPANISH RIVER DRIVE OCEAN RIDGE, FLORIDA					JOSEPH A. PIKE, P.E. FL REG # 42856
EnviroDesign Associates Inc. www.envirodesign.com ENGINEERS • ENVIRONMENTAL CONSULTANTS FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506 1855 Dr. Andres Way, Delray Beach, Florida 33445 Phone: (561) 274-6500 Fax: (561) 274-8558					4/17/2023 11:37 AM
DRAWN: B.A.B.					
CHECKED: J.A.P.					
DATE: 01/04/24					
JOB NO. 22144-DTL					
SHEET NO. 2 OF 5					



1. CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID SURVEY MARKERS DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF PERMANENT REFERENCE MONUMENTS DISTURBED DURING CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UNDERGROUND UTILITIES WHETHER OR NOT SHOWN ON THE PLANS. UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND MAY NOT DEPICT ACTUAL LOCATIONS. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES FOR LOCATION AND DEPTH OF THEIR LINES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE DEENERGIZING OF POWER LINES AND/OR HOLDING POWER POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE REPLACEMENT OF TRAFFIC LOOPS IF DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL ELEVATIONS REFER TO N.G.V.D. 1929. MINIMUM FINISHED FLOOR ELEVATION FOR ANY RESIDENTIAL STRUCTURE SHALL BE SET AT OR ABOVE ELEVATION THE MINIMUM 100-YR FLOOD STAGE AS PER FEMA FLOOD INSURANCE RATE MAP -- REFER TO FINISHED FLOOR ELEVATION SHOWN ON PLANS.
6. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION OR INSTALLATION AS REQUIRED BY THE ENGINEER OR BY THE APPROPRIATE GOVERNING AGENCIES.
7. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE AND PAY FOR, AT NO ADDITIONAL COST TO THE OWNER, ALL NECESSARY PERMITS, FEES AND LICENSES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR GIVING THE REQUIRED NOTICES AND COMPLYING WITH ALL PERMIT(S) CONDITIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PAY FOR THE HOLDING OF OTHER UTILITY POLES DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
10. ALL CONCRETE SHALL DEVELOP 2500 p.s.i. (MINIMUM) 28 DAY COMPRESSIVE STRENGTH OR GREATER WHERE NOTED ON PLANS. CLASS I CONCRETE SHALL CONFORM WITH THE FDOT SPECIFICATIONS, LATEST EDITION. CLASS I CONCRETE PAVING SHALL DEVELOP 3000 p.s.i. (MINIMUM) 28 DAYS COMPRESSIVE STRENGTH.
11. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY.
12. ENVIRONMENTAL ASSOC. INC. SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS OR THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY TO THE WORKERS IN ACCORDANCE WITH OCCUPATIONAL SAFETY & HEALTH ADMINISTRATIONS (OSHA) REQUIREMENTS AND THE SAFETY OF THE GENERAL PUBLIC.

13. THE CONTRACTOR SHALL CALL SUNSHINE 1-800-432-4370 48 HOURS BEFORE DIGGING FOR FIELD LOCATIONS OF UNDERGROUND UTILITIES (OR DIAL 811).
14. CORRUGATED ALUMINUM PIPE USED BENEATH PAVEMENT SHALL BE IN CONFORMANCE WITH SEC. 8.24.E.5.i
15. NO DRAINAGE STRUCTURES OR IMPROVEMENTS ARE PERMITTED WITHIN REQUIRED PLANTER AREAS/ISLANDS INCLUDING FIRE HYDRANTS BACKFLOW PREVENTION DEVICES AND/OR FIRE DEPARTMENT CONNECTIONS.
16. ALL LIMEROCK AND BASE MATERIALS SHALL BE REMOVED FROM THE PLANTER AREAS/ISLANDS AND REPLACED WITH APPROPRIATE PLANTING SOIL PRIOR TO THE LANDSCAPING OF THE SITE.
17. THE REMOVAL OF ANY TREE ON THE SITE IS PROHIBITED WITHOUT THE REQUIRED MUNICIPAL PERMIT.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED TESTS AND SHALL SUBMIT REPORTS BY AN INDEPENDENT AND DULY-LICENSED TESTING LABORATORY. SHOULD ANY TESTS FAIL TO MEET SPECIFICATION OF THE APPLICABLE CODES OR AS SHOWN HEREIN, THE CONTRACTOR SHALL, AT THEIR EXPENSE, CORRECT ALL DEFICIENT WORK AND SUBMIT LABORATORY TEST RESULTS SHOWING COMPLIANCE WITH THE APPROPRIATE SPECIFICATIONS.
19. ALL WORK SHALL BE PERFORMED IN A SAFE AND WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND LICENSES REQUIRED TO BEGIN THE WORK.
20. THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERTY TEST AND INSPECT THE COMPLETED WORK.
21. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF THE PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
22. ALL UNSUITABLE MATERIAL SUCH AS MUCH, MARL, AND DEBRIS SHALL BE REMOVED FROM THE LIMITS OF CONSTRUCTION AND LEGALLY DISPOSED OF. AT THE ENGINEER'S DIRECTION, MUCH MAY BE STOCKPILED ON THE SITE AT DESIGNATED LOCATIONS FOR USE IN LANDSCAPING.
23. RECORD DRAWINGS: THE CONTRACTOR SHALL COMPLETE "RECORD DRAWING" (AS-BUILT) INFORMATION RELATIVE TO PIPE LENGTHS, MATERIALS AND ANY DEVIATION FROM THE PLANS AND PROVIDE A COPY OF ANY SUCH DEVIATIONS TO THE OWNER AND ENGINEER FOR FINAL ACCEPTANCE OF THE CONTRACTOR'S WORK PRODUCT.

GENERAL NOTES:

1. CONTRACTOR TO FIELD LOCATE ANY UNDERGROUND UTILITIES, CABLES, ETC., PRIOR TO CONSTRUCTION AND REPAIR ANY OF THE SAME DAMAGED DURING CONSTRUCTION.
2. SEED, SOD, MULCH, OR OTHERWISE STABILIZE ALL DISTURBED AREAS AFTER CONSTRUCTION.
3. BI-ANNUAL MAINTENANCE IS REQUIRED. THIS MAINTENANCE SHALL BE PROVIDED BY A CERTIFIED MAINTENANCE PROFESSIONAL.
4. SEPTIC TANK SHALL HAVE 900 GALLONS OF LIQUID RETENTION, UNLESS SPECIFIED OTHERWISE ON PLANS.
5. SEPTIC TANK TO BE FITTED WITH APPROVED TRAFFIC BEARING TOP AND MANHOLE COVERS IN ANY LOCATION WHERE THE TANK WILL BE UNDER VEHICLE LOADS.
6. SEPTIC TANK TO BE PUMPED ONCE EVERY TWO YEARS (MINIMUM) TO REMOVE SOLIDS.
7. ALL SEPTIC SYSTEM CONSTRUCTION TO BE IN ACCORDANCE WITH 64E-6, F.A.C.
8. A COPY OF THE SIGNED MAINTENANCE AGREEMENT IS REQUIRED BEFORE FINAL APPROVAL BY THE HEALTH DEPARTMENT.
9. AN ANNUAL OPERATING PERMIT MUST BE OBTAINED FROM THE HEALTH DEPARTMENT PRIOR TO FINAL SYSTEM APPROVAL.
10. EMERGENCY/CONTINGENCY PLAN: IN THE EVENT OF A SYSTEM FAILURE, WATER USE WILL IMMEDIATELY BE RESTRICTED TO MINIMUM USAGE AND THE SEPTIC TANK WILL BE PUMPED BY A LICENSED TANK PUMPING CONTRACTOR AS NEEDED AND THE SEPTAGE TAKEN TO A LICENSED DISPOSAL FACILITY. EACH COMPONENT OF THIS TREATMENT/PURIFICATION AND EFFLUENT DISPOSAL SYSTEM WILL BE EXAMINED FOR ITS CONTRIBUTION TO THE SYSTEM FAILURE. THE COMPONENT(S) THAT CONTRIBUTE TO FAILURE WILL BE REPAIRED OR REPLACED UNTIL SYSTEM OPERATION CAN BE RESTORED. SYSTEM ELEMENTS WILL BE REPLACED UNTIL THE CAUSE OF THE FAILURE IS ISOLATED AND CORRECTED. WITH PROPER INSPECTIONS AND MAINTENANCE, SYSTEM FAILURE SHOULD BE LIMITED TO MINOR COMPONENT FAILURE AND NOT OVERALL SYSTEM FAILURE. MECHANICAL AND ELECTRICAL COMPONENTS WILL BE REPLACED AS NEEDED.
11. PHYSICAL COMPONENTS SUCH AS PIPES, TANKS, EMITTERS AND FILTERS WILL BE INSPECTED AND CLEANED OR REPLACED AS NEEDED.
12. HOOT AEROBIC TREATMENT UNIT REQUIRES 230 VOLT, 30 AMP, SINGLE PHASE MINIMUM POWER SOURCE. ELECTRICAL COMPONENTS SHALL BE INSTALLED BY A LICENSED ELECTRICIAN.
13. ALL COMPONENTS OF THE HOOT AEROBIC TREATMENT SYSTEM AND SUBSURFACE DRIP IRRIGATION SYSTEM TO BE SUPPLIED BY GEORGE W. SHEPARD & SON, INC., P.O BOX 202, NAPLES, FL 34106. PHONE (239) 261-0607

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

SEPTIC SYSTEM DETAILS FOR:
SINGLE FAMILY RESIDENCE
67 SPANISH RIVER DRIVE
OCEAN RIDGE, FLORIDA

 **EnviroDesign
Associates Inc.**
www.envirodesign.com

ENGINEERS • ENVIRONMENTAL CONSULTANTS

FLORIDA CERTIFICATE OF AUTHORIZATION No. 6506
208 W. 15th Avenue, Suite 344A
Fort Lauderdale, FL 33311
Phone: (561) 274-8500 Fax: (561) 274-8558

DRAWN:
B.A.B.

CHECKED:
J.A.P.

DATE:
1/04/24

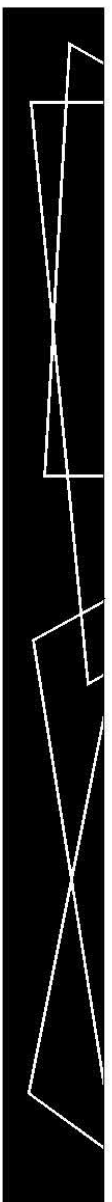
JOB NO.
22144-DTI

SHEET NO. 4

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MALINOSKY RESIDENCE
67 SPANISH RIVER DRIVE
OCEAN RIDGE, FLORIDA



RWB
L i n e s
ARCHITECTURE

3000 N. MILITARY TRAIL, SUITE 209
BOCA RATON, FLORIDA 33431
PHONE 561-391-0081 FAX 561-391-0085
EMAIL mail@rwb-arch.com

PROJECT # 23-001
DATE OCTOBER 10, 2023
SHEET #

A0.1
RENDERING

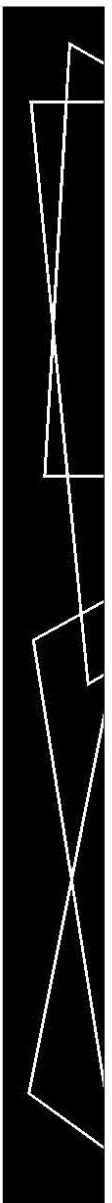


ARTISTIC RENDERING-FRONT RIGHT

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MALINOSKY RESIDENCE
67 SPANISH RIVER DRIVE
OCEAN RIDGE, FLORIDA



RWB
Linare
ARCHITECTURE

3000 N. MILITARY TRAIL, SUITE 209
BOCA RATON, FLORIDA 33431
PHONE 561-391-0081 FAX 561-391-0085
EMAIL mail@rwb-arch.com

PROJECT * 23-001

DATE OCTOBER 10, 2023

SHEET *

A0.2

RENDERING



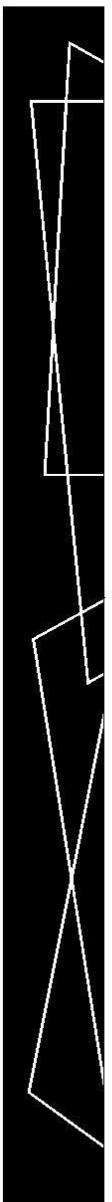
HUDDLESTON ART STUDIO, INC.

ARTISTIC RENDERING-FRONT LEFT

REVISIONS	
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MALINOSKY RESIDENCE
67 SPANISH RIVER DRIVE
OCEAN RIDGE, FLORIDA



RWB
L i n e s
ARCHITECTURE

3000 N. MILITARY TRAIL, SUITE 209
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PHONE 561-391-0061 FAX 561-391-0085
EMAIL mail@rwb-arch.com

PROJECT * 23-001

DATE OCTOBER 10, 2023

SHEET *

A0.3

RENDERING

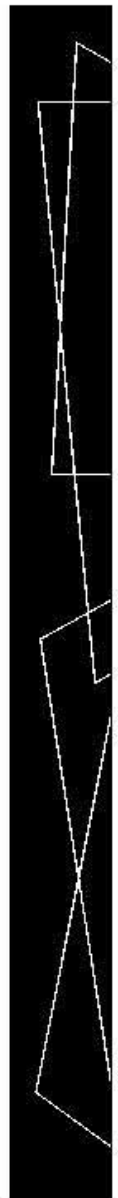


ARTISTIC RENDERING-REAR RIGHT

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MALINOSKY RESIDENCE
67 SPANISH RIVER DRIVE
OCEAN RIDGE, FLORIDA



RWB
L i n e a r s
ARCHITECTURE

3000 N. MILITARY TRAIL, SUITE 209
BOCA RATON, FLORIDA 33431
PHONE 561-391-0081 FAX 561-391-0085
EMAIL mal@rwb-arch.com

PROJECT * 23-001
DATE OCTOBER 10, 2023
SHEET *

A0.4
RENDERING



ARTISTIC RENDERING-REAR LEFT

1. LAND DEV. PLAN REVIEW 11-28-23
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PROJECT # 23-001

DATE OCTOBER 10, 2023

SHEET #

A1.0
SITE PLAN

SITE PLAN NOTES

1. CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS.
2. DRAINAGE AND GRADING PLAN BY OTHERS.
3. POOL DESIGN AND DRAWINGS BY OTHERS.
4. LANDSCAPE DESIGN AND DRAWINGS BY OTHERS.
5. PROVIDE FULL 800 ALL AREAS NOT LANDSCAPED OR HARDCAPED.
6. PROVIDE AUTOMATIC POP-UP SPRINKLER SYSTEM WITH RAIN SENSOR SHUTOFF.
7. EXTERIOR DECKS, DRIVEWAYS, PORCH FLOORS, AND WALKWAYS TO BE SLOPED AWAY FROM THE BUILDING WITH A MINIMUM SLOPE OF 1/8" PER FOOT.
8. 6" THK. CONC. EQUIP. PAD, TYPICAL AT ALL EQUIP. PADS UNO. (CONTRACTOR TO VERIFY SIZE AND LOCATION). EXTERIOR EQUIPMENT CONC. SLABS TO BE AT OR ABOVE BASE FLOOD ELEVATION AS PER FBC 1308.16.

67 SPANISH RIVER DRIVE
OCEAN RIDGE, FLORIDA

PROPOSED 1 STORY ADDITION
CBS CONSTRUCTION
SINGLE FAMILY RESIDENCE
FLOOD ZONE: AE

REF. ELEV. 0'-0" (1'-0" NAVD)
EXIST. FIN. SLAB AT MAIN HOUSE (VERIFY IN FIELD)
-THE EXISTING FINISHED SLAB ELEVATION AT LOWEST LIVING AREA IS 1'-0" AND IS EQUAL TO THE REFERENCE ELEV. OF 0'-0"
-THE NEW PROPOSED FINISHED SLAB ELEVATION AT LOWEST LIVING AREA IS 1'-0" AND IS EQUAL TO THE REFERENCE ELEV. OF 0'-0"

NOTE: NEW PROPOSED EXTERIOR EQUIPMENT CONC. SLABS TO BE AT BASE FLOOD ELEVATION AS DETERMINED BY FEMA

LEGAL ADDRESS

67 SPANISH RIVER DRIVE
OCEAN RIDGE, FLORIDA 33435
PALM BEACH COUNTY

LEGAL DESCRIPTION

THE SOUTH 10 FEET OF LOT 66, ALL OF LOT 67 AND THE NORTH 11 FEET OF LOT 68, INLET CAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 222 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

POOL UNDER SEPARATE PERMIT BY OTHERS

SEE CIVIL PLANS FOR GRADING AND DRAINAGE.

FENCES & GATES UNDER SEPARATE PERMIT BY OTHERS

SITE DATA DATA

BASE FLOOD ELEVATION	ZONE "AE" - 3' (1' NAVD) (BY FEMA FLOOD ZONE MAP)
COMMUNITY (FIRM) PANEL NO.	12099C 013F
FINISHED FLOOR ELEVATION AT NEW LIVING AREA	10'-0" NAVD
AVERAGE CROWN OF ROAD	3.76 NAVD

SITE DATA TABULATION

DESCRIPTION		
ZONING DISTRICT	RSF - SINGLE FAMILY RESIDENTIAL STATE	
FUTURE LAND USE DESIGNATION	SF - SINGLE FAMILY RESIDENTIAL	
TOTAL LOT AREA ON THE SURVEY	21,700 SF.	
BASE FLOOD ELEVATION	ZONE "AE" - 3' (1' NAVD) (BY FEMA FLOOD ZONE MAP)	
REQUIRED FINISH FLOOR ELEVATION	10'-0" NAVD.	
PROPOSED FINISH FLOOR ELEVATION	EXIST. = 10'-0" NAVD. NEW = 10'-0" NAVD.	
REQUIRED MINIMUM LOT AREA AND DIMENSIONS	10,000 SF. 80' WIDTH / 120' DEPTH	
PROPOSED MINIMUM LOT AREA AND DIMENSIONS	21,700 SF. 165.83' WIDTH / 129.00' DEPTH	
SETBACKS-PRINCIPAL STRUCTURE	REQUIRED	PROPOSED
FRONT	25'-0"	25'-0" EXIST. 25'-3" NEW
REAR	25'-0"	25'-0"
SIDE NORTH/LEFT	10'-0"	11'-0" EXIST. 12'-0" NEW
SIDE SOUTH/RIGHT	15'-0"	15'-0"
BUMPING POOL SETBACKS	5'-0" FROM PROPERTY LINE	43'-5" EXIST.
POOL EQUIPMENT SETBACKS	10'-0"	13'-11"
MECHANICAL EQUIP. SETBACKS	10'-0"	11'-3"
GENERATOR SETBACKS	5'-0"	8'-0" EXIST.
HEIGHT OF 1-STORY TO TIE BEAM	12'-0"	12'-0"
HEIGHT OF 1-STORY TO TOP OF ROOF	24'-0"	19'-0"
LOT COVERAGE	MAXIMUM 35% = 7,595 SF.	28.0% = 6,131.00 SF.
FLOOR AREA RATIO (FAR) (DOES NOT INCLUDE COVD, LANAI, ENTRY AND BREEZEWAY)	MAXIMUM 35% = 6,544 SF.	24.8% = 5,483.00 SF.
PERCENTAGE OF 2ND FLOOR AREA TO 1ST FLOOR AREA REQUIRED	N/A	N/A
OFF STREET PARKING REQUIRED	4 SPACES	4 GARAGE SPACES 10' x 20'
DRIVEWAY SET BACK	10'-0"	10'-0"

SITE AREA BREAKDOWN

FIRST FLOOR BUILDING FOOTPRINT	5,107 SF.
INCLUDES: FIRST FLOOR LIVING A/C (4,022 SF.) + EXIST. 2 CAR GARAGE (935 SF.) + EX. UTILITY (155 SF.) + NEW 2 CAR GARAGE (714 SF.) + NEW COVERED ENTRY (135 SF.) + NEW COVD LANAI (421 SF.) + NEW COVD BREEZEWAY (86) = 6,311 SF.	
DRIVEWAY & FRONT WALKWAYS	2,980 SF.
NEW ENTRY WALK	42 SF.
REAR PATIO & WALKWAYS	1,410 SF.
POOL & POOL DECK	1,223 SF.
UPPER DECK AND STAIR	360 SF.
PLANTER WALLS	80 SF.
CONCRETE MECHANICAL PADS	10 SF.
TOTAL IMPERVIOUS AREA:	12,313 SF.

PAVER LEGEND

	EXISTING PAVER AREA TO REMAIN
	EXISTING PATIO, POOL DECK AND WALK AREAS TO RECEIVE NEW PAVERS
	NEW UPPER DECK, LANAI, AND WALK PAVER AREA
	NEW DRIVEWAY AND WALK PAVER AREA

PROVIDE GATE AT FENCE LINE, LOCATION PER SITE PLAN, WITH CHILD SAFETY LOCK
ELEV. 4'-0" TOP OF FENCE

1

TYPICAL FENCE ELEVATION

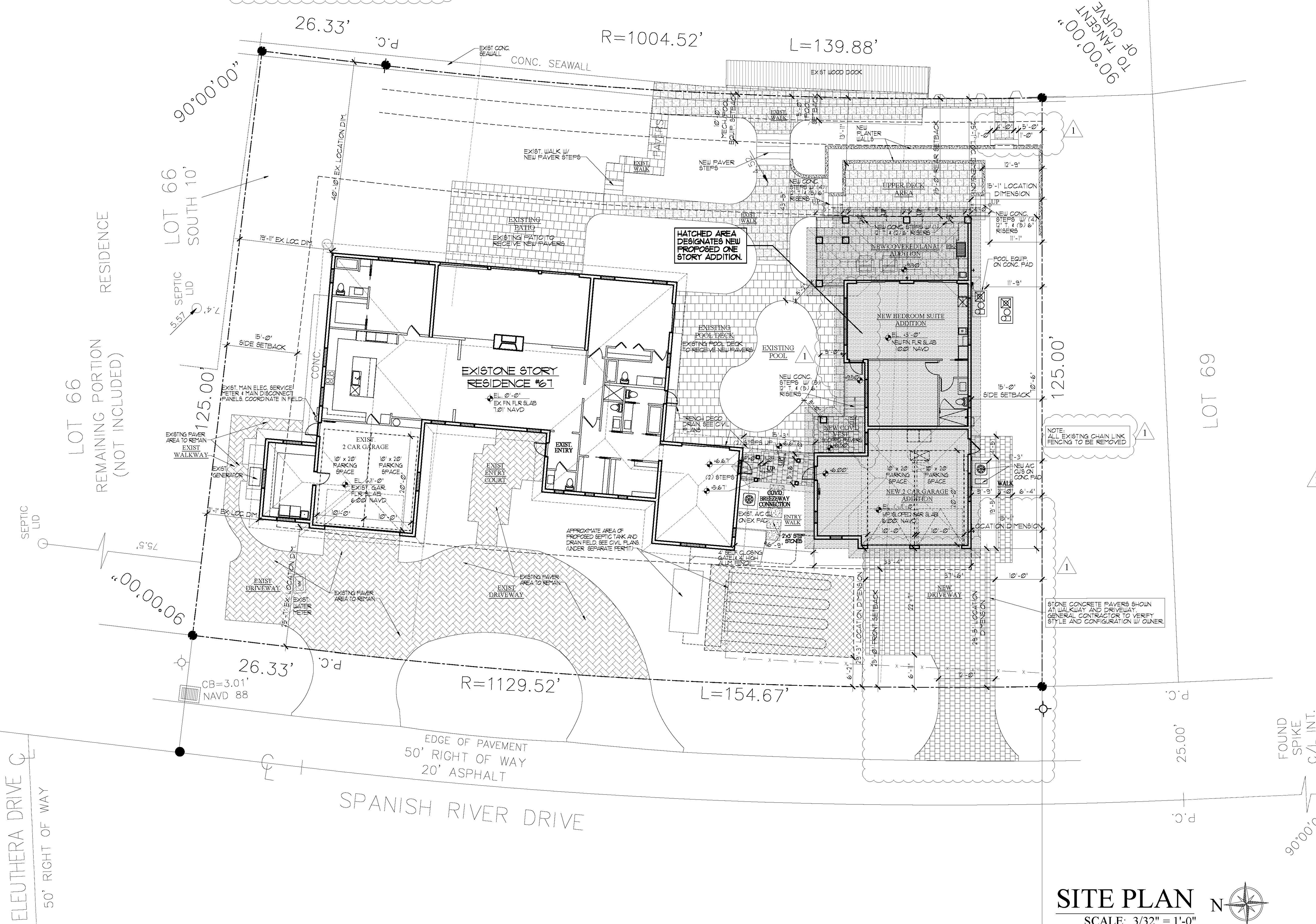
(GATE DESIGN BY GENERAL CONTRACTOR)

SCALE: 1/2" = 1'-0"

4'-0" HIGH DECORATIVE ALUMINUM FENCE

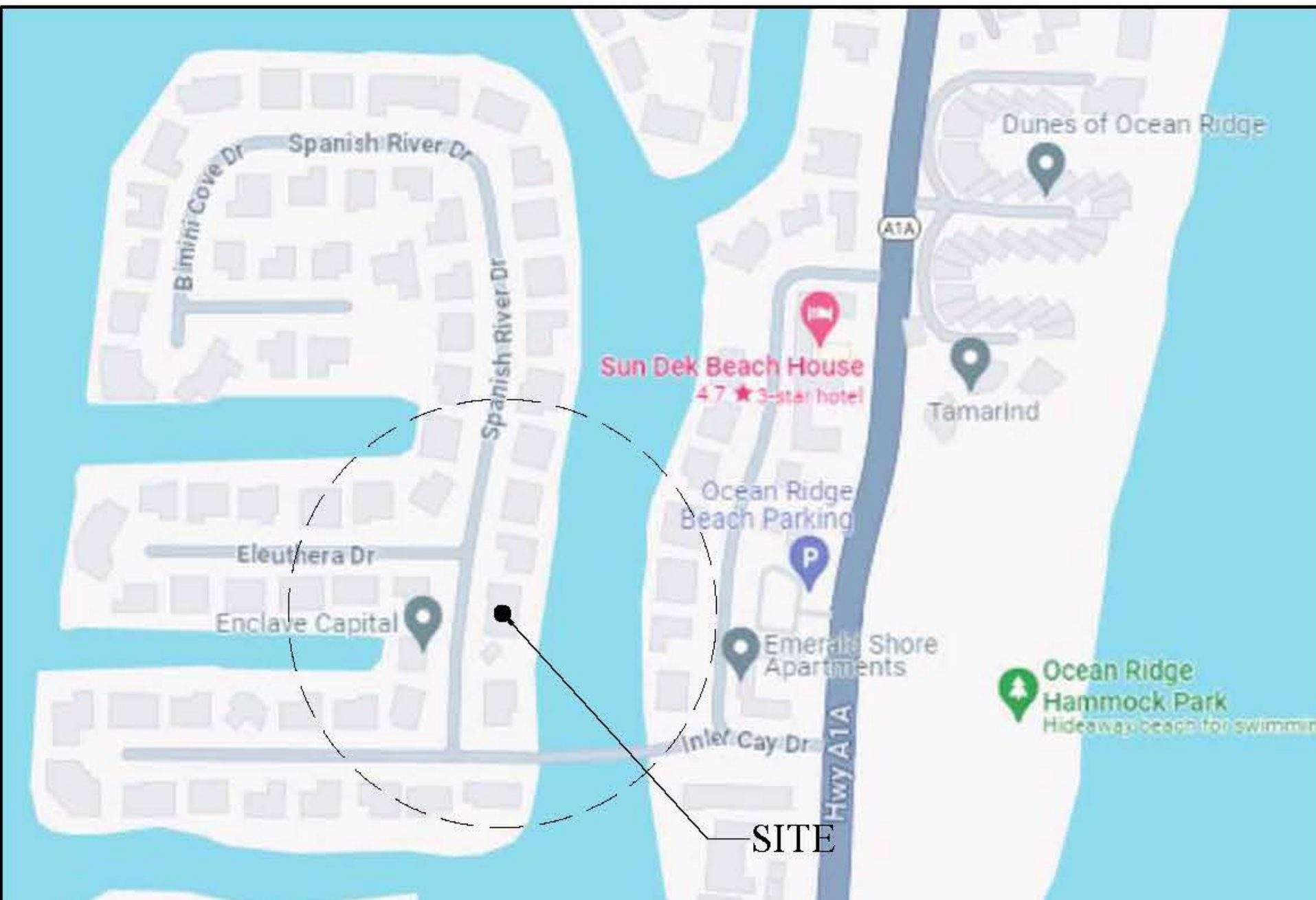
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AERIAL VIEW OF JOB SITE



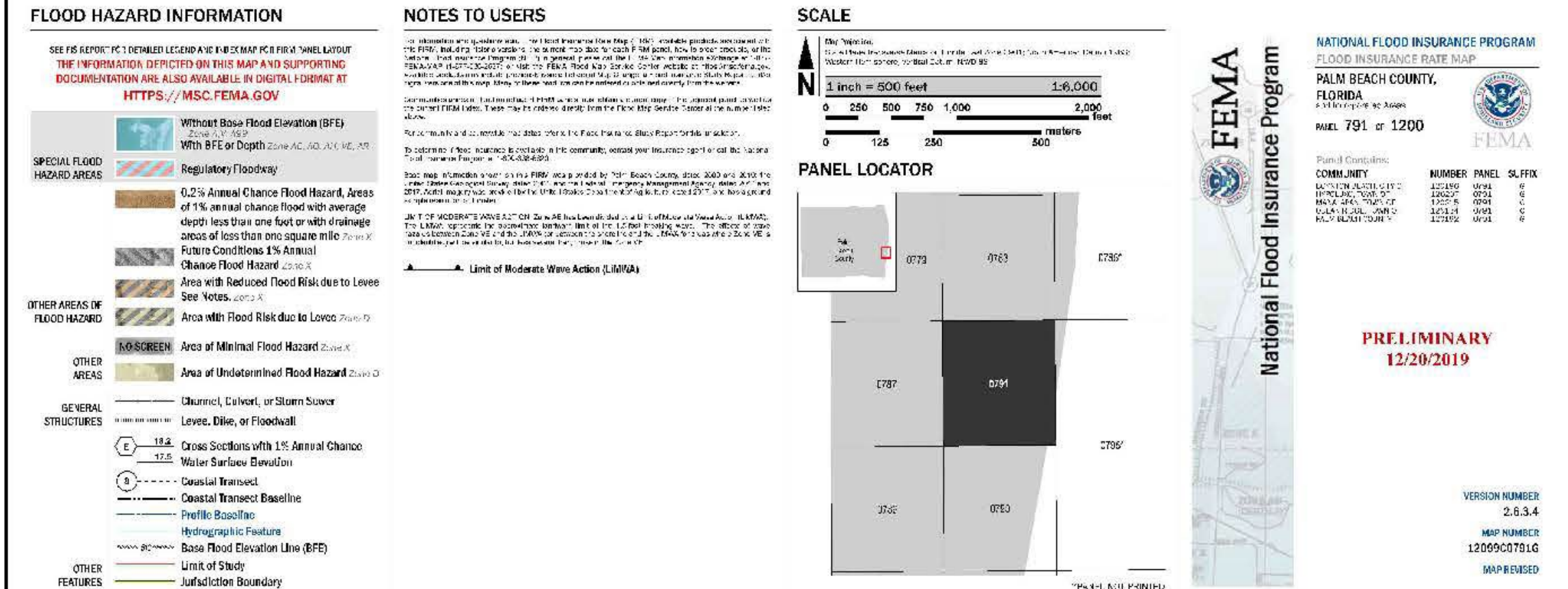
MAP OF ADJACENT SITES WITHIN 300' OF PROPERTY



AERIAL PHOTO OF ADJACENT SITE



FRONT VIEWS/ NOTE: EXISTING



FLOOD MAP ZONE/ "VE" 9' + (1) (BY FEMA FLOOD ZONE MAP)

REVISIONS	
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EMAIL malin@wb-arch.com

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ARCHITECTURE

PROJECT # 23-001

DATE OCTOBER 10, 2023

SHEET #

A1.2
URBAN
CONTEXT

A A 26000640




AERIAL PHOTOS OF PROPERTY

REVISIONS	
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67 SPANISH RIVER DRIVE
OCEAN RIDGE, FLORIDA



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PROJECT * 23-001

DATE OCTOBER 10, 2023

SHEET *

A1.3

AERIAL PHOTOS



E 15 SPANISH RIVER DR.



E 15 SPANISH RIVER DR.

(WESTSIDE PROPERTY)



D 16 SPANISH RIVER DR.



D 16 SPANISH RIVER DR.

(WESTSIDE PROPERTY)



C 17 SPANISH RIVER DR.



C 17 SPANISH RIVER DR.

(WESTSIDE PROPERTY)



B 66 SPANISH RIVER DR.



B 66 SPANISH RIVER DR.

(NORTHSIDE PROPERTY)



A 69 SPANISH RIVER DR.



A 69 SPANISH RIVER DR.

(SOUTHSIDE PROPERTY)

REVISIONS	
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PROJECT * 23-001
DATE OCTOBER 10, 2023
SHEET *

A1.4
NEIGHBORHOOD
CONTEXT



GARAGE DOOR

WHITE



WINDOWS

PGT WHITE



ROOF TILE

CONC. FLAT TILE
WHITE

REVISIONS	
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MALINOSKY RESIDENCE
67 SPANISH RIVER DRIVE
OCEAN RIDGE, FLORIDA



FRENCH & SLIDING GLASS DOOR

PGT WHITE



RAILING

CHIPPENDALE ALUM.
BRONZE RAILING



DECORATIVE SHUTTER

BEDFORD BLUE



PAVERS

DRIVEWAY AND POOL DECK

STONE PAVERS,
CREMA BELLA COLOR



SW 7006
Extra White
Interior / Exterior
Location Number: 257.C1

EXTERIOR WALL PAINT
WALL FINISH
ROOF FASCIA

SW 7006 EXTRA WHITE



PAVERS

DRIVE WAY (OPTION)

8"x12" CONC. PAVERS
HERRINGBONE PATTERN

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PROJECT # 23-001

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SHEET #

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EXTERIOR MATERIAL

NOTE:
CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN ON THESE PLANS, INCLUDING ALL EXISTING CONDITIONS, PRIOR TO STARTING ANY WORK.
IF THERE ARE ANY DISCREPANCIES WITH THESE PLANS, ARCHITECT/ENGINEER OF RECORD MUST BE INFORMED IMMEDIATELY.

NOTES:

* GUARD RAILS ARE REQUIRED TO BE 42" HIGH (MINIMUM) AND MUST RESIST A 4 INCH DIAMETER SPHERE AND A 2 INCH DIAMETER SPHERE (AT BOTTOM RAIL) PER FBC SECTION 1013 AND FBCR SECTION 3113.

* AS PER FBC 1607A1, RAILINGS, STAIR RAILINGS AND OTHER SIMILAR SAFEGUARDS SHALL BE DESIGNED TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT OR A CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION.

* PORCH AND PATIO SLAB/FINISHED SURFACES TO BE SLOPED 1/4" PER FOOT MIN.

* PROVIDE MASTER SEAL WATERPROOFING SYSTEM OR EQUAL, TYP. FOR CONC. ROOFS, OVERHANGS, AND WOOD DECKS.

* FLAT ROOF SURFACES TO BE SLOPED 1/4" PER FOOT MIN.

* GARAGE NOTES:
AS PER FBC 1010 SECTION R302.6 & TABLE R302.6, THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD, APPLIED TO THE GARAGE SIDE GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT, WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.

* VERIFY ALL OPENINGS BETWEEN THE GARAGE AND RESIDENCE ARE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 10-MINUTE FIRE-RATED DOORS.

* SEE I. D. DRAWINGS FOR FLOOR FINISHES. FLOORING TO BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.

* CLOSET DESIGN BY OTHERS. VERIFY WITH INTERIOR DESIGNER.

* ALL HEIGHTS, DIMENSIONS AND LOCATIONS OF ALL NICHERS, SHELVES AND CEILING DETAILS TO BE VERIFIED BY CONTRACTOR/OWNER.

* PROVIDE SOUND INSULATION AT BEDROOMS, BATHROOMS, LAUNDRY, ELEVATOR, AND MECHANICAL WALLS.

* SEE BUILDERS SPECIFICATIONS FOR SPECIFIC PLUMBING & ELECTRICAL FIXTURES.

* ALL BEAM HGTS ARE MEASURED FROM EL. -0'-0".

* ALL CEILING HGTS AND WINDOW HGTS ARE MEASURED FROM FINISH FLOOR OF EACH RM. (UNO).

* TOP BOTTOM AND SILL OF ALL NICHERS AND ARCHES TO BE SPECIFIED BY BUILDER.

* ALL HEIGHTS, DIMENSIONS AND LOCATIONS OF ALL NICHERS, SHELVES, WALL/CLG, RECESSES, AND CEILING DETAILS TO BE VERIFIED BY CONTRACTOR.

* PROVIDE BLOCKING IN FRAMED WALLS AND CEILINGS AS NEEDED TO SUPPORT WALL, CABINETS, TELEVISIONS OR ANY SPECIALTY ITEM.

* ROUGH OPENINGS VERIFY ALL ROUGH OPENING AND MASONRY OPENING SIZES WITH MANUFACTURER'S PRODUCT SPECIFICATIONS.

* TYPICAL NON-BEARING PARTITION - No. 25 GA. CHANNEL SHAPED STUDS AT 24" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE, 1/8" O.C. AT JET AREAS/SEE DETAIL.

* TYPICAL NON-BEARING PARTITION - No. 25 GA. CHANNEL SHAPED STUDS AT 24" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE, 1/8" O.C. AT JET AREAS/SEE DETAIL.

FLOOR AREA CALCULATIONS

PER SEC. 64-1 (1)

A	EX. LIVING A/C	=	500.00 SF.
B	EX. FLORIDA ROOM A/C	=	535.00 SF.
C	EX. KITCHEN A/C	=	302.00 SF.
D	EX. DINING A/C	=	244.00 SF.
E	EX. BEDROOM / BATH #2 A/C	=	385.00 SF.
F	EX. BEDROOM / BATH #3 A/C	=	353.00 SF.
G	EX. MASTER BEDRM / BATH A/C	=	115.00 SF.
H	EX. BEDROOM HALLWAY A/C	=	53.00 SF.
I	EX. POWDER / HALL A/C	=	92.00 SF.
J	EX. UTILITY ROOM	=	185.00 SF.
K	EX. 2-CAR GARAGE	=	535.00 SF.
L	NEW CLUB/LOUNGE A/C	=	460.00 SF.
M	NEW GUEST BEDRM/OFFICE A/C	=	333.00 SF.
N	NEW COVID LANAI	=	421.00 SF.
O	NEW 2-CAR GARAGE/STORAGE	=	741.00 SF.
P	NEW COVID ENTRY	=	135.00 SF.
Q	NEW COVID BREEZEWAY	=	86.00 SF.
TOTAL FLOOR AREA		=	6131.00 SF.
TOTAL F.A.R. FLOOR AREA		=	5,483.00 SF.
EXCLUDES COVID LANAI, ENTRY & BREEZEWAY			

AREA CALCULATIONS

EXIST. MAIN LIVING A/C	=	3273.00 SF.
EXIST. 2 CAR GARAGE	=	535.00 SF.
EXIST. UTILITY RM.	=	185.00 SF.
EXIST. MAIN HOUSE UNDER ROOF	=	3,943.00 SF.
NEW LIVING A/C		793.00 SF.
NEW 2 CAR GARAGE		741.00 SF.
NEW COVERED ENTRY		135.00 SF.
NEW COVERED LANAI		421.00 SF.
NEW COVERED BREEZEWAY		86.00 SF.
NEW ADDED UNDER ROOF		2,185.00 SF.
TOTAL LIVING A/C		4072.00 SF.
TOTAL UNDER ROOF (LOT COVERAGE)		6131.00 SF.
LOT SIZE		21,100.00 SF.
ALLOWABLE LOT COVERAGE 25%		7,612.50 SF.
TOTAL FLR AREA = 28%		6,131.00 SF.

LEGEND

	NEW EXTERIOR CHU/CONC. WALL
	NEW CONC. WALL / COLUMN
	NEW EXTERIOR FRAMED WALLS W/ R19 BATT INSULATION
	NEW INTERIOR FRAMED WALLS
	NEW INTERIOR FRAMED WALLS TO BE SOUND INSULATED
	EXISTING CHU WALL TO REMAIN
	EXISTING INTERIOR FRAMING TO REMAIN

CODE & BUILDING INFORMATION

BUILDING DESIGN AS ENCLOSED, RISK CAT. II

CODE EDITION - FBC 2020 - ASCE 7-16

WIND EXPOSURE CLASSIFICATION - C

WIND SPEED DESIGN FBC-110 MPH

GROUP R3 OCCUPANCY

TYPE OF CONSTRUCTION V-B (UNPROTECTED)

CLASSIFICATION OF WORK: RENOVATION ALTERATION LEVEL 2

REVISIONS

1. LAND DEV. PLAN REVIEW 11-28-23
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A R C H I T E C T U R E

PROJECT # 23-001

DATE OCTOBER 10, 2023

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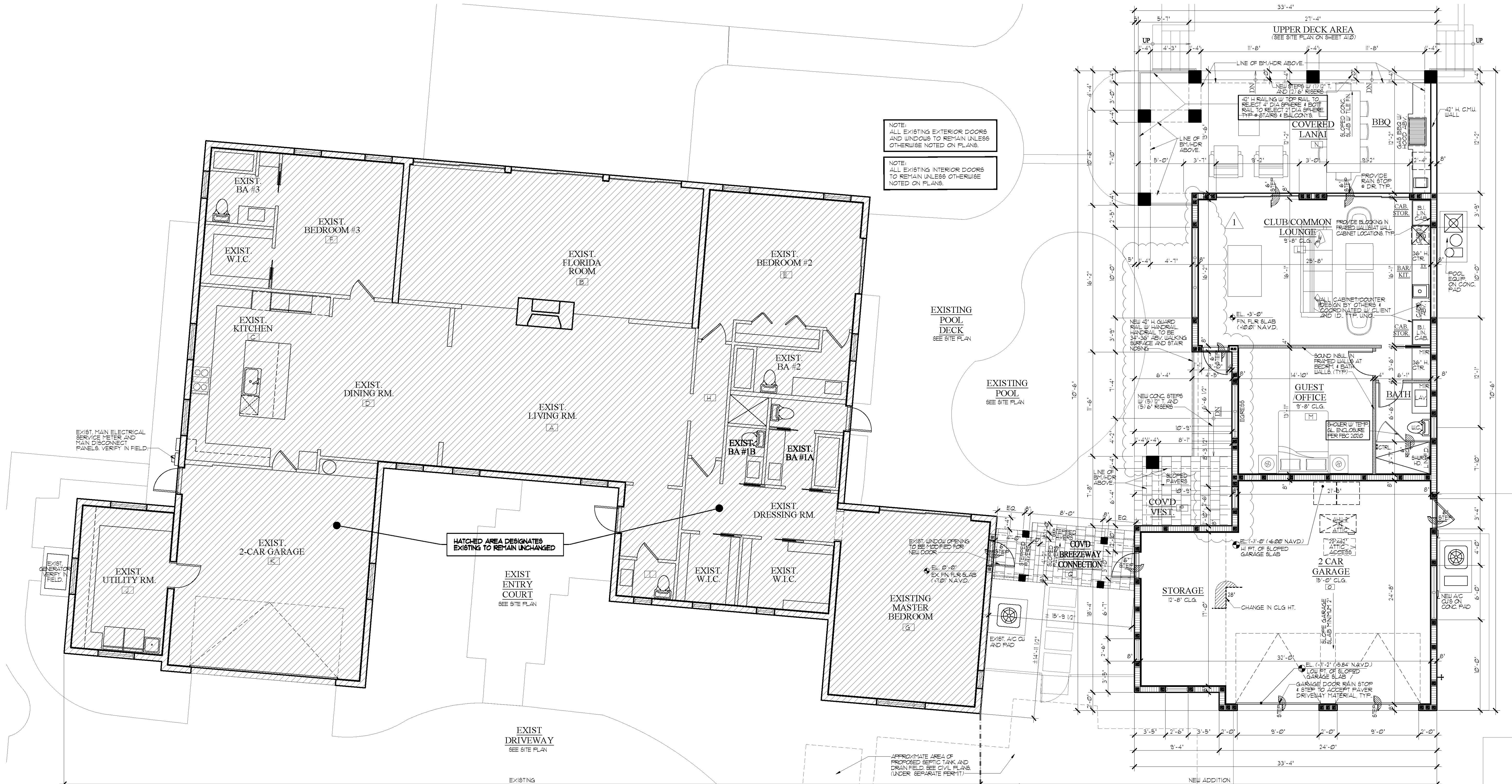
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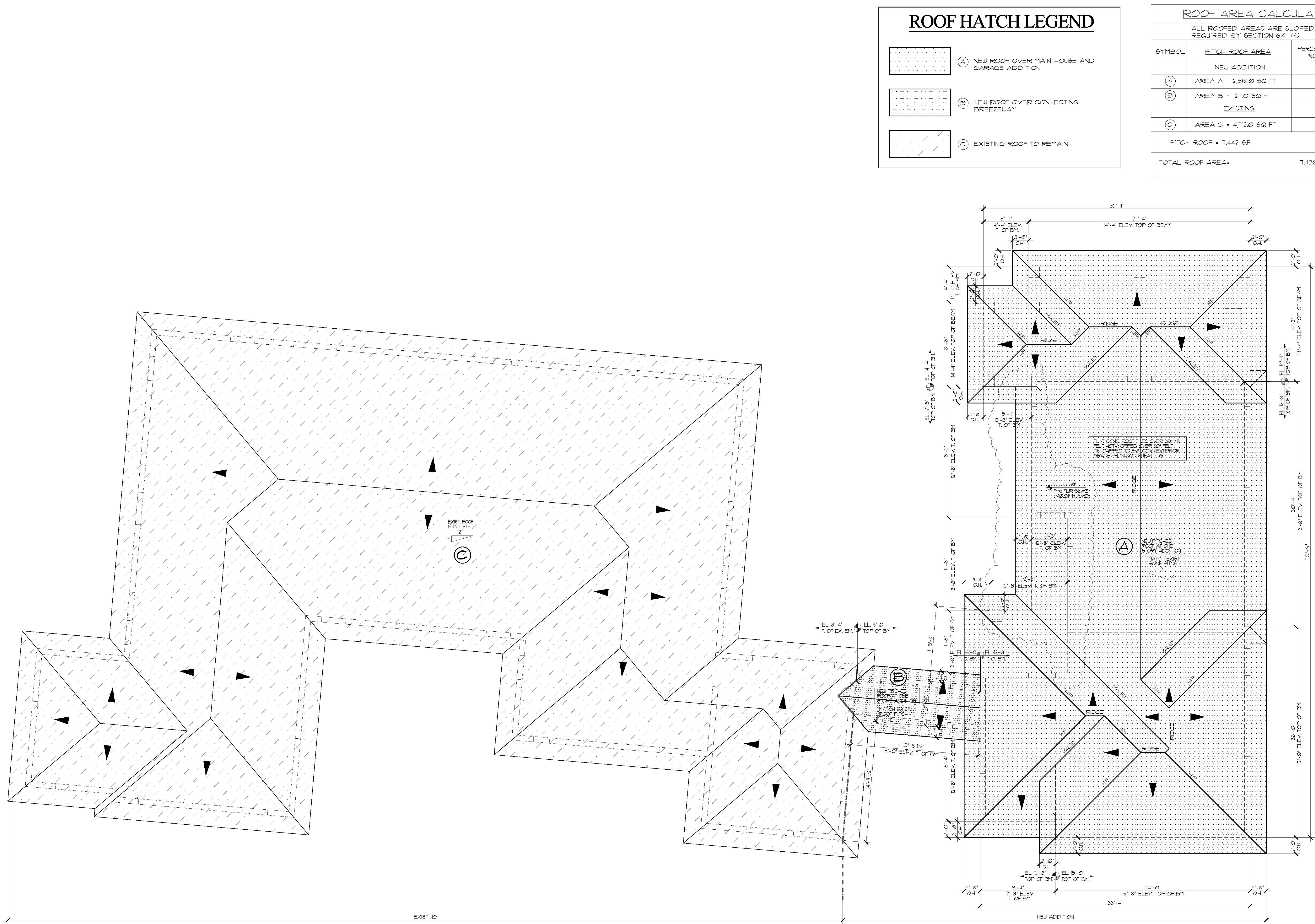
FLOOR PLAN

A26000640

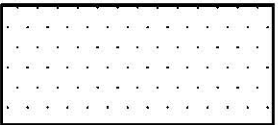
FIRST FLOOR PLAN

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

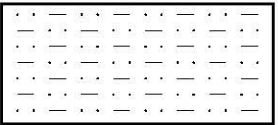




ROOF HATCH LEGEND



(A) NEW ROOF OVER MAIN HOUSE AND GARAGE ADDITION



(B) NEW ROOF OVER CONNECTING BREEZEWAY



(C) EXISTING ROOF TO REMAIN

ROOF AREA CALCULATION

ALL ROOFED AREAS ARE SLOPED AS REQUIRED BY SECTION 64-1(f)

SYMBOL	PITCH ROOF AREA	PERCENT OF TOTAL ROOF AREA
NEW ADDITION		
(A)	AREA A = 2,581.0 SQ FT	35.0 %
(B)	AREA B = 121.0 SQ FT	1.7 %
EXISTING		
(C)	AREA C = 4,712.0 SQ FT	63.3 %

PITCH ROOF = 1,442 SF. 100.0 %

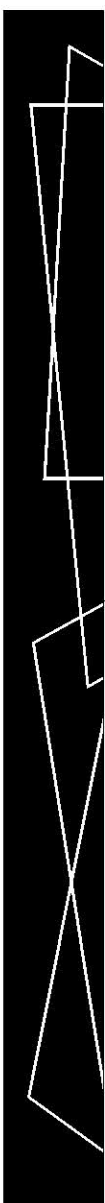
TOTAL ROOF AREA= 7,420.0 SQ FT

REVISIONS

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Architecture

PROJECT # 23-001

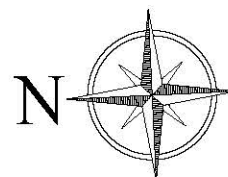
DATE OCTOBER 10, 2023

SHEET #

A2.1

ROOF PLAN

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

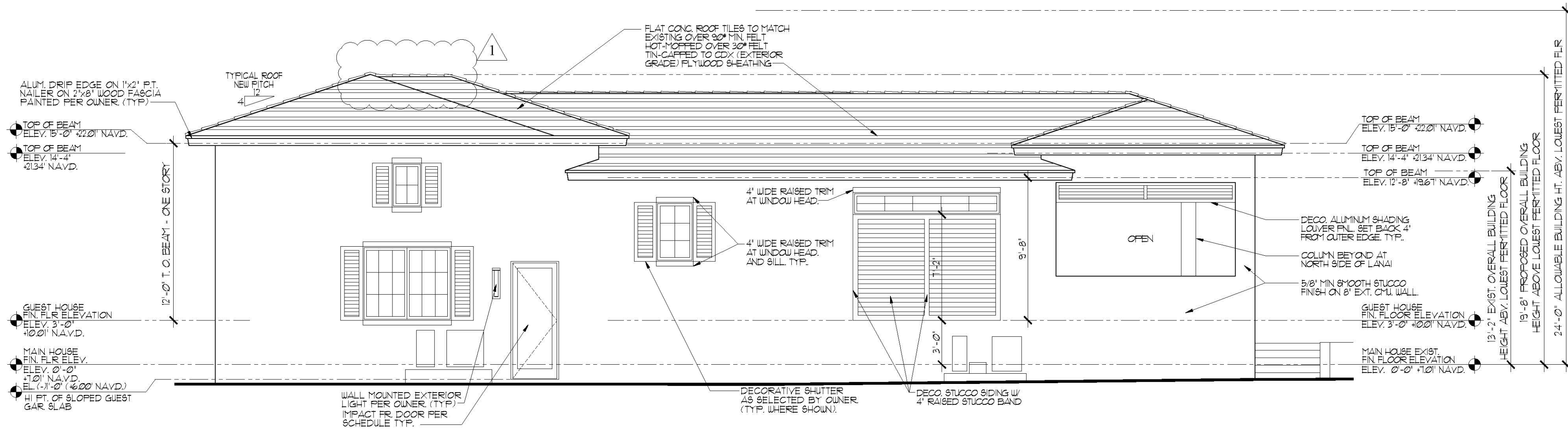


AA26000640

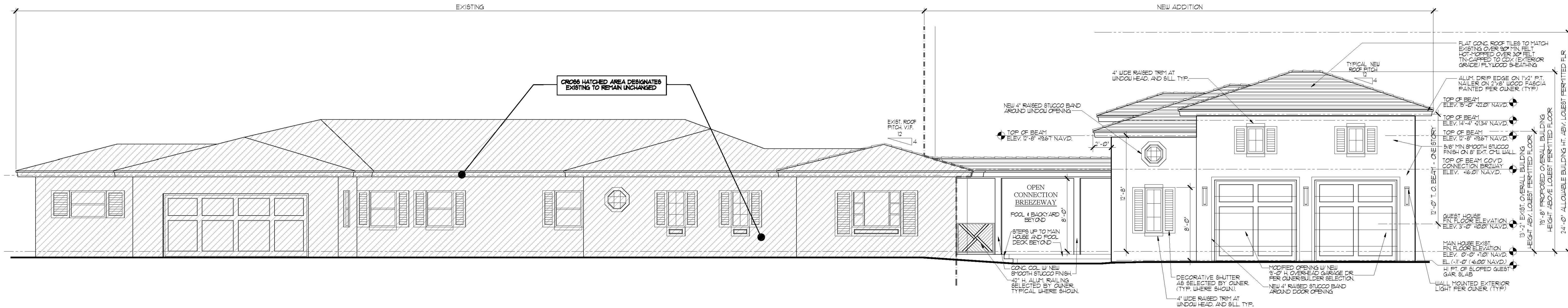
REVISIONS	
1.	LAND DEV. PLAN REVIEW 11-28-23
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ALL IDEAL DESIGN, ARRANGEMENTS, AND PLANS INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY AND PROPERTY OF THIS OFFICE, AND WHEN CREATED, EVOLVED, AND DEVELOPED FOR THE USE OF, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAL DESIGN, ARRANGEMENTS, AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF RWB LINARES ARCHITECTURE, INC.

MALINOSKY RESIDENCE
67 SPANISH RIVER DRIVE
OCEAN RIDGE, FLORIDA



PROPOSED RIGHT ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



PROPOSED FRONT ELEVATION (WEST)
SCALE: 3/16"=1'-0"

3000 N. MILITARY TRAIL - SUITE 209
BOCA RATON, FLORIDA 33431
PHONE 561-391-0081 FAX 561-391-0085
EMAIL mail@rwb-arch.com

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PROJECT # 23-001
DATE OCTOBER 10, 2023
SHEET #

A3.0
ELEVATIONS

REVISIONS

1.	LAND DEV. PLAN REVIEW 11-28-23
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MALINOSKY RESIDENCE
67 SPANISH RIVER DRIVE
OCEAN RIDGE, FLORIDA

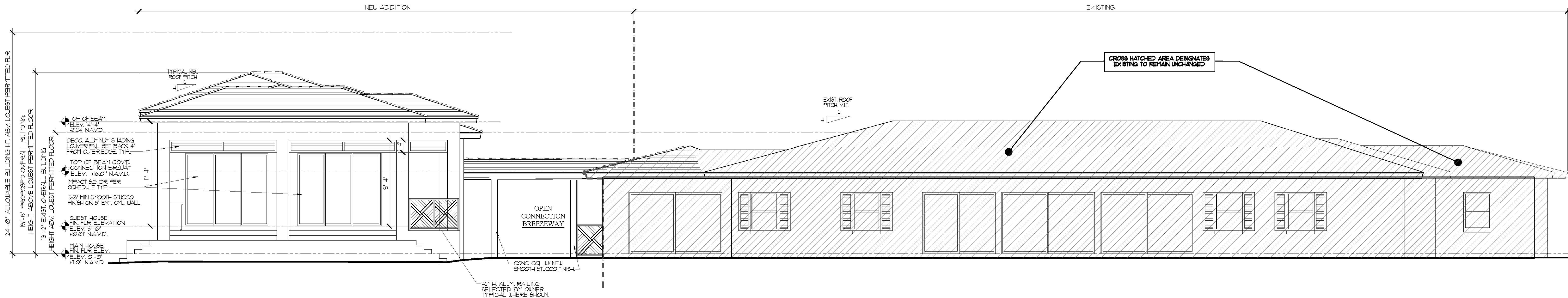
PROPOSED LEFT ELEVATION (NORTH)

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



PROPOSED REAR ELEVATION (EAST)

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



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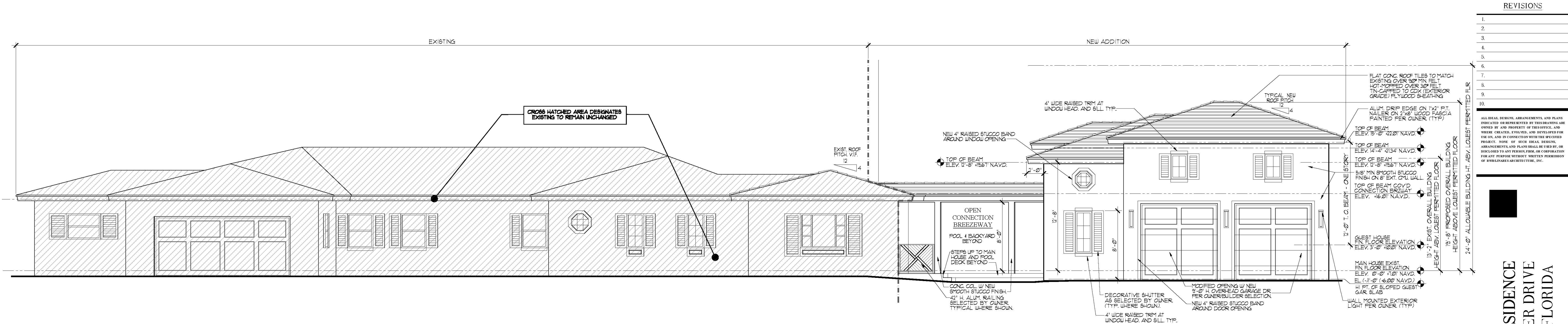
PROJECT # 23-001

DATE OCTOBER 10, 2023

SHEET #

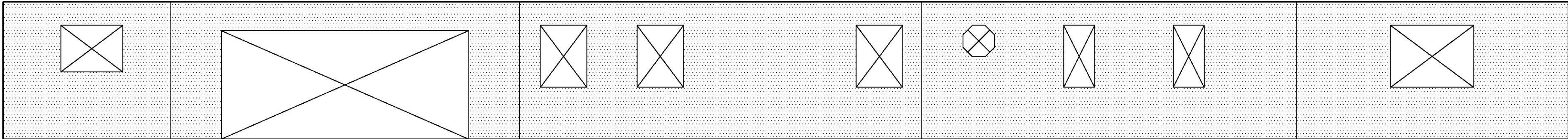
A3.1

ELEVATIONS



PROPOSED FRONT ELEVATION (WEST)

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

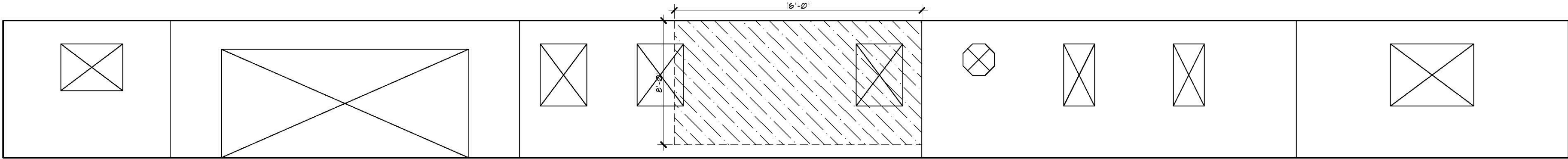


FRONT ELEVATON (WEST)

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

WINDOWS AND DOOR COVERAGE AT FRONT ELEVATION (TOWN CODE SEC. 64 - 1 FIGURE):

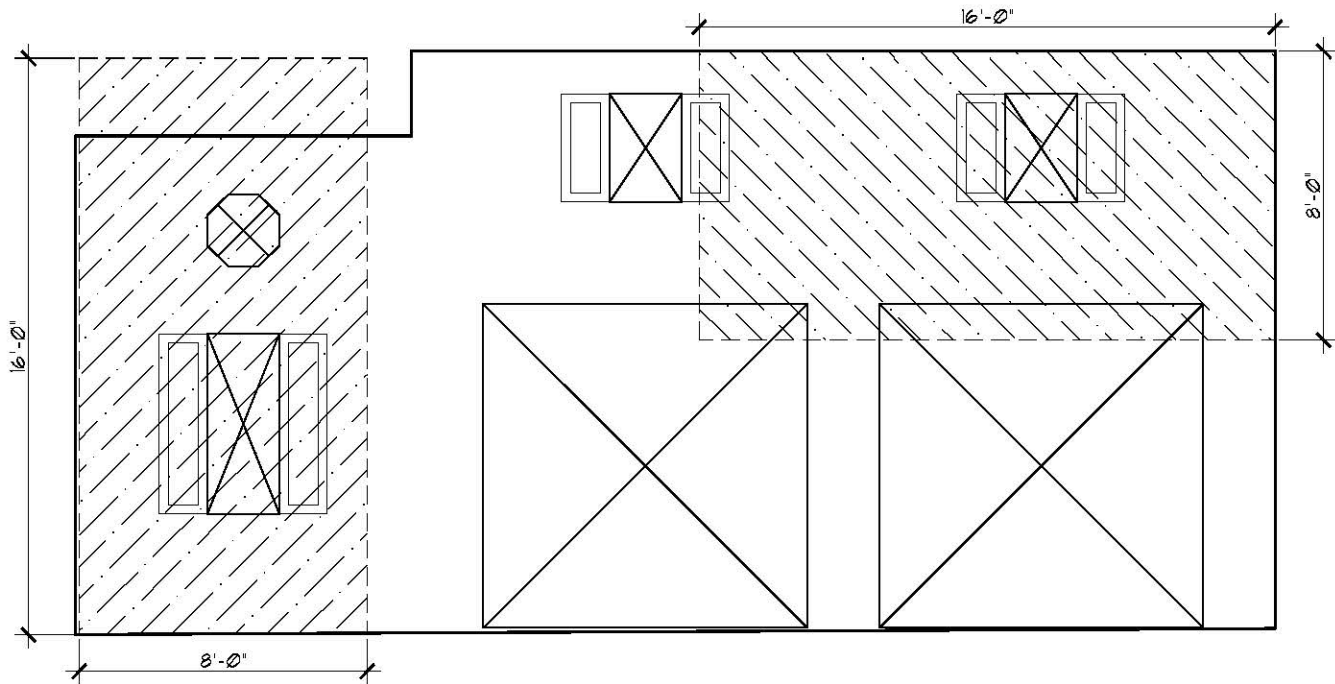
AREA OF WINDOWS AND DOORS: = 388 S.F.
AREA OF FRONT ELEVATION: = 1384 S.F.
388 S.F./1384 S.F. = 28.1% PROVIDED (15% MINIMUM REQUIRED)



FRONT ELEVATON (WEST)

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

SOLID WALLS (TOWN CODE SEC. 64 - 2 FIGURE)



REVISIONS	
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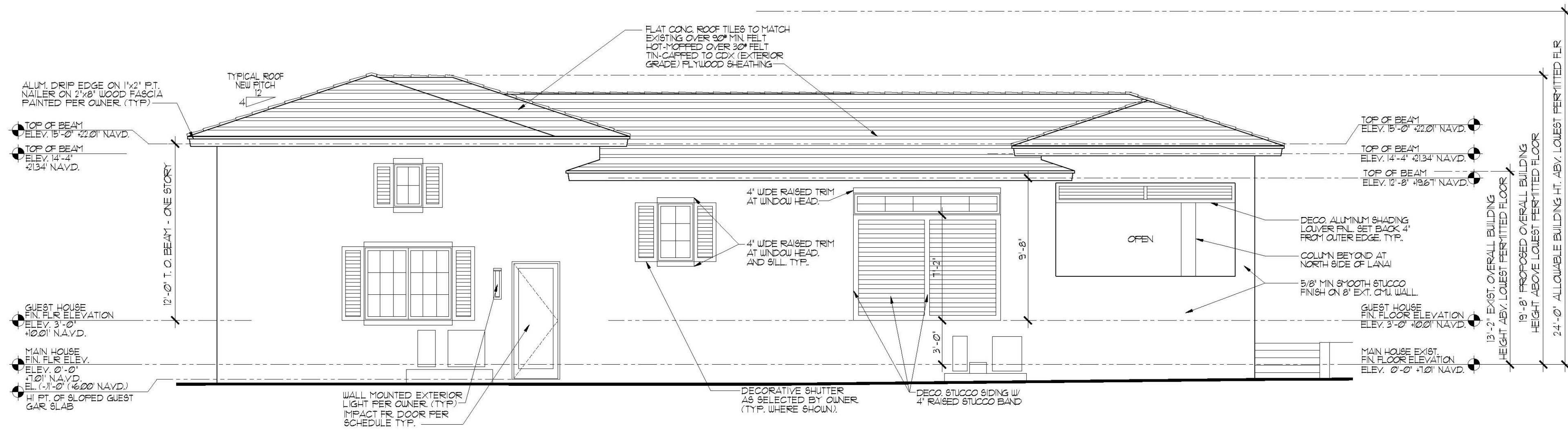
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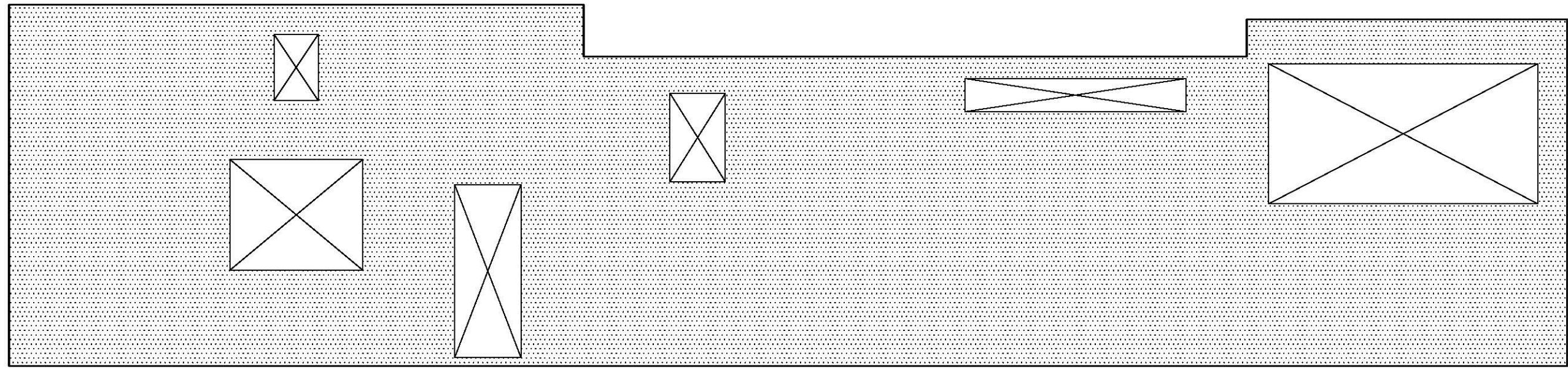
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PROJECT # 23-001
DATE OCTOBER 10, 2023
SHEET #

WD-1
PROPOSED
WALL/WINDOW/DOOR
COVERAGE



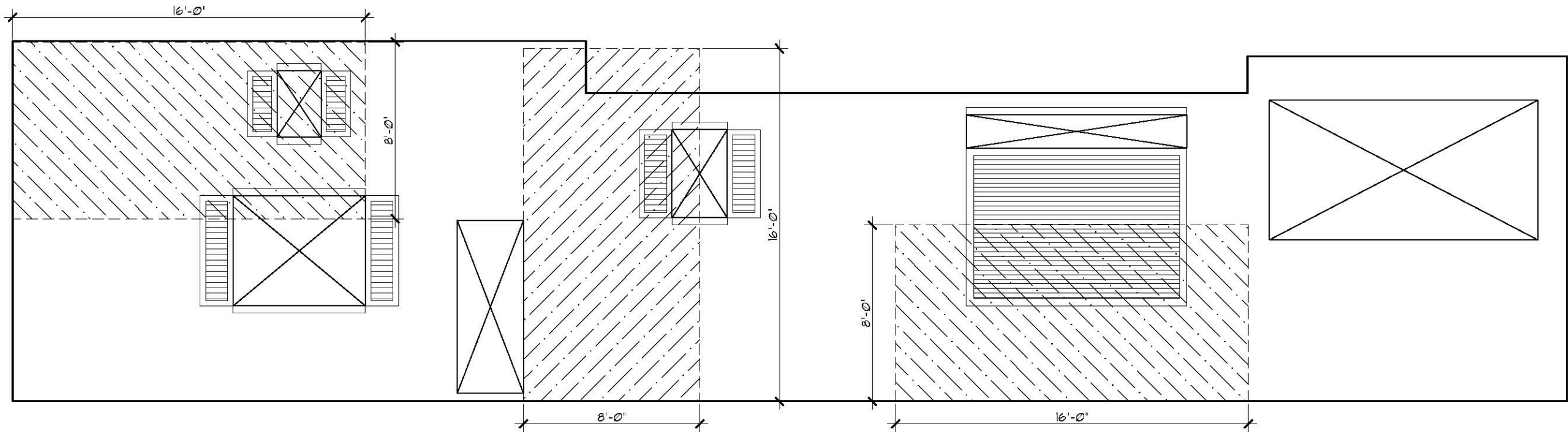
PROPOSED RIGHT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



RIGHT ELEVATON (SOUTH)
SCALE: 3/16" = 1'-0"

WINDOWS AND DOOR COVERAGE AT FRONT ELEVATION (TOWN CODE SEC. 64 - 1 FIGURE):

AREA OF WINDOWS AND DOORS: = 162 S.F.
AREA OF FRONT ELEVATION: = 1070 S.F.
162 S.F./1070 S.F. = 15.1% PROVIDED (15% MINIMUM REQUIRED)



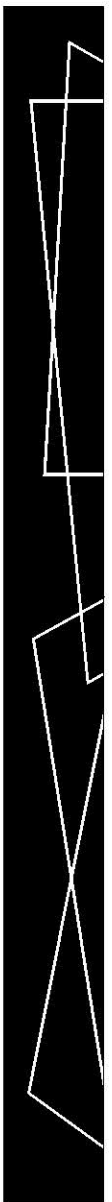
RIGHT ELEVATON (SOUTH)
SCALE: 3/16" = 1'-0"

SOLID WALLS (TOWN CODE SEC. 64 - 2 FIGURE)

REVISIONS	
1.	LAND DEV. PLAN REVIEW 11-28-23
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MALINOSKY RESIDENCE
67 SPANISH RIVER DRIVE
OCEAN RIDGE, FLORIDA



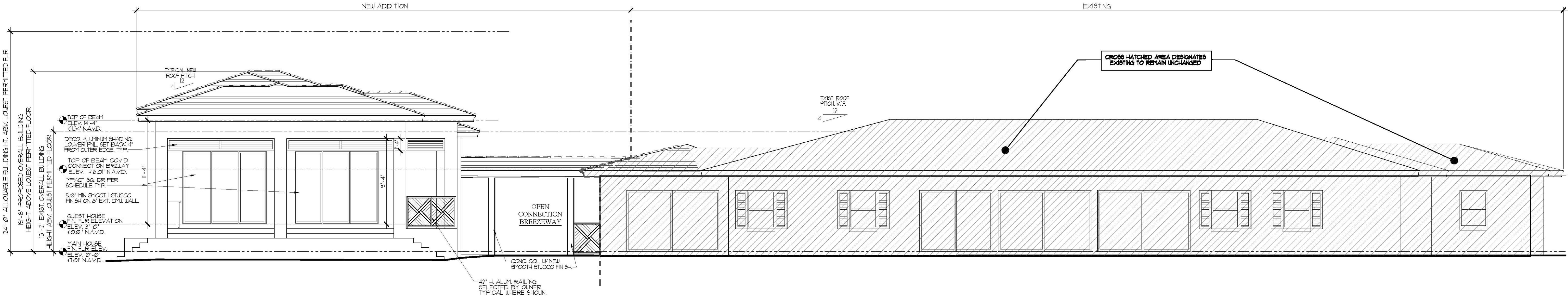
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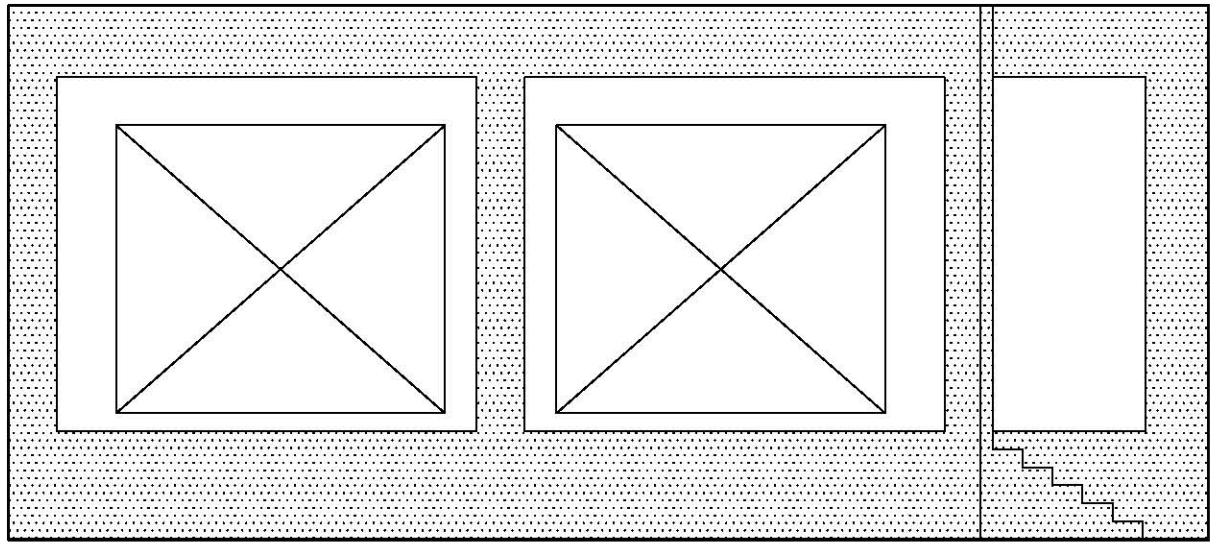
PROJECT #	23-001
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WD-2
PROPOSED
WALL/WINDOW/DOOR
COVERAGE RIGHT ELEV.

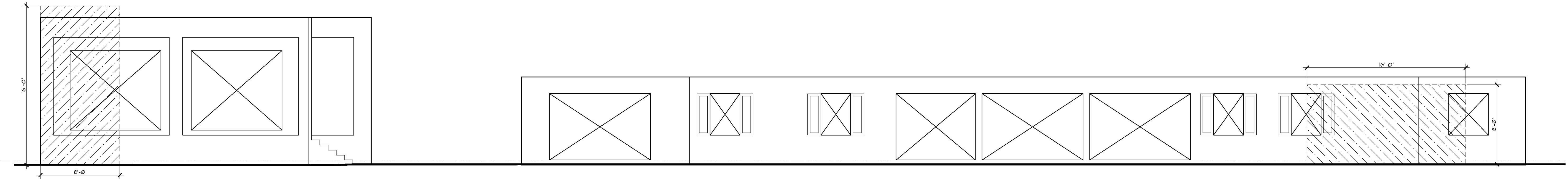


PROPOSED REAR ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



REAR ELEVATON (EAST)
SCALE: 3/16" = 1'-0"

WINDOWS AND DOOR COVERAGE AT FRONT ELEVATION (TOWN CODE SEC. 64 - 1 FIGURE):
AREA OF WINDOWS AND DOORS: = 470 S.F.
AREA OF FRONT ELEVATION: = 1385 S.F.
470 S.F./1385 S.F. =33.9% PROVIDED (15% MINIMUM REQUIRED)



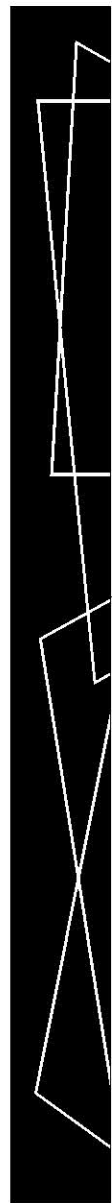
REAR ELEVATON (EAST)
SCALE: 3/16" = 1'-0"

SOLID WALLS (TOWN CODE SEC. 64 - 2 FIGURE)

REVISIONS	
1.	LAND DEV. PLAN REVIEW 11-28-23
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OCEAN RIDGE, FLORIDA

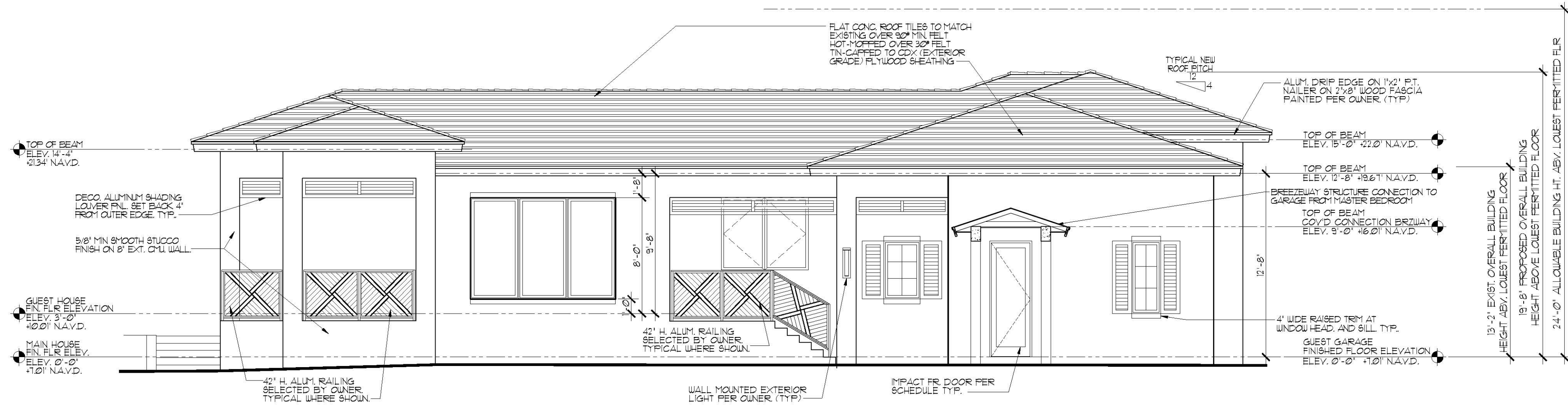


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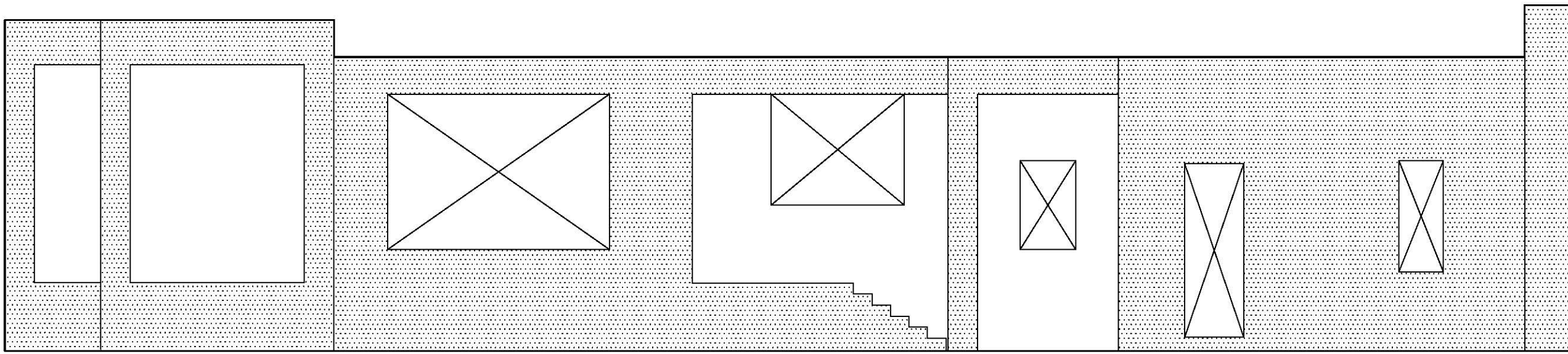
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PROJECT # 23-001
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WD-3
PROPOSED
WALL/WINDOW/DOOR
COVERAGE REAR ELEV.



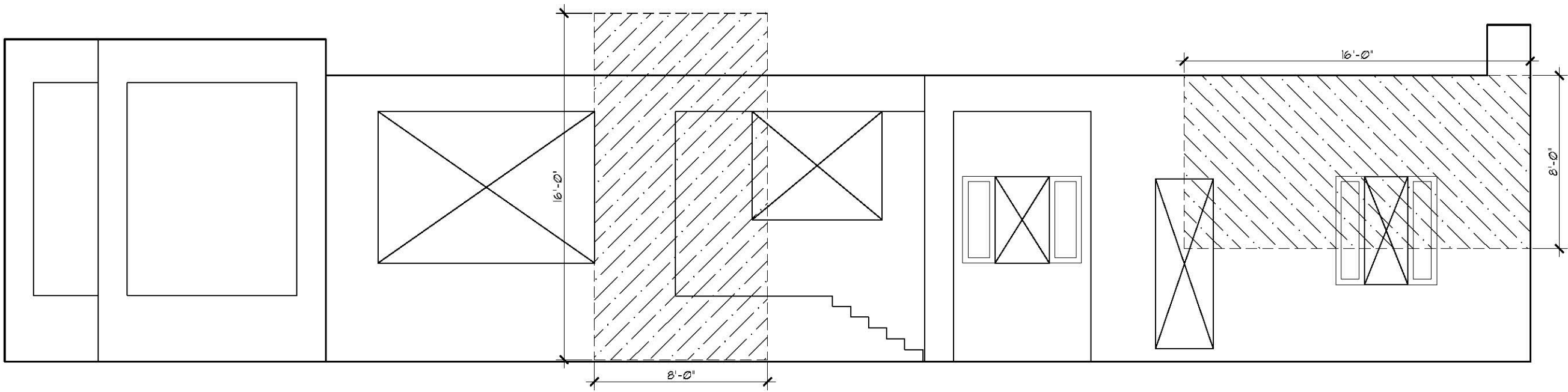
PROPOSED LEFT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



LEFT ELEVATON (NORTH)
SCALE: 3/16" = 1'-0"

WINDOWS AND DOOR COVERAGE AT FRONT ELEVATION (TOWN CODE SEC. 64 - 1 FIGURE):

AREA OF WINDOWS AND DOORS: = 140 S.F.
AREA OF FRONT ELEVATION: = 740 S.F.
140 S.F./ 740 S.F. = 18.9% PROVIDED (15% MINIMUM REQUIRED)



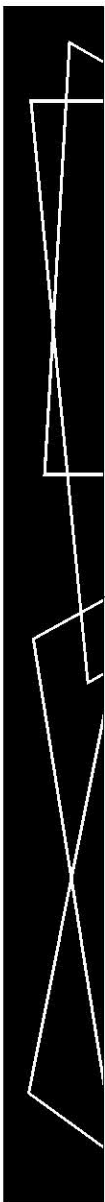
LEFT ELEVATON (NORTH)
SCALE: 3/16" = 1'-0"

SOLID WALLS (TOWN CODE SEC. 64 - 2 FIGURE)

REVISIONS	
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MALINOSKY RESIDENCE
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PROJECT #	23-001
DATE	OCTOBER 10, 2023
SHEET #	

1

WD-4

PROPOSED
WALL WINDOW/DOOR
COVERAGE LEFT ELEV.

Town of Ocean Ridge, Florida
Agenda Memorandum
Office of the Town Clerk, Kelly Avery

Meeting Date: February 20, 2024
Subject: 2024 P & Z Meeting Dates

Planning & Zoning Board:

The Planning and Zoning Board meets on the 3rd Tuesday of every month on an as needed basis, except for August where there is no meeting. The Board meets at 9 a.m. in the Chambers and the dates are listed below.

I made the mistake of scheduling a meeting on March 19th, which is the same day as elections. We need to reschedule that meeting date. My suggestion is to have it the previous Tuesday on March 12th or the following Tuesday on March 26th.

Meeting schedule for 2024

January 16, 2024
February 20, 2024
March 19, 2024
April 16, 2024
May 21, 2024
June 18, 2024

July 16, 2024
August – No Meeting
September 17, 2024
October 15, 2024
November 19, 2024
December 17, 2024

Respectfully,

Kelly Avery
Town Clerk